



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 17, 2019
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Aug 15, 2019 6:00 PM**
- 3. Agenda Items**
 - A. Renner Place, 1600 Mechanic Street**
 - 1. Application RZ 19-008; Rezoning From M-1 Light Industrial District to C-2 Service Business District PUBLIC HEARING**
 - 2. Application PP 19-009; Preliminary Plat of Renner Place**
 - 3. Application FP 19-010; Final Plat of Renner Place Lots 1 & 2**
 - B. Harrisonville Town Center (Dollar General)**
 - 1. Application PP 19-015; Preliminary Plat of Harrisonville Town Center 2nd Plat**
 - 2. Application FP 19-016; Final Plat of Harrisonville Town Center 2nd Plat**
- 4. Discussion Items**
 - A. Scheduling Conflict November 2019 Meeting**
- 5. Adjourn**

Posted this 11th day of October, 2019

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 15, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chuck Jones	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Matt Turner	Harrisonville	Alderman Liaison	Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Absent	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Absent	
Barrett Welton	Harrisonville		Present	

Also in attendance were Roger Kroh, Community Development Planner; and Jamie Martin, recording secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jul 18, 2019 6:00 PM

With no additions or corrections, the July 18, 2019, minutes were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chuck Jones
SECONDER:	Scott Milner
AYES:	Jones, Chiodini, Milner, Bowman, Butler, Young, Welton
ABSENT:	Matt Turner, Jim Proctor, Cheryl Bush

3. Agenda Items

A. Motion to Continue Brian Renner Public Hearing and Rezoning and Platting Applications for 1600 W. Mechanic St.

Dorothy Young made a motion to continue Renner Rezoning and Platting until the September 19, 2019, meeting. Judy Bowman seconded. The Commission voted unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Judy Bowman, Mayor
AYES:	Jones, Chiodini, Milner, Bowman, Butler, Young, Welton
ABSENT:	Matt Turner, Jim Proctor, Cheryl Bush

B. Public Hearing for Amendments to Sec. 405.550 (D)

Roger Kroh presented the staff report recommending amendments to Section 405.550 (D) regarding Detached Accessory Buildings. He stated there have been four problems that staff has encountered with the regulations regarding accessory buildings. First, since 2009, the regulations have restricted accessory buildings to rear yards yet many have been built in side yards. Second, there are a number of accessory buildings on corner lots closer to the street than allowed. Third, the requirements for detached buildings are not clearly stated in the R-1B, R-1M, R-2B, M-1, M-2, E, and A zoning districts. Forth, staff will find it easier to advise property owners of the requirements if they are in one location in the code. These proposed changes would make it easier for staff and residents to understand the code. There were no comments from the public.

C. Amendments to Sec. 405.550 (D) Detached Accessory Buildings

Virgil Butler asked about side setbacks? Roger Kroh stated they are in the proposed chart so they are easier to find. Accessory structures in several zoning districts were not defined in code, so the chart will help with that. Dorothy Young asked under the proposed changes how big the accessory structures can be? Roger Kroh stated that there is no limit to how many structures there can be, but the total size shall not exceed 35% of the total lot area. Mrs. Young asked how Home Owners Associations would be handled. Mr. Kroh recommended that checking with HOA's should be placed on the informational sheets handed out by staff and not in the city code. Mayor Bowman asked what residents were storing in the accessory structures? Mr. Kroh stated that it is the normal things, lawn equipment, boats and cars. Chuck Jones stated that he would like to see everything for each zone together. Chris Chiodini asked if the City differentiates between sheds and garages or if they are both categorized as an accessory structure? Mr. Kroh stated that the code does not differentiate between sheds and garages. However, an accessory structure 120 sq. ft. does not require a building permit unless it is in a flood zone. Mr. Chiodini stated that the City of Grandview defines the difference between sheds and garages. Sheds are no more than 220 sq ft., while garages can be no larger than 700 sq ft.. He would like to see a size limitation for the accessory structures such as, they have to be smaller than the principal use. Mr. Kroh stated that staff can look at size limits and bring them back to the Commission. Mr. Chiodini stated that the Commission's job is to maintain uniformity and standards for the City. Virgil Butler and Dorothy Young both stated that the City needs to be helpful and not make things complex for residents. Mr. Kroh stated that these are the standards in the codes, but we have a variance process for residents to make changes as necessary. Chris Chiodini stated he would like to see size limits worked on. Judy Bowman asked Mr. Kroh if he had talked with other cities about this. He stated that the city codes are a little bit different everywhere, but he had looked at cities like Pleasant Hill, Peculiar and Raymore. Dorothy Young made a motion to recommend approval of the amendment to the Board of Alderman as presented. Virgil Butler seconded the motion. A roll call vote was taken. The motion was passed with a vote of 4 to 3.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [4 TO 3]
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Virgil Butler
AYES:	Scott Milner, Virgil Butler, Dorothy Young, Barrett Welton
NAYS:	Chuck Jones, Chris Chiodini, Judy Bowman
ABSENT:	Matt Turner, Jim Proctor, Cheryl Bush

4. **Discussion Items**

5. **Adjourn**

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:36 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Aug 15, 2019 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission

FROM: Jamie Martin, Assistant

DATE: October 11, 2019

SUBJECT: Application RZ 19-008; Rezoning From M-1 Light Industrial District to C-2 Service Business District

Type of Item: *Approval*

1. Discussion Item (ID # 3387)

Application RZ 19-008; Rezoning From M-1 Light Industrial District to C-2 Service Business District

Attachments:

2 renner staff (DOC)

Meeting Dates: P&Z October 17, 2019 6 PM
BOA November 4, 2019 7 PM

General Information:

Applicant/Location: Brian Renner, Renner Investments
1600 W. Mechanic Avenue

Requested Actions: RZ 19-008 Rezoning Renner Place Lots 1 & 2 from M-1 Light Industrial Zoning District to C-2 General Commercial Zoning District

PP 19-009 Renner Place Lots 1 & 2 Preliminary Plat

FP 19-010 Renner Place Lots 1 & 2 Final Plat

Public Hearing

By state law and city ordinance the application for a change in zoning requires a public hearing. A public hearing is not required for a preliminary plat and a final plat.

Overview

The City has received an application from Brian Renner to rezone approximately 6.29 acres of 6.98 acres that he owns at 1600 W. Mechanic Street (Parcel No. 13-31-51-100-000-041.000) from M-1 Light Industrial District to C-2 Service Business District. The balance of the tract that abuts Mechanic Street is already zoned C-2. Mr. Renner wishes to:

- 1) Split the 6.98 ac. tract into a 1.34 ac. lot abutting Mechanic St. (Lot 1) and a 5.64 ac. lot behind it (Lot 2).
- 2) The applicant wishes to sell Lot 1 which now has a building on it. The building may be enlarged.
- 3) On Lot 2, he wishes to change the zoning from M-1 to C-2 and build mini storage.

The applicant has also submitted a preliminary plat and final plat for approval. If the rezoning and plats are approved, the applicant will be required to submit a commercial site development plan for the mini storage with a storm water management plan and building construction plans.

Attached are reduced-size copies of the preliminary plat and final plat. Full-size copies will be available at the meeting.

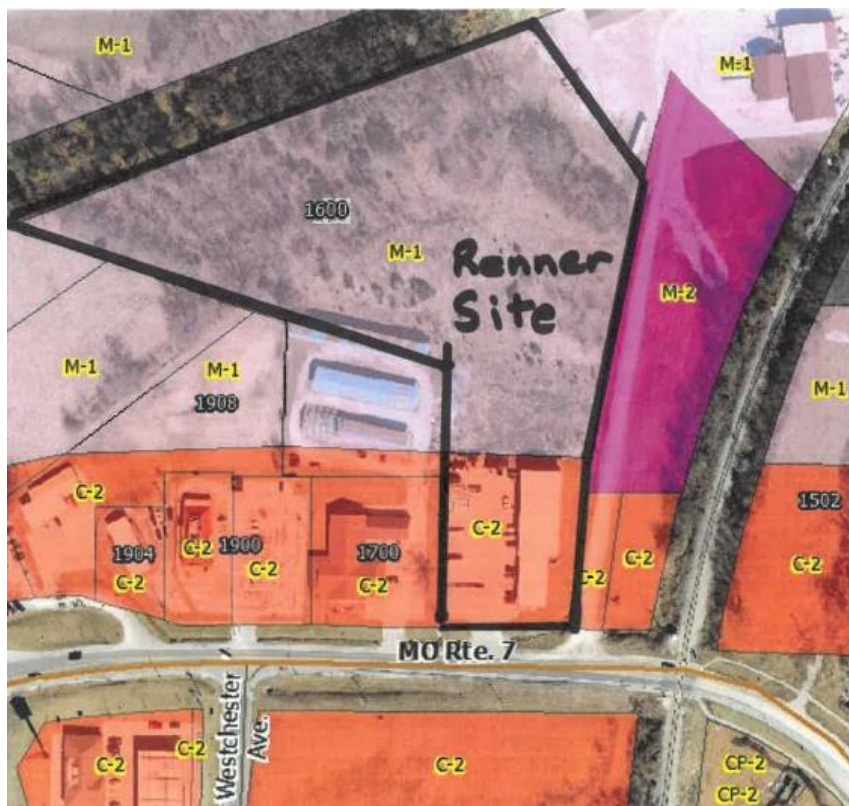
Comments

Since the applicant plans to sell Lot 1 which abuts Mechanic Street, the plat needs to ensure that a new access is provided to Lot 2. To accomplish this the applicant has obtained from his neighbor, Crop Production Services (aka Nutrien Ag Solutions), a permanent access easement to the Nutrien driveway along the east property line of Renner Place.

Vicinity Map



Existing Zoning



Zoning and subdivision ordinances generally require that all lots access public streets. However, in this situation we are supportive of the shared access for the following reasons.

1. Mini storage businesses are generally considered a good use for hard to develop properties behind businesses that front onto commercial corridors. At this location, Lot 2 is surrounded by abandoned railroad right-of-way, Crop Production Services (Nutrien) and businesses along Mechanic Street. The property is isolated and has low visibility.
2. There is a 6-inch hi-pressure east/west gas line that crosses the middle of Lot 2. This splits the property in half and reduces the number of uses that could develop there.
3. Mini-storage has very few trips per day. A stipulation has been added that any use other than mini storage that wishes to use the access easement requires the approval of the Board of Aldermen.

A risk of allowing a business to have an access easement in lieu of connecting directly to a public street is that the party granting the easement might cancel it in the future. The City Attorney has reviewed the access agreement and notes that this easement runs with the land and is binding upon all parties. No party can terminate the rights of access under the agreement. The agreement is now recorded with the County Recorder of Deeds.

Regarding the gas line that runs through Lot 2, a stipulation of approval of the plat is that the applicant must obtain from the gas company an easement and have it placed on the plat prior to the city signing the plat. Whereas, gas companies were able to use blanket easements in the past, state law now requires easements to be placed on plats.

The Comprehensive Plan depicts as industrial the portion of the city surrounded by Mechanic Street, I-49, and the loop created by Commercial Street. Inside this area the zoning is 50% commercial and 50% industrial. For Renner Place, we believe the proposed commercial zoning is more compatible than industrial zoning with the neighboring businesses.

The property is not in the 100-year flood zone. As previously mentioned, an approved stormwater management plan will be required showing how runoff created by the project will be detained.

Recommendations

Rezoning

Approval of a motion recommending that the Board of Aldermen approve Application RZ 19-008 rezoning approximately 6.29 ac at 1600 West Mechanic Street from M-1 Light Industrial District to C-2 Service Business District based on the following findings contained in the staff report.

1. The proposed use of mini storage is a use well-suited for second-tier locations behind businesses that front commercial corridors.

2. The mini storage use is appropriate for this location given that it is surrounded by railroad right-of-way, Crop Production Services and businesses along Mechanic Street which makes the location isolated with low visibility and poor access.
3. The mini storage use is appropriate for this location as it is split in half by a 6-inch hi-pressure gas line which makes it very difficult for other uses to locate on the property.
4. The mini storage use is appropriate as the use has very few vehicle trips per day.
5. Mini storage is more compatible with the commercial businesses that front Mechanic St. than many industrial uses.

Preliminary Plat

Approval of a motion recommending that the Board of Aldermen approve Application PP 19-009 Preliminary Plat of Renner Place Lots 1 & 2 subject to the following stipulations, some of which shall be incorporated into the preliminary plat as appropriate prior to approval by the Board of Aldermen.

1. The owner shall obtain an easement from the gas company of a specified width over the 6-inch high pressure gas line and have it put on the plat prior to the City signing the final plat. The owner shall have the easement recorded.
2. Approval of site development plan and stormwater management plan is required prior to the release of a land disturbance permit and/or building permit.
3. The 40-ft. access easement to Brian and Caren Renner from Crop Production Services on the final plat shall be maintained in perpetuity and run with the land.
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. All building construction, site development work, and construction of public and private utilities shall meet City standards.
6. Any use other than mini storage that intends to use the access easement granted by Crop Production Services requires the prior approval of the Board of Aldermen.

Final Plat

Approval of a motion recommending that the Board of Aldermen approve Application FP 19-010 Final Plat of Renner Place Lots 1 & 2 subject to the following stipulations which shall be incorporated into the final plat as appropriate prior to approval by the Board of Aldermen.

1. The owner shall obtain an easement from the gas company of a specified width over the 6-inch high pressure gas line and have it put on the plat prior to the City signing the final plat. The owner shall have the easement recorded.

2. Approval of site development plan and stormwater management plan is required prior to the release of a land disturbance permit and/or building permit.
3. The 40-ft. access easement to Brian and Caren Renner from Crop Production Services on the final plat shall be maintained in perpetuity and run with the land.
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. All building construction, site development work, and construction of public and private utilities shall meet City standards.
6. Any use other than mini storage that intends to use the access easement granted by Crop Production Services requires the prior approval of the Board of Aldermen.

Attachments: Preliminary Plat
Final Plat



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: October 11, 2019
SUBJECT: Application PP 19-009; Preliminary Plat of Renner Place

Type of Item: *Approval*

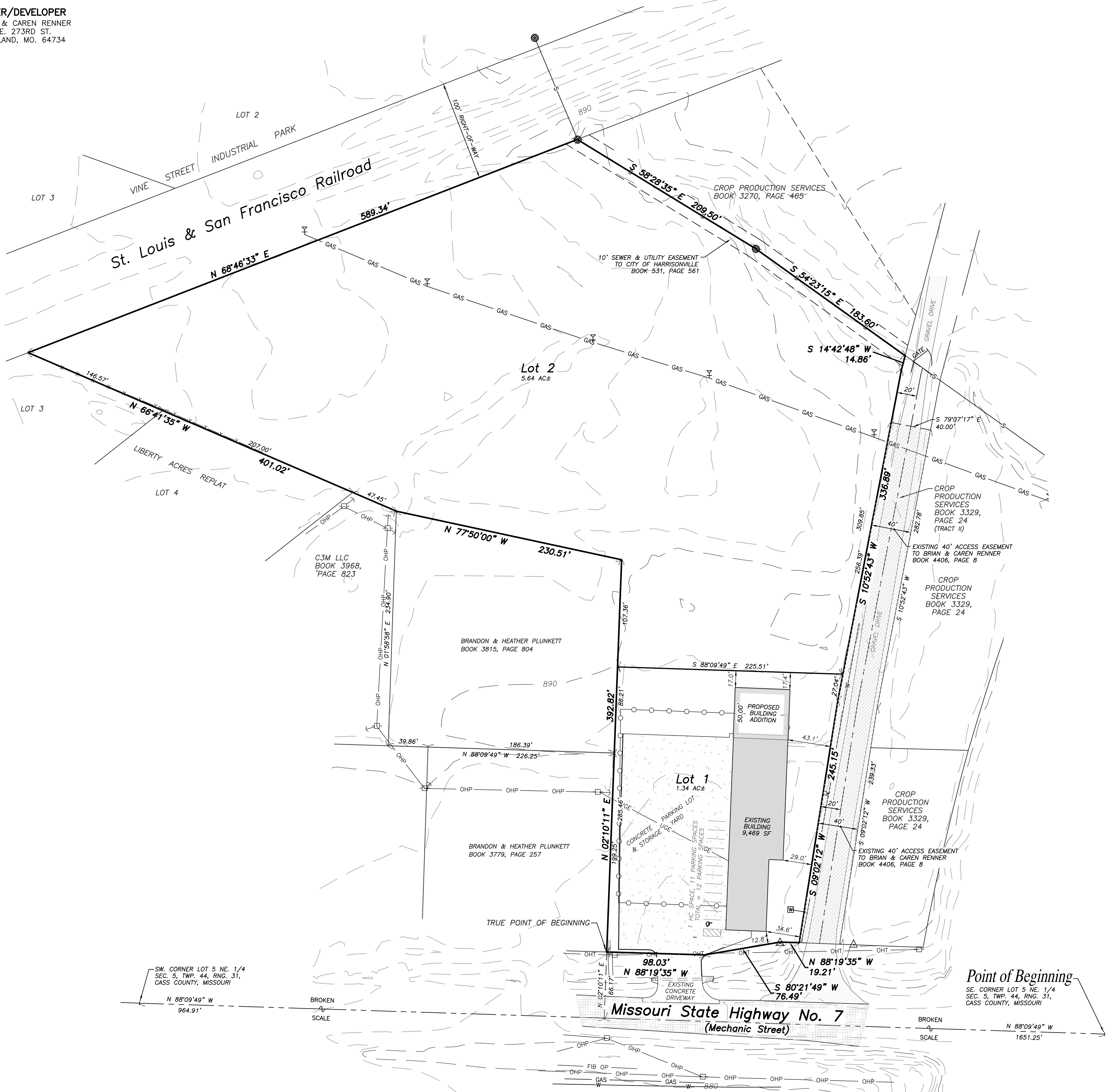
2. Discussion Item (ID # 3388)

Application PP 19-009; Preliminary Plat of Renner Place

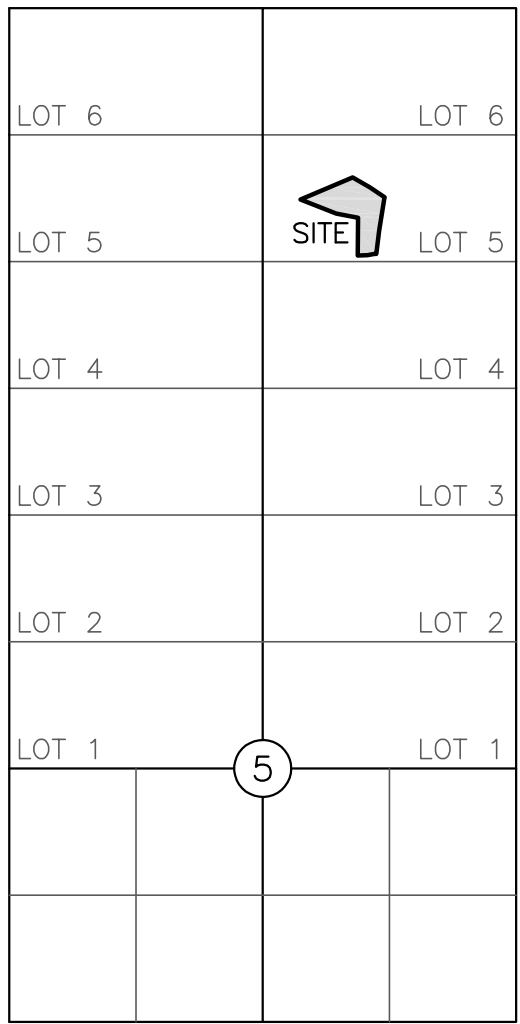
Attachments:

2 renner pre (PDF)

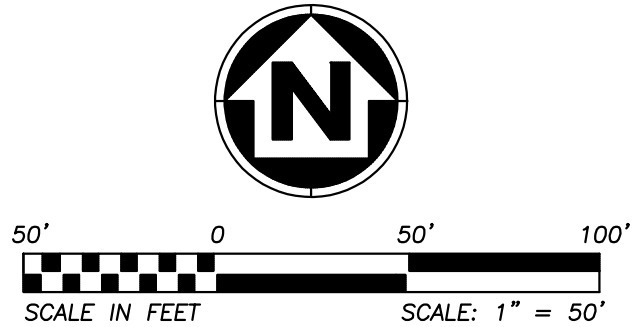
OWNER/DEVELOPER
BRIAN & CAREN RENNER
2410 E. 273RD ST.
CLEVELAND, MO. 64734



Preliminary Plat of "Renner Place" Lots 1 & 2 a subdivision of land in the City of Harrisonville, Cass County, Missouri



LOCATION MAP
SECTION 5, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'



Legend

- X—X— = FENCE LINE
- = CHAIN LINK FENCE LINE
- W— = WATER METER
- X— = FIRE HYDRANT
- = MANHOLE
- = POWER POLE
- OHP— = OVERHEAD POWER LINE
- OHT— = OVERHEAD TELEPHONE LINE
- GAS— = GAS LINE
- S— = SANITARY SEWER LINE
- W— = WATER LINE
- FIB OP— = FIBER OPTIC LINE
- UGE— = UNDERGROUND ELECTRIC

Description:

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 2 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 66°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 2; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 76.49 FEET; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

BEARINGS SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.
A TWO FOOT CONTOUR INTERVAL IS SHOWN, BASED ON THE CITY OF HARRISONVILLE GIS CONTOURS.
RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFELT LAND TITLE, INC. IN AN INFORMATIONAL TITLE REPORT, TITLE NO. 19030502, DATED APRIL 17, 2019 AT 8:00 AM.

THIS SURVEYOR HAS RELIED ON SAID INFORMATIONAL TITLE REPORT IN THE PREPARATION OF THIS FINAL PLAT OF "RENNER PLACE". NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE HAVE BEEN PERFORMED.

MISSOURI ONE CALL WAS NOTIFIED FOR UTILITY LOCATIONS ON THE SUBJECT PROPERTY. ALL UTILITIES MAY OR MAY NOT HAVE BEEN FLAGGED. BOWERS ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OR OMISSION OF ANY EXISTING UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY. MISSOURI ONE CALL TICKET NUMBER: 191064145, DATE: APRIL 16, 2019.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C0188F AND MAP NO. 29037C0186F, DATED JANUARY 2, 2013, ANDERSON ENGINEERING INC. ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

THIS PRELIMINARY PLAT DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY, THIS DRAWING IS FOR PLANNING AND ZONING PURPOSES ONLY.

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
106 E PEARL STREET • HARRISONVILLE, MISSOURI 64701 • PHONE (816) 380-4821
ANDERSON CO# 00062

NO.	DRAWING INFO.		REVISIONS	
	BY	DATE	DESCRIPTION	REVISED STREET NAME
1	CS/NB	10/11/19	TB	RE/7B
				TB
				9/25/19
				FIELD BOOK:
				JOB NUMBER: 19HA20013

Attachment: 2 renner pre (Application PP 19-009; Preliminary Plat of Renner Place)

MR. BRIAN RENNER
2410 E. 273RD STREET
CLEVELAND, MO 64734

**PRELIMINARY PLAT
"RENNER PLACE"**
1600 W. MECHANIC STREET
SECTION 5, TOWNSHIP 44, RANGE 31
HARRISONVILLE, CASS COUNTY, MISSOURI

DRAWING NO.
19HA20013PP

SHEET NUMBER
1
OF 1



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: October 11, 2019
SUBJECT: Application FP 19-010; Final Plat of Renner Place Lots 1 & 2

Type of Item: *Approval*

3. Discussion Item (ID # 3389)

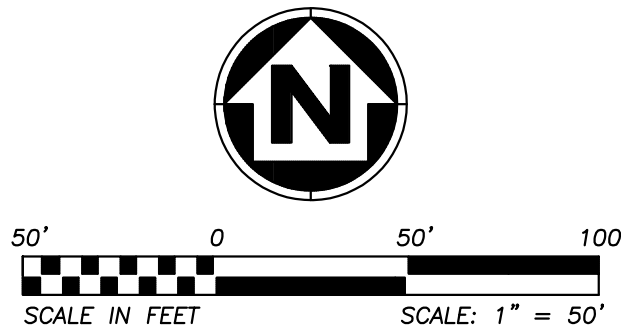
Application FP 19-010; Final Plat of Renner Place Lots 1 & 2

Attachments:

2 renner final (PDF)

Legend

- = FOUND MONUMENT AS NOTED
 ● = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED A/E INC LC 62
- X—X— = FENCE LINE
 ○—○— = CHAIN LINK FENCE LINE
 = WATER METER
 = FIRE HYDRANT
 = MANHOLE
 = POWER POLE
—OHP— = OVERHEAD POWER LINE
—OHT— = OVERHEAD TELEPHONE LINE
—GAS— = GAS LINE
—S— = SANITARY SEWER LINE
—W— = WATER LINE
—FIB OP— = FIBER OPTIC LINE
—UGE— = UNDERGROUND ELECTRIC



LOT 6		LOT 6
LOT 5		LOT 5
LOT 4		LOT 4
LOT 3		LOT 3
LOT 2		LOT 2
LOT 1	5	LOT 1

LOCATION MAP

SECTION 5, TOWNSHIP 44, RANGE 31
 CASS COUNTY, MISSOURI
 SCALE: 1" = 2000'

Description:

PART OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 88°09'49" WEST ALONG THE SOUTH LINE THEREOF, 1651.25 FEET; THENCE NORTH 02°10'11" EAST, 66.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 7 (WALL STREET), AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 02°10'11" EAST, 392.82 FEET; THENCE NORTH 77°50'00" WEST, 230.51 FEET; THENCE NORTH 68°41'35" WEST, 401.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 68°46'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 589.34 FEET; THENCE SOUTH 58°28'35" EAST, 209.50 FEET; THENCE SOUTH 54°23'15" EAST, 183.60 FEET; THENCE SOUTH 14°42'48" WEST, 14.86 FEET; THENCE SOUTH 10°52'43" WEST, 336.89 FEET; THENCE SOUTH 09°02'12" WEST, 245.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 7; THENCE NORTH 88°19'35" WEST ALONG SAID RIGHT-OF-WAY LINE, 19.21 FEET; THENCE SOUTH 80°21'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 98.03 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 6.98 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

BEARINGS SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFELT LAND TITLE, INC. IN AN INFORMATIONAL TITLE REPORT, TITLE NO. 19030502, DATED APRIL 17, 2019 AT 8:00 AM.

THIS SURVEYOR HAS RELIED ON SAID INFORMATIONAL TITLE REPORT IN THE PREPARATION OF THIS FINAL PLAT OF "RENNER PLACE". NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE HAVE BEEN PERFORMED.

MISSOURI ONE CALL WAS NOTIFIED FOR UTILITY LOCATIONS ON THE SUBJECT PROPERTY. ALL UTILITIES MAY OR MAY NOT HAVE BEEN FLAGGED. BOWERS ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OR OMISSION OF ANY EXISTING UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY. MISSOURI ONE CALL TICKET NUMBER: 191064145, DATE: APRIL 16, 2019.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C018BF AND MAP NO. 29037C0186F, DATED JANUARY 2, 2013. ANDERSON ENGINEERING INC. ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

Easement Notes:

INFORMATIONAL TITLE REPORT, ADDITIONAL MATTERS OF RECORD

RAILROAD RIGHTS OF WAY, SWITCH TRACTS, SPUR TRACKS AND ALL EASEMENTS, LICENSES OR SERVITUDES WITHIN, APPURTENANT TO OR SERVING SUCH RIGHTS OF WAY OR EASEMENTS, INCLUDING BUT NOT LIMITED TO, ELECTRIC AND TELEPHONE TRANSMISSION LINES, BROADBAND TRANSMISSION LINES, VIDEO AND MULTI-CHANNEL VIDEO, PIPE LINES AND ANY FACILITIES IN SUPPORT OF TELEPHONE, COMMUNICATION OR TRANSPORTATION.

TERMS AND PROVISIONS OF RIGHT OF WAY AGREEMENT RECORDED AS DOCUMENT NO. 14770 IN BOOK 290 AT PAGE 31.

— APPARENT BLANKET EASEMENT OVER THE SUBJECT TRACT TO CITIES SERVICE GAS COMPANY.

EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS SET FORTH IN INSTRUMENT FILED IN BOOK 297 AT PAGE 575, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN.

— APPARENT BLANKET EASEMENT OVER A PORTION OF THE SUBJECT TRACT.

EASEMENT GRANTED TO INTERSTATE PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT FILED IN BOOK 300 AT PAGE 276 AND ASSIGNED IN BOOK 406 AT PAGE 420, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN.

— DOCUMENT FILED IN BOOK 300 AT PAGE 276 — APPARENT BLANKET EASEMENT OVER A PORTION OF THE SUBJECT TRACT.

— DOCUMENT FILED IN BOOK 406 AT PAGE 420 — NOT APPLICABLE

TERMS AND PROVISIONS OF AGREEMENT RECORDED IN BOOK 378 AT PAGE 125.

— POSSIBLE BLANKET EASEMENT OVER THE SUBJECT TRACT TO MISSOURI PUBLIC SERVICE CORPORATION.

TERMS AND PROVISIONS OF ASSIGNMENT AND BILL OF SALE RECORDED IN BOOK 491 AT PAGE 123.

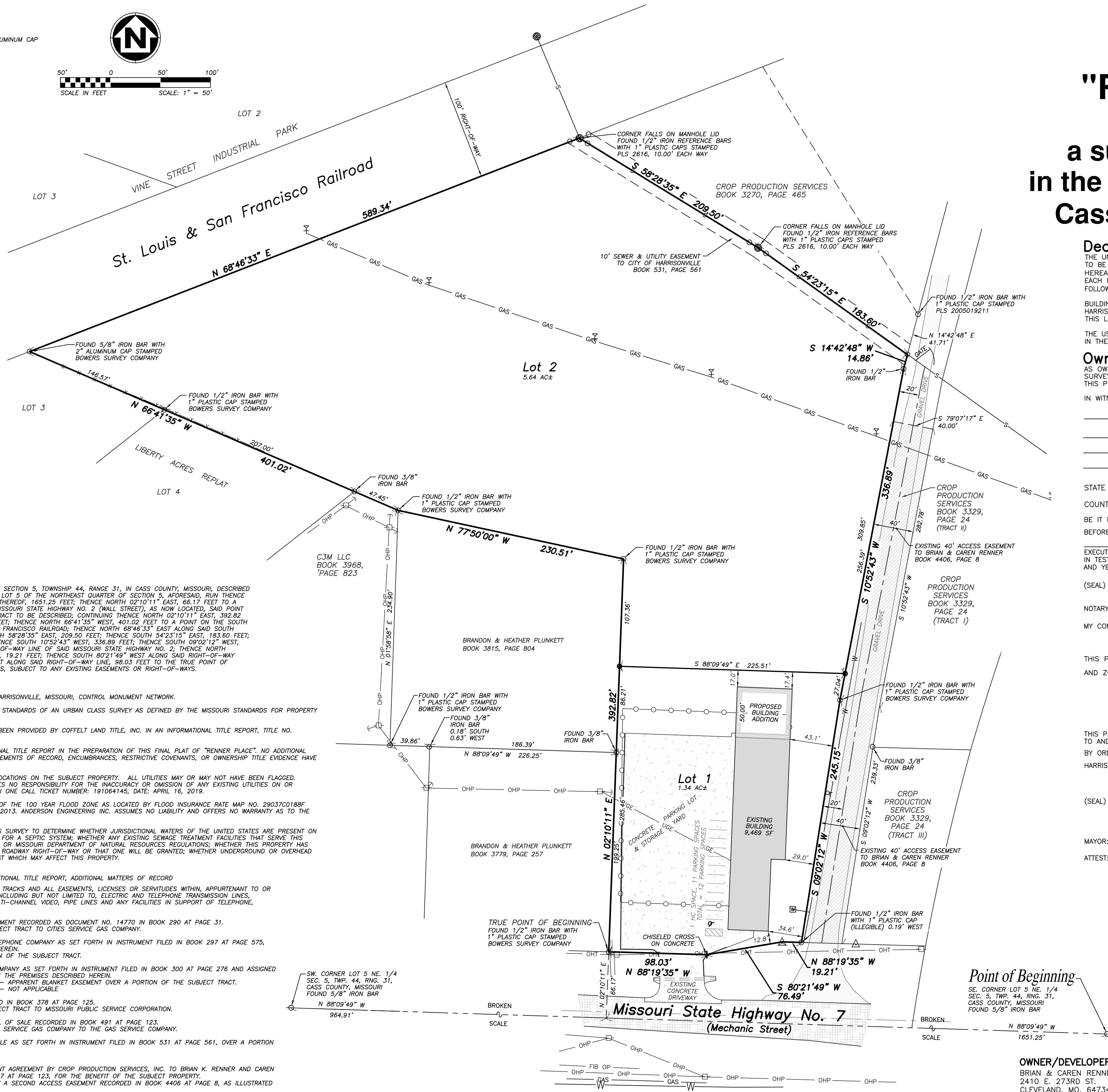
— TRANSFER OF BLANKET EASEMENT FROM CITIES SERVICE GAS COMPANY TO THE GAS SERVICE COMPANY.

EASEMENT GRANTED TO THE CITY OF HARRISONVILLE AS SET FORTH IN INSTRUMENT FILED IN BOOK 531 AT PAGE 561, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN.

— AS ILLUSTRATED ON THE PLAT.

TERMS AND PROVISIONS OF THE ACCESS EASEMENT AGREEMENT BY CROP PRODUCTION SERVICES, INC. TO BRIAN K. RENNER AND CAREN R. RENNER, RECORDED 6/24/2016 IN BOOK 4017 AT PAGE 123, FOR THE BENEFIT OF THE SUBJECT PROPERTY.

— APPEARS TO STILL BE IN EFFECT, COVERED BY A SECOND ACCESS EASEMENT RECORDED IN BOOK 4406 AT PAGE 8, AS ILLUSTRATED ON THE PLAT.



Final Plat of "Renner Place" Lots 1 & 2 a subdivision of land in the City of Harrisonville, Cass County, Missouri

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "RENNER PLACE". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "RENNER PLACE".

BUILDING LINES OR SETBACK LINES SHALL CONFORM TO ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI, NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE, REAR OR SIDE LOT LINES.

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS

_____ DAY OF _____, 2019.

STATE OF _____ } SS

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019,
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____

_____, TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO
 EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME,
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY
 AND YEAR ABOVE WRITTEN.

(SEAL)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

THIS PLAT OF "RENNER PLACE" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING
 AND ZONING COMMISSION THIS _____ DAY OF _____, 2019.

 PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "RENNER PLACE" ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED
 TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN.

BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF
 HARRISONVILLE, MISSOURI, IN THE _____ DAY OF _____, 2019.

(SEAL)

MAYOR: _____

ATTEST: _____

CITY CLERK

CITY ENGINEER

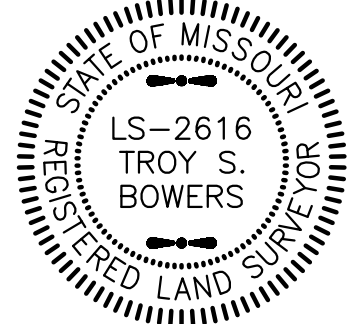
COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN
 PLAT OF RENNER PLACE IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER
 HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT
 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE
 BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS
 AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND
 SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES,
 ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND
 PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND
 BELIEF.

THE FIELD WORK WAS COMPLETED ON APRIL 22, 2019.
 ANDERSON ENGINEERING, INC. L.C. 62
 BY: _____

TROY S. BOWERS, P.L.S. 2616

10/11/19
 DATE



OWNER/DEVELOPER
 BRIAN & CAREN RENNER
 2410 E. 273RD ST.
 CLEVELAND, MO. 64734

NO.	DESCRIPTION	BY	DATE	DRAWING INFO.			
				FIELD BY:	CS/NB	REB/TB	REB/TB
1	REVISED STREET NAME	TB	10/11/19	DRAWN BY:	TB	CHECK BY:	TB
				DATE:	9/25/19	FIELD BOOK:	19HA20013
				JOB NUMBER:	19HA20013		

Attachment: 2:renner final Application PP 19-010; Final Plat of Renner Place Lots 1 & 2

DRAWING NO. 19HA20013FP		SHEET NUMBER 1		OF 1	
MR. BRIAN RENNER 2410 E. 273RD STREET CLEVELAND, MO 64734 FINAL PLAT "RENNER PLACE" 1600 W. MECHANIC STREET SECTION 5, TOWNSHIP 44, RANGE 31 HARRISONVILLE, CASS COUNTY, MISSOURI					



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: October 11, 2019
SUBJECT: Application PP 19-015; Preliminary Plat of Harrisonville Town Center 2nd Plat

Type of Item: *Approval*

1. Discussion Item (ID # 3390)

Application PP 19-015; Preliminary Plat of Harrisonville Town Center 2nd Plat

Attachments:

dollar staff (DOC)

Dollarpre (TIF)

Meeting Dates: P&Z October 17, 2019 6 PM
BOA November 4, 2019 7 PM

General Information:

Applicant: Donald Brooks, Security Bank of KC

Location: Harrisonville Town Center 2nd Plat
SW corner of Lindberg St. and South Commercial St.

Engineer: Zach Myers, PE, Anderson Engineering, Inc.

Requested Action: PP 19-015 Preliminary Plat of Harrisonville Town Center 2nd Plat
FP 19-016 Final Plat of Harrisonville Town Center 2nd Plat

Overview

The 42-acre Harrisonville Town Center Preliminary Plat was approved October 3, 2005 and consisted of two phases. Sutherlands, Comfort Inn, and Russell Stover have located on the 22-acre Phase I. The 20-acre Phase 2 has had no development to date.

Security Bank, the current owner of Phase 2, has submitted a revised preliminary plat and a final plat. The preliminary plat must be re-approved as the original one expired in 2007. The new plats are very similar to the original plat with 3 pad sites abutting Commercial Street that total approximately 5 acres and the remainder of the 20-acres reserved for future development and stormwater detention.

At this time the city has received a site development plan and construction plans for a 7,495 sq. ft. Dollar General to go on the 1.38-acre Lot 2, the middle of the 3 pad sites. All other development on the preliminary plat is conceptual.

Attached is a reduced-size preliminary plat and final plat. Full size copies will be available at the meeting.

A color elevation of the Dollar General will be provided at the meeting.

Attachment: dollar staff (Application PP 19-015; Preliminary Plat of Harrisonville Town Center 2nd Plat)

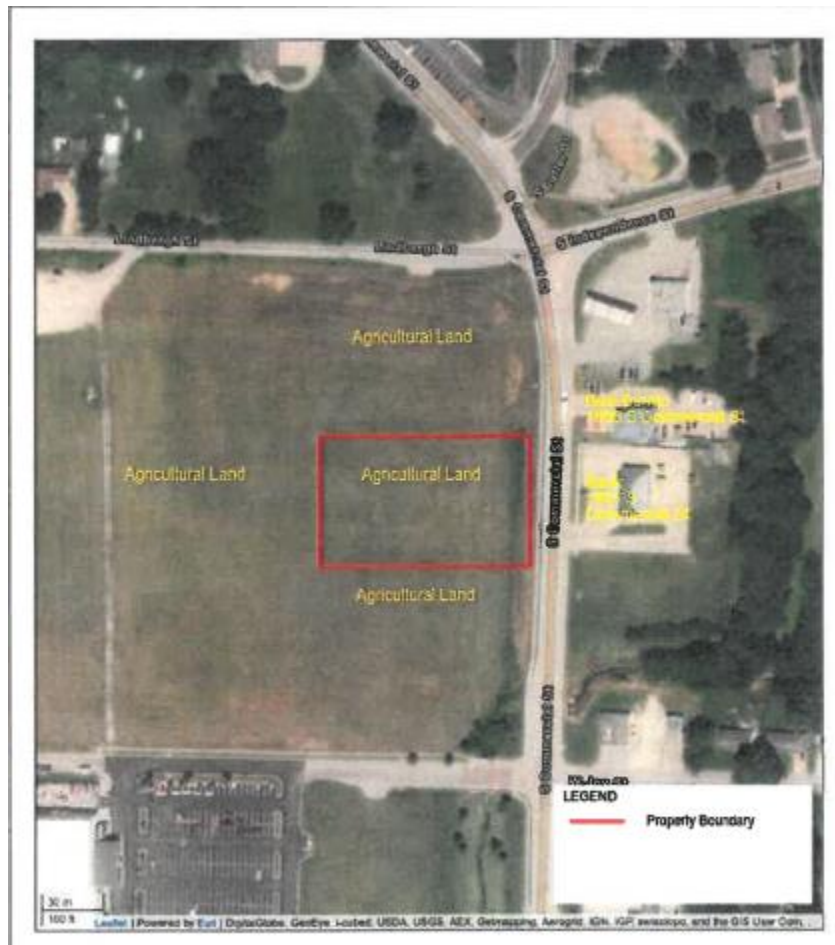
Vicinity Map



Zoning



Dollar General Site



Plat Comments

The primary access will be from Lindbergh Street and the existing north drive from Commercial Street to Sutherlands. Lot 2 will have direct access from Commercial Street. The corner pad sites will take access from a north/south drive behind the pad sites that will connect Lindbergh and Sutherlands. The north/south drive will be partially constructed when one of the corner pad sites develops and completed when the third pad site or Lot 4 develops, whichever occurs first. A shared access easement is being required to ensure connectivity between all buildings.

Dollar General expects an average of 172 vehicles per day during the 14 hours the store is open. The site plan meets the retail parking requirements.

Commercial Street is under the jurisdiction of MoDOT. A stipulation is included that any work in MoDOT right-of-way will require a permit.

The preliminary plat shows that approximately 2 acres in the southwest corner of the 20-acre tract is within the limits of the 100-year floodplain. The preliminary plat also shows a surface detention basin at the west end of the property as the majority of the site drains to the west. Lots 1, 2 and 3 abutting Commercial Street shall provide onsite detention. A stipulation on the

preliminary and final plats is that no construction permits will be issued until the City Engineer approves the storm water management plan. City ordinances require that surface or underground detention is required of sufficient size to accommodate 10-year and 100-year storm events.

A storm water management report has been received for the Dollar General site and is being reviewed by the City Engineer. Site runoff from the new parking lot and roof impervious areas will be conveyed to the west side of the Dollar General property to a surface pond sized to accommodate the 10-year and 100-year storm event. No construction permits will be issued until the storm water receives the approval of the City Engineer.

A sidewalk exists on the west side of Commercial Street although incomplete near Lindbergh Street. A stipulation of approval is that it be completed prior to Dollar General receiving a certificate of occupancy.

Recommendations

Preliminary Plat

Approval of a motion recommending that the Board of Aldermen approve Application PP 19-015 Preliminary Plat of Harrisonville Town Center 2nd Plat subject to the following stipulations which shall be incorporated into the preliminary plat as appropriate prior to approval by the Board of Aldermen.

1. All easements and notes on the preliminary plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and parking lots shall be configured to provide adequate fire apparatus access as determined by the City.
7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk

location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.

9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

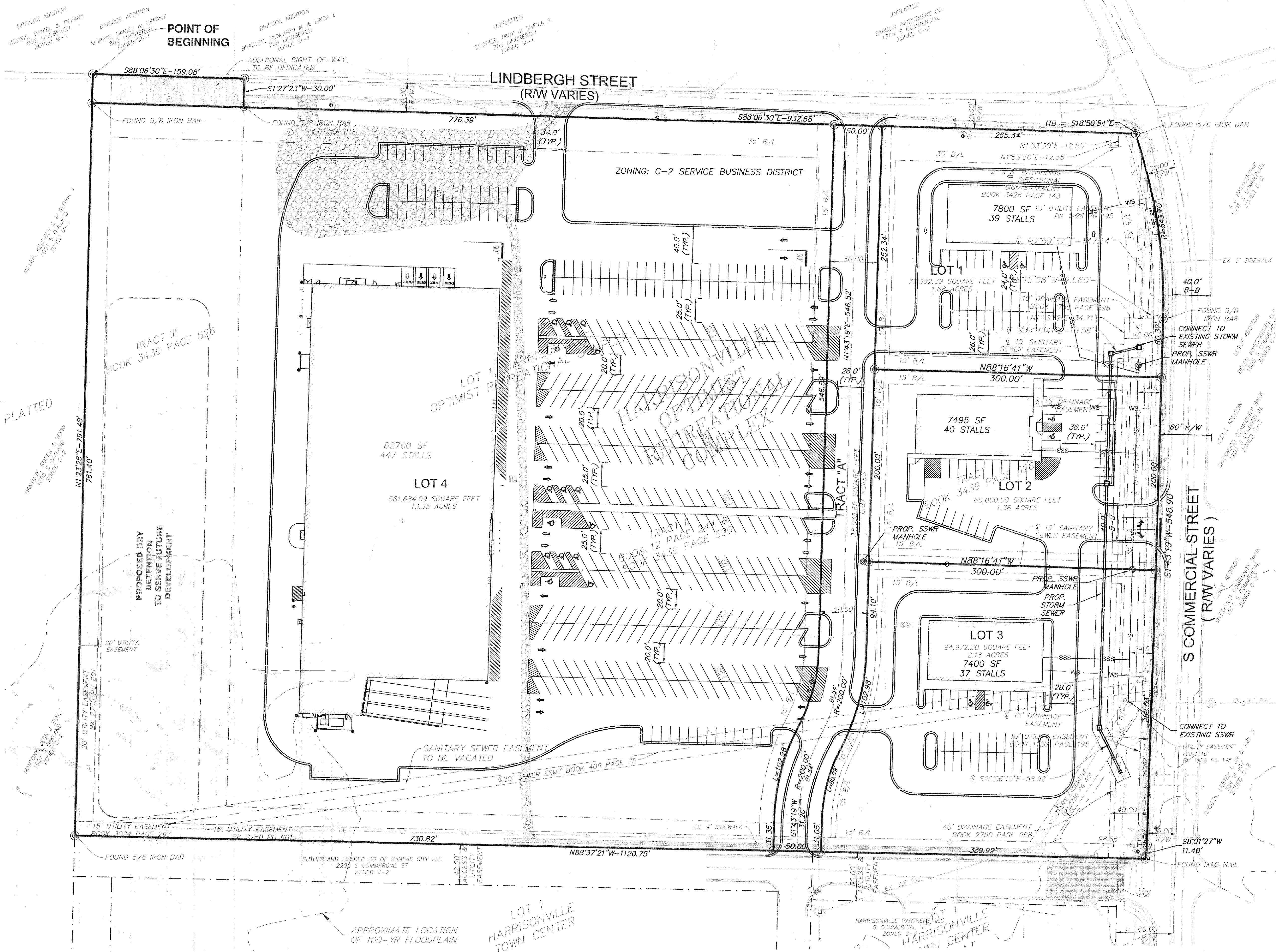
Final Plat

Approval of a motion recommending that the Board of Aldermen approve Application FP 19-016 Final Plat of Harrisonville Town Center 2nd Plat subject to the following stipulations which shall be incorporated into the final plat as appropriate prior to approval by the Board of Aldermen.

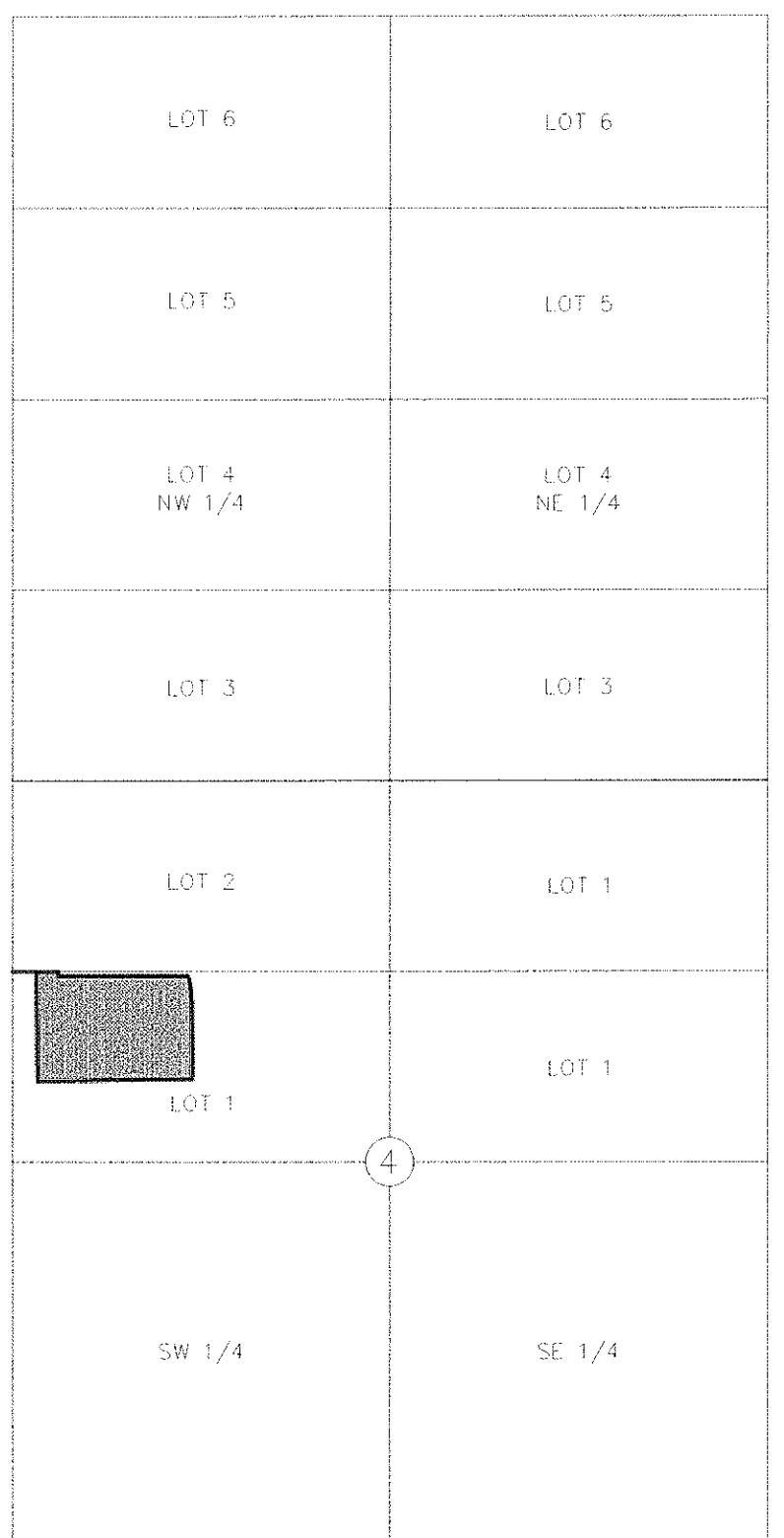
1. All easements and notes on the final plat shall be approved by the City Engineer prior to approval by the Board of Aldermen.
2. Approval of site development plan and Stormwater Management Plan (SWMP) is required prior to the release of a land disturbance permit and/or building permit.
3. All encroachments on the floodplain must have a floodplain development permit and all buildings will require an elevation certificate. All encroachments of the floodway including road crossings will require a no-rise certification and FEMA PMR/LOMA
4. Approval of all construction plans for public improvements is required prior to the release of any land disturbance permit and/or building permit.
5. Applicant shall obtain an approved MoDOT ROW permit for connection of Lot 2 to South Commercial Street and any work in MoDOT right-of-way.
6. An internal access drive as approved by the City shall be constructed in Tract A according to the following schedule. The internal drive is not required to be constructed when development occurs on Lot 2 in the 2nd Plat. However, when development occurs on Lots 1, 3 or 4, the internal drive in Tract A shall be constructed across the full width of the second lot on which development is occurring. The internal drive shall be completed in its entirety from Lindbergh St. to the north entrance road serving the 1st Plat of Harrisonville Town Center when development occurs on the third lot in the 2nd Plat. Building and parking lots shall be configured to provide adequate fire apparatus access as determined by the City.
7. A cross access easement between Lots 1, 2, 3, and 4 shall be identified on the final plat.
8. Prior to the issuance of certificate of occupancy on Lot 2, a sidewalk shall be completed from its existing location on the west side of Commercial St. to Lindbergh St. Sidewalk location and construction on Commercial St. shall be in accordance with MoDOT or APWA 5200.
9. All building construction, site development work, and construction of public and private utilities shall meet City standards.

Attachments Preliminary Plat
Final Plat

PRELIMINARY PLAT OF
HARRISONVILLE TOWN CENTER 2ND PLAT
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 N., RANGE 31 E.,
IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI



DESCRIPTION:
THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERGH STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 18°53'30" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET, THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET, TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 01°27'23" E, 291.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 852.82± SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.



PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREINAFTER BE KNOWN AS "HARRISONVILLE TOWN CENTER 2ND PLAT".

STREET DEDICATION:
STREETS, ROADS, AND THROUGHFARES SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE SO HEREBY DEDICATED.

BUILDING SETBACK LINES:
BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED OVER OR ACROSS THE LINES AS SHOWN HEREON, AND DESIGNATED AS B/L.

EASEMENTS:
AS EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES, AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STREETS OF LAND MARKED "UTILITY EASEMENT" OR "U/E".

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 29037C0188F, DATED JANUARY 02, 2013, THIS PROPERTY LIES WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

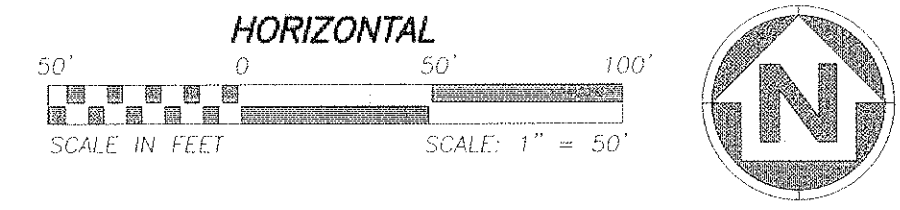
BASIS OF BEARING:
BEARINGS SHOWN HEREON WAS TAKEN FROM THE RECORDED PLAT "HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX", IN THE CASS COUNTY RECORDERS' OFFICE IN BOOK 12, AT PAGE 244.

- GENERAL NOTES:**
- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF HARRISONVILLE, MISSOURI.
 - PLAN SCALE IS 1"=50'.
 - EXISTING TOPOGRAPHY IS AS INDICATED ON PLAN.
 - LEGAL DESCRIPTION IS SHOWN ON PLAN.
 - EXISTING ZONING IS C-2 (SERVICE BUSINESS DISTRICT). PROPOSED ZONING IS C-2.
 - PROPERTY BOUNDARY IS AS SHOWN ON PLAN.
 - EXISTING AND PROPOSED RIGHT-OF-WAYS ARE AS SHOWN ON PLAN.
 - EXISTING SEWER AND WATER MAINS ARE AS SHOWN ON PLAN.
 - APPROXIMATE LOCATION OF PROPOSED UTILITIES ARE AS SHOWN ON PLAN. (REFER TO LEGEND FOR SYMBOLS).
 - PHASING IS AS SHOWN ON PLAN.
 - LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN. ALL PUBLIC STREETS AND SIDEWALKS ARE TO BE PER HARRISONVILLE, MO STANDARDS. SIDEWALKS SHALL BE 4 FEET WIDE.
 - SETBACKS ARE AS INDICATED ON PLAN. INGRESS AND EGRESS FOR LOT 2 WILL BE FROM S. COMMERCIAL ROAD. INGRESS AND EGRESS FOR LOTS 1 AND 3 WILL BE FROM TRACT A AND LOT 4.
 - GENERAL CONFIGURATION OF LOTS ARE AS INDICATED ON PLAN.
 - EACH LOT WILL HAVE A FRONT YARD SETBACK OF 35 FEET, REAR YARD SETBACK OF 15 FEET AND SIDE YARD SETBACK OF 15 FEET.
 - ALL BUILDING LINES SHOWN ON PLAN.
 - NO FENCE, WALK, ENTRANCE MARKER, SIGN, HEDGE, SHRUB PLANTING OR TREE FOLIAGE WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 FEET AND 8 FEET ABOVE ROADWAYS SHALL BE LOCATED ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE RIGHT-OF-WAY LINES AND A LINE CONNECTING THEM AT 25 FEET FROM THEIR POINT OF INTERSECTION.
 - UTILITY EASEMENTS SHALL BE PROVIDED ALONG SIDE AND REAR LOT LINES AT TIME OF PLATTING AS REQUIRED. EASEMENTS SHALL BE A MINIMUM OF 5 FEET ALONG SIDE AND REAR LOT LINES UNLESS SATISFACTORY SEWER, STORM SEWER, OR OTHER UTILITY REQUIRES WIDER EASEMENTS; A 10 FOOT UTILITY EASEMENT SHALL BE PROVIDED ALONG THE OUTSIDE PERIMETER OF THE PROPERTY AT TIME OF PLATTING AS REQUIRED.
 - TOPOGRAPHIC INFORMATION WAS PROVIDED BY ANDERSON ENGINEERING INC. AND CASS COUNTY GIS. CONTOURS ARE AT 2' INTERVALS.
 - ANDERSON ENGINEERING INC. HAS NOT OBSERVED AND HAS NOT BEEN MADE AWARE OF ANY OIL OR GAS WELLS ON THE SUBJECT PROPERTY.
 - ANY WORK WITHIN MODOT RIGHT-OF-WAY SHALL REQUIRE A PERMIT.

SITE DATA TABLE:

GROSS AREA	20 ACRES
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED NUMBER OF LOTS	4
PROPOSED LAND USE	SERVICE BUSINESS DISTRICT

STORMWATER NOTE:
LOTS 1, 2, & 3 SHALL PROVIDE ON-SITE DETENTION PER CHAPTER 415 (STORM WATER MANAGEMENT) OF THE CITY OF HARRISONVILLE MUNICIPAL CODE.



OWNERS/DEVELOPERS
SECURITY BANK OF KANSAS CITY
701 W MINNESOTA AVE
KANSAS CITY, KS 66101
PHONE: 405-604-5074

ENGINEER/APPLICANT
ANDERSON ENGINEERING INC.
941 W 141ST TERR, STE A
KANSAS CITY, MO 64145
PHONE: 816-777-0400

SHEET NUMBER
SPI

RECEIVED
SEP 10 2019
CITY OF HARRISONVILLE

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
10	11	24	CASS	MISSOURI	9/11/19	18KC10009

DRAWING NO. 18KC10009PREPLT DRAWN BY: CC CHECKED BY: ZM



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: October 11, 2019
SUBJECT: Application FP 19-016; Final Plat of Harrisonville Town Center 2nd Plat

Type of Item: *Approval*

2. Discussion Item (ID # 3391)

Application FP 19-016; Final Plat of Harrisonville Town Center 2nd Plat

Attachments:

dollarfinal (TIF)

HARRISONVILLE TOWN CENTER 2ND PLAT

A SUBDIVISION IN THE CITY OF
HARRISONVILLE, CASS COUNTY, MISSOURI

DESCRIPTION:
THIS IS A PLAT OF ALL THAT PART OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, INCLUDING ALL THE PLAT OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE S 88°06'30" E, ALONG THE NORTH LINE OF SAID LOT 1, 173.53 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°06'30" E, 159.08 FEET, TO THE NORTHWEST CORNER OF HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS NOW PLATTED; THENCE S 01°27'23" W, ALONG THE WEST LINE OF SAID HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINDBERGH STREET, AS NOW ESTABLISHED; THENCE S 88°06'30" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 932.68 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW ESTABLISHED; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 18°50'54" E, A RADIUS OF 543.70 FEET, AND AN ARC LENGTH OF 195.35 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 01°43'19" W, 548.90 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 08°01'27" W, 11.39 FEET, TO THE NORTHEAST CORNER OF HARRISONVILLE TOWN CENTER, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE N 88°37'21" W, ALONG THE NORTH LINE OF SAID HARRISONVILLE TOWN CENTER, 1120.75 FEET, TO THE NORTHWEST CORNER OF SAID PLAT, THENCE N 01°23'48" E, 791.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 852,825 SQUARE FEET, OR 19.6 ACRES, MORE OR LESS.

PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "HARRISONVILLE TOWN CENTER 2ND PLAT"

STREET DEDICATION:
STREETS, ROADS, AND THROUGHFARES SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE SO HEREBY DEDICATED

BUILDING/SETBACK LINES:
BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED OVER OR ACROSS THE LINES AS SHOWN HEREON, AND DESIGNATED AS B/L

EASEMENTS:
AS EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES, AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E".

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 29037C018BF, DATED JANUARY 02, 2013, THIS PROPERTY LIES WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON WAS TAKEN FROM THE RECORDED PLAT "HARRISONVILLE OPTIMIST RECREATIONAL COMPLEX", IN THE CASS COUNTY RECORDERS OFFICE IN BOOK 12, AT PAGE 244.

IN TESTIMONY WHEREOF:
SBKC SERVICE CORPORATION, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 2019
BY: _____
9999999
SBKC SERVICE CORPORATION

STATE OF _____
COUNTY OF _____
J.S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS THE MANAGING MEMBER OF SBKC SERVICE CORPORATION, A COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID FOUR GEM HOMES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC AND AS THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST ABOVE WRITTEN ABOVE

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVED: _____

CITY OF HARRISONVILLE:
MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF "HARRISONVILLE TOWN CENTER 2ND PLAT", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HARRISONVILLE, MISSOURI THIS _____ DAY OF _____ 20____ BY ORDINANCE NO. _____

MAYOR

CITY CLERK

DATE

DATE

PLANNING & ZONING COMMISSION CHAIRMAN

RECEIVED
SEP 10 2019
CITY OF HARRISONVILLE

FOR REVIEW

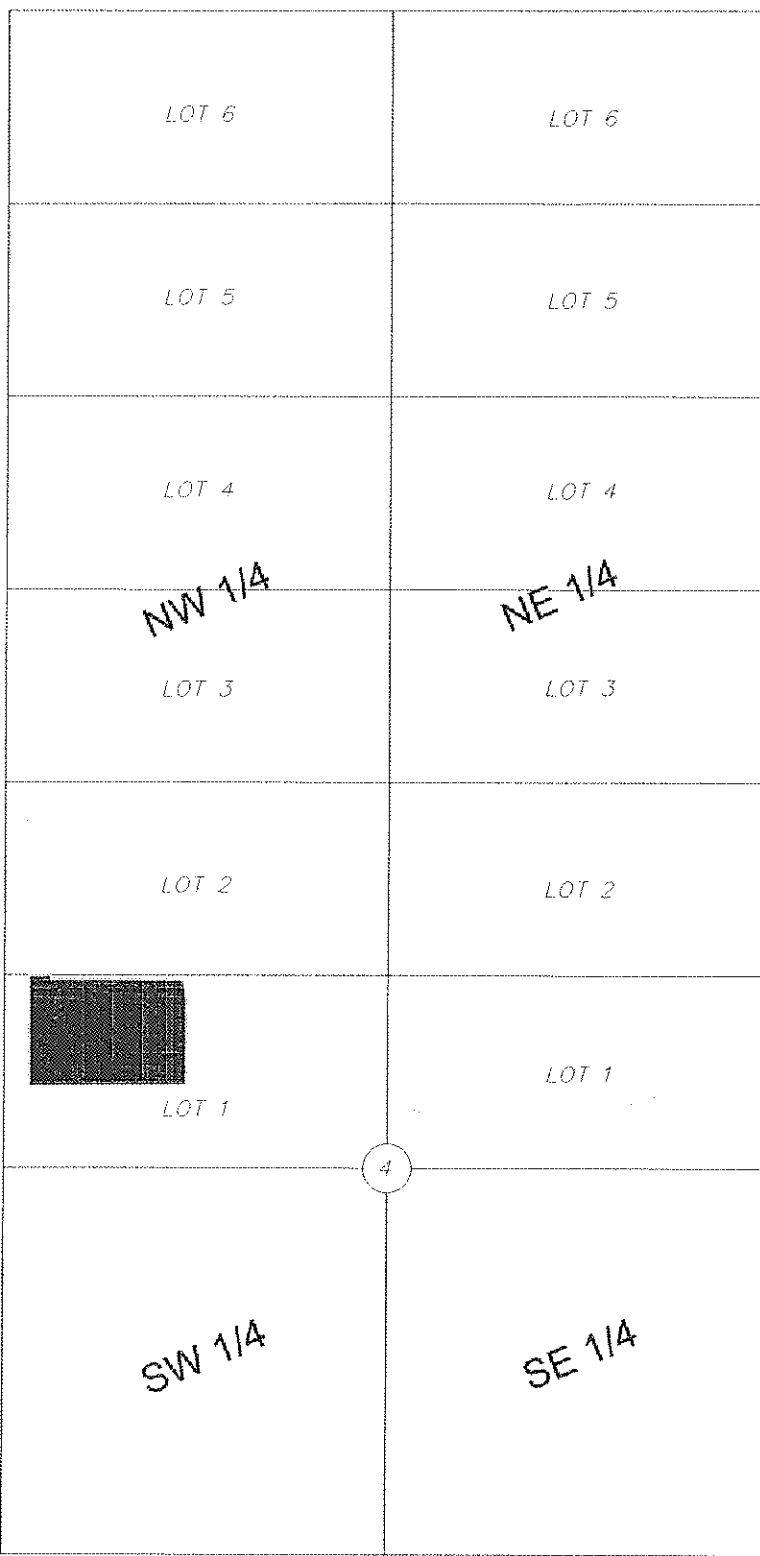
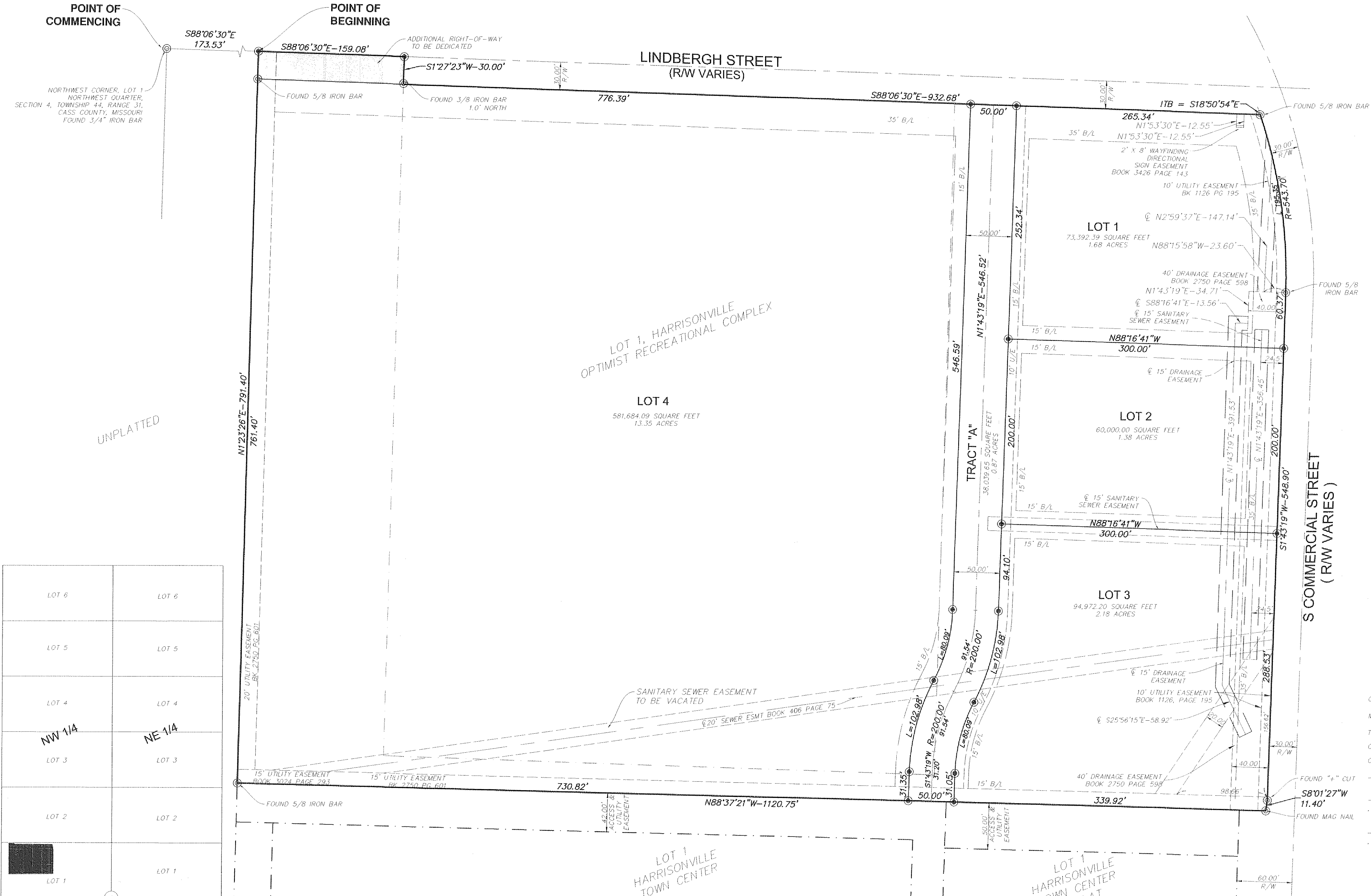
FOR: SBKC SERVICE CORPORATION

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

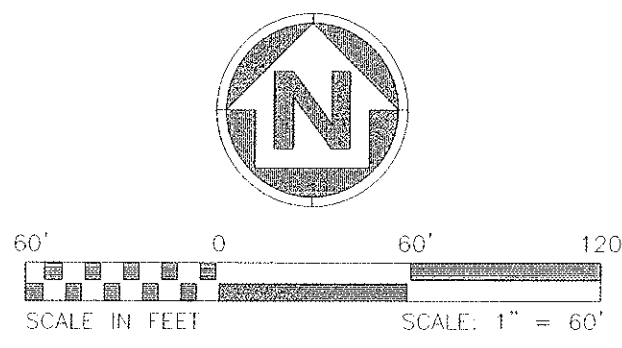
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
4	44	31	CASS	MISSOURI	06/5/19	8KC10009

DRAWING NO. 18KC10009 DRAWN BY: SGC CHECKED BY: SGC



Legend

- EXISTING SANITARY SEWER
- PROPOSED SIDEWALK
- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR W/ PLASTIC CAP STAMPED AE LC-62
- = ADDITIONAL RIGHT OF WAY
- SS/E = SANITARY SEWER EASEMENT
- U/E = UTILITY EASEMENT



NOTES

1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
2. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
3. RECORD TITLE AND EASEMENT INFORMATION WAS PROVIDED BY CHICAGO TITLE COMPANY, LLC ORDER NO 190232A, DATED JUNE 6, 2019

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN PLAT OF "HARRISONVILLE TOWN CENTER 2ND PLAT" IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: October 9, 2019
SUBJECT: Scheduling Conflict November 2019 Meeting

Type of Item: *Discussion*

A. Discussion Item (ID # 3356)

Scheduling Conflict November 2019 Meeting