



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
APRIL 16, 2020
6:00 PM**

In an effort to maintain the COVID-19 social-distancing requirements, all City public meetings are being conducted through a remote, online service. Join Zoom Meeting
<https://zoom.us/j/919187112> Meeting ID: 919 187 112 One tap mobile
+13126266799,,919187112# US (Chicago) +19292056099,,919187112# US (New York)

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Feb 20, 2020 6:00 PM**
- 3. Agenda Items**
 - A. Preliminary Plat of Bounty Hill Plat 1**
 - B. Final Plat of Bounty Hill, Plat 1**
 - C. Special Use Permit - Cedarhurst of Harrisonville - Public Hearing**
 - D. Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing**
- 4. Discussion Items**
- 5. Adjourn**

Posted this 9th day of April, 2020

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
FEBRUARY 20, 2020
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	
Judy Bowman	Harrisonville	Mayor	Present	
Virgil Butler	Harrisonville		Present	
Dorothy Young	Harrisonville	Vice Chair	Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	

Also in attendance were Vincent Mancini, ACCI Plant Manager; Matt Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 16, 2020 6:00 PM

With no additions or corrections, the minutes from the January 16, 2020, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young, Vice Chair
SECONDER:	Scott Milner
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

3. Agenda Items

A. ACCI Specialty Products SUP for Storage Containers

Roger Kroh presented his staff report for ACCI Specialty Products. They currently have customer owned equipment that needs to be stored until it is in use for production. They are requesting a 5 year Special Use Permit for a maximum of 2 Conex storage containers to house this equipment. Staff recommends approval.

Vincent Mancini, ACCI Plant Manager, stated that this equipment is used to make a specialty epoxy, used mostly for aircraft. He is expecting to use the equipment in the 3rd quarter. If production goes as planned they should have a decision this time next year as to whether they convert floor space and install the equipment for manufacturing permanently. Virgil Butler asked if everything is transported by forklift. Mr. Mancini said that everything is stored in crates and moved by forklift. Barrett Welton asked if the customer would be leasing the floor space where the equipment would be installed. Mr. Mancini stated that they would. Dorothy Young asked if they were adding floor space for this customer? Mr. Mancini stated that they would not be adding floor space they would be reconfiguring the bays that they already have, switching out products they are manufacturing as necessary. Chris Chiodini asked if the owner of the property has given permission for this application. Mr. Mancini stated that he has. Mr. Chiodini asked how much square footage there was under the roof of the building? Mr. Mancini stated that the building was 22000 square feet. Mr. Chiodini asked if there was any room in the building to store the equipment? Mr. Mancini stated that everything was stored in crates and there isn't anywhere in the building to store them that wouldn't interfere with production. Virgil Butler asked who was paying for the Conex containers? Mr. Mancini stated that the customer that the equipment belongs to is paying for them.

Dorothy Young asked that the Staff Report be amended to show 2 maximum Conex Storage Containers be allowed.

Virgil Butler made a motion to for approval of SUP 20-001 application of ACCI Specialty Materials for the use of a maximum of 2 Conex storage containers at 1701 Vine Street. Dorothy Young seconded the motion. The motion passed unanimously. Roger Kroh stated that it will be on the BOA Agenda for March, 2, 2020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Dorothy Young, Vice Chair
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford

4. Discussion Items

None

5. Adjourn

With nothing further to come before The Commission, Mayor Bowman made a motion to adjourn. Wilbert Crawford seconded. The Commission voted unanimously. The meeting was adjourned at 6:26 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Minutes Acceptance: Minutes of Feb 20, 2020 6:00 PM (Approval of Minutes)

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Feb 20, 2020 6:00 PM (Approval of Minutes)



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: April 9, 2020
SUBJECT: Preliminary Plat of Bounty Hill Plat 1

Type of Item: *Approval*

GENERAL INFORMATION

Case No.: PP 20--001

Request: Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2

Location: 12 ac at 4221 and 4241 S. Brookhart Dr
Between 267th and 275th, and between Brookhart Dr. and I-49

Applicants: Gentry Fam Farms, LLC

Property Owners: Graham and Sandra Gentry

Acres: 12 acres

Zoning: M-1 Light Industrial District

General

The Planning and Zoning Commission and Board of Aldermen recently approved a Special Use Permit for Graham and Sandra Gentry with Aquafresh Barramundi LLC to operate an indoor aquaculture farm with a living quarters and an indoor hydroponic farm for vegetables and herbs. They are now applying for approval of a preliminary plat and final plat for the 12-acre tract. The land is zoned M-1.

Vicinity Maps





Platting - A copy of the plat is attached. An enlarged copy will be included in packets mailed to P&Z members.

The 12 acres will be divided into two tracts as follows:

- Lot 1 -- .74-ac. -- The smaller tract at the northwest corner of the site, will become the global and US home of a 5,400 sq. ft. distribution operation for BOSS Air Suspension, an Australian producer of air suspension systems for vehicles (www.bossairsuspension.com <http://www.bossairsuspension.com>). Distribution as a use is allowed by right in the M-1 zoning district.

- Lot 2 -- 11.26-ac. -- The larger tract will be the home of the indoor aquaculture farm for the raising of fish and indoor hydroponic farm for vegetables and herbs. The following buildings are proposed:

- Four buildings from 3,920 sq. ft. to 9,700 sq. ft. are proposed for raising fish for restaurants and grocery stores. The Stage 1 building will be constructed initially, and others will be added as business develops. The projected order of construction is on the preliminary plat. A studio apartment for a caretaker to oversee the fish operation will be in the Stage 1 building.

Processing of industrial hemp (separating seed from stalks) may occur in the Stage 1 building with proper approvals.

- Four aquaponic greenhouses from 19,350 sq. ft. to 42,060 sq. ft. are proposed for raising leafy vegetables. One greenhouse will be constructed initially, and others will be added as business develops. The projected order of construction is on the preliminary plat.

Stormwater

The applicant proposes to construct a dam and pond near I-49 for stormwater detention and ascetics. The size of the pond will be determined by the stormwater management plan that is now being engineered. In the pond will be a fountain and statue of a 15-ft barramundi fish.

Approval of a sign is not part of this application. But the applicant wishes to construct a sign on the northeast corner of the site that will be approximately 80 ft. in height so as to be visible over trees. As the sign code limits the height to 50 ft., the applicant may be a candidate for a variance under the sign code if he is willing to relocate the sign to the southeast corner of the site which is within 1000 ft. of the I-49 interchange.

Staff Recommendation

Approval of a motion recommending that the Board of Aldermen approve the Preliminary Plat of Bounty Hill, Plat 1, Lots 1 and 2 subject to the following conditions:

1. Sewage Disposal Facilities - Sewage disposal facilities shall be constructed to meet all City and Department of Natural Resources requirements.
2. Off-street Parking and Queuing - The amount of off-street parking shall be determined by the Community Development Department prior to the issuance of building permits for each building and greenhouse and shall be in sufficient numbers to accommodate employees, visitors, deliveries and parking accessibility requirements of the city.

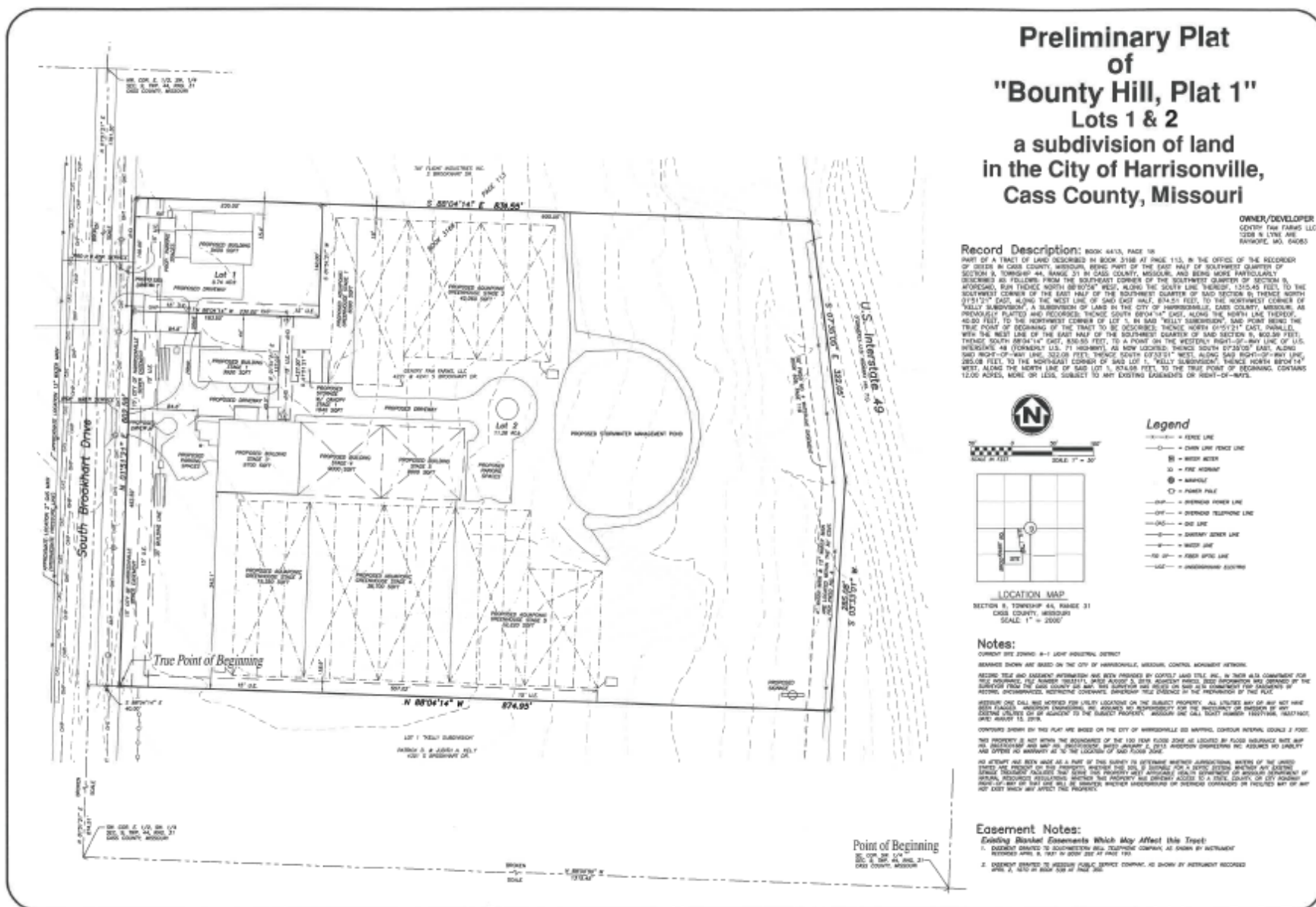
3. Site Development and Stormwater Management Plans -- Approval of the site development plan and stormwater management plan are required prior to the release of a land disturbance permit and/or building permit.
4. City, County and State Standards - The indoor aquaculture fish farm and indoor hydroponic farm shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes. Such requirements may necessitate modifications to the preliminary plan in the future.

A. Action Item (ID # 3491)

Preliminary Plat of Bounty Hill Plat 1

Attachments:

Preliminary Plat (PDF)



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2100 E. PLYM. ST. • RICHMOND, MISSOURI 64117 • PHONE (816) 251-4621
FACSIMILE (816) 251-4622
ANDERSON CEN 00003

RECEIVING				DRAWING INFO	
NO.	ISSUE NO.	REV	DATE	REV. BY	DATE
1	REVISION FOR CITY COMMENTS 2-10-2020	10	2/10/2020	240000 BY: JH	10
			04/04 BY: JH		10
			2-11	1/14/2020	
			REV. 10/20		
			REV. 10/20		
			REV. 10/20		

GENTRY RRM FARM, LLC
300 N. LINE AVE.
RAYMOND, MD. 20680

PRELIMINARY PLAT
OF
BOUNTY HILL, PLAT 1*

SHEET 5, TWP. 44, RING. 2

DRAWING NO.
SHEA20029PP
SHEET NUMBER
1 OF 1

Attachment: Preliminary Plat (Preliminary Plat of Bounty Hill Plat 1)



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: April 9, 2020
SUBJECT: Final Plat of Bounty Hill, Plat 1

Type of Item: *Approval*

GENERAL INFORMATION

Case No.: FP 20 --001

Request: Final Plat of Bounty Hill, Plat 1, Lots 1 and 2

Location: 12 ac at 4221 and 4241 S. Brookhart Dr
Between 267th and 275th, and between Brookhart Dr. and I-49

Applicants: Gentry Fam Farms, LLC

Property Owners: Graham and Sandra Gentry

Acres: 12 acres

Zoning: M-1 Light Industrial District

An Enlarged Copy of the Final Plat will be in the Agenda Packets Mailed to P&Z Members

General

The Planning and Zoning Commission and Board of Aldermen recently approved a Special Use Permit for Graham and Sandra Gentry with Aquafresh Barramundi LLC to operate an indoor aquaculture farm with a living quarters and an indoor hydroponic farm for vegetables and herbs.

They are now applying for approval of a preliminary plat and final plat for the 12-acre tract. The land is zoned M-1.

Platting

The 12-ac. final plat contains two lots (Lot 1 is .74 acres and Lot 2 is 11.26 ac.) and has all of the notes, easements, and dedications required by the subdivision ordinance of the City.

Staff Recommendation

Approval of a motion recommending that the Board of Aldermen approve the Final Plat of Bounty Hill, Plat 1, Lots 1 and 2.

B. Action Item (ID # 3492)

Final Plat of Bounty Hill, Plat 1

Attachments:

Final Plat 030520 (PDF)

Final Plat of "Bounty Hill, Plat 1" 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 "BOUNTY HILL, PLAT 1". 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 "BOUNTY HILL, PLAT 1".

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.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE OR AUTHORIZED UTILITY COMPANIES, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E.).

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SEWER PIPES AND SEWER APPURTENANCES UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "CITY OF HARRISONVILLE SEWER EASEMENT".

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 TESTIMONY WHEREOF, GENTRY FAM FARMS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S

MANAGER AND ATTESTED BY A MEMBER THIS _____ DAY OF _____, 2020.

BY: _____
MANAGER

ATTEST: _____
MEMBER

STATE OF)

) SS

COUNTY OF)

ON THIS _____ DAY OF _____, IN THE YEAR 2020, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF GENTRY FAM FARMS, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE (OR SHE) EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

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 "BOUNTY HILL, PLAT 1" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "BOUNTY HILL, PLAT 1" INCLUDING EASEMENTS AND RIGHTS-OF-WAY 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 _____, 2020.

(SEAL)

MAYOR: _____

ATTEST: _____
CITY CLERK

CITY ENGINEER

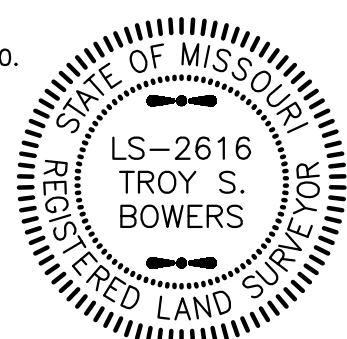
COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN PLAT OF BOUNTY HILL, PLAT 1 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 JANUARY 7, 2020.
ANDERSON ENGINEERING, INC. L.C. 62
BY: _____

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

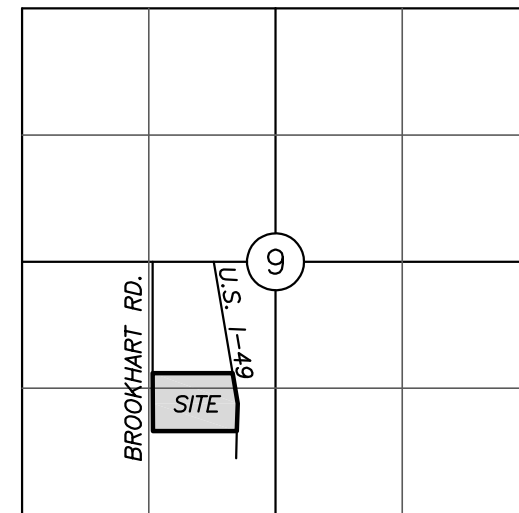
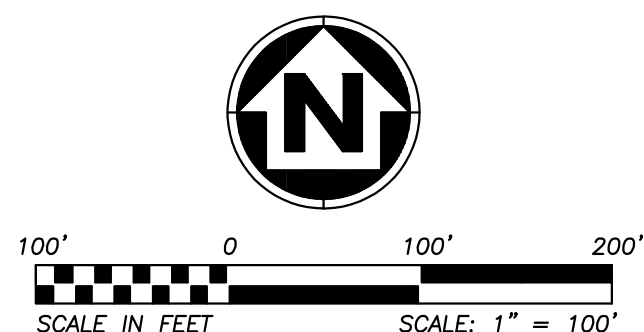
3/5/20
DATE



OWNER/DEVELOPER
GENTRY FAM FARMS LLC
1208 N LYNE AVE
RAYMORE, MO. 64083

Legend

- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62
- ⦿ = FOUND 1/2" IRON BAR W/ 1" PLASTIC CAP STAMPED A/E INC LC 62, REPLACED WITH 5/8" IRON BAR W/ 2" ALUMINUM CAP STAMPED A/E INC LC 62
- X-X- = FENCE LINE
- = CHAIN LINK FENCE LINE



LOCATION MAP

SECTION 9, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Record Description: BOOK 4413, PAGE 18

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3168 AT PAGE 113, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44, RANGE 31 IN CASS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, RUN THENCE NORTH 88°00'56" WEST, ALONG THE SOUTH LINE THEREOF, 1315.45 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01°51'21" EAST, ALONG THE WEST LINE OF SAID EAST HALF, 874.51 FEET, TO THE NORTHWEST CORNER OF "KELLY SUBDIVISION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 88°04'14" EAST, ALONG THE NORTH LINE THEREOF, 40.00 FEET, TO THE NORTHWEST CORNER OF LOT 1, IN SAID "KELLY SUBDIVISION", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 01°51'21" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 602.59 FEET; THENCE SOUTH 88°04'14" EAST, 830.55 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 49 (FORMERLY U.S. 71 HIGHWAY), AS NOW LOCATED; THENCE SOUTH 07°35'05" EAST, ALONG SAID RIGHT-OF-WAY LINE, 322.05 FEET; THENCE SOUTH 03°33'01" WEST, ALONG SAID RIGHT-OF-WAY LINE, 285.08 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, "KELLY SUBDIVISION"; THENCE NORTH 88°04'14" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 874.95 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINS 12.00 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Notes:

CURRENT SITE ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

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 THEIR ALTA COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 19033171, DATED AUGUST 5, 2019. ADJACENT PARCEL DEED INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP. THIS SURVEYOR HAS RELIED ON SAID ALTA COMMITMENT FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE IN THE PREPARATION OF THIS PLAT.

MISSOURI ONE CALL WAS NOTIFIED FOR UTILITY LOCATIONS ON THE SUBJECT PROPERTY. ALL UTILITIES MAY OR MAY NOT HAVE BEEN FLAGGED. ANDERSON ENGINEERING, 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: 192271906, 192271907, DATE: AUGUST 15, 2019.

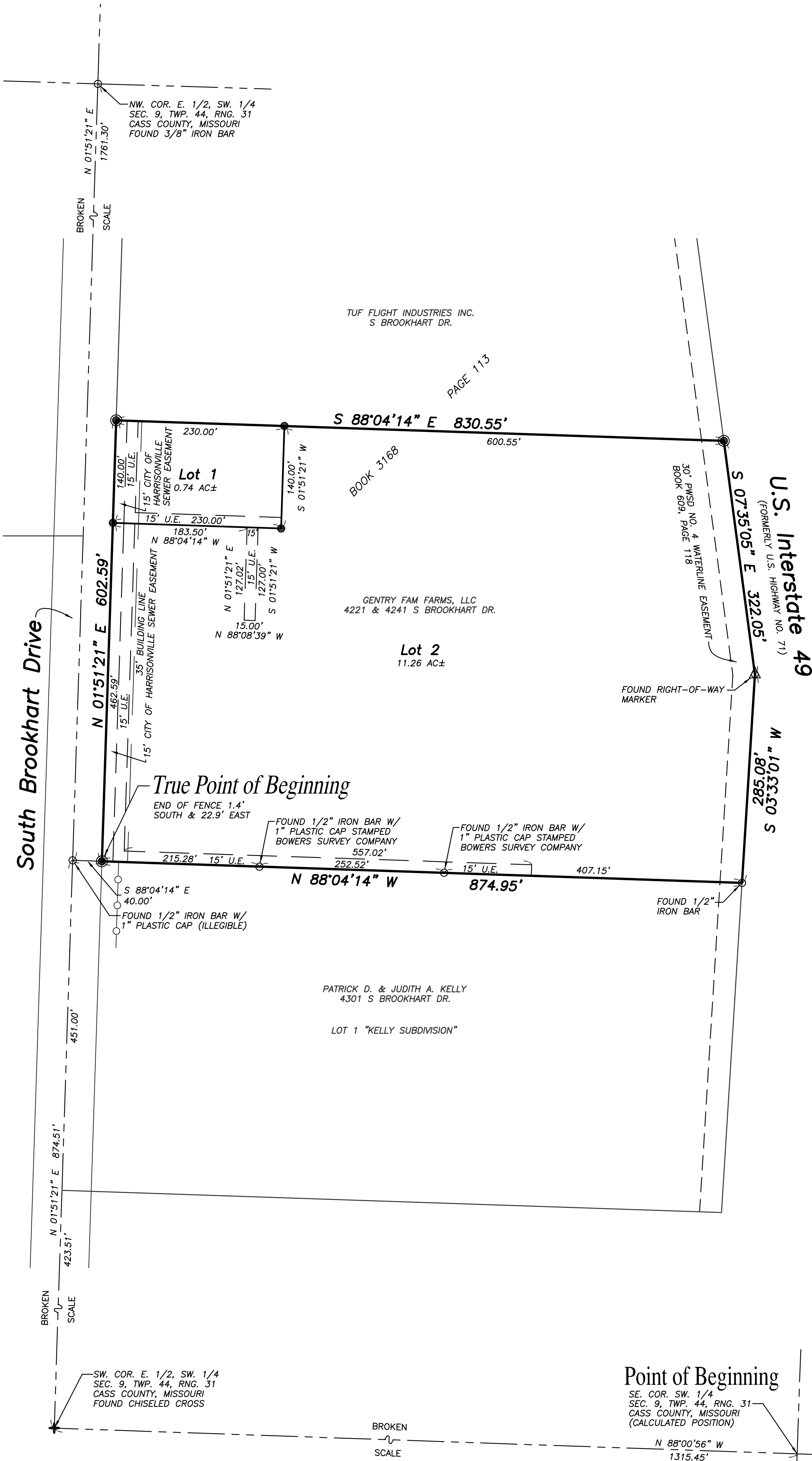
THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 29037C0188F AND MAP NO. 29037C0325F, DATED JANUARY 2, 2013. ANDERSON ENGINEERING INC. ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.

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:

Existing Blanket Easements Which May Affect this Tract:

- EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS SHOWN BY INSTRUMENT RECORDED APRIL 9, 1931 IN BOOK 292 AT PAGE 193.
- EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, AS SHOWN BY INSTRUMENT RECORDED APRIL 2, 1970 IN BOOK 538 AT PAGE 350.



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

DRAWING INFO.		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISIONS PER CITY COMMENTS DATED 3/3/20	TB	3/5/20
		RB	
		TB	
		DATE:	1/14/2020
		FIELD BOOK:	
		JOB NUMBER:	19HA20129

GENTRY FAM FARMS
1208 N LYNE AVE
RAYMORE, MO. 64083

FINAL PLAT
OF
BOUNTY HILL, PLAT 1

SEC. 9, TWP. 44, RNG. 31
CASS COUNTY, MISSOURI

DRAWING NO.
19HA20129FTP

SHEET NUMBER
1
OF 1



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: April 9, 2020
SUBJECT: Special Use Permit - Cedarhurst of Harrisonville - Public Hearing

Type of Item: *Approval*

GENERAL INFORMATION

Case No.: SU 20-001

Request: Special Use Permit (SUP) to operate Cedarhurst of
Harrisonville
Assisted Living and Memory Care

Location: 2606 Rock Haven Rd.

Applicant Dover Development, LLC
300 Hunter Ave., Suite 200, St. Louis, MO 63124-2013
Representative - Tina Charleville

Property Owners Heritage Tractor Properties, Inc.
Representative - Derek Dummermuth

Acres 9.93 acres

Building 69,565 sq. ft.

Zoning C-2 Service Business District

PROJECT

The City has received an application from Dover Development, LLC, for a special use permit to operate the Cedarhurst of Harrisonville assisted living and memory care facility at 2606 Rock Haven Road next to the Cass County Regional Medical Center. The project will consist of a one-story, 73-unit building of approximately 70,000 sq. ft. and associated infrastructure. The estimated project cost is \$10.75 million. The Missouri Department of Health and Senior Services has granted a certificate of need for the facility. The project will have an annual payroll of approximately \$1.5 million and create approximately 50 jobs. Dover Development, Inc. operates approximately 35 senior care facilities, most of which are in the Midwest.

See attached Vicinity Map Rendering and Site Plan.

Larger visuals will be in packets mailed to P&Z members.

Review of Application using Zoning Ordinance Criteria for SUPs:

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

Assisted living facilities are SUPs in the City's zoning ordinance. The site is in a highway commercial area with C-2 General Services District zoning. The uses of the adjacent properties surrounding the subject site are as follows:

North:	Undeveloped farmland in unincorporated Cass County
East:	C-2 and AG zoning. Undeveloped land in the City limits
South:	C-2 zoning. I-49, Max Ford, Mill Walk Mall
West:	C-2 zoning. Cass County Regional Medical Center and medical office building along Rock Haven Road. Behind the medical center is land zoned C-1 that is for future expansion of the medical center.

We believe the proposed use is consistent with the surrounding neighborhood, existing uses and the C-2 zoning district classification.

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

The physical character of the area is rolling hills along Rock Haven Road. The Cedarhurst project is developing a narrow and deep tract that will otherwise be difficult to develop with commercial uses.

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

The proposed use is consistent with the C-2 commercial land use designation for the Rock Haven Road area and the commercial designation for both sides of I-49 on the future land use map in the Comprehensive Plan.

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

We believe the subject property is suitable for the assisted living and memory care facility as it will be next to and compatible with the Cass County Regional Medical Center and hotels on Rock Haven Road.

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.

Since the immediate area has been zoned C-2, Service Business District, the Cass County Regional Medical Center and medical office building have been constructed as well as an Applebee's Restaurant. Other nearby uses are Quik Trip, hotels and an automotive repair business. We believe the new assisted living facility will be compatible and have a positive impact on the existing uses.

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

The assisted living and memory care project will have a positive impact on nearby properties compared to the blight that has existed on the site.

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

Public facilities and services in the area are adequate enough to serve the proposed use with the upgrade of a sanitary sewer lift station that is being done by the City and funded by Cedarhurst per an approved memorandum of understanding.

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

We see the subject property as suitable for the proposed use due to its C-2 zoning and available public infrastructure

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

Property was originally the site of Heritage Tractor and since their move to a new location has been leased by several companies including a trash hauling company. City staff are only aware of one other company expressing an interest in locating at the site the last two years and it was a towing company wishing to use the site as a tow lot.

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

We believe that an assisted living and memory care facility provides a valuable service to the community. The project also removes long-standing and unsightly buildings at the entry to the City.

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 see no gain to the public health, safety and welfare of the community by denying this application.

STAFF RECOMMENDATION: Approve that the Board of Aldermen should approved an ordinance approving special use permit to Dover Development, LLC to operate Cedarhurst of Harrisonville Assisted Living and Memory Care facility subject to the following conditions:

1. The Use - This special use permit authorizes the operation of an assisted living and memory care facility.

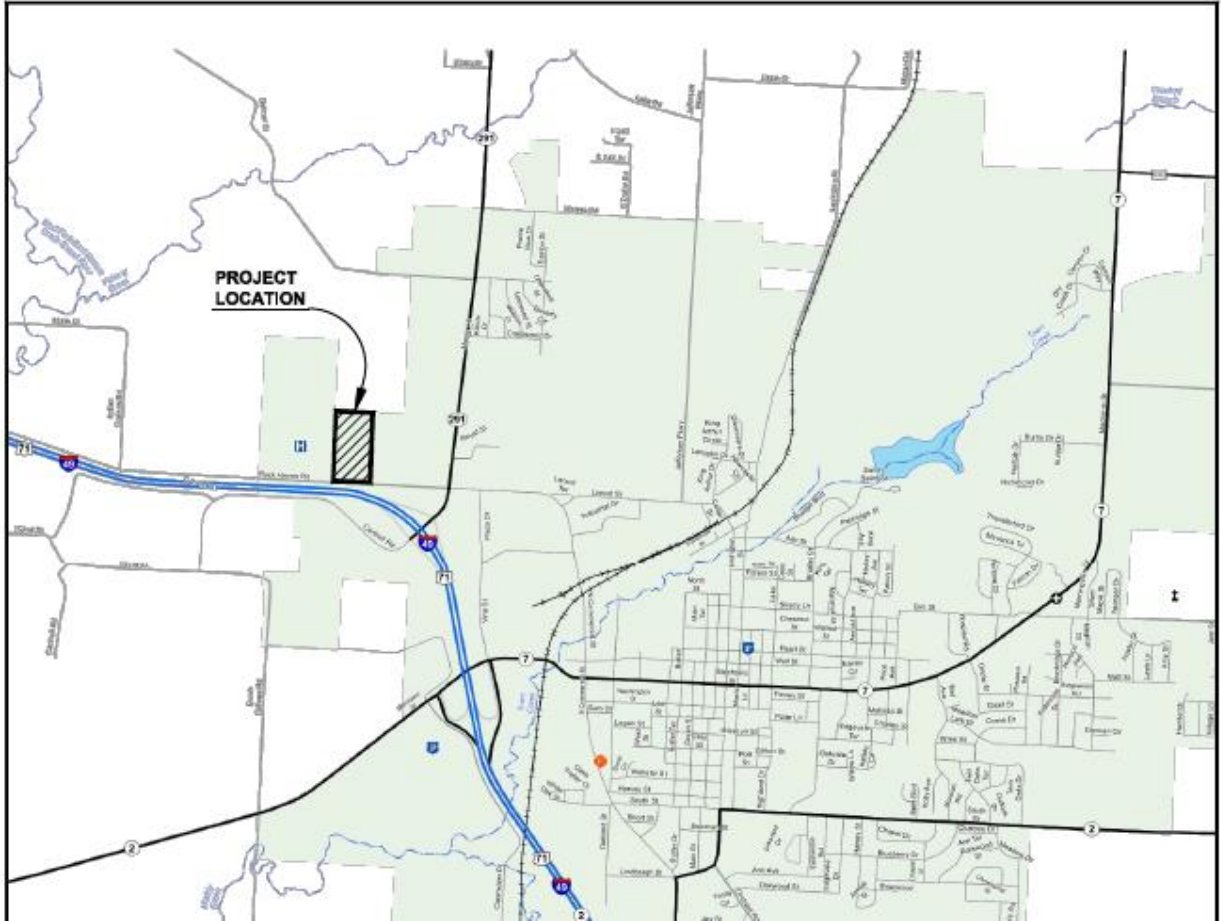
2. Location - 2606 Rock Haven Road
3. City, County and State Standards - The facility shall operate in conformance with all applicable City, County, State and Federal ordinances, regulations and statutes.
4. Time Limit - Permanent.

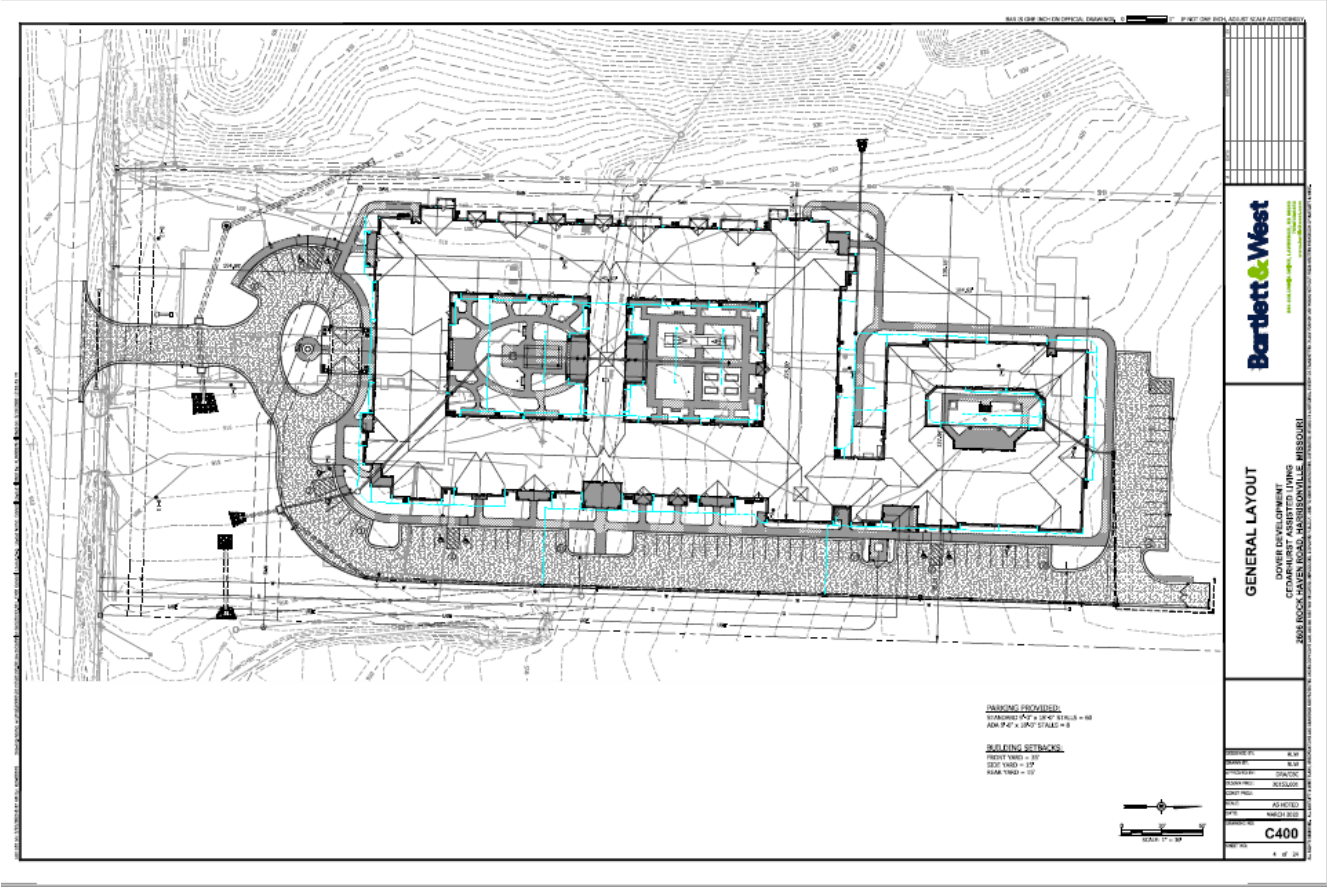
C. Action Item (ID # 3495)

Special Use Permit - Cedarhurst of Harrisonville - Public Hearing

Attachments:

Vicinity Map, Rendering, Site Plan (PDF)







STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: April 9, 2020
SUBJECT: Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing

Type of Item: *Approval*

GENERAL INFORMATION

Case No.: RZ 20-001

Request: Rezone Property from M-1 Limited Industrial District to R-4 Medium Density Apartment Zoning.

Location: 708 Lindbergh St.

Applicant Southview Properties
John Coffey

Property Owners Southview Properties

Acres .482 acres

Building 2 tri-plex's and a garage

Zoning M-1 Limited Industrial District

PROJECT

The City has received an application from Southview Properties to rezone 708 Lindbergh St. from M-1 Limited Industrial District zoning to R-4 Apartment Residential District zoning so as to be able to rehabilitate two abandoned 3-plexes on the property to duplexes.

As the buildings are vacant and abandoned, they cannot be rehabilitated and reused without being rezoned to multi-family because the existing zoning is M-1. Had the structures not been abandoned, they could have been rehabilitated without rezoning to residential because they would have been non-conforming.

Staff and the applicant met with the owners of property on both sides of the lot to be rezoned to ascertain if they would also like to be rezoned to multi-family at the same time. They said they are pleased that the applicant wishes to rehabilitate the properties because they have been occupied on numerous occasions by homeless. One of the neighbors also said his abutting business had been robbed by individuals staying there. However, the neighbors did not wish to rezone their properties from M-1 because they believe their properties will command higher prices when they sell.

The proposed R-4 zoning is similar to the RP-4 planned medium density zoning of the multi-family project just north of the Southview lot. If approved, the R-4 zoning would extend multi-family zoning to Lindbergh. One could argue that this extension of R-4 zoning to Lindbergh is spot zoning. However, staff believes that there are more benefits to that portion of Lindbergh Street by removing the blighted condition that currently exists and renting new duplexes.

Vicinity



Zoning



Photos of the buildings will be included in the agenda packets mailed to the Planning Commissioners.

Review of Application using Zoning Ordinance Criteria for SUPs:

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

North: RP-4 Multi-family

East: M-1 Limited Industrial District Zoning. An existing single-family home just east of the Southview lot is a legal non-conforming use.

South: C-2 Service Business District. Harrisonville Town Center

West: M-1 Limited Industrial Zoning District. Welding Shop

Having multi-family on Lindbergh would be new to a section that is zoned light industrial. However, with the predominance of general commercial east and south of the Southview lot, and multi-family north of it, we expect the north side of Lindbergh to ultimately develop with general commercial or multi-family uses.

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

The area is flat, but the lots on the north side of Lindbergh, in staff's opinion, is not deep enough to develop as industrial.

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

The 2002 Comprehensive Plan shows the future land use for the area north of Lindbergh to be commercial. However, the plan was done 18 years ago and with the existing multi-family project north of the Southview lot, we believe the area could ultimately develop as commercial or multi-family.

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

With the multi-family project north of the Southview lot and a single-family residence on the east side of the lot, staff believes that rezoning the abandoned 3-plexes so they can be rehabilitated into duplexes is a suitable use for the property.

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.

With the development of the large C-2 Harrisonville Town Center project and the multi-family project that is north of the Southview lot, we do not believe that the M-1 zoned property on the north side of Lindbergh will develop with industrial uses.

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

Removing the blight situation will certainly improve nearby properties.

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

Public facilities and services in the area previously served the two 3-plexes when they were livable, and they are still adequate to serve the project as duplexes.

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

We see the existing M-1 zoning as no longer appropriate for the area north of Lindbergh given the development of the C-2 Harrisonville Town Center and abutting multi-family project.

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

We are not certain of the length of time that the properties have been vacant, but we believe that it has been for at least several years.

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

Based on the conversations with the two neighbors abutting the Southview, the rezoning to allow the buildings to be rehabilitated would be in the public interest. Staff did talk with the owner of 1604 S. Commercial who has a small portion at the rear of his property that is M-1 although the majority of the property which fronts Commercial is C-2. This individual believes the north side of Lindbergh should remain M-1 in its entirety.

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.

Denying the application would allow a blighted situation to remain with the problems stemming from it. Ultimately, the building would have to be razed and removed. But staff believes that the City should allow the new owner to remove the blight situation now by rehabilitating the buildings.

STAFF RECOMMENDATION: Approve a recommendation that the Board of Aldermen approved an ordinance rezoning 708 Lindbergh from M-1 Limited Industrial to R-4 Medium Density Apartment District.

D. Action Item (ID # 3496)

Rezoning from M-1 to R-4, 708 Lindbergh St. - Public Hearing