



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 19, 2020
6:00 PM**

Due to the threat of COVID-19, the meeting location may be changed to the Harrisonville Community Center, 2400 Jefferson Parkway, or it may be conducted as an online video-conference-style meeting. Notice of a change in meeting venue will be placed at <https://www.ci.harrisonville.mo.us/>

- I. Call to Order**
 - 1. Roll Call**
- II. Minutes Approval**
 - 1. Planning & Zoning Commission - Regular Meeting - Jun 18, 2020 6:00 PM**
- III. Public Hearing**
 - 1. Public Hearing -- Harrisonville Villas Phase II**
- IV. Action Items**
 - 1. Harrisonville Villas Phase II Rezoning from R-1 to R-3**
 - 2. Final Plat - Zaroor Addition 300-304 E. Mechanic St.**
- V. Adjournment**

Posted this 13th day of November 2020

Daniel Barnett, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JUNE 18, 2020
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Virgil Butler	Harrisonville		Absent	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Roberta and David Donnell, Applicants; Matthew Turner, Alderman Liaison; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

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

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

Dorothy Young welcomed Brian Pulliam to the Planning and Zoning Commission.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Scott Milner
AYES:	Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini, Virgil Butler

3. Agenda Items

A. Rezoning from M-1 to R-1 at 2801 Brookhart Dr.- PUBLIC HEARING

Roger Kroh presented an application from David and Roberta Donnell to rezone 2801 Brookhart Dr. from M-1 Light Industrial to R-1 Single Family Residential. They would like to remove the vacant, blighted basement home that is on the property and build a new single family home. Staff recommends approval for the list of reasons stated in the Staff Report.

Roberta Donnell stated they want to make the property their home. It has a lot of potential. Dorothy Young asked about their timeline. Mrs. Donnell stated that they would be focusing on cleaning up the property. Fencing, safety and security would be their first steps. The building of the home would be at a later date.

Dorothy Young opened the Public Hearing.

With no public participation, Wilbert Crawford made a motion to close the Public Hearing. Scott Milner seconded the motion. The Public Hearing was closed.

Cheryl Bush made a motion to recommend approval as outlined in the Staff Report. Scott Milner seconded the motion. The Commission voted unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Cheryl Bush, Board Member
SECONDER:	Scott Milner
AYES:	Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini, Virgil Butler

B. Cedarhurst Final Plat

Roger Kroh presented the Cedarhurst Final Plat. Mr. Kroh stated that this final plat adds utility easements and relocates the storm sewer line. Staff recommends approval as presented in the Staff Report.

Judy Bowman made a motion to recommend approval to the Board of Aldermen as presented. Wilbert Crawford seconded the motion. The Commission voted unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Wilbert Crawford
AYES:	Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini, Virgil Butler

4. Discussion Items

None

5. Adjourn

With nothing further to come before the Commission, Scott Milner made a motion to adjourn. Barrett Welton seconded. The meeting was adjourned at 6:09 PM.

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

Regular Meeting**Thursday, June 18, 2020****6:00 PM**

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Jun 18, 2020 6:00 PM (Minutes Approval)



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 13, 2020
SUBJECT: Harrisonville Villas Phase II

Type of Item: *Public Hearing*

GENERAL INFORMATION

Applicant: Patrick Joyce, P.E., Anderson Engineering, Inc.

Developer: Becky Selle, CPA, Housing Plus, LLC
Harrisonville Villas

Requested Action: Public Hearing for Application to Rezone 8.97 Acres
from (A) Agriculture to R-3, Cluster or Garden-type
Residential District

Date: November 19, 2020

Location: NW Corner of Jefferson Parkway and Timber Drive

Property Owner: James D Welborn Trust, etal.

City of Harrisonville, MO

Notice of Public Hearing

Planning and Zoning Commission

Notice is hereby given that the Harrisonville Planning and Zoning Commission (PZ) and Board of Aldermen (BOA) will conduct a public hearing on Thursday, November 19, 2020 at 6 PM to receive public testimony on an application from Patrick Joyce, PE, with Anderson Engineering, Inc., to rezone from (AG) Agriculture to (R-3) Cluster or Garden Type Residential District or (RP-3) Planned Cluster or Garden Type Residential District approximately 8.97 acres at the northwest corner of Jefferson Parkway and Timber Drive

See next agenda item for staff report

1. Action Item (ID # 3705)

Public Hearing -- Harrisonville Villas Phase II



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 13, 2020
SUBJECT: Harrisonville Villas Phase II Rezoning from R-1 to R-3

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Patrick Joyce, P.E., Anderson Engineering, Inc.

Developer: Becky Selle, CPA, Housing Plus, LLC
Harrisonville Villas

Requested Action: Approve Rezoning of 8.97 Acres from (A) Agriculture to R-3, Cluster or Garden-type Residential District

Date: November 19, 2020

Location: 8.97 Acres at the NW Corner of Jefferson Parkway and Timber Drive *(Legal description attached)*

Property Owner: James D Welborn Trust, etal.

PROPOSAL

The City of Harrisonville has received an application from Harrisonville Villas at Jefferson Parkway and Timber Drive (north of the Community Center) to rezone 8.97 acres to construct a second phase of the senior living project that was constructed in 2017. Harrisonville Villas has had a waiting list of more than 200 names since the first phase opened. The list now has grown to 289 names as only 2-3 units become available each year. The new phase will have 48 units in 12 four-plex's. The 2-bedroom units are the same size and configuration as in the first phase.

Affordable senior housing benefits a community in two ways. First, it allows seniors who are downsizing to stay among friends and family in the community where they have lived for many years. Second, it frees up homes in the price ranges that young families can afford, thereby keeping older established neighborhoods strong and viable.

The 8.97 acres is just north of the first phase of Harrisonville Villas at the northwest corner of Jefferson Parkway and Timber Dr. It is part of a 132 acre tract that has been zoned R-1 for more than 50 years. The request is to rezone the property to R-3 Cluster or Garden-type Residential, the same zoning of the first phase.

If the developer is successful in obtaining Affordable Housing Tax Credits from the Missouri Housing Development Commission this year, they intend to begin construction in 2021. If they are not successful in receiving tax credits this year, they intend to reapply in subsequent years due to the strong demand for affordable senior housing. The Affordable Housing Tax Credit program is very competitive and often developers apply 2-3 times before receiving tax credits.

The developer will also be completing the Timber Drive extension to the west property line of Harrisonville Villas as a part of Phase II. However, if Phase II is not constructed in 2021, the developer has posted a letter of credit with the City and agreed to complete the Timber Drive extension no later than August 31, 2022.

Vicinity Plan



Preliminary Master Site Plan



ZONING ORDINANCE REVIEW

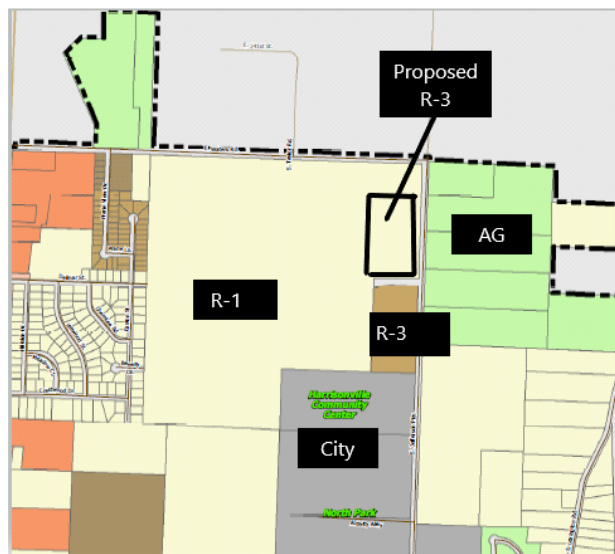
1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property.

The proposed R-3 zoning is consistent with the zoning of Phase I. The land zoned Ag on the east of the Harrisonville Villas in master planned low-density residential in the Future Land Use Map of the City.

Existing Zoning

North: R-1 Single-family Residential District
 East: AG Agriculture
 South R-3 Cluster or Garden Type Residential
 West R-1 Single-family Residential District

Zoning



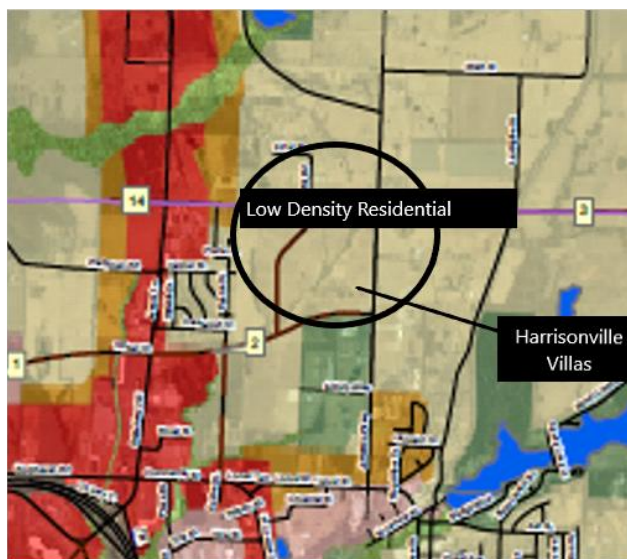
2. The physical character of the area in which the property is located.

The gently rolling terrain is suitable for the proposed development.

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

The proposed 48 units on 8.97 acres calculates to a density of 5.35 units per acre. This is consistent with the low density residential designation on the Future Land Use Map.

Future Land Use Map



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

Given that the second phase of Harrisonville Villas is consistent with the already existing first phase, the subject property is suitable for the uses permitted under R-3.

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 8.97 acres is part of a 132 acre tract that has been zoned R-1 for approximately 50 years. The only nearby development that has occurred in that time is construction of Harrisonville Villas Phase I in 2017 and Harrisonville Community Center. The proposed project is consistent with both of those existing uses and will be consistent with subsequent low-density residential development.

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

The proposed R-3 zoning is consistent with the R-3 zoning in Phase I and will be compatible with future low-density residential development.

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

Subject to details being worked out during review of the civil plans, the existing public facilities are adequate in the area.

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

We see the property as suitable for the proposed project.

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

The 8.97 acres is part of a 132 acre tract that has been zoned R-1 for approximately 50 years.

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

We see the second phase of Harrisonville Villas as being very much in the public interest. When seniors decide to downsize, it allows them to stay in the community where they have lived most of their adult lives. It also frees up houses in the price ranges that young families can afford which keeps established neighborhoods strong and viable.

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 by denying this application for rezoning.

STAFF RECOMMENDATIONS

Recommend that the Board of Aldermen approve the rezoning of approximately 8.97 acres from R-1 Single Family Residential to R-3 Cluster or Garden-type Residential.

OTHER INFORMATION

Legal Description

STAFF CONTACT: Roger Kroh, Community Development Planner

HARRISONVILLE VILLAS REZONING DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 31 WEST, ALL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 02°01'23" WEST, A DISTANCE OF 344.99 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 87°21'30" WEST, A DISTANCE OF 484.00 FEET; THENCE SOUTH 02°01'23" WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 807.05 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HARRISONVILLE VILLAS, AS RECORDED IN PLAT MAP 4028 AT PAGE 34; THENCE SOUTH 87°21'30" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 484.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 02°01'23" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 807.05 FEET TO THE **POINT OF BEGINNING**. CONTAINING 8.97 ACRES, MORE OR LESS

1. Action Item (ID # 3706)

Harrisonville Villas Phase II Rezoning from R-1 to R-3



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: November 13, 2020
SUBJECT: Final Plat - Zaroor Addition 300-304 E. Mechanic St.

Type of Item: *Approval*

GENERAL INFORMATION

Applicants/Property Owners: City of Harrisonville and Rhita S. Zaroor Trust

Requested Actions: Approval of Final Plat of Zaroor Addition

Date of Application: November 19, 2020

Location: 300, 302 and 304 E. Mechanic St.

Location: City of Harrisonville 300 and 304 E. Mechanic St.
Rhita S. Zaroor Trust 302 E. Mechanic St.

Acres .82 acres

PROPOSAL

In the 300 block of Mechanic Street, the Zaroor family home at 302 E. Mechanic is bordered on the east and west by lots owned by the City. The City is selling a portion of the City-owned lots to Rhita S. Zaroor Trust who wishes to increase the size of her lot at 302 E. Mechanic St. The City is retaining 13-ft. of its west lot at 300 E. Mechanic St. as right of way and 15-ft. of its east lot at 304 E. Mechanic St. should Wirt ever need to be widened.

Before Sale



After Sale

The attached replat of the three lots reflects the land being retained by the city and Mrs. Zaroor's new lot with the land purchased from the City.

The plat is being completed and will be emailed to each of you on prior to the meeting.

STAFF RECOMMENDATIONS

Approval.

ATTACHMENTS

Final Plat

STAFF CONTACT: Roger Kroh, Community Development Planner

2. Action Item (ID # 3707)

Final Plat - Zaroor Addition 300-304 E. Mechanic St.