



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
JANUARY 21, 2021
12:00 AM**

In effort to maintain social distancing and protect public health, this meeting will be conducted via www.zoom.com.

*Board members, applicants, and members of the public who wish to attend the meeting please go to:
<https://us02web.zoom.us/j/85394061197?pwd=TVZGYlBPWTB5VTFtRHVWUW5SNUIrZz09>*

Meeting ID: 853 9406 1197

Passcode: 210910

To join by phone,

1 312 626 6799 US

Meeting ID: 853 9406 1197

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Nov 19, 2020 6:00 PM**
- 3. Agenda Items**
 - A. SELECTION OF 2021 CHAIR, VICE CHAIR AND SECRETARY**
 - B. PUBLIC HEARING - SAPP BROS REZONING SWC I-49 & 275TH**
 - C. SAPP BROS REZONING TO C-2, SWC I-49 & 275TH**
 - D. REPLAT OF HARRISONVILLE COOKES SUBDIVISION**
 - E. REPLAT OF HARRISONVILLE BECKERDITE NO. 4 SUBDIVISION**
 - F. REPLAT OF TWIN OAKS EAST SUBDIVISION**
 - G. PUBLIC HEARING - ZONING ORDINANCE AMENDMENTS REGARDING MINI-WAREHOUSES**
 - H. ZONING ORDINANCE AMENDMENT REGARDING MINI-WAREHOUSES**
- 4. Adjourn**

POSTED THIS 15TH DAY OF JANUARY

Daniel Barnett



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

I. Call to Order

The meeting was called to order at 6:02 PM by Chair Chris Chiodini

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

Also in attendance: Patrick Joyce with Anderson Engineering on behalf of applicant Housing Plus, applicant Deborah Hart on behalf of applicant Rhita S. Zaroor Trust, City Planner Roger Kroh, and Recording Secretary Cyndora Gauthreaux.

II. Minutes Approval

1. Planning & Zoning Commission - Regular Meeting - Jun 18, 2020 6:00 PM

With no additions or corrections, the minutes from June 18, 2020 meeting were unanimously accepted.

RESULT:	ACCEPTED [9 TO 0]
MOVER:	Dorothy Young, Member
SECONDER:	Virgil Butler, Member
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam, Reece

III. Public Hearing

1. Public Hearing -- Harrisonville Villas Phase II

The Chairman opened the public hearing at 6:18 PM. There were no comments. The public hearing was closed at 6:23 PM

RESULT: PRESENTED

IV. Action Items

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

Roger Kroh presented an application from Patrick Joyce with Anderson Engineering and Housing Plus, LLC to re-zone 8.97 acres for the second phase of the Harrisonville Villas affordable senior housing project at the corner of Jefferson Parkway and Timber Drive. The 8.97 acres is just north of the first phase of Harrisonville Villas and 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. The developer has said that if it is successful in obtaining Affordable Housing Tax Credits from the Missouri Housing Development Commission this year, they intend to begin construction in 2021 and also complete the Timber Drive extension to the west property line of Harrisonville Villas as a part of Phase II. However, if they do not receive affordable housing tax credits for 2021 and the project is not completed at that time, Debbie Hart, the developer, confirmed that they have posted a letter of credit with the City and agreed to complete the Timber Drive extension no later than August 31, 2022.

Roger said that staff recommends approval for the reasons that are listed in the staff report.

Debbie Hart said that they are proposing to do Phase II because there is a large demand for senior housing in Harrisonville. They currently have a waiting list with about 240 names. Patrick Joyce with Anderson Engineering, LLC, the engineer for the project, briefed the commission on Phase II. He described the street configuration and said that the villas are to be the same size and design as in Phase I.

Commissioner William Crawford said the only complaint that he had heard about Harrisonville Villas is that it is hard for senior drivers to pull out onto Jefferson Parkway from Timber Drive due to traffic coming from the north. Roger Kroh said that staff will have the developers have a traffic engineer look at the sight distance when the project moves to the next stage.

Commissioner Virgil Butler said that all he has ever heard from residents at the Villas is that they are happy to have a two bedroom villa with a garage at an affordable price.

Commissioner Bush made a motion to approve the request from Harrisonville Phase II to re-zone from R-1 to R3 and was seconded by Commissioner Butler. The motion was unanimously approved.

RESULT:	APPROVED [9 TO 0]
MOVER:	Cheryl Bush, Member
SECONDER:	Virgil Butler, Member
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam, Reece

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

Roger Kroh presented an application from both the City of Harrisonville and the Rhita S. Zaroor Trust for approval of a final plat of the Zaroor Addition in the 300 block of Mechanic Street. The Zaroor family home is in the middle of the block and on both sides

are lots owned by the City. The City is selling a portion of both lots to the Zaroor Trust. The family wishes to increase the size of their existing lot. The City is retaining 13-ft. of its west lot as right of way for existing Marler Lane and 15-ft. of the east lot should Wirt Lane ever be widened.

There were no questions.

Commissioner Young made a motion to approve the Zaroor Addition Final Plat and was seconded by Commissioner Butler. The motion was unanimously approved.

RESULT:	APPROVED [9 TO 0]
MOVER:	Dorothy Young, Member
SECONDER:	Virgil Butler, Member
AYES:	Chiodini, Milner, Bowman, Butler, Young, Bush, Welton, Crawford, Pulliam, Reece

V. Adjournment

With no further discussion or items to come before the Board, Commissioner Butler made a motion to adjourn the meeting at 6:33 PM and was seconded by Commissioner Young. The motion was unanimously approved.

The meeting was closed at 6:33 PM

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Nov 19, 2020 6:00 PM (Approval of Minutes)



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: SELECTION OF 2021 CHAIR, VICE CHAIR AND SECRETARY

Type of Item: *Approval*

SELECTION OF 2021 CHAIR AND VICE CHAIR

Background:

Section 400.090 of the city of Harrisonville Land Use Code states,

“The Planning and Zoning Commission shall elect a chairman and secretary from among the citizen members. The term of the Chairman and Secretary shall be for one (1) year with eligibility for re-election.”

The Harrisonville P&Z Commission has annually selected a chair and vice chair and city staff has served as secretary. For 2021, it is recommended that the commission do the same. Jamie Martin will serve as the secretary to the P&Z Commission.

Citizen members eligible to serve as chair and vice chair are:

Chris Chiodini	2020 chair
Dorothy Young	2020 vice chair
Cheryl Bush	
Scott Milner	
Wilbert Crawford	
Virgil Butler	
Barrett Welton	
Brian Pulliam	

Recommendation:

- 1) Select a chair.
- 2) Select a vice chair.

A. Action Item (ID # 3762)

SELECTION OF 2021 CHAIR, VICE CHAIR AND SECRETARY



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: PUBLIC HEARING - SAPP BROS REZONING SWC I-49 & 275TH

Type of Item: *Approval*

City of Harrisonville, MO

Notice of Public Hearing
 Planning and Zoning Commission
 and
 Board of Aldermen

Notice is hereby given that the Harrisonville Planning and Zoning Commission (PZ) and Board of Aldermen (BOA) will conduct public hearings at the days, times and locations indicated below to receive public testimony on an application from Sapp Bros, Inc. to rezone from Cass County Commercial and Industrial Zoning to City of Harrisonville C-2 General Commercial zoning the following three (3) tracts at 21501 E. 275th Street, 27603 S. West Outer Road, and 27604 S. West Outer Road, Harrisonville, MO 64701. The public hearings will be held at the following days, times and location:

Planning and Zoning Commission, Thursday, January 21, 2021 at 6 PM

Board of Aldermen Meeting, Monday, February 1, 2020 at 6 PM

City Hall, 300 E. Pearl St., Harrisonville, MO 64701

Due to the threat of coronavirus infection, the meeting locations may be changed to the Harrisonville Community Center, 2400 Jefferson Parkway, Harrisonville, MO 64701, or the meetings may be conducted as online video-conference-style meetings. If one or both meetings are moved to the Community Center or held online, notice will be provided on the City's website (<https://www.ci.harrisonville.mo.us/>) under the "Agendas & Minutes" button in the center of the main page. This page can also be accessed by choosing the "Government" tab at the top of the main page and then selecting "Agendas/Minutes". The City invites all individuals to attend the meeting in the manner described above and make oral comments on the application.

Contact Roger Kroh, City Planner, at rkroh@harrisonville.com <<mailto:rkroh@harrisonville.com>> or (816) 380-8922, if you wish to review the application or submit commentaries prior to the meetings, and if you have difficulty accessing the online meeting agenda packets.

Cyndora Gauthreaux

Secretary to the Planning and Zoning Commission

B. Action Item (ID # 3763)

PUBLIC HEARING - SAPP BROS REZONING SWC I-49 & 275TH

City of
Harrisonville
STAFF REPORT

est.
1836

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: SAPP BROS REZONING TO C-2, SWC I-49 & 275TH

Type of Item: *Approval*

GENERAL INFORMATION

PUBLIC HEARING

Applicant: Tyler Marsh, Chief Financial Officer of Sapp Bros, Inc.
Requested Actions: Rezoning of Annexed Property to C-2, General Commercial

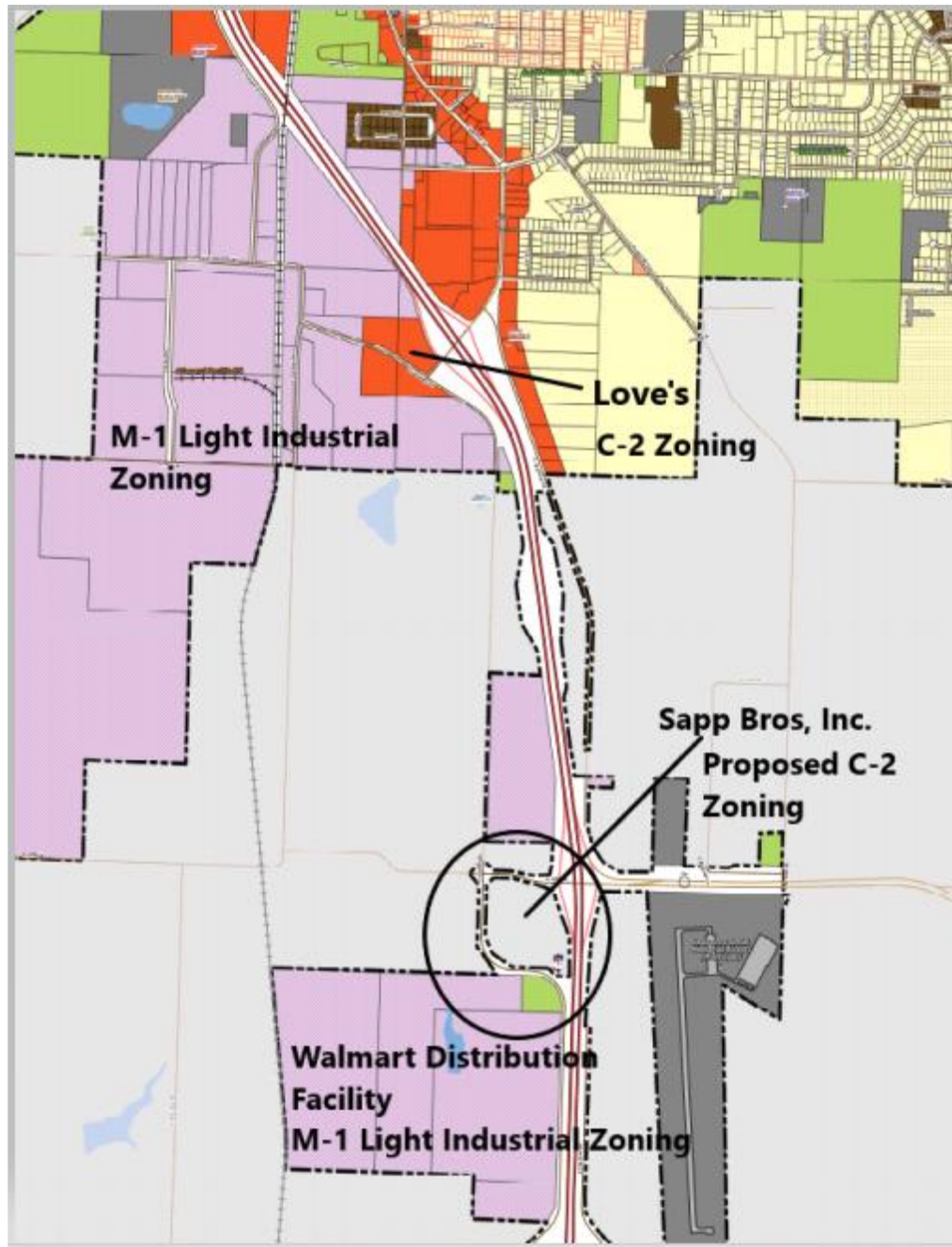
Date of Application: January 15, 2021

PROPOSAL

On November 2, 2020, the City approved an application from Sapp Bros., Inc. to be annexed into the City. They own three (3) tracts of land 30.35 acres in size south of 275th Street and west of U.S. Interstate 49. While in unincorporated Cass County the tracts with the Sapp Brothers Service Center and the land they own that is occupied by Pyro City Fireworks had a C-Commercial zoning. The western tract with the Sapp Bros. truck service facility was zoned I - Industrial. The three tracts are 21501 E. 275th Street, 27603 S. West Outer Road, and 27604 S. West Outer Road. Staff recommends that the Sapp Bros. property be zoning C-2 General Commercial. This is the same zoning where the Love's Service Center is located at I-49 and South Commercial.

MAPS





LEGAL DESCRIPTION

TRACT I:

A part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 44, Range 31 in Cass County, Missouri, the starting point of which is determined by running a line from the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 16, aforesaid, thence East along the North line of said Quarter Quarter Section, 528.38 feet; thence South 0 degrees 08 minutes East, 87.12 feet to a point in the Southerly right-of-way line of the County Road, and being the True Point of Beginning of the tract of land hereby conveyed; continuing from this True Point of Beginning thence South 0 degrees 08 minutes East, 549.28 feet; thence South 73 degrees 45 minutes 30 seconds East, 636.68 feet to a point in the Westerly right-of-way line of U.S. Highway No. 71; thence North 2 degrees 54 minutes 30 seconds West, along said Westerly right-of-way line, 20.86 feet, thence North 23 degrees 14 minutes 08 seconds West, along said Westerly right-of-way line, 621.92 feet to a point where the Westerly right-of-way line of U.S. Highway No. 71 intersects the Southerly right-of-way line of County Road; thence North 69 degrees 42 minutes 52 seconds West, along the Southerly right-of-way line of the County Road, 291.42 feet; thence North 69 degrees 52 minutes West, along said Southerly right-of-way line, 98.83 feet to the Point of Beginning, EXCEPT any part in road.

TRACT II:

Part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 44, Range 31, Cass County, Missouri, described as follows: from the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 16, aforesaid, run thence East along the North line thereof, 145.12 feet; thence South, 50.78 feet to a point on the Southerly right-of-way line of East 275th Street, as now located, and being the true point of beginning of the tract to be described; thence North 89 degrees 53 minutes 20 seconds East along said right-of-way line, 172.50 feet; thence continuing along said right-of-way line on a curve to the right having a radius of 676.61 feet, a chord bearing of South 82 degrees 57 minutes 10 seconds East, and an arc length of 169.07 feet; thence South 69 degrees 52 minutes 00 seconds East along said right-of-way line, 46.45 feet; thence South 0 degrees 08 minutes 60 seconds East, 549.28 feet; thence South 73 degrees 45 minutes 30 seconds East, 336.68 feet; thence South 23 degrees 15 minutes 00 seconds West, 524.71 feet to a point on the North right-of-way line of South West Outer Road, as now located; thence South 89 degrees 55 minutes 30 seconds West along the said right-of-way line, 224.60 feet to a point on the Easterly right-of-way of said South West Outer Road; thence North 58 degrees 18 minutes 21 seconds West along said right-of-way line, 317.62 feet; thence North 22 degrees 19 minutes 49 seconds West along said right-of-way line 258.11 feet; thence North 0 degrees 13 minutes 00 seconds West along said right-of-way line 664.14 feet; thence North 45 degrees 39 minutes 27 seconds East along said right-of-way line, 132.23 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

TRACT III:

Part of the East half of the Northwest Quarter of the Northwest Quarter, and part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 44, Range 31, in Cass County, Missouri, described as follows:

Beginning at the Southwest corner of the East half of the Northwest Quarter of the Northwest Quarter of

Section 16, aforesaid, and running thence North 0 degrees 16 minutes 17 seconds West, along the West line of the East half of said Quarter Quarter Section, 640.62 feet thence North 89 degrees 47 minutes East 607.15 feet to the West right of way line of the Outer Road; thence South 0 degrees 13 minutes East along said Outer Road right of way line, 281.00 feet; thence South 37 degrees 31 minutes 19 seconds East along the Southwesterly right of way line of the Outer Road, 454.86 feet to a point in the South line of the Northeast Quarter of the Northwest Quarter of Section 16; thence South 89 degrees 55 minutes 30 seconds West, 882.22 feet to the point of beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

STAFF RECOMMENDATION

Recommending that the BOA approve the zoning of C-2 General Commercial for approximately

30.35 acres owned by Sapp Brothers, Inc. at the southwest corner of I-49 and 275th St.

C. Action Item (ID # 3764)

SAPP BROS REZONING TO C-2, SWC I-49 & 275TH

City of
Harrisonville
est. 1836

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: REPLAT OF HARRISONVILLE COKES SUBDIVISION

Type of Item: *Approval*

GENERAL INFORMATION

Applicant/ Property Owners: Plat 1 Harrisonville Cokes Subdivision

Michael B and Laura E Cecil, etal., 1000 Lauren Lane
George W. and Elizabeth Morse, 1001 Lauren Lane

Plat 2 Harrisonville Beckerdite #4

Markus L and Stacy Reed, 802 S. Stella Street
John A. and Loretta M Rocky, 803 S. Stella Street

Plat 3 Twin Oaks East

John Rider, 800 Bird Avenue
Don Christman, Christman Family Trust, 802 Bird Avenue

Surveyor: Daniel Stewart, Surveyor

Requested Actions: Approval of Three (3) Re-plats

Date of Application: January 15, 2021

Location: 6.75 acres surrounded by homes on Bird Avenue, Stella Street
and Lauren Lane

Zoning: R-1 Single Family Residential

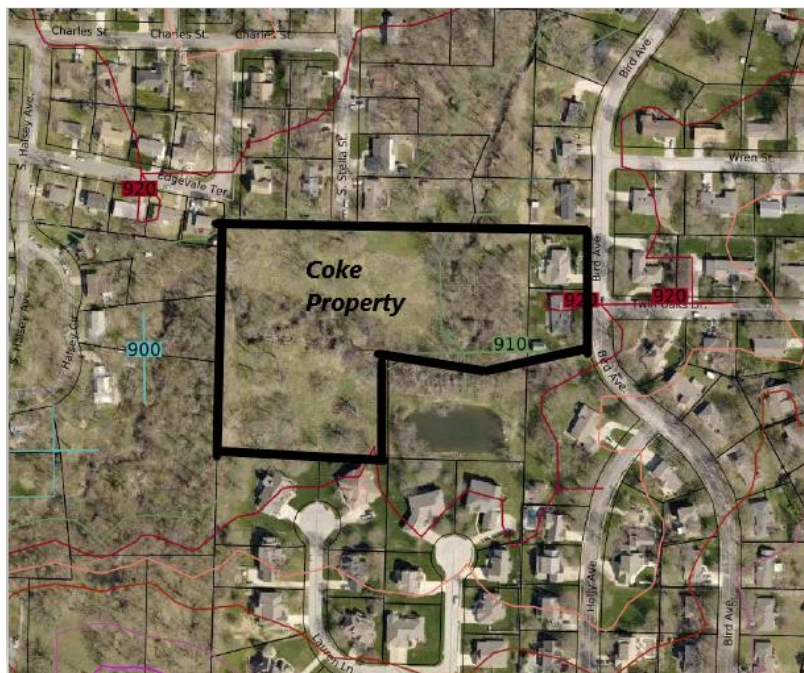
PROPOSAL

Note - The plats will be emailed to you prior to the meeting. The surveyor is completing them at this time.

Six homeowners surrounding a 6.75 acre tract in the flood plain are contracting to purchase the property is located behind homes on Bird Avenue, Stella Street, and Lauren Lane.



The 6.75 acres was owned by the Coke Family Trust and was actioned in the fall. The six surrounding property owners are dividing and attaching approximately one-sixth of the Coke property to their own property so they can manage and maintain the property more closely than can an absentee property owner. Staff is supportive of their effort. As the six property owners are in three separate subdivisions, it is necessary to approve three separate final plats.



Below is a color coded map that shows conceptually how the Coke property is to be divided. The plats will show the exact configuration.



STAFF RECOMMENDATION

Staff is supportive of the six property owners dividing and acquiring the 6.75acre Coke Tract. We will review the plats and make a final recommendation at the P&Z at the meeting.

STAFF CONTACT: Roger Kroh, Community Development Planner

D. Action Item (ID # 3765)

REPLAT OF HARRISONVILLE COKES SUBDIVISION

City of
Harrisonville
est. 1836
STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: REPLAT OF HARRISONVILLE BECKERDITE NO. 4 SUBDIVISION

Type of Item: *Approval*

GENERAL INFORMATION

Applicant/ Property Owners: Plat 1 Harrisonville Cokes Subdivision

Michael B and Laura E Cecil, etal., 1000 Lauren Lane
George W. and Elizabeth Morse, 1001 Lauren Lane

Plat 2 Harrisonville Beckerdite #4

Markus L and Stacy Reed, 802 S. Stella Street
John A. and Loretta M Rocky, 803 S. Stella Street

Plat 3 Twin Oaks East

John Rider, 800 Bird Avenue
Don Christman, Christman Family Trust, 802 Bird Avenue

Surveyor: Daniel Stewart, Surveyor

Requested Actions: Approval of Three (3) Re-plats

Date of Application: January 15, 2021

Location: 6.75 acres surrounded by homes on Bird Avenue, Stella Street
and Lauren Lane

Zoning: R-1 Single Family Residential

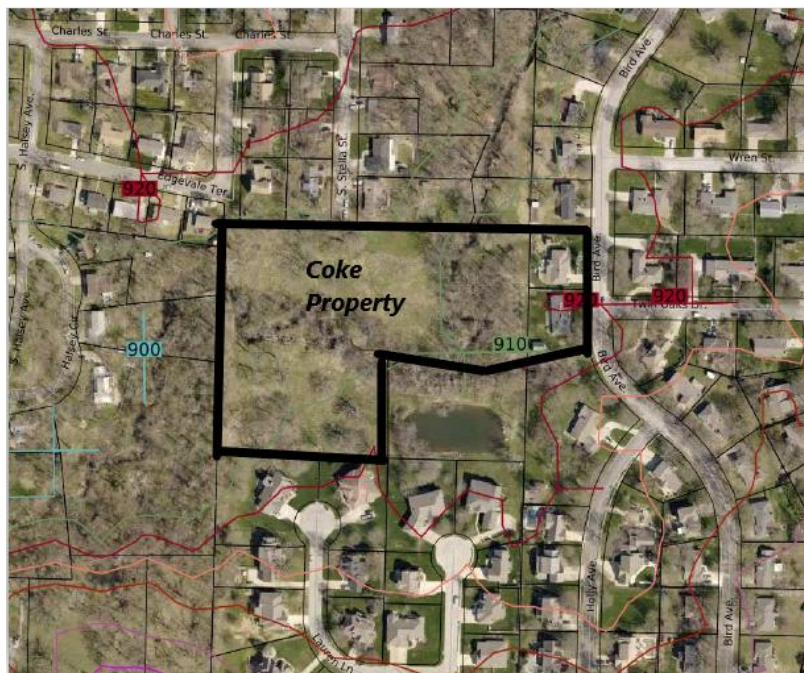
PROPOSAL

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Below is a color coded map that shows conceptually how the Coke property is to be divided. The plats will show the exact configuration.



STAFF RECOMMENDATION

Staff is supportive of the six property owners dividing and acquiring the 6.75-acre Coke Tract. We will review the plats and make a final recommendation at the P&Z at the meeting.

STAFF CONTACT: Roger Kroh, Community Development Planner

E. Action Item (ID # 3766)

REPLAT OF HARRISONVILLE BECKERDITE NO. 4 SUBDIVISION



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: REPLAT OF TWIN OAKS EAST SUBDIVISION

Type of Item: *Approval*

GENERAL INFORMATION

Applicant/ Property Owners: Plat 1 Harrisonville Cokes Subdivision

Michael B and Laura E Cecil, etal., 1000 Lauren Lane
 George W. and Elizabeth Morse, 1001 Lauren Lane

Plat 2 Harrisonville Beckerdite #4 Subdivision

Markus L and Stacy Reed, 802 S. Stella Street

John A. and Loretta M Rocky, 803 S. Stella Street

Plat 3 Twin Oaks East Subdivision

John Rider, 800 Bird Avenue

Don Christman, Christman Family Trust, 802 Bird Avenue

Surveyor: Daniel Stewart, Surveyor

Requested Actions: Approval of Three (3) Re-plats

Date of Application: January 15, 2021

Location: 6.75 acres surrounded by homes on Bird Avenue, Stella Street
 and Lauren Lane

Zoning: R-1 Single Family Residential

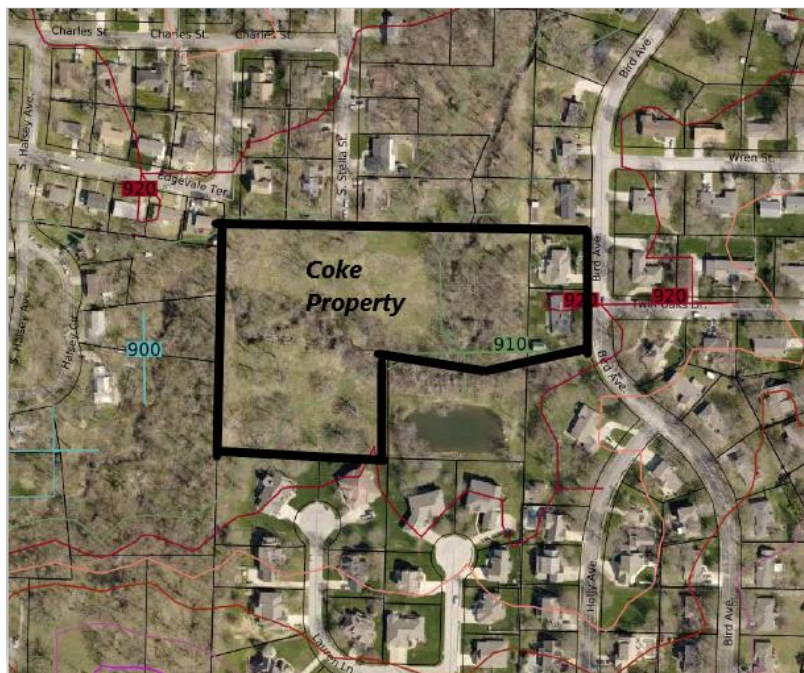
PROPOSAL

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Six homeowners surrounding a 6.75 acre tract in the flood plain are contracting to purchase the property is located behind homes on Bird Avenue, Stella Street, and Lauren Lane.



The 6.75 acres was owned by the Coke Family Trust and was actioned in the fall. The six surrounding property owners are dividing and attaching approximately one-sixth of the Coke property to their own property so they can manage and maintain the property more closely than can an absentee property owner. Staff is supportive of their effort. As the six property owners are in three separate subdivisions, it is necessary to approve three separate final plats.



Below is a color coded map that shows conceptually how the Coke property is to be divided. The plats will show the exact configuration.



STAFF RECOMMENDATION

Staff is supportive of the six property owners dividing and acquiring the 6.75acre Coke Tract. We will review the plats and make a final recommendation at the P&Z at the meeting.

STAFF CONTACT: Roger Kroh, Community Development Planner

F. Action Item (ID # 3767)

REPLAT OF TWIN OAKS EAST SUBDIVISION



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: PUBLIC HEARING - ZONING ORDINANCE AMENDMENTS
REGARDING MINI-WAREHOUSES AND PRIVATE PRISONS

Type of Item: *Approval*

City of Harrisonville, MO
 Notice of Public Hearing
 Planning and Zoning Commission
 and
 Board of Aldermen

Notice is hereby given that the Harrisonville Planning and Zoning Commission (PZ) and Board of Aldermen (BOA) will conduct public hearings at the days, times and locations indicated below to receive public testimony on amendments to Ch. 405, Zoning Regulations, of the City of Harrisonville regarding the regulation of mini-warehouse facilities and warehousing. The public hearings will be held at the following days, times and location:

Planning and Zoning Commission, Thursday, January 21, 2021 at 6 PM

Board of Aldermen Meeting, Monday, February 1, 2020 at 6 PM

City Hall, 300 E. Pearl St., Harrisonville, MO 64701

Due to the threat of coronavirus infection, the meeting locations may be changed to the Harrisonville Community Center, 2400 Jefferson Parkway, Harrisonville, MO 64701, or the meetings may be conducted as online video-conference-style meetings. If one or both meetings are moved to the Community Center or held online, notice will be provided on the City's website (<<https://www.ci.harrisonville.mo.us/>>) under the "Agendas & Minutes" button in the center of the main page. This page can also be accessed by choosing the "Government" tab at the top of the main page and then selecting "Agendas/Minutes". The City invites all individuals to attend the meeting in the manner described above and make oral comments on the application. Contact Roger Kroh, City Planner, at rkroh@harrisonville.com <<mailto:rkroh@harrisonville.com>> or (816) 380-8922, if you wish to review the application or submit commentaries prior to the meetings, and if you have difficulty accessing the online meeting agenda packets.

Cyndora Gauthreaux

Secretary to the Planning and Zoning Commission

G. Action Item (ID # 3768)

PUBLIC HEARING - ZONING ORDINANCE AMENDMENTS REGARDING MINI-WAREHOUSES



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Roger Kroh, Planner
DATE: January 14, 2021
SUBJECT: ZONING ORDINANCE AMENDMENT REGARDING MINI-WAREHOUSE FACILITIES

Type of Item: Approval

Case No.: CA 21-001

PZ Meeting: January 21, 2021

BOA Meeting: February 1, 2021

GENERAL INFORMATION

PUBLIC HEARING

Applicant: Roger Kroh, Community Development Planner

Requested Actions: Amend Zoning Regulations Regarding mini-warehouse facilities.

PROPOSED ACTION

Amend zoning ordinance to removed mini-warehouse facilities as a permitted use in the C-2 Service Business District and make mini-storage a special use permit in both the M-1 Light Industrial District and on second-tier lots in the C-2 Service Business District

BACKGROUND

The City has had inquiries to build mini-storage warehouses from various parts of the City such as the South East Outer Road next to R-1 zoning, converting the Bizarre Bazaar building into a mini-warehouse, building mini-warehouse units on the Bizarre Bazaar parking lot, and constructing a mini-warehouse on the Heritage Tractor Site.

PREVIOUS ACTIONS

On November 23, 2020, out of concern about the potential proliferation of mini-warehouse facilities - especially those at entryways to the City - the Board of Aldermen approved a temporary moratorium on mini-warehouse facilities until February 28, 2020 to give staff adequate time to study the issue and recommend changes to the Planning and Zoning Commission and Board of Aldermen. The BOA made the following findings in support of the moratorium.

- A. The City currently has a large concentration of mini-warehouse facilities within its borders and has recently seen an increase in inquiries to locate even more mini-warehouse facilities

in the City.

- B. The City of Harrisonville is a small City with a focus on retail and industrial uses. The proliferation of mini-warehouse facilities in the City has the potential to adversely affect the City's economy as well as its aesthetic environment by oversaturating the City with mini-storage warehouses rather than with traditional retail uses that the City is endeavoring to promote.
- C. The potentially large number of mini-warehouse facilities in the City will contribute to an overall negative image, and by removing land that could be used for retail and office uses does not promote economic development.
- D. Adoption of an Administrative Delay on mini-warehouse facilities will provide the City with an opportunity to review and revise its zoning ordinance in order to adequately address the siting of mini-warehouse facilities in the City.

The moratorium said that no new applications for planning and zoning approvals or development plan and building permit approvals shall be processed or approved during the term of the moratorium for new mini-warehouse facilities in the City, including the conversion of any existing buildings to mini-warehouse facilities, unless the project has already had a pre-application conference for a site plan approval or been documented in the board or aldermen minutes as being rezoned and platted specifically for a mini-warehouse facility.

STAFF COMMENTS

Staff believes that mini-warehouses are an appropriate use on second-tier lots behind commercial buildings in the C-2 Commercial Services Zoning District. It is also an appropriate use on lots in the M-1 Light Industrial District providing mini-warehouses do not eliminate prime industrial sites that should be saved for larger industrial uses that bring jobs and capital investment into the community. In order to accomplish this, staff proposes that mini-storage warehouses be made special use permits which must meet certain criteria, such as:

- (A) Mini-warehouses shall be permitted in the C-2 and M-1 zoning districts only after a valid special use permit and development plan approval have been granted.
- (B) In the C-2 zoning district, mini-warehouses are only permitted on second tier lots behind first tier buildings on State Route 291, Cantrell Road, Commercial Street, Mechanic Street, Locust Street and Plaza Drive.
- (C) Mini-warehouses shall not be located on parcels exceeding three acres in size.
- (D) Setbacks and landscaping greater than those required by the zoning districts may be required if deemed necessary by the Planning and Zoning Commission to make such facilities compatible with existing or prospective developments in the area.

STAFF RECOMMENDATION

Discuss proposed changes and recommend that they be incorporated into an ordinance and approved by the Board of Aldermen.

STAFF CONTACT: Roger Kroh, Community Development Planner

H. Action Item (ID # 3769)

ZONING ORDINANCE AMENDMENT REGARDING MINI-WAREHOUSES