



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
VIA ZOOM
FEBRUARY 17, 2022
6:00 PM**

Join Zoom Meeting
<https://us02web.zoom.us/j/83588010530>
Meeting ID: 835 8801 0530
One tap mobile
+13126266799,,83588010530# US (Chicago)
+19292056099,,83588010530# US (New York)

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Jan 20, 2022 6:00 PM**
- 3. Agenda Items**
 - A. Public Hearing: Rezoning of property NE Corner of S. Edgevale Dr. and Oakwood St from A (Agriculture) to R1 (Single Family Residential)**
 - B. Consideration for Rezoning of property NE Corner of S. Edgevale Dr. and Oakwood St from A (Agriculture) to R1 (Single Family Residential)**
 - C. Burris Ridge Small Plat**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 11th day of February, 2022.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 20, 2022
6:00 PM

1. Call to Order

The meeting was called to order at 6:16 PM by Vice Chair Dorothy Young

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

Also in attendance were Jason and Jennifer Winter, Applicants; Jim Clarke, Economic Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Dec 2, 2021 6:00 PM

Dorothy Young asked for the unanimous vote to be written in Agenda Item 3.B.

Mayor Bowman made a motion to accept the minutes with the amended change to Agenda Item 3.B. Brian Pulliam seconded the motion.

The motion passed unanimously.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Judy Bowman, Mayor
SECONDER:	Brian Pulliam
AYES:	Milner, Bowman, Young, Crawford, Pulliam
ABSENT:	Kevin Wood, Chris Chiodini, Cheryl Bush, Barrett Welton

3. Agenda Items

A. PUBLIC HEARING to amend SUP - 30 day stay to 180 day stay

Jim Clarke presented his Staff Report for an application from Jason and Jennifer Winter to amend their Special Use Permit for The Woods at Plaza Drive RV Park. They wish to change the maximum allowed stay of 30 days to 180 days. Staff recommends denial for the reasons stated in the Staff Report.

Wilbert Crawford stated that he disagreed with the comment about future park users. He said that the Commission can't make that assumption, and that it doesn't apply. Jim Clarke stated that his recommendation was based on expressed conversations with City Staff and that the intent of the 30 day maximum stay was to not turn the RV Park into a mobile home park.

Jason Winter spoke to the Commission. He explained that currently 70% of the park users are contract workers with homes elsewhere. Others users are in town visiting family and stay for extended periods before returning home. He explained the process for users to book their stay online and on the phone. He stated his business is adjourning the park so they are on site and keep it clean and orderly. Mr. Winter spoke with various City Staff and there have been no incidents at the park involving the police or trash problems.

Mayor Bowman asked what the average length of stay for the park users was? Mr. Winter said that it is over 30 days.

Dorothy Young said that there is a benefit to the City from the park users. They use our restaurants and shop in the City. She also said that it would be easier to monitor who is there with a 180 day stay as opposed to a 30 day stay.

Mayor Bowman asked why hadn't they come back to amend the SUP since 2016? Mr. Winter said that he should have gone through the process before now.

With no other public to come before the Commission, the Public Hearing was closed.

B. Consideration to Amend SUP - RV Park - increase 30 day stay to 180 days

Wilbert Crawford made a motion to recommend approval of the 180 day amendment for the Special Use Permit for The Woods at Plaza Drive to the Board of Alderman. Brian Pulliam seconded the motion.

The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Brian Pulliam
AYES:	Milner, Bowman, Young, Crawford, Pulliam
ABSENT:	Kevin Wood, Chris Chiodini, Cheryl Bush, Barrett Welton

4. Discussion Items**5. Adjourn**

With nothing further to come before the Commission, Brian Pulliam made a motion to adjourn. Wilbert Crawford seconded.

The meeting was adjourned at 6:40 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: February 10, 2022
SUBJECT: Rezoning (Smith)

Type of Item: *Public Hearing*

A. Action Item (ID # 4107)

Rezoning (Smith)

Attachments:

Staff Report - PZ - Rezoning - L. Smith - 2-17-22 (DOC)

Final survey for plat (PDF)

L Smith land donation map (PDF)

Smith donation zoning 185ft adjoining (PDF)



300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Planning and Zoning Commission

From: Jim Clarke, Director of Community Development
Chris Arthur, Building Official

Date: February 17, 2022

Re: Rezoning of property from Ag to R1;
NE Corner of South Edgevale Dr and Oakwood St
1707 S Edgevale Dr (proposed new address).

GENERAL INFORMATION

Applicant: Laurence Smith

Requested Actions: Rezoning of property from Ag to R1, after donation of portion to the City, to facilitate a conforming lot (zoning designation).

Date of Application: January 10, 2022

PROPOSAL

Smith Trust owns property at the intersection of S Edgevale Dr and Oakwood St. Part of the property will be donated to the City to facilitate a future Parks Dept trailhead and provide better access for City owned property, both currently owned and the donated portion, both of which will be combined into 1 parcel.

At the same time a lot split will be processed to create a parcel being a conforming lot for R1 zoning designation to construct a new S/F home on. Also at the same time the proposed City property (current and donated) will all be combined into 1 parcel.

Please see the attached new survey, property donation / lot split / lot combination map, and adjoining properties/zoning map.

The surrounding properties are zoned R1 to the North, Northeast, Northwest, West, and Southwest. Property to the East is School District (G) property. Property to the South is a combination of City property and Ag property.

Public legal notice, public hearing notice, and property located rezoning notice have been completed.

PREVIOUS ACTIONS

N/A

KEY ISSUES

The property, currently being under an Ag zoning designation, is not conforming regarding lot size for Ag designation (5 or more acres). As such it is a legal non-conforming parcel and could not have a new home built on it without rezoning.

Attachment: Staff Report - PZ - Rezoning - L. Smith - 2-17-22 (Rezoning (Smith))

STAFF COMMENTS AND SUGGESTIONS

Staff has the opinion that both the rezoning on the new parcel and the donation agreement to the City is a very positive and beneficial undertaking.

STAFF RECOMMENDATION

Staff recommends approval for the rezoning of the new parcel, proposed to be addressed as 1707 South Edgevale Dr., from Agricultural Zoning (A) to Residential single family zoning (R1).

ATTACHMENTS

New Survey.

Property donation / lot split / lot combination map.

Adjoining properties/zoning map.

STAFF CONTACT:

Jim Clarke

Chris Arthur

Notes:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

BEARINGS SHOWN ARE BASED ON THE PLAT BEARING OF NORTH 00°55'07" EAST ALONG THE EAST LINE OF "OAKWOOD", LOTS 26 THRU 42 & TRACT 1, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

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

RECORD DEED AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT, THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP.

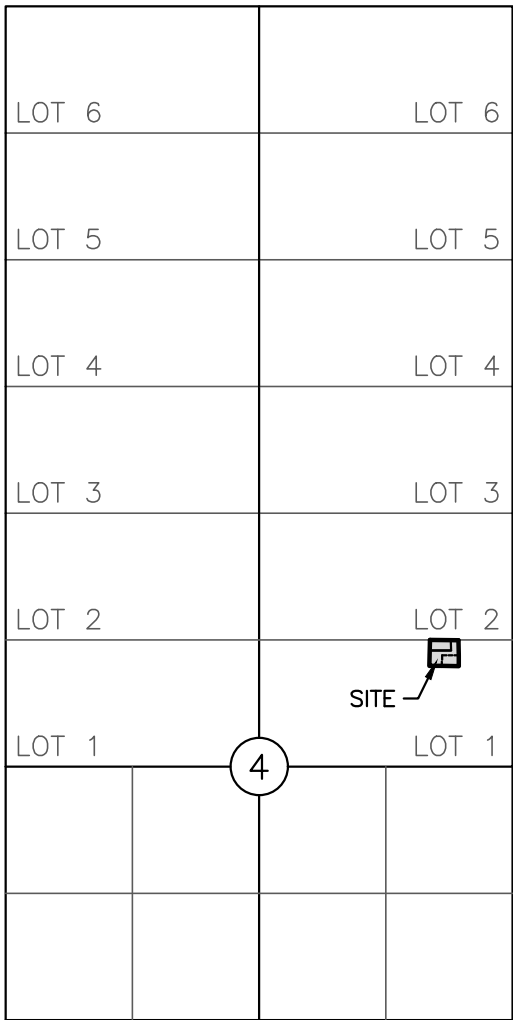
THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC / PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THIS PROPERTY LIES WITHIN THE LIMITS OF OR ADJACENT TO THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA.

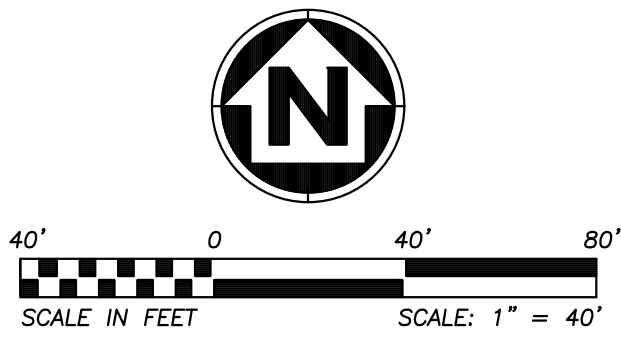
NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER THE SOIL IS SUITABLE TO SUPPORT A FOUNDATION OR INFRASTRUCTURE IMPROVEMENTS; WHETHER ANY EXISTING 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; THAT ANY EXISTING OR PROPOSED DRIVEWAY OR ROAD ACCESS TO A PUBLIC ROADWAY MEETS SAFETY CRITERIA OF THE STATE, COUNTY, OR CITY; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES OR UTILITIES OR WASTE MATERIALS MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.



LOCATION MAP
SECTION 4, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Plat of Survey for Lot Split & Lot Combination



Record Descriptions:

BOOK 2677, PAGE 435
PART OF A TRACT OF LAND AS DESCRIBED IN BOOK 438, PAGE 465 IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID LOT 1, RUN THENCE NORTH 89°54'30" EAST ALONG THE NORTH LINE OF SAID LOT 1 OF THE NORTHEAST QUARTER, 817.95 FEET TO THE NORTHEAST CORNER OF LOT 25 IN "OAKWOOD" LOT 10 THRU 25, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, CONTINUING THENCE NORTH 89°54'30" EAST ALONG THE NORTH LINE OF LOT 1 IN THE NORTHEAST QUARTER OF SAID SECTION 4, 1235.36 FEET; THENCE SOUTH 0°23'20" EAST, 270.00 FEET; THENCE SONTN 89°54'30" WEST, THENCE NORTH 89°49'26" WEST, 36.36 FEET THENCE SOUTH 43°09'60" WEST, 224.56 FEET; THENCE NORTH 0°05'30" WEST 257.69 FEET; THENCE SOUTH 89°54'30" WEST, 417.93 FEET TO THE SOUTHEAST CORNER OF LOT 17 IN SAID "OAKWOOD" LOTS 10 THRU 25, THENCE NORTH 0°05'30" WEST ALONG THE EAST LINE OF SAID "OAKWOOD" LOTS 10 THRU 25, 270.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT OAKWOOD LOTS 26 THRU 42, SUBJECT TO EXISTING EASEMENTS OF RECORD.

NOTE:

THE ABOVE RECORD DESCRIPTION HAS SEVERAL SCRIVENER'S ERRORS.

BOOK 1859, PAGE 70 (TRACT 2A)
PART OF A TRACT OF LAND AS DESCRIBED IN BOOK 438, PAGE 465 IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID LOT 1, RUN THENCE NORTH 89°54'30" EAST ALONG THE NORTH LINE OF SAID LOT 1 ON THE NORTHEAST QUARTER, 1754.00 FEET; THENCE SOUTH 00°55'07" WEST, 160.02 FEET; THENCE NORTH 89°54'30" EAST, PARALLEL WITH THE NORTH LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION, 130.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: CONTINUING THENCE NORTH 89°54'30" EAST, PARALLEL WITH THE NORTH LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION 172.98 FEET; THENCE SOUTH 00°23'20" EAST, 110.00 FEET; THENCE SOUTH 89°54'30" WEST, PARALLEL WITH THE NORTH LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION, 175.48 FEET; THENCE NORTH 00°55'07" EAST, 110.02 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ANY EXISTING EASEMENTS.

Survey Descriptions:

Tract 1

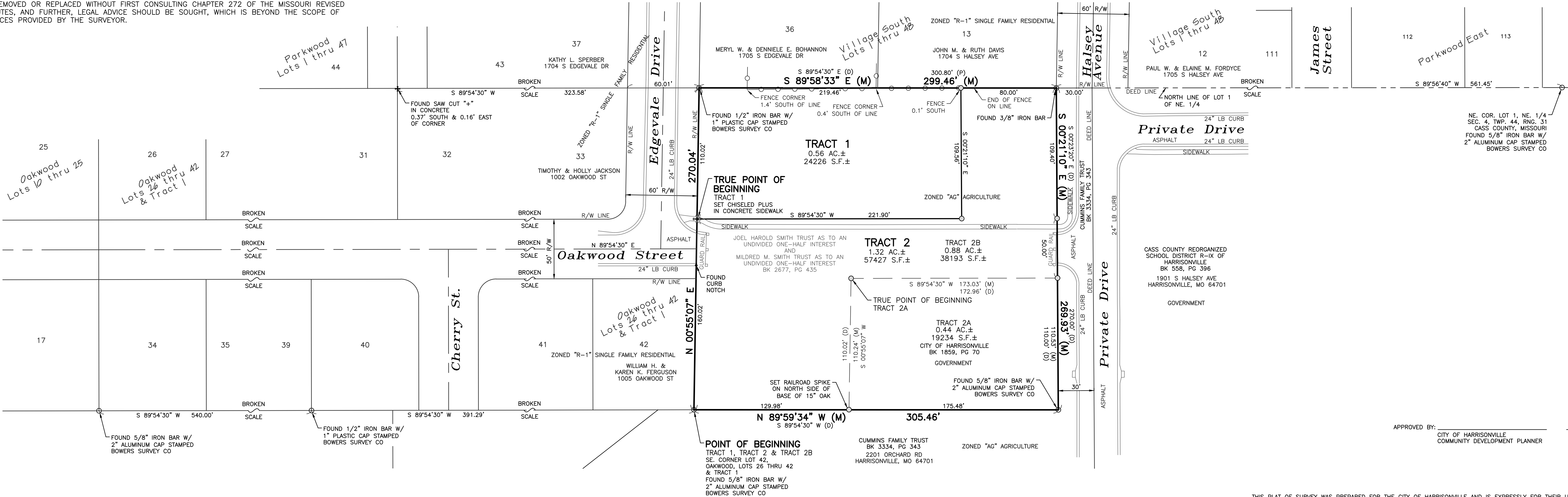
I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2677 AT PAGE 435 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42, "OAKWOOD", LOTS 26 THRU 42 & TRACT 1, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; RUN THENCE NORTH 00°55'07" EAST ALONG THE EAST LINE OF SAID LOT 42 AND THE EAST RIGHT-OF-WAY LINE OF EDGEVALE DRIVE, AS NOW LOCATED, 160.02 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 00°55'07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 110.02 FEET TO THE NORTHEAST CORNER OF SAID "OAKWOOD" SUBDIVISION AND BEING THE SOUTHWEST CORNER OF LOT 36, "VILLAGE SOUTH", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 89°58'33" EAST (MEASURED) (DEED=SOUTH 89°54'30" EAST) ALONG THE SOUTH LINE OF SAID LOT 36 AND LOT 13, "VILLAGE SOUTH", 219.46 FEET; THENCE SOUTH 00°21'10" EAST PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435, 109.56 FEET; THENCE SOUTH 89°54'30" WEST, 221.90 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.56 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Tract 2

I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN BOOK 2677 AT PAGE 435 AND IN BOOK 1859 AT PAGE 70 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42, "OAKWOOD", LOTS 26 THRU 42 & TRACT 1, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; RUN THENCE NORTH 00°55'07" EAST ALONG THE EAST LINE OF SAID LOT 42 AND THE EAST RIGHT-OF-WAY LINE OF EDGEVALE DRIVE, AS NOW LOCATED, 160.02 FEET; THENCE NORTH 89°54'30" EAST, 221.90 FEET; NORTH 00°21'10" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435, 109.56 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT, AND BEING A POINT ON THE SOUTH LINE OF LOT 13, "VILLAGE SOUTH", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 89°58'33" EAST (MEASURED) (DEED=SOUTH 89°54'30" EAST) ALONG THE SOUTH LINE OF SAID LOT 13, 80.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13 AND BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435; THENCE SOUTH 00°21'10" EAST (MEASURED) (DEED=SOUTH 00°23'20" EAST) ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435 AND BEING ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 1859 AT PAGE 70, 269.93 FEET (MEASURED) (DEED=270.00 FEET) TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 1859 AT PAGE 70; THENCE NORTH 89°59'34" WEST (MEASURED) (DEED=SOUTH 89°54'30" WEST) ALONG THE SOUTH LINE OF SAID TRACT, 305.46 FEET TO THE POINT OF BEGINNING. CONTAINS 1.32 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.



Tract 2B

I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2677 AT PAGE 435 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42, "OAKWOOD", LOTS 26 THRU 42 & TRACT 1, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; RUN THENCE NORTH 00°55'07" EAST ALONG THE EAST LINE OF SAID LOT 42 AND THE EAST RIGHT-OF-WAY LINE OF EDGEVALE DRIVE, AS NOW LOCATED, 160.02 FEET; THENCE NORTH 89°54'30" EAST, 221.90 FEET; NORTH 00°21'10" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435, 109.56 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT, AND BEING A POINT ON THE SOUTH LINE OF LOT 13, "VILLAGE SOUTH", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 89°58'33" EAST (MEASURED) (DEED=SOUTH 89°54'30" EAST) ALONG THE SOUTH LINE OF SAID LOT 13, 80.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13 AND BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435; THENCE SOUTH 00°21'10" EAST (MEASURED) (DEED=SOUTH 00°23'20" EAST) ALONG THE EAST LINE OF SAID TRACT, 159.40 FEET TO THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 1859 AT PAGE 70 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, THENCE SOUTH 89°54'30" WEST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 1859 AT PAGE 70, 173.03 FEET (MEASURED) (DEED=172.96 FEET) TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°55'07" WEST ALONG THE WEST LINE OF SAID TRACT, 110.24 FEET (MEASURED) (DEED=110.02 FEET) TO THE SOUTHWEST CORNER OF SAID TRACT AND BEING ON THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2677 AT PAGE 435; THENCE NORTH 89°59'34" WEST (MEASURED) (DEED=SOUTH 89°54'30" WEST) ALONG THE SOUTH LINE OF SAID TRACT, 129.98 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.88 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Reference Surveys

FINAL PLAT OF "VILLAGE SOUTH"
SURVEY BY: AUGUST BOGINA, JR. PLS 261
DATED: JULY 1, 1965
RECORDED: PLAT BOOK 3, PAGE 68
COUNTY: CASS

SURVEY BY: JERRELL T. BOWERS, PLS 1733
DATED: JANUARY 25, 1999
RECORDED: SURVEY BOOK 7, PAGE 134
COUNTY: CASS

FINAL PLAT OF "OAKWOOD", LOTS 26 THRU 42 & TRACT 1
SURVEY BY: JERRELL T. BOWERS, PLS 1733
DATED: JULY 27, 2000
RECORDED: PLAT BOOK 16, PAGE 88
COUNTY: CASS

Legend

- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS PLS 2616, UNLESS NOTED OTHERWISE
- = CHAINLINK FENCE LINE
- R/W LINE = RIGHT-OF-WAY LINE
- (D) = DEED BEARING OR DISTANCE
- (P) = PLAT BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- LB CURB = LAZYBACK CURB

THIS PLAT OF SURVEY WAS PREPARED FOR THE CITY OF HARRISONVILLE AND IS EXPRESSLY FOR THEIR USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HIS DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JANUARY 19, 2022.

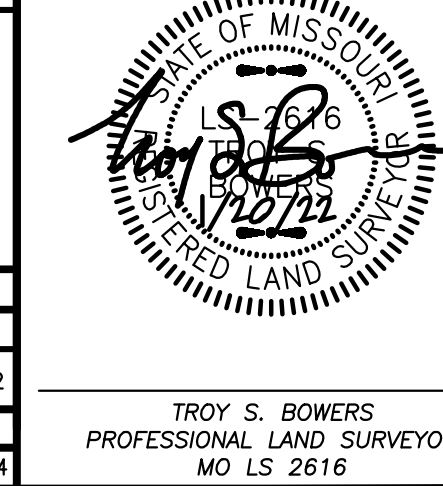
FOR: CITY OF HARRISONVILLE 300 E. PEARL STREET, HARRISONVILLE, MO 64701
ORDERED BY: MR. CHRIS ARTHUR, CBO, MCP



Bowers Land Survey Co. LLC

P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSSURVEY.COM

SITE ADDRESS: EDGEVALE DRIVE, HARRISONVILLE, MO 64701						
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
4	44	31	CASS	MISSOURI	1/20/22	21778-22
DRAWING NO. 2177BBS.DWG		DRAWN BY: TSB		CHECKED BY: TSB		
BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824						



TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

Lawrence Smith Land Donation



Attachment: L Smith land donation map (Rezoning (Smith))

185ft Rectangle Around Future 1707 S. Edgevale Parcel



Attachment: Smith donation zoning 185ft adjoining (Rezoning (Smith))



0 25 50 100 150 200 Feet



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: February 10, 2022
SUBJECT: Consideration for Rezoning

Type of Item: *Approval*

- B. Action Item (ID # 4110)**
Consideration for Rezoning



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: February 10, 2022
SUBJECT: Burris Ridge Minor Plat

Type of Item: *Approval*

C. Action Item (ID # 4109)

Burris Ridge Minor Plat

Attachments:

Staff Report - P&Z - Burris Ridge - 2nd Plat - Small Plat - 2-17-22 (DOC)

Burris Ridge - 2nd Plat - Small Plat - Lot Table - Not Dated(PDF)

Burris Ridge - Preliminary Plat (PDF)

Burris Ridge - Aerial - 2020 (PNG)

To: Planning and Zoning Commission

From: Jim Clarke, Director Community Development Department
Chris Arthur, Building Official

Date: February 17, 2022

Re: Burris Ridge Subdivision, Small Plat, (Burris Ridge 2nd Plat)

GENERAL INFORMATION

Applicant: Corwood Homes, LLC.

Requested Actions: Approval of Small Plat.

Date of Application: January 13, 2022

PROPOSAL

The long dormant Burris Ridge Subdivision has had a resurgence of building during the last 6 to 8 months or so and the property has recently been acquired by Corwood Homes, LLC. They are currently building out lots that were previously final platted and wanting to maintain momentum and keep contractors working in the subdivision.

They are applying for a small plat to build on 4 more lots (4 lots is the maximum number of lots for a small plat, which is not subject to preliminary platting, per our Municipal Code) while they plan for continued build out of the whole originally preliminary platted subdivision.

A preliminary plat is being worked on now for a Burris Ridge 3rd plat. We have previously had a few lot combinations or lot line adjustments, 2 rezoning's from commercial to residential, and a small plat completed on one of the originally zoned commercial parcels.

So far all new development has followed the basic layout of the original approved preliminary plat and the 1st approved final plat.

This small plat also follows the original, although expired, preliminary plat layout.

All infrastructure is currently in place to accommodate this 4 lot small plat.

PREVIOUS ACTIONS

Preliminary Plat.

Final Plat phase 1.

Small Plat (3 lots) of rezoned parcel, Commercial to Residential.

Rezoned 1 parcel, Commercial to Residential.

Lot combinations and lot line adjustments.

KEY ISSUES

Facilitate continued build out and future development in the subdivision, while maintaining a general layout coinciding with the intent of the original preliminary plat, but accommodating some change, as referenced in the previously approved rezoning, lot combinations, lot line adjustments and small plat.

Partnering with subdivision developers for the success of both the City and them.

STAFF COMMENTS AND SUGGESTIONS

The importance of this subdivision and the Ranch subdivision to the prosperity and growth of the City cannot be overemphasized. Both languished previously and now both are moving towards build out. Staff suggests the City continue to do all it can to foster the feasibility of build out and possible expansion of subdivisions on our northeast side along with all other subdivisions and viable areas. All in keeping with our Comprehensive Growth plans, market feasibility, and infrastructure capabilities.

STAFF RECOMMENDATION

Approval of the small plat Burris Ridge 2nd Plat.

ATTACHMENTS

Original Preliminary Plat.

Burris Ridge 2nd Plat, Small Plat (4 lots).

Aerial

STAFF CONTACT:

Jim Clarke

Chris Arthur



Location Map

I declare that to the best of my professional knowledge and belief, this plot and

FINAL PLAT

186 Elm Street | Providence, R.I. 02903 | 816.779.0153

PRELIMINARY PLAT OF BURRIS RIDGE
 LOTS 1-186 AND TRACTS A-D
 HARRISONVILLE, CASS COUNTY, MISSOURI
 S 88°21'01" E
 S 01°24'59" W 71.50'
 HARRISONVILLE GOLF CLUB
 CONVEYANCE
 PRESENT ZONING

PRESENT ZONING: AGRICULTURE
REQUESTED ZONING:

LOT 1 C-0
LOT 2 C-1
LOTS 3-24 R-2P
LOTS 25-186 R-1P

LOT STANDARDS FOR R-1P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT

FRONT CITY STREETS.

REAR: 25' MINIMUM

SIDE: 7.5' MINIMUM

MINIMUM LOT WIDTH: 65' MINIMUM (AS MEASURED FROM THE BUILD LINE ON CDS)

MINIMUM LOT DEPTH: 110'

MINIMUM LOT SIZES: 10,000 SQ. FT.

LOT STANDARDS FOR R-2P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT

FRONT CITY STREETS.

REAR: 25' MINIMUM

SIDE: 7.5' MINIMUM

MINIMUM LOT WIDTH: 75' MINIMUM (AS MEASURED FROM THE BUILD LINE ON CDS)

MINIMUM LOT DEPTH: 110'

MINIMUM LOT SIZES: 10,000 SQ. FT.

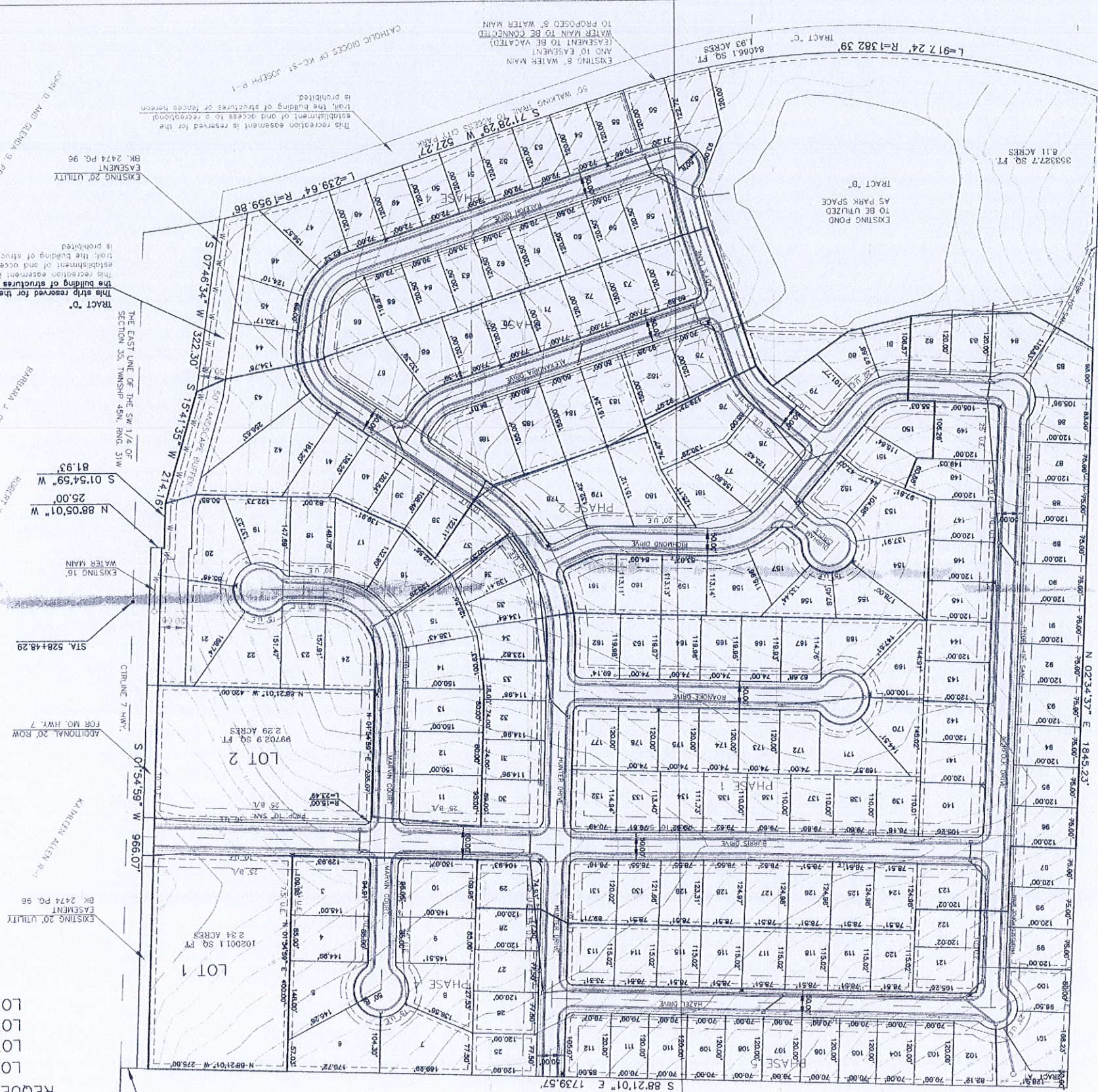
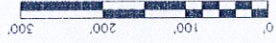
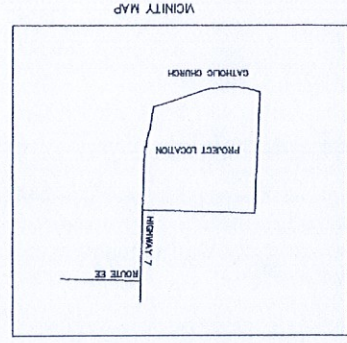
LEGAL DESCRIPTION:

RANGE 31W 1/4 of Section 35, Township 45N,
Missouri, described as follows: From the center
of the SW 1/4 of MO. State Hwy. 7, 718.50 feet to the
True Point of Beginning of the tract to be described;
thence West 179.57 feet; thence S 0°55'33" W
1945.23 feet to point in the Northern right of way
line of the Frisco Railroad; thence following said
Northern right of way line on a curve to the left
having a radius of 1582.39 feet and a chord bearing
N 68°45'30" E, a distance of 917.24 feet; thence N
69°45'30" E along said railroad right of way line
527.27 feet; thence following the Northern right of
way line of the railroad on a curve to the right
having a radius of 1959.88 feet and a chord bearing of N
73°25'36" E, a distance of 381.35 feet to the
centerline of Highway No. 7, thence N 00°16' E along
the centerline of Highway No. 7, 1232.70 feet; thence
North, along the centerline of Missouri State Highway
No. 7, 316.14 feet to the POINT OF BEGINNING.
containing 17.65 acres, more or less, all being subject
to existing roads and easements.

NOTES:
1. PROJECT BENCHMARK IS MONUMENT #114
FROM CITY OF HARRISONVILLE CONTROL SYSTEM

THUNDERBIRD ESTATES HOMEOWNERS
1. KEVIN D. AND JENNIFER M. KINNINGS
2. JAMES H. AND SANNORA K. GRAY
3. ALGER L. GILBERT
4. ALFRED A. AND ROBERTA L. PEPPER
5. HAROLD L. AND MARGUERITE L. HATCH
6. GARY AND ROSANNA KEWELS
PREPARED FOR: ETERNAL INVESTMENTS
2001 NW JEFFERSON
BLVD SPRINGS, MO 64015
816-716-3264

SUMMIT SURVEY
526 SW 3RD STREET
LEE'S SUMMIT, MO 64063
816-347-9620
FAX: 816-347-9291





3.C.d

This is an aerial photograph of a rural area. The map shows several property lines, some of which are highlighted in black. A road, Burris Dr., runs horizontally across the upper middle. To the left of Burris Dr., there is a vertical road labeled Norfolk Dr. Below Norfolk Dr., there is a road labeled Richmond Dr. In the bottom left corner, there is a residential area with a road labeled Thunderbird Dr. A large pond is located in the lower middle section. The Burlington Northern RR runs diagonally across the bottom left. A road labeled Mechanic St runs vertically on the right side. A white curved line is visible on the right side of the map. The text '3.C.d' is in a grey box in the top right, 'Attachment' is in a white box on the right, and 'Packet Pg. 17' is in a grey box in the bottom right.

Attachment

Packet Pg. 17