



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JUNE 16, 2022
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - May 19, 2022 6:00 PM**
- 3. Agenda Items**
 - A. Preliminary Plat--Harrisonville Meadows II**
 - B. Communities for All Ages**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 9th day of June, 2022.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 19, 2022
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
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Absent	
Dorothy Young	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Apr 21, 2022 6:00 PM

With no additions or corrections, the minutes from the April 21, 2022, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Wood
SECONDER:	Brian Pulliam
AYES:	Wood, Chiodini, Milner, Bush, Welton, Crawford, Pulliam
ABSENT:	Judy Bowman, Dorothy Young

3. Agenda Items

A. Final Plat--Burris Ridge, 3rd Plat PUBLIC HEARING

Christina Stanton presented the Staff Report for the Burris Ridge Final Plat. She reminded the Commission that the 15 lot, Preliminary Plat had been conditionally approved in March and a portion of the subdivision had been rezoned in April. She stated that the conditions had been met and is in keeping with the City's Comprehensive Plan. Staff recommends approval.

The Public Hearing was closed at 6:04 PM.

B. Final Plat--Burris Ridge, 3rd Plat CONSIDERATION

Cheryl Bush made a motion to recommend approval to the Board of Alderman. Kevin Wood seconded the motion. The motion passed unanimously.

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

C. 2040 Comprehensive Plan PUBLIC HEARING

Director Stanton spoke to the Commission of State Statute Section 89.340. This statute states that the "commission shall make and adopt a city plan for the physical development of the municipality." Section 89.360 states that the "commission may adopt the plan as a whole by a single resolution, or as the work of making the whole city plan progresses, may from time to time adopt a part or parts thereof, any part to correspond generally with one or more of the functional subdivisions of the subject matter of the plan. Before the adoption, amendment or extension of the plan or portion thereof, the commission shall hold at least one public hearing thereon. Fifteen days' notice of the time and place of such hearing shall be published in at least one newspaper having general circulation within the municipality and that the adoption of the plan requires a majority vote of the full membership of the planning commission." Director Stanton stated that the Public Hearing was properly noticed in the South Cass Tribune on April 28, 2022. Ms. Stanton said that Chapter 400, Planning and Zoning, of the City Code of Ordinances closely mirrors the State Statute. Section 400.210 states that the City Plan is to be adopted in Resolution form and that a copy of the plan or part thereof shall be certified to the Board of Aldermen and the City Clerk and a copy shall be recorded in the office of the County Recorder of Deeds. Staff recommended adoption of the 2040 Comprehensive Plan in whole, with a reminder to the Commission that the document should be reviewed yearly.

D. 2040 Comprehensive Plan CONSIDERATION

Barrett Welton made a motion to adopt the 2040 Comprehensive Plan in whole as presented. Kevin Wood seconded the motion. The motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barrett Welton
SECONDER:	Kevin Wood
AYES:	Wood, Chiodini, Milner, Bush, Welton, Crawford, Pulliam
ABSENT:	Judy Bowman, Dorothy Young

4. Discussion Items

A. Handbook for Boards and Commissions

Director Stanton went over the updated Handbook for Boards and Commissions. The handbook contains descriptions of duties for the Boards and Commissions, it also

contains information on Attendance, Conflicts of Interest, Training, Responsibilities and Code of Ethics.

Chairman Chiodini asked when the Handbook was updated? Director Stanton said that it was updated April 18, 2022.

All members in attendance signed the Code of Ethics form provided.

5. Adjourn

With nothing further to come before the Commission, Kevin Wood made a motion to adjourn. Wilbert Crawford seconded the motion. The meeting was adjourned at 6:12 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of May 19, 2022 6:00 PM (Approval of Minutes)



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: June 8, 2022
SUBJECT: Preliminary Plat--Harrisonville Meadows II

Type of Item: *Preliminary Plat*

A. Action Item (ID # 4220)

Preliminary Plat--Harrisonville Meadows II

Attachments:

Staff Report P&Z 6_16_22, Meadows II PP (PDF)

Harrisonville Meadows Original PP (PDF)

15522 PRELIMINARY PLAT- 5-25-22 (PDF)

Zoning Map (PDF)

Aerial Map (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: Christina Stanton, AICP, Director of Community Development

Date: June 16, 2022

Re: Harrisonville Meadows II, Preliminary Plat (containing 4 lots)

GENERAL INFORMATION

Applicant: Brian Kimes, Jeffrey E. Smith Inc.

Requested Actions: Approval of Preliminary Plat

Date of Application: April 28, 2022

PROPOSAL

Brian Kimes of Jeffrey E. Smith Inc. is seeking approval of the attached preliminary plat of *Harrisonville Meadows II*. This plat contains 4 lots. This development is planned to be final platted and constructed in two phases. Phase 1 is the extension of Jesi Avenue and development of Lot 1 to consist of three, 16 unit, 2-story apartment buildings totaling 48 units; a community building with internal amenities; and a private playground. Phase 2 is planned to be developed as mixed use residential, no plans have been developed for this phase at this time.

The proposal is being funded by the MHDC (Missouri Housing Development Commission) with low-income family tax credits. It is staff's understanding that these units are not planned to be age restricted. It is not within the purview of the Planning & Zoning Commission to review financing; our obligation is to uphold the zoning codes and support development that is consistent with the City's adopted Comprehensive Plan.

The property is currently zoned R-3 (Cluster or Garden Apartment District). Section 405.195 of the City's Code of Ordinances requires that "No residential building or group of buildings shall be constructed in this district until said property is zoned under the planned zoning procedures set out in this Chapter."

The surrounding properties are currently zoned as follows:

- North: A (Agriculture District) and R-3 (Cluster or Garden Apartment District)
- East: Unincorporated Cass County Agricultural Land and R-3 (Cluster or Garden Type Apartment District)
- South: R-3 (Cluster or Garden Type Apartment District) and RP-3 (Planned Cluster or Garden Type Apartment District)
- West: A (Agriculture District) and R-1 (Single-Family Residential District)

PREVIOUS ACTIONS

- March 11, 1996—The Board of Aldermen approved an annexation of property owned by Raymore Health Care, Inc. (now Crown Care) by Ordinance #2212.
- March 11, 1996—The Board of Aldermen approved an annexation property owned by Melvin L. Dunsworth and Vicki L. Dunsworth (now owned by Jeffrey E. Smith Investment Co., L.C.) by Ordinance #2213. This includes the subject property, present day Harrisonville Heights, and the duplexes from the first plat of *Harrisonville Meadows*.
- April 24, 1996—The Planning & Zoning Commission recommended approval of a Rezoning (Appl. #RZ9609) of property owned by Melvin L. Dunsworth and Vicki L. Dunsworth, who was represented by Jeffrey E. Smith Investment Co., L.C., from unzoned to R-3 (Cluster or Garden Apartment District).
- May 13, 1996—The Board of Aldermen approved a Rezoning (Appl. #RZ9609) of the property owned by Melvin L. Dunsworth and Vicki L. Dunsworth, who was represented by Jeffrey E. Smith Investment Co., L.C., from unzoned to R-3 (Cluster or Garden Apartment District) by Ordinance #2243.
- June 26, 1996—The Planning & Zoning Commission recommended approval of a Small Subdivision Plat (Appl. #SSP9618) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Heights, Lot 1*.
- July 8, 1996—The Board of Aldermen approved an Ordinance (#2261) accepting the final plat (Appl. #SSP9618) of *Harrisonville Heights, Lot 1*.
- July 23, 1996—The Final Plat (Appl. #SSP9618) of *Harrisonville Heights, Lot 1* was recorded at the Cass County Recorder of Deeds' Office by Instrument #95694.
- August 28, 1996—The Planning & Zoning Commission recommended approval of a Small Subdivision Plat (Appl. #SSP9626) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Heights, Lot 2*.
- October 14, 1996—The Board of Aldermen approved the Final Plat (Appl. #SSP9626) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Heights, Lot 2* by Ordinance #2304.
- November 6, 1996—The Final Plat (Appl. #SSP9626) of *Harrisonville Heights, Lot 2* was recorded at the Cass County Recorder of Deeds' Office by Instrument #100857.
- May 30, 2000—The Planning & Zoning Commission recommended approval of the Preliminary Plat (Appl. #PP0013) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Meadows, Lots 1-26*.
- May 30, 2000—The Planning & Zoning Commission recommended approval of the Final Plat (Appl. #FP0014) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Meadows, Lots 1-14*.
- June 5, 2000—The Board of Aldermen approved the Preliminary Plat (Appl. #PP0013) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Meadows* by Resolution #00-13.
- June 5, 2000—The Board of Aldermen approved the Final Plat (Appl. #FP0014) of Jeffrey E. Smith Investment Co., L.C., for *Harrisonville Meadows* by Ordinance #2651.
- June 16, 2000—The Final Plat (Appl. #FP0014) of *Harrisonville Meadows* recorded at the Cass County Recorder of Deeds' Office by Instrument #181355.

KEY ISSUES

- Section 405.195, Article IX - "R-3" Cluster or Garden Apartment District, states that "No residential building or group of buildings shall be constructed in this district until said property is zoned under the planned zoning procedures set out in this Chapter".
- A Landscape Plan shall be submitted to meet the requirements of Section 410.350.C.1 and 2, Article V – Subdivision Design Standards.
- Section 410.620, Article VI – Public Improvements, contains requirements for either the dedication of park land or a cash-in-lieu payment instead of land dedicated for park sites. The cash-in-lieu option for the development of Lot 1 as proposed breaks down as follows:

48 units x 2.0 people x 0.006 (of an acre per person) = 0.576 acres dedication x \$10,012.
per acre (as calculated using the current CPI-U) = \$5,767.34

3.A.a

STAFF COMMENTS AND SUGGESTIONS

The recently adopted 2040 Comprehensive Plan shows the future place type of this area as being “Suburban Neighborhood”, which is identified within the plan as being “residential areas established around an interconnected, curvilinear street network.” Small-scale apartments are identified as appropriate development within this place type. Staff is supportive of the proposed preliminary plat with conditions as listed below.

STAFF RECOMMENDATION

Staff recommends approval of the requested preliminary plat with the following conditions:

1. An application to rezone the property from R-3 to RP-3 shall accompany the Final Plat application.
2. A Landscape Plan shall be submitted to meet the requirements of Section 410.350.C.1 and 2, Article V – Subdivision Design Standards.
3. The cash-in-lieu fee of \$5,767.34 shall be paid to the City prior to approval of the Final Plat. These funds are to be used exclusively for the acquisition, development, or improvement of public park generally within one-half (1/2) mile of the periphery of the subdivision.

ATTACHMENTS

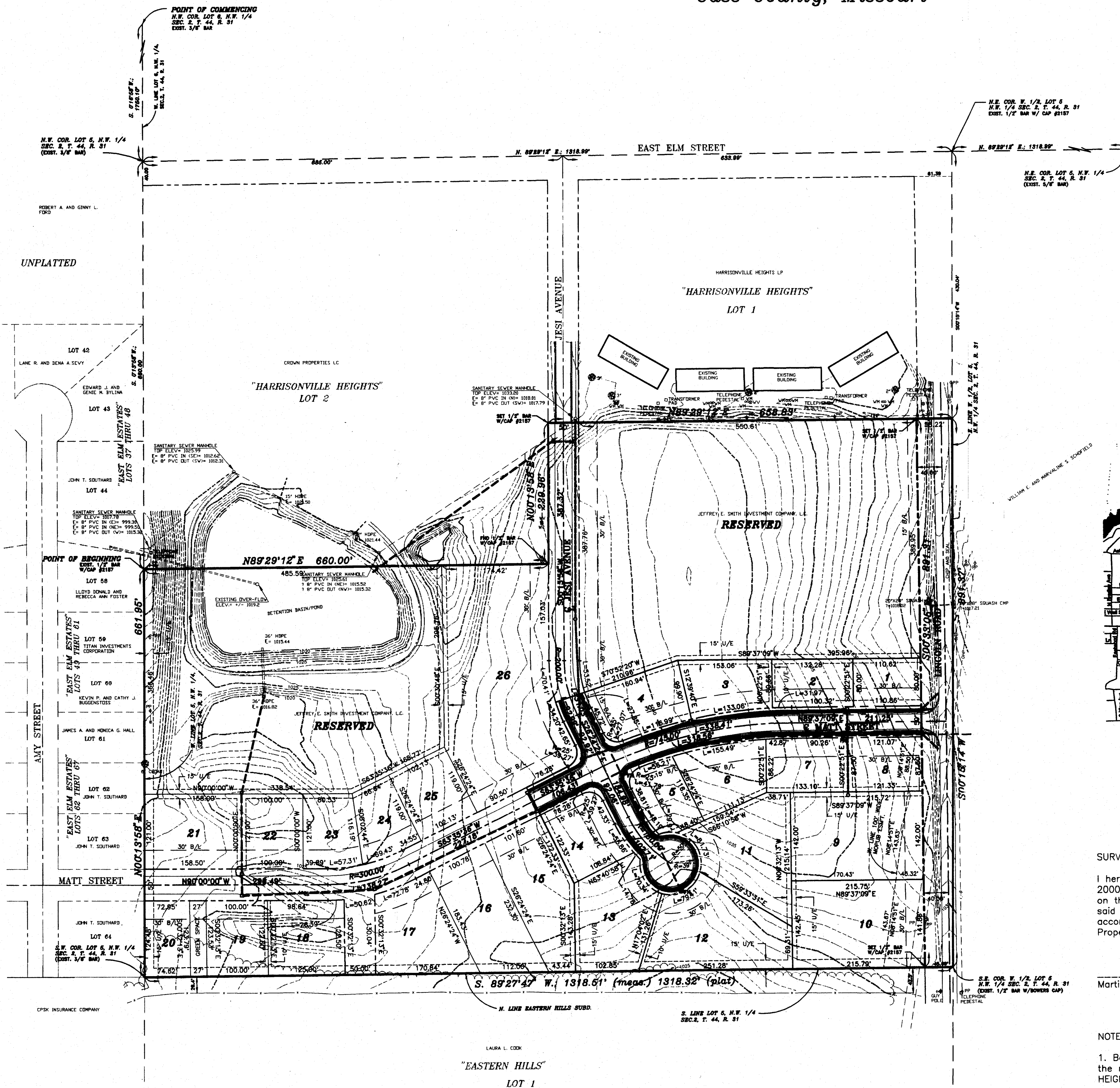
Original Preliminary Plat
Preliminary Plat of Harrisonville Meadows II Exhibit
Zoning Map
Aerial photo

STAFF CONTACT:

Christina Stanton

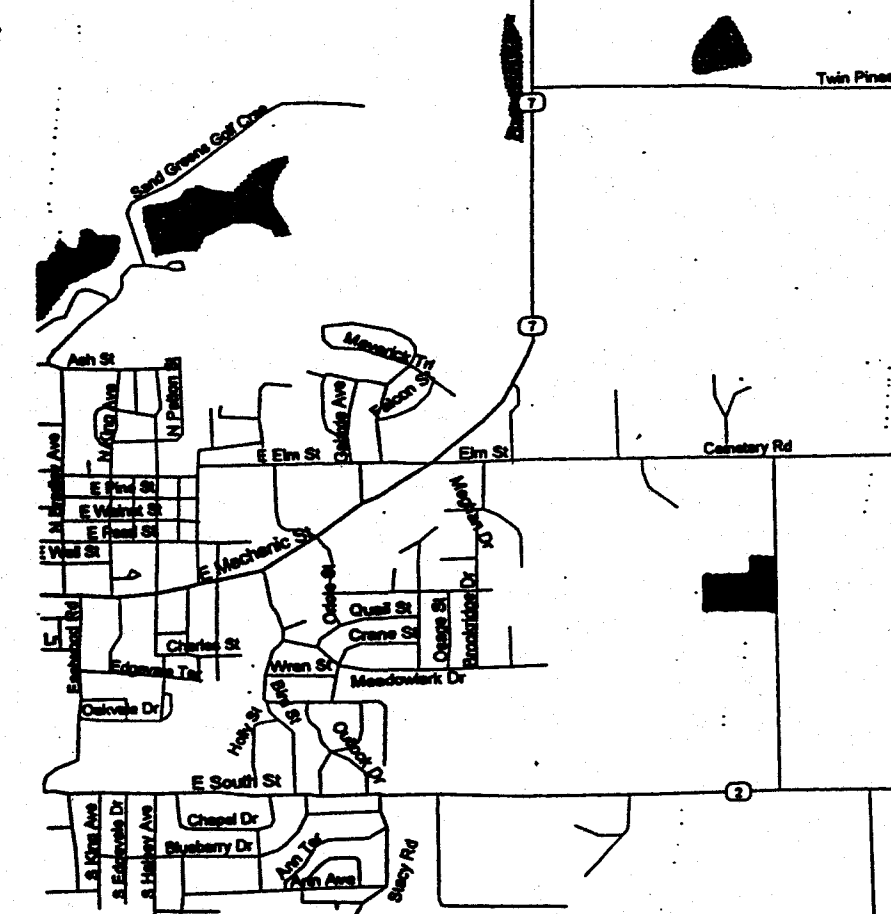
Attachment: Staff Report P&Z 6_16_22, Meadows II PP (Preliminary Plat--Harrisonville Meadows II)

Preliminary Plat Of
"HARRISONVILLE MEADOWS"
A Subdivision of Land
In The City of Harrisonville,
Cass County, Missouri



LEGEND

EXISTING WATER METER	WM
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	CE FH
EXISTING SANITARY MANHOLE	SM
EXISTING POWER POLE	PP
EXISTING GUY ANCHOR	GA
EXISTING OVERHEAD POWER	OWP
EXISTING TELEPHONE PEDESTAL	TEL
UNDERGROUND PHONE LINE	UT
EXISTING FENCELINE	F
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SS
PROPOSED WATER LINE	WL
PROPOSED FIRE HYDRANT	FFH
PROPOSED SIDEWALK	SW



SURVEYOR'S CERTIFICATION:

I hereby certify this _____ day of _____, 2000, that a survey was made, by me or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This survey was executed in accordance with the current minimum standards for Class "A" Property Boundary Surveys.

Martin K. Hough, RLS Mo. 2157

NOTES:

1. Bearings shown hereon are based on the bearing system used on the recorded plats of HARRISONVILLE HEIGHTS LOT 1 & HARRISONVILLE HEIGHTS LOT 2.
2. This property does not lie within the boundaries of the 100 Year Flood Zone according to Flood Insurance Rate Map Community Panel Number 280783 0125, dated April 15, 1982.
3. PHASE I will consist of LOTS 1 thru 14 (inclusive), and PHASE II will consist of LOTS 15 thru 27 (inclusive).

DESCRIPTION:

A tract of land in Lot 5, of the Northwest Quarter of Section 2, Township 44, Range 31, City of Harrisonville, Cass County, Missouri, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 6, of said Section 2; thence South 0°16'58" West, along the West line of said Lot 6, a distance of 1750.10 feet, to the Northwest corner of Lot 5, of the Northwest Quarter of said Section 2; thence South 0°13'58" West, along the West line of said Lot 5, a distance of 660.00 feet, to the POINT OF BEGINNING; said point being the Southwest corner of LOT 2, HARRISONVILLE HEIGHTS, a subdivision of land in the City of Harrisonville, Cass County, Missouri, according to the recorded plat thereof; thence North 89°29'12" East, along the South line of said LOT 2, a distance of 660.00 feet, to the Southeast corner of said LOT 2; thence North 0°13'58" East, along the East line of said LOT 2, a distance of 229.96 feet; thence North 89°29'12" East, a distance of 50.00 feet, to the Southwest corner of LOT 1, HARRISONVILLE HEIGHTS, a subdivision of land in the City of Harrisonville, Cass County, Missouri, according to the recorded plat thereof; thence continuing North 89°29'12" East, along the South line of said LOT 1, a distance of 608.83 feet, to the East line of the West One-Half of Lot 5, of the Northwest Quarter of said Section 2; thence South 0°15'14" West, along the East line of the West One-Half of said Lot 5 a distance of 891.37 feet, to the Southeast corner of the West One-Half of Lot 5, of the Northwest Quarter of said Section 2; thence South 89°27'47" West, along the South line of said Lot 5, a distance of 1318.51 feet, to the Southwest corner of Lot 5, of the Northwest Quarter of said Section 2; thence North 0°13'58" East, along the West line of said Lot 5, a distance of 661.95 feet, to the POINT OF BEGINNING, containing 23.5059 gross acres, the net area excluding right of way along Lincoln Road is 22.4428 acres, more or less.

DEDICATION:

The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "HARRISONVILLE MEADOWS". It shall be sufficient description of each lot platted hereon to be designated by the number which appears on said lot, followed by the words "HARRISONVILLE MEADOWS".

An easement or license is hereby granted to the 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.) OR "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E.).

The use of all lots shown on this plat shall be subject to any and all restrictions recorded in the office of the recorder of deeds in Cass County, Missouri.

The streets or roads shown on this plat and not already dedicated to the public, are hereby so dedicated.

APPROVED: THE CITY PLANNING COMMISSION OF HARRISONVILLE, MISSOURI.

SIGNED: _____ CHAIRMAN

DATE: _____

APPROVED: THE CITY COUNCIL OF HARRISONVILLE, MISSOURI

SIGNED: _____ MAYOR

DATE: _____

ATTEST: _____ CITY CLERK

OWNERS CERTIFICATE:

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on this plat.

IN WITNESS WHEREOF, the undersigned proprietor(s) have hereunto set his/their hand this _____ DAY OF _____, 2000

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2000, before me personally appeared _____

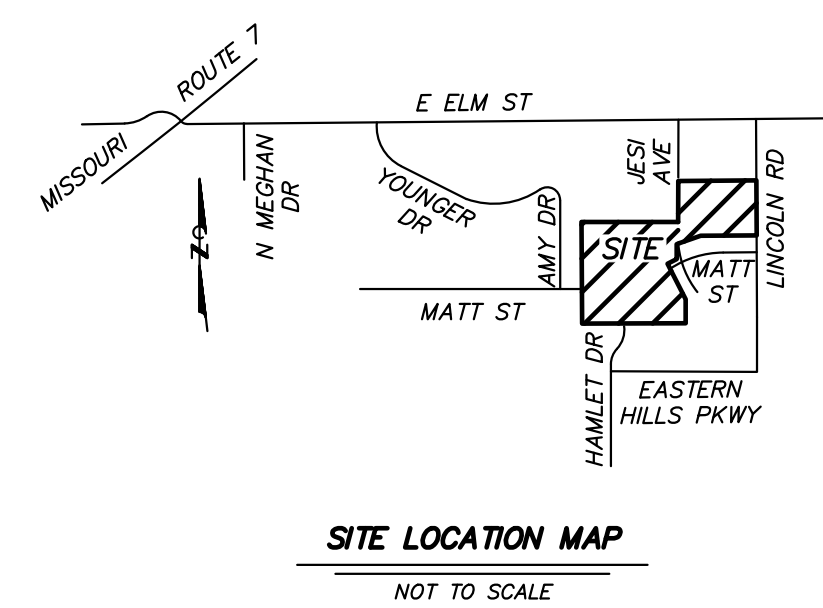
known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

Notary Public

My Commission Expires

SURVEYED & PLATTED BY: GENESIS SURVEYING, INC.
221 S.W. NOEL
LEE'S SUMMIT, MISSOURI 64063
PH: (816) 525-0915
FAX: (816) 525-8116

DEVELOPED BY: HARRISONVILLE MEADOWS, L.P.
11000 AIRPORT DRIVE
COLUMBIA, MISSOURI 65205
PH: (573) 443-2021
FAX: (573) 874-7116



SEWER FLOW NOTE

PEAK SEWER FLOW (PEAKING FACTOR = 4.0)

LOT 1 = 54,480 GPD
LOT 2 = 72,640 GPD
LOT 3 = 19,980 GPD
LOT 4 = 2,200 GPD

WATER DEMAND NOTE

PHASE 1
LOT 1
DOMESTIC DEMAND = 38.0 GPM
IRRIGATION DEMAND = 129.3 GPM

PHASE 2
LOT 2
DOMESTIC DEMAND = 50.4 GPM
IRRIGATION DEMAND = 48.5 GPM

LOT 3
DOMESTIC DEMAND = 14.0 GPM
IRRIGATION DEMAND = 48.5 GPM

LOT 4
DOMESTIC DEMAND = 1.6 GPM
IRRIGATION DEMAND = 19.4 GPM

FIRE SUPPRESSION DEMAND (ALL LOTS) = 1500 GPM

LEGEND

—	PROPERTY LINE
—	ELECTRIC LINE
—	TELECOMMUNICATIONS LINE
—	SANITARY SEWER LINE
—	WATER LINE
—	EXISTING CONTOUR
—	BACKFLOW PREVENTER
—	HIGH DENSITY POLYETHYLENE PIPE
—	LIGHT STANDARD
—	POLYVINYL CHLORIDE PIPE
—	WATER METER
—	WATER VALVE
—	FINISH CONTOUR
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED WATER LINE
—	PROPOSED STORM SEWER

BENCH MARK

BM — MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK.
TBM 1 — CHISELED MARKS ON EAST RIM OF SANITARY SEWER MANHOLE.
ELEVATION = 1035.31

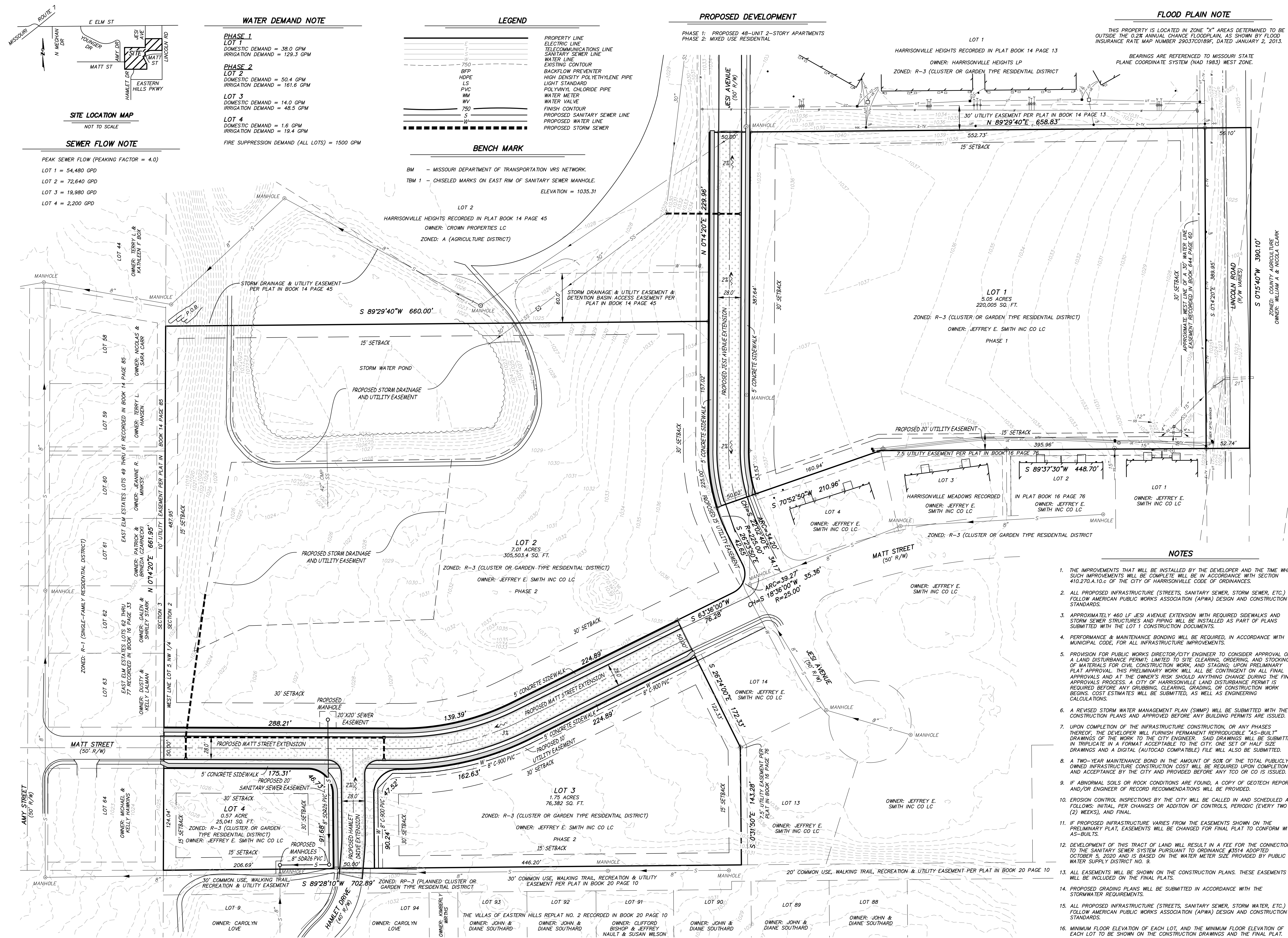
PROPOSED DEVELOPMENT

PHASE 1: PROPOSED 48-UNIT 2-STORY APARTMENTS
PHASE 2: MIXED USE RESIDENTIAL

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 2903700189F, DATED JANUARY 2, 2013.

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) WEST ZONE.

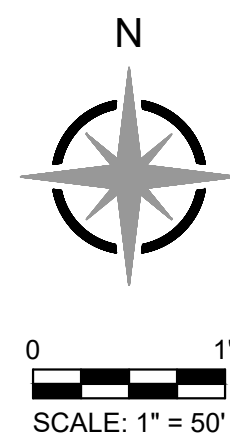


NOTES

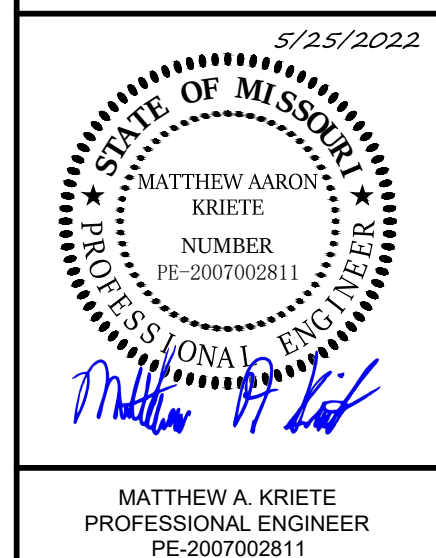
- THE IMPROVEMENTS THAT WILL BE INSTALLED BY THE DEVELOPER AND THE TIME WHEN SUCH IMPROVEMENTS WILL BE COMPLETE WILL BE IN ACCORDANCE WITH SECTION 410.270.A.10.c OF THE CITY OF HARRISONVILLE CODE OF ORDINANCES.
- ALL PROPOSED INFRASTRUCTURE (STREETS, SANITARY SEWER, STORM SEWER, ETC.) TO FOLLOW AMERICAN PUBLIC WORKS ASSOCIATION (APWA) DESIGN AND CONSTRUCTION STANDARDS.
- APPROXIMATELY 460 LF JESI AVENUE EXTENSION WITH REQUIRED SIDEWALKS AND STORM SEWER STRUCTURES AND PIPING WILL BE INSTALLED AS PART OF PLANS SUBMITTED WITH THE LOT 1 CONSTRUCTION DOCUMENTS.
- PERFORMANCE & MAINTENANCE BONDING WILL BE REQUIRED, IN ACCORDANCE WITH MUNICIPAL CODE, FOR ALL INFRASTRUCTURE IMPROVEMENTS.
- PROVISION FOR PUBLIC WORKS DIRECTOR/CITY ENGINEER TO CONSIDER APPROVAL OF A LAND DISTURBANCE PERMIT, LIMITED TO SITE CLEARING, ORDERING, AND STOCKING OF MATERIALS FOR CIVIL CONSTRUCTION WORK, AND STAGING, UPON PRELIMINARY PLAT APPROVAL. THIS PRELIMINARY WORK WILL ALL BE CONTINGENT ON ALL FINAL APPROVALS AND AT THE OWNER'S RISK SHOULD ANYTHING CHANGE DURING THE FINAL APPROVALS PROCESS. A CITY OF HARRISONVILLE LAND DISTURBANCE PERMIT IS REQUIRED BEFORE ANY GRUBBING, CLEARING, GRADING, OR CONSTRUCTION WORK BEGINS. COST ESTIMATES WILL BE SUBMITTED, AS WELL AS ENGINEERING CALCULATIONS.
- A REVISED STORM WATER MANAGEMENT PLAN (SWMP) WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS AND APPROVED BEFORE ANY BUILDING PERMITS ARE ISSUED.
- UPON COMPLETION OF THE INFRASTRUCTURE CONSTRUCTION, OR ANY PHASES THEREOF, THE DEVELOPER WILL FURNISH PERMANENT REPRODUCIBLE "AS-BUILT" DRAWINGS OF THE WORK TO THE CITY ENGINEER. SAID DRAWINGS WILL BE SUBMITTED IN TRIPLICATE IN A FORMAT ACCEPTABLE TO THE CITY. ONE SET OF HALF SIZE DRAWINGS AND A DIGITAL (AUTOCAD COMPATIBLE) FILE WILL ALSO BE SUBMITTED.
- A TWO-YEAR MAINTENANCE BOND IN THE AMOUNT OF 50% OF THE TOTAL PUBLICLY OWNED INFRASTRUCTURE CONSTRUCTION COST WILL BE REQUIRED UPON COMPLETION AND ACCEPTANCE BY THE CITY AND PROVIDED BEFORE ANY TCO OR CO IS ISSUED.
- IF ABNORMAL SOILS OR ROCK CONDITIONS ARE FOUND, A COPY OF GEOTECH REPORT AND/OR ENGINEER OF RECORD RECOMMENDATIONS WILL BE PROVIDED.
- EROSION CONTROL INSPECTIONS BY THE CITY WILL BE CALLED IN AND SCHEDULED AS FOLLOWS: INITIAL, PER CHANGES OR ADDITION OF CONTROLS, PERIODIC (EVERY TWO (2) WEEKS), AND FINAL.
- IF PROPOSED INFRASTRUCTURE VARIES FROM THE EASEMENTS SHOWN ON THE PRELIMINARY PLAT, EASEMENTS WILL BE CHANGED FOR FINAL PLAT TO CONFORM WITH AS-BUILTS.
- DEVELOPMENT OF THIS TRACT OF LAND WILL RESULT IN A FEE FOR THE CONNECTION TO THE SANITARY SEWER SYSTEM PURSUANT TO ORDINANCE #3514 ADOPTED OCTOBER 5, 2020 AND IS BASED ON THE WATER METER SIZE PROVIDED BY PUBLIC WATER SUPPLY DISTRICT NO. 9.
- ALL EASEMENTS WILL BE SHOWN ON THE CONSTRUCTION PLANS. THESE EASEMENTS WILL BE INCLUDED ON THE FINAL PLATS.
- PROPOSED GRADING PLANS WILL BE SUBMITTED IN ACCORDANCE WITH THE STORMWATER REQUIREMENTS.
- ALL PROPOSED INFRASTRUCTURE (STREETS, SANITARY SEWER, STORM WATER, ETC.) TO FOLLOW AMERICAN PUBLIC WORKS ASSOCIATION (APWA) DESIGN AND CONSTRUCTION STANDARDS.
- MINIMUM FLOOR ELEVATION OF EACH LOT, AND THE MINIMUM FLOOR ELEVATION OF EACH LOT TO BE SHOWN ON THE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.

ESS
Engineering Surveys
& Services
DELIVERING YOUR VISION™

1113 Fay Street, Columbia, MO 65201
573-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
873-638-3303
1775 West Main Street, Sedalia, MO 65301
660-826-8618
www.ess-inc.com
MO Engineering Corp. # 2204005018



PRELIMINARY PLAT HARRISONVILLE MEADOWS II HARRISONVILLE, CASS COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
MAY 25, 2022

Revised

Design: RK Drawn: MJS

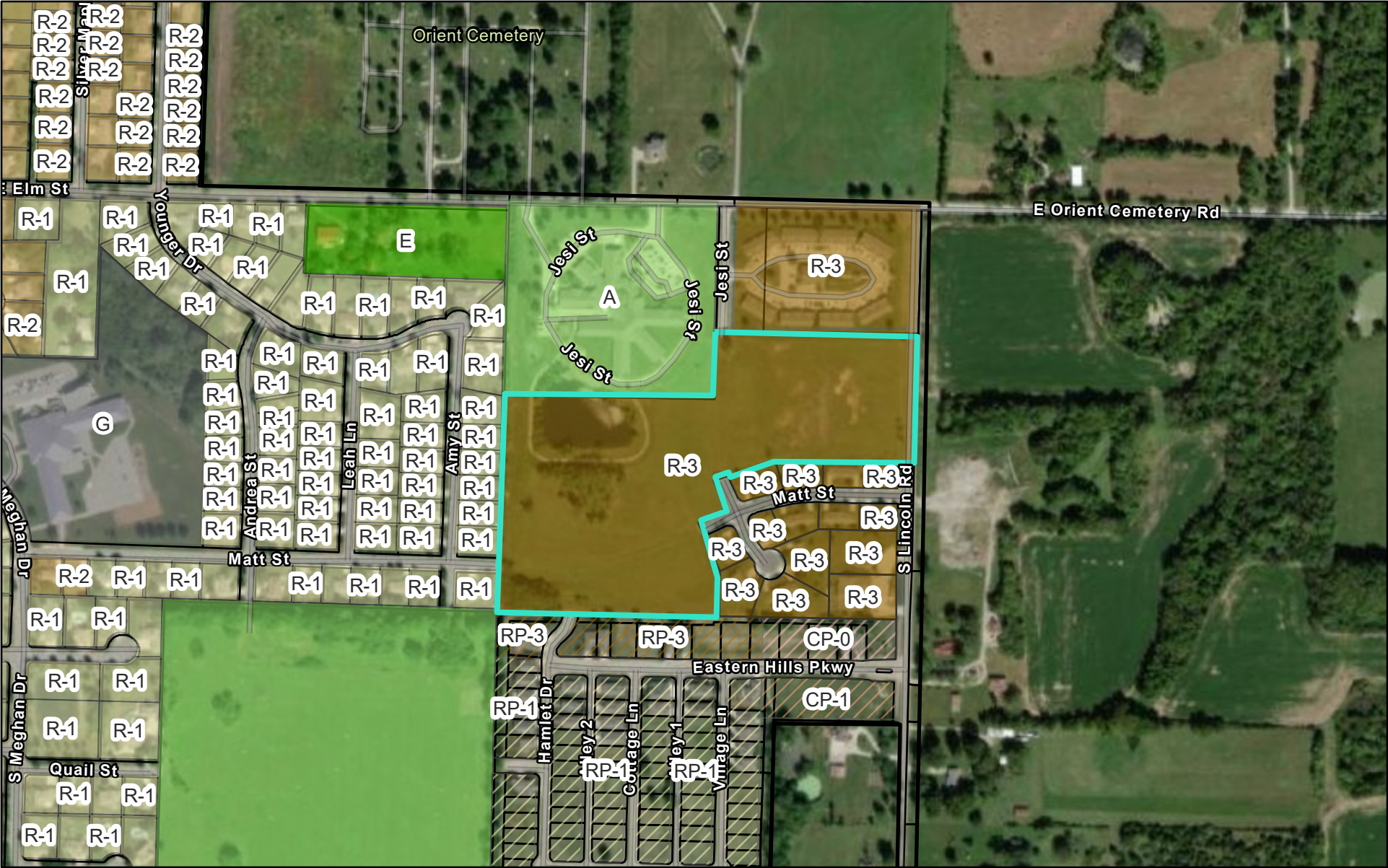
PRELIMINARY PLAT

Sheet

C1.01

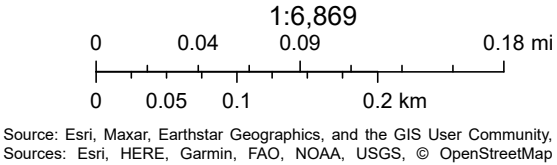
ES&S PROJECT NO. 15522

Zoning Map--Harrisonville Meadows II



Attachment: Zoning Map (Preliminary Plat--Harrisonville Meadows II)

6/6/2022

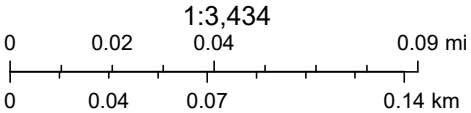


Aerial Map--Harrisonville Meadows II



Attachment: Aerial Map (Preliminary Plat--Harrisonville Meadows II)

6/8/2022





TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: June 8, 2022
SUBJECT: Communities for All Ages

Type of Item: *Presentation*

B. Action Item (ID # 4221)
Communities for All Ages

Attachments:

Harrisonville Planning Comm FINAL - 6-16-22 (PPTX)



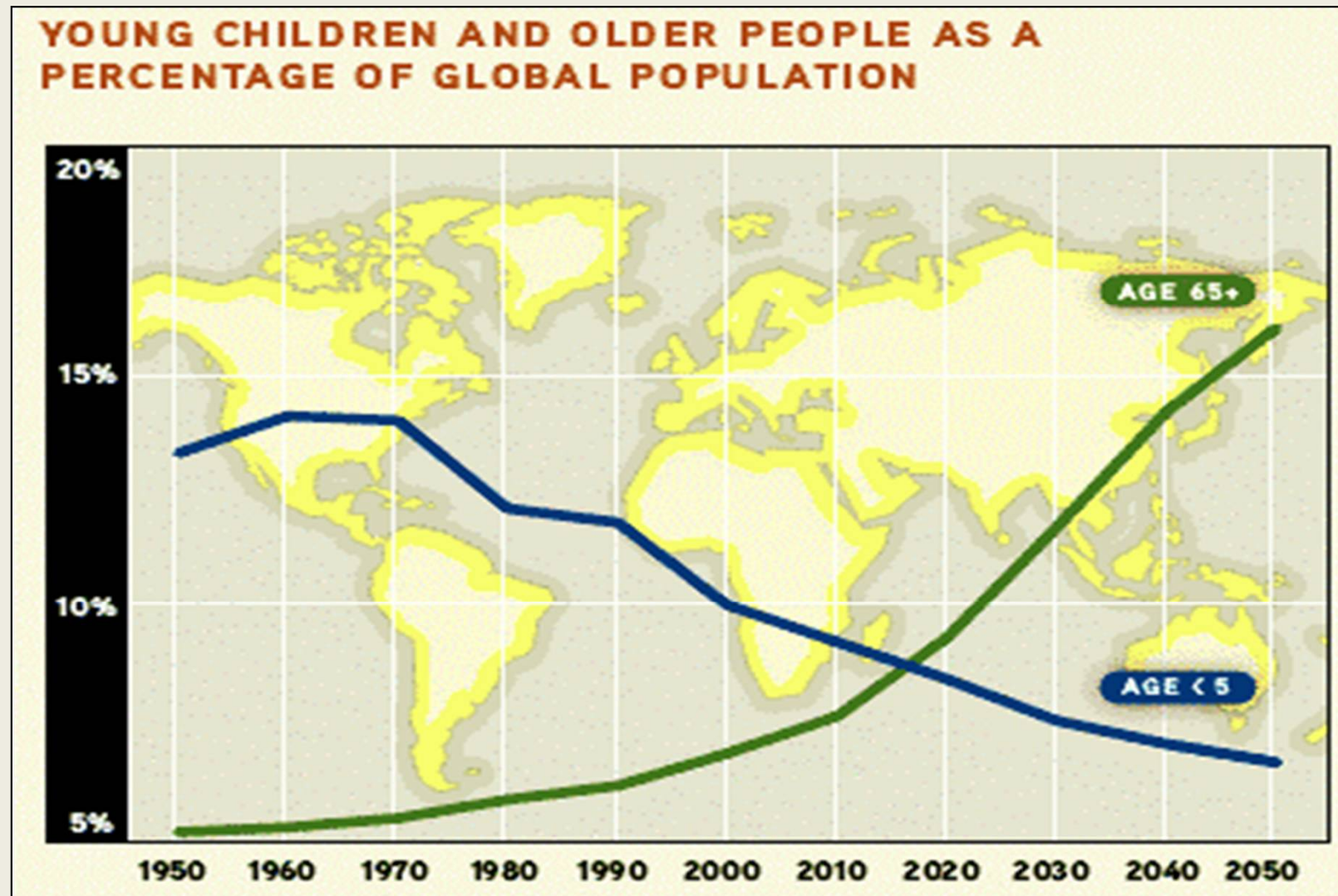
Harrisonville, Missouri
Planning Commission
Thursday, June 16, 2022

Ready or not...

- In 2011, the first baby boomers began turning 65.
- Approximately **10,000 boomers** turn **65** every day.
- This will continue until **2030**.



More Old Than Young



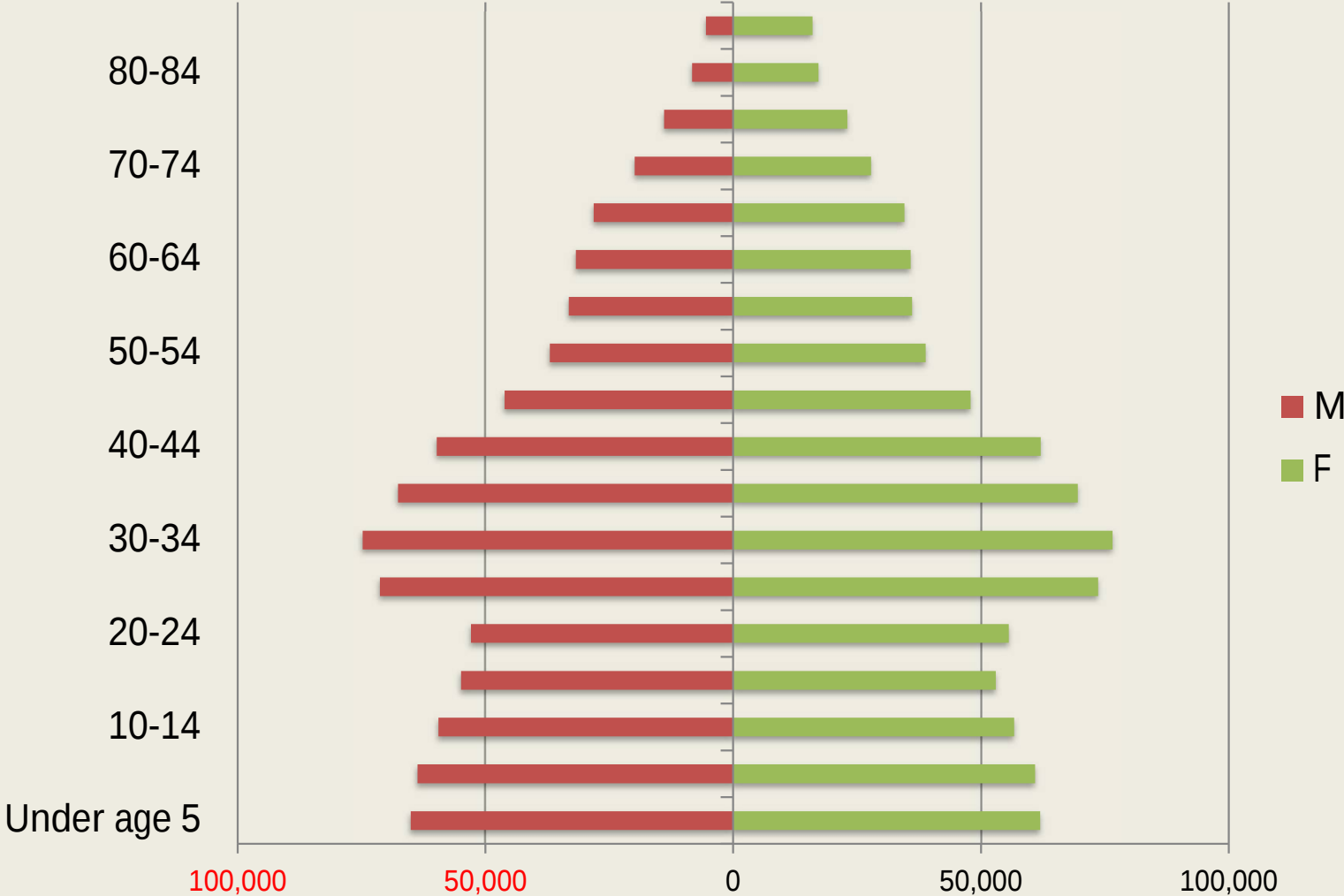
Soon, the percentage (and number) of persons age 65+ in the world will be greater than those age 5 and younger!

KC Metro Data

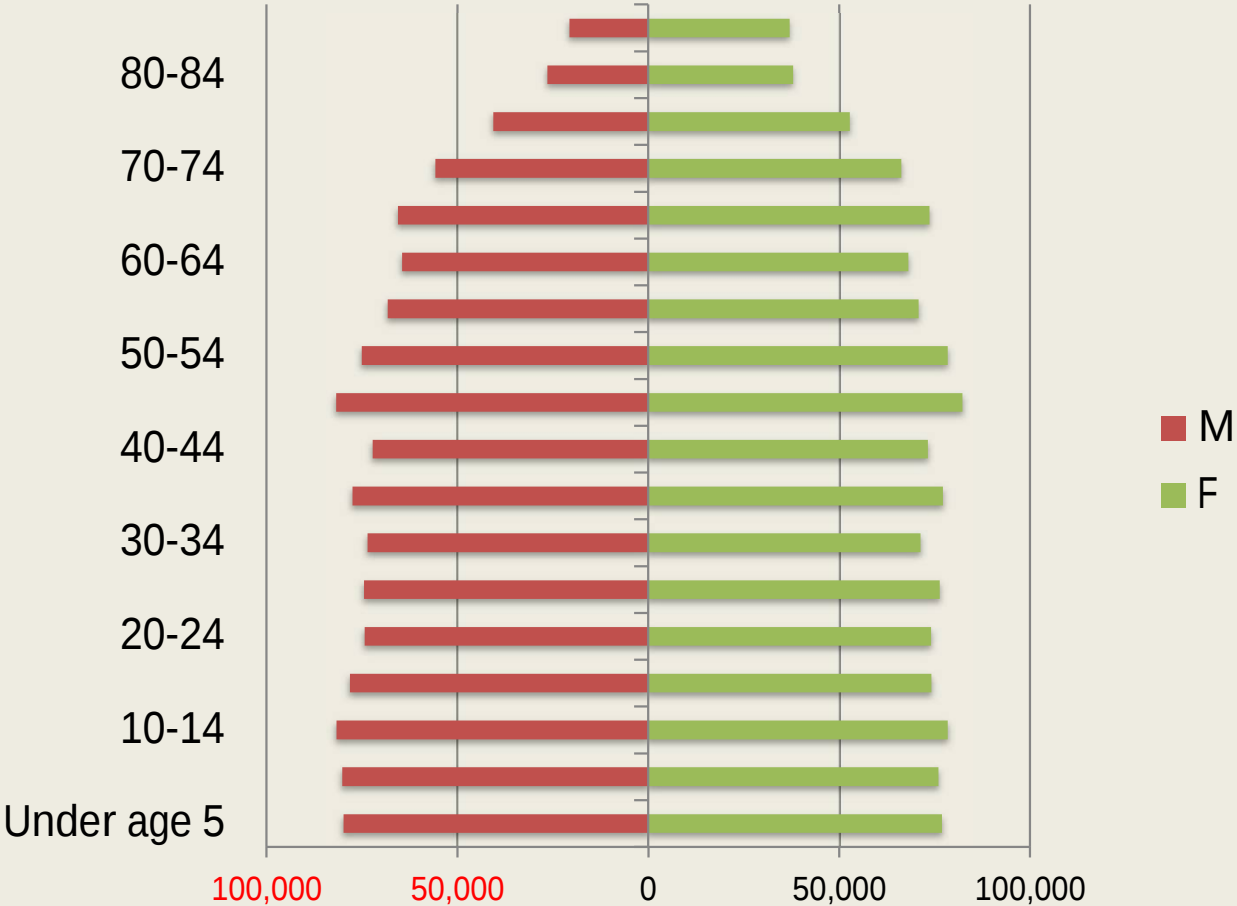
Population Age 55+					
County	2000	2010	2020	2030	% Change 2010-2030
Johnson	45,365	56,097	94,121	137,117	144.4%
Leavenworth	6,766	8,118	11,848	13,253	63.2%
Miami	3,378	4,071	6,037	8,236	102.3%
Wyandotte	18,520	16,024	20,837	24,277	51.5%
Cass	9,636	14,806	21,896	31,049	109.7%
Clay	19,848	24,985	35,656	48,778	95.2%
Jackson	81,981	81,570	101,079	127,923	56.8%
Platte	6,505	9,750	15,055	21,060	116.0%
Ray	2,994	3,215	3,807	4,675	45.4%
9-co. area	194,993	218,636	310,336	416,367	90.4%

The metropolitan Kansas City's population is becoming more and more a region of all ages — where all groups are represented relatively equally.

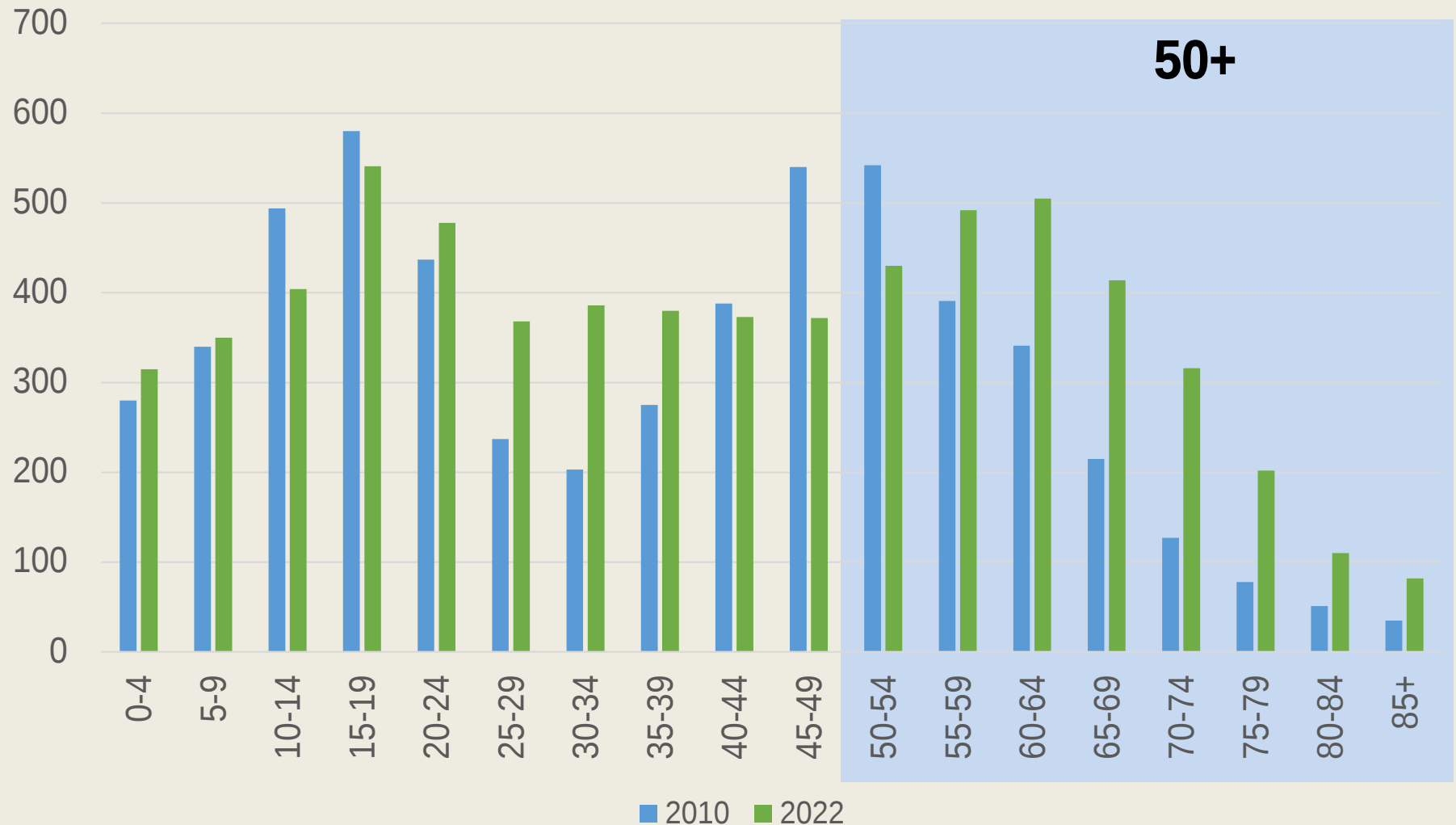
1990



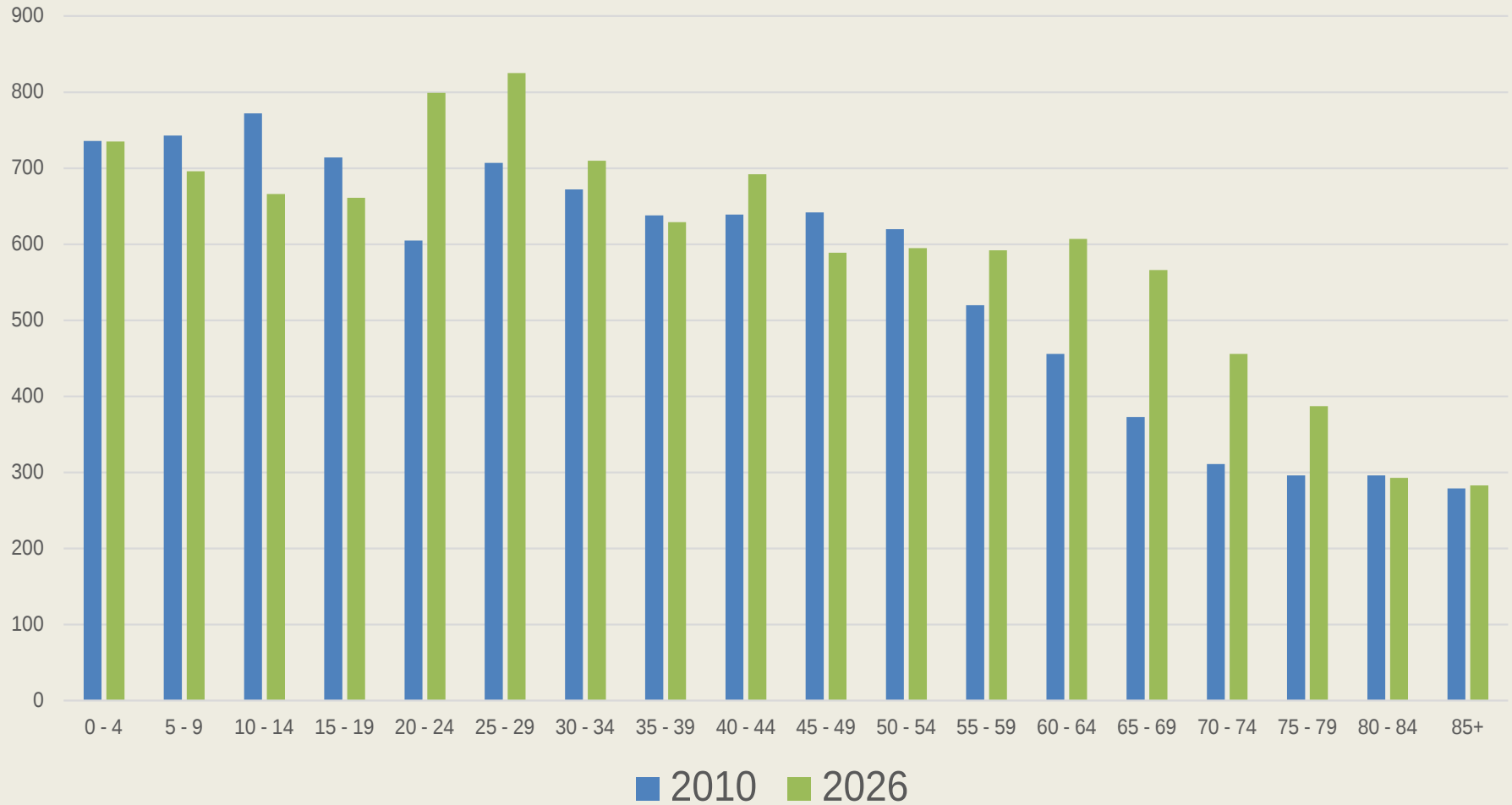
2030



Harrisonville population: 16-year comparison



Harrisonville population 16-year comparison



What does this mean for cities?

- Emergency preparedness.
- Public safety.
- Public works.
- Parks and recreation.
- Health.
- Neighborhoods.
- Housing.



MYTH **VS** FACT

MYTH:

Young people look for different community amenities than older people.

FACT: Both groups want:

- Affordability.
- Low-maintenance housing.
- Walkability.
- Mixed use development.
- Transportation options.
- Social engagement.

Communities for All Ages Recognition Program



Community for All Ages
A great place to grow up and grow old.

Recognition program

Is your city age friendly? Be recognized for the work you've done.
KC Communities for All Ages (CFAA) and the First Suburbs Coalition (FSC) are offering the Community for All Ages Recognition Program as an incentive for your city to become a Community for All Ages.

How it works
This program will recognize communities that have taken steps to become more welcoming to residents of all ages and, in the process, more vibrant, healthy and prosperous. It is not meant to be a formal certification program.

A community can earn one of three levels of recognition representing the extent of its work in becoming a Community for All Ages: Bronze (Awareness), Silver (Assessment) or Gold (Implementation).

Recognition for each level requires a community to complete a set of tasks (see reverse). The tasks don't necessarily require a great financial commitment, but do require time and effort from elected officials and staff, as well as citizen engagement. In most cases, the tasks can be included in already-existing processes and programs.

Application process
To apply for Communities for All Ages recognition, submit an application form and supporting documentation to the First Suburbs Coalition via the Mid-America Regional Council (MARC) by 5 p.m., April 1, 2015.

A joint First Suburbs Coalition and KC Communities for All Ages committee will review applications and certify those communities that meet the criteria. Communities will be notified by June 1, 2015 if they have met the recognition criteria and, if not, what additional work needs to be done.

Communities are encouraged to use "Making Your Community Work for All Ages: A Toolkit for Cities" and the "Communities for All Ages Checklist" to guide their work. They are also encouraged to seek assistance from the First Suburbs Coalition, KC Communities for All Ages and MARC.

An application form may be downloaded at www.KCCommunitiesforAllAges.org.

Advantages of participating

- A more aware, well-planned community that meets the needs of all its residents.
- Regional recognition that your city is looking to the future, creating a community that is vibrant, connected and green, and serves the needs of all residents regardless of age.
- Recognition at First Suburbs Coalition and or Communities for All Ages events and on websites.
- Assistance with materials for websites, newsletters and news releases.
- News releases on the recognition and why it is important for communities.
- Templates for Community for All Ages street signs.

Step Effort required

Step	Effort required	Recognition Level
3 Implementation	Adopt Community for All Ages plan	Gold
2 Assessment	Use tools to assess your city's progress	Silver
1 Awareness	Use "All Ages" lens	Bronze

See recognition level tasks on reverse >>

Checklist

- Public outdoor spaces and buildings.
- Housing and commercial development.
- Transportation and mobility.
- Social inclusion, communication and participation.
- Civic participation and employment.
- Community and health services.

Become a Community for All Ages

A checklist to help you become age friendly

June 2014

Does your city or county need tools to help it become a Community for All Ages? This checklist is designed to be used together with *Making Your Community Work for All Ages — A Toolkit for Cities* as a way to raise awareness, plan actions and assess your city for age friendliness.

The first suburbs of Kansas City, established nearly 60 years ago, have done exactly what they were intended to do — provide homes and services for families that raised the generation of Americans we now call the baby boomers. But, as the baby boomers have aged, and the oldest of the generation known as the millennials (young adults born between 1982 and 2004, now age 10 to 32) have come into adulthood, it is time to reevaluate the role that the suburbs play in housing and serving the American population.

Making Your Community Work for All Ages — A Toolkit for Cities provides detailed information on steps that communities can take to become more age friendly. The toolkit is available at www.kccfaa.org, or contact Cathy Boyer-Shesol at cboyer@marc.org or 816/701-8246 to get a printed copy.

In five Americans — or 72,774,000 million — will be older than 65, while researchers estimate there will be 76 million millennials in the U.S. at that time.

In the Greater Kansas City area, more than 416,000 residents will be 65 or older in 2030, while approximately 633,000 millennials will live here. Historically, the needs and interests of older adults have been seen as vastly different from younger generations and those of families with young children.

Kansas City's first suburbs can evolve in response to new trends and needs as communities for all ages. A community for all ages seeks to meet the needs and interests of the very old, the very young and everyone in between. A key driver for this work is the rapidly changing older adult demographics.

The post-war population swell known as the baby boom is paving the way for the next "baby boomlet," the generation known as the millennials that followed the smaller Generation X (ages 33 to 53) population. Today, the oldest baby boomers are in their late 60s. By 2030, one

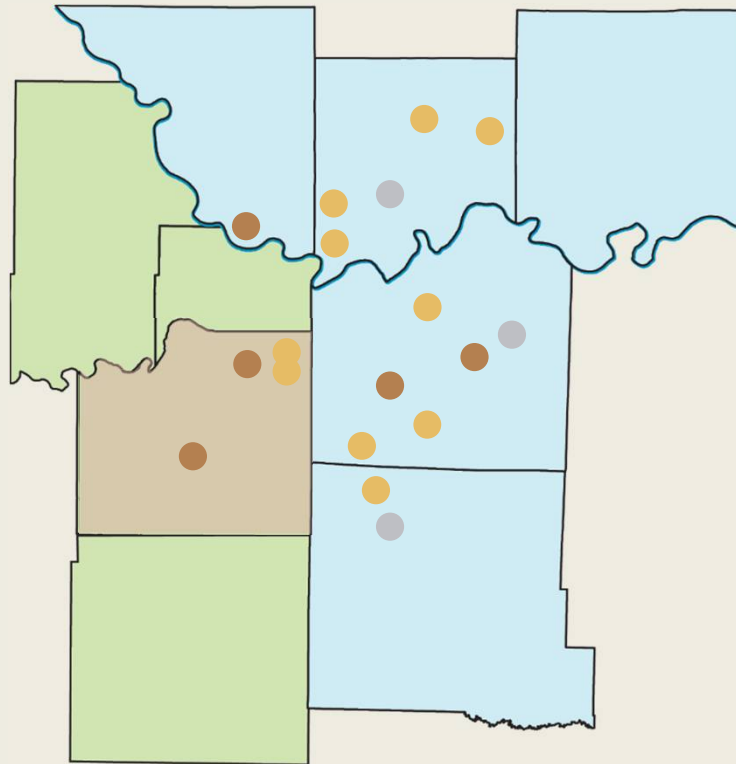
Today, research shows that communities that are adapting to meet the needs of its older adult citizens raise the quality of life in ways that also appeal across the age spectrum.

CFAA Cities

- **Bronze**
 - Blue Springs, Missouri
 - Johnson County, Kansas
 - Merriam, Kansas
 - Olathe, Kansas
 - Parkville, Missouri
 - Raytown, Missouri,
 - In progress: Harrisonville, Missouri,
 - Westwood Kansas

- **Silver**
 - Grain Valley, Missouri
 - Liberty, Missouri
 - Peculiar, Missouri
 - In progress;;
 - Parkville, Missouri

- **Gold**
 - Excelsior Springs, Missouri
 - Grandview, Missouri
 - Gladstone, Missouri
 - Independence, Missouri
 - Kearney, Missouri
 - Lee's Summit, Missouri
 - Mission, Kansas
 - North Kansas City, Missouri
 - Raymore, Missouri
 - Roeland Park, Kansas



Gold Level Communities • Policy Adoption

- **Communities for All Ages Master Plan**
 - Lee's Summit and Raymore MO
- **Updated Bicycle Master Plan**
 - North Kansas City MO
- **Updated Comp/Strategic Plan:**
 - Gladstone, Grandview, Independence and Kearney MO
- **Updated Parks Plan**
 - Mission KS and Roeland Park KS (R Park Phased Development Plan); Excelsior Springs MO

Examples of embedded practices

- City council resolutions.
- 10 communities have applied an age-lens to a major city plan (City Council approval)
- 3 communities are engaging their local high schools to become involved, e.g. adding students to committees and commissions.
- One community applied an age lens to a new farmers market.
- 2 communities place a “CFAA Impact” statement on all Council agenda items.
- 2 communities established a CFAA Advisory Committee (oversee implementation).



Embedded practices – Planning/Zoning

- Two communities participated in a UD Park Charrette and plan to incorporate UD principles in future outdoor projects.
- Accessory Dwelling Ordinance expanded and adopted – several cities
- One community applied an age lens to a neighborhood revitalization plan.
- Elevated understanding of universal design (one community currently researching with intent to adopt a policy).
- Intergenerational Parks



Questions?

Contact Information

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816.701.8246

www.marc.org/aging-health/communities-all-ages