



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
DECEMBER 15, 2022
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Nov 17, 2022 6:00 PM**
- 3. Agenda Items**
 - A. Swift Transportation Rezoning from C-2 to M-2 - PUBLIC HEARING**
 - B. Swift Transportation Rezoning from C-2 to M-2 - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 6th day of December, 2022.

Daniel Barnett , City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 17, 2022
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Judy Bowman

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Absent	
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 - Sep 15, 2022 6:00 PM

With no additions or corrections, the minutes from the September 15, 2022, meeting were unanimously accepted.

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

3. Agenda Items

A. Special Use Permit (SUP) Renewal for Temporary Classrooms - PUBLIC HEARING

Director Stanton presented an application from Cornerstone Community Church to renew their Special Use Permit for two temporary mobile classrooms. The original Special Use Permit was approved by the Board on October 2, 2017, for a 5 year term. She stated that they were requesting a period of 10 years to focus on the auxiliary building and replacing the temporary building that is in place.

Staff recommended approval of the requested renewal of the Special Use Permit with 2 conditions. The first condition is that the Special Use Permit shall be extended for a period of time not to exceed ten years from the expiration of the previously approved SUP, expiring October 2, 2032. The second condition is that the applicant provide a detailed timeline for the planned expansion within 1 year from the approval of this renewal.

Mayor Bowman opened the Public Hearing. With no comments from the public, the Public Hearing was closed.

B. Special Use Permit (SUP) Renewal for Temporary Classrooms - CONSIDERATION

Kevin Wood made a motion to recommend approval of the Special Use Permit renewal with the conditions included by Staff to the Board of Alderman. Brian Pulliam seconded the motion. The motion passed unanimously.

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

C. City Initiated Rezoning - PUBLIC HEARING

Director Stanton reminded the Commission of the direction that staff was given to review properties zoned R-1B and R-3 to make sure the use(s) matched the zoning. She said that many of the properties located within the 1912 Original Town boundaries pre-date any adopted Zoning Regulations. To better align existing uses with the existing zoning districts, staff recommended rezoning the following properties; properties within the block south of Pine Street, West of King Avenue, and north of Walnut Street from R-1B to R-2B and the property located at the northeast corner of Elm and Marshall Streets from R-3 to R-1B.

Mayor Bowman opened the Public Hearing. With no comments from the public, the Public Hearing was closed.

D. City Initiated Rezoning - CONSIDERATION

Kevin Wood made a motion to recommend approval of the City Initiated Rezoning to the Board of Alderman with Staff's recommendations. Barrett Welton seconded the motion. The motion passed unanimously.

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

E. Land Use Table and Related Codes - PUBLIC HEARING

Director Stanton presented the Staff Report for Land Use Table and Related Code Updates. There are three key issues that the updates will clean up and clarify and avoid duplication in the current codes. Currently, all land uses are listed individually under each specific zoning district and the names of uses are not always consistent from one district

to the next. The next issue is that several uses are listed under the Special Use Permit section without any reference to what specific districts they are allowed in with an approved SUP. This can be interpreted that the use is allowed in any district with an approved SUP. The third is the creation of the Land Use Table that will make staff's and the general public's ability to find which uses are allowed in which districts much easier. The items that are corrected with these changes are several definitions to increase clarity, contradictions in changing nomenclature, and contradictions between individual districts and the Special Use Permits section.

Mayor Bowman told the Commission that the Board of Alderman had reviewed these changes with Director Stanton in a previous work session.

Mayor Bowman opened the Public Hearing. With no comments from the public, the Public Hearing was closed.

F. Land Use Table and Related Code Updates - CONSIDERATION

Barrett Welton made a motion to recommend approval to the Board of Alderman as presented by staff. Kevin Wood seconded the motion. The motion passed unanimously.

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

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded the motion. The meeting was adjourned at 6:14 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: December 6, 2022
SUBJECT: Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING

Type of Item: *Public Hearing*

A. Action Item (ID # 4398)

Swift Transportation Rezoning from C-2 to M-2 - PUBLIC HEARING

Attachments:

12-15-22_P&Z_Packet-SwiftTransportationRZ (PDF)



To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: December 15, 2022

Re: Swift Transportation Rezoning from Service Business District (C-2) to General Industrial District (M-2)

GENERAL INFORMATION

Applicant: Jacie Boyd, representing Swift Transportation Co. of Arizona, LLC

Requested Actions: Approval of Requested Rezone from Service Business District (C-2) to General Industrial District (M-2)

Date of Application: October 28, 2022

PROPOSAL

Ms. Jacie Boyd, representing Swift Transportation Co. of Arizona, LLC, is seeking approval of a requested Rezoning from Service Business District (C-2) to General Industrial District (M-2).

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across Prettyman Rd.): C-2 (Service Business District) and A (Agriculture District) – Vacant undeveloped agricultural land

East (across N. 291 Hwy.): C-1 (Local Business District) and C-O (Non-Retail Business District) – Hair salon and vacant undeveloped land, respectively

South: C-2 (Service Business District) – Used car sales lot

West: A (Agriculture District) – Residential Ag land

PREVIOUS ACTIONS

- May 14, 1959—The Board of Aldermen approved the City's first Zoning Ordinance, Ordinance #522-B, which established zoning districts—Residential, Retail, Highway, Industrial, and Recreational.
- March 10, 1965—The Board of Aldermen approved Ordinance #646 that established the zoning of a number of annexed properties, including the subject property. The subject property was established as "Highway District".
- 1975—According to the Cass County Assessor's site the existing 1,800 square foot metal shop steel frame building was constructed during this year.
- August 16, 1978—The Board of Aldermen approved Zoning Ordinance #1194, which repealed all previous zoning ordinances and zoning districts and establish zoning districts—Agriculture (A), Low Density Single-Family Residential (R-1B), Two-Family Residential (R-2), Cluster or Garden Apartment (R-3), Medium Density Residential (R-4), High Density Residential (R-5), Non-Retail

Business (C-O), Local Business (C-1), Retail Business (C-2), Service Business (C-3), Light Industrial (M-1) and General Industrial (M-2). A 1979 zoning map shows that this property was established as Service Business (C-3).

- January 11, 1993—The Board of Aldermen approved Ordinance #1930, which eliminated Central Business (C-2) District and changed all referenced from C-3 to C-2 for Service Business District.
- November 4, 2016—Helt Electric submitted an electrical permit (#16326) to have the electric service restored. The electrical service/release and final electric was approved on November 10, 2016.
- May 9, 2017—Miles Excavating, Inc. was issued a temporary construction electric permit (#17601). A note in the permit record states that the lease agreement was requested. A copy of the lease agreement found in the file states that the land was being leased for use as “Job Trailer and equipment parking”. The lease agreement further states that “The Tenant is responsible for complying with any city requirements for zoning approval for parking equipment, if needed”. Staff has not found any record that any zoning approval was ever sought or granted.
- February 2, 2018—Harrisonville Crossings Properties, LLC applied for a commercial occupancy inspection (#18023) for a used car lot. The inspection permit was cancelled on June 27, 2018, stating that the tenant backed out of the lease because the building does not contain the Building Code required restroom and the sanitary is on the east side of 291.
- June 16, 2022—Swift Transportation Co. of Arizona, LLC purchased the property from Celtic Investment Group, LLC.
- July 13, 2022—Staff was first approached by a representative from Howard Zoning requesting a zoning verification letter for 2704 N. State Route 291 for “Truck Maintenance Shop”.
- July 29, 2022—Staff sent out requested zoning verification letter. The letter provided stated that it was a permitted use and referenced attached Zoning Regulations for C-2, which lists “automobile repair and washing”. It was unclear from the request that the proposed use was for semi-trucks.
- September 23, 2022—Ms. Boyd contacted Katie Phelps, Code Enforcement Officer/Inspector, regarding the ongoing property maintenance/code violation case on the property. This was the first-time staff was provided with a site plan and details on the proposed use (“This will be used for truck and trailer parking and storage, tractor maintenance, and trailer maintenance.”).
- September 26, 2022—Ms. Phelps informed Ms. Boyd that the property would need to be rezoned.
- September 29, 2022—Mrs. Stanton responded that “to utilize this lot for truck/trailer storage it would be a Special Use Permit; however, if you are adding maintenance/servicing to the allowed uses the property would have to be rezoned to M-2 (General Industrial District). The City’s Comprehensive Plan shows the area as ‘Community Mixed Use’, which is intended ‘to integrate a broad range [of] retail, service, office, and residential uses’ (page 42, www.harrisonville.com/DocumentCenter/View/10332/2040-Comprehensive-Plan?bidId=). A truck/trailer storage and maintenance/service use is an industrial use that is not supported by our Comprehensive Plan in this area so staff would have to recommend denial.”

KEY ISSUES

- This property is currently zoned Service Business District (C-2), which aligns with the City’s 2040 Comprehensive Plan.
- The applicant is requesting to Rezone the property to General Industrial District (M-2) to allow for truck/trailer storage and maintenance/service, which does not align with the City’s 2040 Comprehensive Plan.
- There is no record of any business license related to this property. Therefore, any business operations previously occurring at this location were doing so illegally because they did not have a business license.

STAFF COMMENTS AND SUGGESTIONS

The City’s 2040 Comprehensive Plan shows this area as “Regional Commercial”. According to page 44 of the City’s Comprehensive Plan, “appropriate uses in the Regional Commercial place type includes gas stations, general and drive-thru retail, regionally-serving medium- and big-box retail, hotels/motels, [and]

vehicle rentals”. The use of the property as a truck/trailer storage and maintenance/service use is an industrial use and is not compatible with the city’s vision of this area being “Regional Commercial”.

Additionally, staff is concerned about the impacts such a development would have on an already very busy street, N. 291 Highway. Previous communications stated that a traffic study would be required; but, to date, one has not been provided.

Staff recommends denial of the requested rezone from Service Business District (C-2) to General Industrial District (M-2).

STAFF RECOMMENDATION

Staff recommends denial of the requested rezone from Service Business District (C-2) to General Industrial District (M-2).

ATTACHMENTS

Application
 Site Plan
 County Assessor’s Property Record
 Zoning Verification Letter Request and Attachments
 Zoning Confirmation Letter and Attachments
 Katie Phelps Communication
 Christina Stanton Communication
 Zoning Map
 Aerial Map

STAFF CONTACT:

Christina Stanton



REZONING AND SPECIAL USE PERMIT APPLICATION

Application Type

☒ Rezoning (Fee \$250+\$5 per lot) ☐ Special use Permit (Fee \$ 250)

Applicant and Property Owner Information

Applicant (Print): JACIE BOYD **Signature:** 
Company Name: Swift Transportation Co. of Arizona, LLC, a Delaware limited liability company
Street Address: 2200 South 75th Ave. **City:** Phoenix **State:** AZ **Zip:** 85043
Telephone: 602-352-5060 **Email:** Jacie.Boyd@knighttrans.com

Property Owner Authorization (all owners listed on title report must sign or submit signed authorizations and contact info)

Property Owner Name (print): SWIFT TRANSPORTATION **Signature(s):** It's a company
Street Address: 2704 N Highway 291 **City:** Harrisonville **State:** MO **Zip:** 64701
Telephone: 602-352-5060 **Email:** Jacie.Boyd@knighttrans.com

Firm Preparing Application: Swift Transportation Real Estate Manager

Contact: JACIE BOYD
Street Address: 2200 S. 75TH AVE **City:** PHOENIX **State:** AZ **Zip:** 85043
Telephone: 602-352-5060 **Email:** JACIE.BOYD@KNIGHTTRANS.COM

* All correspondence should be sent to (check one): Applicant ☒ Property Owner ☐ Firm ☐

Project Information

General Location or Address: 2704 N Highway 291, Harrisonville, MO 64701
Project Description: Looking to rezone our property to M-2, we are a truck maintenance ship with trailer parking and storage.
Acres or Sq. Ft. 2.8 acres

Current Zoning: C-2 Service Business District **Proposed Zoning:** M-2

Items to be Submitted 30 Days Before Planning Commission Meeting

- x_1) **Application**
 _2) **Filing fee** - Payable to City of Harrisonville or contact Planning Commission Secretary to pay by phone.
 x_3) **Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership.** Seven (7) copies at least 8 1/2" x 11", and one (1) electronic copy emailed to city planner.
 x_4) **Email full legal description in WORD** to planner (not assessor's abbreviated description).

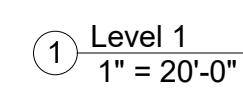
City staff may modify submittal requirements as necessary.

Resources

City Website <http://www.harrisonville.com/>
Zoning Map <http://www.harrisonville.com/DocumentCenter/View/9508/Zoning-Final-Draft?bidId=>
Zoning Regulations <https://www.ecode360.com/27908265>
Subdivision Regulations <https://www.ecode360.com/27909481>
Cass County GIS Map <https://cassgis.integritygis.com/h5/index.html?viewer=cass>

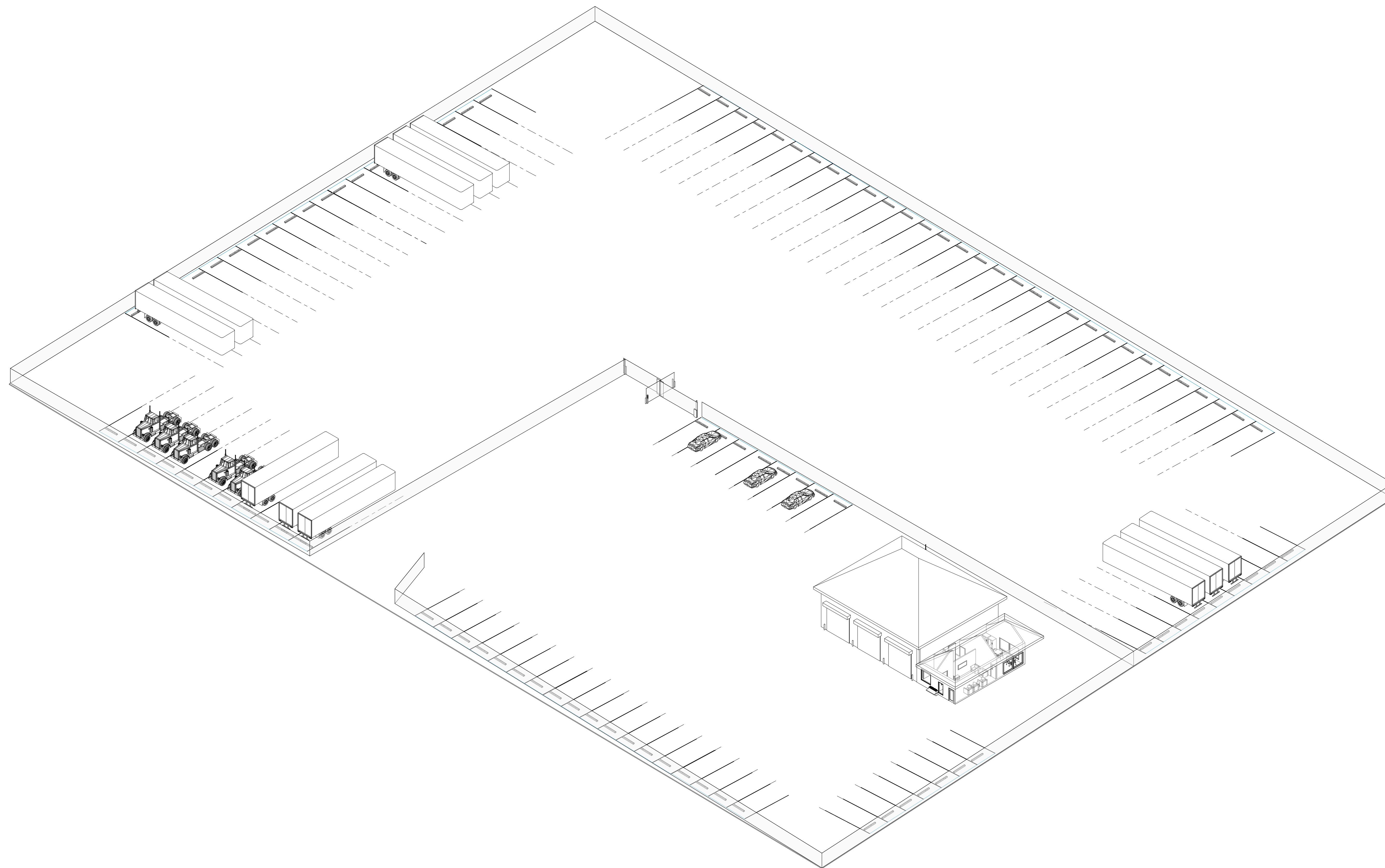
For Office Use Only

Case No.: _____ **Filing Fee: Amount Paid: \$** _____ **Date Application Received:** _____
Planning & Zoning Commission Meeting Date: _____ **BOA Meeting Date:** _____



Project Number	TBD
Date	09/12/22
Drawn By	LSP
Checked By	JR/GT

Scale	1" = 20'-0"
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IRON
HARRISONVILLE
3D View

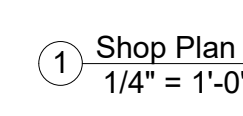
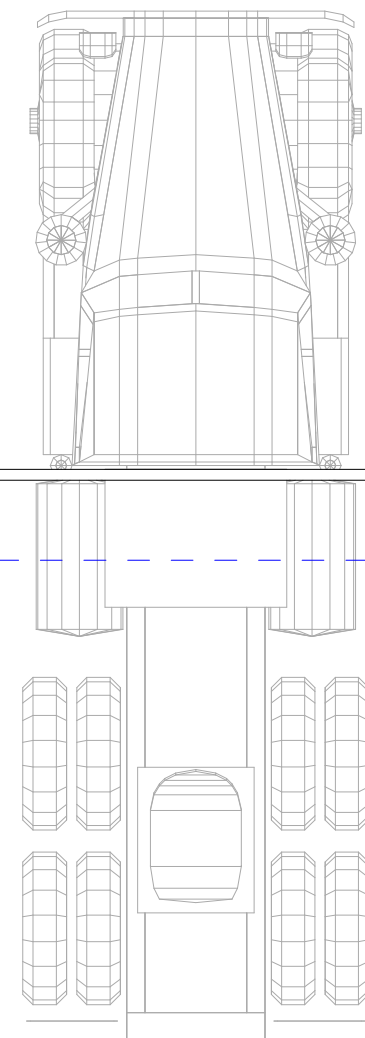
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Project Number	TBD
Date	09/12/22
Drawn By	LSP
Checked By	JF

A102

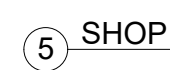
Scale

9/12/2022 11:13:41 AM



Project Number	TBD
Date	09/12/22
Drawn By	LSP
Checked By	JF

Scale	1/4" = 1'-0"
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	Scale
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Parcel Number: 08-08-33-200-002-002.000
Computer ID: 1770900
Deed Holder: SWIFT TRANSPORTATION CO OF ARIZONA LLC
Property Address: 2704 N STATE ROUTE 291
 HARRISONVILLE, MO 64701-1101 [MAP THIS ADDRESS](#)
Mailing Address: 2200 S 75TH AVE
 PHOENIX, AZ 85043-7410 USA
Class: COMMERCIAL
Map Area: COM HARRISONVILLE
Plat Map: 4868/43
Subdivision: NONE
Sec-Twp-Rng: 33-45-31
Lot-Block: -
Brief Legal Description: N400' OF BG 1055'E & 430'N SW CR NW, W301'N840'
 E&
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 08-08-33-200-002-002.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$0	\$84,190	\$0	\$84,190
Building	\$0	\$0	\$47,930	\$0	\$47,930
Total	\$0	\$0	\$132,120	\$0	\$132,120
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$0	\$26,940	\$0	\$26,940
Building	\$0	\$0	\$15,340	\$0	\$15,340
Total	\$0	\$0	\$42,280	\$0	\$42,280

Prior Year Value Information

2022 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$0	\$84,190	\$0	\$84,190
Building Full Market	\$0	\$0	\$47,930	\$0	\$47,930
Total Full Market	\$0	\$0	\$132,120	\$0	\$132,120
2021 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$0	\$84,190	\$0	\$84,190
Building Full Market	\$0	\$0	\$47,930	\$0	\$47,930
Total Full Market	\$0	\$0	\$132,120	\$0	\$132,120

[More Years...](#)

Land Information

Lot Type	Square Feet	Acres
Sq. Ft x Rate	120,264	2.761

Commercial Building Information

Occupancy	Year Built	Building Area
Metal Shop - Steel Frame	1975	1,800

Building 1 of 1

Year Built: 1975
 Occupancy: Metal Shop - Steel Frame
 Label:
 Gross Building Area: 1,800
 Condition: Below Normal

Plumbing

Description	Quantity	Range
Toilet Room	1	Low

Extras 1 of 1

Type: Door
 Description: Door
 Type: O.H. Door - Manual
 Width: 12
 Height: 14
 Price: Average
 Quantity: 168 SFSA

Yard Extra Information

Description	Item Count	Year Built
▲ Paving - Asphalt Year Built: 1960 Description: Paving - Asphalt Paving Type: Concrete Parking Lots Price Method: 0 Pricing: Average Quantity: 21,000 Square Feet # of Spaces: 0 Lighting: None Count: 1 Plot Number:	1	1960
▲ Paving - Concrete Year Built: 1950 Description: Paving - Concrete Paving Type: Concrete Parking Lots Price Method: 0 Pricing: Average Quantity: 1,450 Square Feet # of Spaces: 0 Lighting: None Count: 1 Plot Number:	1	1950

Sale Information

Sale Date	Recording
▲ 06/16/2022 Sales Detail Buyer: SWIFT TRANSPORTATION CO OF ARIZONA LLC Seller: CELTIC INVESTMENT GROUP LLC Sale Date: 06/16/2022 Sales Type: Deed Recording: 4868/43 Remarks:	4868/43
▲ 12/27/2018 Sales Detail Buyer: CELTIC INVESTMENT GROUP LLC Seller: ALLEGA, KATHRYN M TR Sale Date: 12/27/2018 Sales Type: Deed Recording: 4320/8	4320/8

Remarks:

▲ 06/05/2017

4134/23

Sales Detail

Buyer: ALLEGA, KATHRYN M TR
Seller: ALLEGA, KATHRYN & GAYLE TITUS
Sale Date: 06/05/2017
Sales Type: Deed
Recording: 4134/23
Remarks:

▲ 09/28/2016

4050/161

Sales Detail

Buyer: ALLEGA, KATHRYN M TR
Seller: ALLEGA, KATHRYN & GAYLE TITUS
Sale Date: 09/28/2016
Sales Type: Deed
Recording: 4050/161
Remarks: INTO TRUST

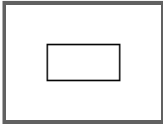
Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

Sketch



Sketch of Pin 08-08-33-200-002-002.000

1 / 1



GIS Map Information



From: [Kim Dunn](#)
To: [Jamie Martin](#); [Christina Stanton](#)
Subject: Fwd: FOIA Form for 2704 N State Route 291, Harrisonville, MO
Date: Wednesday, July 13, 2022 10:53:38 PM
Attachments: [Outlook-cspipqxr.png](#)
[ZVL Req for 2704 N State Route 291.pdf](#)
[CO Form for 2704 N State Route 291.pdf](#)
[FOIA form for all docs for 2704 N State Route 291.pdf](#)

Wasn't sure if you needed the attached form also, so filled out.

----- Original Message -----

From: Kim Dunn <kim@howardzoning.com>
 To: "jmartin@harrisonville.com" <jmartin@harrisonville.com>
 Cc: "cstanton@harrisonville.com" <cstanton@harrisonville.com>
 Date: 07/13/2022 5:04 PM
 Subject: Fwd: Zoning Letter for 2704 N State Route 291, Harrisonville, MO

Good afternoon,

Please see attached request for a Zoning Letter and copies of applicable docs for the property: 2704 N State Route 291, Harrisonville, MO.

Best regards,

Kim Dunn
 Howard Zoning Associates LLC

----- Original Message -----

From: Kim Dunn <kim@howardzoning.com>
 To: Jamie Martin <jmartin@harrisonville.com>
 Cc: Christina Stanton <cstanton@harrisonville.com>
 Date: 07/13/2022 4:37 PM
 Subject: Re: Zoning for 2704 N State Route 291, Harrisonville, MO

Good afternoon Jamie,

Thank you!

Will send request.

Best regards,

Kim Dunn
 Howard Zoning Associates LLC

On 07/13/2022 4:27 PM Jamie Martin
 <jmartin@harrisonville.com> wrote:

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

Good afternoon Kim,

The current zoning is C-2 and there is currently a Municipal Court case on the property. I will have to get with Code Enforcement to see what the open case entails, but I am working on that and seeing what other documents we have for that address that might be beneficial in answering your questions.

Jamie Martin
Administrative Assistant
Permit Technician, ICC
Building Department
City of Harrisonville
816-380-8958



From: Kim Dunn <kim@howardzoning.com>
Sent: Wednesday, July 13, 2022 3:17 PM
To: Christina Stanton <cstanton@harrisonville.com>; Jamie Martin <jmartin@harrisonville.com>
Subject: Fwd: Zoning for 2704 N State Route 291, Harrisonville, MO

Good afternoon,

Does the City of Harrisonville provide zoning letters and if so, what is the fee?
Can we pay fee with a credit card or send a check?

What is included in the Zoning Letter?

We are requesting zoning as well as copies of any variances, special use permits, conditional use permits, Certificates of Occupancy or the City of Harrisonville equivalent permit for Occupancy, copies of site plan or conditions of approval. Also, if any open/active zoning/building code violations on record only for the property.

Would all this information be included, or would we request through the City Clerk's Office?

Best regards,

Kim Dunn
Howard Zoning Associates LLC

----- Original Message -----

From: Kim Dunn
<kim@howardzoning.com>
To: "cstanton@harrisonville.com"
<cstanton@harrisonville.com>,
"jmartin@harrisonville.com"
<jmartin@harrisonville.com>
Date: 07/12/2022 2:40 PM
Subject: Zoning for 2704 N State Route 291,
Harrisonville, MO

Good afternoon,

Does the City of Harrisonville provide zoning letters and if so, what is the fee?
Can we pay fee with a credit card or send a check?

What is included in the Zoning Letter?

We are requesting zoning as well as copies of any variances, special use permits, conditional use permits, Certificates of Occupancy or the City of Harrisonville equivalent permit for Occupancy, copies of site plan or conditions of approval. Also, if any open/active zoning/building code violations on record only for the property.

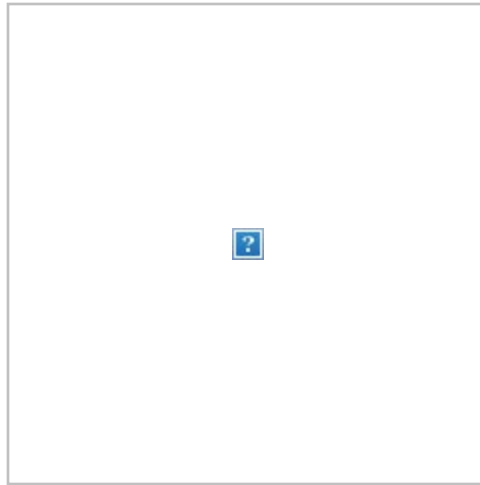
Would all this information be included, or would we request through the City Clerk's Office?

Best regards,

Kim Dunn
Howard Zoning Associates LLC

This is an email from outside your organization.

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)



THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE AND ANY ATTACHMENTS IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. IF THE READER OF THIS E-MAIL MESSAGE AND ANY ATTACHMENTS IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT YOU ARE IN THE POSSESSION OF PRIVILEGED INFORMATION. PLEASE IMMEDIATELY NOTIFY THE SENDER BY TELEPHONE OR REPLY EMAIL OF YOUR INADVERTENT RECEIPT AND DELETE THIS E-MAIL MESSAGE AND ANY ATTACHMENTS IMMEDIATELY.

This is an email from outside your organization.



Howard Zoning Associates, LLC

19045 North Rockwell Avenue • Edmond, OK 73012

Tel: (405) 415-5027 (Kim's Direct) • Tel: (405) 359-6292

Toll Free Fax: (877) 655-6292

Email: kim@howardzoning.com

3.A.a

To: City of Harrisonville Building Department
Attn: Jamie Martin, Administrative Assistant

Date: July 13, 2022

Request for a Zoning Verification Letter and applicable documents for site: **2704 N State Route 291, Harrisonville, MO. PN: 08-08-33-200-002-002.000**

Please kindly consider this as a formal request for a Zoning Verification Letter for the subject parcels (Please put letter on City letterhead).

- What is the current zoning of this project including any special, restrictive or overlay districts?
- What are the abutting Zoning Districts to this property to the North, South, East & West? (Specifically, any residential or other abutting zoning which could impact buffer, height, or setback requirements for this project)
- **Is the proposed use of Truck Maintenance Shop a regular permitted use?**
- Should the existing property not meet the current zoning code requirements, would your municipality view it as Legal Nonconforming to the current zoning code?
- Are there any **outstanding/open Zoning/Building Code Violations on record** for the subject property?
- Was the subject site granted any Use Permits, Variances or Special Exceptions? If yes, please provide copies of such document(s). **If a CUP or SUP has been issued would the SUP/CUP run with the land, to successors (foreclosing lender/purchaser) as a matter of right, or would a new permitting process need to happen after a transfer?**
- Was the subject site required to go through Site Plan Approval process? May I obtain a copy of the Approved Site Plan?
- Was the subject site approved as a Planned Unit Development? If yes, please provide PUD approval document/resolution with conditions.

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

**Howard Zoning Associates, LLC**

19045 North Rockwell Avenue • Edmond, OK 73012

Tel: (405) 415-5027 (Kim's Direct) • Tel: (405) 359-6292

Toll Free Fax: (877) 655-6292

Email: kim@howardzoning.com

- Was the subject site issued all required Certificates of Occupancy? Please provide copies of all available Certificates of Occupancy (or the City of Harrisonville's equivalent permit that allows occupancy). If COs are no longer available, enclosed please find a simple form to fill out.
- In addition to any Certificates of Occupancy already issued would a new Certificate of Occupancy be required for change of use?

Thank you for your time and help. My email address is kim@howardzoning.com and my direct dial line is (405) 415-5027.

Kim Dunn



Howard Zoning Associates, LLC

19045 North Rockwell Avenue • Edmond, OK 73012

Tel: (405) 415-5027 (Kim's) • (405) 359-6292

Toll Free Fax: (877) 655-6292

Email: kim@howardzoning.com

3.A.a

Date: July 13, 2022

To: City of Harrisonville, MO

Re: Copies of valid Certificates of Occupancy for: **2704 N State Route 291, Harrisonville, MO.**
PN: 08-08-33-200-002-002.000.

CERTIFICATE OF OCCUPANCY INFORMATION based upon our records:

_____ Valid Certificates of Occupancy have been issued for this project including COs for all tenants (if applicable) and is now outstanding for the Project. For any certificates not located or on file for this Project, the absence of a Certificate of Occupancy is not considered a violation and will not give rise to any enforcement action affecting this Project (see attached copies)

_____ Certificates of Occupancy for Projects constructed prior to the year _____ are no longer available either due to _____ they predate available records or _____ predate the co requirement. This Project was constructed originally around _____. The absence of a Certificate of Occupancy on file for this Project is not considered a violation and will not give rise to any enforcement action affective the Project. A Certificate of Occupancy for the Project will only be required (please circle what is applicable).

- to the extent of any construction activity, such as restoring, renovating, or expanding the existing project
- change in use
- change in occupancy/tenant
- change in ownership
- new construction

_____ We are unable to locate a Certificate of Occupancy for the Project from our available records. We have evidence in our records a Certificate of Occupancy was issued however it has been lost or misplaced. The absence of a Certificate of Occupancy for the Project is not considered a violation and will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating, or expanding the existing project) and/or change in use.

Please Call or email the undersigned if you have any questions or comments:

Your Name/Title/Phone/Email _____

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)



Sunshine Law Request Form

I hereby request City of Harrisonville records under provision of Chapter 610 of the Revised Statutes of the State of Missouri.

Name: Kim Dunn with Howard Zoning Associates LLC Date: 7/13/2022

Mailing Address: 19045 North Rockwell Avenue, Edmond, OK 73012

Email: kim@howardzoning.com

Information Requested (Please be specific): Please send copies of any variances, special use permits, conditional use permits, Certificates of Occupancy, site plan copy or conditions of approval. We are also inquiring if there are any open/active zoning/building code violations on record only for the property: 2704 N State Route 291, Harrisonville, MO

PN: 08-08-33-200-002-002.000.

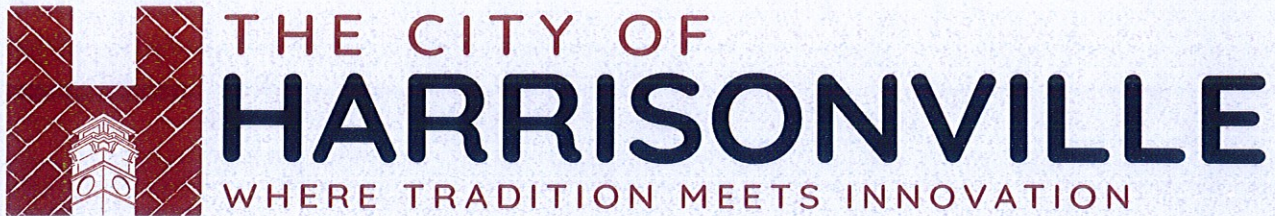
Please choose one: I would like to view the record(s) inside City Hall

xxxx I request a printed copy of the record(s) and agree to pay a fee of 10 cents per page, plus the research/labor time of a city employee to compile the information.

 I hereby request that all fees for locating and copying the requested records be waived. The information I obtain will serve the public interest and will be used in the following
or Office Use Only –

Charges for Information

<u> </u>	Pages @ \$0.10 per page	=	\$ <u> </u>
<u> </u>	Research Time @ \$17 per hour	=	\$ <u> </u>
	Return Postage	=	\$ <u> </u>
	Sales Tax	=	\$ <u> </u>
	TOTAL	=	\$ <u> </u>



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

July 29, 2022

Request for Zoning Verification: 2704 N State Route 291,

Harrisonville, MO 64701

Parcel # 08-08-33-200-002-002.00

To whom it may concern,

- The current zoning- C-2 Service Business District
- Abutting Zoning Districts – North C-2, South C-2, East C-1, and West A
- Is the proposed use of a Truck Maintenance Shop a permitted use- yes, see attached Zoning Regulations for C-2
- Outstanding Zoning/Building Code Violations – yes, see attached Violation letter. This property is currently in Municipal Court.
- Any CUP or SUP's – none
- Site Plan Approval Process – NA
- Planned Unit Development – NA
- Previous Certificates of Occupancy – None found
- New Certificate of Occupancy Required? – yes

Jamie Martin

City of Harrisonville

Permit Technician



Howard Zoning Associates, LLC

19045 North Rockwell Avenue • Edmond, OK 73012

Tel: (405) 415-5027 (Kim's) • (405) 359-6292

Toll Free Fax: (877) 655-6292

Email: kim@howardzoning.com

Date: July 13, 2022

To: City of Harrisonville, MO

Re: Copies of valid Certificates of Occupancy for: **2704 N State Route 291, Harrisonville, MO.**
PN: 08-08-33-200-002-002.000.

CERTIFICATE OF OCCUPANCY INFORMATION based upon our records:

NA Valid Certificates of Occupancy have been issued for this project including COs for all tenants (if applicable) and is now outstanding for the Project. For any certificates not located or on file for this Project, the absence of a Certificate of Occupancy is not considered a violation and will not give rise to any enforcement action affecting this Project (see attached copies)

X Certificates of Occupancy for Projects constructed prior to the year 1975 are no longer available either due to X they predate available records or _____ predate the co requirement. This Project was constructed originally around _____. The absence of a Certificate of Occupancy on file for this Project is not considered a violation and will not give rise to any enforcement action affective the Project. A Certificate of Occupancy for the Project will only be required (please circle what is applicable).

- ☒ to the extent of any construction activity, such as restoring, renovating, or expanding the existing project
- ☒ change in use
- ☒ change in occupancy/tenant
- ☒ change in ownership
- ☒ new construction

NA We are unable to locate a Certificate of Occupancy for the Project from our available records. We have evidence in our records a Certificate of Occupancy was issued however it has been lost or misplaced. The absence of a Certificate of Occupancy for the Project is not considered a violation and will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating, or expanding the existing project) and/or change in use.

Please Call or email the undersigned if you have any questions or comments:

Your Name/Title/Phone/Email

*Christina Stanton, Director of
 Community Development
 816-380-8922
 cstanton@harrisonville.com*

Chapter 405. Zoning Regulations

ARTICLE XV. "C-2" Service Business District

Section 405.315. Permitted Uses.

[Ord. No. 1825, 5-13-1991; Ord. No. 3153 §2, 11-1-2010]

A.

In District "C-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:

1.

Any use permitted in District "CBD-2".

2.

Shops, stores and yards for the sale at retail or wholesale or the rental of such items as automotive equipment, trucks, trailers, boats, camping accessories, tools, farm machinery and supplies, building supplies and lawn accessories.

3.

Service such as assembly and meeting halls, automobile repair and washing, farm machinery repair, pop bottling, miniature golf and commercial recreation parks, drive- in theaters, general repair and fix-it shops, frozen foods, including lockers, swimming pools, trade schools, pet grooming (with all animals kept indoors), janitorial services, exterminating and disinfecting services.

[Ord. No. 3530, 2-1-2021]

4.

Nurseries and greenhouses, bakeries.

5.

Manufacture or assembly of products to be sold only at retail on the premises.

6.

Establishments which serve or sell alcoholic beverages.

7.

Accessory uses customarily incident to the normal operation of the above uses, including parking lots and signs as provided in this Chapter.

8.

Medical Marijuana Dispensary Facility subject to Section **405.573**, Standards for Medical Marijuana Uses.

[Ord. No. 3469, 6-17-2019]

9.

Medical Marijuana Testing Facility subject to Section **405.573**, Standards for Medical Marijuana Uses.

[Ord. No. 3469, 6-17-2019]

Section 405.320. Performance Standards.

[Ord. No. 1825, 5-13-1991]

A.

Drive-up or drive-in service may be provided at any establishment.

B.

Any manufacturing or assembly of products as permitted above shall be entirely with a totally enclosed building.

C.

No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

D.

Automobiles, trucks, boats and trailers for sale may be stored or displayed outside a building but not within ten (10) feet of a street line. Other merchandise which may appropriately be displayed or stored outside a building shall be kept off the public sidewalks and streets and shall not reduce the capacity of a parking lot below that required by this Chapter.

Section 405.325. Height and Area Regulations.

[Ord. No. 1825, 5-13-1991]

A.

In District "C-2", the height of buildings and the minimum dimensions of lots and yards shall be as follows.

1.

Height. Buildings or structures shall not exceed three (3) stories, except that in a District "CP-2" buildings and structures shall not exceed twelve (12) stories in height.

2.

Front yard. A front yard of not less than thirty-five (35) feet shall be provided.

3.

Side yards. There shall be a side yard on each side of not less than fifteen (15) feet on each side of a building.

4.

Rear yard. The depth of the rear yard shall be at least fifteen (15) feet.

Section 405.330. Parking Regulations.

[Ord. No. 1825, 5-13-1991]

Five (5) off-street parking spaces shall be provided on the premises for each one thousand (1,000) square feet of floor area.

Section 405.335. Conversion of Buildings.

[Ord. No. 1825, 5-13-1991]

No building that was designed and constructed as a residential building shall be converted to or hereafter used for non-residential purposes enumerated in this district. Those buildings and premises

being used in violation of this regulation on the date of the adoption of this Chapter may continue as non-conforming uses as described in this Chapter.



Harrisonville

300 E. Pearl Street
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www.harrisonville.com
www.ecode360/HA3317

January 20, 2022

1120 SW BROADWAY
LEES SUMMIT, MO 64081

RE: Code Compliance Case No. PM-22-0003

CELTIC INVESTMENT GROUP LLC,

Location : 2704 N ST RT 291 , HARRISONVILLE MO

Complaint Description:

THE ENTIRE LOT NEEDS TO BE CLEARED OF BRUSH, OVERGROWTH, TRASH, DEBRIS, AND OTHER MATERIALS. c-2 ZONING DOES NOT ALLOW FOR ANY OUTSIDE STORAGE OF ITEMS UNLESS FOR SALE. ANYTHING NOT FOR SALE SHOULD BE REMOVED OR INSIDE OUT OF VIEW FROM PUBLIC VIEW. ANY INOPERABLE/UNLICENSED VEHICLES, INCLUDING TRAILERS OF ANY TYPE, MUST BE REMOVED FROM PROPERTY. OCCUPANCY REQUIRES CURRENT BUSINESS LICENSE.

IPMC 2018
302.1 SANITATION
302.8 MOTOR VEHICLES
302.4 WEEDS

NOTICE OF VIOLATION. THIS PROPERTY HAS BEEN OBSERVED TO BE IN VIOLATION OF THE BELOW MUNICIPAL ORDINANCE AND REQUIRES COMPLIANCE WITHIN THIRTY CALENDAR DAYS FROM THE DATE OF THIS NOTICE.

TITLE 6 BUSINESS AND OCCUPATIONS - CHAPTER 605 LICENSES - ARTICLE 1 IN GENERAL - SECTION 605.010 LICENSE REQUIRED [CC 1977 §18-1; Ord. No. 2334 §1, 1-13-1997]

A.

No person, company, association or corporation shall within the City conduct, exercise, carry on, deal in or engage in any occupation, trade, business or avocation nor deal in, sell or keep any articles for sale or trade or provide a service without first taking out a City license therefore as provided in this Chapter.

B.

Proof of a Missouri Tax ID number shall be required before issuance of business license.

C.

Any license application for a new business or change of ownership of an existing business shall require inspection and approval of the facilities by City Codes Compliance Department prior to license being issued.

TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 5 WEEDS - SECTION 220.400 HIGH WEEDS AND HIGH GRASS PROHIBITED [Ord. No. 3137 §1, 8-2-2010]



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Any owner, lessee or occupant or any agent, servant, representative or employee of any such owner, lessee or occupant having control of any lot of ground or any part of any lot who shall allow or maintain on any such lot any growth of weeds or grass to a height of twelve (12) inches or more shall be deemed guilty of a misdemeanor. Whenever private property abuts a public right-of-way or easement belonging to the City of Harrisonville or any public entity, except for rights-of-way sloped more than 3:1 (18 degrees), and there exists in such right-of-way or easement a tree lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree lawn or grassy area shall be considered, for purposes of this Section requiring cutting of grass and weeds, to be a part of the private lot which abuts the right-of-way or easement and it shall be the duty of those responsible under this Section for the maintenance of the private lot to equally maintain the tree lawn or grassy area within the abutting right-of-way or easement and all of the provisions of this Section shall apply with equal force and effect to said tree lawn or grassy area. The violation of this provision shall be punished by a fine not exceeding five hundred dollars (\$500.00) or such imprisonment not exceeding ten (10) days, or by both such fine and imprisonment. Each day any violation of this provision shall continue shall constitute a separate punishable offense.

TITLE 2 PUBLIC HEALTH - SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 2 INOPERABLE VEHICLES - SECTION 220.070 WRECKED, DAMAGED OR DEMOLISHED MOTOR VEHICLES DECLARED NUISANCE [CC 1977 §33-471; Ord. No. 867 §2, 5-20-1970; Ord. No. 2392 §2, 7-7-1997]

Any wrecked, damaged, demolished, disabled or inoperable vehicle or part or portion thereof which is left or permitted to remain upon any property or street, which is accessible to children or where weeds, grass and other vegetation is allowed to grow in or around such vehicle is hereby declared to be a public nuisance in that such vehicle or part or portion thereof may create a fire hazard or afford a nesting place or breeding place for mosquitoes, flies, rodents, rats and other vermin and also may be an attractive nuisance to children constituting a serious danger and threat to such children and may be an additional costly obstruction to the care and maintenance of such property or street when weeds, grass or other vegetation must be removed by private individuals or the City.

TITLE 5 BUILDING & CONSTRUCTION - CHAPTER 500 BUILDING AND PROPERTY MAINTENANCE CODES - ARTICLE 8 PROPERTY MAINTENANCE CODE - 500.320 ADOPTION OF STANDARDS [Ord. No. 3503, 8-3-2020]

The City hereby adopts the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, including Appendix Chapter A as the Official Property Maintenance Code of the City of Harrisonville, Missouri.

TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 1 GENERALLY - SECTION 220.020 ENUMERATION [CC 1977 §16-18; Rev. Ords. 1939 Ch. 17 Art. 1 §§21, 45 Art. 3 §§1— 3; Ord. No. 2284 §1, 8-26-1996; Ord. No. 2512 §1, 6-22-1998; Ord No. 2907 §§1 — 2, 3-7-2005; Ord. No. 2914 §1, 4-18-2005; Ord. No. 3072 §1, 2-2-2009]



Harrisonville

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A. The following are hereby declared, defined and deemed to be nuisances for the purposes of this Article; provided however, that the following shall not be deemed to be exclusive:

1. All substances which emit or cause foul, obnoxious, unhealthful or disagreeable odor or effluvia in the neighborhood where they exist.
2. All carcasses of animals remaining exposed for twelve (12) hours after death.
3. Any growth of weeds, grasses or bushes to a greater height than twelve (12) inches; provided that this shall not apply to planted and cultivated flowers, shrubbery or other landscaping.
Exception: In agricultural zoned properties, or properties used for agricultural, there shall be no weeds, grasses or bushes over twelve (12) inches in height a minimum distance of twenty (20) feet from any adjoining property line, street or alley.
4. All slop, foul or dirty water, filth, refuse or offal discharged in or upon any street, avenue, sidewalk, alley, park, public square or public enclosure or allowed to accumulate there or in a pond or pool.
5. All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, inconvenience, danger, detriment or annoyance of the public health, safety or welfare.
6. The keeping or allowing to remain on any premises any trees, shrubs or other vegetation infected with fungus or other diseases that will or might spread to other non-infected trees, shrubs or other vegetation.
7. Any silt caused by water flows which is deposited on downstream property thereby covering or obstructing land, including land normally covered by standing water.
8. Any writing, painting, drawing, marking, inscription, or figure of the type which a reasonable person would deem "graffiti" upon any wall, rock, bridge, building, fence, gate, other structure, tree or other real or personal property, either publicly or privately owned within the City.

TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE, CHAPTER 240 GARBAGE AND REFUSE, ARTICLE 2 COLLECTION REGULATIONS, SECTION 240.040 ACCUMULATION OF REFUSE ON PREMISES [CC 1977 §14-17; Ord. No. 666 §4, 1-19-1966]

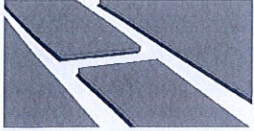
It shall be unlawful for any household or business establishment to permit the accumulation of refuse upon his/her premises in such a manner as to create a public nuisance or so as to create any unsanitary or unsightly condition.

SECTION 100.200 GENERAL PENALTY - CONTINUING VIOLATIONS

A. Whenever in this Code or in any ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or ordinance shall be punished by a fine of not exceeding five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment; provided however, that in any case wherein the penalty for an offense is fixed by any State law or Statute, the same penalty so fixed by State law or Statute shall be imposed for the punishment of such offense and no other, except that imprisonments, when made under this Section, may be in the City Jail instead of the County Jail.

B. Each day any violation of any provision of this Code or of any such ordinance shall continue shall constitute a separate offense.

C. In addition to the penalty set out in Subsection (A), any condition caused or permitted to exist in violation of any of the provisions of this Code or any such ordinance shall be deemed a public nuisance and may be, by the City, abated as provided by law and each day that such condition continues shall be regarded as a new and separate offense.



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PROPERTY OWNERS HAVE THE RIGHT TO A HEARING AFTER 10 DAYS' NOTICE THEREOF. IF NO REPRESENTATIVE IS PRESENT AT THE LISTED HEARING DATE, AND THE VIOLATIONS ARE NOT BROUGHT INTO COMPLIANCE, THE CITY CAN ABATE THE VIOLATION OR REQUIRE AN APPEARANCE IN COURT. IF A SECOND VIOLATION OCCURS WITHIN ONE CALENDAR YEAR, NO HEARING WILL BE SCHEDULED.

THE HEARING DATE FOR THIS VIOLATION IS 2/2/22 AT 9:00 AM

City of Harrisonville Municipal Ordinance may be viewed at www.harrisonville.com or www.ecode360.com/HA3317

Thank you for your cooperation in resolving this matter.

Regards,
KATIE PHELPS
Code Enforcement Officer and Building Inspector
816-380-8921

From: [Katie Phelps](#)
To: [Jacie Boyd](#); [Christina Stanton](#)
Subject: Re: 2704 N Highway 291 Harrisonville/ Swift Transportation
Date: Monday, September 26, 2022 8:53:04 AM
Attachments: [image001.png](#)

Jacie,

For this use you will need to change the zoning. I have included Christina Stanton, our Community Development Director to this email. Please have the proper person talk to her as soon as possible and apply for the zoning change.

Thank you,

Katie Phelps
 Housing and Zoning Specialist
 Code Enforcement Officer
 Building Inspector
 City of Harrisonville
 300 East Pearl St.
 P.O. Box 367
 Harrisonville, MO. 64701
kphelps@harrisonville.com
 816-380-8958 (Main)
 816-380-8921 (Direct)
 816-380-8906 (Fax)
www.harrisonville.com



From: Jacie Boyd <Jacie.Boyd@knighttrans.com>
Sent: Friday, September 23, 2022 6:47 PM
To: Katie Phelps <kphelps@harrisonville.onmicrosoft.com>
Subject: 2704 N Highway 291 Harrisonville/ Swift Transportation

Hello Katie,

It was a pleasure speaking with you yesterday on the phone about our property below. Attached you will find an image of what we plan to do with the land in time. This will be used for truck and trailer parking and storage, tractor maintenance, and trailer maintenance. Does this sound like it falls under

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

C2 zoning?

Address: 2704 N Highway 291, Harrisonville, MO

Also, our local team has already reached out regarding the business license so thank you for the local contact.

Is there any local company you recommend that can help with landscaping? If not we will find one.

I look forward to continuing to be in touch to make sure we get all of this addressed. Have a wonderful weekend!

Thank you,

Jacie Boyd | Real Estate Manager

Corporate Real Estate Services | Real Estate

Knight-Swift Transportation Holdings Inc.

2002 W. Wahalla, Phoenix, AZ 85027

O: 602.352.5060

Jacie.Boyd@knighttrans.com



This is an email from outside your organization.

From: [Jacie Boyd](#)
To: [Christina Stanton](#); [Katie Phelps](#)
Subject: RE: 2704 N Highway 291 Harrisonville/ Swift Transportation
Date: Thursday, September 29, 2022 10:19:13 AM
Attachments: [image001.png](#)

This is wonderful! Thank you so much Christina!

Thank you,

Jacie Boyd | Real Estate Manager

Corporate Real Estate Services | Real Estate
 Knight-Swift Transportation Holdings Inc.
 2002 W. Wahalla, Phoenix, AZ 85027
 O: 602.352.5060

Jacie.Boyd@knighttrans.com



From: Christina Stanton <cstanton@harrisonville.com>
Sent: Thursday, September 29, 2022 8:13 AM
To: Jacie Boyd <Jacie.Boyd@knighttrans.com>; Katie Phelps
 <kphelps@harrisonville.onmicrosoft.com>
Subject: RE: 2704 N Highway 291 Harrisonville/ Swift Transportation

[External Email] This email originated from outside of Knight-Swift. Review the sender's email address and mouse over links before clicking or responding. Validate any requests or attachments before proceeding. If in doubt contact helpdesk@swifttrans.com.

The application form is available here: [Rezoning-and-SUP-Application-42522 \(harrisonville.com\)](https://www.harrisonville.com/Rezoning-and-SUP-Application-42522)
 General information about the M-2 Zoning District is here: [City of Harrisonville, MO "M-2" General Industrial District \(ecode360.com\)](https://www.cityofharrisonville.com/City-of-Harrisonville,-MO-)

Please follow-up with Carl Brooks, the City's Public Works Director, for details regarding a traffic study.

Christina Stanton, AICP
Community Development Director
 300 E. Pearl St.
 Harrisonville, MO 64701

(816) 380-8922

From: Jacie Boyd <Jacie.Boyd@knighttrans.com>
Sent: Thursday, September 29, 2022 10:08 AM
To: Christina Stanton <cstanton@harrisonville.com>; Katie Phelps
 <kphelps@harrisonville.onmicrosoft.com>
Subject: RE: 2704 N Highway 291 Harrisonville/ Swift Transportation

Hello Christina,

Thank you for the information below. We can absolutely do a traffic study and are ready to work to make the property M-2. Is there a link or a website I can go to, to fill out the application?

Thank you,

Jacie Boyd | Real Estate Manager

Corporate Real Estate Services | Real Estate

Knight-Swift Transportation Holdings Inc.

2002 W. Wahalla, Phoenix, AZ 85027

O: 602.352.5060

Jacie.Boyd@knighttrans.com



From: Christina Stanton <cstanton@harrisonville.com>
Sent: Thursday, September 29, 2022 7:50 AM
To: Jacie Boyd <Jacie.Boyd@knighttrans.com>; Katie Phelps
 <kphelps@harrisonville.onmicrosoft.com>
Subject: RE: 2704 N Highway 291 Harrisonville/ Swift Transportation

[External Email] This email originated from outside of Knight-Swift. Review the sender's email address and mouse over links before clicking or responding. Validate any requests or attachments before proceeding. If in doubt contact helpdesk@swifttrans.com.

I apologize for not responding sooner. In order to utilize this lot for truck/trailer storage it would be a Special Use Permit; however, if you are adding maintenance/servicing to the allowed uses the property would have to be rezoned to M-2 (General Industrial District). The City's Comprehensive Plan shows area as "Community Mixed Use", which is intended "to integrate a broad range [of] retail, service, office, and residential uses" (page 42, [2040-Comprehensive-Plan \(harrisonville.com\)](https://www.harrisonville.com/2040-Comprehensive-Plan)).

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

A truck/trailer storage and maintenance/service use is an industrial use that is not supported by our Comprehensive Plan in this area so staff would have to recommend denial. If you choose to move forward with the application we will take it through the process, but I wanted to be clear on the staff recommendation and the reasoning behind it. Additionally, if this is moved forward a traffic study will be required.

Christina Stanton, AICP
Community Development Director

300 E. Pearl St.
 Harrisonville, MO 64701
 (816) 380-8922

From: Jacie Boyd <Jacie.Boyd@knighttrans.com>

Sent: Monday, September 26, 2022 10:17 AM

To: Katie Phelps <kphelps@harrisonville.onmicrosoft.com>; Christina Stanton <cstanton@harrisonville.com>

Subject: RE: 2704 N Highway 291 Harrisonville/ Swift Transportation

Hello Christina,

I look forward to working with you to reclassify the zoning for the property we just purchased. Would you like me to set up a call so we can discuss what we need to do? Or is there a link that can guide me to what I need to do?

Address: 2704 N Highway 291, Harrisonville, MO

Thank you,

Jacie Boyd | Real Estate Manager

Corporate Real Estate Services | Real Estate
 Knight-Swift Transportation Holdings Inc.
 2002 W. Wahalla, Phoenix, AZ 85027
 O: 602.352.5060

Jacie.Boyd@knighttrans.com



From: Katie Phelps <kphelps@harrisonville.onmicrosoft.com>

Sent: Monday, September 26, 2022 6:53 AM

To: Jacie Boyd <Jacie.Boyd@knighttrans.com>; Christina Stanton <cstanton@harrisonville.com>

Subject: Re: 2704 N Highway 291 Harrisonville/ Swift Transportation

[External Email] This email originated from outside of Knight-Swift. Review the sender's email address and mouse over links before clicking or responding. Validate any requests or attachments before proceeding. If in doubt contact helpdesk@swifttrans.com.

Jacie,

For this use you will need to change the zoning. I have included Christina Stanton, our Community Development Director to this email. Please have the proper person talk to her as soon as possible and apply for the zoning change.

Thank you,

Katie Phelps
Housing and Zoning Specialist
Code Enforcement Officer
Building Inspector
City of Harrisonville
300 East Pearl St.
P.O. Box 367
Harrisonville, MO. 64701
kphelps@harrisonville.com
816-380-8958 (Main)
816-380-8921 (Direct)
816-380-8906 (Fax)
www.harrisonville.com



From: Jacie Boyd <Jacie.Boyd@knighttrans.com>
Sent: Friday, September 23, 2022 6:47 PM
To: Katie Phelps <kphelps@harrisonville.onmicrosoft.com>
Subject: 2704 N Highway 291 Harrisonville/ Swift Transportation

Hello Katie,

It was a pleasure speaking with you yesterday on the phone about our property below. Attached you will find an image of what we plan to do with the land in time. This will be used for truck and trailer

Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

parking and storage, tractor maintenance, and trailer maintenance. Does this sound like it falls under C2 zoning?

Address: 2704 N Highway 291, Harrisonville, MO

Also, our local team has already reached out regarding the business license so thank you for the local contact.

Is there any local company you recommend that can help with landscaping? If not we will find one.

I look forward to continuing to be in touch to make sure we get all of this addressed. Have a wonderful weekend!

Thank you,

Jacie Boyd | Real Estate Manager

Corporate Real Estate Services | Real Estate

Knight-Swift Transportation Holdings Inc.

2002 W. Wahalla, Phoenix, AZ 85027

O: 602.352.5060

Jacie.Boyd@knighttrans.com



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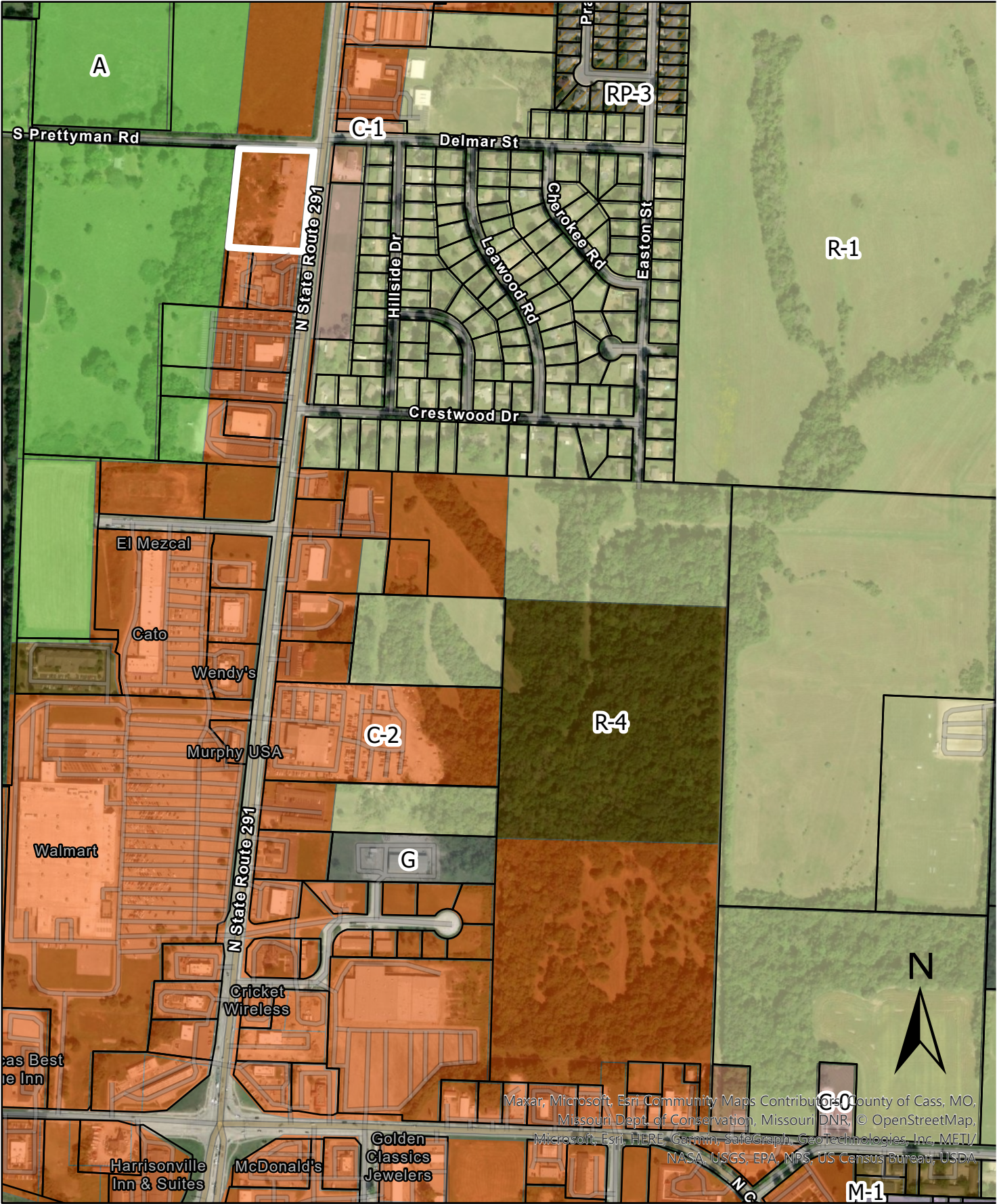


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IMMEDIATELY.

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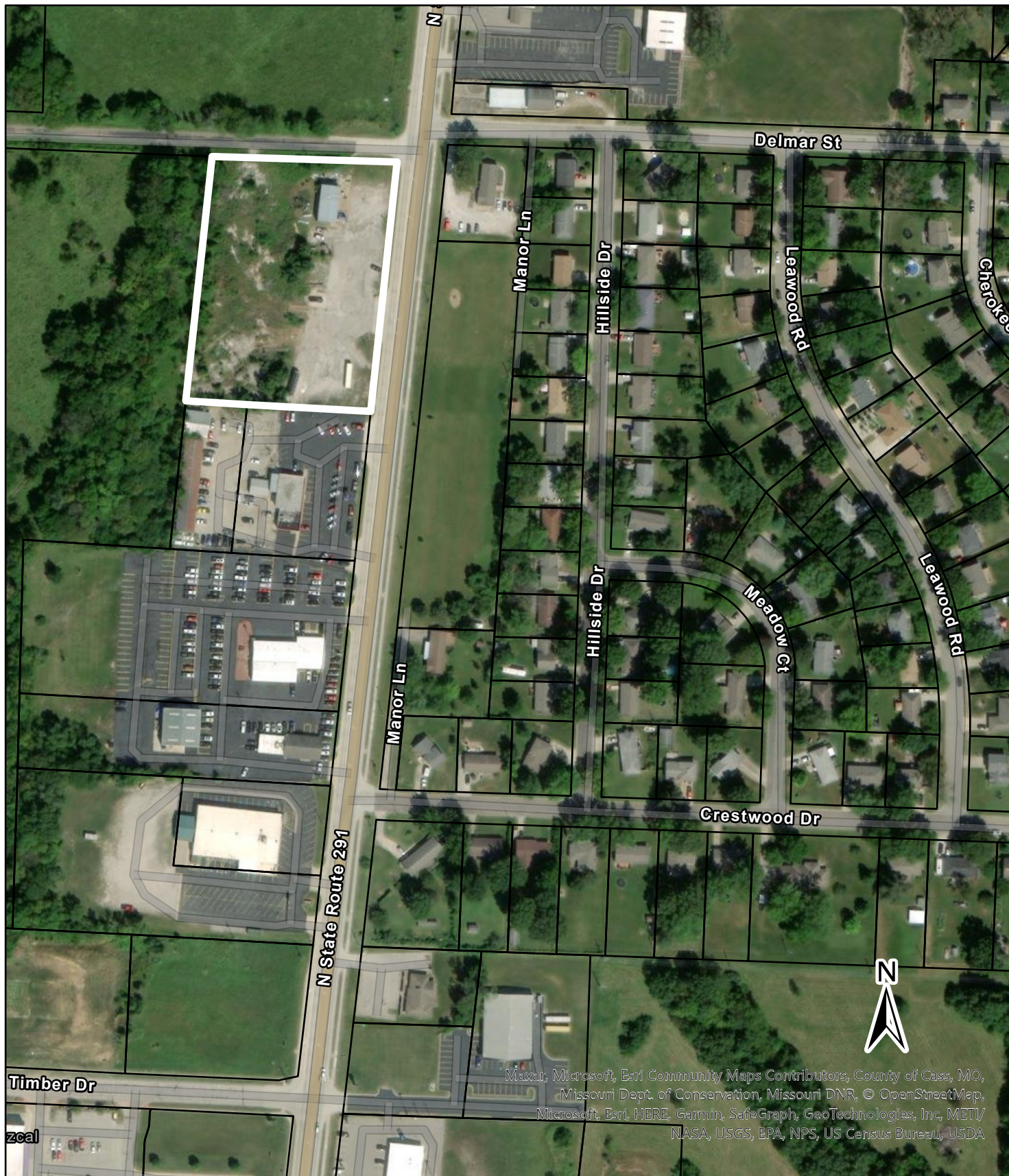
Zoning Map



Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

Aerial Map

3.A.a



Attachment: 12-15-22_P&Z_Packet-SwiftTransportationRZ (Swift Transportation Rezoning from C-2 to M-2 -PUBLIC HEARING)

0 80 160 320 Feet



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: December 6, 2022
SUBJECT: Swift Transportation Rezoning from C-2 to M-2 - CONSIDERATION

Type of Item: *Approval*

B. Action Item (ID # 4399)

Swift Transportation Rezoning from C-2 to M-2 - CONSIDERATION