



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

**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
APRIL 20, 2023
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Mar 16, 2023 6:00 PM**
- 3. Agenda Items**
 - A. Burris Ridge 4th Prelim. Plat**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 14th day of April, 2023.

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT

**MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 16, 2023
6:00 PM**

1. Call to Order

The meeting was called to order at 6:02 PM by Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice-Chair	Late	6:04 PM
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Absent	
Wilbert Crawford	Harrisonville		Absent	
Brian Pulliam	Harrisonville		Present	
Milton Siegenthaler	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 - Feb 16, 2023 6:00 PM

With no additions or corrections, Cheryl Bush made a motion to accept the minutes as submitted. Brian Pulliam seconded the motion. The motion passed unanimously.

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Cheryl Bush
SECONDER:	Brian Pulliam
AYES:	Wood, Chiodini, Milner, Bush, Pulliam, Siegenthaler
ABSTAIN:	Judy Bowman
ABSENT:	Barrett Welton, Wilbert Crawford

3. Agenda Items

A. Public Hearing - Code Changes for Chapters 405, 410, 415 and 420

Publish

Director Stanton presented the Staff Report. She said that the various Municipal Code changes proposed are to address areas needing clarification, simplification, and general clean-up. The changes fall into 3 broad categories.

The first category are outline corrections within Chapters 410, 415, and 420, and minimal word changes to add clarification and the movement of some language within Section 415.050 to remove an existing internal conflict.

The second category are Subdivision changes including moving definitions into the Zoning Regulations Chapter, removing vague references to "Land Use Permit", general clean-up, adding 2 items that should be exempt from the Subdivision Regulations, adding language about public facilities as recommended in the 2040 Comprehensive Plan, removing various minor platting processes to create a single process that is clear and concise, moving and expanding on the enforcement requirements for the subdivision and platting of property, the addition and removal of various definitions within the Subdivision Chapter, reducing the number of copies required for a preliminary and final plat and removing outdated language, electric service line clarity, and various reference corrections to encompass previous and proposed code changes.

The third category consists of updating Applications and Procedures. These changes seek to clarify the various land use applications and provide detailed steps in the development process.

Vice-Chair Chiodini asked if these changes were brought to the Board of Aldermen in a Work Session. Director Stanton said that it had been and the only question that had been asked was about digital notifications for Public Hearings and that Legal had been consulted and did not recommend adding them to code, just to make them an internal process.

Mr. Chiodini asked who the official newspaper of the City is. Director Stanton said that it is the Tribune and Times.

The Public Hearing was closed at 6:15 PM.

B. Consideration - Code Changes for Chapters 405, 410, 415 and 420

Chris Chiodini made a motion to recommend approval to the Board of Alderman as presented. Brian Pulliam seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Chris Chiodini, Vice-Chair
SECONDER:	Brian Pulliam
AYES:	Wood, Chiodini, Milner, Bowman, Bush, Pulliam, Siegenthaler
ABSENT:	Barrett Welton, Wilbert Crawford

4. Discussion Items

Director Stanton told the Commission that the Burris Ridge 4th Preliminary Plat would be coming in April.

5. Adjourn

With nothing further to come before the Commission, Scott Milner made a motion to adjourn. Mayor Bowman seconded the motion. The meeting was adjourned at 6:20 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Mar 16, 2023 6:00 PM (Approval of Minutes)

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: April 14, 2023
SUBJECT: Burris Ridge 4th Prelim. Plat

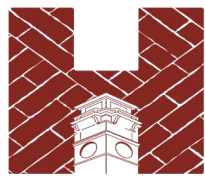
Type of Item: *Preliminary Plat*

A. Action Item (ID # 4504)

Burris Ridge 4th Prelim. Plat

Attachments:

Burris Ridge 4th PP P&Z 4-20-23 (PDF)



To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: April 20, 2023

Re: Preliminary Plat—Burris Ridge 4th Plat, Lots 1-77

GENERAL INFORMATION

Applicant: Austin Thompson, Atlas Land Consulting

Requested Actions: Approval of Preliminary Plat

Date of Application: March 8, 2023

PROPOSAL

Austin Thompson of Atlas Land Consulting is seeking approval of the attached preliminary plat of *Burris Ridge 4th Plat, Lots 1-77*. This plat is planned to be final platted all at once.

The surrounding properties are currently zoned as follows:

North: RP-1 (Planned Single-Family Residential District)

East (across Mechanic Street/MO Hwy. 7): R-1 (Single-Family Residential District)

South: R-1 (Single-Family Residential District) and G (Government)

West: RP-1 (Planned Single-Family Residential District) and G (Government)

PREVIOUS ACTIONS

- February 22, 2005—The Board of Aldermen approved multiple rezonings and a Preliminary Plat for Burris Ridge:
 - Rezoning from R-1 (Single-Family Residential District) to R-1P (Planned Single-Family Residential District, now RP-1) by Ord. #2899
 - Rezoning from R-1 (Single-Family Residential District) to R-2P (Planned Two-Family Residential District, now RP-2) by Ord. #2900
 - Rezoning from R-1 (Single-Family Residential District) to C-O (Non-Retail Business District) by Ord. #2901
 - Rezoning from R-1 (Single-Family Residential District) to C-1 (Local Business District) by Ord. #2902
 - Preliminary Plat by Resolution #05-12
- September 18, 2006—The Board of Aldermen approved the Final Plat of *Burris Ridge, 1st Plat* by Ord. #2973.
- July 7, 2014—The Board of Aldermen approved a Resolution (#025-14) supporting a proposed development to be called “Burris Ridge Townhomes”.

- June 7, 2021—The Board of Aldermen approved a Rezone of *Lot 2, Burris Ridge* from C-1 (Local Business District) and a Rezone of *Lot 1, Burris Ridge* from C-O (Non-Retail Business District) to R-1 (Single-Family Residential District) by Ord. #3546 & #3545, respectively.
- August 2, 2021—The Board of Aldermen approved a Final Plat of *Burris Drive Estates* by Ord. #3557.
- May 2, 2022—The Board of Aldermen approved the Rezoning of 7.10 acres from RP-2 (Planned Two-Family Residential District) to RP-1 (Planned Single-Family Residential District) by Ordinance No. 3584.
- June 6, 2022—The Board of Aldermen approved the Final Plat of *Burris Ridge, 3rd Plat*.

KEY ISSUES

- The original Burris Ridge development contained 186 total lots.
- There are currently approximately 66 lots platted after several lot combinations and lot line adjustments that have been done over the years, with the planned 77 lots from this final phase of the development the total number of lots planned are approximately 143 (43 lots less than the original plan).
- There are currently 46 lots that have issued building permits. According to the Fire Code, as detailed in the analysis below, a second point of access should have been provided at 30.
- The overall development meets or exceeds all other standards or requirements that are applicable to a preliminary plat.

ANALYSIS

The original preliminary plat for the *Burris Ridge* development consisted of 186 lots (one lot Non-Retail Commercial, one lot Neighborhood Business, 22 lots planned for duplexes, and 162 lots planned single-family residential). Over the years the Burris Ridge development has changed considerably—there have been a number of lot combinations, those portions zoned for commercial uses were rezoned in 2021 to R-1 (Single-Family Residential), and those portions zoned for duplexes were rezoned in 2022 to RP-1 (Planned Single-Family). Both the portions of the development already developed and the proposed 4th Plat have less lots than were originally planned for this development, the lots have been enlarged to better cater to the housing market. The overall street network of the development is largely the same as it was originally planned except that the area around the previous preliminary plat cul de-sacs of Roanoke Drive and Durham Circle has been reconfigured, Lady's Lane is located further east, and the access to the north is no longer part of the overall plan.

Access. The Burris Ridge development was originally approved with two points of access planned. The primary point of ingress and egress to/from the subdivision is Burris Drive. The original preliminary plat contemplated a second point of access to the north. However, the developers of the Burris Ridge development did not own the property to the north and staff cannot find that any easement or agreement for a future right-of-way through said property was ever recorded. A review of the minutes from the meetings for the original preliminary plat indicate that the developer had discussed a possible second access with MoDOT along Mechanic Street/MO Hwy. 7 and had been informed that it would not be allowed; however, staff has discussed the possibility of a second access along Mechanic Street/MO Hwy. 7 with MoDOT and have found them to be receptive to the idea.

Section 410.490.J.4 and 5 of the City's Municipal Code require a second point of access:

- Sub-paragraph 4: "There shall be an adequate number of points of ingress to and egress from the subdivision to ensure sound traffic engineering design, smooth traffic flow into and out of all portions of the subdivision (based upon the projected traffic on both existing and future streets adjacent to a subdivision) and the public's safety. In determining whether the subdivision provides for an adequate number of points of ingress and egress, all relevant factors shall be considered including, but not limited to, the following:"
- Sub-paragraph 5: "Residential subdivisions. As a general rule, one (1) point of ingress to and egress from the subdivision shall be required for each fifty (50) dwelling units in the subdivision.

Each required point of ingress to and egress from the subdivision shall be located so as to best serve the traffic generated by the subdivision.”

Section D107, Appendix D, of the International Fire Code (IFC) 2018 allow requires an additional point of access:

- “Developments of one, or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.”
 - Exceptions:
 - Where there are more than 20 dwelling units on a single, public, or private apparatus access road and all dwelling units are equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, access from two directions shall not be required.
 - The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
- Section D107.2 addresses remoteness: “Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.”

PROCEDURE

In accordance with Section 410.260.F.1: “The Planning and Zoning Commission shall determine, based on the evidence before it, whether the preliminary plat meets the design standards and requirements of these Subdivision Regulations and conforms to the requirements of the zoning regulations and other applicable provisions of the policies and standards of the City of Harrisonville.” Subparts a, b, and c state the action the Planning and Zoning Commission is to take if the preliminary plat complies with all requirements, if the preliminary plat is in general compliance but not complete compliance, and if the preliminary plat is not in compliance with all requirements (respectively). After staff’s thorough review of the proposed preliminary plat staff’s professional opinion is that the preliminary plat is in general compliance with the design standards and Subdivision Regulations and is recommending that the Planning and Zoning Commission recommend conditional acceptance of the preliminary plat as stated below.

STAFF RECOMMENDATION

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

1. A second point of access to/from the Burris Ridge subdivision shall be provided as required by Section 410.490.J of the City’s Municipal Code and Section 107D of the IFC (2018).
 - a. A sight distance study shall be completed as required by MoDOT;
 - b. An engineered set of plans shall be submitted, calling out the construction of the drive, as required by MoDOT;
 - c. Bonding shall be provided to the State of Missouri and a certificate of insurance before any work is to be performed on the right-of-way as required by MoDOT.

ATTACHMENTS

1. Original Preliminary Plat
2. Preliminary Plat of *Burris Ridge 4th, Lots 1-77*
3. Response from MoDOT Regarding 2nd Access
4. Zoning Map
5. Aerial Map

STAFF CONTACT: Christina Stanton, AICP—Director of Community Development

PRELIMINARY PLAT OF BURRIS RIDGE

LOTS 1-186 AND TRACTS A-D
HARRISONVILLE, CASS COUNTY, MISSOURI

PRESENT ZONING: AGRICULTURE

REQUESTED ZONING:

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

LOT STANDARDS FOR R-1P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT
ABUT CITY STREETS.
SIDE: 7.5' MINIMUM
REAR: 25' MINIMUM
MINIMUM LOT WIDTH: 65' MINIMUM (AS MEASURED
FROM THE BUILD LINE ON CDS)
MINIMUM LOT SIZES: 7500 SQ. FT.

LOT STANDARDS FOR R-2P

FRONT SETBACK: 25' INCLUDING SIDE YARDS THAT
ABUT CITY STREETS.
SIDE: 7.5' MINIMUM
REAR: 25' MINIMUM
MINIMUM LOT WIDTH: 75' MINIMUM (AS MEASURED
FROM THE BUILD LINE ON CDS)
MINIMUM LOT DEPTH: 110'
MINIMUM LOT SIZES: 10,000 SQ. FT.

NOTES:

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

THUNDERBIRD ESTATES HOMEOWNERS

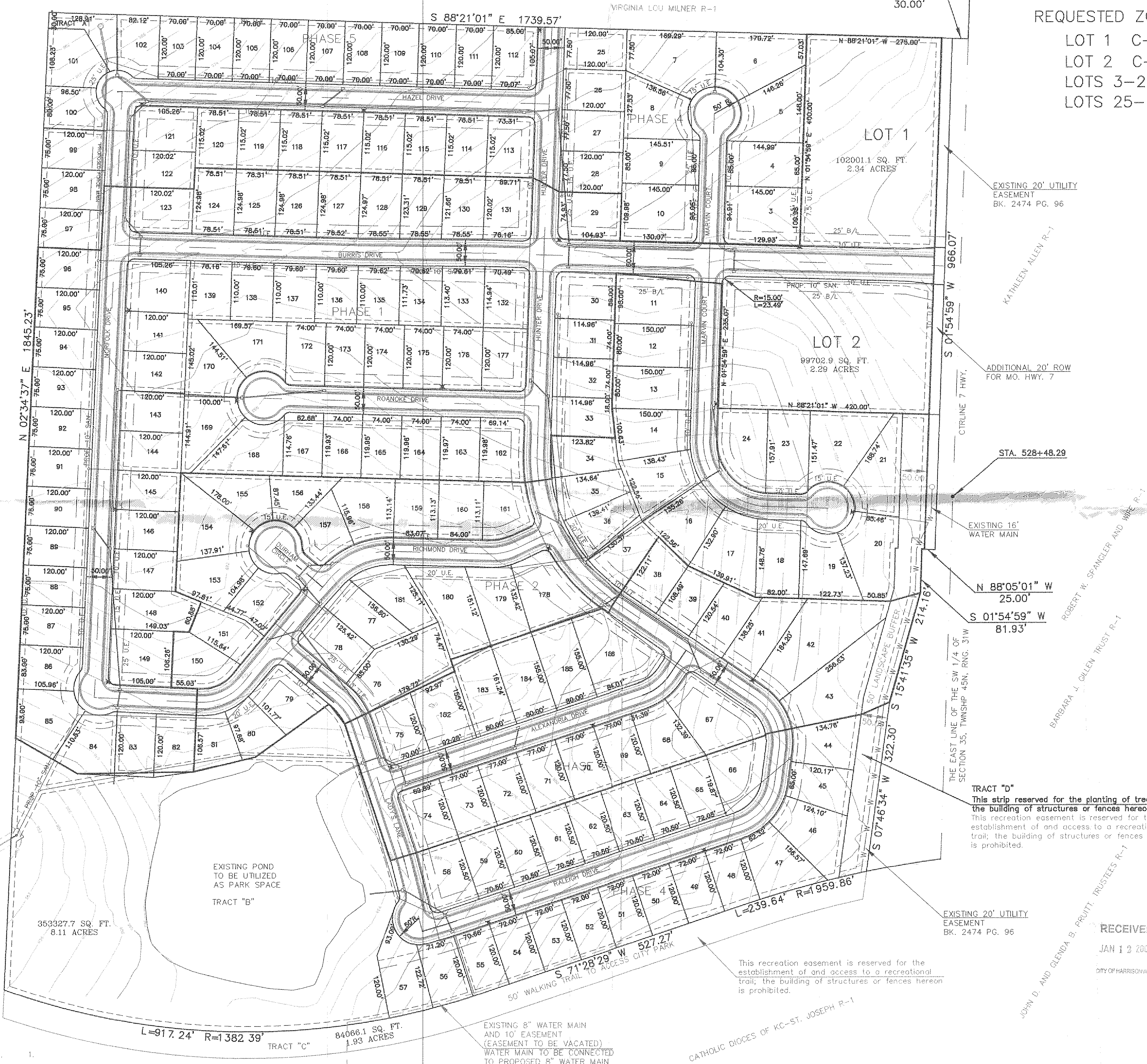
1. KEVIN D. AND JENNIFER M. GINNINGS
2. JAMES H. AND SANDRA K. GRAY
3. CALEB L. GILBERT
4. ALFRED A. AND ROBERTA L. PFEIFER
5. HAROLD L. AND MARQUERITE L. HATCH
6. GARY AND ROSANNA NEVILLS

PREPARED FOR: ETERNAL INVESTMENTS
2001 NW JEFFERSON
BLUE SPRINGS, MO 64015
816-716-3254

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

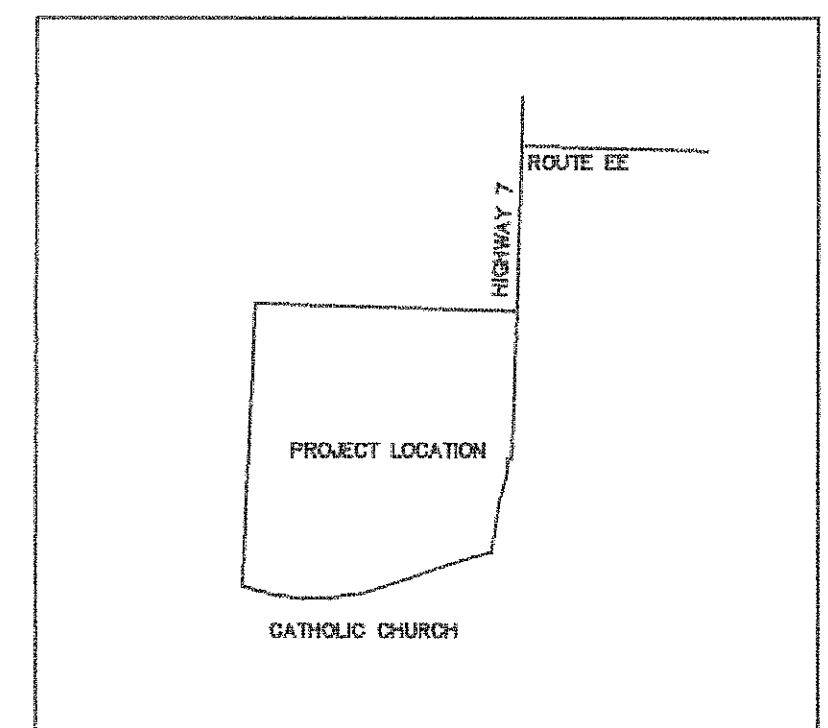
THUNDERBIRD ESTATES

R-1



LEGAL DESCRIPTION:

Part of the SW 1/4 of Section 35, Township 45N, Range 31W in the City of Harrisonville, Cass County, Missouri, described as follows: From the center of Section 35 aforesaid, run thence South along the centerline of MO. State Hwy. 7, 718.50 feet to the True Point of Beginning of the tract to be described; thence West, 1739.57 feet; thence S 00°55'38" W, along the East line of the Harrisonville Golf Club land, 1845.23 feet to a point in the Northerly right of way line of the Frisco Railroad; thence following said Northerly right of way line on a curve to the left having a radius of 1382.39 feet and a chord bearing of N 88°50'00" E, a distance of 917.24 feet; thence N 69°49'30" E along said railroad right of way line 527.27 feet; thence following the Northerly right of way line of the railroad on a curve to the right having a radius of 1959.86 feet and a chord bearing of N 75°23'56" E, a distance of 381.33 feet to the centerline of Highway No. 7; thence N 00°16' E; along the centerline of Highway No. 7, 1232.70 feet; thence North, along the centerline of Missouri State Highway No. 7, 316.14 feet to the POINT OF BEGINNING, containing 71.65 acres, more or less, all being subject to existing roads and easements.

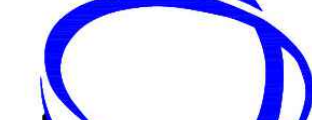


VICINITY MAP

RECEIVED

JAN 12 2005

CITY OF HARRISONVILLE



K3 ENG COA #0315
 K3 SUR COA #963
 MO ENG COA #207031484
 MO SUR COA #207031433

ALC

ATLAS LAND CONSULTING
 SURVEYING | ENGINEERING | DRONE | CAD
 913-702-5073
 14500 Andraegale Road, Unit R, Basehor KS 66007
ANDRAEGALCONSULT-LLC.COM

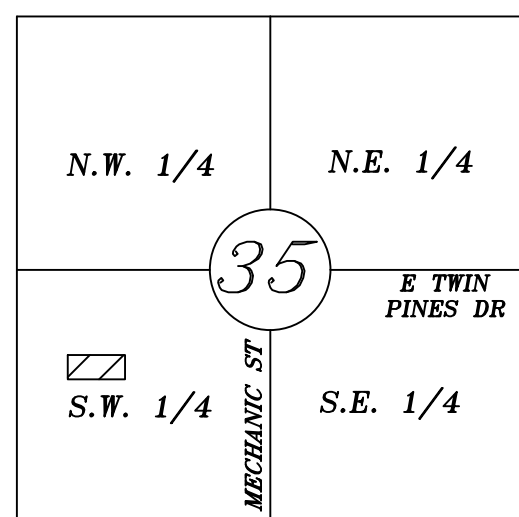
LEGEND

- FOUND PROPERTY CORNER MO L5 200601 G656 UNLESS NOTED OTHERWISE
 DENOTES SET 1/2" REBAR CAP ALC K5 L35 363 MO CL5 2022014231
 UTILITY OF WAY
 SIDEWALK
 UTILITY EASEMENT
 BUILDING LINE
 FENCE
 WATER LINE
 GAS LINE
 BURIED CABLE LINE
 WATER METER
 LIGHT
 WATER VALVE
 SIGN
 FIRE HYDRANT
 ELECTRICAL PROPERTY METER
 SANITARY MANHOLE

GENERAL NOTES

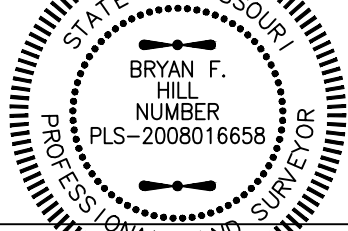
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE MISSOURI WEST ZONE U.S. STATE PLANE 1983. NAVD 1988
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. MISSOURI ONE CALL WAS NOT CALLED ON THIS SURVEY.
4. TITLE COMMITMENT PER COPY OF LAND TITLE, INC FILE NO: 21052057
5. BUILDING LINES OR SETBACKS ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERE TO.
6. THE PROPERTY IS LOCATED IN THE AREAS OF MINIMAL FLOODING
7. ACCORDING TO THE CASS COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29037C0187F, MAP REVISED 01/02/2013.
8. FRONT YARD BUILDING LINE - 25 FEET
9. SIDE YARD BUILDING LINE - 7.5 FEET
10. REAR YARD BUILDING LINE - 25 FEET
11. CURRENT ZONING - RP1 / SURROUNDING ZONING - RP1
12. FIRE FLOW WILL COMPLY WITH IFC 2018 REQUIREMENTS
13. SITE BENCHMARKS (BASED ON MONUMENT JC0032 NAVD 88 DATUM)
 - BM1 - SANITARY MANHOLE 887.19
 - BM2 - STORM MANHOLE 886.40
14. SEAWALKS 4 WIDE TO FRONT BOTH SIDES OF ALL STREETS.
15. STREET LIGHTS PER CIVIL CONSTRUCTION PLANS
16. FRONT YARD EASEMENT LINE - 15 FEET
17. SIDE YARD EASEMENT LINE - 10 FEET (5 FEET EYE LINE ON EACH SIDE OF PROPERTY LINE)
18. REAR YARD EASEMENT LINE - 15 FEET
19. THE PLAT IS NOT TO BE USED FOR THE PLANTING OF TREES AND SHRUBS, OR FOR STRUCTURES OR FENCES HEREON IS PROHIBITED

VICINITY MAP



T 45 N, R 31 W
Location Map
1" = 2000'

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 190.010-190.016).



BRYAN F. HILL NATIONAL LAND SERVICE 2008016658

JOB NO:23-038

SCALE	PREPARED FOR
-------	--------------

80 40 0 80
SCALE IN FEET

SFC-TWN-RNG

35-45N-31W

CORWOOD HOMES LLC

DATE _____

APRIL 3, 2023

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 31 WEST, IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MO LS 2008016658 ON THIS APRIL 4, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 27.66 ACRES +/- MORE OR LESS

Bearing/Curve Data				
	Radius	Arc Length	Chord Length	Chord Bearing
1	185.0'	148.41'	144.47'	N20°24'48"W
2	-	-	35.10'	N02°34'09"E
3	185.00'	32.98'	32.94'	N07°40'34"E
4	193.13'	154.60'	150.51'	N68°19'09"E
5	185.00'	97.49'	96.37'	N76°38'19"E
6	185.00'	205.67'	195.24'	N39°37'09"E
7	-	-	14.57'	N07°46'11"E
8	185.00'	265.03'	242.94'	N33°16'18"W
9	325.00'	432.87'	401.58'	N36°09'24"W
10	185.00'	180.11'	173.08'	N43°34'39"E
11	-	-	27.35'	N15°41'12"E
12	150.00'	235.64'	212.14'	S43°21'22"E
13	160.00'	29.25'	29.21'	S53°18'54"W
14	-	-	10.00'	S46°36'13"W
15	150.00'	235.56'	212.21'	N88°23'45"W
16	-	-	10.00'	N43°23'45"W
17	-	-	10.00'	S43°23'45"W
18	150.00'	235.56'	212.21'	S01°36'15"W

100' ABANDONED FRISCO RAILROAD RIGHT OF WAY

4/5/2023 3:07 PM AUSTIN THOMPSON
CAD FILE : Q:\Atlas Land Consulting\2023\23-038 Burris Ridge\Surveying\Burris Ridge 4th Plat.dwg

From: David A. McDaniel
To: Christina Stanton
Cc: Carl Brooks; Rodney Jacobs; Cassandra Cunningham
Subject: RE: Burris Ridge Subdivision in Harrisonville
Date: Wednesday, March 22, 2023 8:52:54 AM
Attachments: image001.png
 image004.png

Christina,

Our Kansas City District Traffic Engineer has sent me your information regarding an allowable 2nd access point onto Highway 7 for the Burris Ridge Development. The minimum required spacing distance between at grade intersections is 660'. This information comes from the Engineering Policy Guide Section 940.5 [940.5 At Grade Intersections Spacing - Engineering Policy Guide \(modot.org\)](#). A sight distance study to measure Intersection Sight Distance and Stopping Sight Distance at a new drive location will have to be conducted. A second access point to the south of the current Burris Drive greater than 660' might be granted if the location meets or exceeds the minimum Sight Distance Study.

I've looked over the Cass County Plat Map; found the owner, Corwood Homes LLC. Currently this parcel is zoned Agriculture, the area may need to be re zoned if residential homes are to be built before a permit can be issued.

Our office would need an engineered set of plans submitted calling out the construction of the drive, also an exact location for a new drive access. Our District Traffic Engineer Staff will review the plans and submit comments back.

The contractor of the developers choosing will have to submit a performance bond to the State of Missouri and a Certificate of Insurance before any work is to be performed on the Right of Way.

Once all of this has been accomplished a drafted copy of a permit will be emailed to both the developer and the contractor for their review and signatures.

If the City of Harrisonville has any comments or remarks in regards to this development along MO 7; highway lighting, sidewalks, curb and gutter. Your comments are welcome.



Address: E MECHANIC
 PIN: 08-07-35-000-000-026.002
 Tax ID: 1790302
 Appraised Value: 4,780
 Acreage: 25
 Owner: CORWOOD HOMES LLC
 Class: Ag Land

[Cass County, MO Map \(camavision.com\)](#)

Dave McDaniel

Missouri Department of Transportation
 Traffic Specialist – Kansas City District
 Jackson County and Cass County
 600 NE Colbern Road Lee's Summit, MO 64086
Desk: 816.607.2186 **Mobile:** 816.585.8703

Kansas City Permits Home Page [Permits | Missouri Department of Transportation \(modot.org\)](#)
 Permit request form <https://www6.modot.mo.gov/ElectronicPermitting/External/PermitRequest.aspx>
 Notice of Intent form [Intent to Work | Missouri Department of Transportation \(modot.org\)](#)

From: Ericka R. Ross <Ericka.Ross@modot.mo.gov>
Sent: Monday, March 20, 2023 6:18 PM
To: Christina Stanton <cstanton@harrisonville.com>; David A. McDaniel <David.McDaniel@modot.mo.gov>
Cc: Carl Brooks <cbrooks@harrisonville.com>; Rodney Jacobs <rjacobs@harrisonville.com>; Cassandra Cunningham <ccunningham@harrisonville.com>
Subject: RE: Burris Ridge Subdivision in Harrisonville

Dave McDaniel is the permit specialist for Cass county. I have copied him on this email, and he should be able to look at the location and let you know what MoDOT would or would not allow.

Thanks,

Ericka Ross, P.E.

District Traffic Engineer
MoDOT - Kansas City District
 600 NE Colbern Rd
 Lee's Summit, MO 64086
 Direct: 816-607-2107
 Email: Ericka.ross@modot.mo.gov

Attachment: Burris Ridge 4th PP P&Z 4-20-23 (Burris Ridge 4th Prelim. Plat)

Subject: RE: Burris Ridge Subdivision in Harrisonville

Below is a screen shot of the current Burris Ridge area. The preliminary plat I sent earlier is for the southern portion. There is not currently a new connection proposed by the developer, but staff has to bring this up as it is required under the Fire Code and the City's Municipal Code.



Christina Stanton, AICP
Community Development Director
300 E. Pearl St.
Harrisonville, MO 64701
(816) 380-8922



Subject: Re: Burris Ridge Subdivision in Harrisonville

Can you give me a better description of where on MO-7 this would be tying into?

Ericka Ross, P.E.
District Traffic Engineer- Kansas City
MODOT Kansas City District
Phone: 816-607-2107

Subject: Burris Ridge Subdivision in Harrisonville

I wanted to check with you on whether MoDOT would allow a 2nd access point onto Highway 7 for the Burris Ridge Development and what the required distance for such would be if it were allowed. Both our Fire Code and the City's Municipal Code requires an additional point of access. The problem is that the original preliminary plat for the development showed the 2nd access point going through property that the developer didn't own or have any recorded agreements in place (at least, not that I am aware of), and the only other potential point of access that remotely makes sense is a 2nd access onto Highway 7. Please let me know your thoughts on this matter. Thank you.

Christina Stanton, AICP

Attachment: Burris Ridge 4th PP P&Z 4-20-23 (Burris Ridge 4th Prelim. Plat)

Zoning Map



Esri Community Maps Contributors, County of Cass, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar

Attachment: Burris Ridge 4th PP P&Z 4-20-23 (Burris Ridge 4th Prelim. Plat)



Aerial Map

3.A.a



Attachment: Burris Ridge 4th PP P&Z 4-20-23 (Burris Ridge 4th Prelim. Plat)

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