



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
SEPTEMBER 19, 2024
6:00 PM

1. Call to Order
 - A. Roll Call
2. Approval of Minutes
 - A. Planning & Zoning Commission - Regular Meeting - Aug 15, 2024 6:00 PM
3. Agenda Items
 - A. Appl. #RZ/PDP-24-001—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan - PUBLIC HEARING
 - B. Appl. #RZ/PDP-24-001—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan - CONSIDERATION
 - C. Appl. #PP-24-001—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C - PUBLIC HEARING
 - D. Appl. #PP-24-001—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C - CONSIDERATION
 - E. Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive - PUBLIC HEARING
 - F. Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive - CONSIDERATION
 - G. Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street - PUBLIC HEARING
 - H. Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street - CONSIDERATION
4. Discussion Items
5. Adjourn

Posted on City Hall Bulletin Board this 13th day of September, 2024.

Daniel Barnett

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 15, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Chair Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice Chair	Present	
Scott Milner	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	
Milton Siegenthaler	Harrisonville		Present	
Joe Parkhurst	Harrisonville		Present	
Mike Zaring	Harrisonville	Mayor	Present	

Also in attendance were Dave Doerhoff, Aldermen Liaison; Jim Clarke, Economic Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jul 18, 2024 6:00 PM

With no additions or corrections, the minutes from the July 18, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cheryl Bush
SECONDER:	Chris Chiodini, Vice Chair
AYES:	Wood, Chiodini, Bush, Pulliam, Siegenthaler, Parkhurst, Zaring
ABSENT:	Scott Milner

3. Agenda Items

A. Appl. #RZ/PDP-24-01—A Rezoning from RP-1 to RP-2 and Preliminary Development Plan - PUBLIC HEARING - TO BE CONTINUED TO 9-19-24

Jim Clarke told the Commission that the application was being continued due to the draft Development Agreement being worked on.

The Public Hearing was closed at 6:03 PM.

Chris Chiodini made a motion to continue the application to the September 19, 2024, meeting. Brian Pulliam seconded. The motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chris Chiodini, Vice Chair
SECONDER:	Brian Pulliam
AYES:	Wood, Chiodini, Bush, Pulliam, Siegenthaler, Parkhurst, Zaring
ABSENT:	Scott Milner

B. Appl. #PP-24-01-A Preliminary Plat for Cedar Crossing, Lots 1-227 and Tracts A and B - PUBLIC HEARING - TO BE CONTINUED TO 9-19-24

Jim Clarke told the Commission that the application was being continued due to the draft Development Agreement being worked on.

The Public Hearing was closed at 6:04PM.

Chris Chiodini made a motion to continue the application to the September 19, 2024, meeting. Milton Siegenthaler seconded. The motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chris Chiodini, Vice Chair
SECONDER:	Milton Siegenthaler
AYES:	Wood, Chiodini, Bush, Pulliam, Siegenthaler, Parkhurst, Zaring
ABSENT:	Scott Milner

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Commission, Chris Chiodini made a motion to adjourn. Mayor Zaring seconded. The meeting was adjourned at 6:05 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Aug 15, 2024 6:00 PM (Approval of Minutes)

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: September 13, 2024
SUBJECT: Appl. #RZ/PDP-24-01—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan

Type of Item: *Public Hearing*

A. Action Item (ID # 4957)

Appl. #RZ/PDP-24-001—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan - PUBLIC HEARING

Attachments:

Staff Rpt - Cedar Crossing PDP&RZ 9-19-2024 (PDF)

Rezoning Application (PDF)

Cedar Crossing 9-13-24 Revised2 (PDF)

House Plans 240716 (PDF)

Planned Zoning District Regulations (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: September 19, 2024

Re: Appl. #RZ/PDP-24-001 – A REZONING from RP-1 to RP-2 for approximately 7-acres and PRELIM. DEVEL. PLAN for 24 duplex lots and 195 single-family residential lots located south of *Parkwood South* and north of 267th Street

GENERAL INFORMATION

Applicant: Matt Schlicht, Engineering Solutions

Requested Actions: Approval of Requested Rezoning and Preliminary Development Plan for 24 duplex lots and 195 single-family residential lots

Date of Application: July 16, 2024

PROPOSAL

Matt Schlicht, with Engineering Solutions, is seeking approval of a rezoning of approximately 7-acres from RP-1 to RP-2 for 24 duplex lots and a preliminary development plan for the same as well as 195 single-family residential lots on property located south of the *Parkwood South* subdivision and north of 267th Street. The proposed preliminary development plan establishes development standards such as setbacks, lot area, quantity and quality of open spaces.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

- North:** R-1 (Single-Family Residential) District and RP-1 (Planned Single-Family Residential) District—single-family residential and undeveloped parkland
- East:** RP-1 (Planned Single-Family Residential) District and Undeveloped Ag Land within the County—single-family residential and undeveloped property
- South:** R-1 (Single-Family Residential) District, Residential within the County, and RP-1 (Planned Single-Family Residential District—single-family residential
- West:** RP-1 (Planned Single-Family Residential) District, A (Agriculture) District, and Undeveloped Ag Land within the County—single-family residential and undeveloped properties

PREVIOUS ACTIONS

- February 23, 1998—The Board of Aldermen approved an Annexation of certain territory owned by Thurman Johnson, which was determined to be adjacent and contiguous to the existing corporate limits, by Ordinance #2472.
- April 16, 2001—The Board of Aldermen approved Rezonings (Appl. #RZ-01-05, and #RZ-01-07) from Agriculture (A) District to Single-Family Residential (R-1) District for approximately 14.2 and 15.6-acres by Ordinances #2700 and 2701, respectively. The Board of Aldermen approved the

corresponding Preliminary Plats (Appl. #PP-01-06 and #PP01-08) for *Cottonwood Creek* and *Meadow Creek* by Resolutions 01-09 and 01-10, respectively.

- **March 15, 2004**—The Board of Aldermen approved a Rezoning (Appl. #RZ-04-04) from AG and R-1 to R-1P (currently RP-1) for Shadow Ridge Development, LLC on property generally located on 267th Street east of Orchard Road by Ordinance #2860. The Board of Aldermen approved the corresponding Preliminary Plat (Appl. #PP-04-05) for the Glen Eagle subdivision by Resolution #04-04. Additionally, the Board of Aldermen continued a Resolution for the City Administrator to execute a development agreement to the April 5, 2004, meeting.
- **April 5, 2004**—The Board of Aldermen approved a Resolution (#04-09) for the City Administrator to execute a development agreement with Shadow Ridge Development, LLC for the improvements associated with the Glen Eagle development.
- **August 1, 2005**—The Board of Aldermen approved Final Plats (Appl. #FP-05-18 and #FP-05-19) for *Glen Eagle, Lots 1-31* and *Glen Eagle, Lots 213-247* by Ordinance #2931 and #2932, respectively.
- **March 5, 2024**—Staff held an initial pre-application meeting with the applicants to discuss the process and requirements for the development of the undeveloped portion of Glen Eagle. Staff reviewed the application processes for Preliminary Plat and Preliminary Development Plan. Staff informed the applicants about the anti-monotony ordinance. Staff confirmed that typical building elevations would need to be provided as part of the Preliminary Development Plan. Staff discussed whether a traffic study would be required, and it was determined that it would not be since the proposed development was less dense and the previously approved development did not have one. It was also determined that the existing basin should provide adequate stormwater, but a Stormwater Management Plan (SWMP) was required. There was discussion on utilizing the existing basin as an open/active space. Staff was receptive to the idea and encouraged the developers to install a 10' asphalt trail around the basin. The applicants inquired about the possibility of building a villas (duplex) style development for a small portion of the development. Staff informed the applicants that portion of the development would need to be Rezoned, and the Rezoning could run concurrent with the Preliminary Plat and Preliminary Development Plan.
- **June 13, 2024**—Staff held a second pre-application meeting with the applicants to discuss the proposed development plan and processes further. Staff shared with the applicants that the dam had been built with the intention of the top of the dam being the subgrade of a future road, which the developer would have to build and once constructed the road would become the developers' responsibility until final acceptance of all public improvements. It was stated that a Floodplain Development Permit and Elevation Certificate would be required for any houses built within the floodway. Staff stated that the water and storm water lines need to be located on one side of the roads and sanitary sewer lines on the other.
- **August 6, 2024**—Staff met with the applicants' to discuss initial comments and concerns regarding the development and platting applications.

KEY ISSUES

- This property is currently zoned RP-1 (Planned Single-Family Residential) District. The applicant is proposing to rezone approximately 7-acres from RP-1 to RP-2 to allow for 24 duplex lots.
- The City's 2040 Comprehensive Plan shows the property and surrounding area as Suburban Neighborhood, which allows for a mix of housing types with an emphasis on having "high interconnectivity of new and established neighborhoods".
- The applicant is proposing to connect the north and south portions of the development with a street to be placed over the dam, as was planned by City staff.

ANALYSIS

Proposed Zoning and Standards of Development in Planned Zoning Districts. The property is currently zoned RP-1 (Planned Single-Family Residential) District. The applicant proposes to rezone approximately 7-acres located in the northeast corner of the development from RP-1 to RP-2 to allow for 24 duplex lots. The remaining 195 lots are proposed to be developed with single-family residential dwellings. Typicals for

the proposed housing are provided in the packet. Sections 405.065, 070, and 075 establish the planned zoning districts, state the objectives of the planned zoning districts, and discuss the standards of development in planned zoning districts.

Planned zoning districts are to “provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards and open spaces”. These districts are intended to be “generally equal to that of the equivalent standard zoning districts, but permitting variations from the normal and established development techniques”. As stated in Section 405.070.C: “Deviations in yard requirements, setbacks and [the] relationship between buildings are acceptable...”. Yard requirements would include the lot width, depth and area.

The previously approved Preliminary Development Plan for Glen Eagle contained 373 single-family residential lots on approximately 146.5-acres, with approximately 27 of those acres intended to be dedicated as park land/common area. The typical lots for north of the creek were planned to be 65-70' x 110-115'; the typical lots for south of the creek were planned to be 75-80' x 115-125'. The following table compares the dimensional standards for the standard R-1 and R-2 Districts and those of the previously approved Glen Eagle development to the proposed Cedar Crossing development.

Dimensional Standards Comparison					
Zoning District	Front	Setbacks Side	Rear	Minimum Lot Area	Minimum Lot Width
R-1	30'	20' total; 8' min.	30'	8,500 sqft.	75'
RP-1 (<i>Glen Eagle Development</i>)	North of Creek: 25' South of Creek: 30' (except some 25')	7.5'	North of Creek: 25' South of Creek: 30' (except some 25')	Of those Final Platted: 7,218 sqft. (lot 19) FP Lots 1-31 Average: 8,096 FP Lots 213-247 Average: 12,441.74	+/-43' at cul de sacs Typical North of Creek : 65-70' Typical South of Creek: 75-80'
RP-1 (Proposed)	North of Creek: 25' South of Creek: 30'	20' on street side for corner lots; 7.5' min.	20'	4,141.72 sqft. (lot 54) Average: 10,021.47 sqft.	40.74' at cul de sac Typical North: 65' Typical South: 75'
R-2	30'	20' total; 7' min.; 20' on street side for corner lots	20'	8,500 sqft. (single-family); 6,000 sqft (two-family dwellings)	80'
RP-2 (Proposed)	25'	20' on street side for corner lots; 7.5' min.	20'	9,487.52 sqft. (lot 90) Average: 11,965.33 sqft.	39.94' at bulb

It is evident from the table above that the setbacks proposed are very similar to those of the previously approved Glen Eagle development. While the area of some of the lots are quite small the average lot sizes are also fairly compatible with those of the previously approved Glen Eagle development. The table below compares the density of the previously approved Glen Eagle development to that of the proposed Cedar Crossing development both individually and in combination with the platted portions of the Glen Eagle development.

Density Comparison					
Development	Total Units	Total Land Area (Acres)	Common Area (Acres)	Units/Acre with Common Area	Units/Acre without Common Area
Glen Eagle Preliminary Plat	373	146.5	27	2.55	3.12
Cedar Crossing Preliminary Plat	243	96.56	33.01	2.52	3.76
Cedar Crossing with Portions of Glen Eagle that are Final Platted	309	118.48	37.71	2.61	3.83

Rezoning Criteria. Section 405.630.D.1 list review criteria a-q as that may be considered, to the extent they are pertinent to the particular application, by both the Planning & Zoning Commission and the Board of Aldermen. Among the review criteria listed a, b, c, e, m and q seem the most appropriate to consider.

- The character of the neighborhood.
 - The overall character appears to be consistent with prior plans and the City's 2040 Comprehensive Plan.
- The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
 - The location of the proposed rezoning, being in the northeast corner of the development, along with the larger lots for the duplex units and the low-impact screening between these lots and the single-family residential lots supports the overall compatibility of the proposed development and rezoning.
- The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
 - The development is providing the necessary public improvements—streets, sidewalks, water and sewer lines, and open spaces—to provide for the proposed residences.
 - The school district is supportive of the additional housing and hopes that it will provide more affordable housing options and opportunities for staff and families.
- The length of the time, if any, the property has remained vacant.
 - The Glen Eagle development was approved in 2004, but only two areas were final platted in 2005 and has developed slowly. The property proposed to be developed has sat vacant, undeveloped for close to twenty years.
- The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
 - The question of whether our public facilities and services are adequate to meet the demand generated by the proposed use was brought to Public Works and no concerns were raised. At this point, staff does not see any issues with the existing system meeting the needs of the proposed development with the required public improvements that are part of the proposed development.
- The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
 - The proposed uses are consistent with the permitted uses for the districts proposed and surrounding properties.

Sidewalks/Trails. While the developers are meeting the requirement to have sidewalks on both sides of all streets, there was discussion during the pre-application meetings and the applicants' meeting about the

utilization of floodplain for open space and trailways. During the initial pre-application meeting held on March 5, 2024, staff had encouraged the developers to install a 10'-wide asphalt trail around the basin. Though there were discussions on this matter and the need to install trails connecting to the sidewalks and connecting the various open space areas including the Hite Park properties no trails are shown in the proposed Preliminary Development Plan.

Landscaping. In accordance with Section 405565.F all development plans are required to provide a landscape plan. A low-impact screen is required between the property that is zoned RP-1 and that which is proposed to be rezoned to RP-2. Additionally, screening is required for the double-frontage lots. The landscape plan is to indicate the general extent and character of the proposed landscaping to include general species and size information.

The developers have proposed to provide street trees throughout the proposed development, which is great, but it needs to be confirmed that no tree will be planted within the sight triangle of a street or a drive intersection or within ten (10) feet of a fire hydrant as required by Section 405.565.F.3.a(8). Additionally, the landscape plans indicate that a low impact screen is to be provided between the RP-1 and the RP-2 zoned properties but the screen does not meet the requirements for a low impact screen in accordance with Section 405.565.F.3.c(2)(a) as no shrubs are indicated and the calculations have not been provided.

Low-Impact Screening Requirements

Required Landscaping/Screening Options	A	B	C
Shade Trees	1/500 sq.ft.	1/1,000 sq.ft.	1/750 sq.ft.
Ornamental Trees	1/750 sq.ft.	1/500 sq.ft.	1/750 sq.ft.
Evergreen Trees	1/500 sq.ft.	1/500 sq.ft.	1/750 sq.ft.
Shrubs	1/500 sq.ft.	1/500 sq.ft.	1/200 sq.ft.

Moving North to South

115' * 30' = 3,450 sq.ft.	A	B	C
Shade Trees	7	4	5
Ornamental Trees	5	7	5
Evergreen Trees	7	7	5
Shrubs	7	7	18

157.43' * 30' = 4,722.9 sq.ft.	A	B	C
Shade Trees	10	5	7
Ornamental Trees	7	10	7
Evergreen Trees	10	10	7
Shrubs	10	10	24

114.89' * 30' = 3,446.7 sq.ft.	A	B	C
Shade Trees	7	4	5
Ornamental Trees	5	7	5
Evergreen Trees	7	7	5
Shrubs	7	7	18

Cash-In-Lieu Payment for Parkland. Section 410.630 of the City's Municipal Code provides criteria for dedication of park sites and cash-in-lie payments. This section of code explains that the cash-in-lieu payment is calculated as the number of units (243) times 2 persons times 0.006 (of an acre per person),

which equates to 2.916 and is then multiplied by the per acre price calculated utilizing the current year's CPI (which is calculated at \$10,905.33). The acres to be dedicated (2.916) times the per acre price (\$10,905.33) yields a value of \$31,799.94. City staff has had difficulty with the maintenance and upkeep of the parklands previously provided to the City for the parkland known as Hite Park. At the direction of the City Administrator, the Parks & Recreation Director and Community Development Director met with the developers to discuss an exchange of the Hite Park land rather than requiring the payment of the cash-in-lieu for parkland. The Board of Aldermen have agreed to this exchange and it will be included in the development agreement.

Traffic. When the rezoning from A and R-1 to RP-1 for the *Glen Eagle* development was presented to the Planning & Zoning Commission by the previous Community Development Director (February 19, 2004) he stated that "Glen Eagle Drive is a collector street and, depending on how traffic is as the development builds, a traffic study may be required at 267th Street and Glen Eagle Drive". For this reason, and because the proposed development is less dense than the previously approved *Glen Eagle* development, staff has not required a traffic study for the proposed development.

Comprehensive Plan. The City's 2040 Comprehensive Plan shows this area as "Suburban Neighborhood". According to page 36 of the City's Comprehensive Plan, "Suburban Neighborhoods are residential areas established around an interconnected, curvilinear street network. While single-family homes are the predominant housing type, these neighborhoods may also include accessory dwelling units ("mother-in-law" suites), cottage courts, townhomes, and small-scale apartments." The identified "Key Priorities" for this place type include:

- "Establishment of quality suburban-style neighborhoods composed of modern housing types that serve a variety of lifestyle needs.
- Broadening of the housing portfolio to promote first-time home buyers, quality rental, and options for aging residents.
- High interconnectivity of new and established neighborhoods, including multimodal infrastructure (sidewalks, trails, bicycle facilities) where appropriate.
- Quality design, favoring slow speed streetscapes, street trees, and pedestrian-oriented housing design.
- Utilization of floodplain for open space and trailways."

STAFF RECOMMENDATION

Staff recommends approval of the proposed Rezoning of approximately 7-acres from RP-1 to RP-2 and Preliminary Development Plan for the 24 duplex lots and 195 single-family residential lots with the following condition:

- 1) Sidewalks shall have handicapped access at all intersections in accordance with Section 410.530.B and shall normally be separated from the edge of the street by a grassy strip twenty-four (24) inches wide. Sidewalks shall comply with the ADA requirements in place at the time of construction, and all non—paved right-of-way shall be either sodded or seeded.
- 2) Builders on lots that abut the west side of the Glen Eagle Drive from the previously platted "Glen Eagle, Lots 213 thru 247" shall install sidewalks adjacent to Glen Eagle Drive to assure connectivity.
- 3) Trails shall be provided that connect to the sidewalks and connect the proposed and existing open space areas including the Hite Park properties.
- 4) No tree shall be planted within the sight triangle of a street or drive intersection or within ten (10) feet of a fire hydrant.
- 5) Sewer and water mains shall be installed with ten (10) feet of separation and shall be located such that they are on different sides of the streets.
- 6) The developer and the City shall enter into a mutually agreed upon Development Agreement.
- 7) Easements shall be provided as required by Section 410.400 of the City's Municipal Code.
- 8) A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits.

Application
Preliminary Development Plan
Landscape Plan
Elevations
Planned Zoning Districts Regulations
Zoning Map
Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Application Type

☒ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☒ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☐ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): MATT SCHLICHT Signature: [Signature]
 Company Name: ENGINEERING SOLUTIONS
 Street Address: 50 SE 30th ST City: Lee's Summit State: MO Zip: 64082
 Phone: 816 623 9888 Email: MSchlicht@ES-KL.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): JWM Development Signature: [Signature]
 Street Address: 103 SHARON LN City: GARDEN CITY State: MO Zip: 64117
 Phone: 816 623 9888 Email: MSchlicht@ES-KL.com

Firm Preparing Application: ENGINEERING SOLUTIONS

Contact: MATT SCHLICHT
 Street Address: 50 SE 30th ST City: Lee's Summit State: MO Zip: 64082
 Phone: 816 623 9888 Email: MSchlicht@ES-KL.com

*All correspondence should be sent to: Applicant ☐ Property Owner ☐ Firm ☒

Project Information

General Location or Address: GLEN EAGLE DR
 Project Description: RESIDENTIAL DEVELOPMENT
 Acres or Sq. Ft. 96.59
 Current Zoning: RP-1 Proposed Zoning: RP-2

Items to be Submitted 30 Days Before Planning Commission Meeting

- ☒ 1) Application
- ☒ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
- ☒ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 1/2" x 11", and one (1) electronic copy emailed to the planner.
- ☒ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: RZ-24-001 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 7/16/24

Staff-only approval: NA P&Z meeting: 8/15/24 BOA Meeting: 8/19/24

compd 9/19/24 compd 10/7/24

PROPERTY DESCRIPTION

A tract of land being part of the Southeast Quarter and the Southwest Quarter of Section 3, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Southeast Quarter; Thence South 01°35'48" West, along the East line of the Northwest Quarter of said Southeast Quarter, 663.84 feet; Thence North 88°30'54" West, 773.61 feet; Thence South 86°53'58" West, 622.80 feet; Thence South 80°58'37" West, 311.03 feet; Thence South 52°11'41" West, 265.32 feet; Thence South 62°06'57" West, 389.72 feet; Thence South 67°48'15" West, 438.24 feet to the Southwest corner of the Northeast Quarter of said Southeast Quarter; Thence North 01°40'40" East, along the West line of the Northeast Quarter of said Southeast Quarter, 744.36 feet to the Southwest corner of GLEN EAGLE, Lots 1 thru a subdivision in said Harrisonville, Cass County, Missouri; Thence along the Southerly and Easterly lines of said GLEN EAGLE, the following ten courses: Thence South 88°50'00" East, 163.66 feet; Thence North 01°10'00" East, 30.00 feet; Thence South 88°50'00" East, 299.42 feet to the Southeast corner of Lot 25, said GLEN EAGLE; Thence North 01°10'00" East, 160.00 feet; Thence North 88°50'00" West, 11.55 feet; Thence North 01°10'00" East, 110.00 feet to the Northeast corner of Lot 24, said GLEN EAGLE; Thence South 88°50'00" East, 270.00 feet to the Southeast corner of Lot 10, said GLEN EAGLE; Thence North 01°10'00" East, 110.00 feet; Thence South 88°50'00" East, 13.61 feet; Thence North 01°10'00" East, 163.59 feet to the Northeast corner of said GLEN EAGLE, said point also being on the North line of said Southwest Quarter; Thence South 88°21'39" East, along said North line, 590.31 feet to the Northwest corner of said Southeast Quarter; Thence South 87°57'20" East, along the North line of said Southeast Quarter, 132.15 feet to the Point of Beginning. Contains 1,885,016 square feet or 43.27 acres more or less.

AND

A tract of land being part of the Southeast Quarter and the Southwest Quarter of Section 3, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; Thence North 01°44'23" East, along the West line of said Southwest Quarter, 829.94 feet to the Point of Beginning; Thence North 01°44'23" East, along said West line, 497.97 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter; Thence South 88°24'37" East, along the North line of the Southwest Quarter of said Southwest Quarter, 1320.46 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; Thence North 67°48'15" East, 438.24 feet; Thence South 58°22'50" East, 418.85 feet; Thence South 22°30'03" East, 208.32 feet; Thence South 87°05'39" East, 764.65 feet; Thence South 02°23'42" West, 268.99 feet; Thence North 82°13'01" East, 309.38 feet to the Northwest corner of GLEN EAGLE, Lots 213 thru 247, a subdivision in said Harrisonville, Cass County, Missouri; Thence along the West line of said GLEN EAGLE, the following nine courses: Thence South 27°31'00" East, 210.69 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 1143.38 feet, and an arc length of 185.50 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, and an arc length of 24.19 feet; Thence South 06°54'22" East, 50.18 feet; Thence North 82°45'22" East, 10.50 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, and an arc length of 21.84 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 1143.07 feet, and an arc length of 117.11 feet; Thence South 08°03'58" East, 3.86 feet; Thence North 88°50'00" West, 127.81 feet; Thence North 88°27'47" West, 697.52 feet to the East line of said Southwest Quarter; Thence North 01°38'35" East, along said East line, 496.75 feet; Thence North 88°31'09" West, 573.20 feet; Thence North 00°26'06" West, 26.21 feet; Thence South 83°41'41" West, 754.58 feet to the East line of the Southwest Quarter of said Southwest Quarter; Thence North 01°40'28" East, along said East line, 95.38 feet; Thence North 88°27'03" West, 1321.01 feet to the Point of Beginning. Contains 1,757,134 square feet or 40.34 acres more or less.

SETBACKS & DIMENSIONS:

North of the Creek
Front: 25 feet
Side: 7.5 feet
Rear: 25 feet

Lot Width: 65 feet
Lot Depth: 110 feet

South of the Creek
Front: 30 feet
Side: 7.5 feet
Rear: 30 feet

Lot Width: 75 feet
Lot Depth: 115 feet

Site Data Table

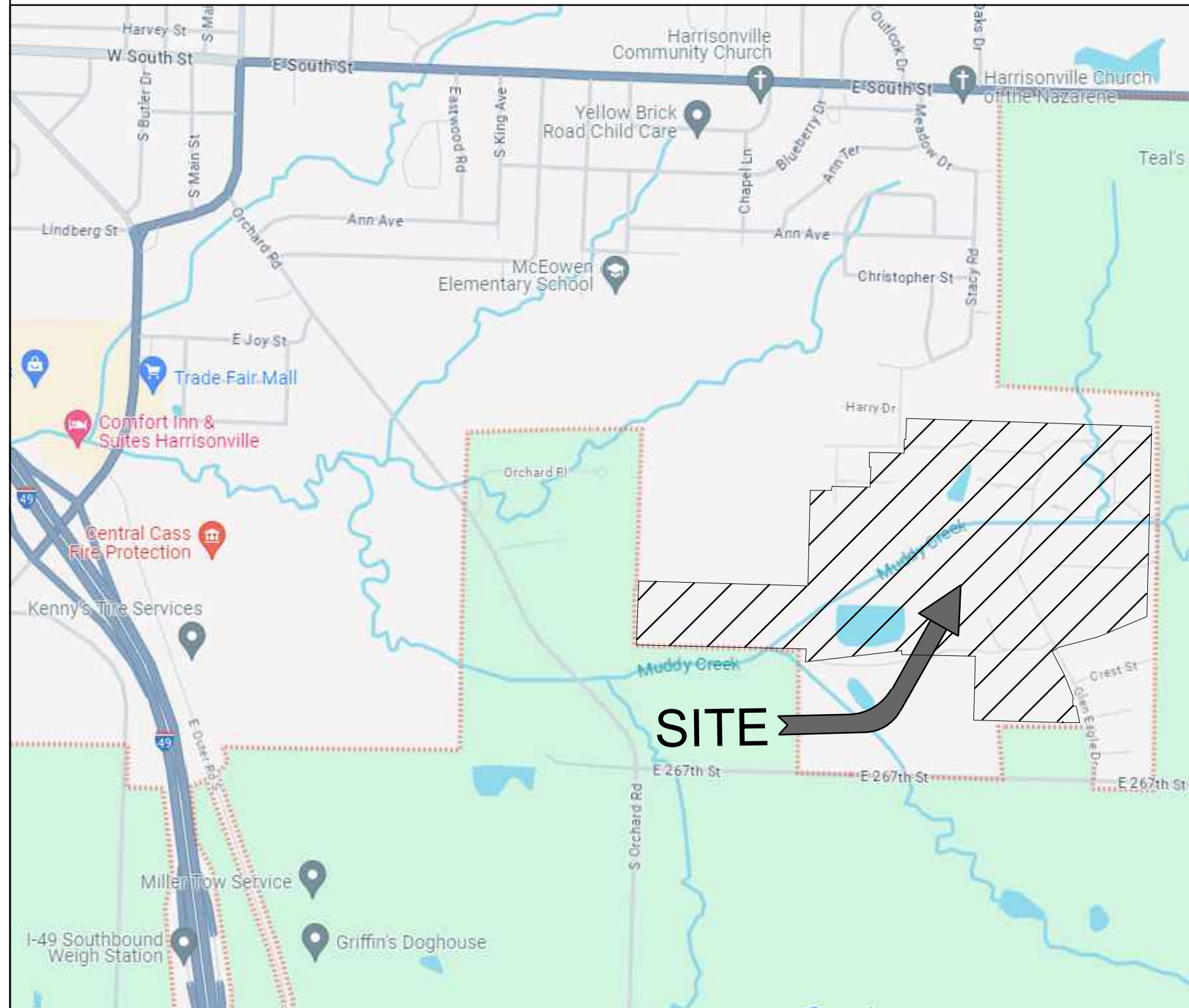
Total Area	96.56 acres (4,206,004.61 sq. ft.)
Common Area	32.01 acres (1,394,355.60 sq. ft.)
Total Lot	219
Total Units	243
Density	2.52 units per acre with Common Area
Density	3.76 units per acre without Common Area

Setbacks

Front	20' for corner lots
Street Side	7.5'
Side-Yard	
Rear-Yard	20'

Utilities

Domestic Water Service	Water District #4
Sanitary Sewer	Sewer shall be gravity flow to an existing City of Harrisonville sewer main.



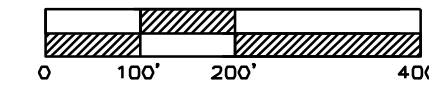
VICINITY MAP

Cedar Crossing - Preliminary Plat

Lots 1 - 19 and Tracts A, B & C

Section 3, Township 44 North, Range 31 West

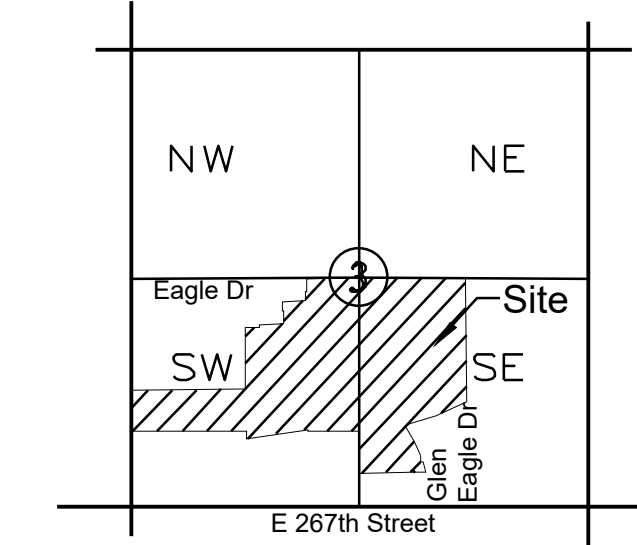
Cass County, Missouri



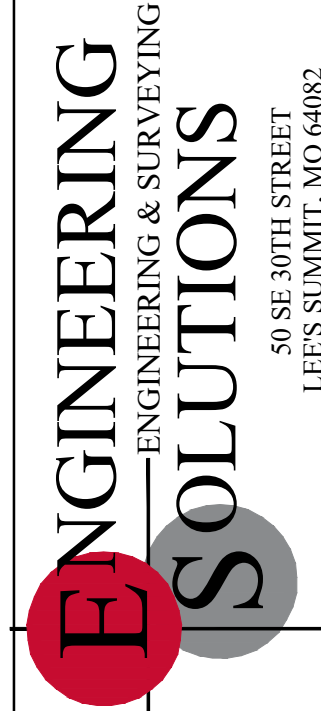
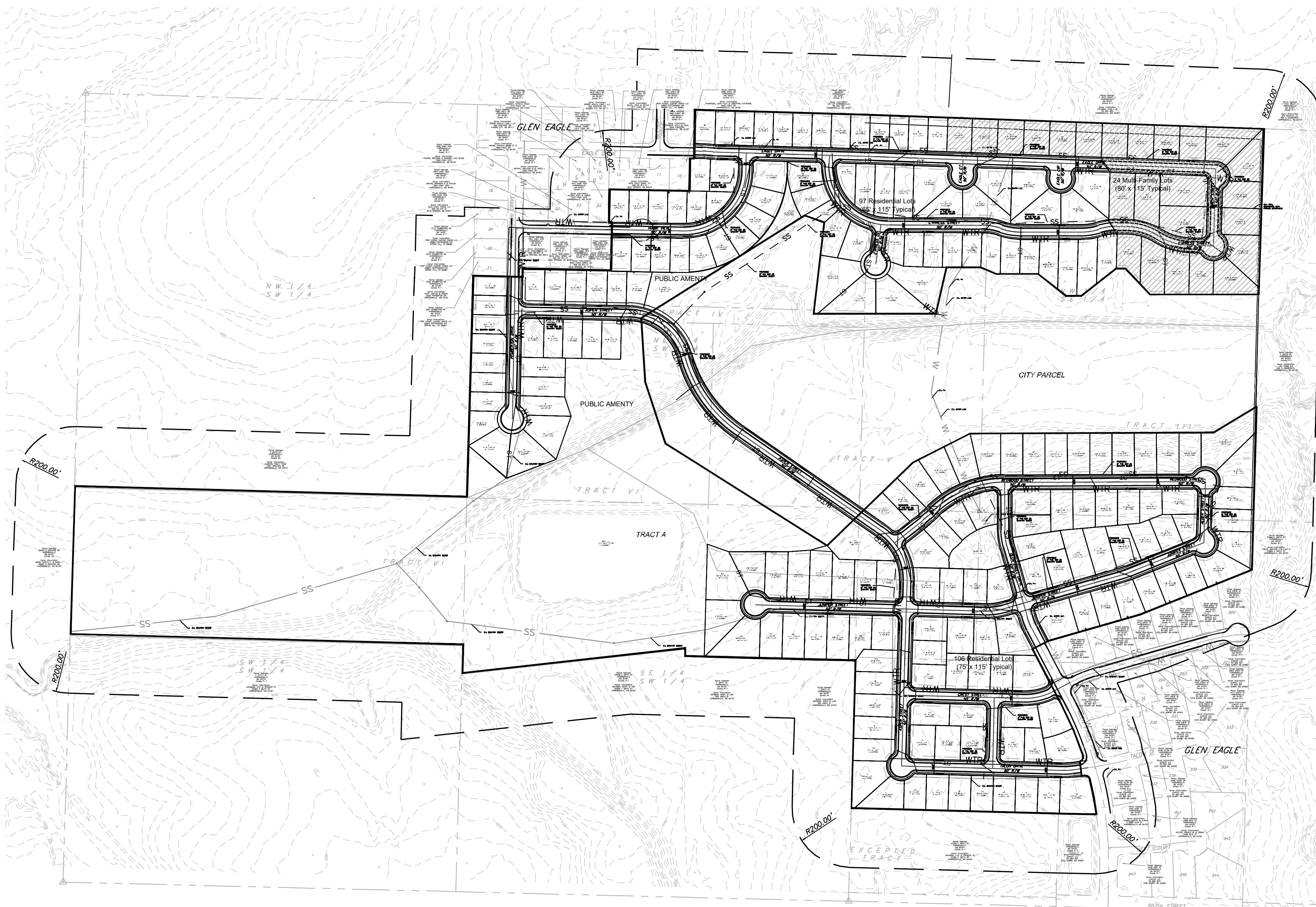
PRELIMINARY DEVELOPMENT PLAN
SCALE: 1" = 200'

DEVELOPER:
JWM DEVELOPMENT LLC & BURKIT
DEVELOPMENT LLC
103 SHARON LN
GARDEN CITY, MO 64747-9201Phone:

NOTE:
HOA TO TAKE CARE OF
COMMON AREAS



LOCATION MAP
SECTION 3-T44N-R31W

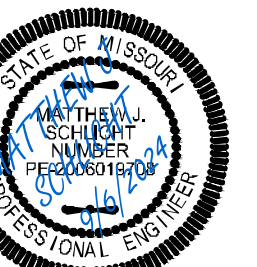


Professional Registration
Missouri
Engineering 2005000185-D
Surveying 2020000819-D
Kansas
Engineering 5-1895
Surveying LS-219
Oklahoma
Engineering 8254
Nebraska
Engineering CA2821

Cedar Crossing
Harrisonville, Cass County, Missouri

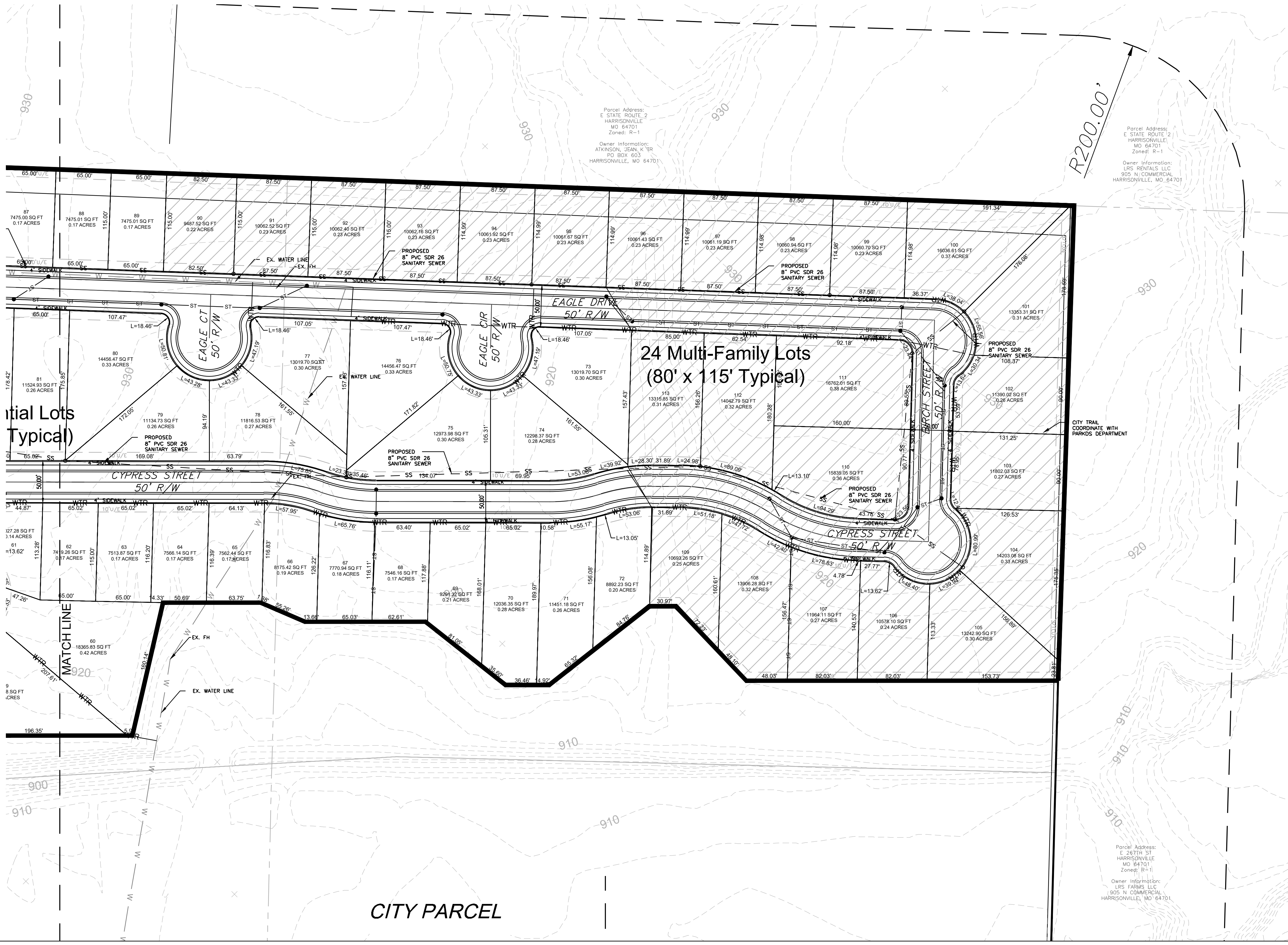
Project:
Glen Eagle
Issue Date:
July 10, 2024

PRELIMINARY DEVELOPMENT PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri



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MO PE 2006019708
KS PE 19071
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0 30' 60' 120'

PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 60'

North



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Kansas
Engineering E-1895
Surveying LS-219
Oklahoma
Engineering R2-4
Nebraska
Engineering CA2821

Project:
Glen Eagle
Map Date:
July 10, 2024

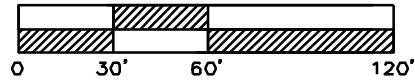
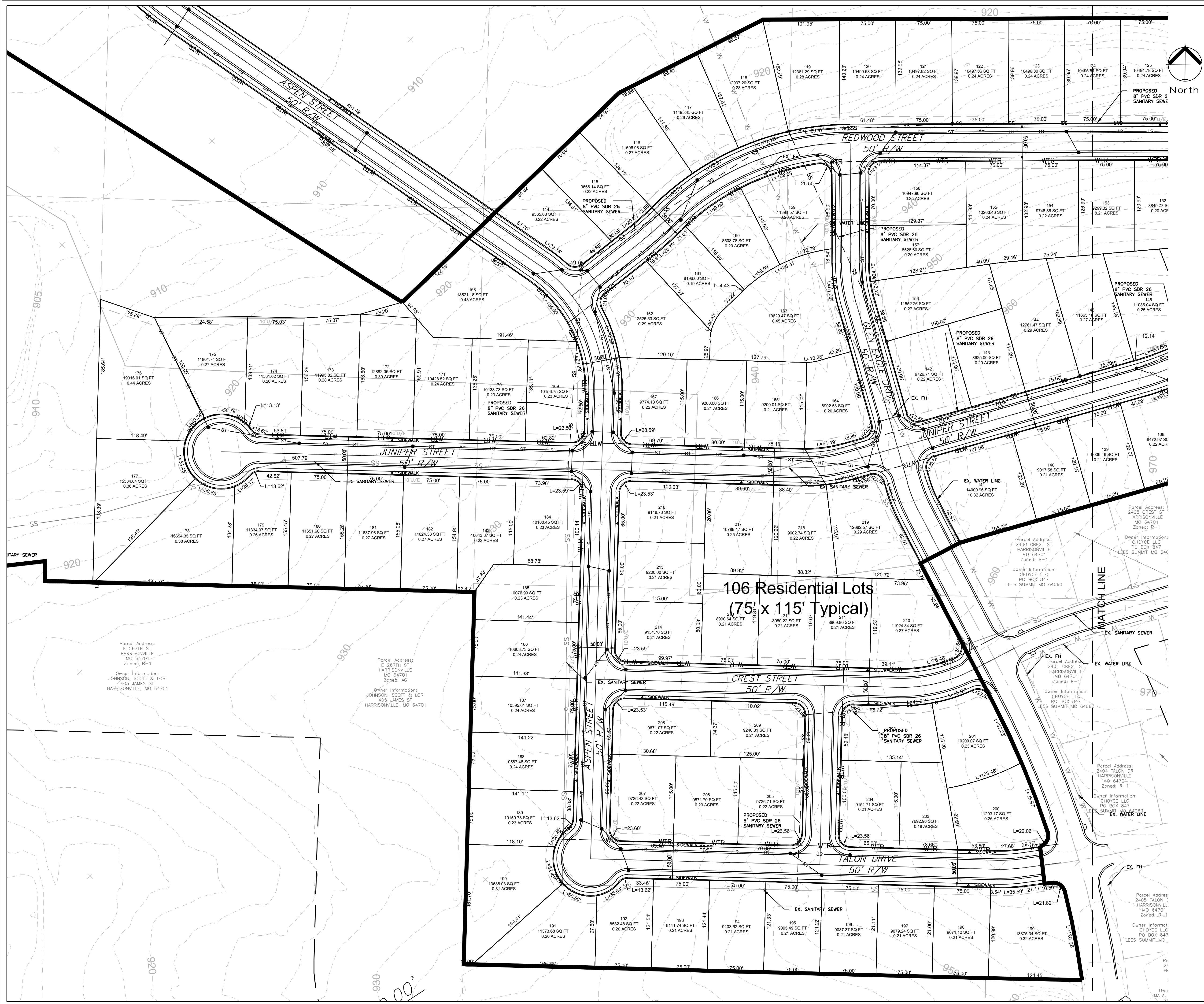
Cedar Crossing
Harrisonville, Cass County, Missouri

PRELIMINARY DEVELOPMENT PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri



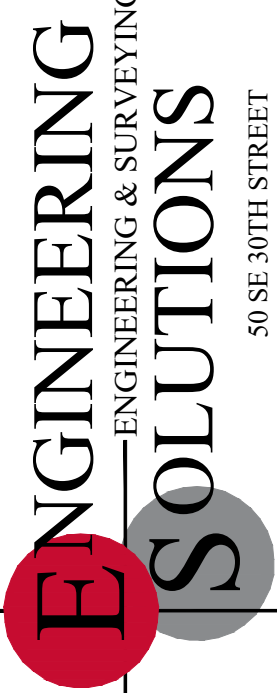
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 60'

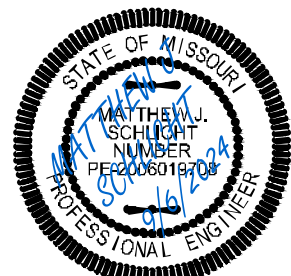


Professional Registration
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Surveying 2020008189-C
Kansas
Engineering E-1695
Surveying LS-219
Oklahoma
Engineering R254
Nebraska
Engineering CA2821

Cedar Crossing
Harrisonville, Cass County, Missouri

Project:
Glen Eagle
Lead Date:
July 10, 2024

PRELIMINARY DEVELOPMENT PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri



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KS PE 19071
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C.103



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 3005000185-D
Surveying 3020008185-D
Kansas
Engineering E-1696
Surveying LS-219
Oklahoma
Engineering R2-4
Nebraska
Engineering CA2821

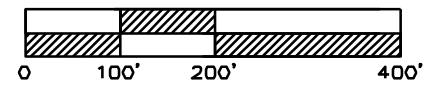
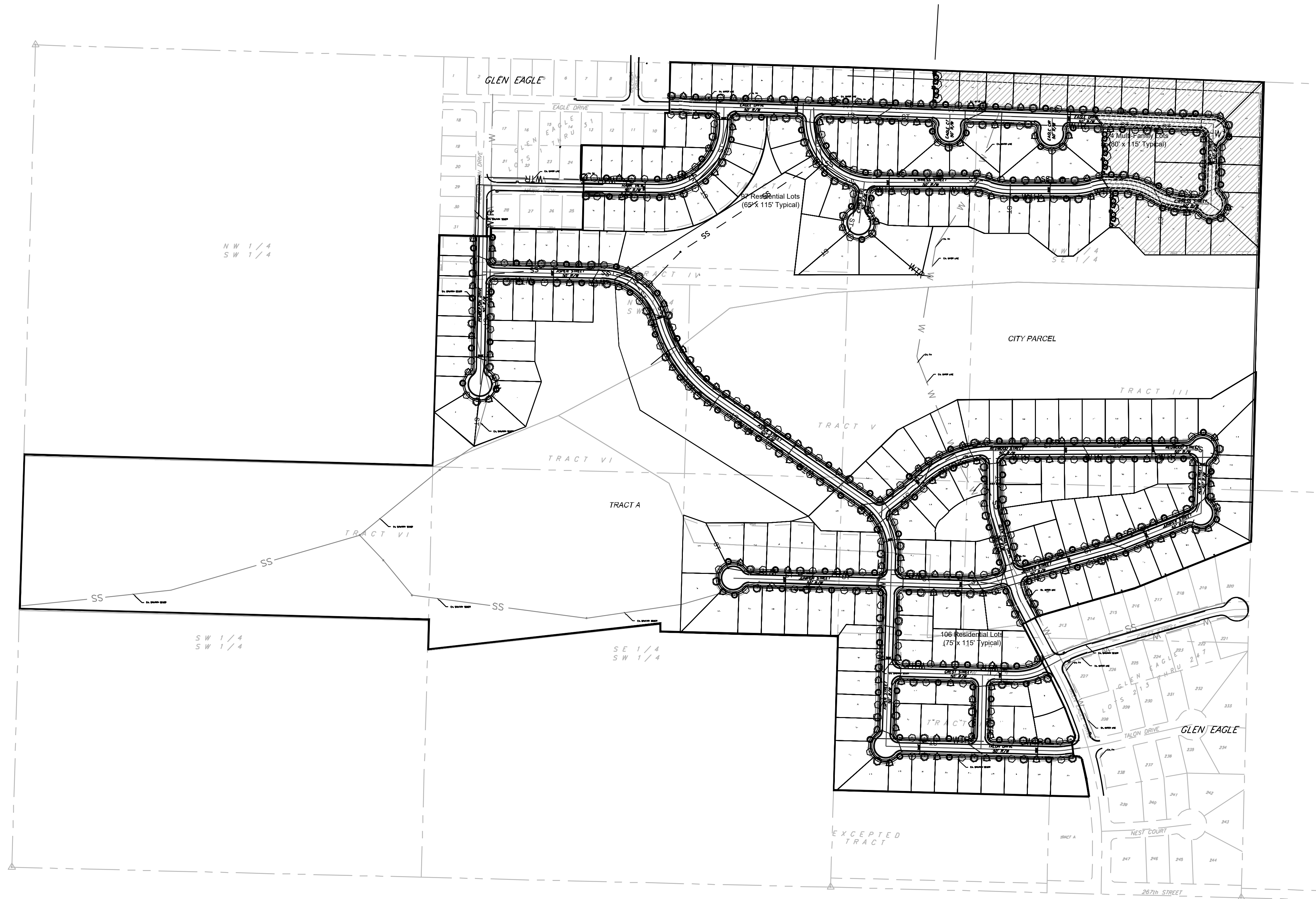
Project:
Cedar Crossing
Harrisonville, Cass County, Missouri

Plans for:
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Harrisonville, Cass County, Missouri

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KS PE 19071
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C.104



OVERALL LANDSCAPE PLAN
SCALE: 1" = 200'

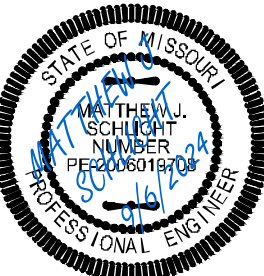


Professional Registration
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Surveying 202003818-C
Kansas
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Surveying LS-219
Oklahoma
Engineering B254
Nebraska
Engineering CA2821

Cedar Crossing
Harrisonville, Cass County, Missouri

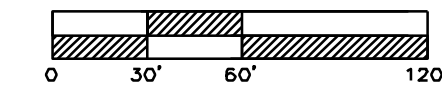
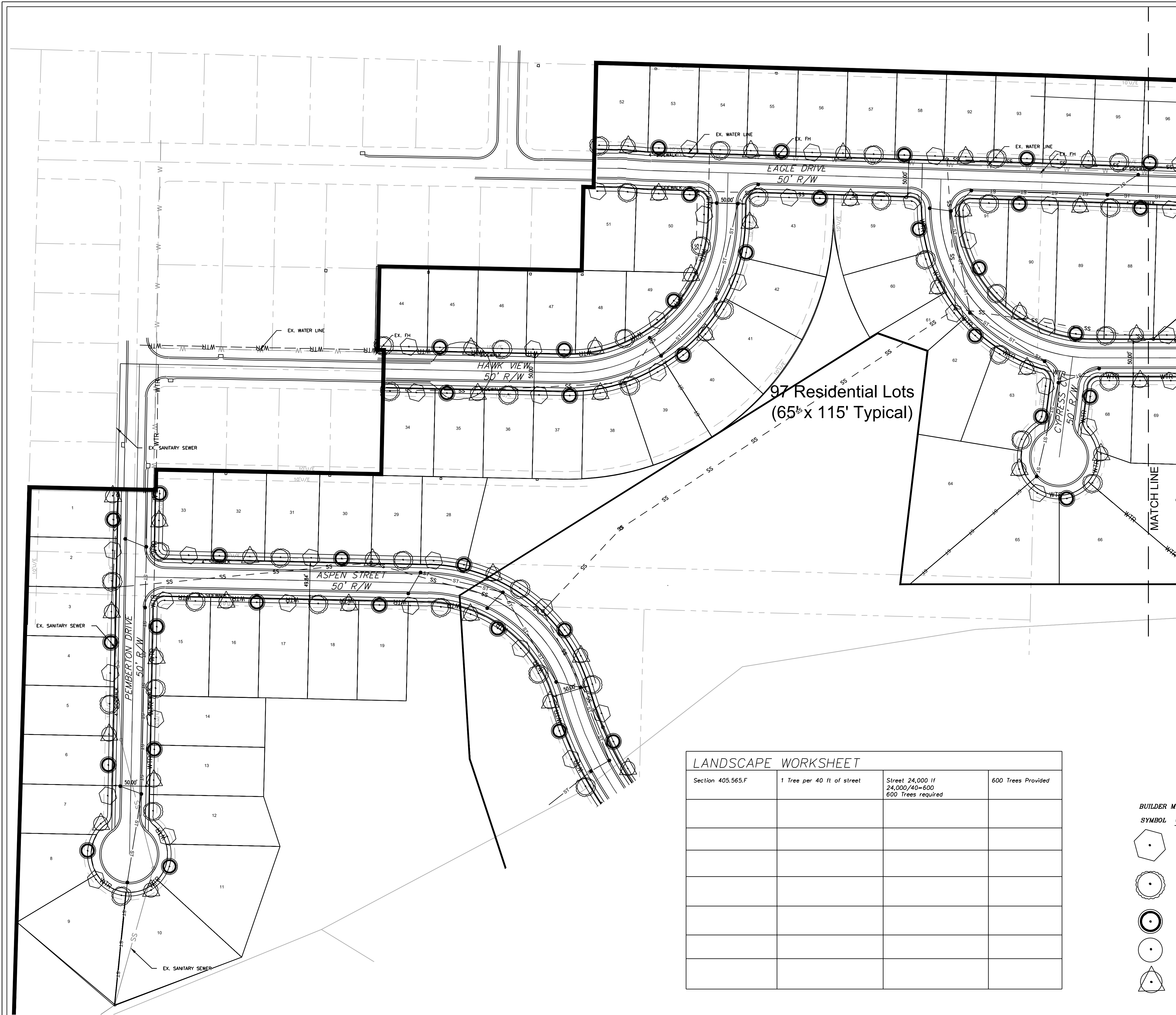
Project:
Glen Eagle
Issue Date:
July 16, 2024

OVERALL LANDSCAPE PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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REV. 9/6/2024	



LANDSCAPE PLAN

SCALE: 1" = 60'



97 Residential Lots
(65' x 115' Typical)

LANDSCAPE WORKSHEET			
Section 405.565.F	1 Tree per 40 ft of street	Street 24,000 If 24,000/40=600 600 Trees required	600 Trees Provided

PLANTING GUIDE

BUILDER MAY PLANT ANY OF THE FOLLOWING BUT NOT THE SAME TREE ON A SINGLE LOT

SYMBOL	QUANT.	KEY	NAME	SIZE
	150	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL
	150	HL	SKYLINE HONEYLOCUST GLEDITISIA TRIANTHOS "SKYLINE"	2" CAL
	150	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	2" CAL
	0	SS	SPRING SNOW CRABAPPLE MALUS "SPRING SHOW"	2" CAL
	150	RO	RED OAK QUERCUS RUBRA	2" CAL

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50 SE 30TH STREET
LEES SUMMIT, MO 64082
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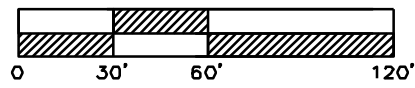
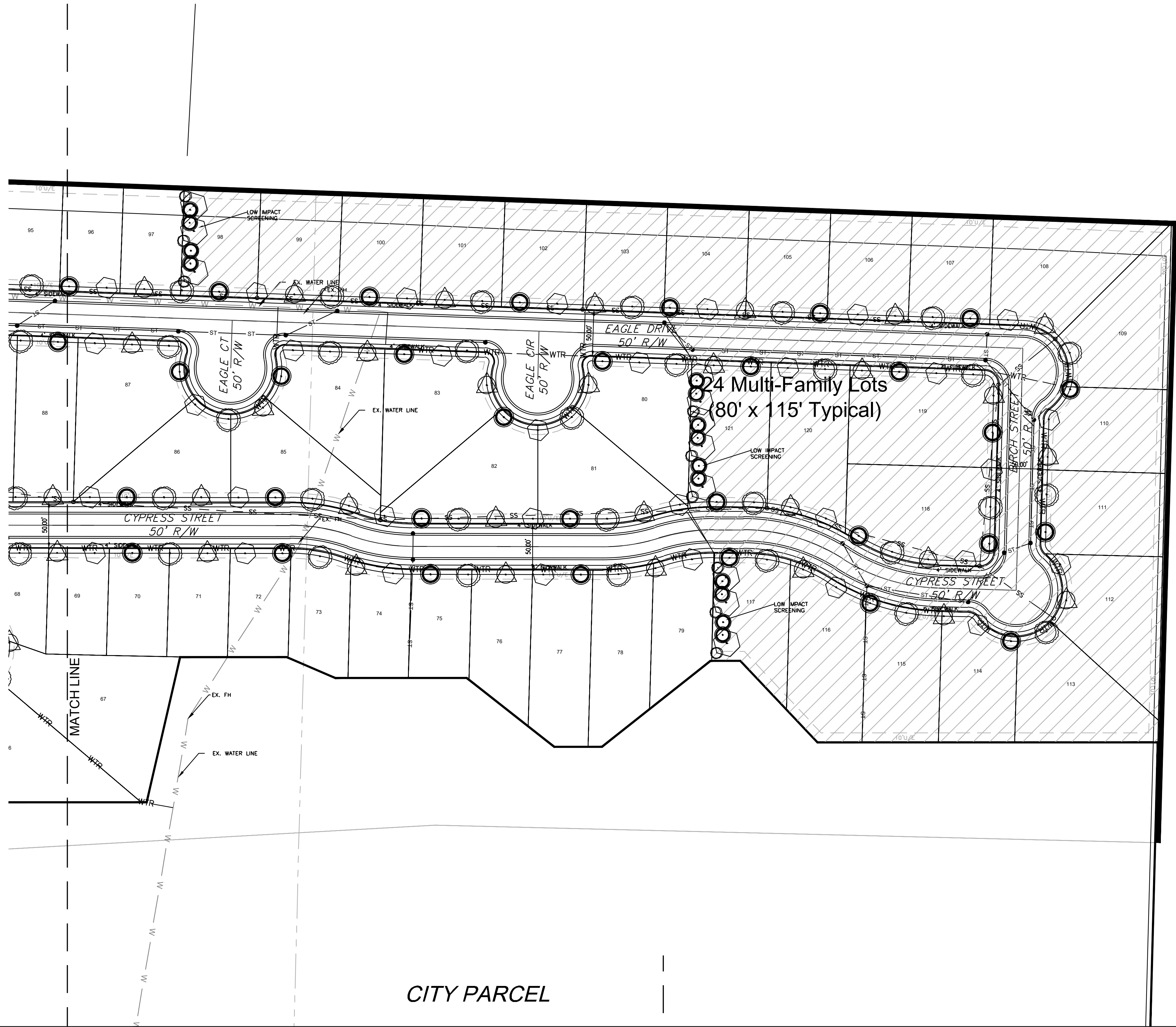
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Surveying 3020008818-C
Kansas
Engineering E-1696
Surveying LS-219
Oklahoma
Engineering R254
Nebraska
Engineering CA2821

Project:
Glen Eagle
Issue Date:
July 16, 2024

PRELIMINARY DEVELOPMENT PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri

Matthew J. Schlicht
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KS PE 19071
OK PE 25526
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C.101



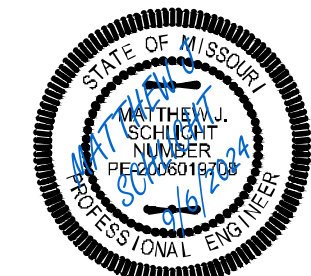
LANDSCAPE PLAN
SCALE: 1" = 60'



Professional Registration
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Kansas
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Oklahoma
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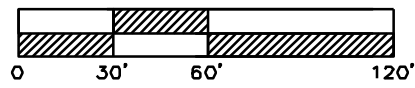
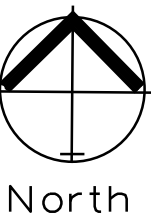
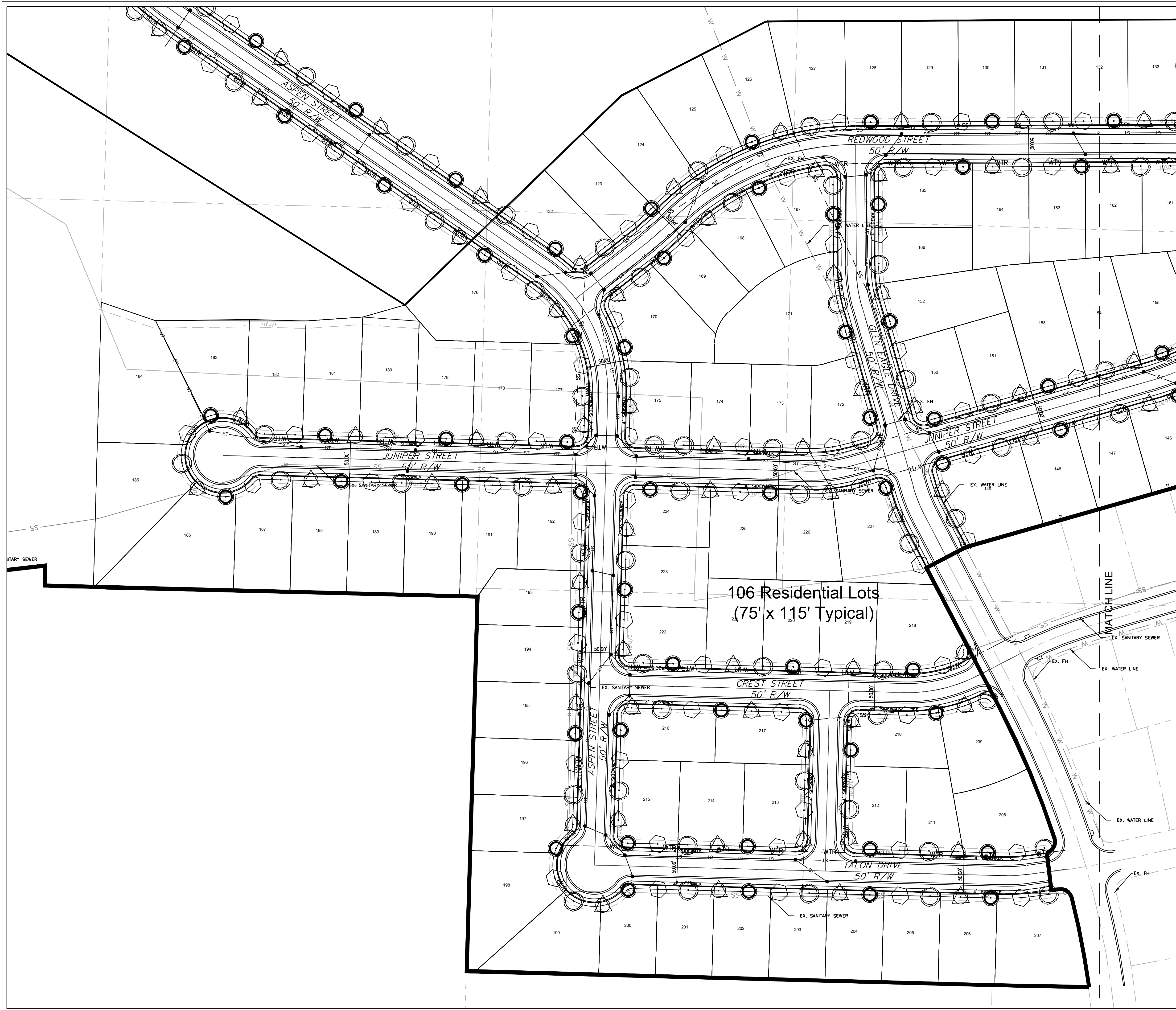
Project:
Gen Eagle
Issue Date:
July 10, 2024

PRELIMINARY DEVELOPMENT PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri

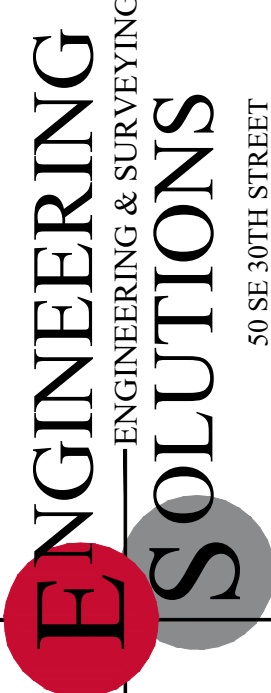


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LANDSCAPE PLAN
SCALE: 1" = 60'



Professional Registration
Missouri
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Surveying 2020038219-C
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Surveying LS-219
Oklahoma
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Nebraska
Engineering CA2821

Cedar Crossing
Harrisonville, Cass County, Missouri

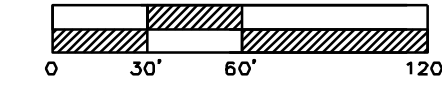
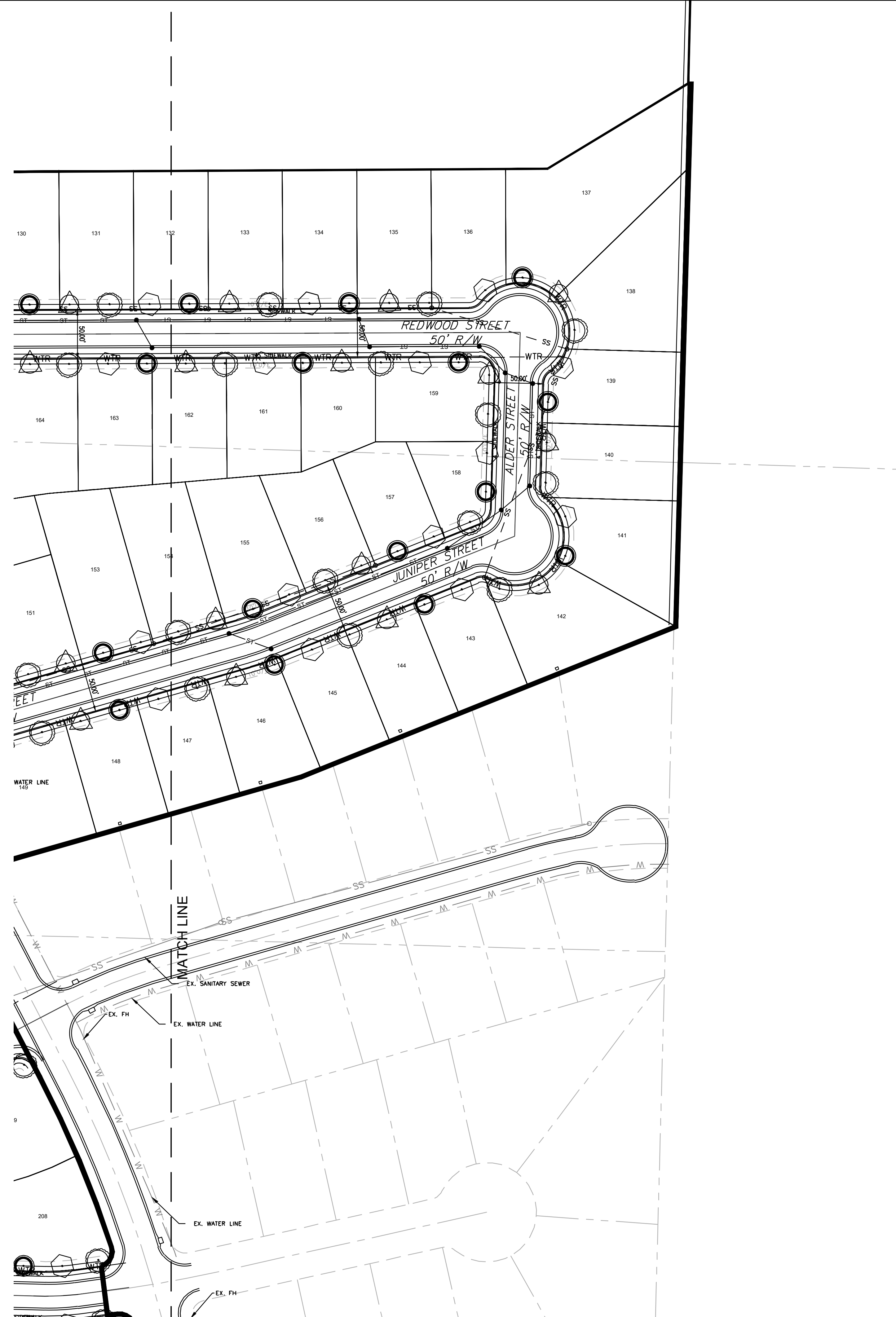
Project:
Glen Eagle
Issue Date:
July 10, 2024

PRELIMINARY DEVELOPMENT PLAN
Plans for:
Cedar Crossing
Harrisonville, Cass County, Missouri

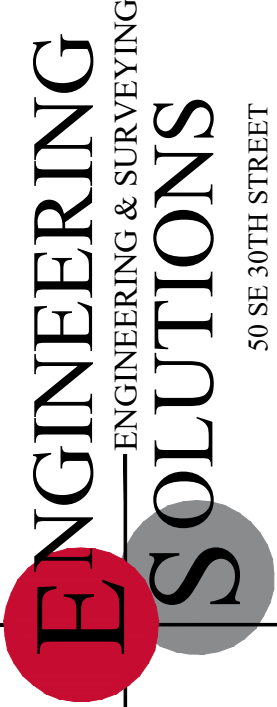


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LANDSCAPE PLAN
SCALE: 1" = 60'

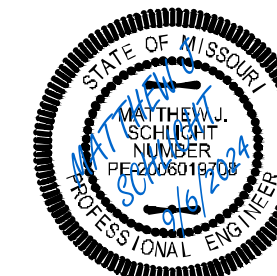


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Cedar Crossing
Harrisonville, Cass County, Missouri

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PRELIMINARY DEVELOPMENT PLAN
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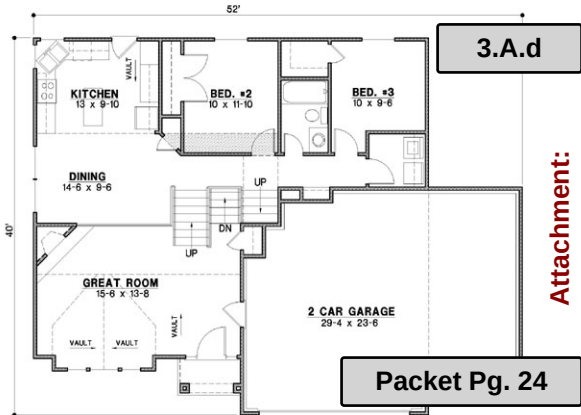
REVISIONS
REV. 9/6/2024



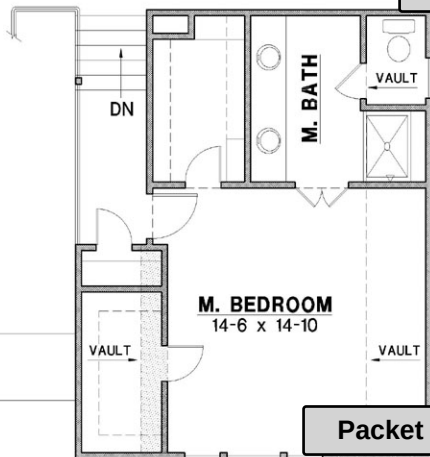
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Attac

Packet Pg. 23



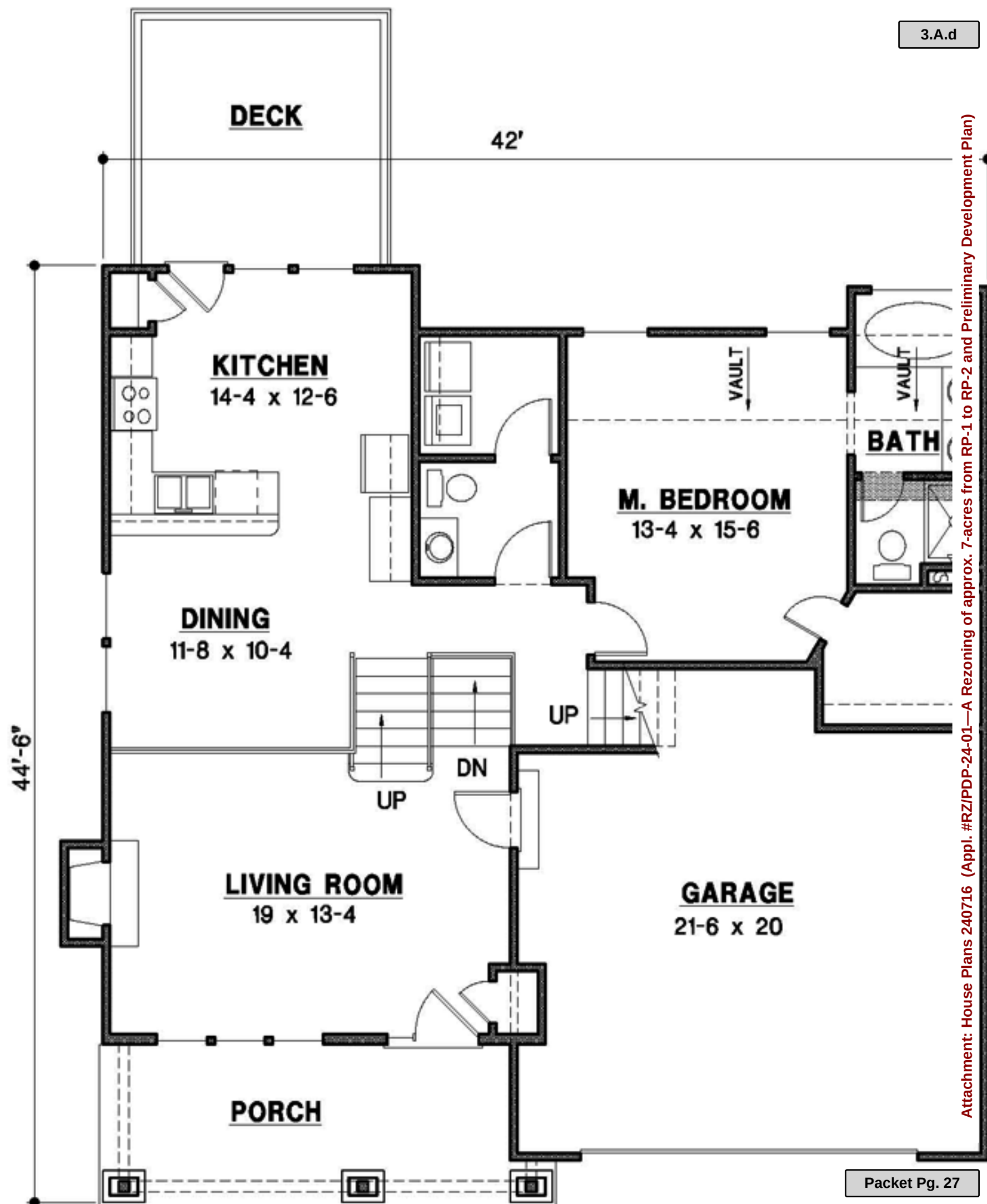
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Attachment: House

Packet Pg. 25





3.A.d

**FUTURE
BED. #4**
13 x 10-6

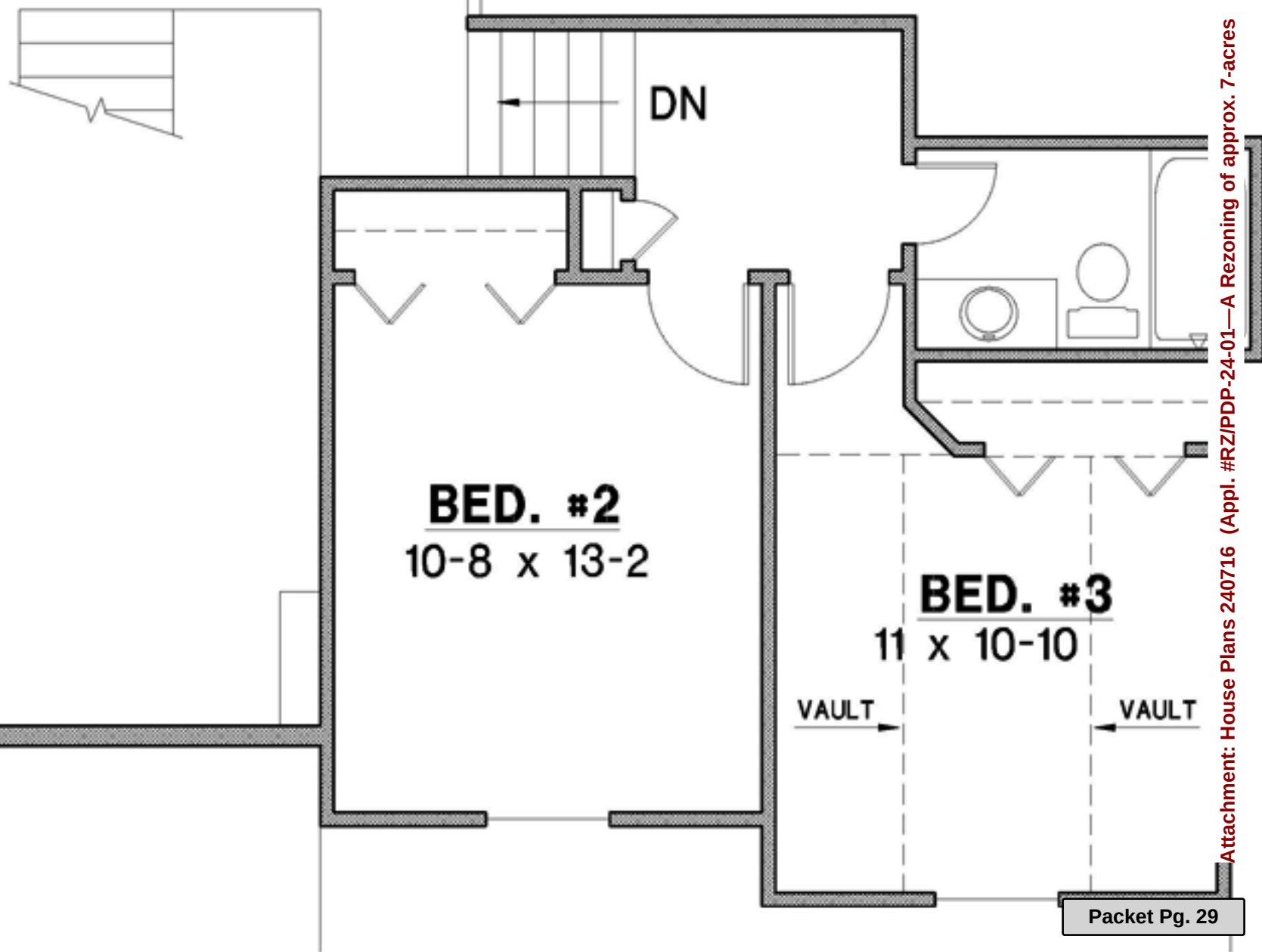
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DN

UP

Attachment: House Plans

Packet Pg. 28

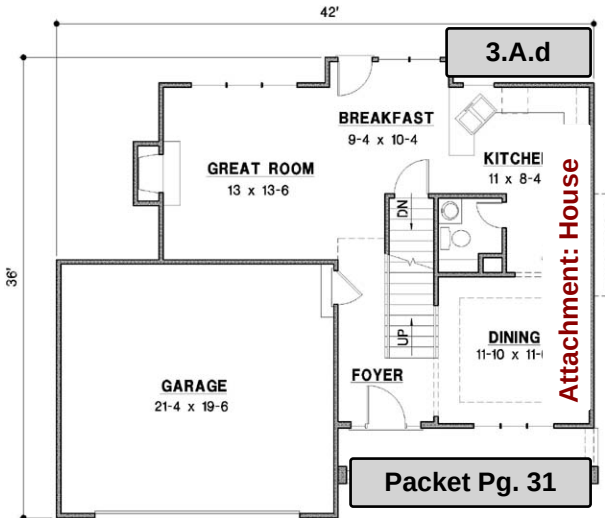


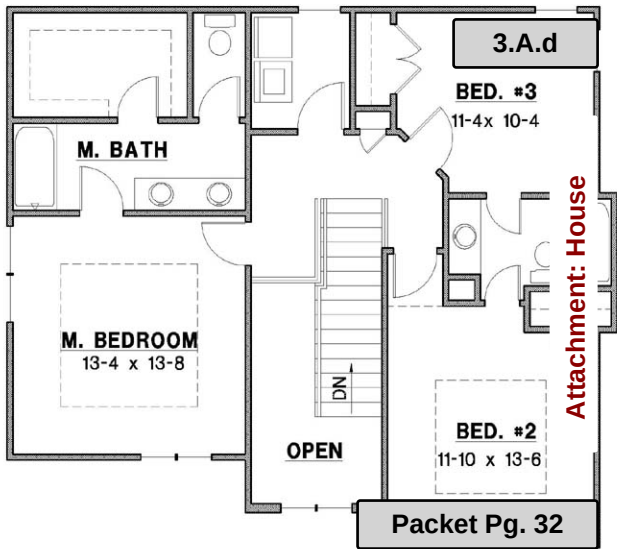
An architectural line drawing of a two-story house. The house features a gabled roof with a smaller gable over the front porch. The front porch has a large double garage door on the left and a set of double doors on the right. There are several windows: a double window on the second floor to the left of the porch, a double window in the center second floor, and a large triple window on the right second floor. The house is surrounded by stylized trees and shrubs.

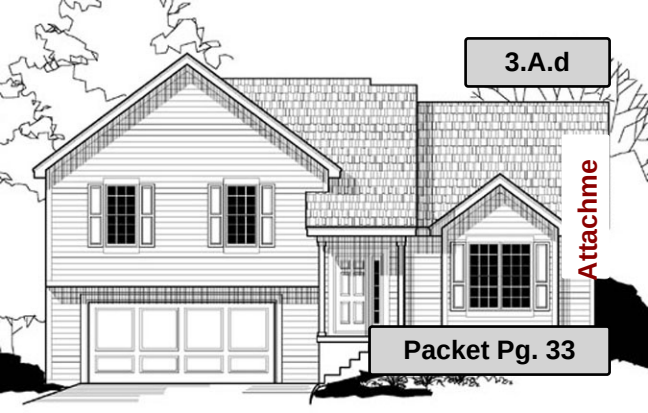
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Packet Pg. 30



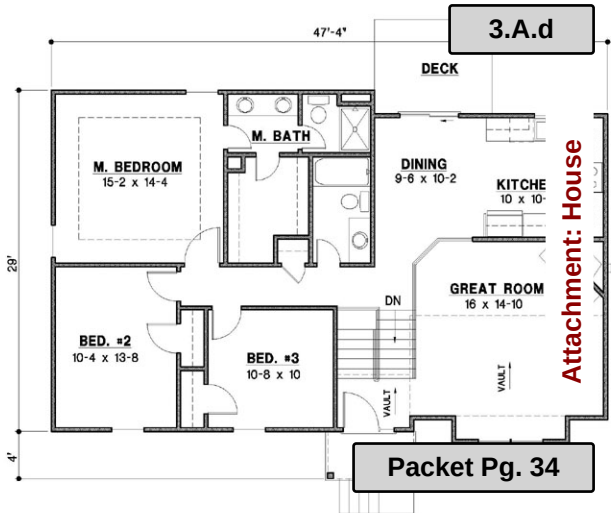


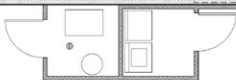


3.A.d

Attachme

Packet Pg. 33





RECREA

22 x 9-2

3.A.d

GARAGE

24-4 x 19

UP

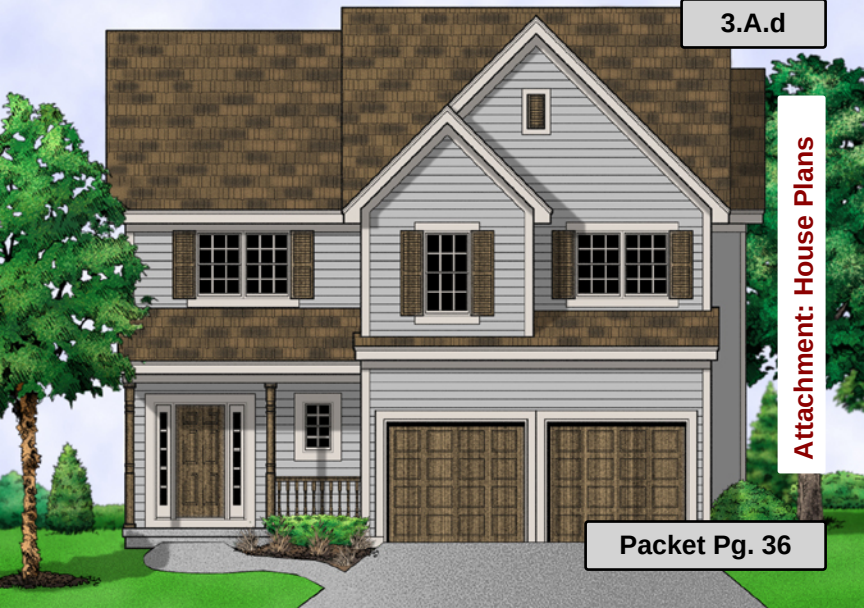
Attachmen

Packet Pg. 35

3.A.d

Attachment: House Plans

Packet Pg. 36



3.A.d

36'

KITCHEN

10-4 x 11-4

DINING

9 x 15-4

LIVING RO

16 x 15-4

DN

UP

FOYER

GARAGE

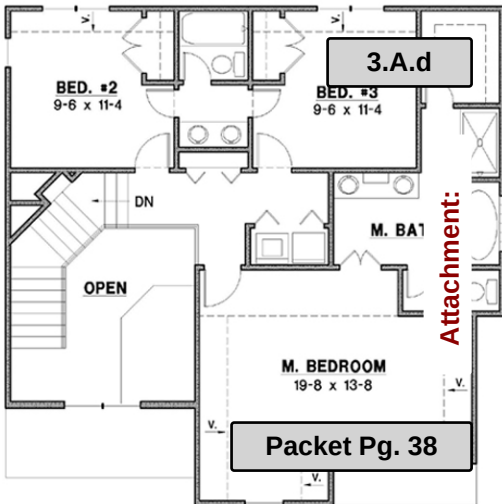
19-8 x 19-8

PORCH

Packet Pg. 37

Attachment: House Plans 240716

36'





City of Harrisonville, MO
Friday, September 13, 2024

Chapter 405. Zoning Regulations

ARTICLE III. Zoning Districts — Generally

Section 405.065. Planned Zoning Districts.

[Ord. No. 1825, 5-13-1991; Ord. No. 3677, 12-4-2023]

Some of the districts hereinbefore set forth shall have a separate and distinct counterpart known and herein referred to as a planned district. A planned district shall be for the purpose of permitting and regulating the uses heretofore permitted in the equivalent district and further provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards and open spaces all subsequent to approval of the plan by local officials. The purpose is to allow development of tracts of land to their fullest extent and at the same time observe the general intent and spirit of these regulations.

Planned Districts shall be as follows:

District "EP"	Planned Estate District
District "RP-1"	Planned Single-Family Residential District
District "RP-1M"	Planned Manufactured Home Park District
District "RP-2"	Planned Two-Family Residential District
District "RP-3"	Planned Cluster or Garden Type Residential District
District "RP-4"	Planned Medium Density Apartment District
District "CP-O"	Planned Non-Retail Business District
District "CP-1"	Planned Local Business District
District "CBDP-1"	Planned Downtown Core Business District
District "CBDP-2"	Planned Downtown Fringe Business District
District "CP-2"	Planned Service Business District
District "MP-1"	Planned Light Industrial District
District "MP-2"	Planned General Industrial District

Section 405.070. Objectives of Planned Zoning Districts.

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

The zoning of land in Harrisonville to one (1) of the planned districts ("EP" to "MP-2", inclusive) shall be for the purpose of requiring orderly development on a quality level generally equal to that of the equivalent standard zoning districts, but permitting variations from the normal and established development techniques. The use of planned zoning procedures is intended to encourage large scale development tracts, innovative and imaginative site planning, conservation of natural resources and minimum waste of land. The following are specific conditions and objectives of planned zoning:

- A. A proposal to rezone land to a planned district shall be subject to the same criteria relative to compliance with the general development plan, land use policies, neighborhood compatibility,

adequacy of streets and utilities and other elements, as is normal in rezoning deliberations.

- B. The submittal by the developer and the approval by the City of development plans represents a firm commitment by the developer that development will indeed follow the approved plans in concept, intensity of use, aesthetic levels and quantities of open space.
- C. Deviations in yard requirements, setbacks and relationship between buildings are acceptable and may be approved within the limits set out in "Standards of Development" in this Section, if it is deemed that other amenities or conditions will be gained to the extent that an equal or higher quality of development will result than under standard zoning procedures.
- D. Residential areas will be planned and developed in a manner that will produce more useable open space, better recreational opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques.
- E. Commercial areas will be planned and developed so as to result in attractive, viable and safe centers and clusters, as opposed to strip patterns along thoroughfares. Control of vehicular access, architectural quality, landscaping and signs will be exercises to soften the impact on nearby residential neighborhoods and to assure minimum adverse effects on the street system and other services of the community.
- F. The developer will be given latitude in using innovative techniques in the development of land not feasible under application of standard zoning requirements.
- G. Planned zoning shall not be used as a refuge from the requirements of the equivalent district as to intensity of land use, amount of open space or other established development criteria.
- H. No use will be permitted in the planned district that is not clearly permitted in the equivalent district.
- I. Any building or portion thereof may be owned in condominium under appropriate Missouri Statutes.

Section 405.075. Standard of Development in Planned Zoning Districts.

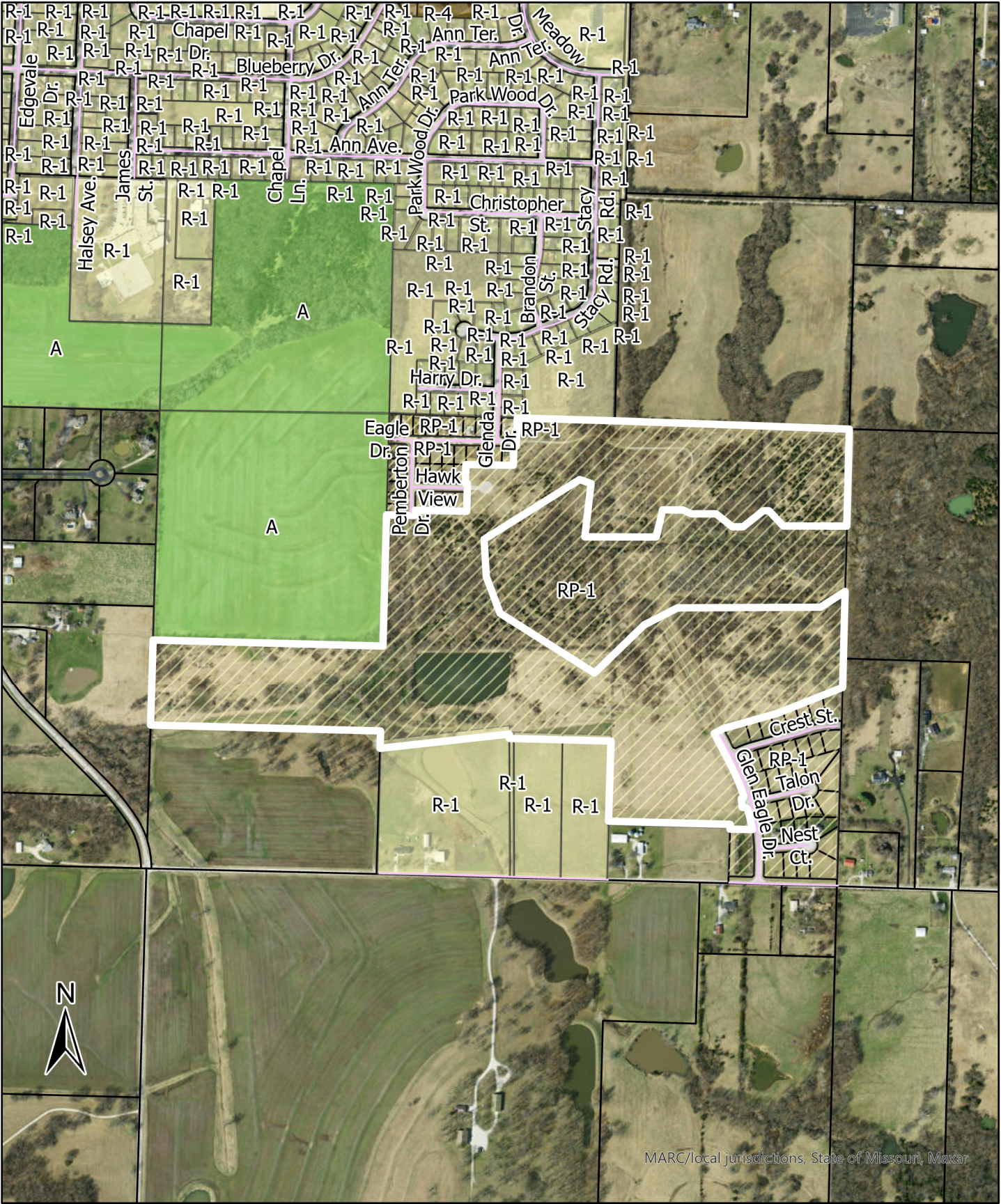
[Ord. No. 1825, 5-13-1991]

- A. The maximum height of buildings and structures shall be as set out in the equivalent district.
- B. The intensity of land use, the floor area and bulk of buildings, the concentration of population, the percentage of lot coverage, the amount of open space, light and air shall be generally equal to that required in the equivalent zoning district.
- C. The density of residential dwelling units, the parking requirements and the performance standards shall be the same as in the equivalent district.
- D. The permitted uses shall be the same as those permitted in the equivalent district, provided that limitations may be placed on the occupancy of certain premises, if such limitation is deemed essential to the health, safety or general welfare of the community.
- E. The Planning and Zoning Commission may, in the process of approving preliminary and final plans, approve deviations from the minimum standards in the equivalent district as follows:
 - 1. Setbacks of buildings and paved areas from a public street may be reduced to seventy-five percent (75%) of the ordinance requirement.
 - 2. Setbacks of buildings and paved areas from a property line of the project (other than a street line) may be reduced to eighty-five percent (85%) of the ordinance requirement.
 - 3. Side yards between buildings may be reduced to zero.

4. Setbacks of buildings and paved areas from a freeway right-of-way line may be reduced to five (5) feet.
5. A portion of the parking area required under this Chapter may remain unimproved until such time as the Board of Aldermen deems it must be improved to serve the demand adequately.

The foregoing deviations may be granted by the Planning and Zoning Commission only where there is ample evidence that said deviation will not adversely affect neighboring property, nor will it constitute the mere granting of a privilege. Reduction of setbacks or other open space shall be compensated by additional open space in other appropriate portions of the project. In all cases such deviations shall be in keeping with good land planning principles and must be specifically set out in the minutes of the Commission, as well as on plans and other exhibits in the record.

Zoning Map

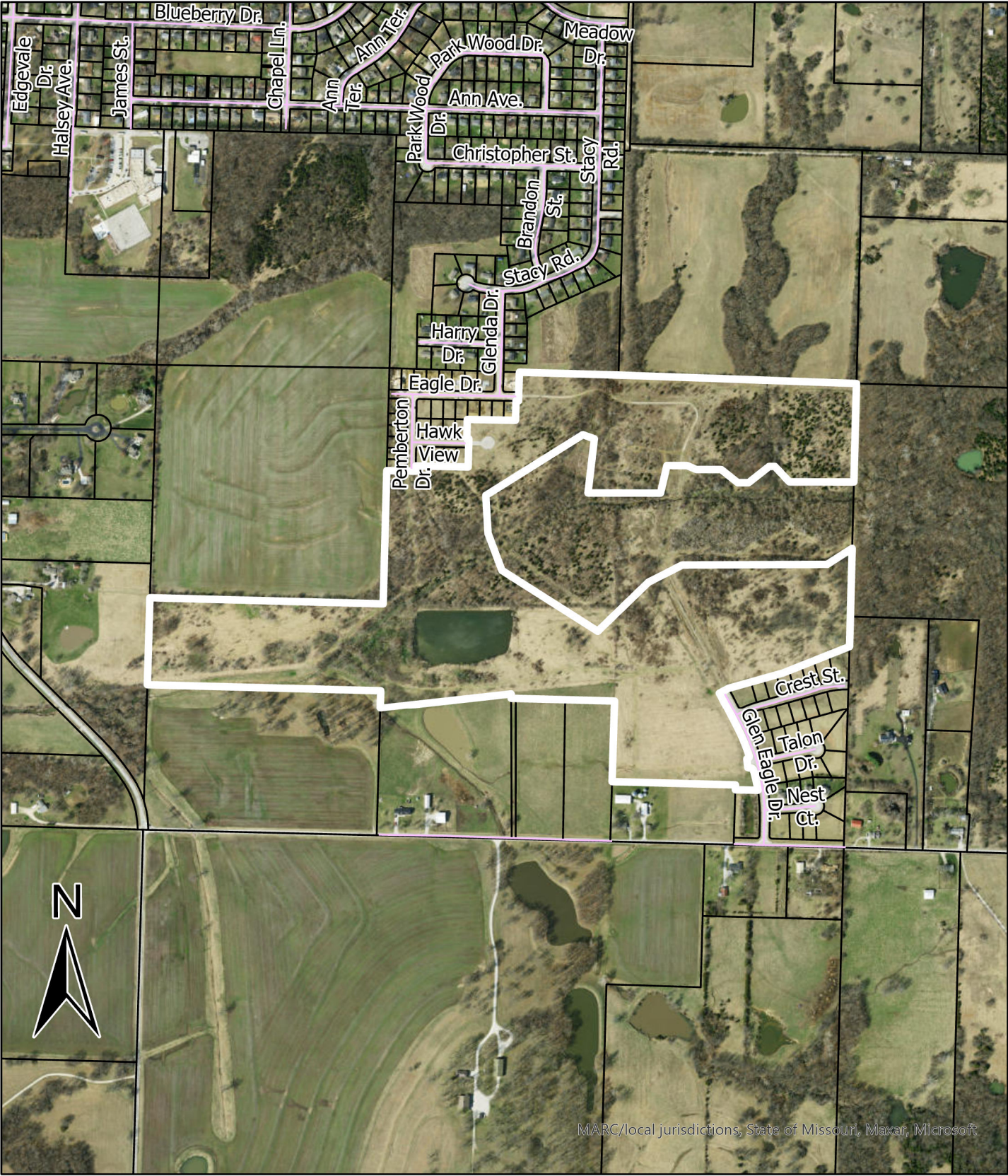


Attachment: Zoning Map (Appl. #RZ/PDP-24-01—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan)

MARC/local jurisdictions, State of Missouri, Maxar

0 500 1,000 2,000 US Feet

Aerial Map



Attachment: Aerial Map (Appl. #RZ/PDP-24-01—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan)

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: September 13, 2024
SUBJECT: Appl. #RZ/PDP-24-01—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan

Type of Item: *Approval*

B. Action Item (ID # 4959)

Appl. #RZ/PDP-24-01—A Rezoning of approx. 7-acres from RP-1 to RP-2 and Preliminary Development Plan - CONSIDERATON

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: September 13, 2024
SUBJECT: Appl. #PP-24-01—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C

Type of Item: *Public Hearing*

C. Action Item (ID # 4958)

Appl. #PP-24-01—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C -
PUBLIC HEARING

Attachments:

Cedar Crossing PP 9-19-24 P&Z (PDF)

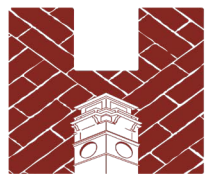
Preliminary Plat Application (PDF)

Glen Eagle PP (PDF)

CERT OF SURVEY-1-27-21-24x36 (Retention Basin) (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: September 19, 2024

Re: Appl. #PP-24-001—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C located south of Parkwood South and north of 267th Street

GENERAL INFORMATION

Applicant: Matt Schlicht, Engineering Solutions

Requested Actions: Approval of Preliminary Plat

Date of Application: July 16, 2024

PROPOSAL

Matt Schlicht, with Engineering Solutions, is seeking approval of the attached preliminary plat of *Cedar Crossing, Lots 1 – 219 and Tracts A, B, and C*.

The surrounding properties are currently zoned as follows:

- North:** R-1 (Single-Family Residential) District and RP-1 (Planned Single-Family Residential) District—single-family residential and undeveloped parkland
- East:** RP-1 (Planned Single-Family Residential) District and Undeveloped Ag Land within the County—single-family residential and undeveloped property
- South:** R-1 (Single-Family Residential) District, Residential within the County, and RP-1 (Planned Single-Family Residential District—single-family residential
- West:** RP-1 (Planned Single-Family Residential) District, A (Agriculture) District, and Undeveloped Ag Land within the County—single-family residential and undeveloped properties

PREVIOUS ACTIONS

- February 23, 1998—The Board of Aldermen approved an Annexation of certain territory owned by Thurman Johnson, which was determined to be adjacent and contiguous to the existing corporate limits, by Ordinance #2472.
- April 16, 2001—The Board of Aldermen approved Rezoning (Appl. #RZ-01-05, and #RZ-01-07) from Agriculture (A) District to Single-Family Residential (R-1) District for approximately 14.2 and 15.6-acres by Ordinances #2700 and 2701, respectively. The Board of Aldermen approved the corresponding Preliminary Plats (Appl. #PP-01-06 and #PP01-08) for *Cottonwood Creek* and *Meadow Creek* by Resolutions 01-09 and 01-10, respectively.
- March 15, 2004—The Board of Aldermen approved a Rezoning (Appl. #RZ-04-04) from AG and R-1 to R-1P (currently RP-1) for Shadow Ridge Development, LLC on property generally located on 267th Street east of Orchard Road by Ordinance #2860. The Board of Aldermen approved the corresponding Preliminary Plat (Appl. #PP-04-05) for the Glen Eagle subdivision by Resolution

#04-04. Additionally, the Board of Aldermen continued a Resolution for the City Administrator execute a development agreement to the April 5, 2004, meeting.

- April 5, 2004—The Board of Aldermen approved a Resolution (#04-09) for the City Administrator to execute a development agreement with Shadow Ridge Development, LLC for the improvements associated with the Glen Eagle development.
- August 1, 2005—The Board of Aldermen approved Final Plats (Appl. #FP-05-18 and #FP-05-19) for *Glen Eagle, Lots 1-31* and *Glen Eagle, Lots 213-247* by Ordinance #2931 and #2932, respectively.
- March 5, 2024—Staff held an initial pre-application meeting with the applicants to discuss the process and requirements for the development of the undeveloped portion of Glen Eagle. Staff reviewed the application processes for Preliminary Plat and Preliminary Development Plan. Staff informed the applicants about the anti-monotony ordinance. Staff confirmed that typical building elevations would need to be provided as part of the Preliminary Development Plan. Staff discussed whether a traffic study would be required, and it was determined that it would not be since the proposed development was less dense and the previously approved development did not have one. It was also determined that the existing basin should provide adequate stormwater, but a Stormwater Management Plan (SWMP) was required. There was discussion on utilizing the existing basin as an open/active space. Staff was receptive to the idea and encouraged the developers to install a 10' asphalt trail around the basin. The applicants inquired about the possibility of building a villas (duplex) style development for a small portion of the development. Staff informed the applicants that portion of the development would need to be Rezoned, and the Rezoning could run concurrent with the Preliminary Plat and Preliminary Development Plan.
- June 13, 2024—Staff held a second pre-application meeting with the applicants to discuss the proposed development plan and processes further. Staff shared with the applicants that the dam had been built with the intention of the top of the dam being the subgrade of a future road, which the developer would have to build and once constructed the road would become the developers' responsibility until final acceptance of all public improvements. It was stated that a Floodplain Development Permit and Elevation Certificate would be required for any houses built within the floodway. Staff stated that the water and storm water lines need to be located on one side of the roads and sanitary sewer lines on the other.
- August 6, 2024—Staff met with the applicants' to discuss initial comments and concerns regarding the development and platting applications.

KEY ISSUES

- The applicant is proposing to connect the north and south portions of the development with a street to be placed over the dam, as was planned by City staff.

ANALYSIS

This preliminary plat consisted of 219 lots and three tracts. Lots 90-113 are intended to be developed with duplexes. Sidewalks are proposed for both sides off all streets.

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 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 condition:

1. Sidewalks shall have handicapped access at all intersections in accordance with Section 410.530.B and shall normally be separated from the edge of the street by a grassy strip twenty-four (24) inches wide. Sidewalks shall comply with the ADA requirements in place at the time of construction, and all non—paved right-of-way shall be either sodded or seeded.
2. Builders on lots that abut the west side of the Glen Eagle Drive from the previously platted “Glen Eagle, Lots 213 thru 247” shall install sidewalks adjacent to Glen Eagle Drive to assure connectivity.
3. Trails shall be provided that connect to the sidewalks and connect the proposed and existing open space areas including the Hite Park properties.
4. Sewer and water mains shall be installed with ten (10) feet of separation and shall be located such that they are on different sides of the streets.
5. Easements shall be provided as required by Section 410.400 of the City’s Municipal Code.
6. A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits.

ATTACHMENTS

1. Application and Preliminary Plat of *Cedar Crossing, Lots 1 – 219 and Tract A, B, and C*
2. Preliminary Plat of *Glen Eagle* with final platted portions highlighted
3. Certificate of Survey showing City’s Basin Property
4. Zoning Map
5. Aerial Map

THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION
PLATTING APPLICATION

Application Type

- ☒ Preliminary Plat (Fee \$300.00 + \$5/per lot + \$65 Notice Fee) 227
- ☐ Final Plat (Fee \$150.00 + \$5.00/per lot + \$65 Notice Fee)
- ☐ *Minor Plat (Fee \$200.00)

*Staff-only approval required

Applicant and Owner Information

Applicant (Print): MATT SCHLICHT **Signature:** [Signature]
Company Name: ENGINEERING SOLUTIONS
Street Address: 50 SE 30th ST **City:** Leeds Summit **State:** MO **Zip:** 64082
Phone: 816-623-9888 **Email:** MSchlicht@ES-KC.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): JWM Development **Signature:** [Signature]
Street Address: 103 SHARON LN **City:** GARDEN CITY **State:** MO **Zip:** 64747
Phone: 816 623 9888 **Email:** MSchlicht@ES-KC.com

Firm Preparing Application: ENGINEERING SOLUTIONS

Contact: MATT SCHLICHT
Street Address: 50 SE 30th ST **City:** Leeds Summit **State:** MO **Zip:** 64082
Phone: 816 623 9888 **Email:** MSchlicht@ES-KC.com

*All correspondence should be sent to: **Applicant** **Property Owner** **Firm** X

Project Information

General Location or Address: 10 GLEN EAGLE DR
Project Description: RESIDENTIAL DEVELOPMENT
Acres or Sq. Ft. _____
Current Zoning: RP-1 **Proposed Zoning:** RP-2

For Office Use Only

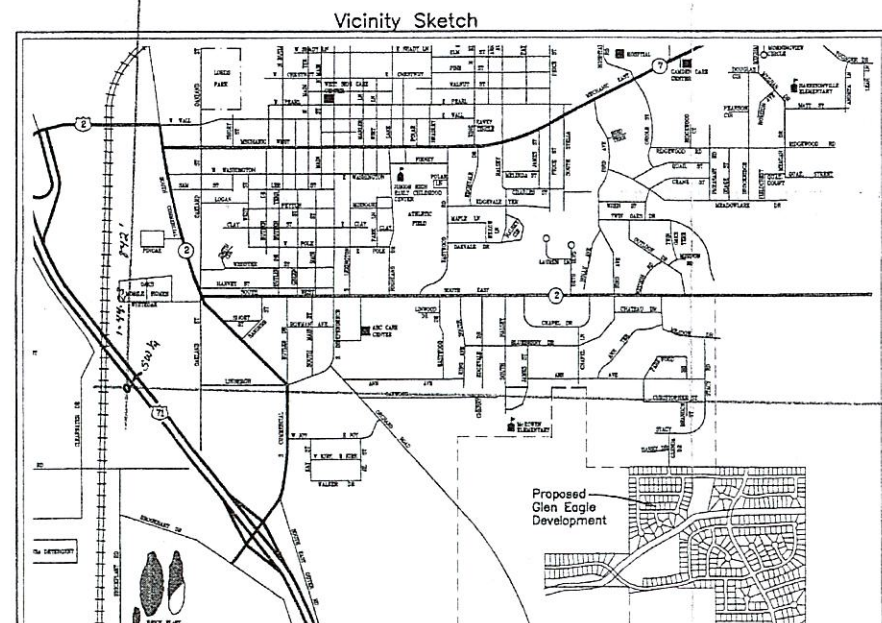
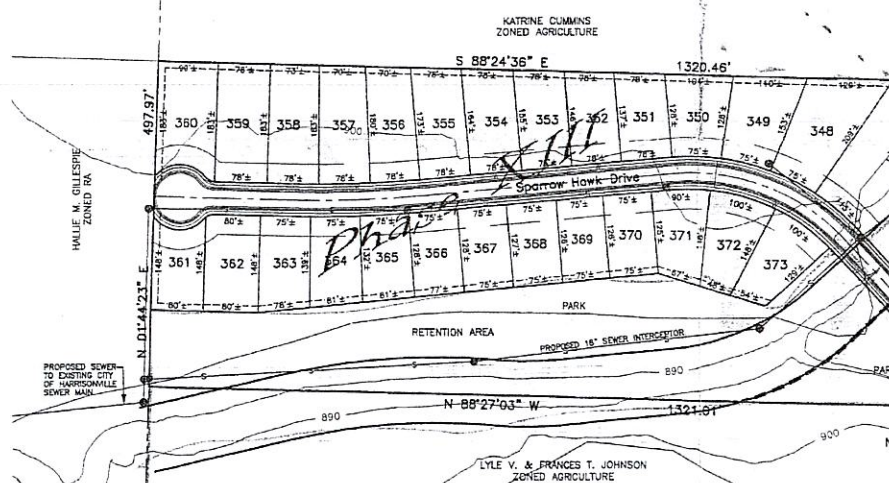
Case No: _____ **Filing Fee: Amount Paid \$** _____ **Date Application Received:** _____

Staff-only approval: _____ **P&Z meeting:** _____ **BOA Meeting:** _____

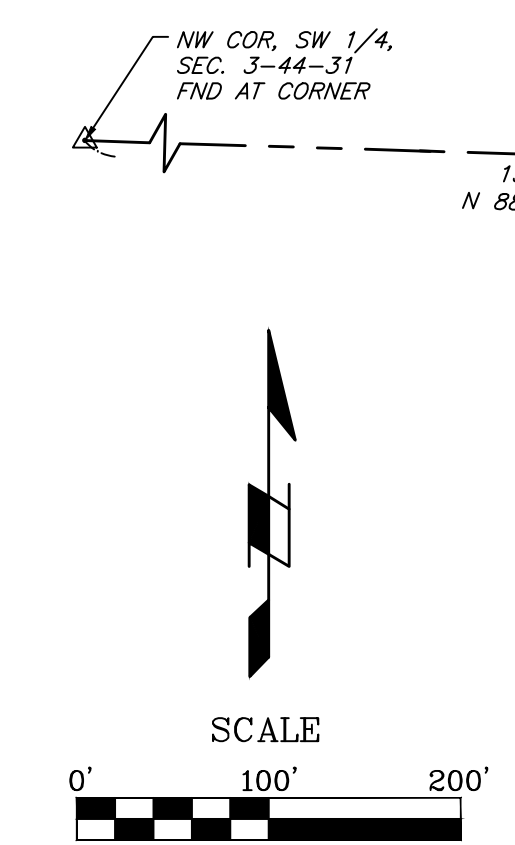
Notes:

- 1) THE TOTAL DEVELOPMENT CONTAINS 146.5± ACRES.
- 2) THE TOTAL NUMBER OF LOTS IS 373.
- 3) ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL HOMES.
- 4) THERE IS APPROXIMATELY 27 ACRES IN THE PROPOSED PARK AREA.
- 5) DENSITY IS APPROXIMATELY 2.5 LOTS PER ACRE.
- 6) TYPICAL LOT WIDTHS FOR LOTS NORTH OF THE CREEK ARE 65 TO 70 FEET.
- 7) TYPICAL LOT DEPTHS FOR LOTS NORTH OF THE CREEK ARE 110 TO 115 FEET.
- 8) TYPICAL LOT WIDTHS FOR LOTS SOUTH OF THE CREEK ARE 75 TO 80 FEET.
- 9) TYPICAL LOT DEPTHS FOR LOTS SOUTH OF THE CREEK ARE 115 TO 125 FEET.
- 10) FRONT AND REAR BUILDING LINES FOR LOTS NORTH OF THE CREEK SHALL BE 25 FEET.
- 11) FRONT AND REAR BUILDING LINES FOR LOTS SOUTH OF THE CREEK SHALL BE 30 FEET, EXCEPT LOT 239 THRU 247, THESE LOTS SHALL FRONT AND REAR BUILDING LINE OF 25 FEET.
- 12) ALL LOTS SHALL HAVE A MINIMUM SIDE SETBACK OF 7.5 FEET.

- 13) ALL RIGHT-OF-WAY WIDTHS SHALL BE 50 FEET, UNLESS NOTED OTHERWISE.
- 14) SEWER SHALL BE GRAVITY FLOW TO AN EXISTING CITY OF HARRISONVILLE SEWER MAIN.
- 15) WATER SHALL BE SERVED BY PUBLIC WATER SUPPLY DISTRICT #4.
- 16) FIRE HYDRANT LOCATIONS SHALL BE LOCATED AS DETERMINED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY ENGINEER AND FIRE DEPARTMENT AUTHORITY.
- 17) STORM SEWER FACILITIES SHALL BE DESIGNED AND LOCATED BY THE DESIGN ENGINEER AS PER THE CITY OF HARRISONVILLE'S REQUIREMENTS.
- 18) SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF THE STREETS AS PER THE CITY OF HARRISONVILLE'S REQUIREMENTS.
- 19) UTILITY EASEMENTS SHOWN ALONG BACK LOT LINES ARE 10 FEET. UTILITY EASEMENTS ALONG SIDE LOT LINES SHALL BE 7.5 FEET WIDE. EASEMENTS WILL BE PROVIDED AS NEEDED TO ACCOMMODATE UTILITIES.
- 20) A BASE FLOOD ELEVATION SHALL BE DETERMINED AND A CHANNEL SHALL BE DESIGNED TO CARRY THE 100 YEAR FLOOD WITHIN THE LIMITS OF A 100 FOOT CORRIDOR.
- 21) CONTOURS SHOWN ARE FROM THE CITY OF HARRISONVILLE'S 2007 FLOOD INSURANCE STUDY. 100 YEAR FLOOD ELEVATION IS 1015.0 FEET.



Attachment: Glen Eagle PP (Appl. #PP-24-01—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C)



LEGEND

△	- SECTION CORNER AS NOTED
○	- MONUMENT FOUND AS NOTED
●	- SET MONUMENT AS NOTED
○	- FOUND 1/2" IRON BAR AT C UNLESS OTHERWISE NOTED
●	- SET 1/2" IRON BAR AT COR. W/ J & J CAP
(P)	- PLATTED DISTANCE
(M)	- MEASURED DISTANCE
(R)	- RECORD DISTANCE
(D)	- DEED DISTANCE

GENERAL SURVEY NOTES

- 1.) The plat of GLEN EAGLE, Lots 1 thru 31, is recorded in Plat Book 20 at Page 67 in the Recorder of Deeds Office in Cass County, Missouri.
- 2.) The plat of GLEN EAGLE, Lots 213 thru 247, is recorded in Plat Book 20 at Page 68 in the Recorder of Deeds Office in Cass County, Missouri.
- 3.) No Title Report was provided by the client at the time of this survey, therefore easements have not been shown.
- 4.) Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.

BASIN PROPERTY DESCRIPTION.

A tract of land being part of the Southeast Quarter and the Southwest Quarter of Section 3, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

Commencing at the E. the least corner of the Northwest Quarter of said Southeast Quarter of Township 01-35-48 West, along the East line of the Northwest Quarter of said Township 01-35-48 West, to the NW corner of the NW Quarter of said Township 01-35-48 West, continuing along said East line, 37.63 feet; Thence South 88°55'04" East, 165.89 feet; Thence South 89°45'04" East, 821.69 feet; Thence South 63°03'14" East, 215.31 feet; Thence South 89°45'04" East, 165.89 feet; Thence South 88°55'04" East, 165.89 feet; Thence North 18°01'52" West, 215.34 feet; Thence North 88°55'04" East, 215.34 feet; Thence North 03°26'19" East, 215.34 feet; Thence North 89°45'04" East, 821.69 feet; Thence North 03°26'19" East, 69.94 feet; Thence North 89°45'04" East, 165.89 feet; Thence North 03°26'19" East, 215.34 feet; Thence North 13°04'49" East, 160.14 feet; Thence North 89°45'04" East, 114.44 feet; Thence South 66°37'18" East, 56.64 feet; Thence South 89°45'04" East, 141.29 feet; Thence South 66°37'18" East, 56.64 feet; Thence South 89°45'04" East, 141.29 feet; Thence South 13°04'49" East, 160.14 feet; Thence South 89°45'04" East, 114.44 feet; Thence South 66°37'18" East, 120.30 feet; Thence South 89°45'04" East, 356.82 feet to the NW corner of the NW Quarter of said Township 01-35-48 West.

PARCEL 2 DESCRIPTION:

A tract of land being part of the Southeast Quarter and the Southwest Quarter of Section 3, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Southeast Quarter of Township 01'38"49" West, along the East line of the Northwest Quarter of said Township 01'38"49" West, to the intersection of the East line of the Northwest Quarter of said Township 01'38"49" West, continuing along said East line and the East line of the Southwest Quarter of said Township 01'38"49" West, to the intersection of the East line of the Southwest Quarter of said Township 01'38"49" West, thence North 76°05'39" East, 247, a subdivision in said Harrisonville, Cass County, Missouri; thence along the North line of said GLEN EAGLE LANE, following three corners: Thence South 68°08'00" West, 100.00 feet; thence North 22°23'42" East, 60.00 feet;

Thence North 82°10'01" West, 309.38 feet; Thence North 02°23'42" East, 268.99 feet; Thence North 87°05'39" West, 746.65 feet; Thence North 22°06'30" West, 208.32 feet; Thence North 52°22'50" West, 218.65 feet; Thence North 02°20'37" East, 254.95 feet; Thence North 87°05'39" West, 746.65 feet; Thence North 02°20'37" East, 254.95 feet; Thence North 42°52'51" East, 339.38 feet; Thence North 63°03'34" East, 215.31 feet; Thence North 80°45'04" East, 628.69 feet; Thence North 68°55'04" East, 165.89 feet; Thence North 87°05'39" West, 746.65 feet; Thence North 02°20'37" East, 254.95 feet;

PARCEL 3 DESCRIPTION:

A tract of land being part of the Southeast Quarter and the Southwest Quarter of Section 3, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

[illegible]

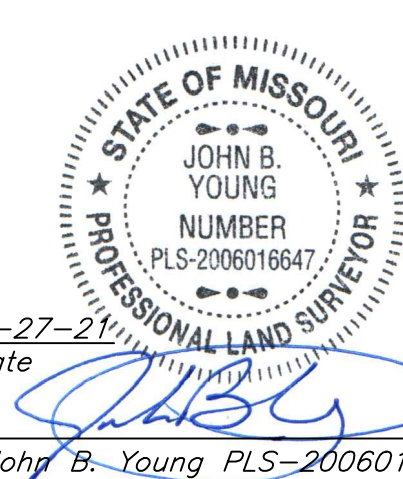
PARCEL 4 DESCRIPTION

A tract of land being part of the Southeast Quarter and the Southwest Quarter of Section 3, Township 44 North, Range 31 West, in the City of Harrisonville, Cass County, Missouri, being more particularly described as follows:

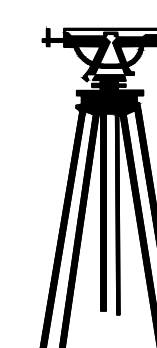
[illegible]

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 20th day of October, 2020, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

[illegible]

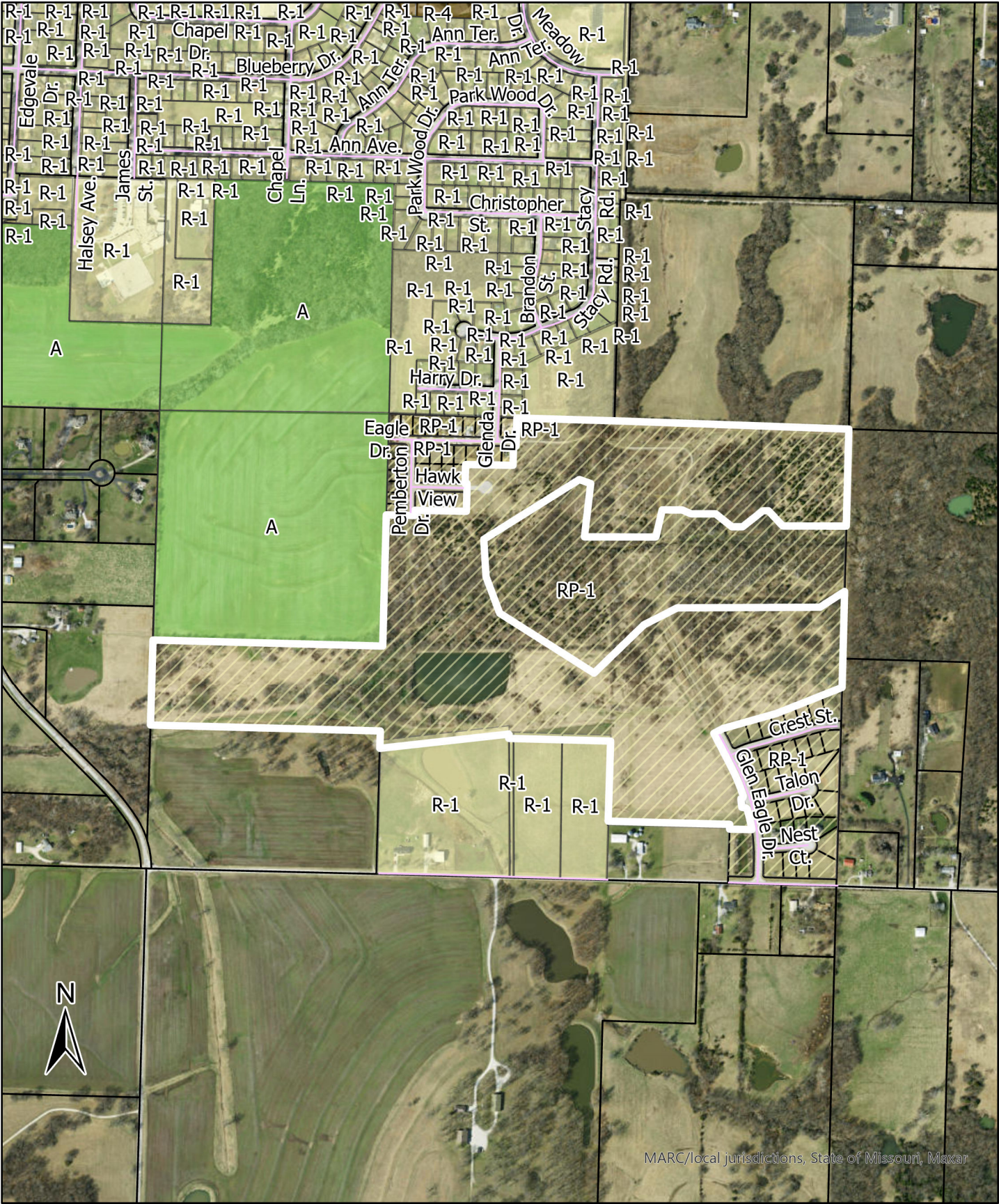
Location: S:\20.345 - Glen Eagle Property\DRAWINGS\CERT OF SURVEY-1-6-21.dwg



J & J
SURVEY
LLC

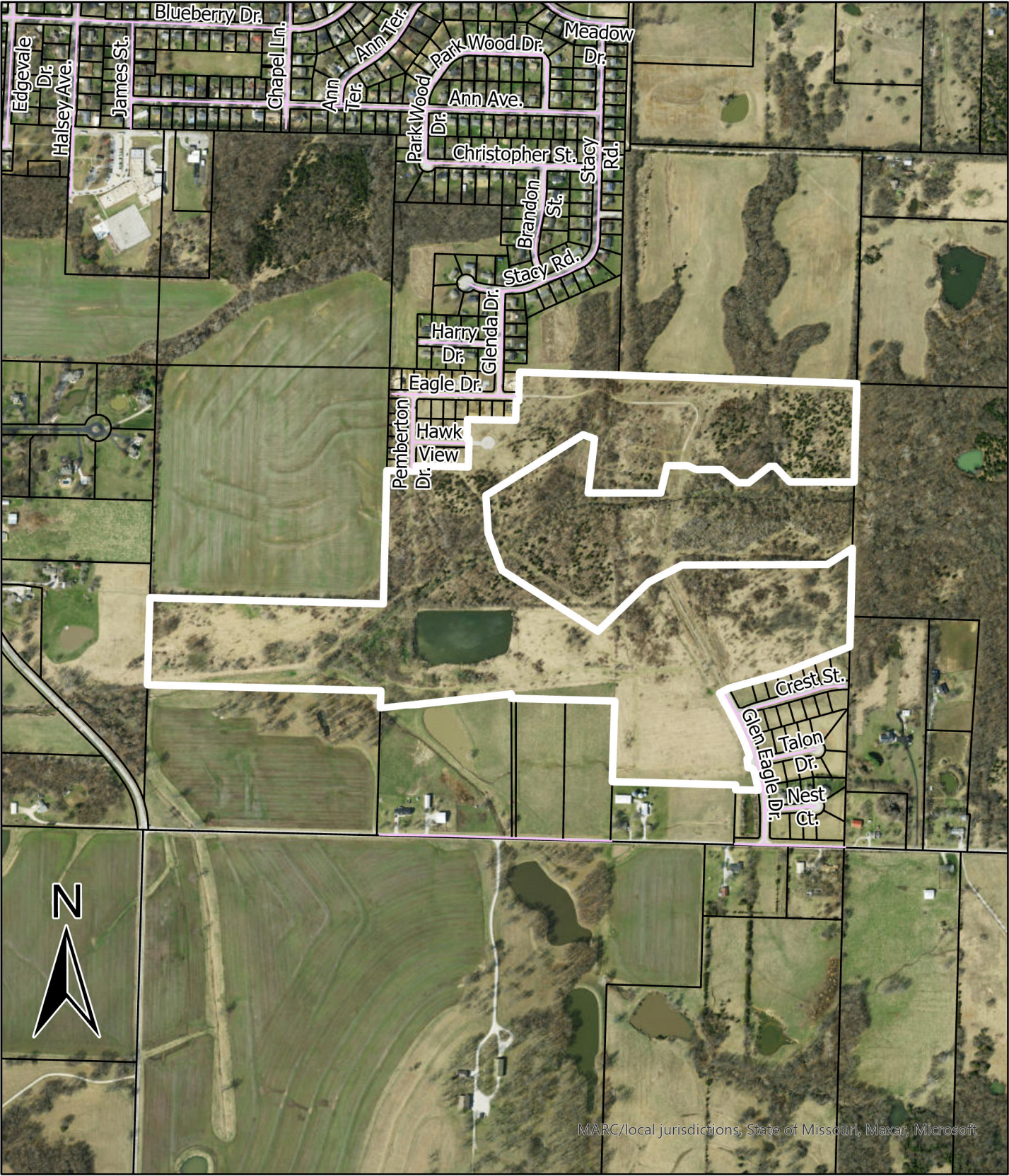
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64155
PHONE (816)741-1017 • FAX (816)741-1018

Zoning Map

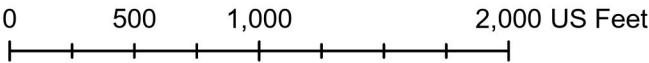


Attachment: Zoning Map (Appl. #PP-24-01—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C)

Aerial Map



MARC/local jurisdictions, State of Missouri, Maxar, Microsoft



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: September 13, 2024
SUBJECT: Appl. #PP-24-001—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C

Type of Item: *Approval*

D. Action Item (ID # 4961)

Appl. #PP-24-01—A Preliminary Plat for Cedar Crossing, Lots 1-219 and Tracts A, B, and C -
CONSIDERATION

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Christina Stanton,

DATE: September 13, 2024

SUBJECT: Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive

Type of Item: *Public Hearing*

E. Action Item (ID # 4960)

Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive - PUBLIC HEARING

Attachments:

Staff Rpt_J's Southland Tow Lot SUP_9-19-24 (PDF)

Application (PDF)

Supporting Documentation (PDF)

Google Earth Images (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: September 19, 2024

Re: Appl. #SUP-24-003—SPECIAL USE PERMIT for a tow lot located at 1505 Clearwater Drive

GENERAL INFORMATION

Applicant: Jeremy Brown, J's Southland Tow Service, LLC

Requested Actions: Approval of Special Use Permit

Date of Application: August 1, 2024

PROPOSAL

Jeremy Brown, dba J's Southland Tow, is seeking approval of the attached Special Use Permit for the continued use of a tow lot located at 1505 Clearwater Drive. Upon searching application files and records staff was unable to find that there was ever a Special Use Permit for the use of a tow lot for this location. A review of historical aerial images on Google Earth and building permit records indicates that the lot was first established as a tow lot in 2009.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned as follows:

North (across Clearwater Dr.): Light Industrial (M-1) District—AGC Automotive
West (across Clearwater Dr.): Light Industrial (M-1) District—AGC Automotive
South: Light Industrial (M-1) District—Vacant Undeveloped Land
East (across Railroad tracks): Light Industrial (M-1) District— Vacant Undeveloped Land

PREVIOUS ACTIONS

- Upon reviewing the historical aerial images on Google Earth and building permits (as detailed below) indicate that the lot was first established as a tow lot in 2009.
- May 21, 2009—A fence permit (#09104) was issued for a 6' chain link fence with 3 strands of barbed wire and screening for Johnson's Towing, LLC.
- November 30, 2010—An electrical permit (#10354) was issued for the installation of a 200-amp meter and disconnect for lot lighting.
- October 3, 2019—The property was sold from Johnson's Towing, LLC to J's Southland Tow Service, LLC.
- May 12, 2020—A fence permit (#20109) was issued for the installation of an electric security fence for Southland Towing.

KEY ISSUES

- Based upon historical aerial imagery from Google Earth and a review of building permit information it appears that a tow lot has existed in this location since 2009 but has never had a Special Use Permit.
- Under Article XVII, “M-1” General Industrial District, Section 405.490.B states: “All storage of materials, products or equipment within two hundred fifty (250) feet of an established residential neighborhood shall be either within a fully enclosed building or in an open storage yard screened with either an eight (8) foot fence or landscaping and berm.”
- Under Article XIX, Special Use Permits, Section 405.525.C.7 of the City’s Code of Ordinances states: “Boat, recreational vehicle, and/or any other vehicle storage, open or enclosed, of one (1) or more similar vehicles which are not the property of the landowner. Open storage must be screened by a view-reducing wall, fence or landscaping material from adjacent public roads and residentially zoned or used property.”

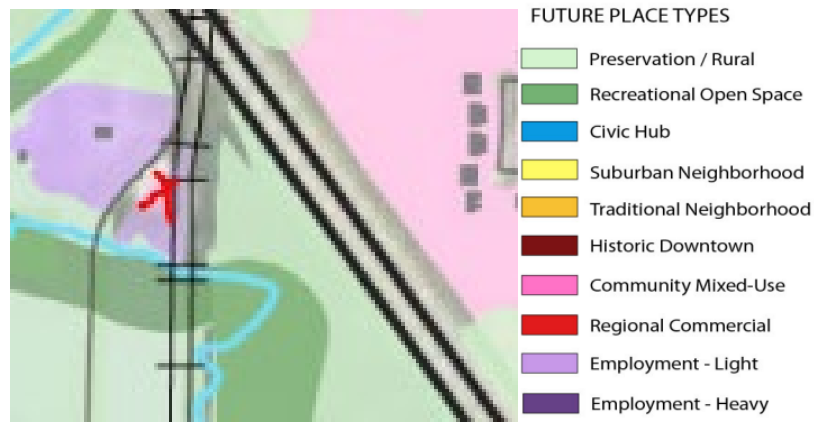
ANALYSIS

Zoning/Use. The property is currently zoned Light Industrial (M-1) District. The use of an “Automobile salvage or wrecking yard or tow lot” is an allowed use in this District with an approved Special Use Permit (SUP). This type of use is defined as “Any area of land where three (3) or more motor vehicles not in running condition or the parts thereof are stored in the open and are not being restored to operation or any land, building or structure used for the stripping, wrecking or storing of such automobiles or parts thereof and which may include sale of parts of vehicles.” Section 405.525.C.7 states that any sort of vehicle storage of one (1) more vehicles which don’t belong to the property owner “must be screened by a view-reducing wall, fence or landscaping material from adjacent roads and residentially zoned or used property”.

Based upon historical aerial imagery from Google Earth and a review of building permit information it appears that a tow lot has existed in this location since 2009; however, it has never had a Special Use Permit.

Screening. The existing screening material, which was replaced from an earlier lower quality screening material, meets the required screening for this use. The existing fence is 8’ tall.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as “Employment Light”, which are areas intended “to support employment formats that are not appropriately integrated into a downtown or mixed-use setting, such as office parks, institutional campuses, or light manufacturing hubs in the community”. Tow lots are not a use the city wishes to see proliferate and there are important screening considerations for this use, which is why it is a use that requires an approved Special Use Permit. This type of use does provide a needed service to the citizens of our community and the County at-large. Given the prior existence of this type of use at this location staff deems it appropriate and consistent with the City’s Comprehensive Plan.



STAFF RECOMMENDATION

Staff recommends approval of the requested Special Use Permit with the following conditions:

1. The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue operations.
2. Vehicles may remain on the lot for up to 90 days, unless under a police hold.

ATTACHMENTS

Application and Supporting Documentation

Google Earth Images

Zoning Map

Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Application Type

☐ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)

☒ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)

* Staff-only approval required

Applicant and Owner Information

Applicant (Print): Jeremy Brown **Signature:** [Signature]
Company Name: J's Southland Tow Service LLC
Street Address: 1505 Clearwater Dr. **City:** Harrisonville **State:** MO **Zip:** 64701
Phone: 816-322-9990 **Email:** Angela@Southlandtow.com
mailing - PO Box 394 Raymore MO 64083

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): Jeremy Brown **Signature:** [Signature]
Street Address: 1505 Clearwater Dr. **City:** Harrisonville **State:** MO **Zip:** 64701
Phone: 816-322-9990 **Email:** Angela@Southlandtow.com

Firm Preparing Application:

Contact: _____
Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

*All correspondence should be sent to: **Applicant** ☒ **Property Owner** ☒ **Firm** _____

Project Information

General Location or Address: 1505 Clearwater Dr. Harrisonville MO 64701
Project Description: Tow lot for #Police Contract
Acres or Sq. Ft. 150
Current Zoning: _____ **Proposed Zoning:** _____

Items to be Submitted 30 Days Before Planning Commission Meeting

- 1) **Application**
- 2) **Filing Fee** – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
- 3) **Site Plan** drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 ½" x 11", and one (1) electronic copy emailed to the planner.
- 4) **Email full legal description in WORD** to planner (not assessor's abbreviated description).

City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: SUP 24-003 **Filing Fee: Amount Paid \$** 365.00 **Date Application Received:** 8/1/24
Staff-only approval: _____ **P&Z meeting:** 9/19/24 **BOA Meeting:** 10/7/24

8/1/24, 12:10 PM

Google Earth



Attachment: Supporting Documentation (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot

Google Maps

1500 E 255th St

J's Southland Tow Service LLC Tow Lot

Harrisonville, Missouri

Google Street View

Aug 2023 See more dates



Image capture: Aug 2023 © 2024 Google



Google Maps

1505 E 255th St

1505 Clearwater Drive J's Southland Tow Service LLC Tow Lot



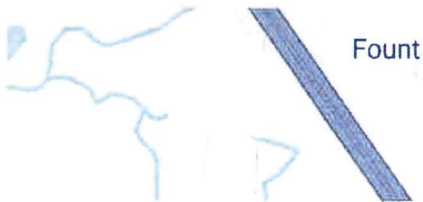
Harrisonville, Missouri

Google Street View

Aug 2023 See more dates



Image capture: Aug 2023 © 2024 Google



Google Maps

1500 E 255th St

1505 Clearwater Dr J's Southland Tow Service LLC Tow Lot

Harrisonville, Missouri

Google Street View

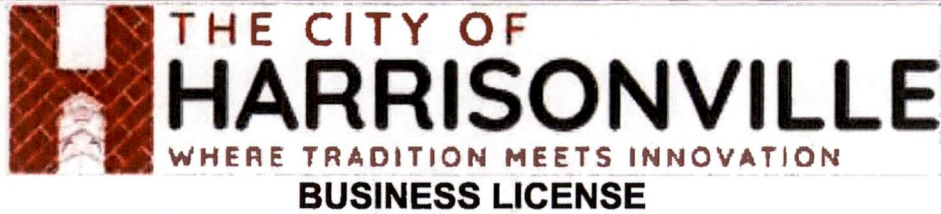
Aug 2023 See more dates



Image capture: Aug 2023 © 2024 Google



Renewal



J's Southland Tow

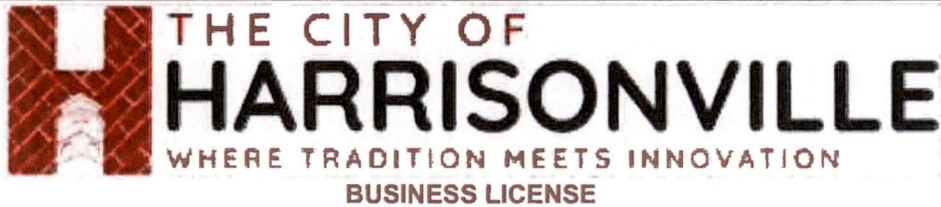
License Number: BL-0423

PO Box 394

License Location: 1505 Clearwater Drive

Raymore, MO, 64083

License Fee: \$50.00



License Year: 09/01/2024 - 08/31/2025

License Number: BL-0423

LICENSE IS HEREBY GRANTED TO:**BUSINESS LOCATION: 1505 Clearwater Drive**

Having paid the sum of \$50.00, the amount of taxes levied on this license, to the City Collector; you are hereby authorized to conduct business in the corporate limits of this City.

As clerk of the City of Harrisonville, Missouri, I have hereto set my hand and the corporate seal of the City 08/01/2024

**THIS LICENSE MUST BE PROMINENTLY DISPLAYED AT BUSINESS****THIS LICENSE EXPIRES 08/31/2025****ISSUED SUBJECT TO COMPLIANCE WITH CITY CODES AND ZONING REQUIREMENTS****THIS LICENSE IS NON-TRANSFERRABLE**

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

J's Southland Tow

License Number: BL-0423

PO Box 394

License Location: 1505 Clearwater Drive

Raymore, MO, 64083

License Fee: \$50.00

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

License Year: 09/01/2023 - 08/31/2024

License Number: BL-0423

LICENSE IS HEREBY GRANTED TO:

BUSINESS LOCATION: 1505 Clearwater Drive

Having paid the sum of \$50.00, the amount of taxes levied on this license, to the City Collector; you are hereby authorized to conduct business in the corporate limits of this City.

As clerk of the City of Harrisonville, Missouri, I have hereto set my hand and the corporate seal of the City 08/29/2023





THIS LICENSE MUST BE PROMINENTLY DISPLAYED AT BUSINESS
THIS LICENSE EXPIRES 08/31/2024
ISSUED SUBJECT TO COMPLIANCE WITH CITY CODES AND ZONING REQUIREMENTS
THIS LICENSE IS NON-TRANSFERRABLE

CASS COUNTY ** REAL ESTATE **** TAX RECEIPT: 2023**

J'S SOUTHLAND TOW SERVICE LLC
1505 S CLEARWATER DR
HARRISONVILLE, MO 64701

TAX YEAR: 2023
ACCT #: 948403
TOTAL PAID: \$834.45
PAID ON: 3/1/2024

Personal Description**Map Number:**

13-31-05-000-000-010-003

Situs Address:

1505 S CLEARWATER DR
HARRISONVILLE, MO 64701
SEC: 5 TWP: 44
RNG: 31 Book/Page: 4412/79

ACREAGE: 1.50

Legal Description:

PT W2 LT 2 NE E OF RD AS REC

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-9 H-VILLE	5.4772	\$555.94
STATE	0.0300	\$3.05
CASS CO RD&BRDG	0.2033	\$20.63
CASS CO LIBRARY	0.2240	\$22.74
HOSPITAL MAINT	0.1181	\$11.99
SHELTER WKSHOP	0.0432	\$4.38
SURTAX	0.5400	\$54.81
H VILLE-CITY	0.6165	\$62.57
Tax Amount:	7.2523	\$736.11
Late Charges		\$98.34

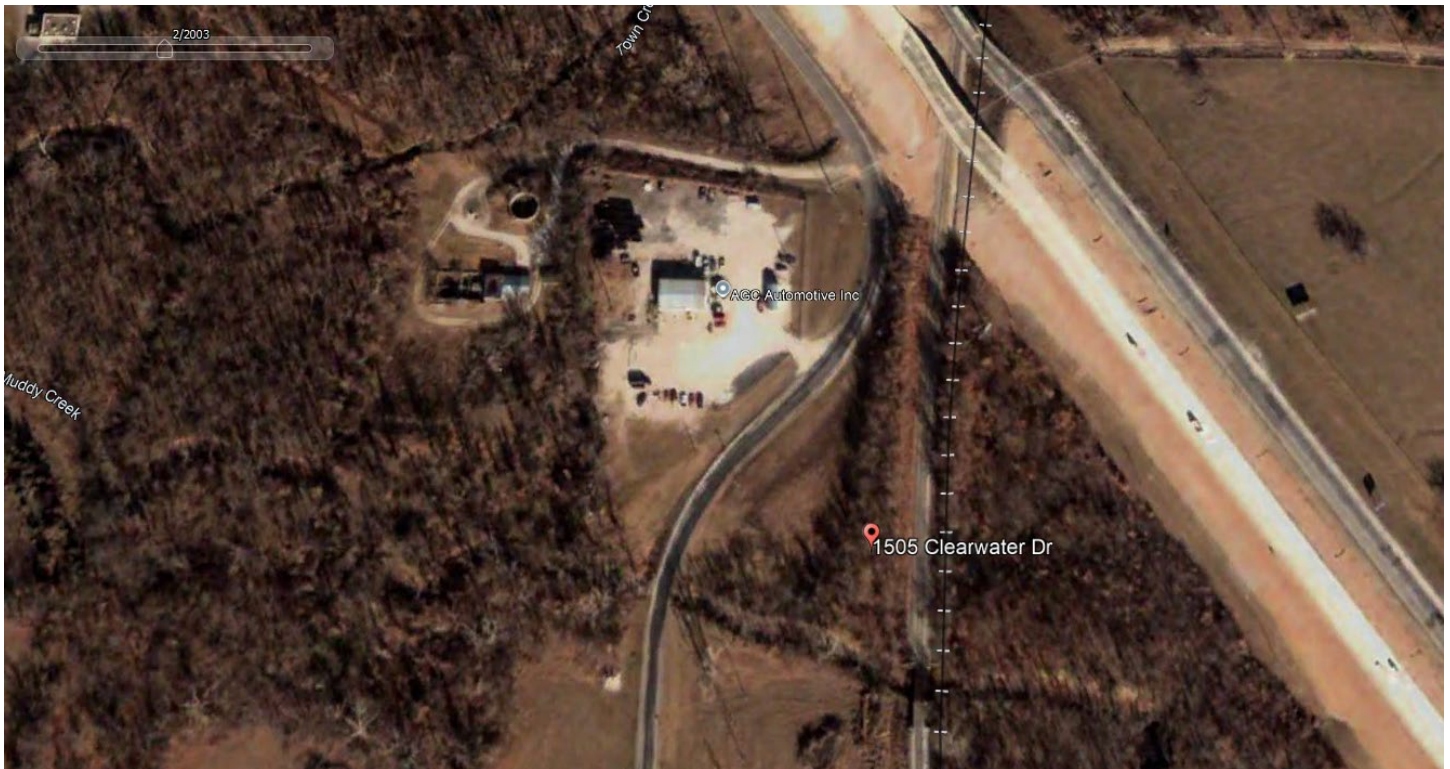
Assessed Values

Residential: \$0.00
TOTAL ASSESSED \$10,150.00

February 1996 Google Earth Image:

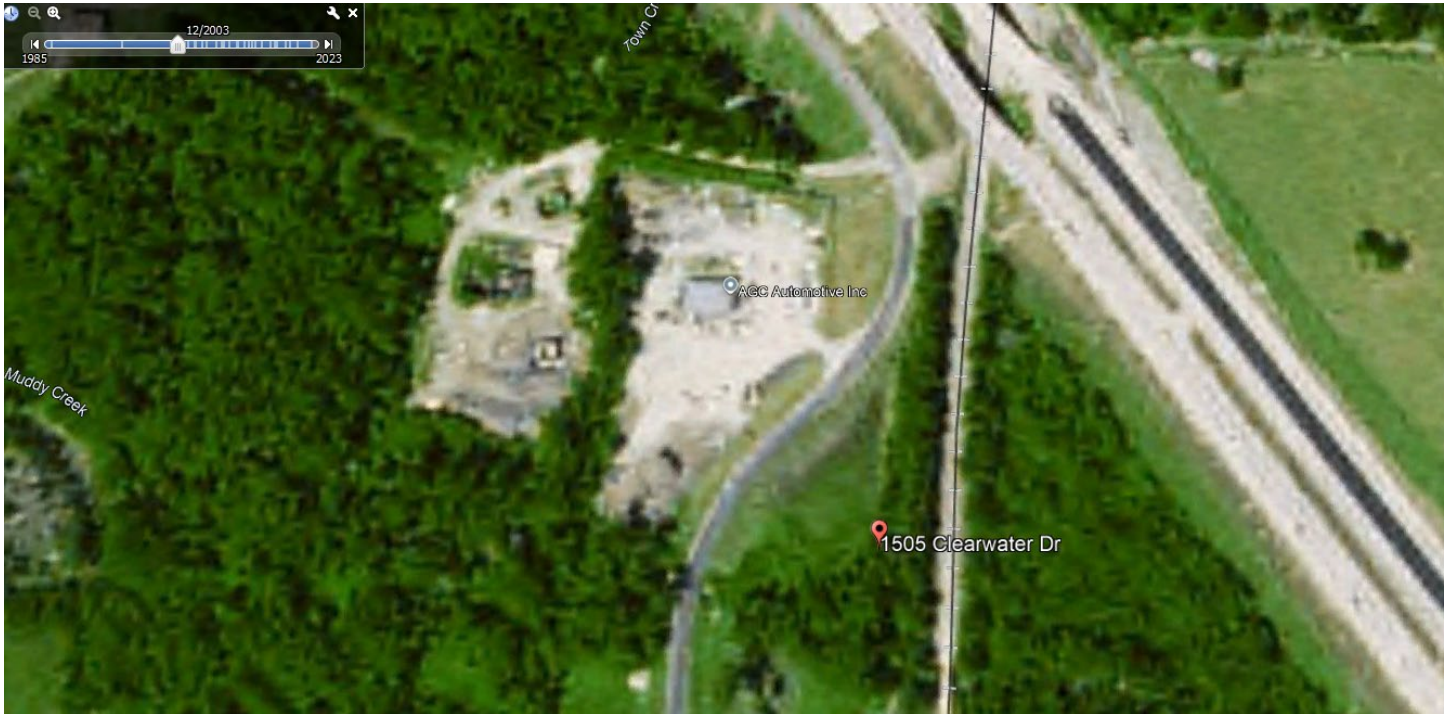


February 2003 Google Earth Image:

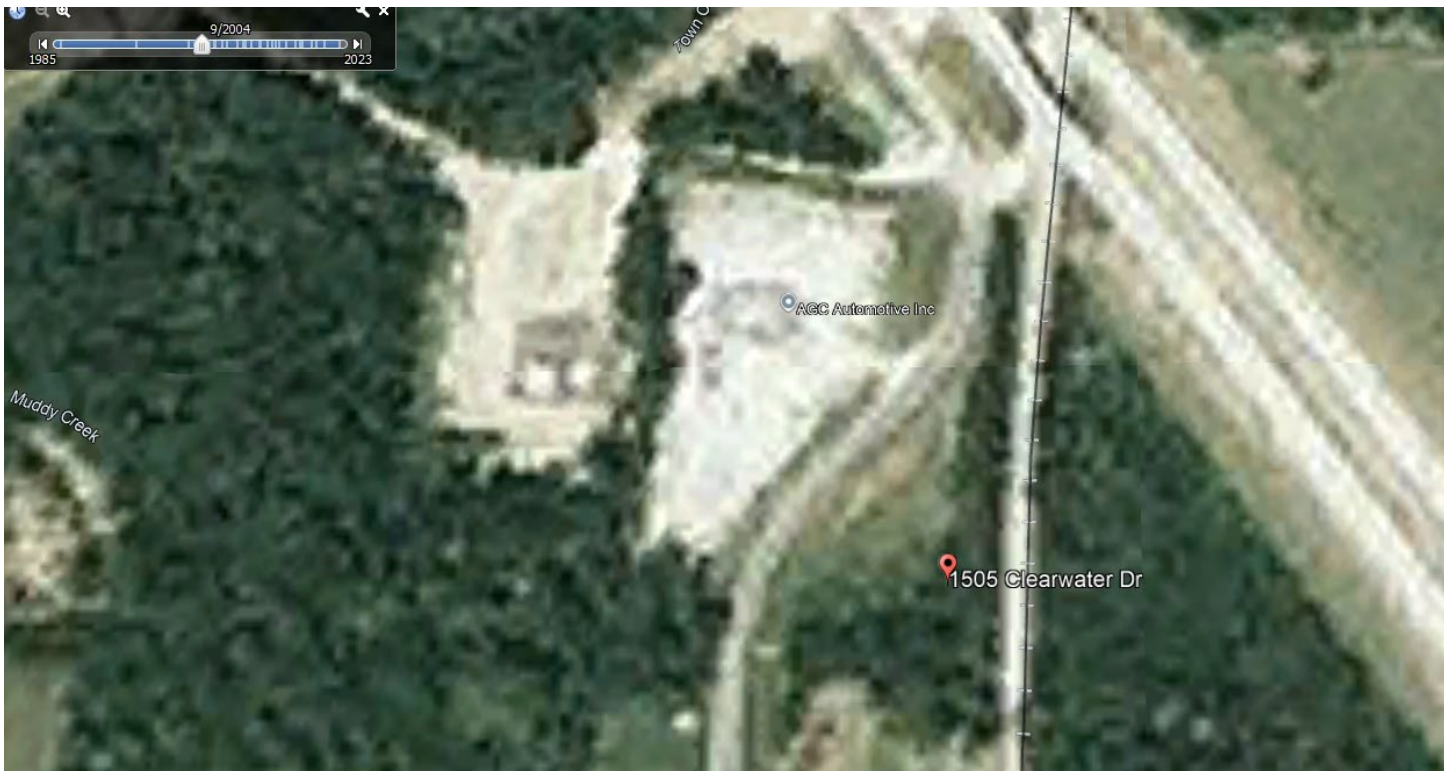


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

February 2003 Google Earth Image:

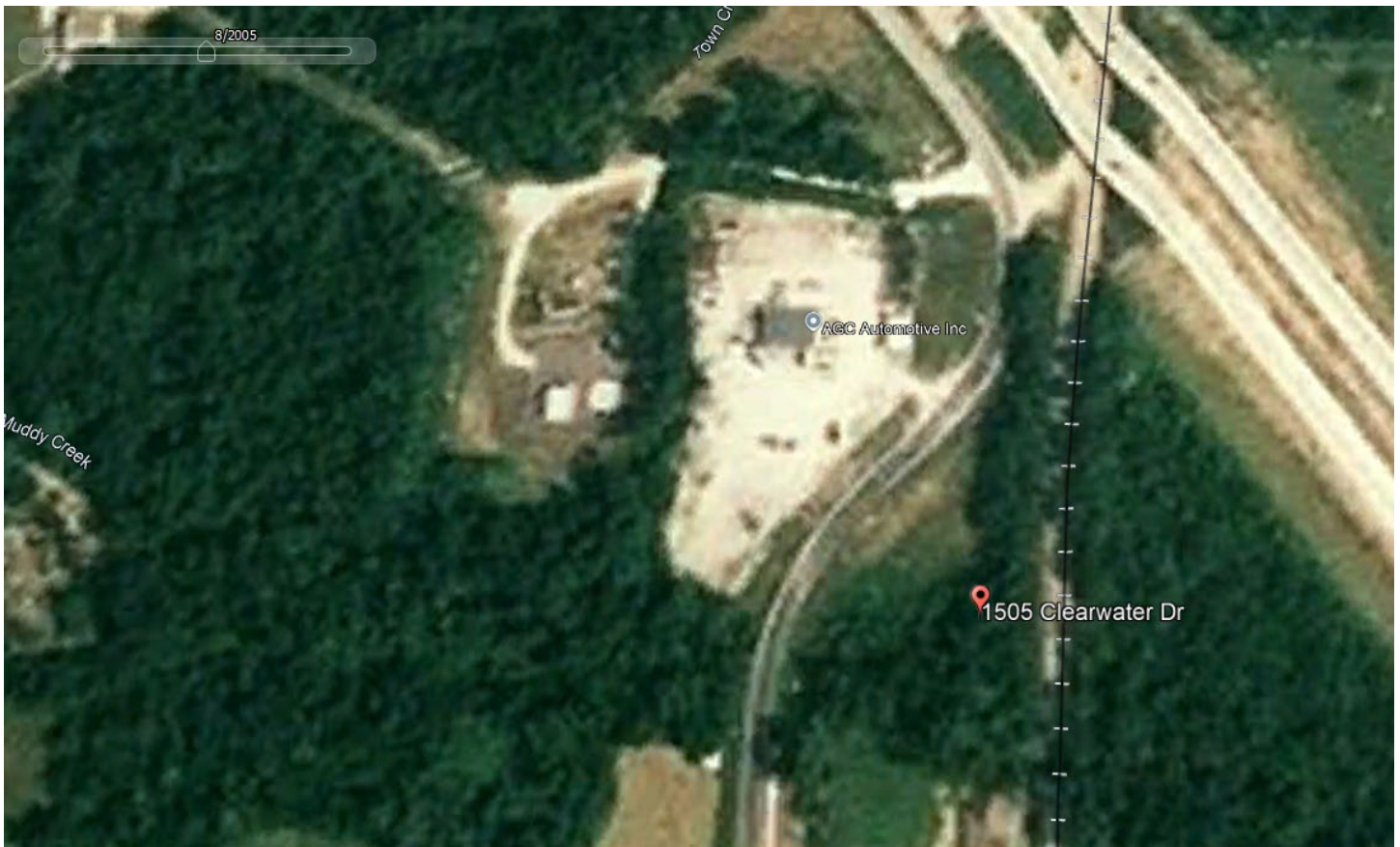


September 2004 Google Earth Image:



Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

August 2005 Google Earth Image:

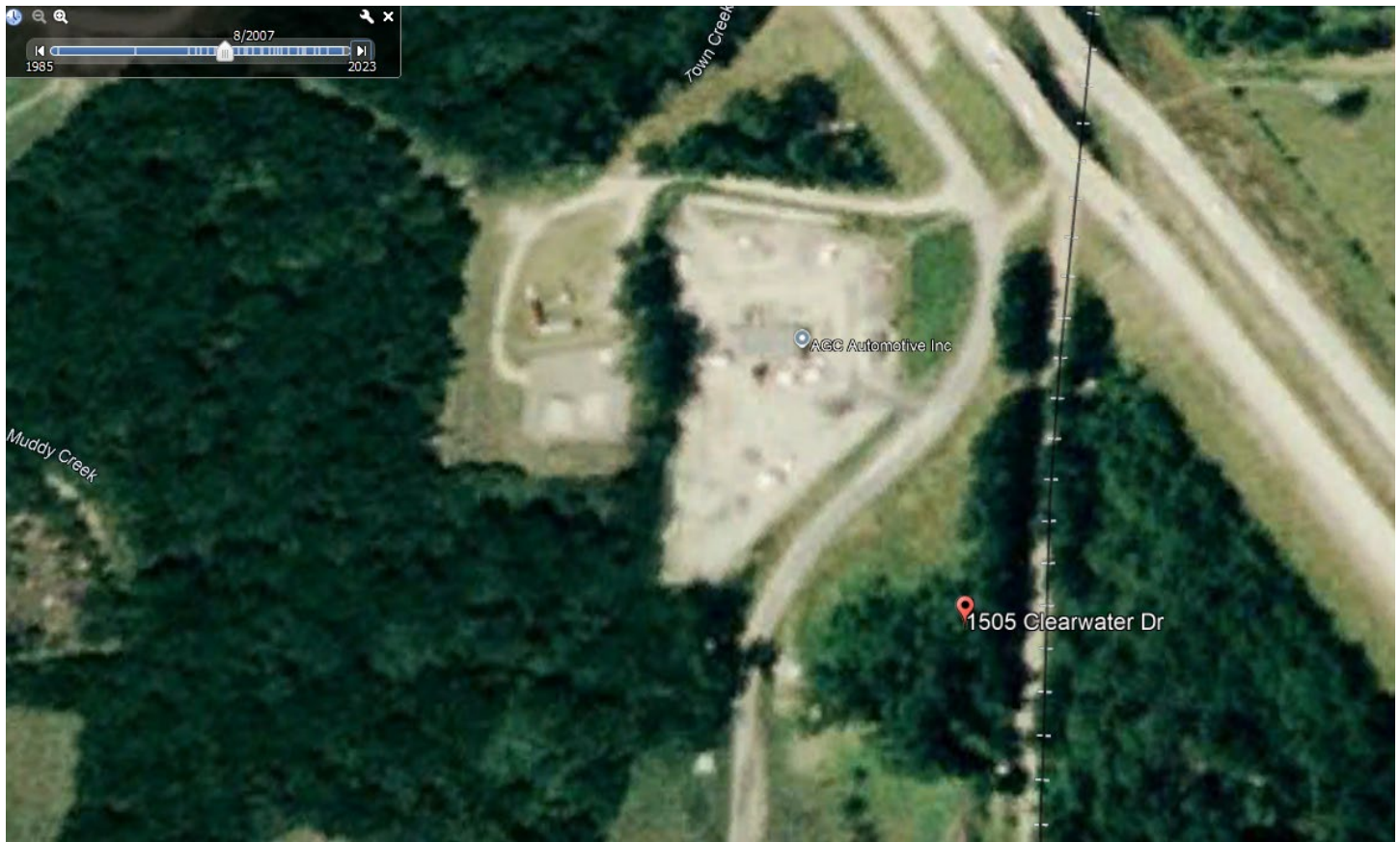


September 2006 Google Earth Image:

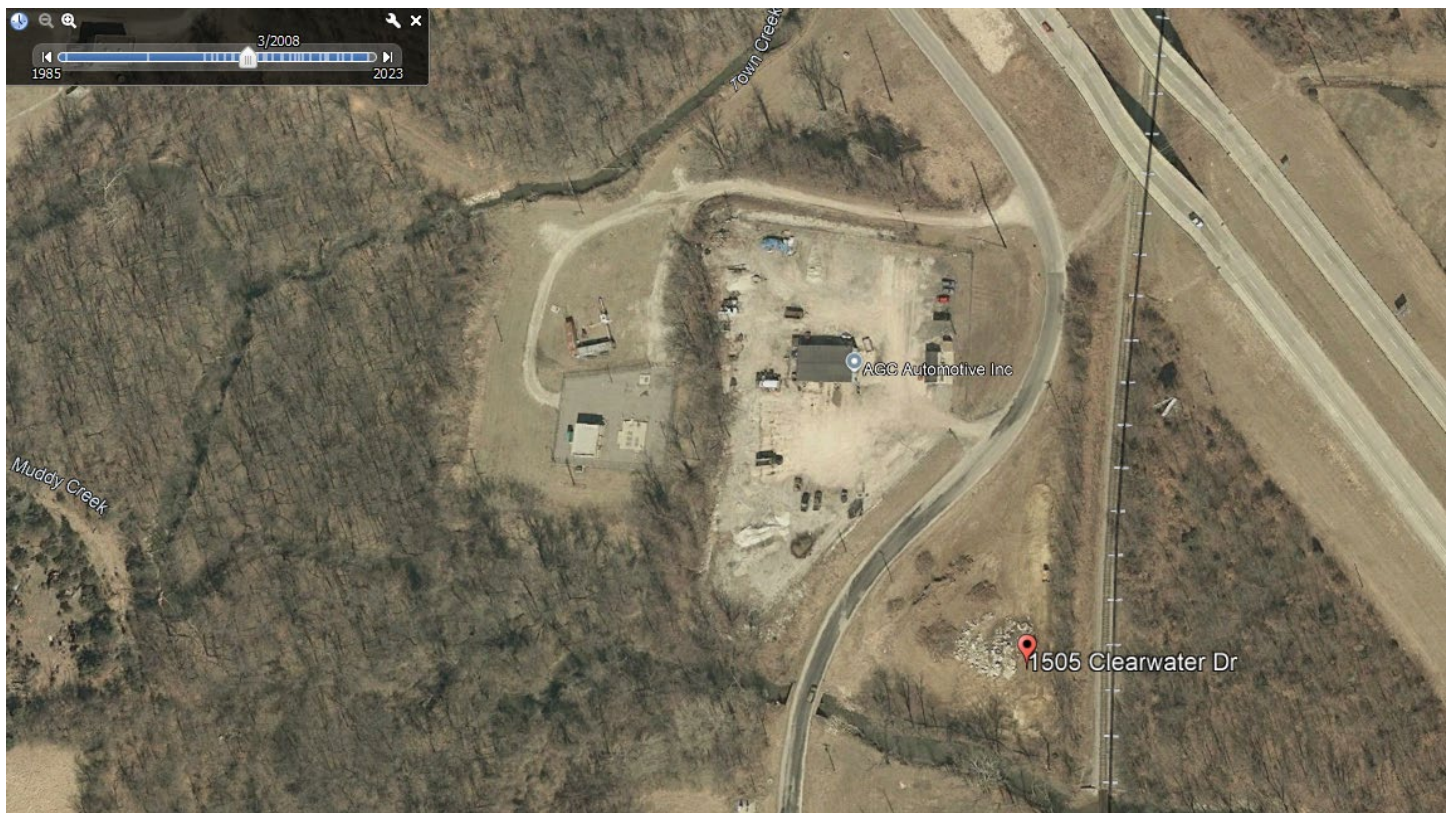


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

August 2007 Google Earth Image:



March 2008 Google Earth Image:

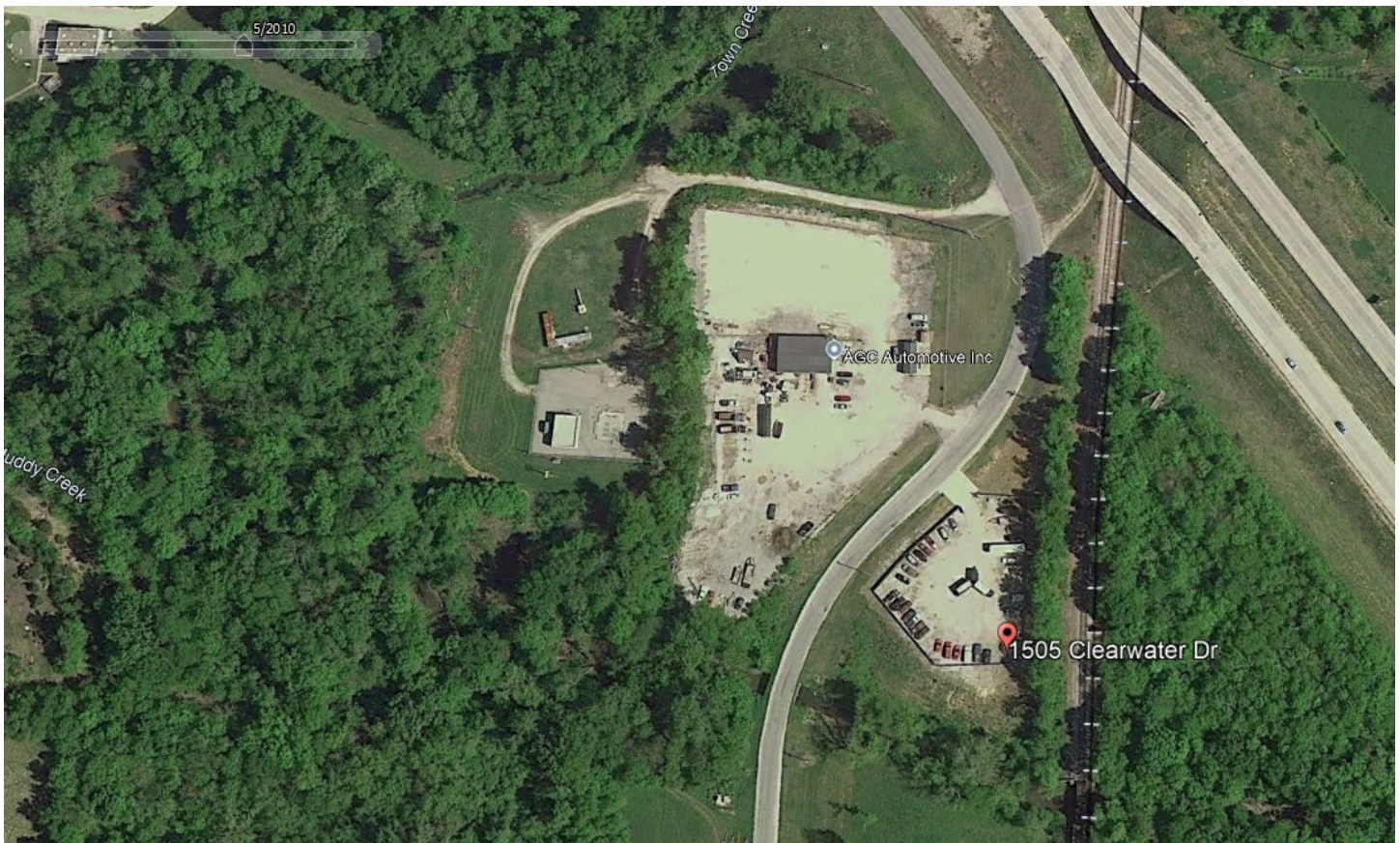


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

August 2009 Google Earth Image:



May 2010 Google Earth Image:

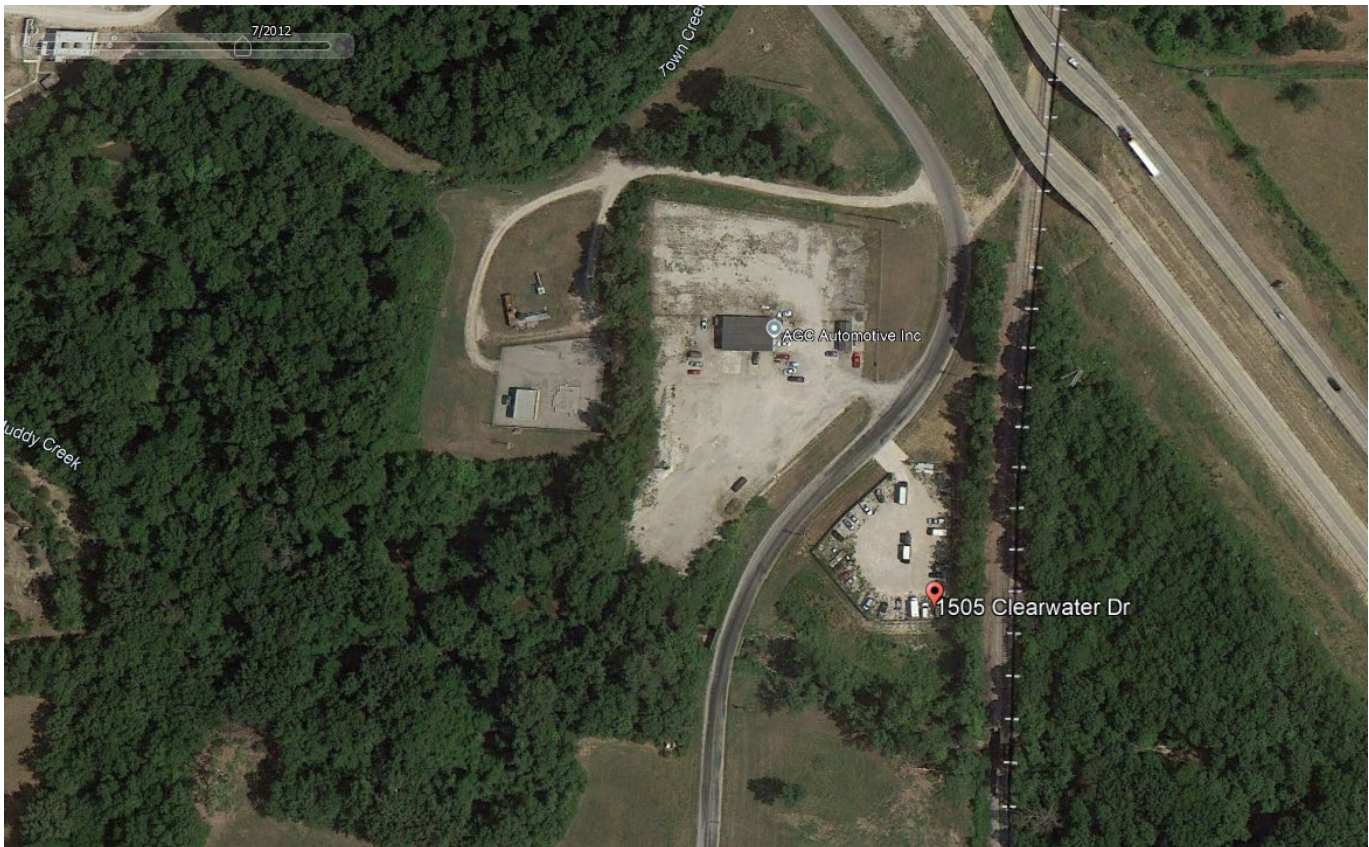


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

June 2011 Google Earth Image:



July 2012 Google Earth Image:



Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

September 2013 Google Earth Image:



May 2014 Google Earth Image:

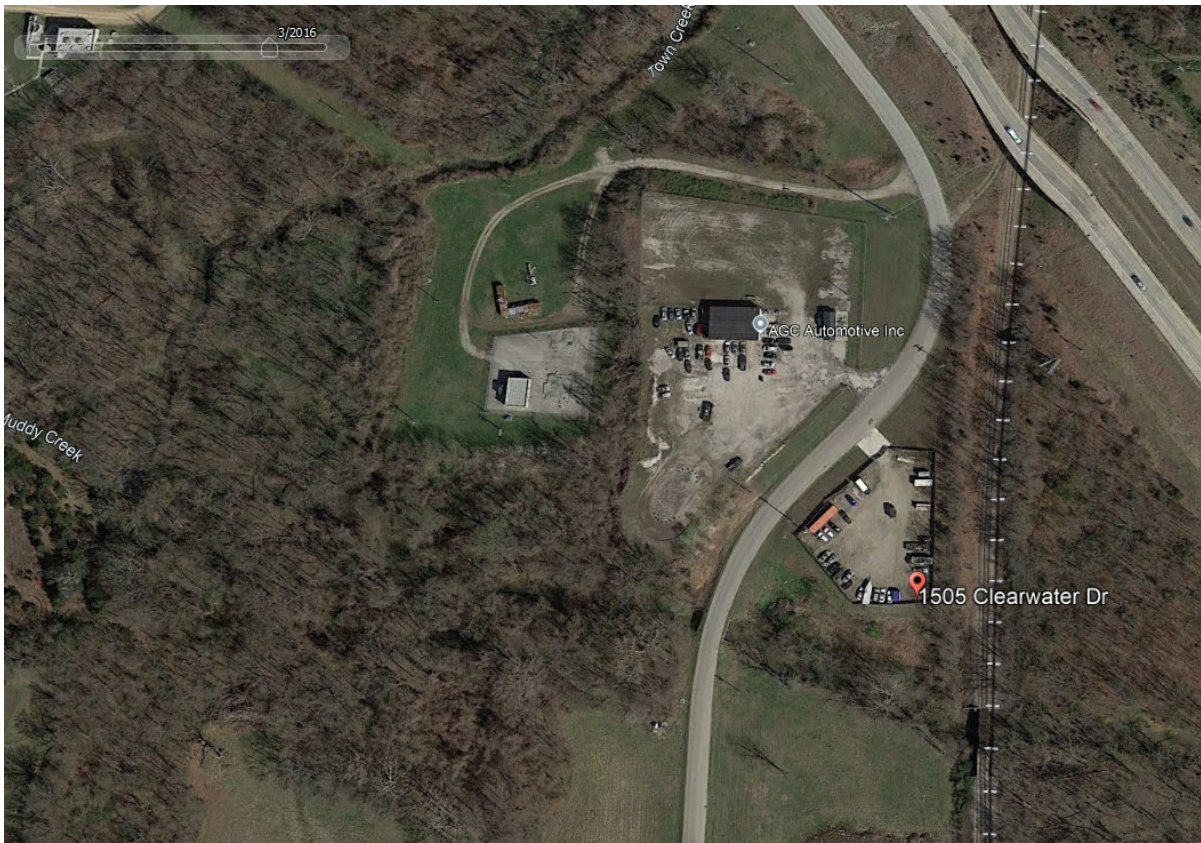


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

March 2015 Google Earth Image:

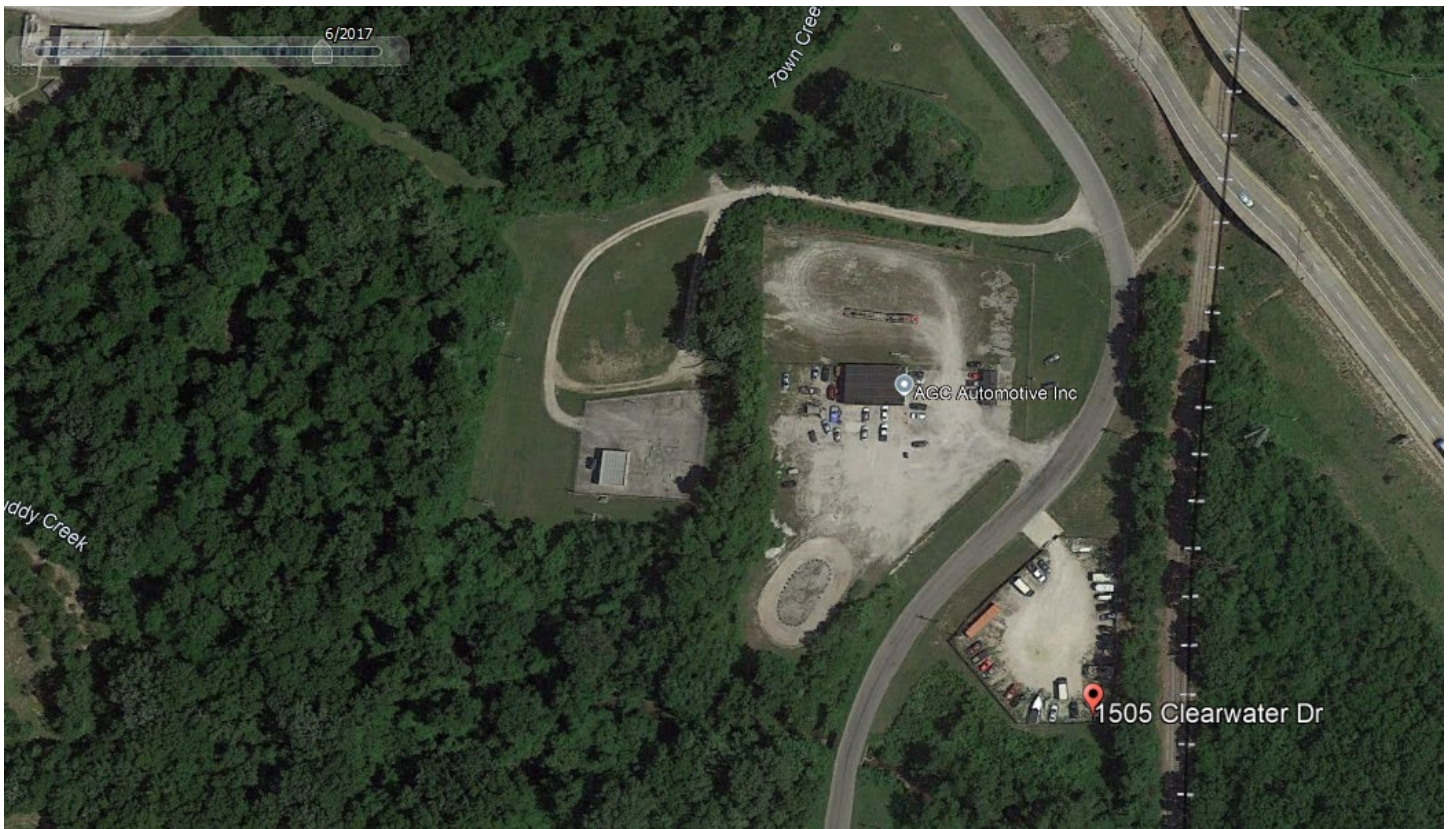


March 2016 Google Earth Image:

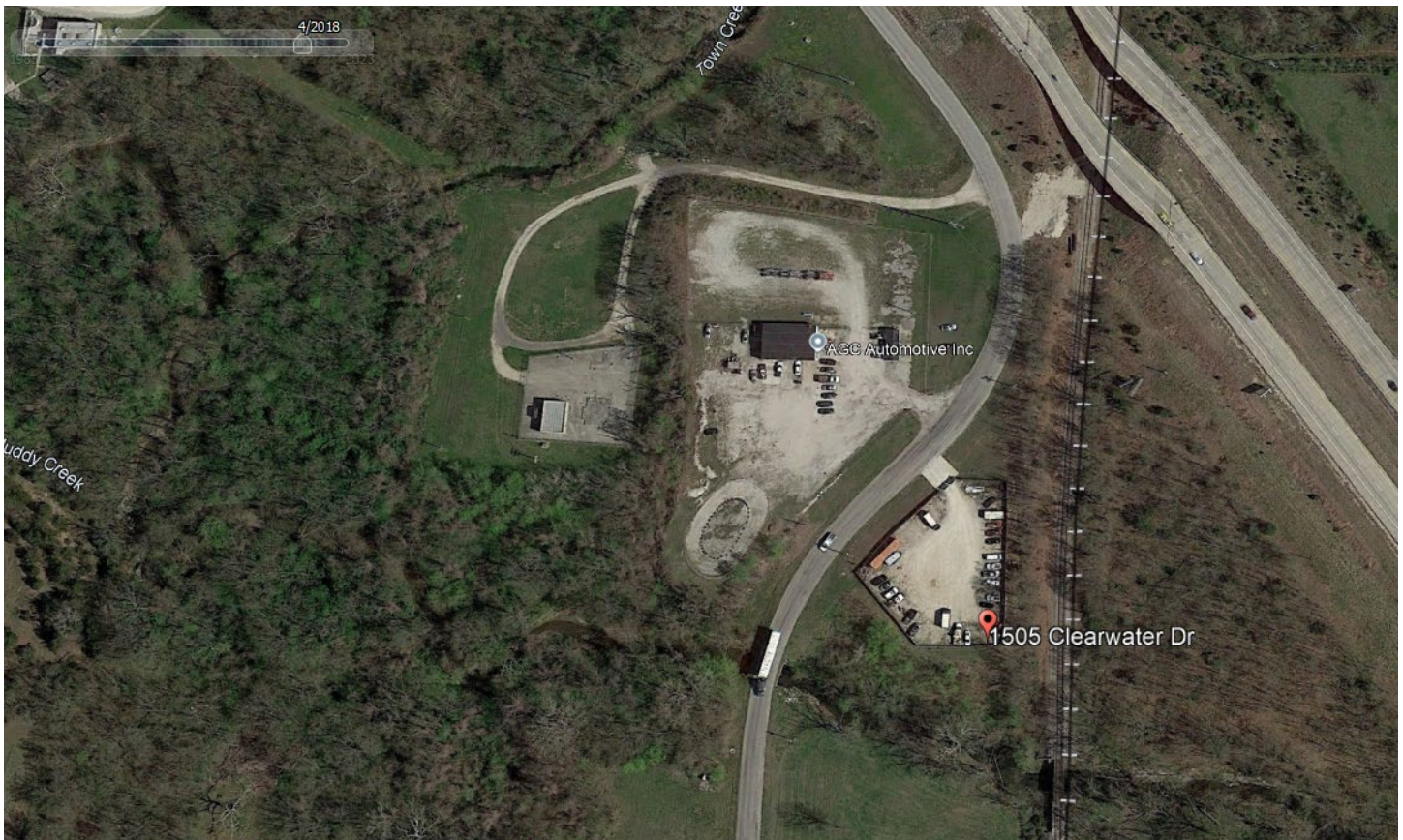


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

June 2017 Google Earth Image:

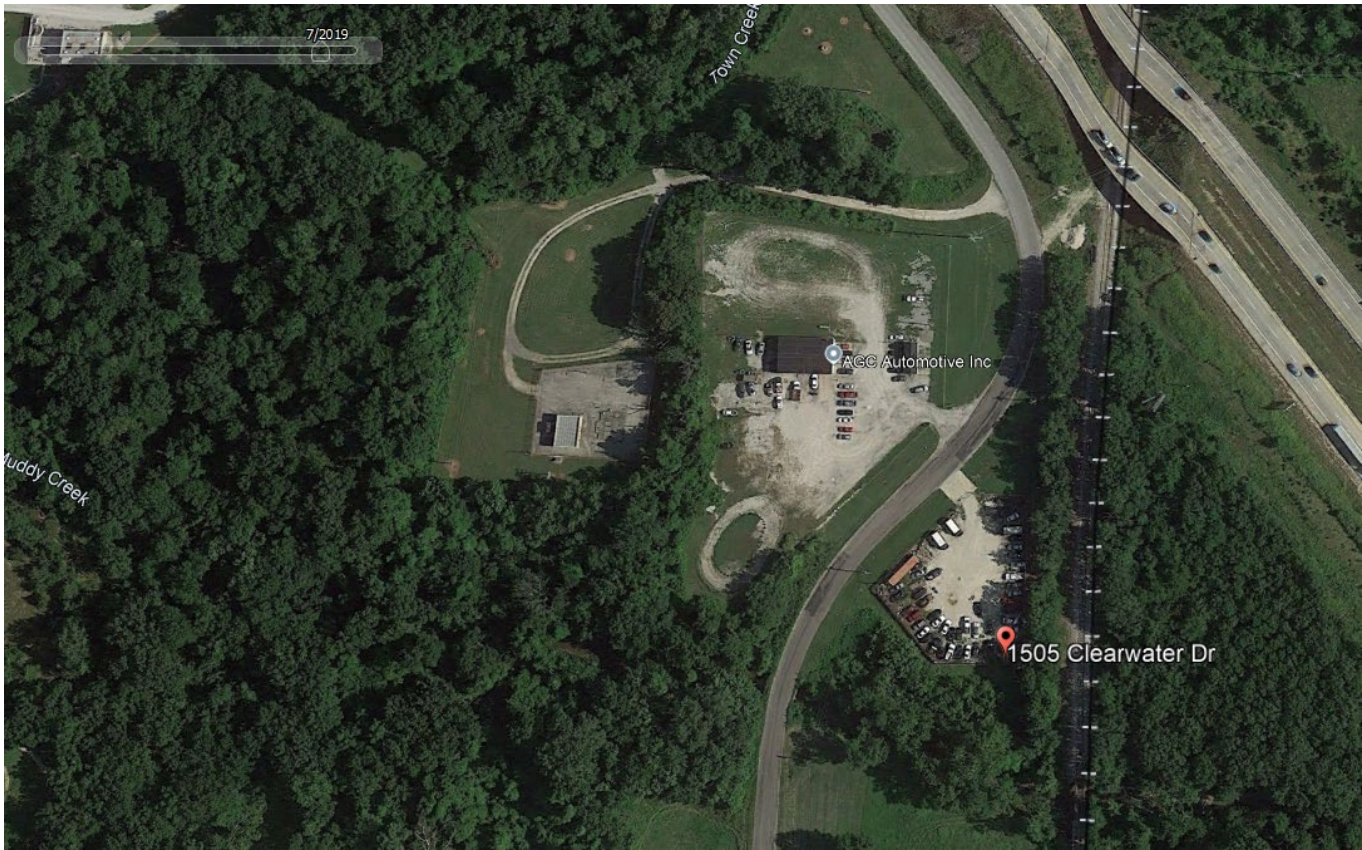


April 2018 Google Earth Image:

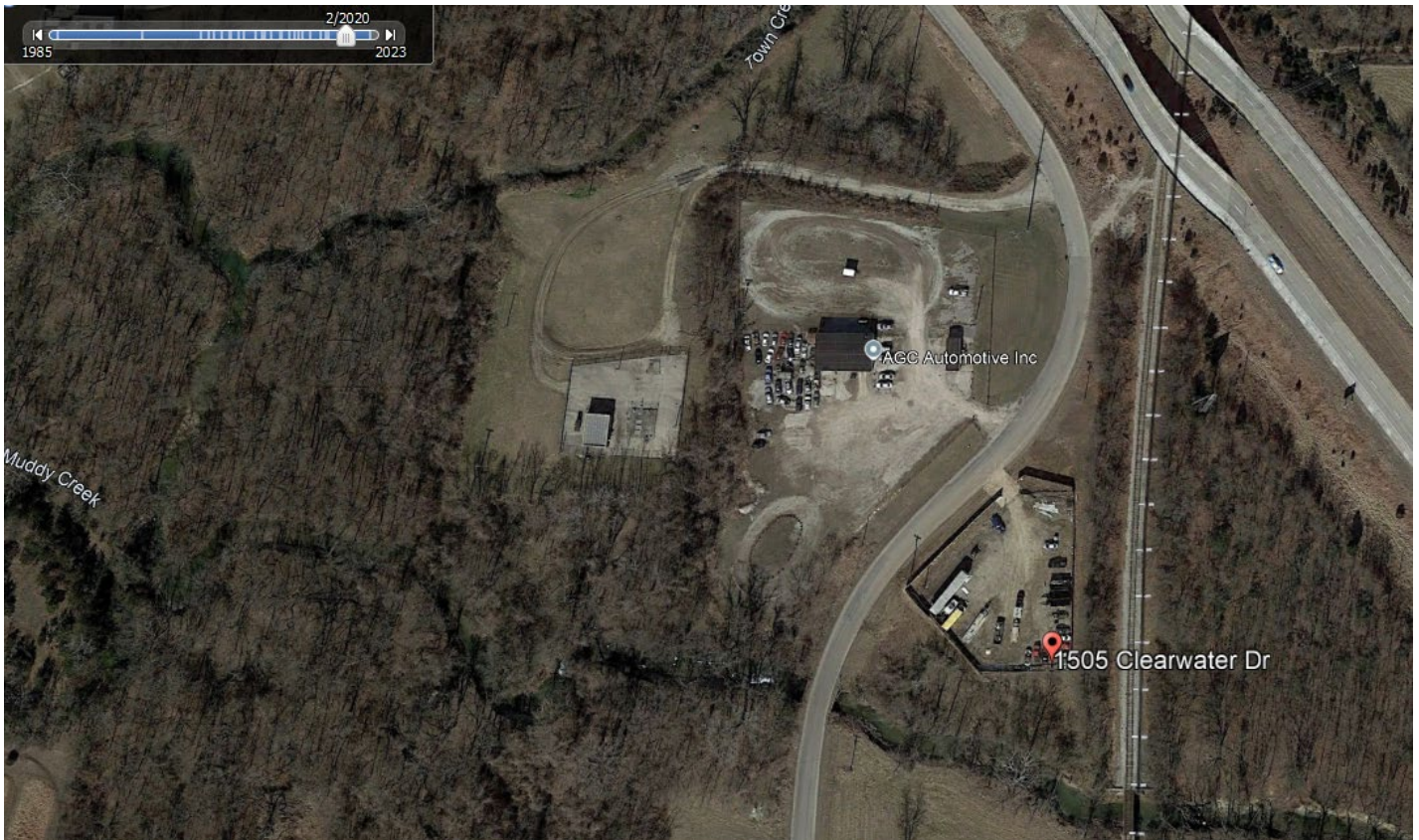


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

July 2019 Google Earth Image:

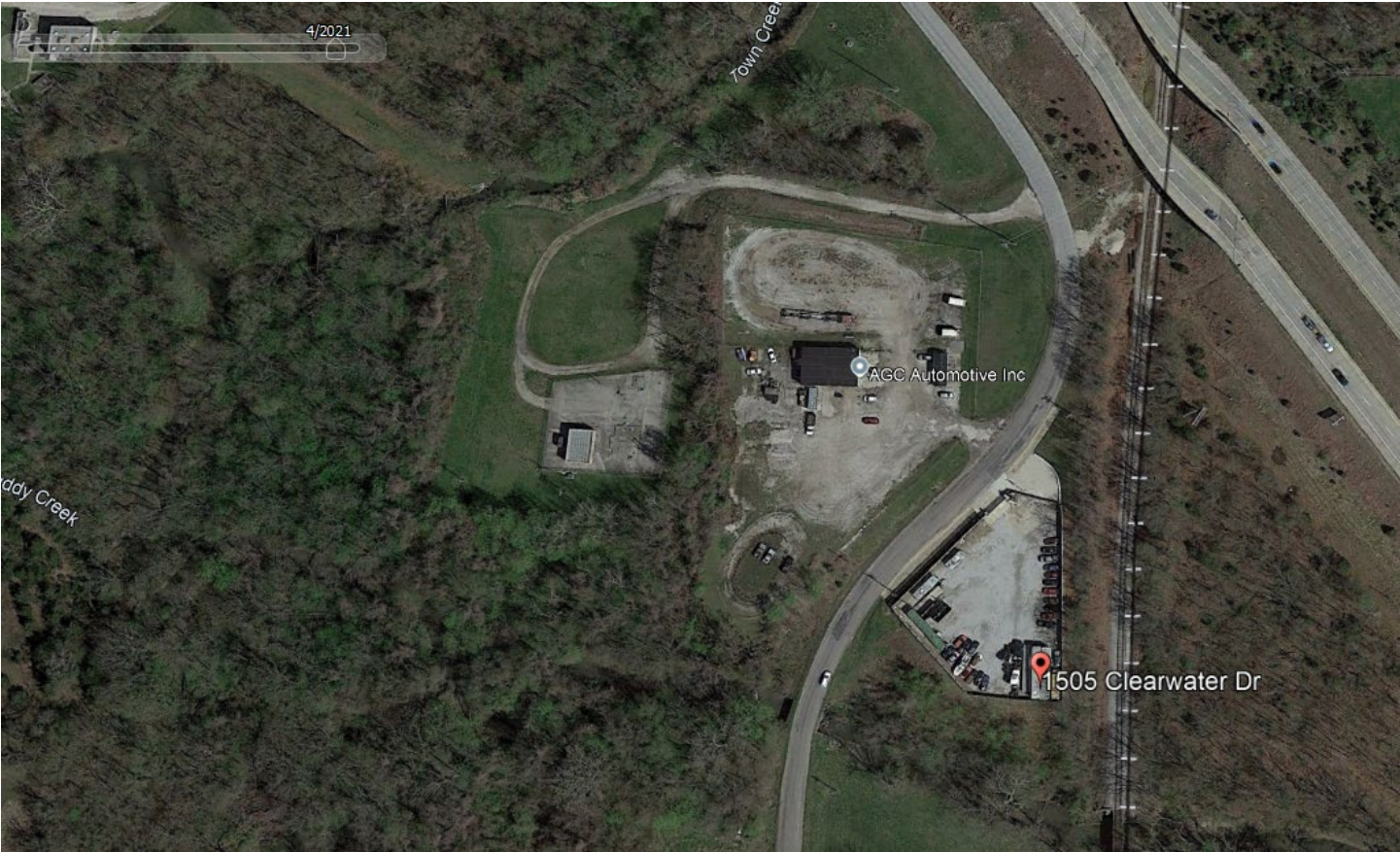


February 2020 Google Earth Image:



Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

April 2021 Google Earth Image:

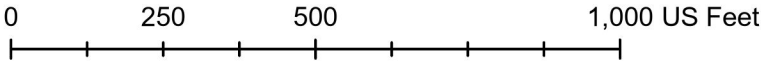


Attachment: Google Earth Images (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

Zoning Map



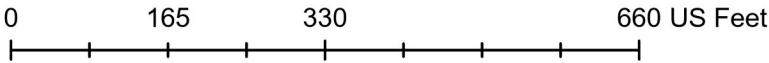
Attachment: Zoning Map (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)



Aerial Map



MARC/local jurisdictions, MO911ServiceBoard.DNR,MDC, State of Missouri, Maxar, Microsoft



Attachment: Aerial Map (Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive)

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Christina Stanton,

DATE: September 13, 2024

SUBJECT: Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive

Type of Item: *Approval*

F. Action Item (ID # 4962)

Appl. #SUP-24-003—A Special Use Permit for an existing tow lot located at 1505 Clearwater Drive - CONSIDERATION

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: September 13, 2024
SUBJECT: Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street

Type of Item: *Public Hearing*

G. Action Item (ID # 4963)

Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street - PUBLIC HEARING

Attachments:

Staff Rpt_All Pro Tow Lot SUP_9-19-24 (PDF)

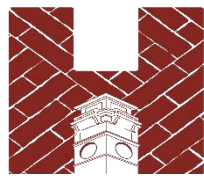
Application (PDF)

Google Earth Image History for 402 Cedar Street Area (PDF)

Ordinance 3605 (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

3.G.a

To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: September 19, 2024

Re: Appl. #SUP-24-004—SPECIAL USE PERMIT for a tow lot located at 402 Cedar Street

GENERAL INFORMATION

Applicant: Dalton Kitahara, All Pro Tow

Requested Actions: Approval of Special Use Permit

Date of Application: August 12, 2024

PROPOSAL

Dalton Kitahara, dba All Pro Tow, is seeking approval of the attached Special Use Permit for the use of a tow lot located at 402 Cedar Street. A Special Use Permit for use of this property was previously approved for GT Tow by Ordinance No. 3605 on September 19, 2022. Staff has been unable to pin-point exactly how long this lot has existed as a tow lot though it appears that it may have been utilized for this use on and off since 2003. At one time the property was owned by MK&T (KATY) Railroad.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned as follows:

North: Service Business (C-2) District—MFA Oil
West (across Cedar St.): General Industrial (M-2) District—illegal storage and residences
South: General Industrial (M-2) District—Union Pacific Railroad Company land
East (across Independence St.): General Industrial (M-2) District—Shelton & Sons, LLC (general contractors)

PREVIOUS ACTIONS

- It appears that the KATY was abandoned around 1956.
- Upon reviewing the historical aerial images on Google Earth, it appears that a tow lot, or some other similar use, may have existed on this property since 2003.
- September 19, 2022—The Board of Aldermen approved a Special Use Permit (#SUP-22-038) for a tow lot for GT Tow on land located west of Independence Street, east of Cedar Street, and south of MFA Oil (as now addressed 402 Cedar Street).

KEY ISSUES

- A tow lot has existed in this location for an unknown period of time; although, it appears that this type of use or a similar use may have been existing at this location since at least 2003.

Attachment: Staff Rpt_All Pro Tow Lot SUP_9-19-24 (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street)

- There is currently a chain link fence with screening material around most of the tow lot site, except for the entrance/exit gates and areas that have become damaged and are in need of repair/replacement.
- The definition of a “solid fence” includes the entrance and exit gates, so these areas need to be screened as well.
- The tow lot site does not include the materials being stored on the property west of Cedar Street. Our Codes Enforcement Officer has been working with the property owner on this area.

ANALYSIS

Zoning/Use. The property is currently zoned General Industrial (M-2) District. The use of an “Automobile salvage or wrecking yard or tow lot” is an allowed use in this District with an approved Special Use Permit (SUP). This type of use is defined as “Any area of land where three (3) or more motor vehicles not in running condition or the parts thereof are stored in the open and are not being restored to operation or any land, building or structure used for the stripping, wrecking or storing of such automobiles or parts thereof and which may include sale of parts of vehicles.” It appears that a tow lot, or some other similar use, may have existed on this property since 2003.

Screening. Under Article XVIII, “M-2” General Industrial District, Section 405.510.B states: “All storage of materials, products or equipment shall be within a fully enclosed building or in a partially enclosed building or in an open yard having a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets. In the case of salvage or junk operations all storage and processing areas shall be screened by a solid screen fence not less than ten (10) feet and not exceeding fifteen (15) feet in height, the materials and setback of which shall be approved by the Planning and Zoning Commission.” Section 405.525.C.7 states that any sort of vehicle storage of one (1) more vehicles which don’t belong to the property owner “must be screened by a view-reducing wall, fence or landscaping material from adjacent roads and residentially zoned or used property”.

Staff had shared the conditions of the previously approved Special Use Permit for the prior tow lot (GT Tow) with the applicant prior to their application submittal. The applicant has requested an extension of an additional 2-year period before having to install the sturdier, more opaque screening of vinyl fencing with stone pillars. The previously approved Special Use Permit (Ordinance No. 3605) stated this was supposed to be completed within 18 months, thus the applicant is asking that that he be allowed 3 ½ years to meet this condition. The existing screening material, if in good repair and covering both entrance/exit gates, may meet the minimum requirements for general screening. It is worth noting that the other tow lot site did not originally have the sturdier, more opaque fencing.

Comprehensive Plan. The City’s 2040 Comprehensive Plan shows this area as “Community Mixed-Use”, which are places intended to “integrate a broad range of retail, service, office, and residential uses together in a town center format”. Tow lots are not a use the city wishes to see proliferate and there are important screening considerations for this use, which is why it is a use that requires an approved Special Use Permit. This type of use does provide a needed service to the citizens of our community and the County at-large. Given the prior existence of this type of use at this location staff deems it appropriate and consistent with the City’s Comprehensive Plan.



STAFF RECOMMENDATION

Staff recommends **approval** of the requested Special Use Permit with the following conditions:

1. The applicant shall make necessary repairs/replacement of screening materials as needed and add as appropriate at the entrance/exit gates.
2. The applicant shall upgrade their screening to vinyl fencing with stone pillars within three and one-half (3 ½) years.
3. The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue operations.
4. Vehicles may remain on the lot for up to 90 days, unless under a police hold.
5. The height of the screening shall be increased so that the lot contents cannot be seen from the street.

ATTACHMENTS

Application
 Google Earth Image History
 Ordinance No. 3605
 Zoning Map
 Aerial Map

THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION
LAND USE – ZONING APPLICATION

Application Type

- ☐ Rezoning (Fee \$300.00 + \$65 Notice Fee) ☐ Preliminary Development Plan (Fee \$300.00 + \$65 Notice Fee)
☐ Special Use Permit (Fee \$300.00 + \$65 Notice Fee) ☐ *Final Development Plan (Fee \$200.00)
 * Staff-only approval required

Applicant and Owner Information

Applicant (Print): Dalton Kitahara **Signature:** [Signature]
Company Name: All Pro Tow
Street Address: 1203 N Independence St **City:** Harrisonville **State:** MO **Zip:** 64701
Phone: 816 591 2454 **Email:** AllProTowandRecovery@gmail.com

Property Owner Authorization (Provide contact information and signatures of all property owners)
Property Owner Name (print): Bill Shelton **Signature:** [Signature]
Street Address: 18404 E. 231st **City:** Hannsawille **State:** MO **Zip:** 64701
Phone: 816-345-5535 **Email:** Willyb2@ME.COM

Firm Preparing Application: Dalton Kitahara
Contact: All Pro Tow
Street Address: 1203 N Independence St **City:** Harrisonville **State:** MO **Zip:** 64701
Phone: 816 591 2454 **Email:** AllProTowandRecovery@gmail.com
 *All correspondence should be sent to: **Applicant** ☒ **Property Owner** ☐ **Firm** ☐

Project Information

General Location or Address: 402 Cedar St Harrisonville MO 64701
Project Description: Special Use permit for Tow lot
 Acres or Sq. Ft. _____
Current Zoning: ☒ **Proposed Zoning:** _____

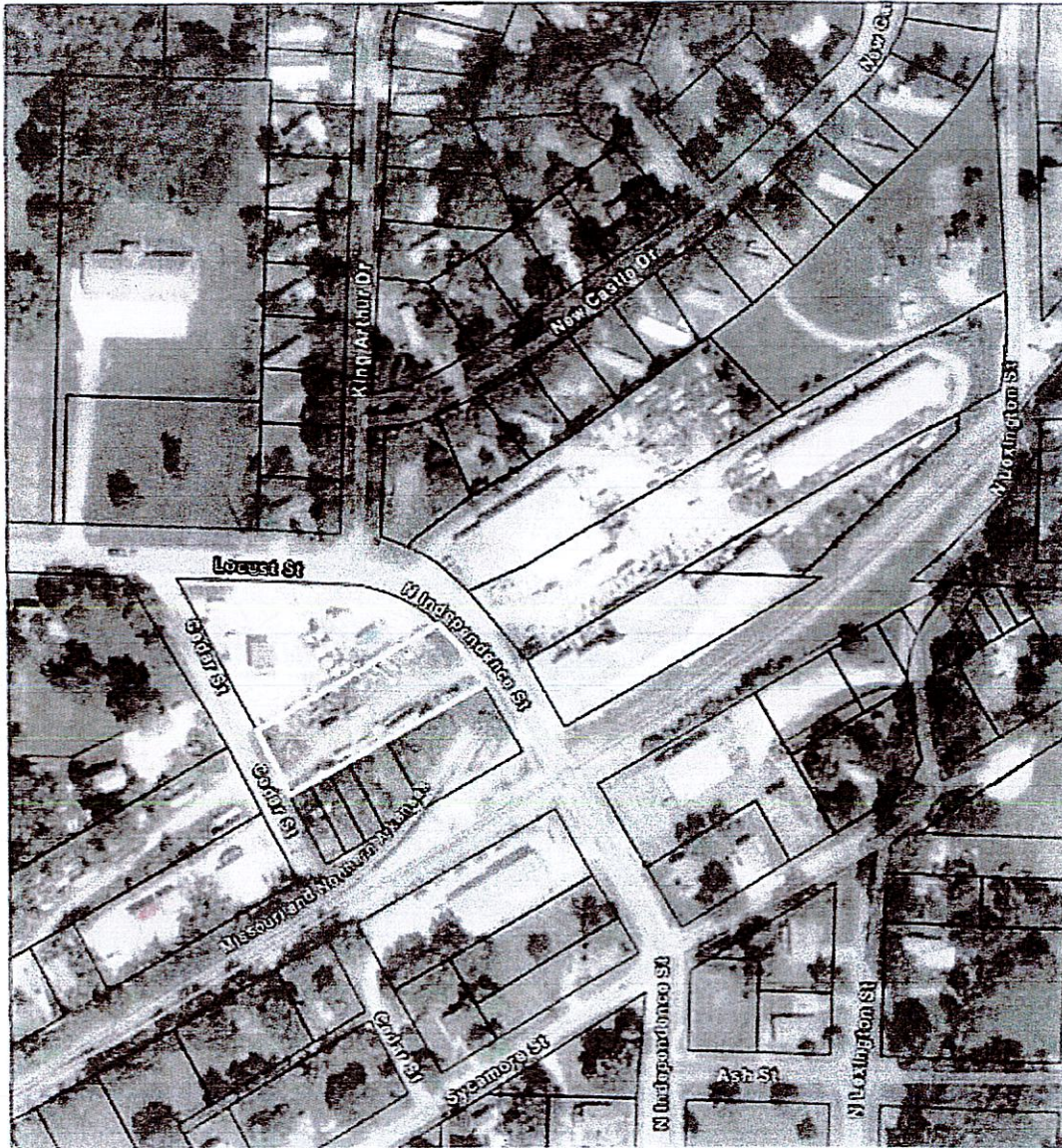
Items to be Submitted 30 Days Before Planning Commission Meeting

- ☒ 1) Application
☒ 2) Filing Fee – Payable to City of Harrisonville or contact the Community Development Office to pay by phone.
☐ 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Four (4) copies of at least 8 1/2" x 11", and one (1) electronic copy emailed to the planner.
☐ 4) Email full legal description in WORD to planner (not assessor's abbreviated description).
City Staff may modify submittal requirements as necessary.

For Office Use Only

Case No: SUP-24-004 **Filing Fee:** Amount Paid \$ 3605.00 **Date Application Received:** 8/12/24
Staff-only approval: N/A **P&Z meeting:** 9/19/24 **BOA Meeting:** 10/7/24

ATTACHMENT I



Attachment: Application (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street)

All Pro Tow special use permit request for 402 Cedar St Harrisonville Mo, 64701

We are requesting a 2-year extension on plastic privacy fence with stone pillars.

We will be using the entire lot at above address. Lot does currently have privacy fabric on fence. Lot contents belong to All Pro Tow. We are a newer company and just obtained our county license. Our plan is to acquire police rotation accounts for all of Cass County.

Thank you for your time and consideration, we are a small family-owned company here in the City of Harrisonville.

All Pro Tow

Owner, Dalton Kitahara

816-591-2454

Allprotowandrecovery@gmail.com

February 1996 Google Earth Image:



February 2003 Google Earth Image:



August 2005 Google Earth Image:



September 2006 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

March 2008 Google Earth Image:



August 2009 Google Earth Image:



May 2010 Google Earth Image:



June 2011 Google Earth Image:

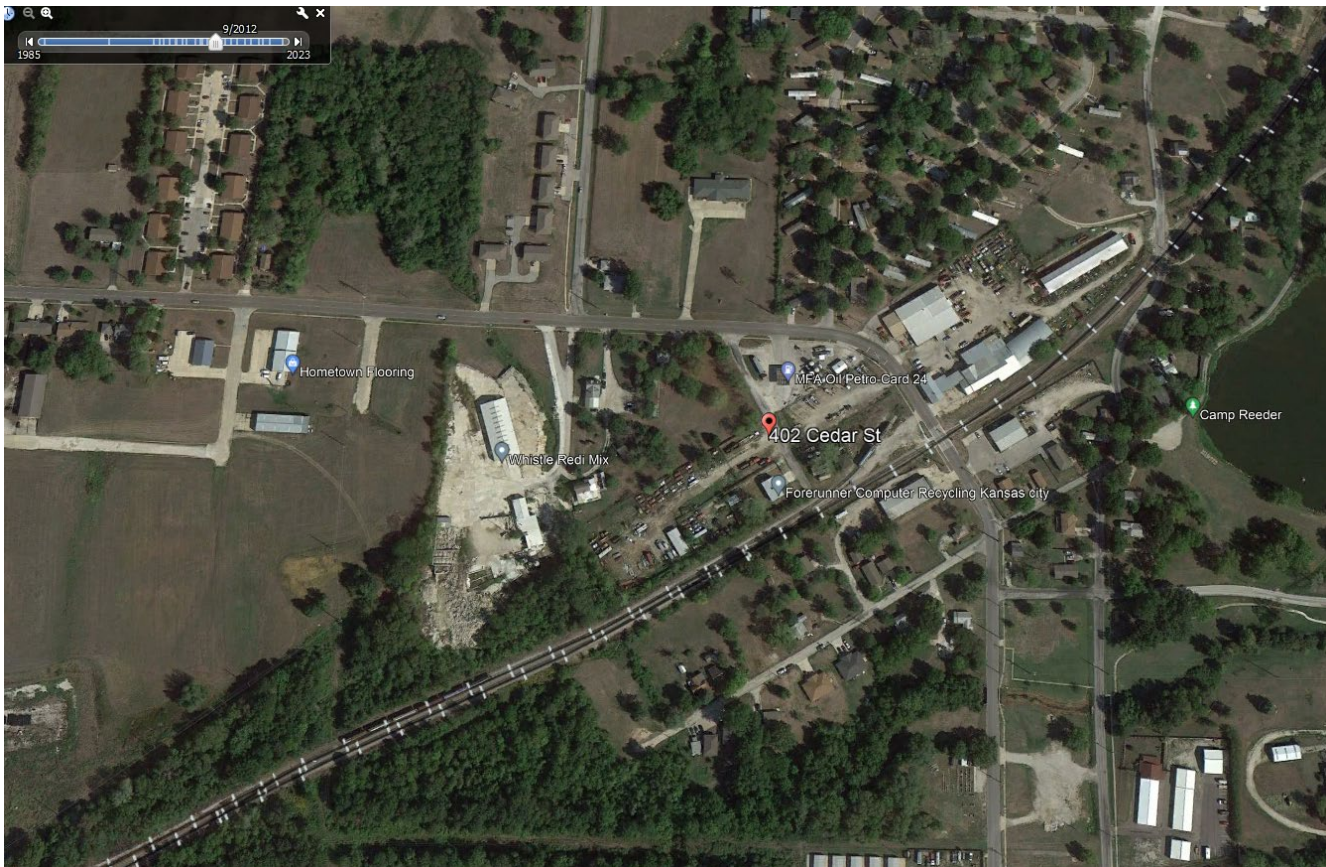


Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

July 2012 Google Earth Image:



September 2012 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

September 2013 Google Earth Image:

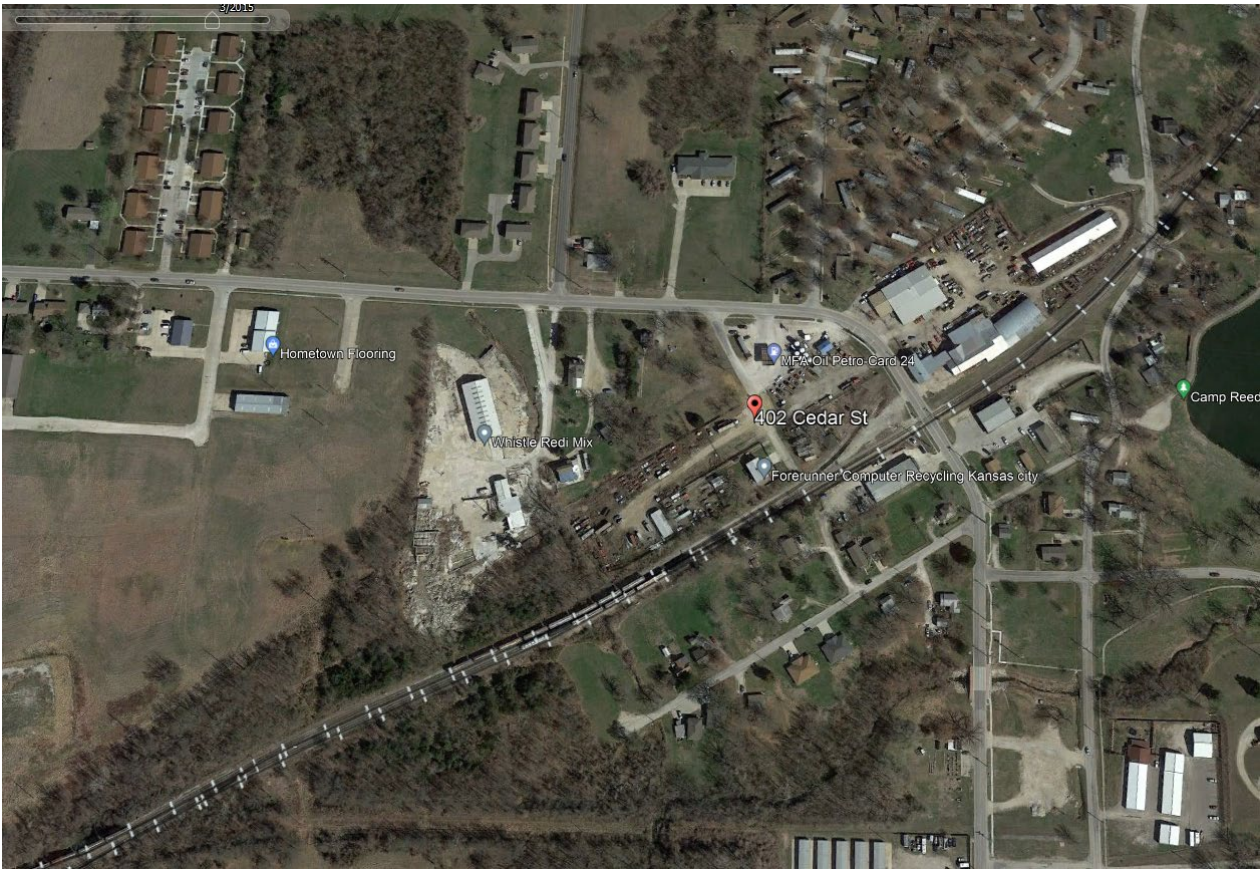


May 2014 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

March 2015 Google Earth Image:



March 2016 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

June 2017 Google Earth Image:

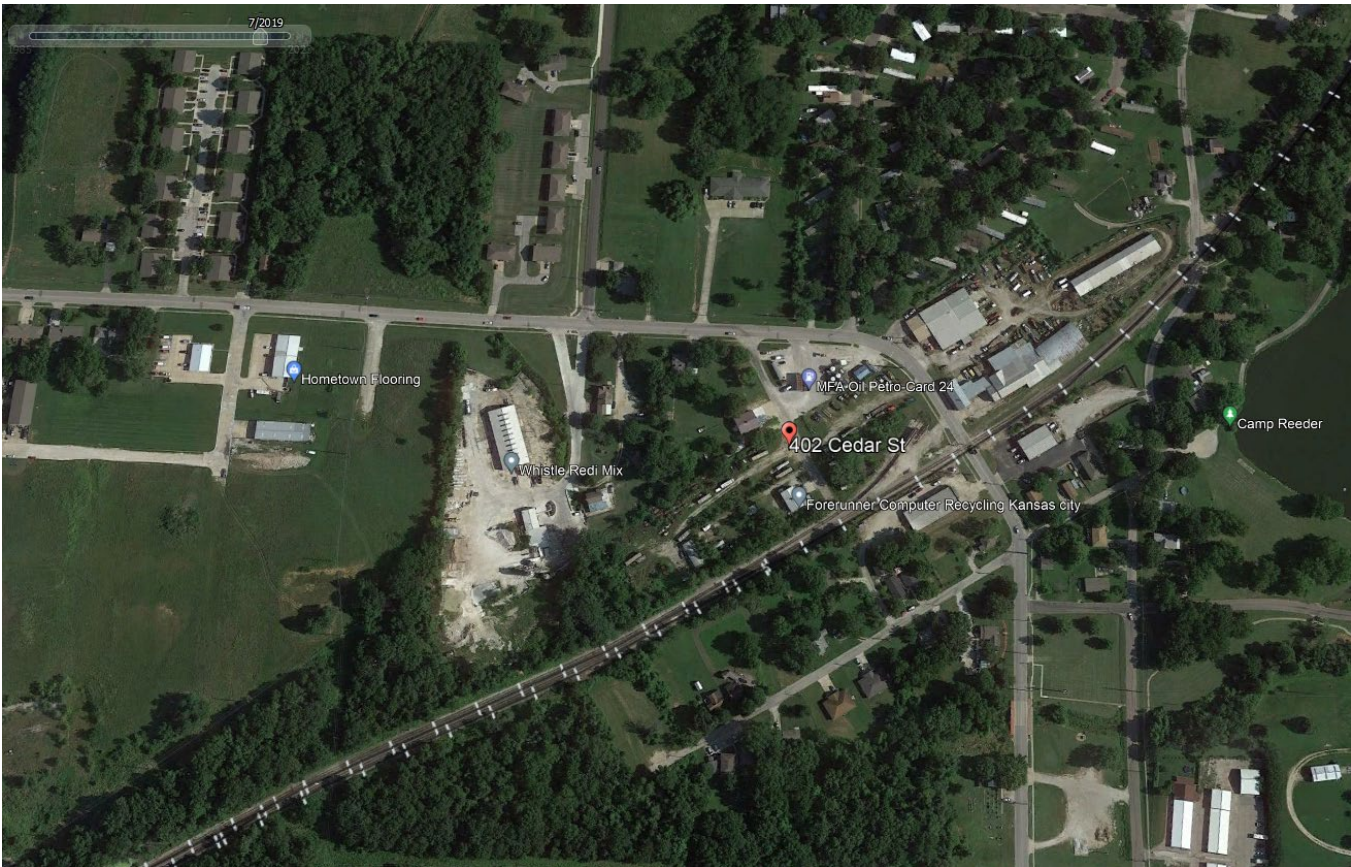


April 2018 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

July 2019 Google Earth Image:

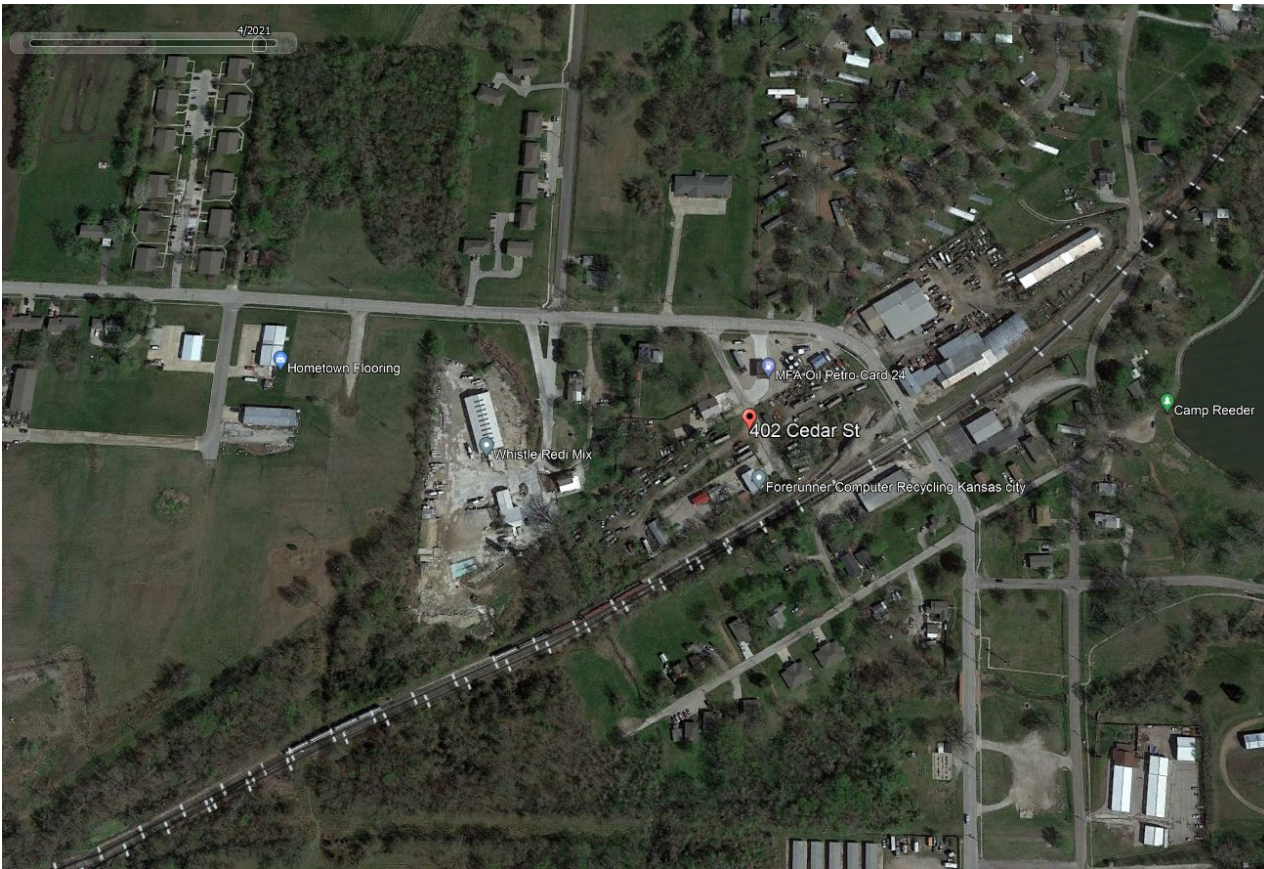


February 2020 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

April 2021 Google Earth Image:



April 2023 Google Earth Image:



Attachment: Google Earth Image History for 402 Cedar Street Area (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar

Council Bill No. 2022-072**Ordinance No. 3605**

AN ORDINANCE OF BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A SPECIAL USE PERMIT FOR A TOW LOT ON LAND LOCATED WEST OF INDEPENDENCE STREET, EAST OF CEDAR STREET, AND SOUTH OF MFA OIL IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Shaun Bebout, representing GT Tow, requesting approval of a Special Use Permit for an existing tow lot on land located west of Independence Street, east of Cedar Street, and south of MFA Oil in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, the Special Use Permit was considered by the Planning and Zoning Commission on September 15, 2022, and, with a vote of 9 Ayes and 0 Nays, recommending that the Board of Aldermen approve the requested Special Use Permit subject to the conditions in staff's report; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 405 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find that approval of the Special Use Permit is in the best interest of the City of Harrisonville and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby approves the requested Special Use Permit for an existing tow lot on land located west of Independence Street, east of Cedar Street, and south of MFA Oil in the city of Harrisonville, Cass County, Missouri, with the following conditions:

1. The applicant shall make necessary repairs/replacement of screening materials as needed and add as appropriate at the entrance/exit gates.
2. The applicant shall upgrade their screening to vinyl fencing with stone pillars within 18 months.
3. The time limit associated with this Special Use Permit shall be 10 years, at which time a new Special Use Permit is required to continue operations.
4. Vehicles may remain on the lot for up to 90 days, unless under a police hold.
5. The height of the screening shall be increased so that the lot contents cannot be seen from the street.

Section 2: The Special Use Permit comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

DESCRIPTION:

ALL THAT PORTION OF THE FORMER MISSOURI, KANSAS AND TEXAS (KATY) RAILROAD COMPANY'S 100 FOOT WIDE RIGHT-OF-WAY IN HARRISONVILLE, MISSOURI, NOW DISCONTINUED, BEING 50 FEET WIDE ON EACH SIDE OF SAID FORMER RAILROAD COMPANY'S MAIN TRACK CENTERLINE AS ORIGINALLY

LOCATED UPON, OVER AND ACROSS THE WEST ½ OF LOT 6 IN THE NORTHWEST ¼ OF SECTION 4, ALL IN T44N, R31W; BOUNDED ON THE NORTHEASTERLY END BY INDEPENDENCE STREET, BOUNDED ON THE SOUTHEASTERLY LINE BY BLOCK 4 OF DUTRO'S ADDITION, AND BOUNDED ON THE SOUTHWESTERLY END BY CEDAR STREET IN THE CITY OF HARRISONVILLE. CONTAINING APPROXIMATELY 0.56 ACRES.

Section 3: Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 19TH OF SEPTEMBER 2022 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 19TH DAY OF SEPTEMBER 2022 AND PASSED BY THE BOARD OF ALDERMEN THIS 19TH DAY OF SEPTEMBER 2022.

VOTE TAKEN AS FOLLOWS:

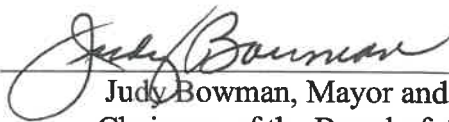
AYES: Doerhoff, Davidson, Franklin, Mills, Milner, Reece, Turner, Zaring

NAYS:

ABSENT:

ABSTAIN:




Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:



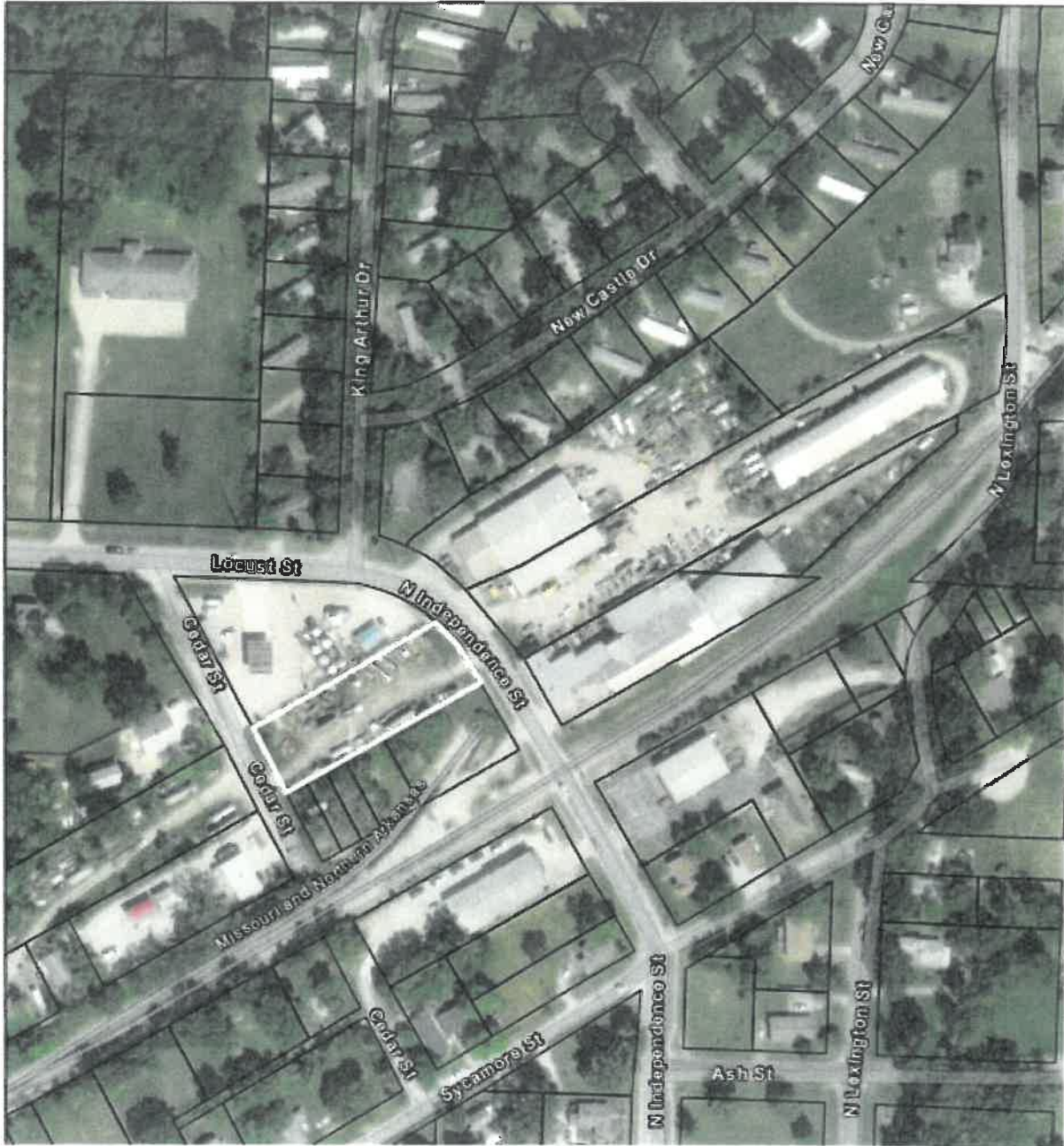
Daniel Barnett, City Clerk

WITNESS my hand and seal this 19th day of September, 2022.

Attachment I: Aerial Map

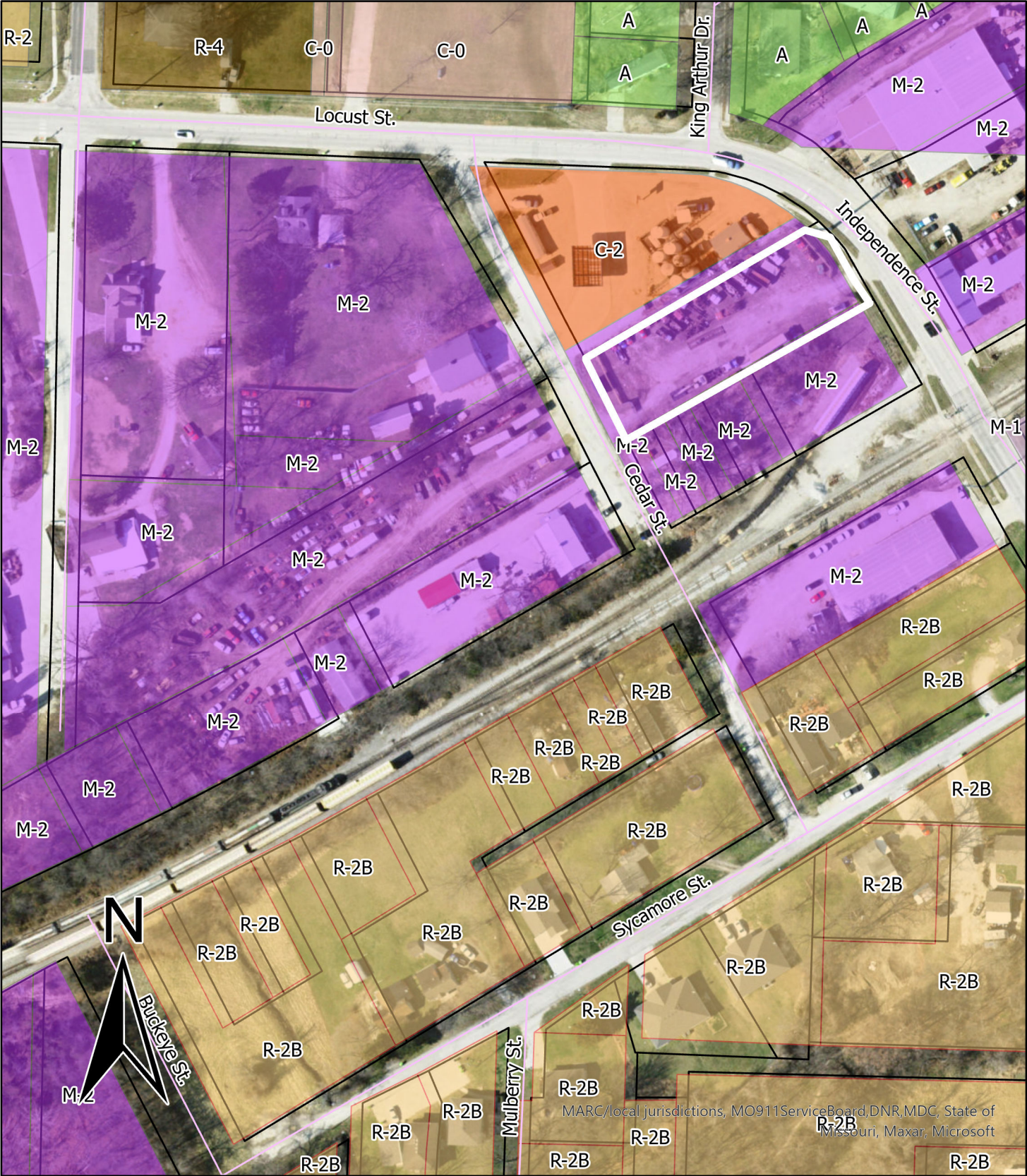
Attachment: Ordinance 3605 (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street)

ATTACHMENT I



Attachment: Ordinance 3605 (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street)

Zoning Map



Attachment: Zoning Map (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street)

Aerial Map



Attachment: Aerial Map (Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street)

0 87.5 175 350 US Feet

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: September 13, 2024
SUBJECT: Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street

Type of Item: *Approval*

H. Action Item (ID # 4964)

Appl. #SUP-24-004—A Special Use Permit for a tow lot located at 402 Cedar Street -
CONSIDERATION