



**AGENDA
CITY OF HARRISONVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 20, 2025
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the January 16, 2025, meeting.**
- 3. Agenda Items**
 - A. Appl. #RZ-25-001 – A REZONING from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres of Land Located South of Matt Street in the Existing *East Elm Estates* Subdivision, East of the *Meadow View* Subdivision, and West of *The Villas of Eastern Hills* Subdivision - PUBLIC HEARING**
 - B. Appl. #RZ-25-001 – A REZONING from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres of Land Located South of Matt Street in the Existing *East Elm Estates* Subdivision, East of the *Meadow View* Subdivision, and West of *The Villas of Eastern Hills* Subdivision - CONSIDERATION**
 - C. Appl. #PP-25-001—A PRELIMINARY PLAT for *East Elm Estates, Lots 78-87* Located South of Matt Street in the Existing *East Elm Estates* Subdivision and West of *The Villas of Eastern Hills* Subdivision - PUBLIC HEARING**
 - D. Appl. #PP-25-001—A PRELIMINARY PLAT for *East Elm Estates, Lots 78-87* Located South of Matt Street in the Existing *East Elm Estates* Subdivision and West of *The Villas of Eastern Hills* Subdivision - CONSIDERATION**
- 4. Discussion Items**

5. Adjourn

Posted on City Hall Bulletin Board this nth day of Month, yyyy.

Daniel Barnett, City Clerk

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 16, 2025
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Chair Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice Chair	Late	6:10 PM
Scott Milner	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Brian Pulliam	Harrisonville		Absent	
Milton Siegenthaler	Harrisonville		Absent	
Joe Parkhurst	Harrisonville		Present	
Mike Zaring	Harrisonville	Mayor	Present	

Also in attendance were Bill Shelton, Applicant; John Coffey, Applicant; Terry Brown, Property Owner; Wayne Chiles, Property Owner; Kevin and Christy Graves, Property Owners; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Dec 19, 2024 6:00 PM

With no additions or corrections, the minutes from the December 19, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Scott Milner
SECONDER:	Joe Parkhurst
AYES:	Wood, Milner, Bush, Parkhurst, Zaring
ABSENT:	Brian Pulliam, Milton Siegenthaler
AWAY:	Chris Chiodini

3. Agenda Items

A. Appl. #SUP-24-005--Shelton's SUP for contractor's yard and vehicle storage - PUBLIC HEARING

Director Stanton presented the Staff Report for a Special Use Permit application from Bill Shelton for the use of a contractor's yard and vehicle storage on land located on 6 parcels including, 402 Cedar Street, 1409 N. Independence Street, 1408 N. Lexington Street and 1201 N. Independence Street as shown on the Zoning and Aerial Maps in the packet. The properties are currently zoned General Industrial (M-2) District. The proposed uses of a contractor's yard and vehicle storage are allowed uses within this zoning district with an approved Special Use Permit. She said that Section 405.510.B states, "All storage of materials, products or equipment shall be... or in any open yard having a solid screen fence not less than six feet high giving total or partial screening from neighboring property and adjacent streets." The City's 2040 Comprehensive Plan shows the western 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". The eastern area is shown as "Employment-Light", which "are 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". Contractor's yards and vehicle storage are not uses the City wishes to see proliferate and there are important screening considerations for these uses, which is why these uses require an approved Special Use Permit. These types of uses are often found in association with a contractor's office. In support of the proposed Special Use Permit: the property owner is attempting to come into compliance with the Zoning Regulations, as a Special Use Permit was required for this type of use since the 1991 Zoning Regulations, Ordinance #1825. She said these properties have been utilized for outdoor storage since at least 2003 and there are similar, or compatible, uses in the immediate area. However, these uses may not be compatible with the City's long-term vision for the area which is why staff is only recommending approval for a time period of 10 years. Staff recommends approval of the proposed Special Use Permit with the following 2 conditions: 1) The applicant shall install the required screening - "a solid screen fence not less than six (6) feet high giving total or partial screening from neighboring property and adjacent streets" - upon approval of the Special Use Permit by the Board of Aldermen and 2) 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 these uses.

With no comments from the public, the Public Hearing was closed at 6:07 PM.

B. Appl. #SUP-24-005--Shelton's SUP for contractor's yard and vehicle storage - CONSIDERATION

Mayor Zaring made a motion to recommend approval of the Special Use Permit application to the Board of Aldermen with Staff's conditions. Joe Parkhurst seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [5 TO 0]
MOVER:	Mike Zaring, Mayor
SECONDER:	Joe Parkhurst
AYES:	Wood, Milner, Bush, Parkhurst, Zaring
ABSENT:	Brian Pulliam, Milton Siegenthaler
AWAY:	Chris Chiodini

C. Code Amendments--Section 405.573.A.5 - Hours of Operation, Standards for Marijuana Uses - PUBLIC HEARING

Director Stanton presented the Staff Report for proposed changes to Section 405.573.A.5. She said staff is proposing changes in the language regarding "Hours of Operation" for marijuana uses. More specifically, it has been brought to the City's attention that there is a dispensary facility located within Grandview that operates with a 24/7 drive-through window which is allowed per their Codes and the City wishes to

consider Code changes that mirror the language for hours of operation as is allowed by Grandview's municipal code. The key issues include the following: 1) Currently a dispensary could have a drive-through window but would be limited to the same hours of operation as the lobby, meaning it would have to be closed by 10:00 PM and could not be open before 8:00 AM. 2) This Code Amendment will not change the allowed lobby hours, but will result in allowing for 24/7 selling and distribution of marijuana and other products via a drive-through window. She told the Commission that these changes were discussed with the Board of Aldermen at the work session on January 6th, Staff recommends approval of the proposed Code changes.

Kevin Wood asked if there were conversations with the Police Department. Mayor Zaring said that he spoke with Chief Moody and he didn't have any data to speak on the matter.

With no other questions or comments from the public, the Public Hearing was closed at 6:10 PM.

D. Code Amendments--Section 405.573.A.5 - Hours of Operation, Standards for Marijuana Uses - CONSIDERATION

Cheryl Bush made a motion to recommend approval of the Code Amendment to the Board of Aldermen. Scott Milner seconded. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [5 TO 0]
MOVER:	Cheryl Bush
SECONDER:	Scott Milner
AYES:	Wood, Milner, Bush, Parkhurst, Zaring
ABSENT:	Brian Pulliam, Milton Siegenthaler
AWAY:	Chris Chiodini

E. Appl. #RZ/PDP-24-002--A REZONING from A to RP-3 for 4.38-acres at 307 E. South Street - PUBLIC HEARING

Director Stanton presented the Staff Report for an application for Rezoning and a Preliminary Plan at 307 E. South Street. The applicant is seeking approval of a request to Rezone 4.38-acres from Agriculture (A) District to Planned Garden or Cluster Type Residential (RP-3) District to allow for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures. The proposed Preliminary Development Plan establishes development standards such as setbacks, lot area, quantity and quality of open spaces. The property was annexed into the City in 1959. March 10, 1965, the property was established as Residential (R-2) District. January 17, 1968, the Board of Aldermen approved an application for a Special Class, current day Special Use, Permit for the construction of a nursing home facility by Ordinance #750. Although Ordinance #750 clearly states that the property is "presently zoned as Residential R-2" the 1978 Zoning Map only shows SUP, which is likely why the property was shown as Agriculture (A) zoning in future and the current zoning map. Staff cannot find that the zoning to the property was ever changed; regardless, the applicants are required to rezone the property to Planned Cluster of Garden Type Residential (RP-3) for the planned use of apartments and to allow the deviation in the front yard setback for the future fourplexes. September 27, 1968, a building permit was issued for a 60-bed nursing home facility.

She said the property is currently zoned Agriculture (A) District. The applicant proposed to rezone the 4.38-acre tract of land from Agriculture (A) District to Planned Cluster or Garden Type Residential (RP-3) District to allow for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures. The planned district allows for flexibility and "deviation in yard requirements, setbacks and the relationship between buildings are acceptable." The yard requirements would include lot width, depth, and area. The table on Packet Page 28 compares the dimensional standards of the R-3 District to the proposed development plan. The proposed plan exceeds most requirements with the exception of the front yard setback.

Director Stanton told the Commission of the Rezoning Criteria. Section 405.630.D.1 lists review criteria a-q 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, d, e, j, n and q seem the most appropriate to consider and are bulleted in the Staff Report on Packet Page 29. They are: The character of the neighborhood- The overall character appears to be consistent with prior plans and the City's 2040 Comprehensive Plan - "Traditional Neighborhood"; 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 - Surrounding zoning is Near Downtown Single-Family Neighborhood (R1-B) and Single-Family Residential (R-1) Districts. Though, it is worth noting that there are other apartments relatively nearby and that there are considerable natural buffers to the south and east; The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations - Under the Agriculture (A) District apartments and townhomes are not permitted uses. The Cluster or Garden Type Residential (R-3) District allows for these uses; The length of time, if any, the property has remained vacant - The property has been vacant since the ABC nursing home facility closed in 2020.; The extent to which there is a need for the use in the community - The proposed redevelopment into 15 apartment units with up to 5 future fourplexes will provide for much needed housing options; The gain, if any, to the public health, safety and welfare due to the approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application - The property has been on the City's Vacant, Abandoned, and Blighted Properties list for at least the last two years. Approval of the application will result in redevelopment of the property so that it is no longer in a deteriorated condition and will increase much needed housing options; 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 district proposed and surrounding properties.

She said the existing parking along the west side of the property is approximately 2 to 3 feet from the western property line. Additionally, the western side of the site is largely abutted by City property and the southern portion includes floodplain and is heavily wooded. The eastern side of the property also has several mature trees along the property line. Section 405.565.F.3.c(2) requires low-impact screens be provided between R-3 and R-1 zoned properties. However, considering that much of the property, either about City property or already has mature trees, staff thinks it is appropriate to evaluate the required screening along the eastern portion of the property at the time Final Development Plans are submitted for the proposed future fourplexes.

The City's 2040 Comprehensive Plan shows this area as "Traditional Neighborhood". According to page 38 of the City's Comprehensive Plan, "Traditional Neighborhoods are predominantly residential areas established around the original gridded street network of Harrisonville, adjacent to the downtown core. While single-family homes are predominant, integration of a variety of neighborhood-scale housing types including duplexes, townhomes, cottage courts, accessory dwellings, and small apartment buildings are encouraged." One of the identified "Key Priorities" for this place type states: "Expansion of quality housing options, with a preference to "missing middle" types, or neighborhood-scale apartment buildings adjacent to the Downtown Square." While this proposed redevelopment is not adjacent to the Downtown Square it does appear to be supported by the City's Comprehensive Plan.

Staff recommends approval of the proposed Rezoning of 4.38-acres from Agriculture (A) District to Planned Cluster or Garden Type Residential (RP-3) District and the Preliminary Development Plan for the redevelopment of the former nursing home facility into 15 apartment units with plans for up to 5 future fourplex structures with the following four conditions: 1. A modification shall be granted to the required 4 foot parking lot setback to allow for the existing parking to remain in its current location 2 to 3 feet from the western property line. 2. No structures shall be built within the floodplain. 3. All new structures shall comply with the design standards in Section 405.565. 4. Required landscaping along the eastern portion of the property shall be evaluated with the Final Development

Plan for the proposed future fourplexes.

Director Stanton did note that she had 1 phone call with questions and concerns about flooding and homeless people walking around in the woods.

Terry Brown, neighboring property owner, told the Commission that he lives to the east of this property and he is worried about flooding with adding more buildings to the property.

Chairman Wood explained that stormwater would be evaluated as part of the Final Development Plan review.

Kevin Graves, neighboring property owner, spoke of his concerns about flooding. He said that his property backs up to the back of this property and the water draining is already an issue.

With no other comments or questions from the public, the Public Hearing was closed at 6:27 PM.

F. Appl. #RZ/PDP-24-002--A REZONING from A to RP-3 for 4.38-acres at 307 E. South Street - CONSIDERATION

Joe Parkhurst made a motion to recommend approval of the Rezoning and Preliminary Development Plan to the Board of Aldermen with the conditions listed in the Staff Report. Cheryl Bush seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Joe Parkhurst
SECONDER:	Cheryl Bush
AYES:	Wood, Chiodini, Milner, Bush, Parkhurst, Zaring
ABSENT:	Brian Pulliam, Milton Siegenthaler

4. Discussion Items

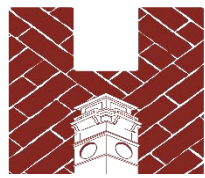
There were no discussion items.

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 6:29 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary



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

To: Planning and Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: March 20, 2025

Re: Appl. #RZ-25-001 – A REZONING from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres of Land Located South of Matt Street in the Existing *East Elm Estates* Subdivision, East of the *Meadow View* Subdivision, and West of *The Villas of Eastern Hills* Subdivision

GENERAL INFORMATION

Applicant: John Southard

Requested Actions: Approval of Requested Rezoning

Date of Application: February 6, 2025

PROPOSAL

Mr. John Southard is seeking approval of a rezoning from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres of land located south of Matt Street in the existing *East Elm Estates* subdivision, east of the *Meadow View* subdivision, and west of *The Villas of Eastern Hills* subdivision. The proposed rezoning is to allow for the subdivision of the land for single-family residential. The applicant has submitted a Preliminary Plat for the first ten (10) lots, which is being reviewed concurrently and is another item in this packet.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North: R-1 (Single-Family Residential) District—Single-family residential

East: RP-1 (Planned Single-Family Residential) District and RP-3 (Planned Cluster or Garden Type Residential) District—Single-family residential and duplexes

South: A (Agriculture) District—Undeveloped agricultural land

West: R-1 (Single-Family Residential) District—Single-family residential

PREVIOUS ACTIONS

Appl.# and Title	P&Z Date (action)	BOA Date (action)	Ord.#	Recorded (Instrument # and Date)
Annexation of Don and Rebecca Foster Property	N/A	9/4/1985 (approved)	1474	Not recorded?
#137--Rezoning	9/25/1985 (approval)	?	?	---

Appl.# and Title	P&Z Date (action)	BOA Date (action)	Ord.#	Recorded (Instrument # and Date)
#138--Preliminary Plat for East Elm Estates, Lots 1-51	9/25/1985 (approval)	---	---	----
#154--Final Plat for East Elm Estates, Lots 1-10 (final approval for Lots 1-11)	4/30/1986 (approval)	8/18/1986 (approved) 9/15/1986 (Ord.)	1542	#8680; 8/20/1986
Annexation of “All of Lot 4 of the Northeast Quarter except the West 11560 feet thereof, and All of Lot 3 of the Northeast Quarter, all in Section 3, Township 44, Range 31, in Cass County, Missouri”	N/A	2/22/1988 (public hearing) 3/14/1988 (approved)	1639	#2968; 4/8/1988
#200--Preliminary Plat for East Elm Estates, Lots 12-30	11/29/1989 (approval)	---	---	---
#201--Rezoning for East Elm Estates, Lots 12-30	11/29/1989 (approval)	?	?	----
#FP-91-020--East Elm Estates, Lots 12-15	10/23/1991 (approval)	11/11/1991 (approved)	1860	#12490; 11/21/1991
#FP-93-011--East Elm Estates, Lots 31-36	3/18/1993 (approval)	4/26/1993 (approved)	1957	----
#PP-94-020--East Elm Estates, Lots 16-30	11/30/1994 (approval)	---	----	----
Annexation of Don and Rebecca Foster Property for additional land for Lot 5	N/A	8/28/1995	2166	Not recorded?
#FP-95-013--Lot 5, East Elm Estates Resurvey	8/30/1995 (approval)	9/11/1995 (approved)	2169	#80499; 9/15/1995
#FP-96-002--East Elm Estates, Lots 16-30	2/28/1996 (approval)	3/11/1996 (approved)	2210	#92047; 5/14/1996
Annexation of Don and Rebecca Foster Property for future East Elm Estates, Lots 37-77	N/A	3/11/1996	2211	88663; 3/12/1996
#PP-96-012--East Elm Estates, Lots 37-77	5/29/1996 (approval)	----	----	----
#RZ-96-013--Rezoning	5/29/1996 (approval)	7/1/1996 (approved)	2255	----
#FP-97-017--East Elm Estates, Lots 37-48	5/15/1997 (approval)	5/22/1997 (approved)	2373	#114668; 8/7/1997
#FP-97-018--East Elm Estates, Lots 49-61	5/15/1997 (approval)	5/22/1997 (approved)	2374	#114669; 8/7/1997
#FP-99-003--East Elm Estates, Lots 62-77	4/15/1999 (approval)	5/3/1999 (approved)	2586	#164499; 8/26/1999
#RZ-02-008—Rezoning of 112 Acres from Agriculture (A) District to Single-Family Residential (R-1) District	5/16/2002 (continued) 6/20/2002 (withdrawn)	---	----	----
#RZ-17-001—Rezoning of 5.38 acres from Agriculture (A) District to Single-Family Residential (R-1) District	3/16/2017 (cancelled due to withdrawn application)	----	----	----

Appl.# and Title	P&Z Date (action)	BOA Date (action)	Ord.#	Recorded (Instrument # and Date)
#RZ-20-003—Rezoning of 4.52 acres from Agriculture (A) District to Single-Family Residential (R-1) District	8/20/2020 (cancelled due to withdrawn application)	----	----	----
#RZ-21-005-- Rezoning of 4.52 acres from Agriculture (A) District to Single-Family Residential (R-1) District	7/15/2021 (withdrawn)	----	----	----
#MINOR-23-004—Lots 26A, East Elm Estates	N/A	N/A	N/A	#745547; 2/9/2024
#MINOR-24-005—Lot 22A, East Elm Estates	N/A	N/A	N/A	#75527; 9/13/2024

KEY ISSUES

- This property is currently zoned Agriculture (A) District. The applicant is proposing to rezone 32.88-acres from Agriculture (A) District to Single-Family Residential (R-1) District to allow for the property to be developed for single-family residential 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”.
- Additionally, it should be noted that this property was annexed into the City in 1988 and has been shown as single-family/low density residential since at least the 1990 Comprehensive Plan.

ANALYSIS

Proposed Zoning. The property is currently zoned Agriculture (A) District. The applicant proposes to rezone 32.88-acres located south of Matt Street in the existing *East Elm Estates* Subdivision, east of the *Meadow View* Subdivision, and west of *The Villas of Eastern Hills* Subdivision. The proposed Rezone is being reviewed concurrently with a Preliminary Plat for 10 lots. As is evident from the history of this property the applicant has submitted it for Rezoning five (5) times, including this application, since 2002. The application was withdrawn each time by the applicant for unknown reasons.

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.”

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-g, j, k, m, and q seem the most appropriate to consider.

- a) The character of the neighborhood.**
 - The overall character of the neighborhood and the City's 2040 Comprehensive Plan are consistent with the applicant's request to rezone the property to single-family residential.
- b) 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 existing adjacent zoning and uses are predominantly single-family and are compatible with the proposed rezoning.
- c) 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—to provide for the proposed residences.
 - The school district does not have any concerns with the proposed development in this area.
- d) The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.**
 - The property is currently Agriculture (A) District and is undeveloped. The applicant is proposing to rezone the property to Single-Family Residential (R-1) District, which is supported by the City's 2040 Comprehensive Plan. Even the previous comprehensive plan showed this area as predominantly low density residential, with some portions shown as moderate density residential. Additionally, the 1990 Comprehensive Plan also shows the property as predominantly low density residential and some portions were shown as commercial/office.
- e) The length of the time, if any, the property has remained vacant.**
 - This property was annexed into the City in 1988 and has remained undeveloped.
- f) The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.**
 - Staff contends that the development of this property as single-family residential will not seriously injure the appropriate use of, or detrimentally affect, neighboring properties as this property has been shown to be developed as single-family/low density residential since at least the 1990 Comprehensive Plan.
- g) The extent to which the proposed use will adversely affect the capacity of or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.**
 - The proposed Rezoning will allow for the 32.88-acres to be platted and developed for single-family residential. The accompanying plat is proposed to connect to the existing street network, which will improve the overall connectivity and circulation of the area over time as additional phases are platted.
 - It is not anticipated that the proposed use will negatively affect the values of the property or neighboring properties in the area.
- j) The extent to which there is a need for the use in the community.**
 - It is well known that there is a need for more housing within both Harrisonville and the Kansas City metropolitan area.
- k) The economic impact of the proposed use on the community.**
 - Additional single-family housing units will help drive the need for additional commercial development within the community.
- m) 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.

- q) 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.
 - o The proposed use is consistent with the permitted uses for the district proposed and the surrounding properties.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Rezoning of 32.88-acres from Agriculture (A) District to Single-Family Residential (R-1) District with the following conditions:

- 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) A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits.

ATTACHMENTS

1. Application
2. Zoning Sketch
3. Conceptual Development Layout from 2002
4. E-mail and Letter from Judy Winter (502 Hamlet Drive)
5. Zoning Map
6. 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): JOHN T. SOUTHARD

Signature: John Southard

Company Name: _____

Street Address: 2765 CANTRELL RD City: HARRISONVILLE State: MO Zip: 64701

Phone: 816-200-8884 Email: JOHN@CPSKINSURANCE.COM

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

Property Owner Name (print): JOHN SOUTHARD Signature: _____

Street Address: 2765 CANTRELL RD. City: HARRISONVILLE State: MO Zip: 64701

Phone: 816-200-8884 Email: _____

Firm Preparing Application: SAMUEL J. STYRON CONSULTING ENGINEERS, INC.

Contact: SAM STYRON

Street Address: 310 S. INDEPENDENCE ST City: HARRISONVILLE State: MO Zip: 64701

Phone: 816-380-5308 Email: SAM@STYRONCONSULTINGENGINEERS.COM

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

Project Information

General Location or Address: EAST ELM ESTATES – AMY STREET EXTENSION

Project Description: EAST ELM ESTATES LOTS 78-87 AND ADDITIONAL

LAND FOR FUTURE DEVELOPMENT Acres or Sq. Ft. 4.52 AC + 28.36 AC = 32.88 AC

Current Zoning: A Proposed Zoning: R-1

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 25-001 Filing Fee: Amount Paid \$ 415.00 Date Application Received: 2/6/25

Staff-only approval: _____ P&Z meeting: 3/20/25 BOA Meeting: 4/7/25

4/21/25



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

LAND USE – ZONING APPLICATION

Resources

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

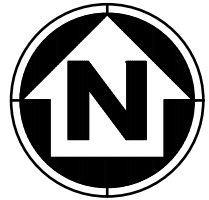
Contacts

City Hall, 300 E. Pearl St, Harrisonville, MO 64701	816-380-8900	
John Morris, Building Official	816-380-8917	jmorris@harrisonville.com
Christina Stanton, AICP, Community Development Director	816-380-8922	cstanton@harrisonville.com
Jamie Martin, Office Administrator	816-380-8958	jmartin@harrisonville.com
Public Works Department, 201 W. Chestnut, Harrisonville, MO 64701	816-380-8964	
Carl Brooks, P.E., CFM, Public Works Director		cbrooks@harrisonville.com
Ted Martin, P.E., CFM, City Engineer		tmartin@harrisonville.com

Description:

LOT 4 OF THE NORTHEAST QUARTER, EXCEPT THE WEST 1560 FEET THEREOF; ALL IN SECTION 3, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.

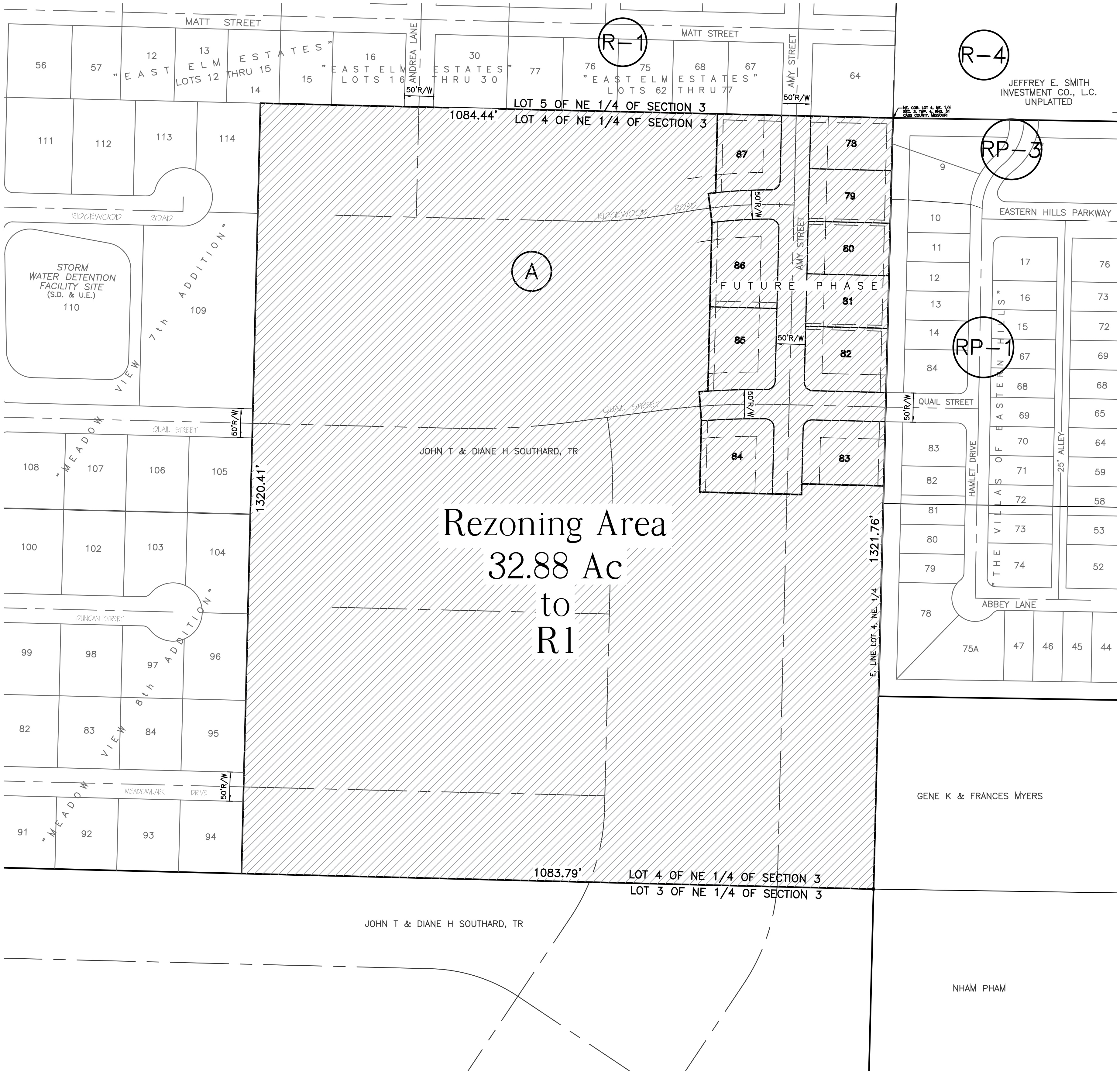
Zoning Sketch
of
East Elm Estates
Future Development Expansion
in The City of Harrisonville, Missouri



100 0 100 200
SCALE IN FEET SCALE: 1" = 100'

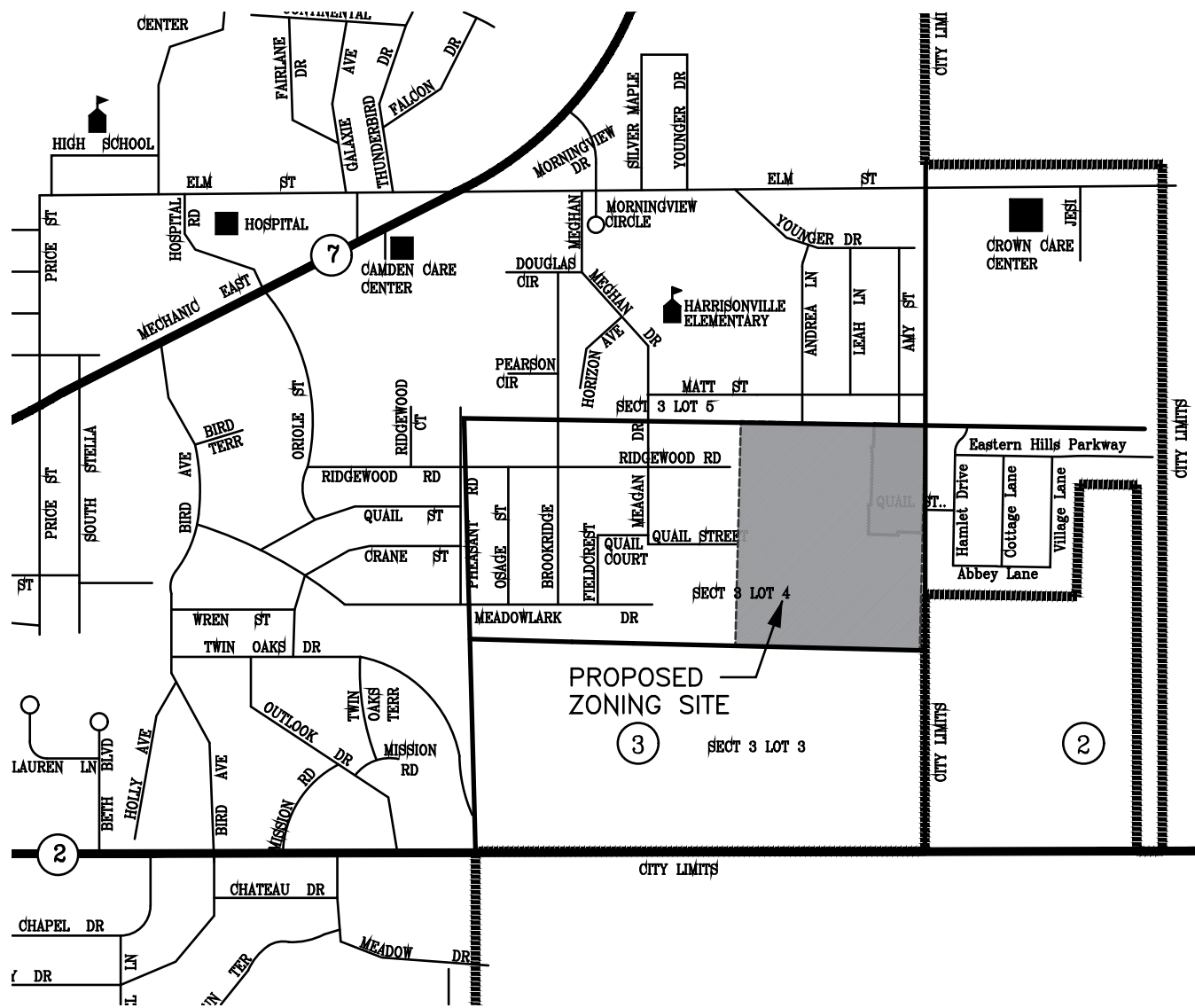
Legend

- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = MANHOLE
- = CLEANOUT
- = GAS METER
- = POWER POLE W/ STREET LIGHT
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- = OHCATV = OVERHEAD CABLE TELEVISION
- = CHAINLINK FENCE
- = BOARD FENCE
- = FL. DITCH
- (R-1) = ZONING DIVISION



Vicinity Sketch

NOT TO SCALE



OWNER/DEVELOPER:
JOHN T. SOUTHARD
2765 CANTRELL ROAD
MILL-WALK MALL
HARRISONVILLE, MISSOURI

NOTE: THIS DRAWING IS FOR PLANNING AND ZONING PURPOSES ONLY. IT DOES NOT CONSTITUTE A BOUNDARY SURVEY.

Samuel J Styron
CONSULTING ENGINEERS, INC.

310 SOUTH INDEPENDENCE
HARRISONVILLE, MISSOURI
PHONE: 816-380-5308

PROFESSIONAL ENGINEERING CORP.
MISSOURI STATE CERTIFICATE OF
AUTHORITY NO. E-2003019637-D

FEBRUARY 6, 2025
PROJECT NO. 2020002

From: [Judy Winter](#)
To: [Christina Stanton](#)
Subject: Notice from the Harrisonville Planning and Zoning Commission
Date: Thursday, March 6, 2025 3:36:13 PM
Attachments: [THE VILLAS OF EASTERN HILLS To Whom it may Concer1.docx](#)

Hi Christina,

I have attached a letter regarding the request to rezone the property west of Eastern Hills. I probably won't be able to make the meeting but I wanted to let you know why I do not feel good about rezoning that property.

Thank you so much,

Judy Winter
PO Box 114, 502 Hamlet Drive
Harrisonville MO 64701

--

Judy Winter, e-PRO
Licensed Realtor®
West Central Real Estate
jmwinter06@gmail.com

1.816.380.3295 work

1.816.582.1016 cell

700 Plaza Drive

Harrisonville MO 64701

This is an email from outside your organization.

To Whom it may Concern...

I have personally lived in Eastern Hills since 2009. I love my neighborhood. A wonderful group of people. I moved here because I felt it was a safe place to live; the area was kept up really well; it didn't have a lot of traffic and I loved that it has a walking trail.

It is a restricted area to help protect the elderly. I wanted somewhere to live where I wouldn't have to always be on the lookout for little children racing their bikes or walking/running in the neighborhood where they could be hurt. Don't misunderstand, I love little kids. I just don't want them in harms way or any of us living with the fear of someone hitting them. We have one gentleman who drives his motor scooter around checking on everyone in the neighborhood. He too, would be at risk.

If this is rezoned, this would change the whole trajectory of our property. This would alter the future development of this neighborhood and it would affect the value and performance which in turn would steer it toward a different outcome than it was developed to be. To my knowledge, I don't believe there are any assisted living quarters in Harrisonville. This neighborhood allows for people to stay in their homes longer because of the kind of neighborhood it is.

We pay high HOA dues to keep the area nice, to maintain each yard, snow removal and the walking trail as well as the lighting of the streets and sidewalks. Everyone in this subdivision would be affected if the property next to us were rezoned, not just the ones that are within 185 ft of the property line.

I hope you will take into consideration all the people in this neighborhood and how each one of us would be affected negatively if the property next to us were rezoned.

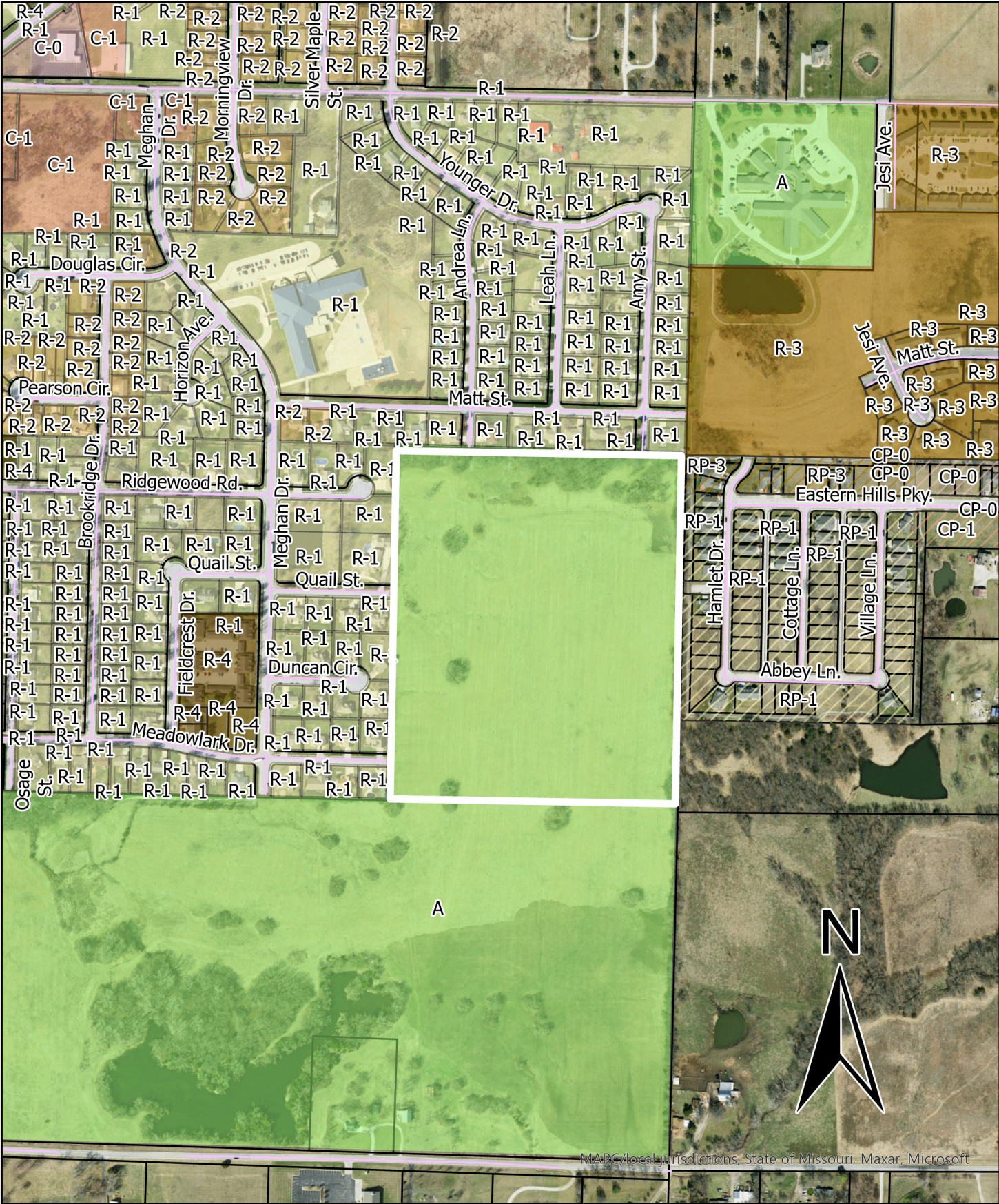
Thank you for your time.

Judy Winter jmwinter06@gmail.com

PO Box 114, 502 Hamlet Drive, Harrisonville, MO 64701

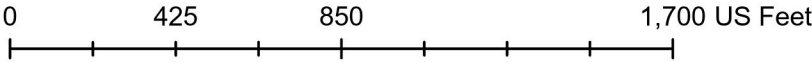
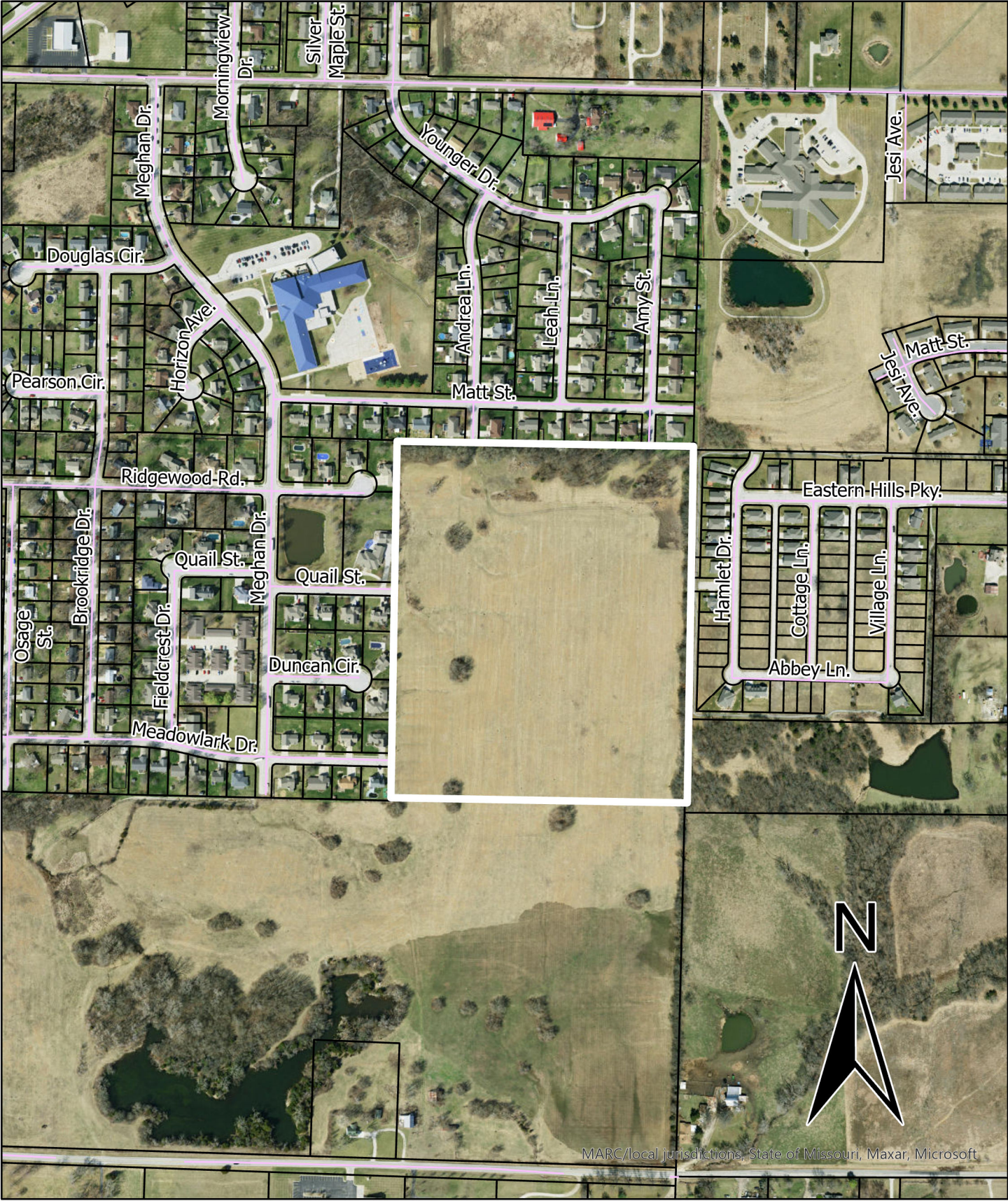
03/06/2025

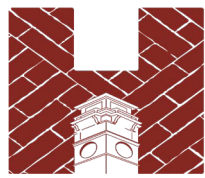
Zoning Map



0 425 850 1,700 US Feet

Aerial Map





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

To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: March 20, 2025

Re: Appl. #PP-25-001—A PRELIMINARY PLAT for *East Elm Estates, Lots 78-87* Located South of Matt Street in the Existing *East Elm Estates* Subdivision and West of *The Villas of Eastern Hills* Subdivision

GENERAL INFORMATION

Applicant: John Southard

Requested Actions: Approval of Preliminary Plat

Date of Application: February 6, 2025

PROPOSAL

Mr. John Southard is seeking approval of the attached preliminary plat of *East Elm Estates, Lots 78 – 87*.

The surrounding properties are currently zoned as follows:

North: R-1 (Single-Family Residential) District—Single-family residential

East: RP-1 (Planned Single-Family Residential) District and RP-3 (Planned Cluster or Garden Type Residential) District—Single-family residential and duplexes

South: A (Agriculture) District—Undeveloped agricultural land

West: R-1 (Single-Family Residential) District—Single-family residential

PREVIOUS ACTIONS

Appl.# and Title	P&Z Date (action)	BOA Date (action)	Ord.#	Recorded (Instrument # and Date)
Annexation of Don and Rebecca Foster Property	N/A	9/4/1985 (approved)	1474	Not recorded?
#137--Rezoning	9/25/1985 (approval)	?	?	---
#138--Preliminary Plat for East Elm Estates, Lots 1-51	9/25/1985 (approval)	---	---	----
#154--Final Plat for East Elm Estates, Lots 1-10 (final approval for Lots 1-11)	4/30/1986 (approval)	8/18/1986 (approved) 9/15/1986 (Ord.)	1542	#8680; 8/20/1986
Annexation of "All of Lot 4 of the Northeast Quarter except the West 11560 feet thereof, and All of Lot 3 of the Northeast Quarter, all in	N/A	2/22/1988 (public hearing) 3/14/1988	1639	#2968; 4/8/1988

Appl.# and Title	P&Z Date (action)	BOA Date (action)	Ord.#	Recorded (Instrument # and Date)
Section 3, Township 44, Range 31, in Cass County, Missouri”		(approved)		
#200--Preliminary Plat for East Elm Estates, Lots 12-30	11/29/1989 (approval)	---	---	---
#201--Rezoning for East Elm Estates, Lots 12-30	11/29/1989 (approval)	?	?	----
#FP-91-020--East Elm Estates, Lots 12-15	10/23/1991 (approval)	11/11/1991 (approved)	1860	#12490; 11/21/1991
#FP-93-011--East Elm Estates, Lots 31-36	3/18/1993 (approval)	4/26/1993 (approved)	1957	----
#PP-94-020--East Elm Estates, Lots 16-30	11/30/1994 (approval)	---	----	----
Annexation of Don and Rebecca Foster Property for additional land for Lot 5	N/A	8/28/1995	2166	Not recorded?
#FP-95-013--Lot 5, East Elm Estates Resurvey	8/30/1995 (approval)	9/11/1995 (approved)	2169	#80499; 9/15/1995
#FP-96-002--East Elm Estates, Lots 16-30	2/28/1996 (approval)	3/11/1996 (approved)	2210	#92047; 5/14/1996
Annexation of Don and Rebecca Foster Property for future East Elm Estates, Lots 37-77	N/A	3/11/1996	2211	88663; 3/12/1996
#PP-96-012--East Elm Estates, Lots 37-77	5/29/1996 (approval)	----	----	----
#RZ-96-013--Rezoning	5/29/1996 (approval)	7/1/1996 (approved)	2255	----
#FP-97-017--East Elm Estates, Lots 37-48	5/15/1997 (approval)	5/22/1997 (approved)	2373	#114668; 8/7/1997
#FP-97-018--East Elm Estates, Lots 49-61	5/15/1997 (approval)	5/22/1997 (approved)	2374	#114669; 8/7/1997
#FP-99-003--East Elm Estates, Lots 62-77	4/15/1999 (approval)	5/3/1999 (approved)	2586	#164499; 8/26/1999
#RZ-02-008—Rezoning of 112 Acres from Agriculture (A) District to Single-Family Residential (R-1) District	5/16/2002 (continued) 6/20/2002 (withdrawn)	---	----	----
#RZ-17-001—Rezoning of 5.38 acres from Agriculture (A) District to Single-Family Residential (R-1) District	3/16/2017 (cancelled due to withdrawn application)	----	----	----
#RZ-20-003—Rezoning of 4.52 acres from Agriculture (A) District to Single-Family Residential (R-1) District	8/20/2020 (cancelled due to withdrawn application)	----	----	----
#RZ-21-005-- Rezoning of 4.52 acres from Agriculture (A) District to Single-Family Residential (R-1) District	7/15/2021 (withdrawn)	----	----	----
#MINOR-23-004—Lots 26A, East Elm Estates	N/A	N/A	N/A	#745547; 2/9/2024
#MINOR-24-005—Lot 22A, East Elm Estates	N/A	N/A	N/A	#75527; 9/13/2024

KEY ISSUES

- The applicant is proposing to connect to Quail Street to the east and Amy Street to the north, with east-west extensions shown for future connections as were part of the overall development plan from 2002.

ANALYSIS

This preliminary plat consisted of ten (10) lots. Sidewalks are proposed for both sides off all streets.

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 (10) times 2 persons times 0.006 (of an acre per person), which equates to 0.12 and is then multiplied by the per acre price calculated utilizing the current year's CPI (which is calculated at \$10,946.48). The acres to be dedicated (0.12) times the per acre price (\$10,946.48) yields a value of \$1,313.58. This amount is payable prior to final plat approval.

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. A Final Plat shall be submitted, reviewed, and approved prior to the issuance of any development related (building or infrastructure) permits.
3. The cash-in-lieu payment for parkland shall be payable as a condition of Final Plat approval per Section 410.630.C.

ATTACHMENTS

1. Application and Preliminary Plat of *East Elm Estates, Lots 78 – 87*
2. Conceptual Development Layout from 2002
3. Zoning Map
4. 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~~)
☐ 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): JOHN T. SOUTHARD Signature: [Signature]
Company Name: _____
Street Address: 2765 CANTRELL RD City: HARRISONVILLE State: MO Zip: 64701
Phone: 816-200-8884 Email: JOHN@CPSKINSURANCE.COM

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

Property Owner Name (print): SAME Signature: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

Firm Preparing Application: SAMUEL J STYRON CONSULTING ENGINEERS . COM

Contact: SAM STYRON
Street Address: 310 S. INDEPENDENCE ST City: 11-VILLE State: MO Zip: 64701
Phone: 816-380-5308 Email: SAM@STYRONCONSULTINGENGINEERS.COM

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

Project Information

General Location or Address: EAST ELM ESTATES - AMY STREET EXTENSION
Project Description: EAST ELM ESTATES LOTS 78-87
Acres or Sq. Ft. 4.52
Current Zoning: R-1 Proposed Zoning: R-1

For Office Use Only

Case No: PP 25-001 Filing Fee: Amount Paid \$ 300.00 Date Application Received: 2/6/25
Staff-only approval: _____ P&Z meeting: 3/20/25 BOA Meeting: 4/7/25
4/21/25



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

PLATTING APPLICATION

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See Attached Platting Checklist

- ☐ Section 1. Submittal requirements
- ☐ Section 2. General information required for preliminary and final plats
- ☐ Section 3. Additional information required for preliminary plat
- ☐ Section 4. Additional information required for final plat

Description:

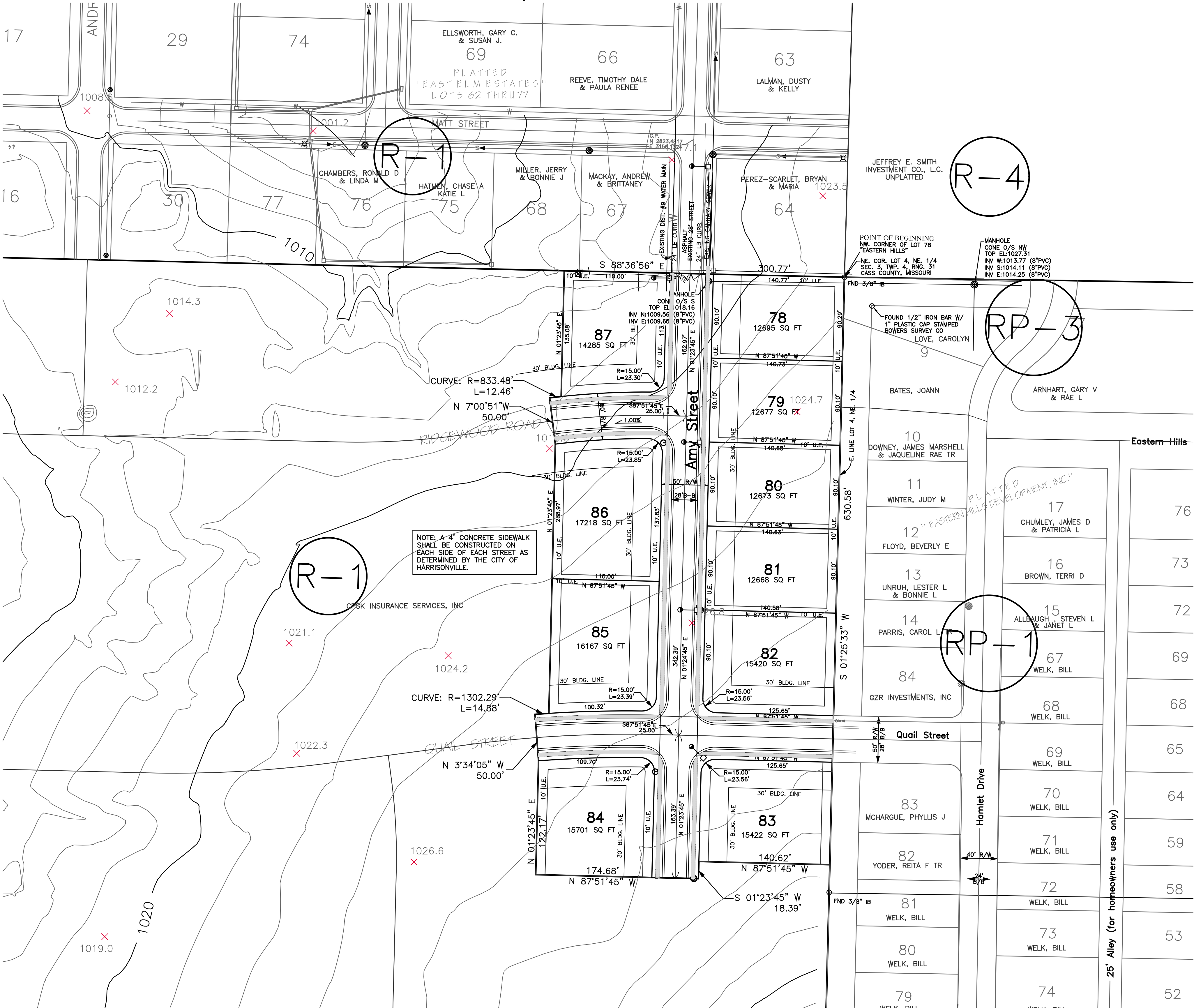
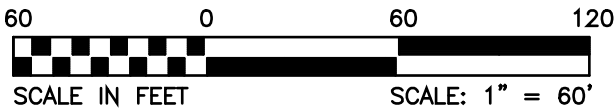
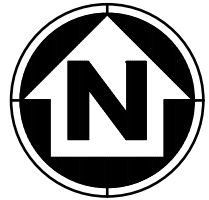
PART OF LOT 4 OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF THE NORTHEAST QUARTER OF SECTION 3, AFORESAID, RUN THENCE SOUTH 1°25'33" WEST ALONG THE EAST LINE THEREOF, 630.58 FEET; THENCE NORTH 87°51'45" WEST, 140.62 FEET; THENCE SOUTH 1°23'45" WEST, 18.39 FEET; THENCE NORTH 87°51'45" WEST, 174.68 FEET; THENCE NORTH 1°23'45" EAST, 122.17 FEET; THENCE NORTH 3°34'05" WEST, 50.00 FEET; THENCE NORTHEAST ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1302.29 AND A LENGTH OF 14.88 FEET; THENCE NORTH 1°23'45" EAST, 288.97 FEET; THENCE NORTH 7°00'09" WEST, 50.00 FEET; THENCE NORTHEAST ON A CURVE TO THE RIGHT HAVING A RADIUS OF 833.48 FEET AND A LENGTH OF 12.46 FEET; THENCE NORTH 1°23'45" EAST 135.08 FEET TO A POINT ON THE NORTH LINE OF LOT 4 OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE SOUTH LINE OF LOT 68 IN EAST ELM ESTATES, LOTS 62 THRU 77, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI, ACCORDING TO THE RECORDED FINAL PLAT THEREOF; THENCE SOUTH 88°36'56" EAST ALONG THE SOUTH LINE OF SAID EAST ELM ESTATES, LOTS 62 THRU 77, 300.77 FEET TO THE POINT OF BEGINNING. CONTAINS 4.52 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

NOTE: THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY GRAPHIC SCALE FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29037C0189F, EFFECTIVE DATE 1/2/2013.

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 AND ESTABLISHED ON THIS SITE BY GPS OBSERVATIONS. ORIGINATING FROM NATIONAL GEODETIC SURVEY (NGS) STATION N 266. ELEVATIONS SHOWN ARE IN FEET.

N 266
ORTHO HEIGHT: 895.91 FT
VERT ORDER: FIRST CLASS II

Preliminary Plat
of
East Elm Estates
Lots 78 thru 87
a proposed subdivision of land
in The City of Harrisonville, Missouri

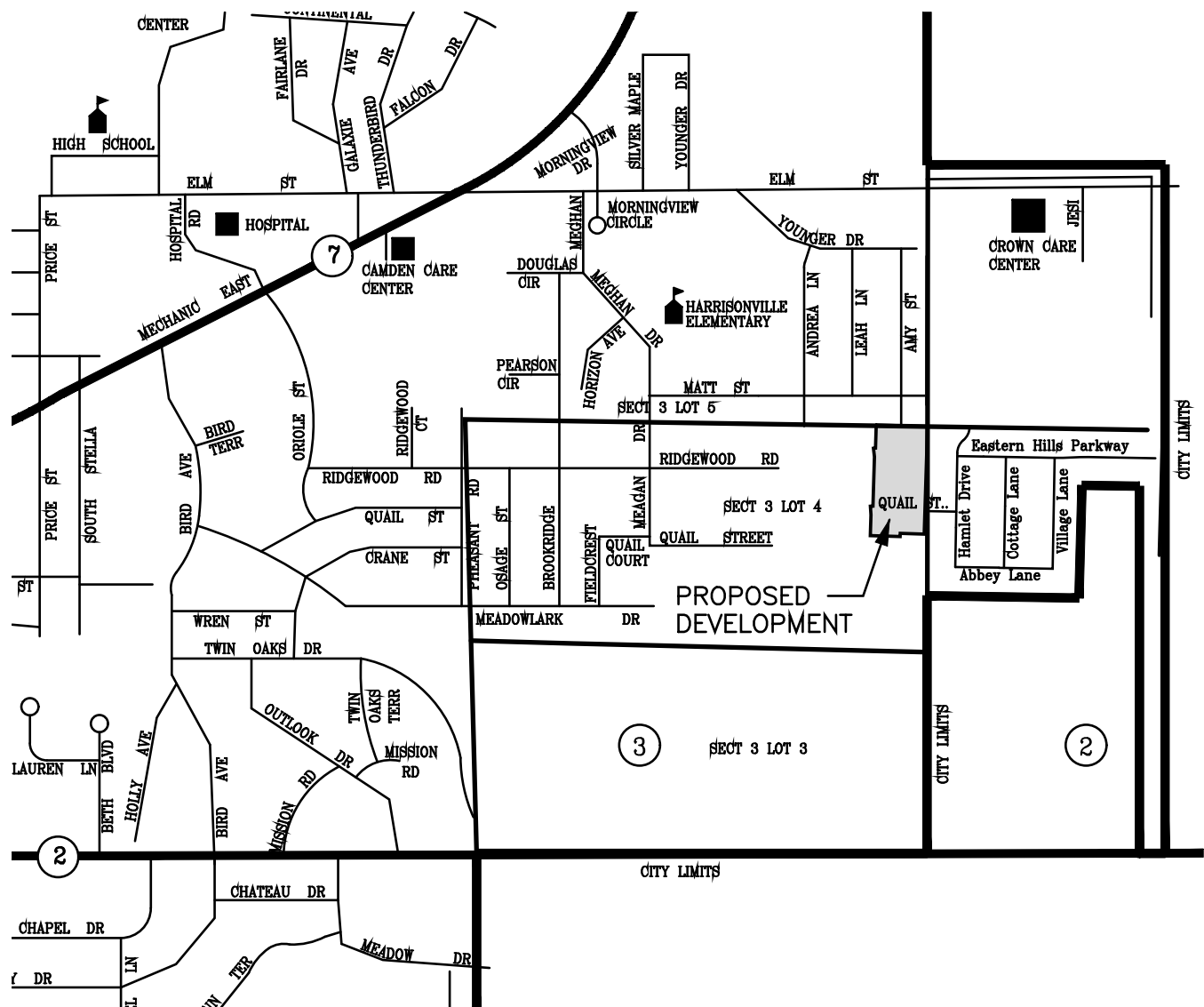


Legend

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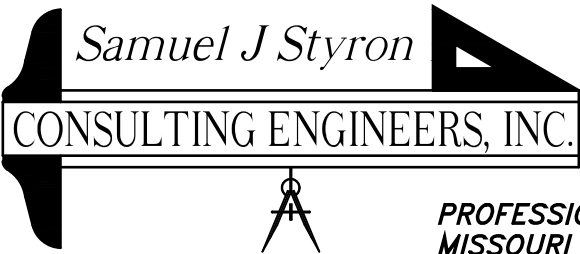
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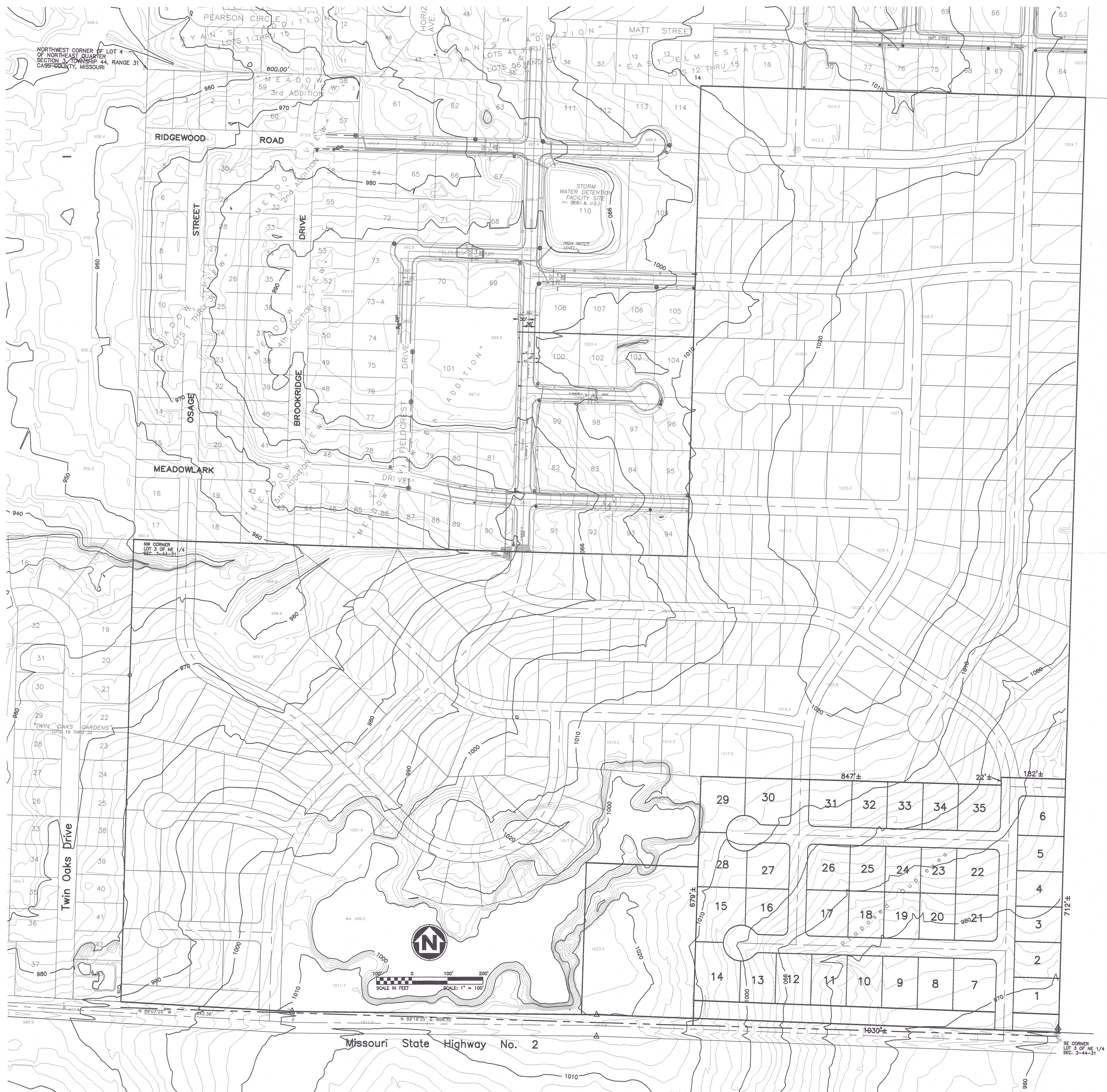
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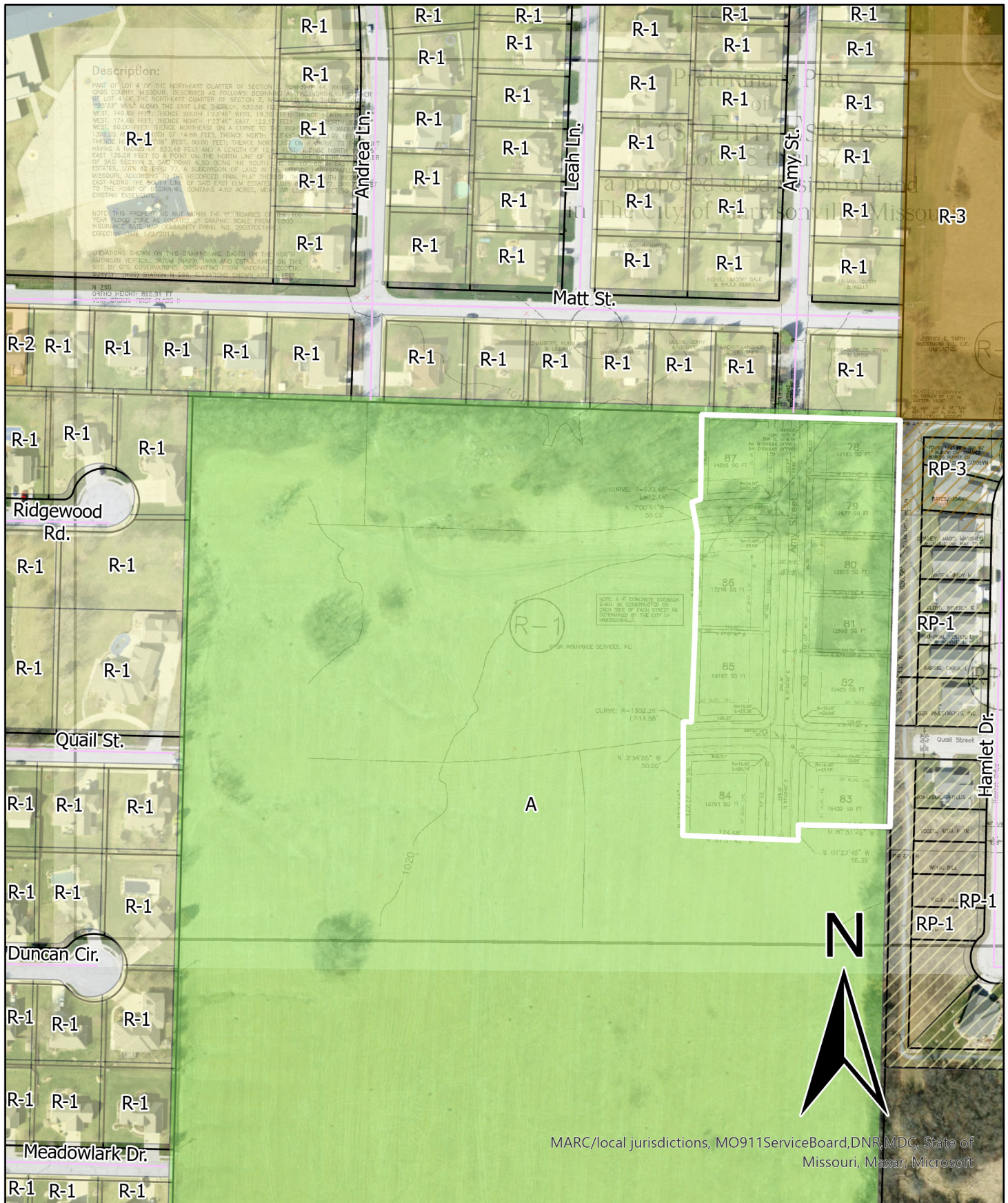
310 SOUTH INDEPENDENCE
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PHONE: 816-380-5308

PROFESSIONAL ENGINEERING CORP.
MISSOURI STATE CERTIFICATE OF
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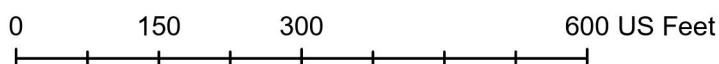
FEBRUARY 6, 2025
PROJECT NO. 2020002



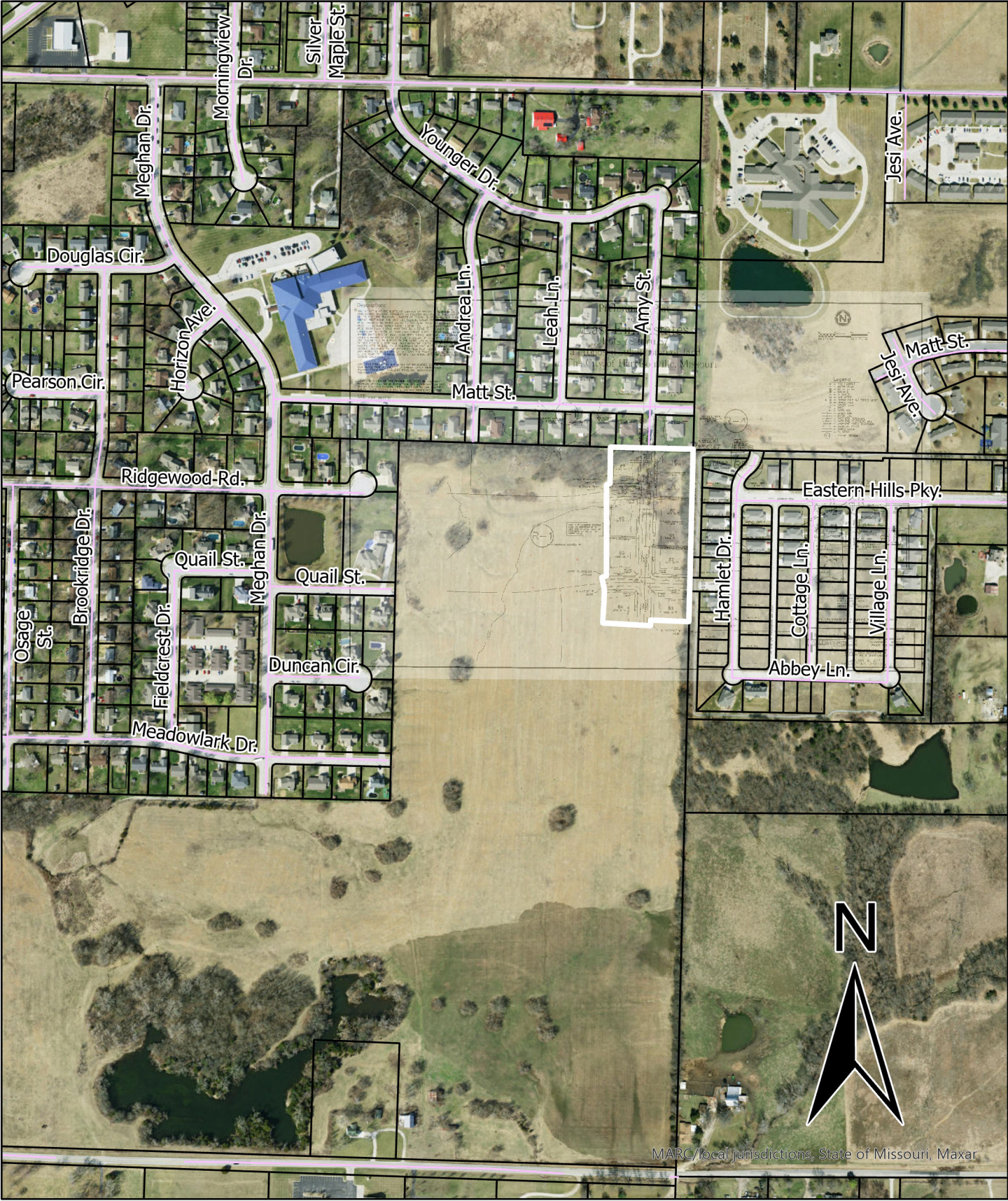
Zoning Map



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



Aerial Map



MARC/local jurisdictions, State of Missouri, Maxar

0 425 850 1,700 US Feet