



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
APRIL 7, 2025
6:00 PM**

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Arbor Day Proclamation 2025**
 - B. National Telecommunicators Week Proclamation**
 - C. JustServe City Volunteerism Proclamation**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - March 17, 2025**
 - B. Board of Aldermen - Work Session - March 17, 2025**
 - C. Board of Aldermen - Closed Session - March 17, 2025**
- 5. Agenda Items**
 - A. Council Bill 10: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING CERTAIN PORTIONS OF RIGHTS-OF-WAY AS DESCRIBED BELOW AND ATTACHED ASSOCIATED WITH THE ROYAL STREET EXTENSION PROJECT AND LOCATED ADJACENT TO LOTS 5, 6, 7, AND 8 OF VENTURES SUBDIVISION, HARRISONVILLE, CASS COUNTY, MISSOURI AND**

ESTABLISHING AN EFFECTIVE DATE.

- B. PUBLIC HEARING: 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**
 - C. Council Bill 12: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING 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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
 - D. PUBLIC HEARING: 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**
 - E. Council Bill 13: A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF *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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- 6. Aldermen and Committee Reports**
 - 7. Report from the City Administrator**
 - A. Municipal Court Report - March 2025**
 - 8. Questions from the Media**
 - 9. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 4th day of April, 2025.

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to

address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.



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OFFICIAL PROCLAMATION

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WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Mike Zaring, Mayor of the City of Harrisonville, do hereby proclaim April 25, 2025, as **ARBOR DAY** in the City of Harrisonville, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Mayor – Mike Zaring



National Public Safety Telecommunicator's Week



April 13-19, 2025



WHEREAS, When an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,

WHEREAS, The safety of our police officers, firefighters and emergency response personnel is dependent upon the quality and accuracy of information obtained from citizens who telephone the Harrisonville Police Department Communications Center; and,

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers, firefighters and emergency services personnel by monitoring their activities by radio, providing them information and ensuring their safety; and,

WHEREAS, Public Safety Telecommunicators of the City of Harrisonville have contributed substantially to the apprehension of criminals, suppression of fires, pre-delivery of medical direction and treatment of patients; and,

WHEREAS, Each Telecommunicator consistently exhibits compassion, understanding and professionalism during the performance of their job;

NOW, THEREFORE, BE IT RESOLVED, that I, Mike Zaring, Mayor of the City of Harrisonville, declares the week of April 13 through April 19, 2025, to be National Public Safety Telecommunicators Week, in honor of the men and women whose diligence and professionalism keep our county residents safe.

Mayor – Mike Zaring

COMMITMENT TO VOLUNTEERISM IN Harrisonville, MO

WHEREAS, we firmly believe that the values of compassion, empathy, and community support are the foundation of a united harmonious society and fosters connections that transcend differences; and

WHEREAS, the strength and prosperity of our cities, towns, and villages are based in the selflessness of its residents to serve and uplift one another; and

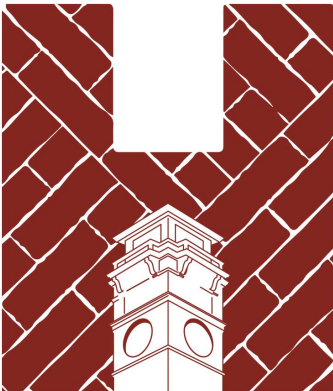
WHEREAS, we acknowledge the profound impact that can be achieved when we extend a helping hand to our neighbors, especially those of diverse backgrounds and lifting them up and collectively working to improve lives; and

WHEREAS, we nurture a culture of giving within our cities, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built; and

WHEREAS, we urge all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or belief; and

WHEREAS, the City of Harrisonville has joined a growing list of supporters, including the President of the National League of Cities and hundreds of leaders to date, in making a commitment to volunteerism;

NOW, THEREFORE, BE IT PROCLAIMED by I Mike Zaring, Mayor of the City of Harrisonville, that the City of Harrisonville commits to promoting volunteerism, leveraging JustServe.org to make it easier for residents to find and engage in volunteer opportunities and will regularly acknowledge and celebrate the contributions of volunteers.



Signed and affixed on this April 7, 2025.

Mike Zaring, Mayor





**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
MARCH 17, 2025
6:00 PM**

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Mike Zaring.

A. Pledge of Allegiance

B. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Remote	
Marcia Milner	Harrisonville	Board Member	Excused	
Gary Davidson	Harrisonville	Board Member	Present	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others Present: City Administrator Brad Ratliff, City Attorney Alex Felzien, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Director of Administrative Services Jeremy Smith, Fire Chief Rusty Sullivan, Parks and Recreation Director Grant Purkey, Director of Engineering Carl Brooks, Executive Secretary to the City Administrator Theresa West, Fire Marshall Eric Myler and City Clerk Daniel Barnett – recording.

2. Ceremonial Matters

A. Eric Myler Service Award - 25 years

Mayor Zaring and Fire Chief Sullivan were joined at the front of the room by Fire Marshall Eric Myler.

Mayor Zaring thanked Myler for his 25 years of dedicated service to the Harrisonville community.

Zaring spoke about a recent training course led by Myler at the First Baptist Church, to train church members about hands-only CPR and on the use of a defibrillator.

Myler spoke about the value of training, both within the department and within the community and said he has appreciated his time working within the Harrisonville community.

Chief Sullivan spoke to Myler's value to the Fire Department and thanked him for the many years he has served the City.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - March 3, 2025

RESULT:	Passed
MOVER:	Alderman Kiley Chaney
SECONDER:	Sandy Franklin
AYES:	Bill Mills, Larry Pfautsch, Gary Davidson, Dave Doerhoff, Kiley Chaney, Matt Turner, Sandy Franklin
EXCUSED:	Marcia Milner

B. Board of Aldermen - Work Session - March 3, 2025

	Passed
RESULT:	
MOVER:	Alderman Sandy Franklin
SECONDER:	Kiley Chaney
AYES:	Bill Mills, Larry Pfautsch, Gary Davidson, Dave Doerhoff, Kiley Chaney, Matt Turner, Sandy Franklin
EXCUSED:	Marcia Milner

5. Agenda Items

A. PUBLIC HEARING: Vacation of Certain Portions of Rights-of-Way Adjacent to Lots 5, 6, 7 and 8 of Ventures Subdivision Located Along Royal Street

Mayor Zaring opened the public hearing at 6:08 p.m.

Staff report presented by Community Development Director Stanton.

Stanton said the applicant – the City - is requesting the vacation of certain portions of rights-of-way adjacent to Lots 5, 6, 7, and 8 of Ventures Subdivision, the now established cul de-sac of Royal Street, in exchange for the newly obtained right-of-way associated with the Royal Street Extension Project.

Stanton said City staff recommend approval of the requested vacation.

Mayor Zaring closed the public hearing at 6:09 p.m.

B. Council Bill 10: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING CERTAIN PORTIONS OF RIGHTS-OF-WAY AS DESCRIBED BELOW AND ATTACHED ASSOCIATED WITH THE ROYAL STREET EXTENSION PROJECT AND LOCATED ADJACENT TO LOTS 5, 6, 7, AND 8 OF VENTURES SUBDIVISION, HARRISONVILLE, CASS COUNTY, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.

City Attorney Felzien read the ordinance for the first time.

Mayor Zaring said the second reading of the ordinance would take place on April 7, 2025.

C. Council Bill 11: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING THE BUDGET ORDINANCE LANGUAGE FOUND WITHIN ORDINANCE 3713, FOR THE CITY OF HARRISONVILLE, MISSOURI, FOR THE FISCAL YEAR JANUARY 1, 2025, THROUGH DECEMBER 31, 2025, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Director of Administrative Services Smith.

Smith said the Board of Aldermen passed Ordinance 3713 at the December 2, 2024, meeting, which approved the 2025 budget, as well as the new rates for the electric and water utilities.

Smith said, in the passed ordinance, the table reflecting the electric utility's new rates reflected the wrong language for the power and demand billing.

Smith said staff have proposed an amendment to the language included within the table, using the verbiage "All kW Charge(per kW)" to replace the verbiage of "First 1,000 kWh"; and "All kWh Charge(per kWh)" to replace the "Over 1,000 kWh".

RESULT:	Passed
MOVER:	Alderman Matt Turner
SECONDER:	Gary Davidson
AYES:	Bill Mills, Larry Pfautsch, Gary Davidson, Dave Doerhoff, Kiley Chaney, Matt Turner, Sandy Franklin
EXCUSED:	Marcia Milner

Upon passage, Mayor Zaring designated the ordinance to be Ordinance number 3718.

6. Aldermen and Committee Reports

Alderman Pfautsch said the Harrisonville Square Neighborhood Redevelopment Corporation Board will be hosting a public meeting to educate those who are interested in the benefits that the program offers to

property owners.

Alderman Davidson shared a statement regarding the Board's March 3, vote to deny Council Bill 04.

Alderwoman Franklin offered prayers and condolences to the family of Harrisonville Municipal Court Judge Don Lograsso, who passed away on March 12.

7. Report from the City Administrator

City Administrator Ratliff reminded the Board of Aldermen about a series of upcoming City and community events.

Ratliff informed the Board that the Water Treatment Plant clarifier dome cover for the smaller basin will be delivered in June of 2025, with the dome for the larger basin delivered in August.

Ratliff said the Missouri Highway 2 Bridge over Muddy Creek Tributary is cleared to proceed, after OWN Engineers submitted a report to the State Historic Preservation Office for the City's cultural resources study, which found no archaeological features.

Ratliff said Lochner, the engineering firm for the Airport Runway 17/35 Tree Removal project, has submitted a request to begin the remaining grant funding for the project, at a 95:5 federal to city ratio.

Ratliff announced that during the recent high winds, no significant power outages were reported. Ratliff praised the efforts of the Electric Department and their tree trimming crews, as a large reason why the power remained on during the storms.

Ratliff announced that Parks and Recreation staff have begun work on the T-Mobile overlook and sidewalk project in City Park.

Ratliff informed the Board that the Animal Shelter received its annual surprise inspection from the Missouri Department of Agriculture. Ratliff said the shelter passed the inspection with only a few minor corrections necessary. Ratliff said the corrections have been made.

A. Municipal Court Report February 2025

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Zaring spoke about the positive impact of Harrisonville Municipal Court Judge Don Lograsso on the City of Harrisonville and offered condolences to his family and friends, following his passing.

At 6:28 p.m., the Board of Aldermen voted to go into Closed Session pursuant to City Code for the purpose of discussing hiring, firing, disciplining or promoting of particular employees, pursuant to RSMo. 610.021(3). A motion was made by Alderman Mills and seconded by Alderman Turner. In attendance and voting to go into Closed Session were Aldermen Chaney, Davidson, Franklin, Mills, Pfautsch, Turner, Doerhoff (remote) and Mayor Mike Zaring. Mayor Zaring then convened the meeting in Closed Session. Alderwoman Milner was excused.

Upon returning to the Regular Meeting, a motion was made by Alderman Turner to adjourn from the Regular Meeting. The motion was seconded by Alderman Davidson. The motion carried with a unanimous vote. The meeting adjourned at 7:12 p.m.

Mike Zaring, Mayor & Ex-Officio
Chairmen of the Board of Alderman

ATTEST:

Daniel Barnett, City Clerk



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
MARCH 17, 2025
6:30 PM**

1. Call to Order

The meeting was called to order at 7:20 PM by Mayor Mike Zaring.

2. Present

A. Roll Call

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Larry Pfautsch	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Excused	
Marcia Milner	Harrisonville	Board Member	Excused	
Gary Davidson	Harrisonville	Board Member	Excused	
Kile Chaney	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Mayor	Present	

Others Present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, Fire Chief Rusty Sullivan, Community Development Director Christina Stanton, Economic Development Director Jim Clarke, Parks Director Grant Purkey, Director of Engineering Carl Brooks, Executive Secretary to the City Administrator Theresa West and City Clerk Daniel Barnett – recording.

3. Discussion Items

B. S. Commercial Street Extension Project Discussion

Director of Engineering Carl Brooks provided the Board of Aldermen with an update regarding the S Commercial Street Extension Project.

Brooks provided the Board with updated drawings and alignment designs for the project.

Brooks said the estimated completion date for the project, if all items move according to plan, will be in 2026.

A. Mechanic Street Overlay District

Community Development Director Stanton led a discussion about the use of the Mechanic Street Overlay District and its boundaries.

Stanton spoke about the lack of clarity that exists regarding the boundaries and their creation for the district.

Stanton spoke to the history surrounding the creation of the district and its boundaries, but said she was unable to find an official date for when the boundaries were created.

Stanton asked the Board if they would prefer to establish the boundaries over the residential properties as originally intended or have staff develop separate standards for the commercially zoned properties.

A consensus of the Board of Aldermen was reached to remain in line with the original intent for the district and its boundaries and to bring them back to the Planning and Zoning Commission and Board of Aldermen for adoption.

A motion was made by Alderman Pfautsch to adjourn from the Work Session. The motion was seconded by Alderman Chaney. The motion carried with a unanimous vote. The meeting adjourned at 7:41 p.m.



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

To: Board of Aldermen

From: Daniel Barnett, City Clerk

Date: April 7, 2025

Re: Council Bill 10: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING CERTAIN PORTIONS OF RIGHTS-OF-WAY AS DESCRIBED BELOW AND ATTACHED ASSOCIATED WITH THE ROYAL STREET EXTENSION PROJECT AND LOCATED ADJACENT TO LOTS 5, 6, 7, AND 8 OF VENTURES SUBDIVISION, HARRISONVILLE, CASS COUNTY, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.

GENERAL INFORMATION

Applicant: Patty Hilderbrand, PE, ENV SP, CQA, Director of Public Works

Requested Actions: Approval of Ordinance Vacating Certain Rights-of-Way.

Date of Application: February 14, 2025

PROPOSAL

PREVIOUS ACTIONS

KEY ISSUES

STAFF RECOMMENDATION

Approval.

ATTACHMENTS

STAFF CONTACT:

Christina Stanton

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI VACATING CERTAIN PORTIONS OF RIGHTS-OF-WAY AS DESCRIBED BELOW AND ATTACHED ASSOCIATED WITH THE ROYAL STREET EXTENSION PROJECT AND LOCATED ADJACENT TO LOTS 5, 6, 7, AND 8 OF VENTURES SUBDIVISION, HARRISONVILLE, CASS COUNTY, MISSOURI AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City desires to vacate certain portions of rights-of-way adjacent to Lots 5, 6, 7, and 8 of Ventures Subdivision, the now existing cul-de-sac of Royal Street, in exchange for the newly obtained rights-of-way associated with the Royal Street Extension Project; and

WHEREAS, in accordance with the provisions of Chapter 89 RSMo., and Section 515.020 of the Code of Ordinances of the City of Harrisonville, Missouri, thirty (30) days' notice of said application for vacation has been provided in three (3) of the most prominent and public places in the district, twenty (20) days' notice has been given by certified mail to all persons who own land on the same block as the portion of rights-of-way to be vacated, and notice has been given to the Chairman of the Planning & Zoning Commission; and

WHEREAS, the City has received no objections from property owners who either touch the rights-of-way to be vacated or own land within the same block; and

WHEREAS, RSMo. Section 88.673 states that vacated right-of-way reverts to adjoining property owners, in proportion as it was taken from them; and

WHEREAS, the Board of Aldermen, after careful and due deliberation, find that vacating the proposed rights-of-way is in the best interest of the City of Harrisonville and its residents, and that the vacated property be deeded to the adjoining property owners.

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

Section 1: The Board of Aldermen of Harrisonville, Missouri, hereby declares it necessary, reasonable, proper, and in the best interest of the City of Harrisonville and its residents to discontinue as rights-of-way and forever vacate the rights-of-way as described herein and depicted in the attached Exhibits.

Legal Descriptions:

LOT 5:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 5, VENTURES, a subdivision recorded in Book 10, Page 25 in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

Commencing at the Northeast corner of said Lot 5; thence South 23°32'23" West, on the East line of said Lot 5, a distance of 107.81 feet, to a point on the North Right-of-Way

line of said Royal Street, said point also being the Southeast corner of said Lot 5, the Point of Beginning; thence South 23°32'23" West, on the Southerly extension of said East line, a distance of 19.01 feet; thence North 87°56'37" West, a distance of 54.23 feet to a point on said North Right-of-Way line; thence Northeasterly, on said North Right-of-Way line, on a curve to the right with an initial tangent bearing of North 43°52'10" East, having a radius of 60.00 feet, a central angle of 64°07'31" and an arc length of 67.15 feet, to the Point of Beginning, containing 874.62 square feet or 0.02 acres, more or less.

LOT 6:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 6, VENTURES, a subdivision recorded in Book 10, Page 25 lying in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri; being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

Commencing at the Northwest corner of said Lot 6; thence South 23°32'23" West, on the West line of said Lot 6, a distance of 107.81 feet, to a point of the North Right-of-Way line of Royal Street as now established, also being the Point of Beginning; thence Southeasterly, on said North Right-of-Way line, on a curve to the right with an initial tangent bearing of South 72°00'19" East, having a radius of 60.00 feet, a central angle of 32°14'55", and an arc length of 33.77 feet; thence North 87°56'37" West, departing said North Right-of-Way line, a distance of 35.21 feet; thence North 23°32'23" East, a distance of 19.01 feet, to the Point of Beginning, containing 364.14 square feet or 0.01 acres, more or less.

LOT 7:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 7, VENTURES, a subdivision, recorded in Book 10, Page 25 in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri; being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

Commencing at the Southwest corner of said Lot 7, thence North 03°15'23" East, on the West line of said Lot 7, a distance of 82.17 feet, to a point on the South Right-of-Way line of Royal Street, point also being the Point of Beginning; thence North 03°15'23" East, departing said West line, on the Northerly extension thereof, a distance of 20.00 feet; thence South 87°56'37" East, a distance of 43.59 feet, to a point on a non-tangent curve, said point also being on said South Right-of-Way line; thence Southwesterly, on a curve to the right, with an initial tangent beginning of South 43°51'55" West, having a radius of 60.00 feet, through a central angle of 47°30'45"; and an arc length of 49.75 feet, to the Point of Beginning containing 601.09 square feet, or 0.01 acres, more or less.

LOT 8:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 8, VENTURES, a subdivision, recorded in Book 10, Page 25, in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County,

Missouri, being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

Commencing at the Southeast corner of said Lot 8; thence North 03°15'23" East, on the East line of said Lot 8, a distance of 82.17 feet, to a point on the South Right-of-Way line of Royal Street, point also being the Point of Beginning; thence Northwesterly, departing said East line, on said South Right-of-Way line, and on a curve to the right with an initial tangent beginning of North 88°37'21" West, having a radius of 60.00 feet, a central angle of 48°52'12", and an arc length of 51.17 feet; thence South 87°56'37" East, departing said South Right-of-Way line, a distance of 45.85 feet; thence South 03°15'23" West, a distance of 20.00 feet, to the Point of Beginning containing 637.91 square feet, or 0.01 acres, more or less.

Section 2: The statutory right of reversion in the owners of the abutting property is hereby confirmed, as is provided by the laws of the State of Missouri, the Mayor and the City Clerk are hereby authorized to execute all necessary instruments required to confirm the reversionary rights of the owners of property abutting the area vacated, as described in this ordinance.

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. That ordinances 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 17th DAY OF MARCH 2025. READ FOR THE SECOND TIME BY TITLE ONLY ON THE 7th DAY OF APRIL 2025.

Mike Zaring, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 7th day of April 2025.

ATTACHMENTS:

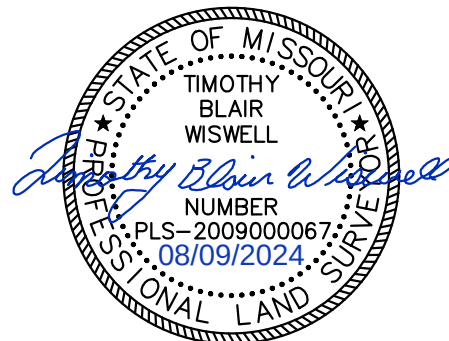
EXHIBITS: LEGAL DESCRIPTIONS AND MAPS FOR RIGHTS-OF-WAY TO BE VACATED FOR LOTS 5, 6, 7, AND 8 OF VENTURES SUBDIVISION
ZONING MAP

RIGHT-OF-WAY VACATION:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 5, VENTURES, a subdivision recorded in Book 10, Page 25 in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri, being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

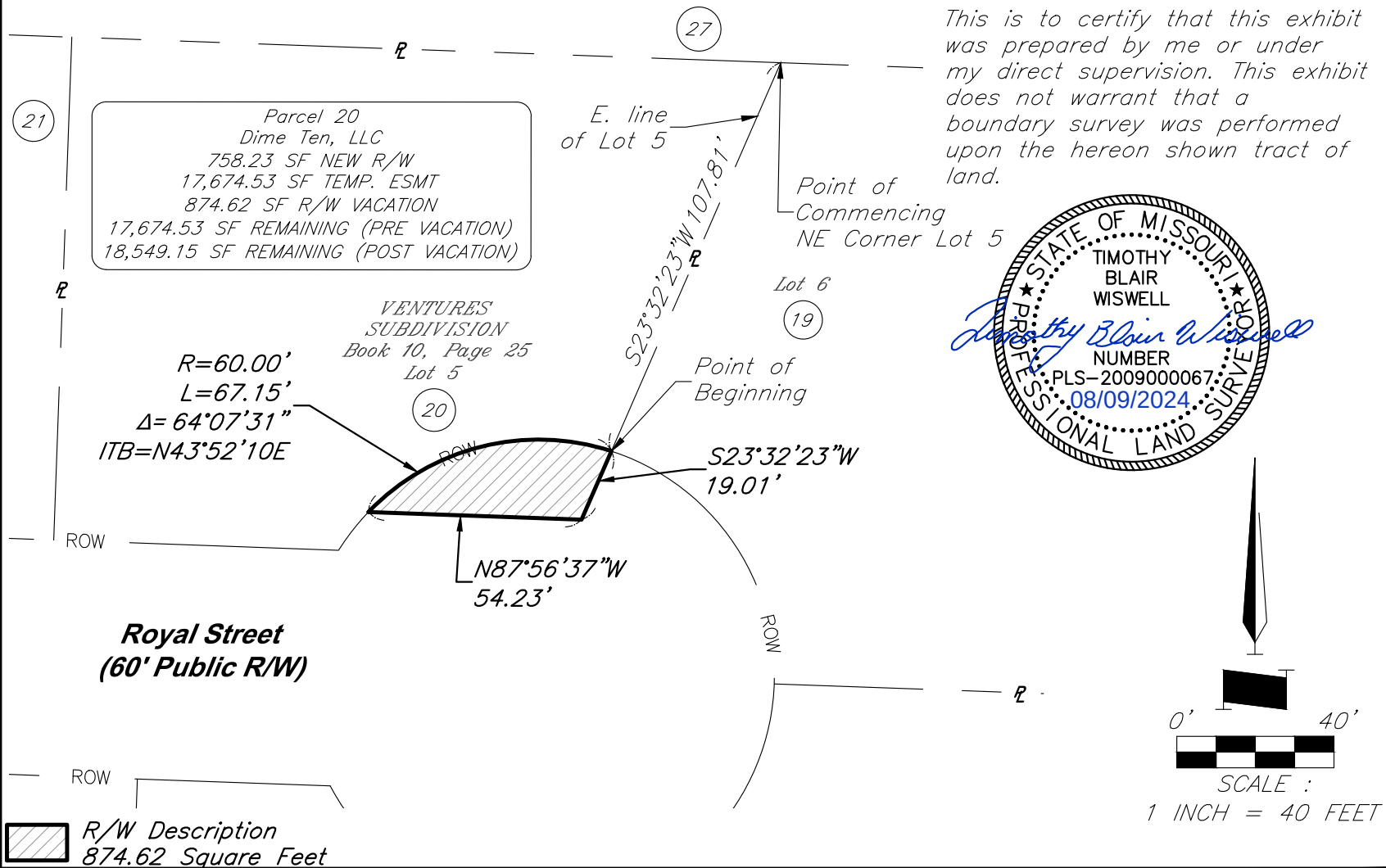
Commencing at the Northeast corner of said Lot 5; thence South 23°32'23" West, on the East line of said Lot 5, a distance of 107.81 feet, to a point on the North Right-of-Way line of said Royal Street, said point also being the Southeast corner of said Lot 5, the Point of Beginning; thence South 23°32'23" West, on the Southerly extension of said East line, a distance of 19.01 feet; thence North 87°56'37" West, a distance of 54.23 feet to a point on said North Right-of-Way line; thence Northeasterly, on said North Right-of-Way line, on a curve to the right with an initial tangent bearing of North 43°52'10" East, having a radius of 60.00 feet, a central angle of 64°07'31", and an arc length of 67.15 feet, to the Point of Beginning, containing 874.62 square feet or 0.02 acres, more or less.

This is to certify that this boundary description has been prepared by me or under my direct supervision.



GBA architects engineers 9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com twiswell@gbateam.com © George Butler Associates, Inc. 2024 CLS 000059	PROJECT NUMBER 15591.00 MODOT NO. SNS0021 DATE 08/06/2024	Exhibit "A" R/W Vacation Harrisonville, Cass Co., MO	SHEET NUMBER 1 of 2
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Q:\15591\DWG\DWG\Drawings\Survey\15591\2024-1075-VENTURES-REDEVELOPMENT.dwg Layout: Exhibit -- Friday, August 08, 2025, 12:21pm -- Copyright 2024, George Butler Associates, Inc.



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PROJECT NUMBER
15591.00
MODOT NO. SNS0021

DATE
08/06/2024

Exhibit "A"
R/W Vacation
Harrisonville, Cass Co., MO

SHEET NUMBER

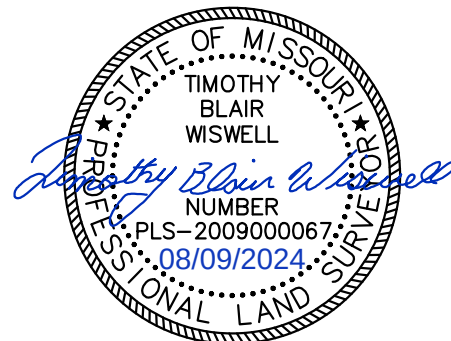
2 of 2

RIGHT-OF-WAY VACATION:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 6, VENTURES, a subdivision recorded in Book 10, Page 25 lying in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri, being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

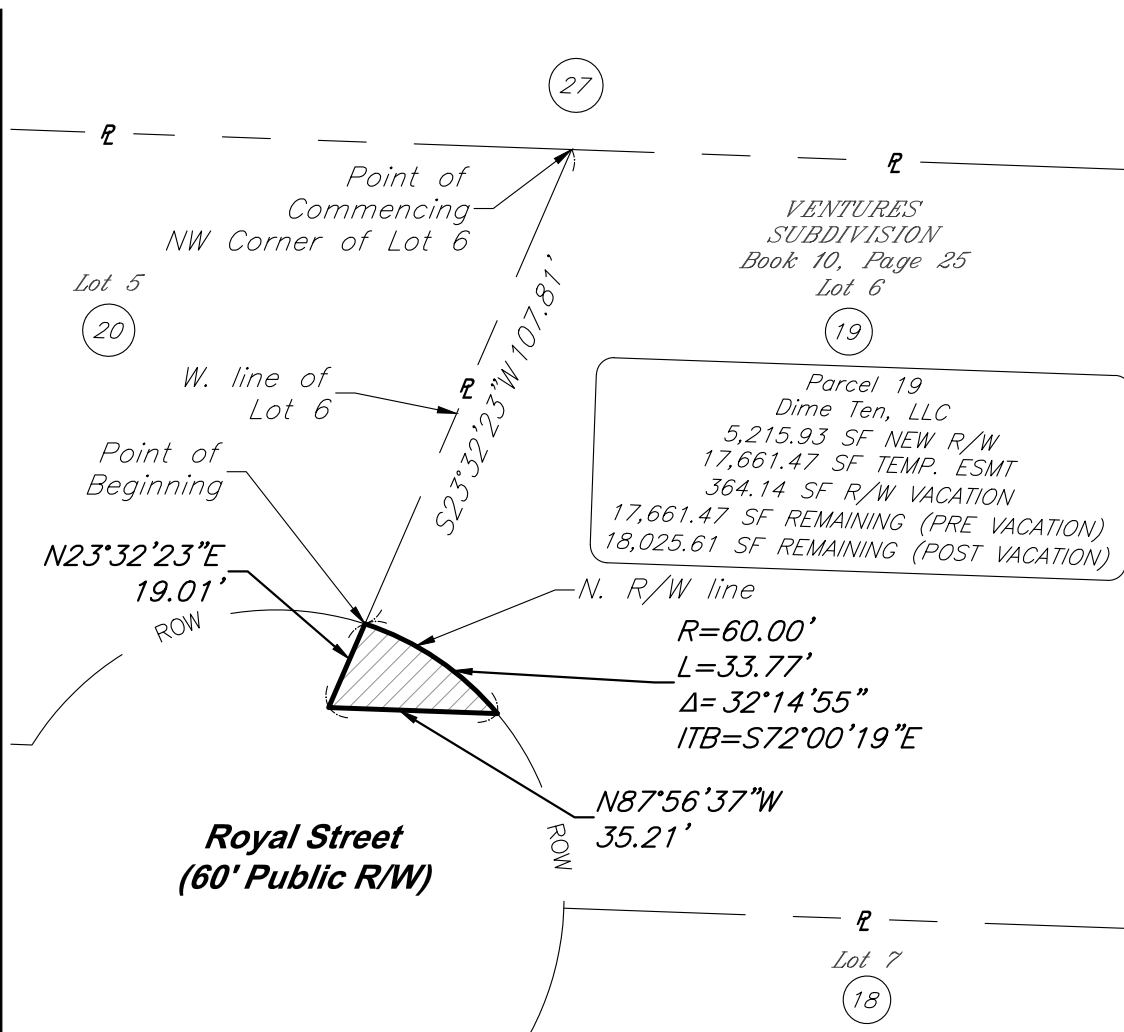
Commencing at the Northwest corner of said Lot 6; thence South 23°32'23" West, on the West line of said Lot 6, a distance of 107.81 feet, to a point of the North Right-of-Way line of Royal Street as now established, also being the Point of Beginning; thence Southeasterly, on said North Right-of-Way line, on a curve to the right with an initial tangent bearing of South 72°00'19" East, having a radius of 60.00 feet, a central angle of 32°14'55", and an arc length of 33.77 feet; thence North 87°56'37" West, departing said North Right-of-Way line, a distance of 35.21 feet; thence North 23°32'23" East, a distance of 19.01 feet, to the Point of Beginning, containing 364.14 square feet or 0.01 acres, more or less.

This is to certify that this boundary description has been prepared by me or under my direct supervision.

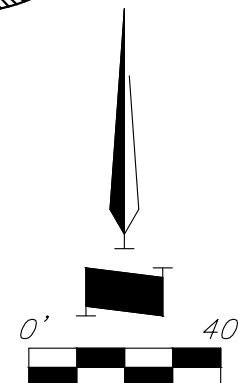
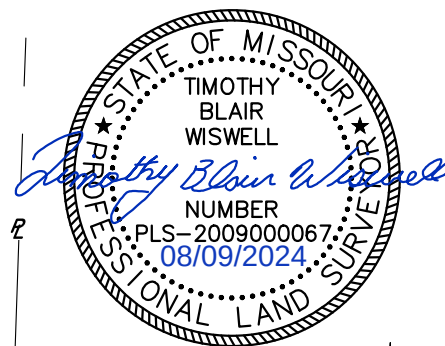


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08/15/2024 [C:\Users\George\OneDrive\Drawings\Survey\15591\2004-L078-VENTURES-MISSOURI\15591-000059.dwg] Layout: Exhibit -- Friday, August 08, 2025, 1:13pm -- Copyright 2024, George Butler Associates, Inc.



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SCALE :
1 INCH = 40 FEET

 R/W Description
364.14 Square Feet

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engineers

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PROJECT NUMBER
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MODOT NO. SNS0021

DATE
08/06/2024

Exhibit "A"
R/W Vacation
Harrisonville, Cass Co., MO

SHEET NUMBER

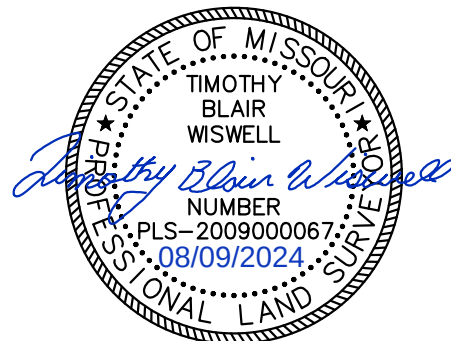
2 of 2

RIGHT-OF-WAY VACATION:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 7, VENTURES, a subdivision, recorded in Book 10, Page 25 in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri, being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

Commencing at the Southwest corner of said Lot 7, thence North 03°15'23" East, on the West line of said Lot 7, a distance of 82.17 feet, to a point on the South Right-of-Way line of Royal Street, point also being the Point of Beginning; thence North 03°15'23" East, departing said West line, on the Northerly extension thereof, a distance of 20.00 feet; thence South 87°56'37" East, a distance of 43.59 feet, to a point on a non-tangent curve, said point also being on said South Right-of-Way line; thence Southwesterly, on a curve to the right, with an initial tangent bearing of South 43°51'55" West, having a radius of 60.00 feet, through a central angle of 47°30'45", and an arc length of 49.75 feet, to the Point of Beginning containing 601.09 square feet, or 0.01 acres, more or less.

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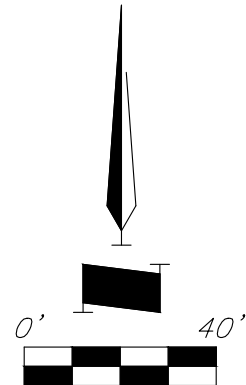
DATE
8/6/2024

Exhibit "A"
Right-of-Way Vacation
Harrisonville, Cass Co., MO

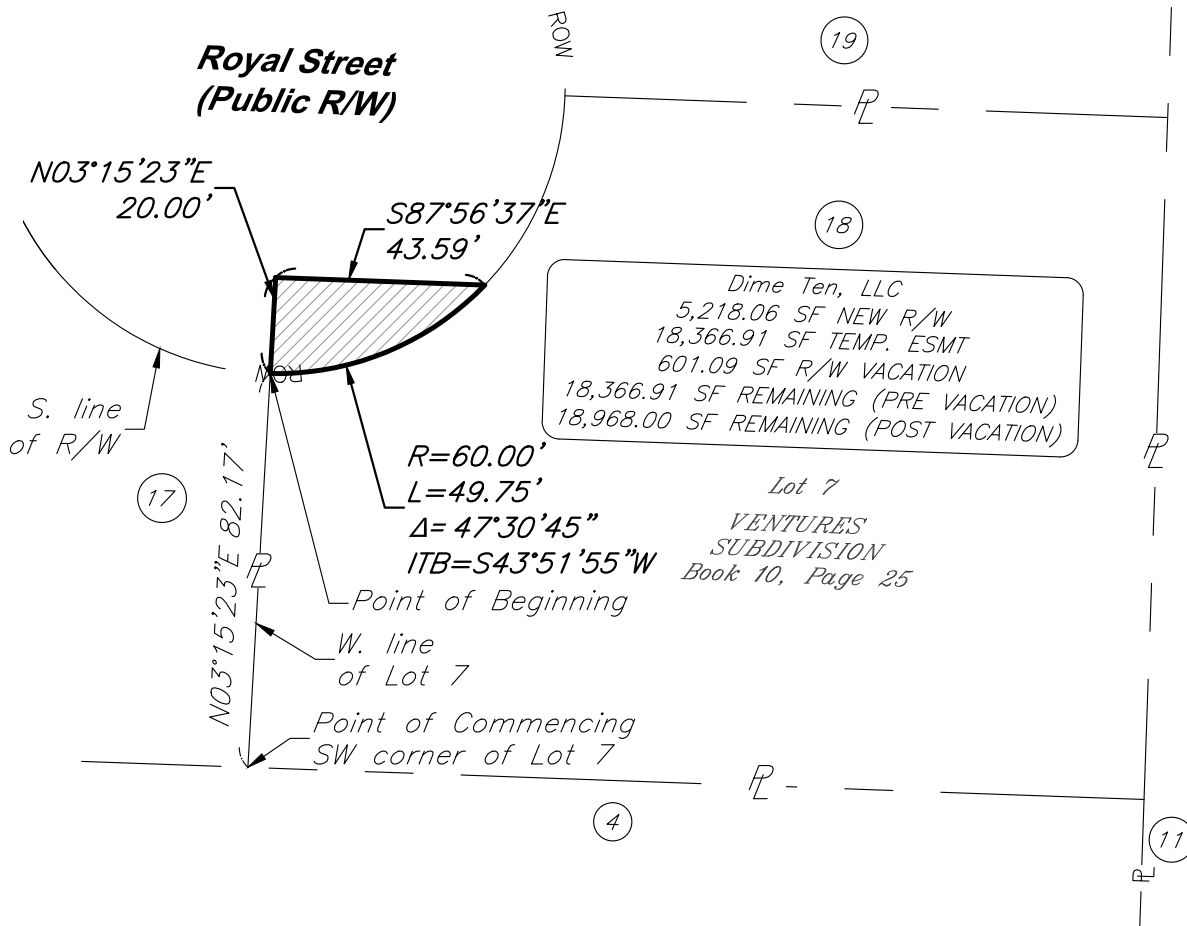
SHEET NUMBER

1 of 2

This is to certify that this exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.



SCALE :
1 INCH = 40 FEET



Right-of-Way Description
601.09 Square Feet

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MODOT NO. SNS0021

DATE

8/6/2024

Exhibit "A"
Right-of-Way Vacation
Harrisonville, Cass Co., MO

SHEET NUMBER

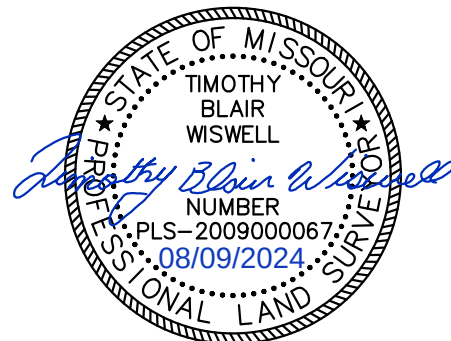
2 of 2

RIGHT-OF-WAY VACATION:

All that part of Royal Street Right-of-Way, as now established, lying adjacent to Lot 8, VENTURES, a subdivision, recorded in Book 10, Page 25, in the Southwest Quarter of Section 33, Township 45 North, Range 31 West, of the Fifth Principal Meridian, in the City of Harrisonville, Cass County, Missouri, being described by Timothy Blair Wiswell, PLS 2009000067 of George Butler Associates Inc, CLS 000059, on August 6, 2024, as follows:

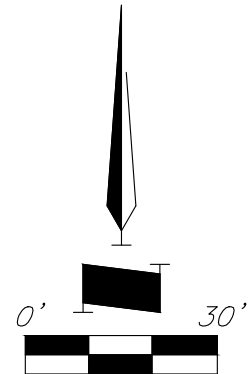
Commencing at the Southeast corner of said Lot 8; thence North 03°15'23" East, on the East line of said Lot 8, a distance of 82.17 feet, to a point on the South Right-of-Way line of Royal Street, point also being the Point of Beginning; thence Northwesterly, departing said East line, on said South Right-of-Way line, and on a curve to the right with an initial tangent bearing of North 88°37'21" West, having a radius of 60.00 feet, a central angle of 48°52'12", and an arc length of 51.17 feet; thence South 87°56'37" East, departing said South Right-of-Way line, a distance of 45.85 feet; thence South 03°15'23" West, a distance of 20.00 feet, to the Point of Beginning containing 637.91 square feet, or 0.01 acres, more or less.

This is to certify that this boundary description has been prepared by me or under my direct supervision.

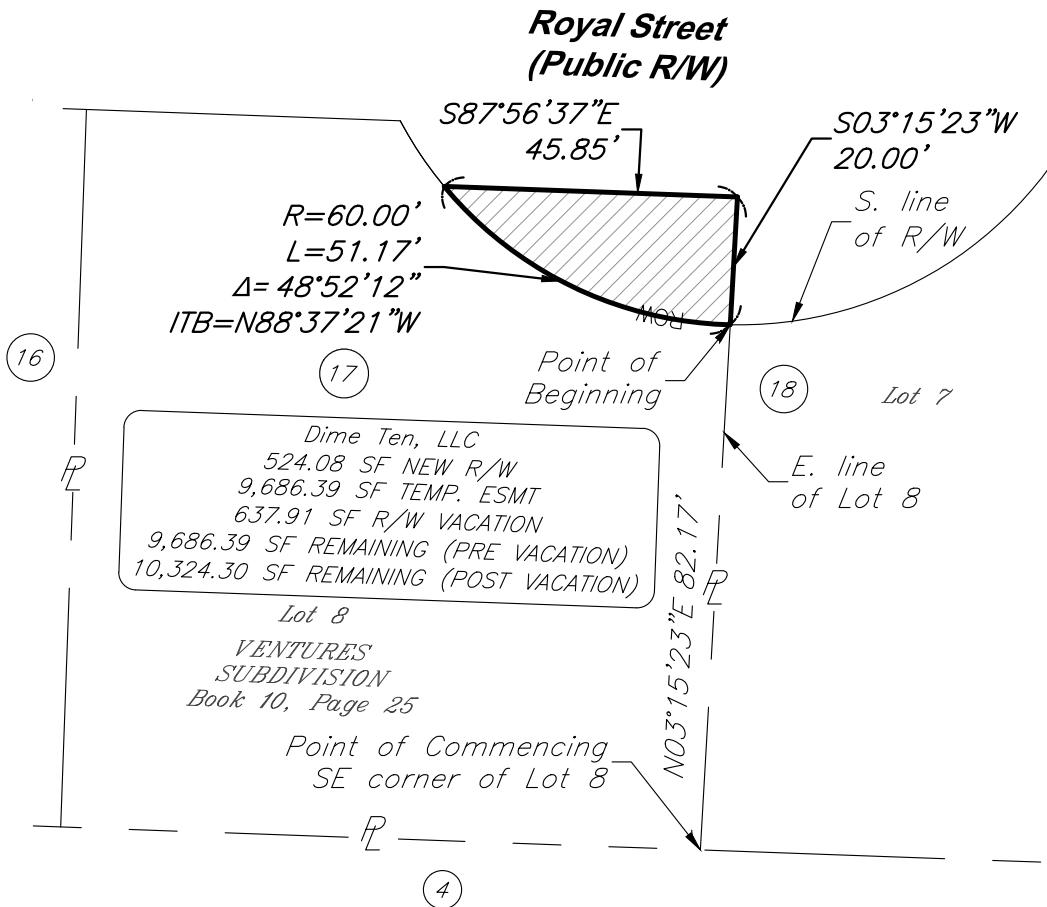


GBA architects engineers 9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com twiswell@gbateam.com	PROJECT NUMBER 15591.00 MODOT NO. SNS0021 DATE 8/6/2024	Exhibit "A" Right-of-Way Vacation Harrisonville, Cass Co., MO	SHEET NUMBER 1 of 2
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This is to certify that this exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.



SCALE :
1 INCH = 30 FEET



 Right-of-Way Description
637.91 Square Feet

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MODOT NO. SNS0021

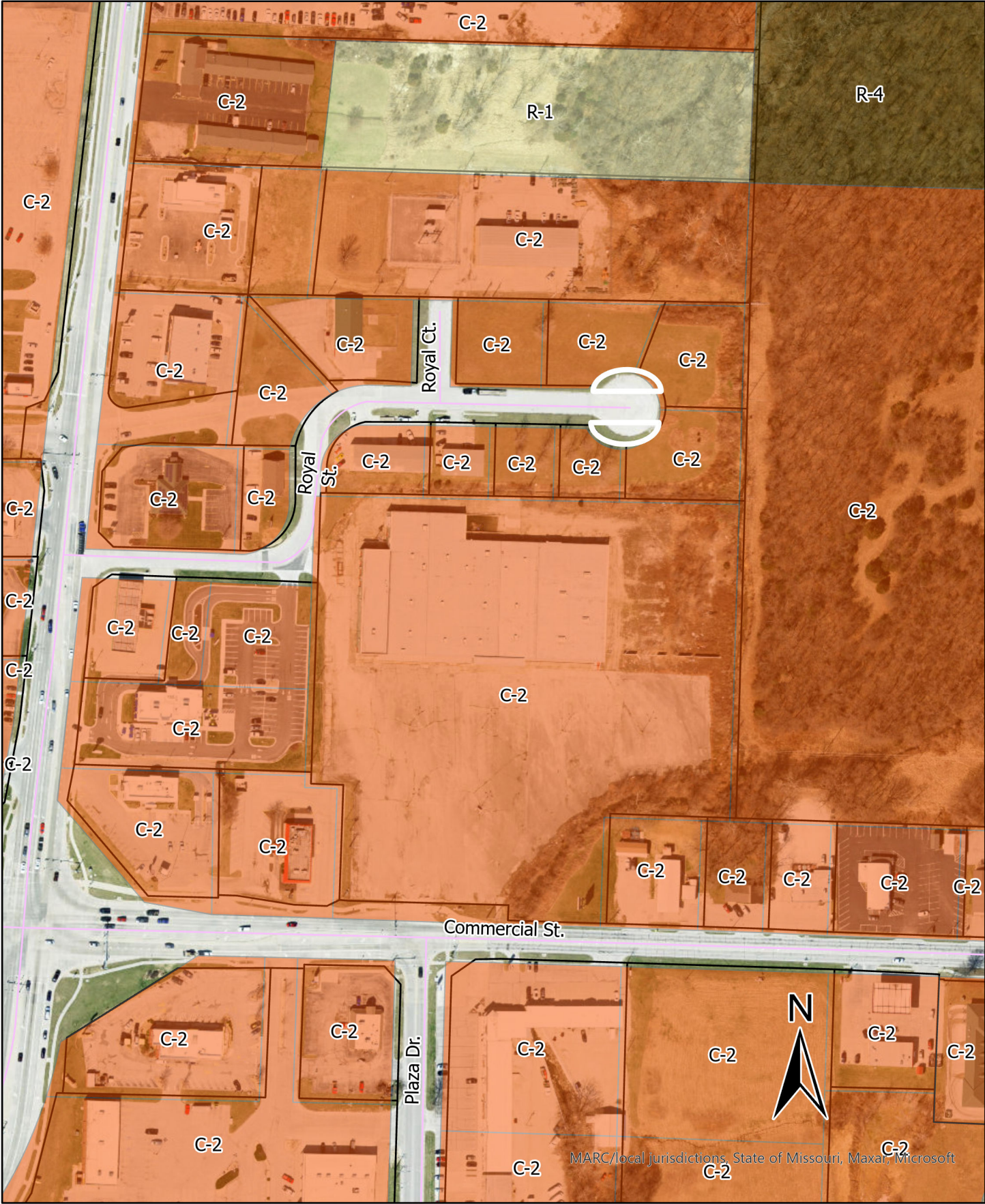
DATE
8/6/2024

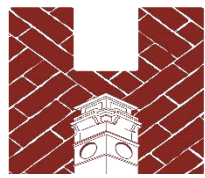
Exhibit "A"
Right-of-Way Vacation
Harrisonville, Cass Co., MO

SHEET NUMBER

2 of 2

Zoning 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: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: April 7, 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
#RZ-25-001—Rezoning of 32.88 acres from Agriculture (A) District to Single-Family Residential (R-1) District	3/20/2025 (approval)	4/7/2025		

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. E-mail and Image from Brad Arnold (2618 Meadowlark Drive)
- 6. E-mail from Deacon Fernandes (2709 Matt Street)
- 7. Zoning Map
- 8. 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. 452 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:

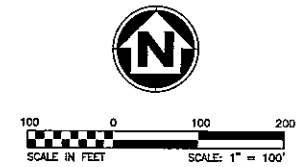
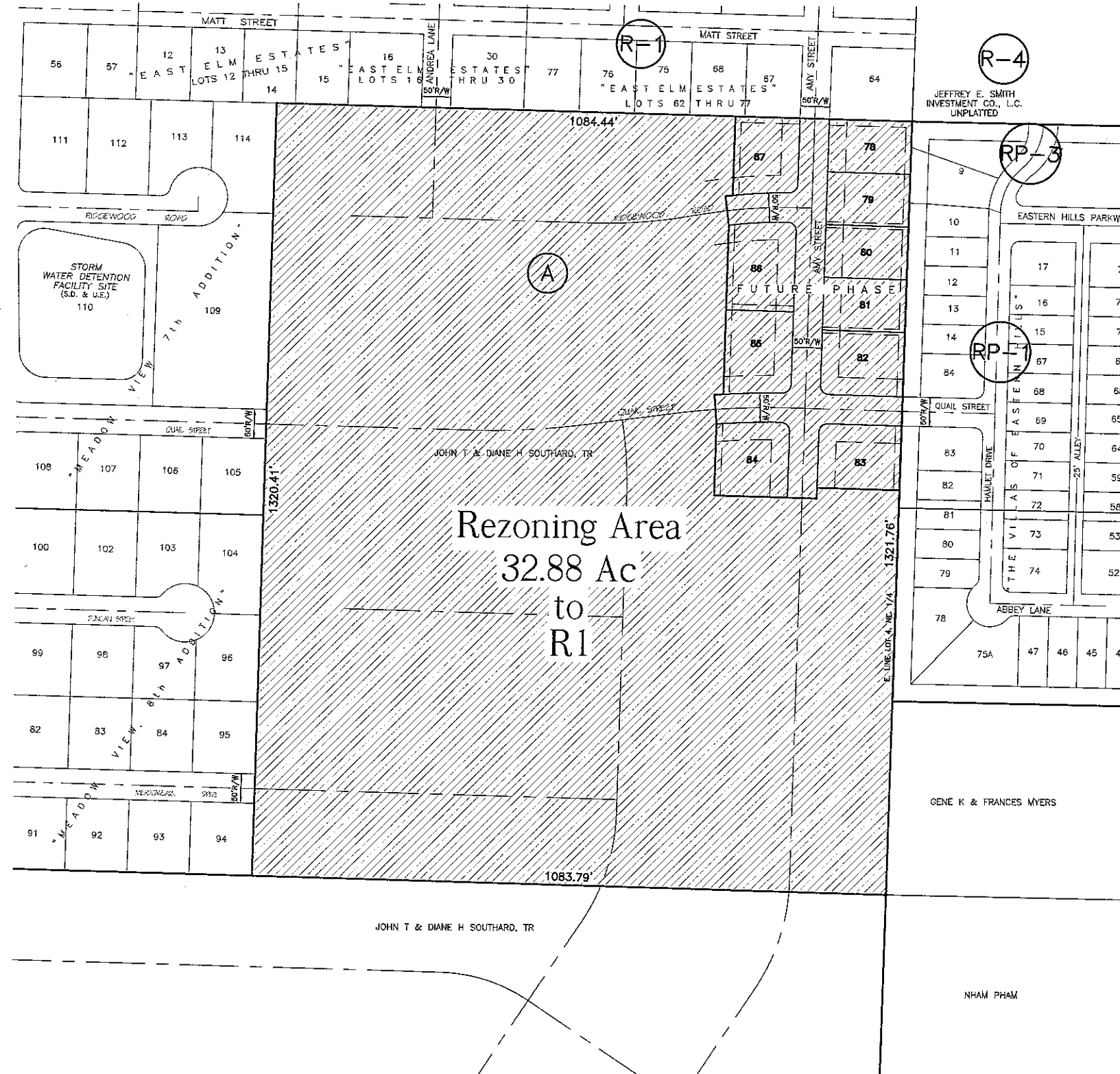
LOT 4 OF THE NORTHEAST QUARTER, EXCEPT THE WEST 1560 FEET THEREOF; ALL IN SECTION 3, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.

RECEIVED

FEB 06 2025

City of Harrisonville

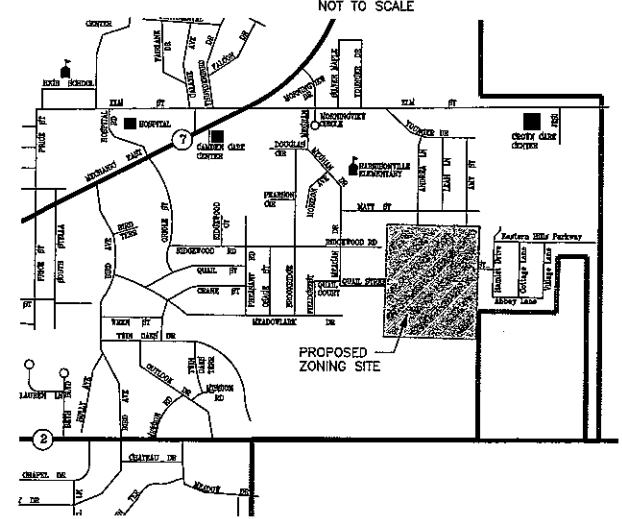
Zoning Sketch
of
East Elm Estates
Future Development Expansion
in The City of Harrisonville, Missouri



Legend

- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = MANHOLE
- = CLEANOUT
- = GAS METER
- = POWER POLE W/ STREET LIGHT
- = POWER POLE
- = STREET SIGN
- = TREE
- = DOWN GUY
- = SEWER LINE
- = WATER LINE
- = OHP = OVERHEAD POWERLINE
- = OHT = OVERHEAD TELEPHONE LINE
- = OHCATV = OVERHEAD CABLE TELEVISION
- = CHAINLINK FENCE
- = BOARD FENCE
- = FL. DITCH
- = ZONING DIVISION

Vicinity Sketch



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
JANUARY 30, 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***](mailto: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

From: [Brad Arnold](#)
To: [Christina Stanton](#)
Subject: Planning and Zoning Meeting 3-20-25
Date: Thursday, March 20, 2025 7:06:17 AM
Attachments: [Screenshot 2025-03-20 050326.png](#)

To Whom it May Concern,

We live at 2618 Meadowlark Dr.

My concerns are given the increase in elevation to our East and the small lot sizes that are proposed next to us I question if there will be enough room to adequately manage stormwater generated from new structures and impervious surfaces. It will be very important to adequately plan stormwater management so my house and my neighbors don't end up dealing with unintended consequences of the proposed development. Currently, there is somewhat of a berm that diverts water from the field to the city street. Without proper planning on the front end this berm will be harder to maintain in the future. As it is today the berm becomes overloaded during large rain events and floods our yard and our neighbor to the North at 2619 Duncan Cr. (See attached sketch showing area of concern in red)

Additionally, the maps I saw do not account for overhead power lines that run in this same area East of our house. North to South. I would think there would need to be consideration given for easement access to overhead utilities as well. (See attached sketch showing area of concern in red)

It is my goal to maintain my property value as Harrisonville grows. I would strongly disapprove of any rental properties in this development.

Kind Regards,

Brad and Casey Arnold
This is an email from outside your organization.



From: [Deacon Fernandes](#)
To: [Christina Stanton](#)
Subject: East elm estates
Date: Sunday, March 30, 2025 10:21:02 PM

Hi there. I attended the meeting on the 20th of March. I live on Matt street and have an easement in my backyard for utilities. I have a couple of questions for the board. I'm 100% sure that there will be a storm drain put in my backyard tie into the first catch base on the Storm system. My concern is when the contractor is done where there will be settlements. I hope not because I will be putting money into refurbishing my grass. I hope there are compaction test being done as there are utilities going in Underground so there will be no more settling more than an inch or two I'm dealing with a sidewalk in my front yard that has settled over 8 inches due to sewer line. Plus I have seen that catch basin my back yard with a major storm not being able to handle the runoff that is coming to it. I am not sure that the pipe that is in the ground is big enough to handle the runoff that is going to be sent to it. I think the street most of the people will be using is one of the busiest streets in our subdivision with two day cares on it meaning there are going to be a lot of kids out playing. One last thing. I know that this development has been turned down four other times previous to this attempt if this passes, please inform the public what has changed to let it happen thank you. I will see you on April 7.

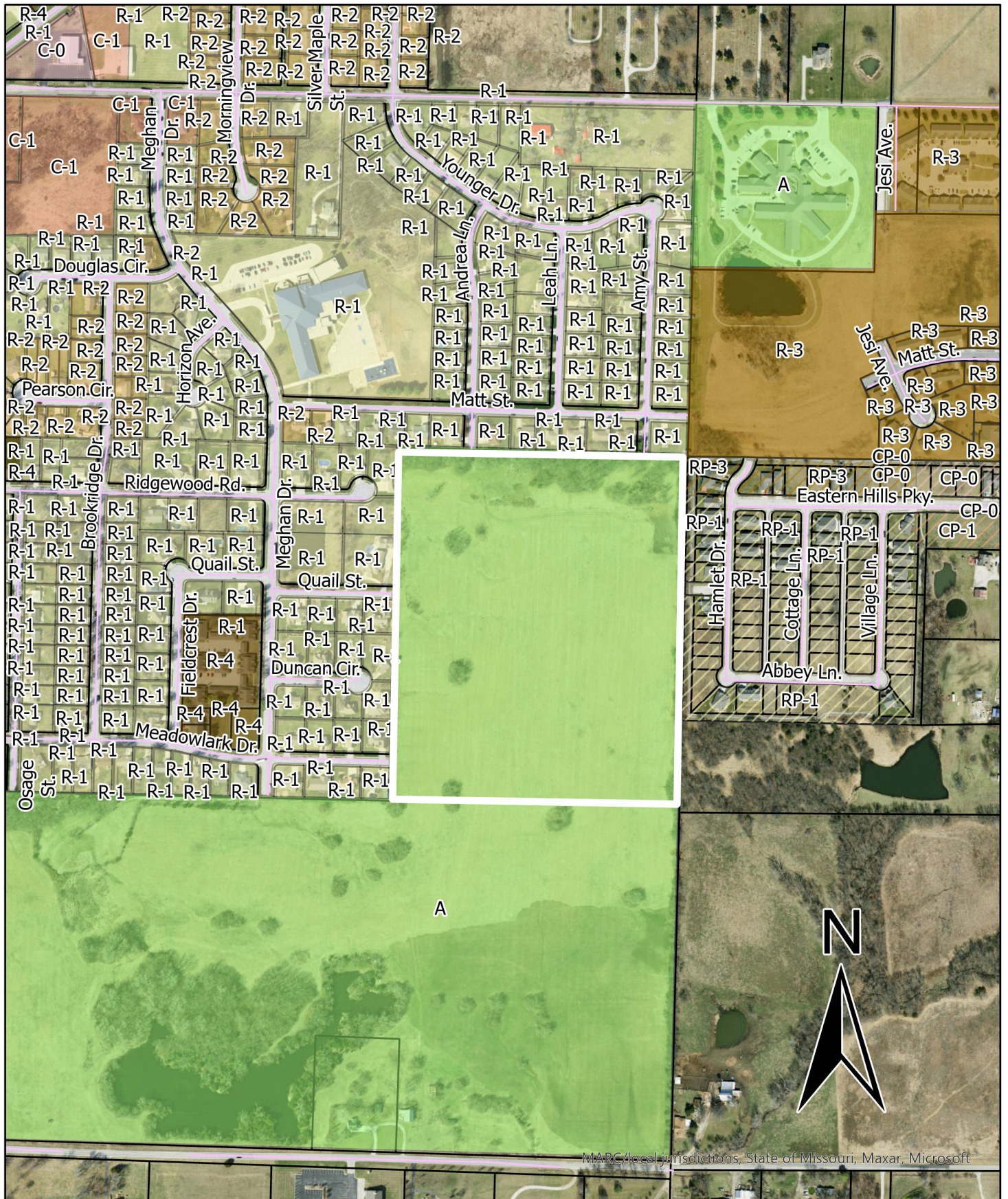
Plus they put up a crazy type of fence on my neighbors property and they have crossed the property line. I don't think it is fair to the existing homeowners that they are putting T post and hog wire on their property

I have worked in the trade for 30 years. I know how this is going to work and I am not going to let my friendly neighbors be bullied. Thank you for your time.

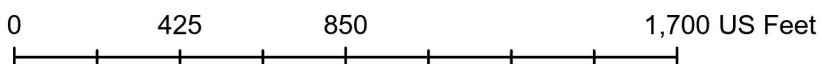
Sent from my iPhone

This is an email from outside your organization.

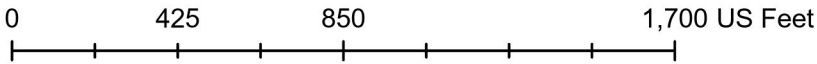
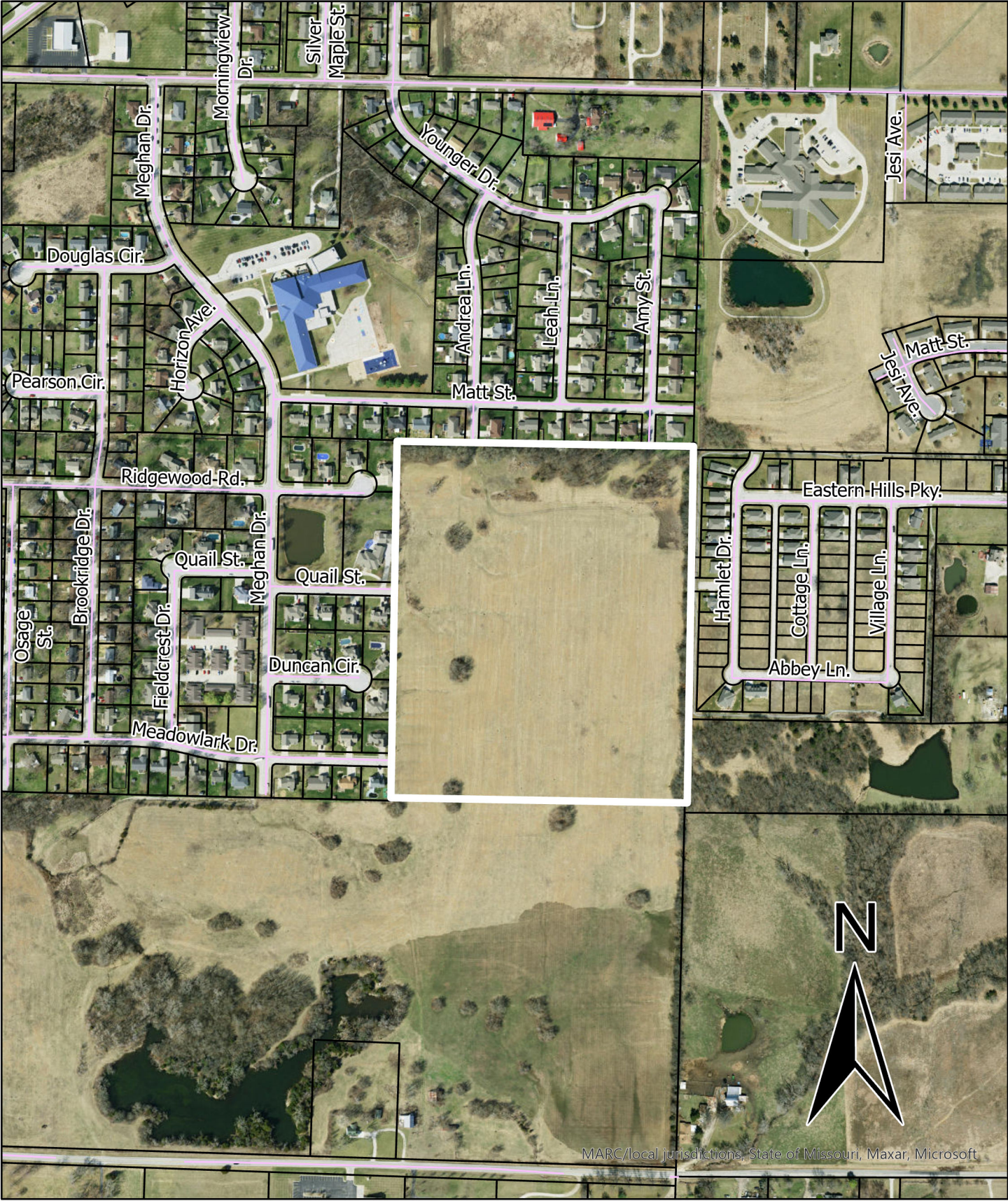
Zoning Map



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



Aerial Map



Council Bill No.

Ordinance No.

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING 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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from John Southard seeking approval of a Rezoning from Agriculture (A) District to Single-Family Residential (R-1) District on 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 in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, a legal notice announcing a public hearing to be held on the requested Rezoning application on March 20, 2025, before the Planning & Zoning Commission and on April 7, 2025, before the Board of Aldermen of the City of Harrisonville, Missouri was published in the February 20, 2025, edition of the *Tribune and Times* newspaper; and

WHEREAS, the Rezoning was considered by the Planning and Zoning Commission on March 20, 2025, and, with a vote of 8-0, recommended that the Board of Aldermen approve the requested Rezoning with the two (2) conditions of approval 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 the approval of the Rezoning 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 a Rezoning from Agriculture (A) District to Single-Family Residential (R-1) District for 32.88-acres for the proposed expansion of *East Elm Estates* consisting of 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 in the City of Harrisonville, Cass County, Missouri, with the following two (2) conditions of approval:

- 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.

Section 2: The Rezoning comprises the following real estate in the City of

Harrisonville, Cass County, Missouri, described as follows:

LEGAL DESCRIPTION:

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

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 7TH OF APRIL 2025 AND WAS
READ FOR A SECOND TIME BY TITLE ONLY ON THE 21ST DAY OF APRIL 2025 AND
PASSED BY THE BOARD OF ALDERMEN THIS 21ST DAY OF APRIL 2025.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

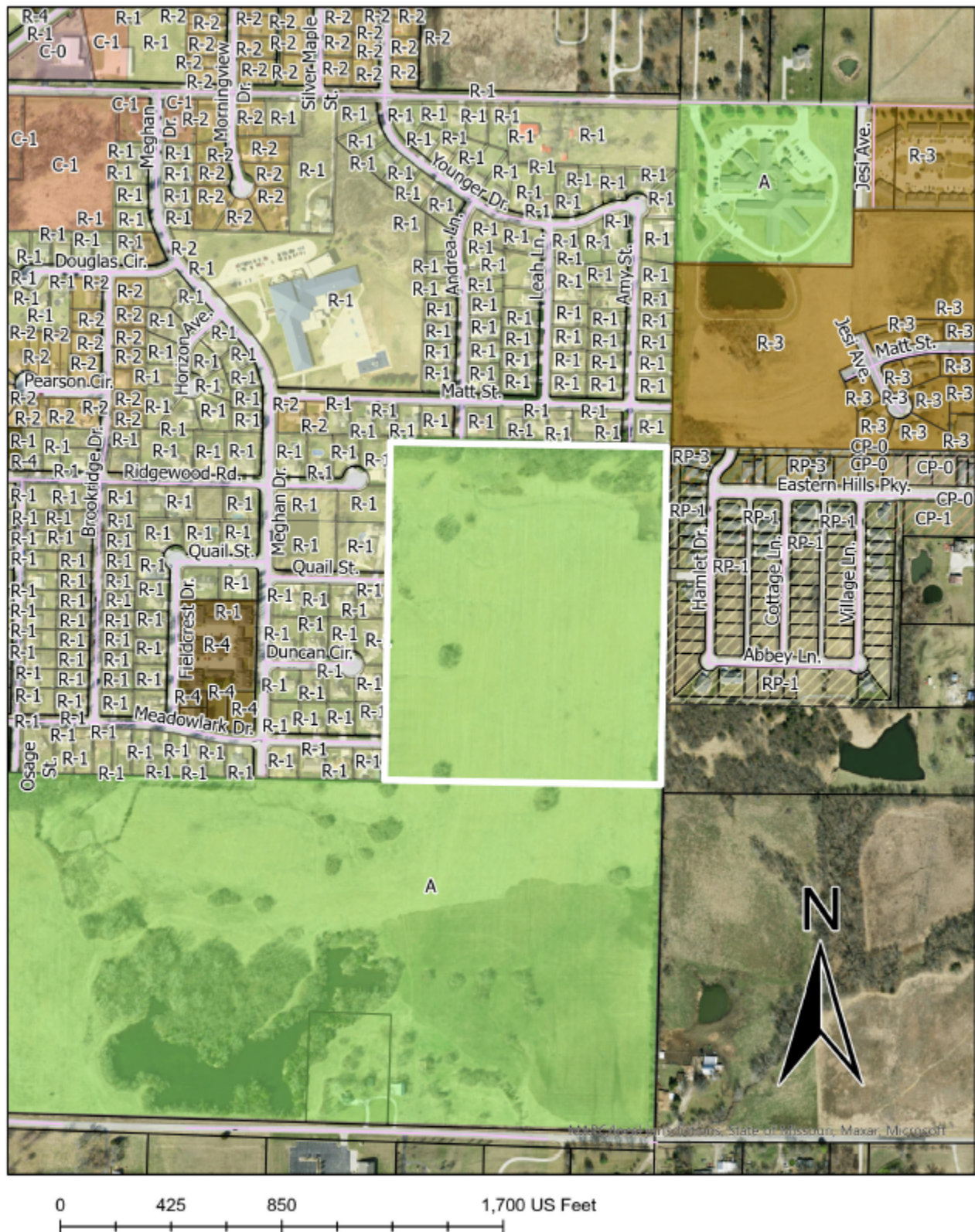
ATTEST:

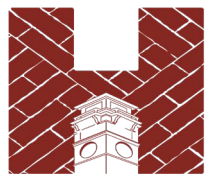
Daniel Barnett, City Clerk

WITNESS my hand and seal this 21ST day of April 2025

Attachment I: Zoning Map

Zoning 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: Board of Aldermen

From: Christina Stanton, AICP, Community Development Director

Date: April 7, 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

Appl.# and Title	P&Z Date (action)	BOA Date (action)	Ord.#	Recorded (Instrument # and Date)
#PP-25-001—East Elm Estates, Lots 78-87	3/20/2025 (approval)	4/7/2025		

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: *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): 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

Resources

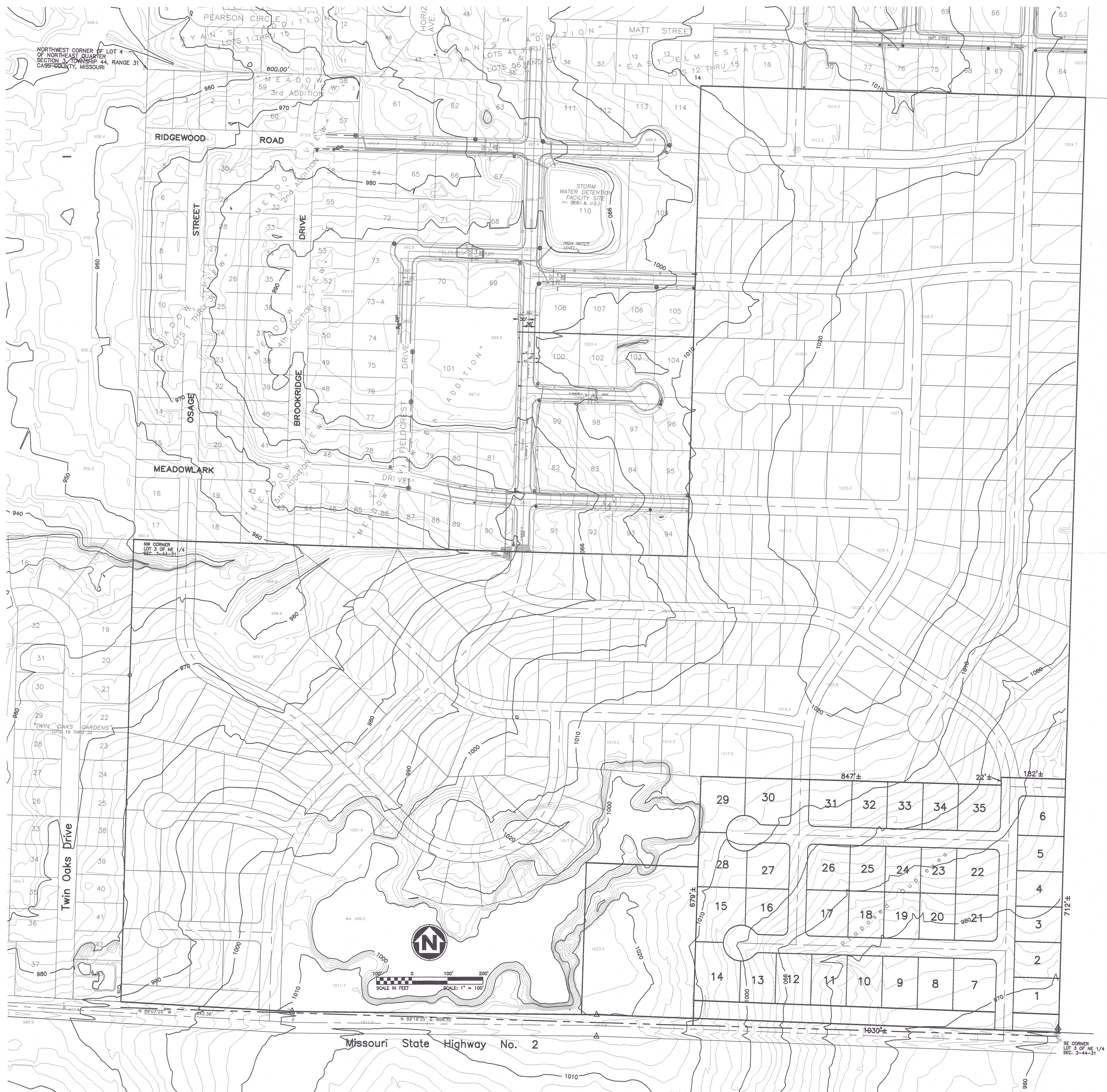
City Website	www.harrisonville.com
Zoning Map	https://www.harrisonville.com/DocumentCenter/View/9508/Zoning-Final-Draft?bidID=
Zoning Regulations	https://www.ecycle.com/27908265
Subdivision Regulations	https://www.ecycle.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

Contacts

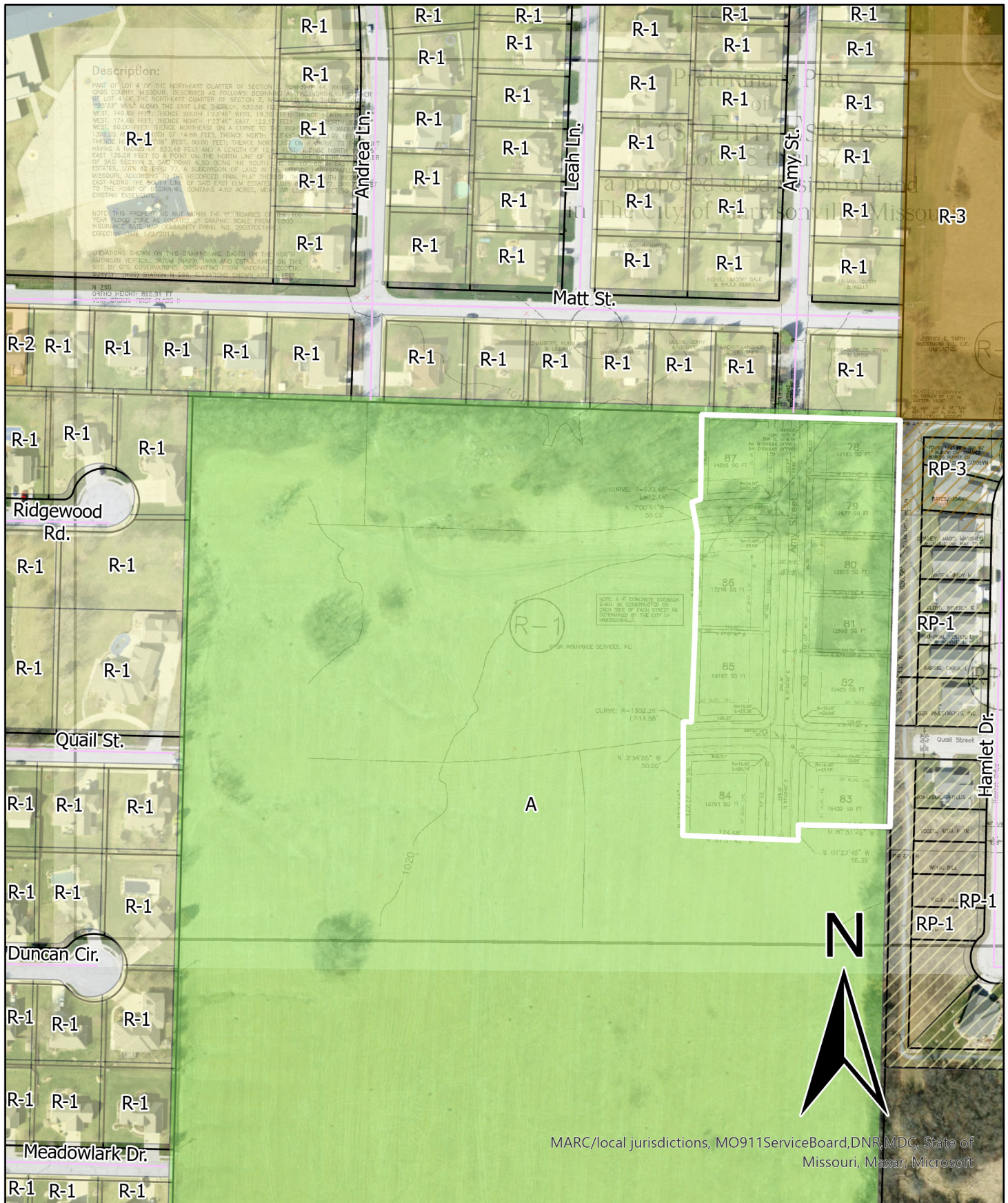
City Hall, 300 E. Pearl St, Harrisonville, MO 64701	816-380-8900	
John Morris, Building Official	816-380-8917	jmorris@harrisonville.com
Christina Stanton, AICP, Community Development Director	816-380-8922	cstanton@harrisonville.com
Jamie Martin, Office Administrator	816-380-8958	jmartin@harrisonville.com
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

See Attached Platting Checklist

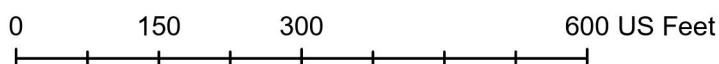
- ☐ Section 1. Submittal requirements
- ☐ Section 2. General information required for preliminary and final plats
- ☐ Section 3. Additional information required for preliminary plat
- ☐ Section 4. Additional information required for final plat



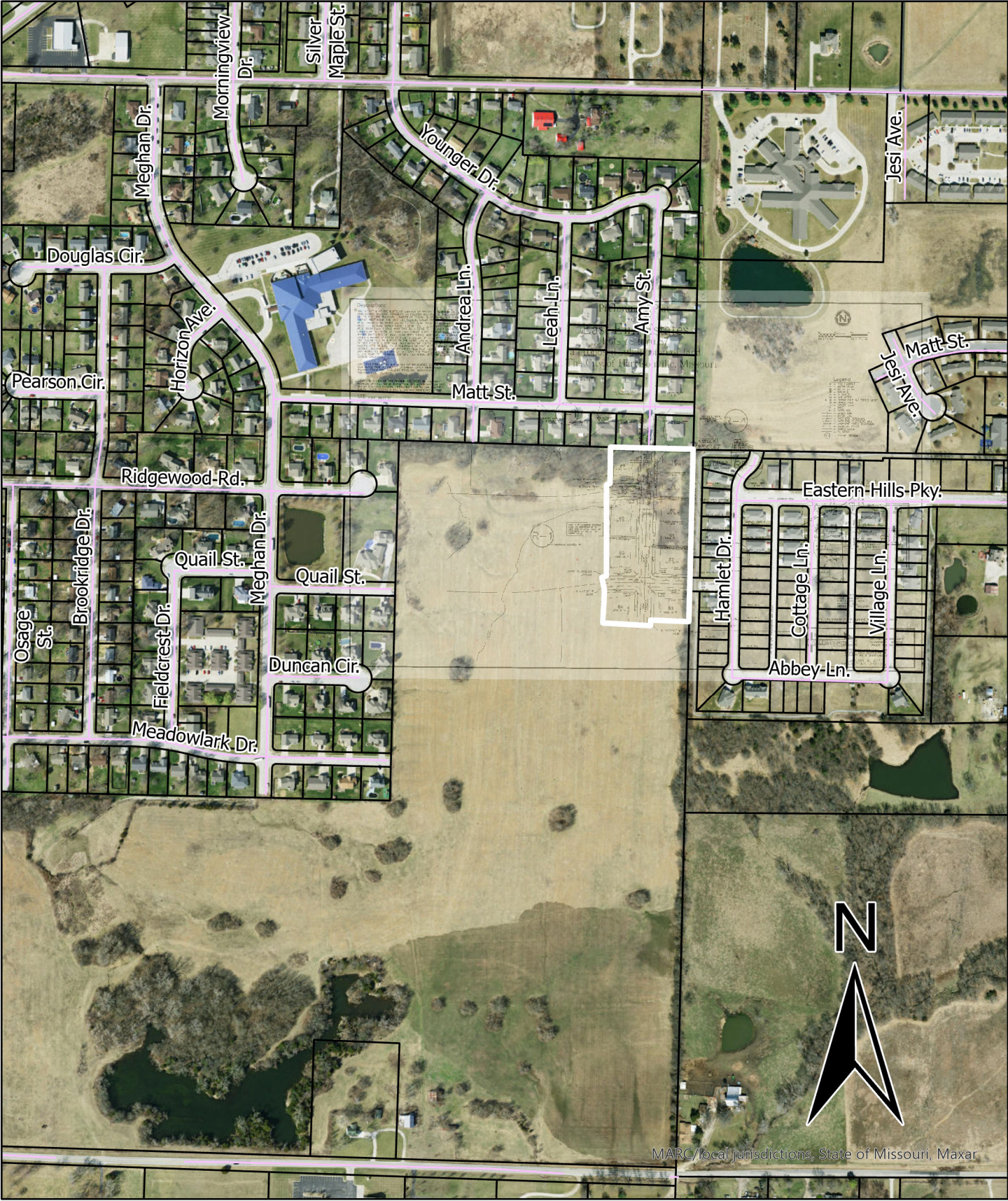
Zoning Map



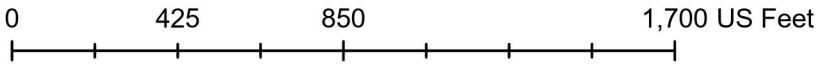
MARC/local jurisdictions, MO911ServiceBoard,DNR,MDC, State of Missouri, Maxar, Microsoft



Aerial Map



MARC/local jurisdictions, State of Missouri, Maxar



Council Bill No. 2025-0xx

Resolution No. 2025-0xx

A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF *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 IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from John Southard seeking approval of the Preliminary Plat of *East Elm Estates, Lots 78 – 87*, a 4.52-acre subdivision of land located south of Matt Street in the existing *East Elm Estates* subdivision and west of *The Villas of Eastern Hills* subdivision; and

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on March 20, 2025, and voted by voice 8-0 to recommend that the Board of Aldermen approve the plat as proposed; and,

WHEREAS, after a recommendation of approval had been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the preliminary plat and has determined the plat is consistent with the City of Harrisonville Zoning Ordinance, the provisions of the Subdivision Regulations and Comprehensive Plan.

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

Section 1. That the Board of Aldermen of Harrisonville, Missouri, hereby approves the Preliminary Plat of *East Elm Estates, Lots 78 – 87*.

Section 2: Preliminary Plat of *East Elm Estates, Lots 78 – 87* comprises the following described real estate in the City of Harrisonville, Cass County, Missouri:

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.

Section 3: That approval of the preliminary plat is contingent upon compliance with the zoning and subdivision regulations.

Section 4: That this resolution shall be effective immediately upon its passage and approval.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 7TH DAY OF APRIL 2025.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXCUSED:

Mike Zaring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

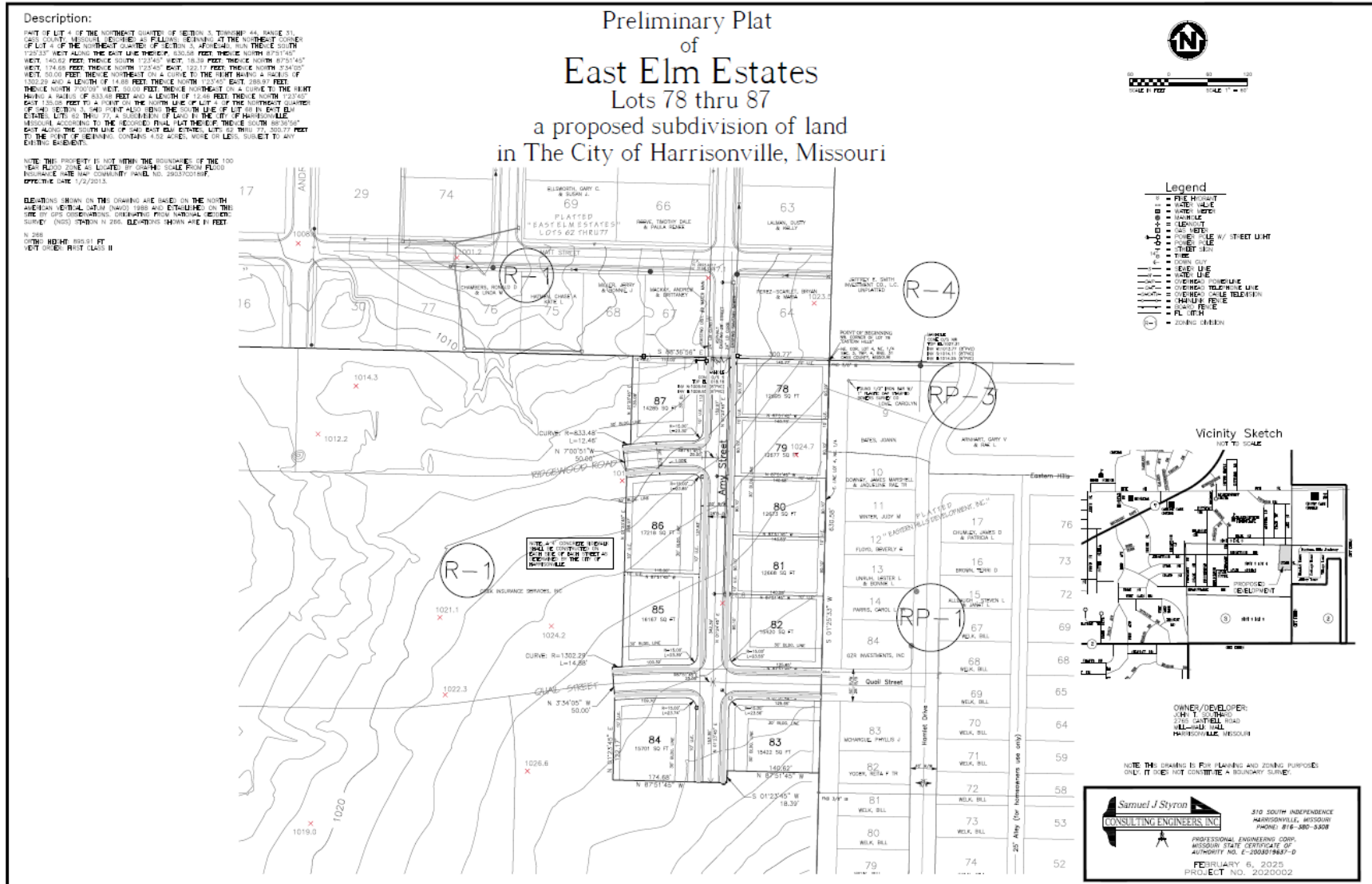
ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 7th day of April 2025.

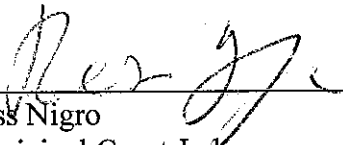
Attachment: Preliminary Plat of *East Elm Estates, Lots 78 – 87*

Attachment:



IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **March 2025** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.



Ross Nigro
Municipal Court Judge

4-2-25
Date

Presented and reviewed as required by Court Operating Rule 4.29.



City Clerk

4-3-2025
Date

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary

RECEIVED
APR 03 2025
CITY OF HARRISONVILLE

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Harrisonville Municipal		Reporting Period: Mar 1, 2025 - Mar 31, 2025	
Mailing Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701					
Physical Address: 300 E PEARL STREET, HARRISONVILLE, MO 64701				County: Cass County	
Telephone Number: (816)3808903		Fax Number:			
Prepared by: Michelle Shaffer		E-mail Address: michelle.shaffer@courts.mo.gov			
Municipal Judge: Ross Nigro					

<u>II. MONTHLY CASELOAD INFORMATION</u>	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month	48	695	570
B. Cases (citations/informations) filed	5	34	44
C. Cases (citations/informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court/bench trial - GUILTY	0	0	0
3. court/bench trial - NOT GUILTY	0	1	0
4. plea of GUILTY in court	4	47	14
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	1	0
6. dismissed by court	0	0	0
7. <i>nolle prosequi</i>	0	6	5
8. certified for jury trial (not heard in Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	4	55	19
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	49	674	595
E. Trial de Novo and/or appeal applications filed	0	0	0

<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>	
1. # Issued during reporting period	95	1. # Issued during period	0
2. # Served/withdrawn during reporting period	53	☐ Court staff does not process parking tickets	
3. # Outstanding at end of reporting period	1,216		

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Harrisonville Municipal	Reporting Period: Mar 1, 2025 - Mar 31, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$4,479.00	Court Automation	\$427.00
Clerk Fee - Excess Revenue	\$396.00	Due To Debt Collection	\$33.50
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$12.21	Law Enf Arrest-Local	\$1,032.50
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Overpayments Detail Code	\$109.00
Total Excess Revenue	\$4,887.21	Total Other Disbursements	\$1,602.00
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$12,873.50
		Bond Refunds	\$0.00
		Total Disbursements	\$12,873.50
Fines - Other	\$4,776.00		
Clerk Fee - Other	\$336.00		
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$61.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$434.93		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$10.36		
Law Enforcement Training (LET) Fund surcharge	\$122.00		
Domestic Violence Shelter surcharge	\$122.00		
Inmate Prisoner Detainee Security Fund surcharge	\$122.00		
Restitution	\$400.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$6,384.29		