



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

AGENDA  
CITY OF HARRISONVILLE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
MAY 15, 2025  
6:00 PM

1. **Call to Order**
  - A. **Roll Call**
2. **Approval of Minutes**
  - A. **Minutes from the April 17, 2025, meeting.**
3. **Agenda Items**
  - A. **Appl. #RZ-25-002 – A REZONING from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres located at 403 Locust Street - PUBLIC HEARING**
  - B. **Appl. #RZ-25-002 – A REZONING from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres located at 403 Locust Street - CONSIDERATION**
  - C. **Appl. #FP-25-001 – A FINAL PLAT for *Cedar Crossing, Lots 1 – 53 & Tract A* located south of *Parkwood South* and north of 267th Street - PUBLIC HEARING**
  - D. **Appl. #FP-25-001 – A FINAL PLAT for *Cedar Crossing, Lots 1 – 53 & Tract A* located south of *Parkwood South* and north of 267th Street - CONSIDERATION**
  - E. **Appl. #RZ-25-003—A REZONING of Approximately 20.52-Acres from Single-Family Residential (R-1) District to Non-Retail Business (C-O) District Located West of Jefferson Street, North of Locust Street and Locust - PUBLIC HEARING**
  - F. **Appl. #RZ-25-003—A REZONING of Approximately 20.52-Acres from Single-Family Residential (R-1) District to Non-Retail Business (C-O) District Located West of Jefferson Street, North of Locust Street and Locust - CONSIDERATION**
  - G. **Appl. #FP-25-0002 – A FINAL PLAT for *Burriss Ridge, 4th Plat, Lots 1-76* -**

**PUBLIC HEARING**

**H. Appl. #FP-25-0002 – A FINAL PLAT for *Burris Ridge, 4th Plat, Lots 1-76* -  
CONSIDERATION**

- 4. Discussion Items**
- 5. Adjourn**

**Posted on City Hall Bulletin Board this 9th day of May, 2025.**

---

**Daniel Barnett, City Clerk**





**MINUTES  
CITY OF HARRISONVILLE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
APRIL 17, 2025  
6:00 PM**

**1. Call to Order**

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

**A. Roll Call**

Present: Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring  
Others Present: Chris Lilley, Applicant; Mark and Angela Roach, Mechanic Street Residents;  
Tracy Thomas, Mechanic Street Resident, Christina Stanton, Community Development Director;  
and Theresa West, Deputy City Clerk recording.

**2. Approval of Minutes**

**RESULT:** Approved  
**MOVER:** Mayor Mike Zaring  
**SECONDER:** Brian Pulliam  
**AYES:** Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring  
**EXCUSED:**

With no additions or corrections, the minutes from the March 20, 2025, meeting were unanimously accepted.

**A. Minutes from the March 20, 2025, meeting.**

**3. Agenda Items**

**A. Appl. #SUP-25-001—SPECIAL USE PERMIT for outdoor storage of empty and unused roll-off containers at land located at 2101 Clearwater Drive and Parcel #13-31-05-000-000-008.001 - PUBLIC HEARING**

Director Stanton presented the Staff Report for a Special Use Permit Application. The applicant is seeking approval of a Special Use Permit for outdoor storage of empty and unused roll-off containers on land located at 2101 Clearwater Drive and Parcel #13-31-05-000-000-008.001 as shown on the attached Zoning and Aerial Maps. Director Stanton said that a review of the Google Earth Images indicates that these properties have been utilized for outdoor storage purposes since at least 2003. Section 240.050.G was established in 2022 and became effective

October 17, 2024. She said that our Codes Enforcement Officer has been working with the property owner to bring the properties into compliance.

The properties are currently zoned Light Industrial (M-1) District. The uses of a contractor's yard and "storage of boat, recreational vehicles, and/or other vehicle", while not the exact same use, the storage component is similar. Both of these uses are allowed with an approved Special Use Permit in this Zoning District.

Additionally, Section 405.030 defines: "Outdoor Storage" as "the keeping in an unroofed, open area of any goods, junk, material, merchandise or vehicles in the same place for more than twenty-four hours"; and "Use, Permitted" as "Any building, structure or use which, on the effective date of this Chapter, complies with the applicable regulations governing permitted uses of the zoning district in which such building, structure or use is located". She said another similar use, a solid waste transfer station, was approved with a Special Use Permit in 2019. Section 240.050.G requires that "...all non-residential projects' garbage/trash receptacles, containers, or compactors, and grease recycling collectors, of any size, visible from a public thoroughfare must be screened from view of the public way or thoroughfare. The screen is to be a wall, solid fence, or natural barrier of a minimum of six feet in height, on any side of the collection area which may be visible from a public way or thoroughfare adjacent to the collection area...Chain link and slat screening is only allowed in "M-1" and "M-2" zoning. The screen must be opaque."

The City's 2040 Comprehensive Plan shows the area as "Employment-Light" and "Preservation/Rural". According to page 34 of the City's 2040 Comprehensive Plan "The Preservation/Rural place type represents areas in Harrisonville that are not expected to substantially develop... over the next 20 years. These areas may include environmentally sensitive areas, such as floodways and woodlands." "The Light Employment areas 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" Page 46.

Director Stanton said that staff does not want to see the storage of these roll-off containers or similar structures unscreened; however, we are understanding of the request to allow for additional time for the on-going site improvements to occur. Additionally, we do not want to encourage prolonged periods of Code not being met. Considering the other similar uses mentioned earlier, staff deems it appropriate to recommend a short-term Special Use Permit to allow the use to continue while site improvements are being made for the required fencing to be installed.

In support of the proposed Special Use Permit:

- The property owner is attempting to come into compliance with the Zoning Regulations.
- These properties have been utilized for outdoor storage since at least 2003.
- There are similar, or compatible, uses in the immediate area.

Director Stanton said that staff recommends approval of the proposed Special Use Permit with the following conditions:

- The applicant shall install the required screening once the land disturbing activities have been completed and settling has occurred.

- The time limit associated with this Special Use Permit shall be five years, at which time a new Special Use Permit is required to continue without the required screening being in place.

Chris Liley told the Commission that Sunshine Disposal has used the lots for the last 25 years. He said that he didn't think the intent applied to this area.

Mayor Zaring asked if he was okay with the recommended 5 years. Mr. Lilley said yes, they plan to get the lot level and buildable by then.

The Public Hearing was closed at 6:09 PM.

**B. Appl. #SUP-25-001—SPECIAL USE PERMIT for outdoor storage of empty and unused roll-off containers at land located at 2101 Clearwater Drive and Parcel #13-31-05-000-000-008.001 - CONSIDERATION**

**RESULT:** Recommend approval to the Board of Aldermen  
**MOVER:** Mayor Mike Zaring  
**SECONDER:** Joe Parkhurst  
**AYES:** Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring  
**EXCUSED:**

**C. Mechanic Street Overlay District Boundaries - PUBLIC HEARING**

Director Stanton presented the Staff Report for the proposed Mechanic Street Overlay District Boundaries. She said that a recent inquiry for a potential commercial development prompted staff to look into the Mechanic Overlay District. After researching the history of the Mechanic Street Overlay District Regulations that were approved on December 5, 2011, staff realized that the Mechanic Street Overlay District Boundaries were never formally adopted. The Regulations that were established in 2011 are not being changed. This is only to formally adopt the boundaries over the residential portions along Mechanic Street as originally intended. The Mechanic Street Overlay provides requirements for the residential properties to be converted to limited commercial uses while maintaining a residential aesthetic. Staff is proposing to officially establish the Mechanic Street Overlay District Boundaries as shown on the attached Zoning and Aerial Maps.

Director Stanton said that some of the Key Issues and Previous Actions worth noting include:

- Discussions on Original Harrisonville and necessary Zoning Ordinance amendments pertaining thereto began as early as June 17, 2010. The focus was on the residentially zoned properties.
- At the January 20, 2011, Planning and Zoning Commission meeting "Mr. Chiodini asked if the square properties would need to comply as well. Mr. Deluca said they would not because they are not residential structures, so the square wouldn't be in this district."
- At the Planning and Zoning Commission's following meeting on February 17, 2011, it was decided to start with Mechanic Street before moving on to other areas within the Original Harrisonville boundaries. It should also be noted that "Walter Bruens asked about the areas where it is already mostly businesses. Mr. Deluca said he would put some text together that excludes the areas that are zoned CBD-1 and CBD-2, because businesses are already there."

- On September 15, 2011, the Planning and Zoning Commission held a Public Hearing over the Code Amendments to establish the Mechanic Street Overlay District and associated design guidelines. The staff report stated that the "actual establishment of the boundaries of the overlay would occur after establishment of the district."
- On November 21, 2011, the Board of Aldermen held a Public Hearing to establish the Mechanic Street Overlay District and associated design guidelines. The Ordinance for the Code Amendment and Resolution for the Design Guidelines were continued to the next meeting, December 5, 2011. The staff report stated that the proposal would "amend the zoning ordinance, but would NOT establish the boundaries of the overlay district. If the Board approved the ordinance and design guidelines, then staff would have a legal description compiled and the zoning district overlay amendment would be presented to the Planning and Zoning Commission and the Board of Aldermen."
- On December 5, 2011, at the Board of Aldermen meeting, the Board changed the minimum lot width from 50' to 45' and approved the Code Amendment by Ordinance #3197 and adopted the Design Guidelines by Resolution #050-11.
- The Boundaries were supposed to have come back through the Public Hearing process, but never did.
- Rather, the focus of the Planning and Zoning Commission shifted to the remainder of the Original Harrisonville neighborhoods.

The Mechanic Street Overlay District Regulations were specifically written to address residentially zoned properties that front on Mechanic Street within the boundaries of the Original Town of Harrisonville to allow for limited commercial uses and the retention of the residential appearance. Section 405.630.D.1 lists review criteria that may be considered, to the extent they are pertinent to the particular application, by both the Planning and Zoning Commission and the Board of Aldermen. The establishment of the Overlay District Boundaries are similar to establishing a zoning district and have their own set of regulations that sit on top the standard zoning district for property that they are applied to. A copy of these criteria are included within the Packet along with the Mechanic Street Overlay District Regulations. Director Stanton said that Staff recommends approval of the proposed Mechanic Street Overlay District Boundaries as shown on the attached Zoning Map. Kevin Wood said that the Overlay District started because lots that were 45' in width would not be able to meet setback requirements if something happened to a home and needed to be rebuilt. This was set up to help homeowners and to allow the narrow lots to be usable. Tracy Thomas, a resident on Mechanic Street, said she didn't understand what the changes meant. Kevin Wood explained that this protects homeowners if something should happen to their home as some lots are very narrow. This would allow for setbacks to adjust.

The Public Hearing was closed at 6:20 PM.

#### **D. Mechanic Street Overlay District Boundaries - CONSIDERATION**

**RESULT:** Recommend Approval to the Board of Aldermen  
**MOVER:** Brian Pulliam  
**SECONDER:** Mike Zaring

**AYES:** Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring

**EXCUSED:**

**4. Discussion Items**

There were no discussion items.

**5. Adjourn**

**RESULT:** Adjourn

**MOVER:** Mayor Mike Zaring

**SECONDER:** Joe Parkhurst

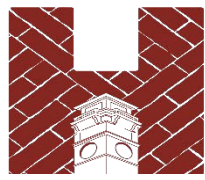
**AYES:** Kevin Wood, Scott Milner, Joe Parkhurst, Brian Pulliam, Mike Zaring

**EXCUSED:**

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:** May 15, 2025

**Re:** Appl. #RZ-25-002 – A REZONING from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres located at 403 Locust Street

## GENERAL INFORMATION

**Applicant:** Clint and Deborah Miller

**Requested Actions:** Approval of Requested Rezoning from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres located at 403 Locust Street

**Date of Application:** April 14, 2025

## PROPOSAL

Clint and Deborah Miller are seeking approval of a rezoning of 1.5-acres from General Industrial (M-2) District to Single-Family Residential (R-1) District for 1.5-acres to allow for another single-family house to be constructed and the property to be split. The property is currently used as single-family residential as is the property located immediately to the west.

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

North (across Locust St.): Non-Retail Business (C-O) and Medium Density Apartment (R-4) Districts—Dental Office and Duplex

East (across Cedar St.): Service Business (C-2) and General Industrial (M-2) Districts—MFA Oil and storage

South: General Industrial (M-2) District—Storage

West: General Industrial (M-2) District—Single-Family Residential and Whistle Redi Mix, Inc.

## PREVIOUS ACTIONS

- January 1, 1912—Dutros Addition is recorded with the Cass County Recorder’s Office as part of the Harrisonville Original Town 1912 plat.
- 1944—According to the Cass County’s parcel data the existing house and several shed/yard structures were built at this time.
- September 20, 1978—The Board of Aldermen approved Zoning Ordinance #1194, which established this area as General Industry (M-2) District.
- March 7, 2019—A building permit (#18299) was issued for a 40’ x 44 steel shop building.
- April 15, 2019—The Board of Aldermen approved an ordinance (#3464) vacating unused and unimproved Oak Street right-of-way, Buckeye Street right-of-way and an alley remnant all at 403 Locust Street.

**KEY ISSUES**

- This property is currently zoned General Industrial (M-2) District. The applicant is proposing to rezone 1.5-acres from M-2 to R-1 to allow for another single-family house to be constructed and the property to be split. The property is currently used as single-family residential as is the property located immediately to the west.
- The City’s 2040 Comprehensive Plan shows the property and surrounding area as Community Mixed Use, which “should be arranged to integrate a broad range of retail, service, office, and residential uses together in a town center format”.

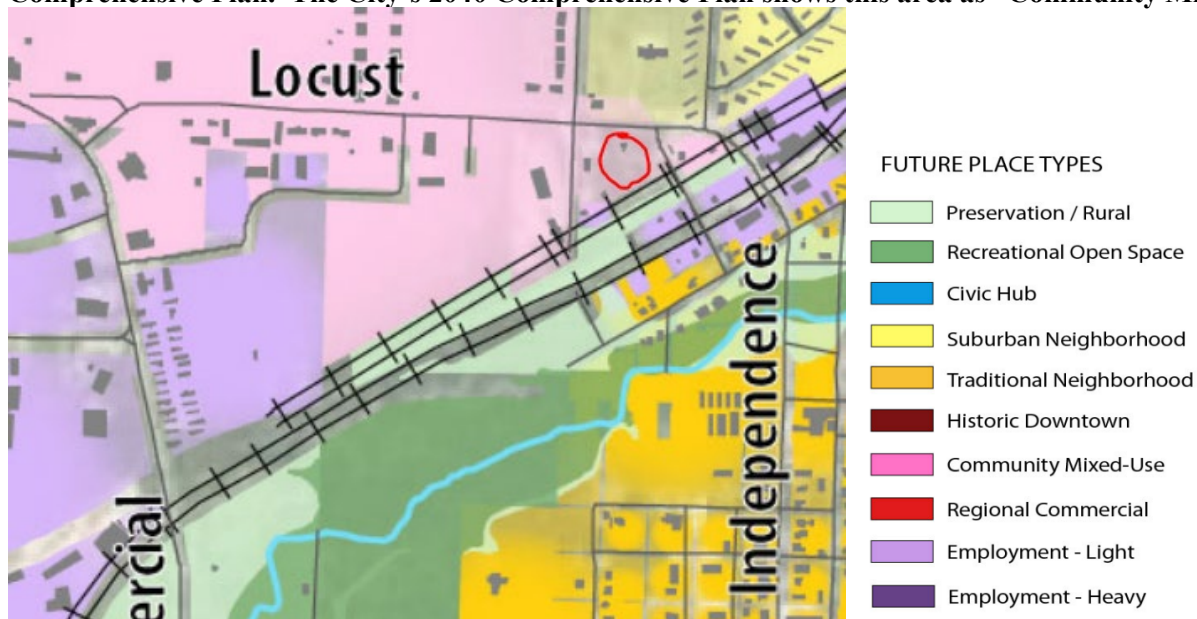
**ANALYSIS**

**Proposed Zoning.** The property is currently zoned General Industrial (M-2) District. The applicant proposes to rezone the 1.5-acre tract of land from General Industrial (M-2) District to Single-Family Residential (R-1) District to allow for another single-family house to be constructed and the property to be split. The property is currently used as single-family residential as is the property located immediately to the west.

The following table compares the dimensional standards for the M-2 District to the proposed R-1 District.

Dimensional Standards Comparison					
Zoning District	Setbacks			Minimum Lot Area	Minimum Lot Width
	Front	Side	Rear		
M-2	25’	10’	20’	N/A	N/A
R-1 (Proposed)	30’	20’ total, 8’ minimum	30’	8,500 sqft.	75’

**Comprehensive Plan.** The City’s 2040 Comprehensive Plan shows this area as “Community Mixed-Use”.



According to page 42 of the City’s Comprehensive Plan, “Community mixed-use places are suburban hubs intended [to] accommodate daily needs for residents of the city. These places should be arranged to integrate a broad range of retail, service, office, and residential uses together in a town center format.” Additionally, the first “Key Priorities” states: “Integration of modernized and revamped residential uses into existing community mixed-use areas.” This key priority would support the proposed rezoning.

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

- The character of the neighborhood.
  - The character of the neighborhood includes the residential mixture of the existing 1944 Miller house, the 1946 Knight house, and the 1960 duplex at the corner of Locust Street and Jefferson Parkway; it also includes the daily activities and services of the businesses in the area such as the Whistle Redi-Mix, MFA Oil, Shelton’s contracting business and storage yard, and dentistry located across Locust Street.
- 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 zone is M-2, which is not compatible with the existing residential uses and the proposed additional residential house. The proposed zoning of R-1 is not compatible with the existing industrial and storage-related uses; however, all of these uses are currently co-existing, and the applicants are requesting to rezone to an appropriate district for their existing use and the addition of one (1) more single-family house (future lot split).
- The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
  - Under the General Industrial (M-2) District single-family residential is not a permitted use. Allowing the proposed rezoning to Single-Family Residential (R-1) District will bring this property more into compliance with the Zoning Regulations and allow for the property owners to be able to split the property and add another single-family house.
- The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
  - The proposed use of single-family residential will not seriously injure or detrimentally affect the appropriate use of the neighboring property as there are existing single-family residential that has been in place since the 1940s with no known issues or concerns.

---

#### STAFF RECOMMENDATION

---

Staff recommends *approval* of the proposed Rezoning of 1.5-acres from General Industrial (M-2) District to Single-Family Residential (R-1) District.

---

#### ATTACHMENTS

---

Application  
Rezoning Exhibit  
Zoning Map  
Aerial Map

**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):** CLINT E. & DEBORAH A. MILLER      **Signature:** Clint E. Miller Deborah A Miller  
**Company Name:** \_\_\_\_\_  
**Street Address:** 403 LOCUST ST.      **City:** HARRISONVILLE **State:** MO **Zip:** 64701  
**Phone:** 816 769 7879      **Email:** Chiefpontiac65@gmail.com

**Property Owner Authorization** (Provide contact information and signatures of all property owners.)  
**Property Owner Name (print):** CLINT E. & DEBORAH A. MILLER      **Signature:** Clint E. Miller Deborah A Miller  
**Street Address:** 403 LOCUST ST.      **City:** HARRISONVILLE **State:** MO **Zip:** 64701  
**Phone:** 816 769 7879      **Email:** Chiefpontiac65@gmail.com

**Firm Preparing Application:** ANDERSON ENGINEERING - TROY BOWERS  
**Contact:** TROY BOWERS  
**Street Address:** W. MECHANIC ST. **City:** HARRISONVILLE **State:** MO **Zip:** 64701  
**Phone:** 816 380 4821      **Email:** \_\_\_\_\_  
 \*All correspondence should be sent to: **Applicant**  **Property Owner**  **Firm** \_\_\_\_\_

**Project Information**

**General Location or Address:** 403 LOCUST ST.  
**Project Description:** NEW HOME  
 \_\_\_\_\_ **Acres or Sq. Ft.** 1.5  
**Current Zoning:** M2      **Proposed Zoning:** R1

**Items to be Submitted 30 Days Before Planning Commission Meeting**

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

**For Office Use Only**

**Case No:** RZ-25-002      **Filing Fee:** Amount Paid \$ 365.00      **Date Application Received:** 4/14/2025  
**Staff-only approval:** N/A      **P&Z meeting:** 5/15/2025      **BOA Meeting:** 5/19/2025



# THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

## LAND USE – ZONING APPLICATION

### Resources

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

### Contacts

City Hall, 300 E. Pearl St., Harrisonville, MO 64701	816-380-8900	
John Morris, Building Official	816-380-8917	<a href="mailto:jmorris@harrisonville.com">jmorris@harrisonville.com</a>
Christina Stanton, AICP, Community Development Director	816-380-8922	<a href="mailto:cstanton@harrisonville.com">cstanton@harrisonville.com</a>
Jamie Martin, Office Administrator	816-380-8958	<a href="mailto:jmartin@harrisonville.com">jmartin@harrisonville.com</a>
Public Works Department, 201 W.Chestnut, Harrisonville, MO 64701	816-380-8964	
Patty Hiderbrand, PE ENV SP, Director of Public Works	816-380-8964	<a href="mailto:philderbrand@harrisonville.com">philderbrand@harrisonville.com</a>
Carl Brooks, PE, CFM, Director of Engineering	816-380-8913	<a href="mailto:cbrooks@harrisonville.com">cbrooks@harrisonville.com</a>

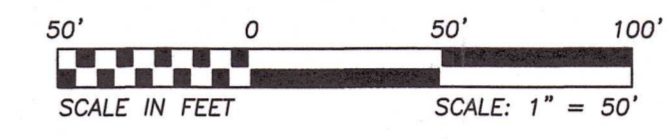
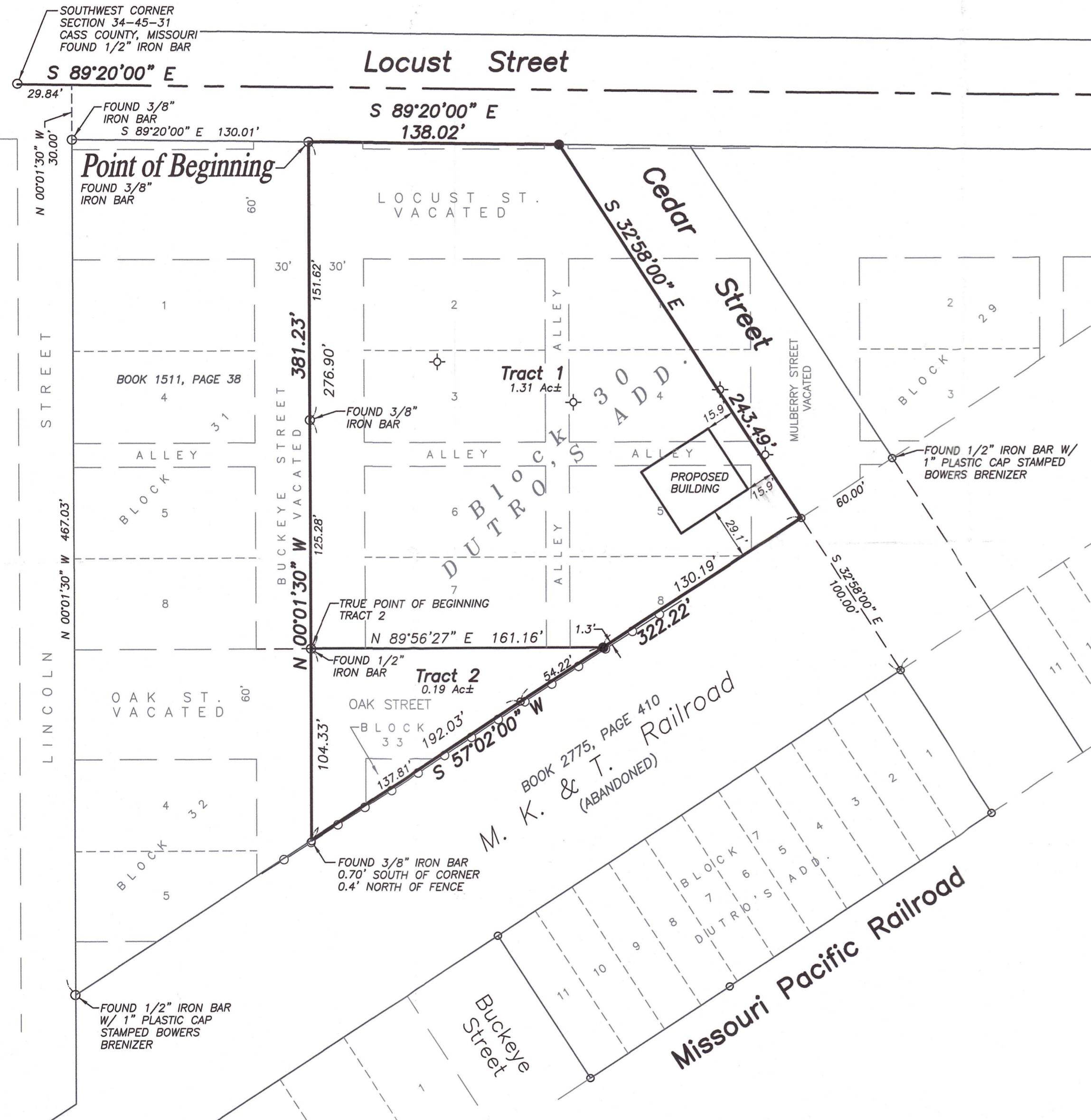
# Plat of Survey

## Description: TRACT 1

A TRACT OF LAND DESCRIBED IN BOOK 3844, AT PAGE 52, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART BLOCK 30 AND PART OF THE VACATED STREETS AND ALLEYS IN "DUTRO'S ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, AS NOW LOCATED, AND THE CENTERLINE OF VACATED BUCKEYE STREET, SAID POINT BEING THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 1511, AT PAGE 38, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; RUN THENCE SOUTH 89°20'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LOCUST STREET, 138.02 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR STREET, AS NOW LOCATED; THENCE SOUTH 32°58'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, 243.49 FEET, TO A POINT ON THE NORTHERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2775, AT PAGE 410, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 57°02'00" WEST, ALONG SAID NORTHERLY LINE, 130.19 FEET, TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OAK STREET, AS SHOWN ON THE PLAT OF SAID "DUTRO'S ADDITION"; THENCE SOUTH 89°56'27" WEST, ALONG SAID RIGHT-OF-WAY LINE, 161.16 FEET, TO A POINT ON THE CENTERLINE OF SAID VACATED BUCKEYE STREET; THENCE NORTH 00°01'30" WEST ALONG SAID CENTERLINE, 276.90 FEET, TO THE POINT OF BEGINNING. CONTAINS 1.31 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

## Description: TRACT 2

ALL THAT PART OF OAK STREET LYING EAST OF THE CENTERLINE OF VACATED BUCKEYE STREET AND NORTH OF THE RIGHT-OF-WAY OF THE NOW ABANDONED M. K. & T. RAILROAD, AND ALL OF BLOCK 33 AND THAT PART OF THE EAST HALF OF SAID VACATED BUCKEYE STREET LYING WEST OF SAID BLOCK 33, IN "DUTRO'S ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, AS NOW LOCATED, AND THE CENTERLINE OF SAID VACATED BUCKEYE STREET, RUN THENCE SOUTH 00°01'30" EAST, ALONG SAID CENTERLINE, 276.90 FEET, TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID OAK STREET, AS SHOWN ON THE PLAT OF SAID "DUTRO'S ADDITION", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 89°56'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, 161.16 FEET TO A POINT ON THE NORTHERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2775, AT PAGE 410, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 57°02'00" WEST, ALONG SAID NORTHERLY LINE, 192.03 FEET, TO A POINT ON THE CENTERLINE OF SAID VACATED BUCKEYE STREET; THENCE NORTH 00°01'30" WEST, ALONG SAID CENTERLINE, 104.33 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINS 0.19 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.



- = FOUND 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS SURVEY COMPANY, UNLESS OTHERWISE NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62
- = EXISTING CHAIN LINK FENCE LINE
- ◇ = EXISTING CLEAN OUT

## Notes:

- WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
- BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°20'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOCUST STREET, ADJACENT TO BLOCK 30, IN "DUTRO'S ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- RECORD TITLE AND EASEMENT INFORMATION WAS NOT PROVIDED BY THE CLIENT. DEED INFORMATION HAS BEEN OBTAINED FROM THE CASS COUNTY GIS WEBSITE.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC/PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THIS PROPERTY LIES WITHIN THE LIMITS OF OR ADJACENT TO THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA.
- FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.

**Record Description: TRACT 1** BOOK 3844, PAGE 52  
 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 30, DUTRO'S ADDITION TO THE TOWN OF HARRISONVILLE AND ALL THAT PORTION OF LOCUST STREET IN SAID ADDITION LYING NORTH OF SAID BLOCK 30 AND THE EASTERLY HALF OF THAT PORTION OF BUCKEYE STREET IN SAID ADDITION LYING BETWEEN BLOCKS 30, 31, 36 AND 37, IN SAID DUTRO'S ADDITION AND THE ALLEY RUNNING NORTH AND SOUTH AND THE ALLEY RUNNING EAST AND WEST THROUGH BLOCK 30 OF SAID ADDITION, IN HARRISONVILLE, CASS COUNTY, MISSOURI.

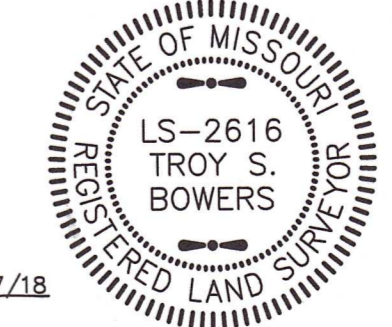
**Record Description: TRACT 2** NO DEED OF RECORD PROVIDED.

THIS PLAT OF SURVEY WAS PREPARED FOR MR. CLINT MILLER AND IS EXPRESSLY FOR HIS USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HIS DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2018.

ANDERSON ENGINEERING, INC. L.C. 62  
 BY: *Troy S. Bowers*

TROY S. BOWERS, P.L.S. 2616  
 DATE: 11/27/18



**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
 106 E PEARL STREET • HARRISONVILLE, MISSOURI 64701 • PHONE (816) 380-4821  
 ANDERSON CO.# 000062

DRAWING INFO.	
FIELD BY:	CS/NB
DRAWN BY:	RB
CHECK BY:	TB
DATE:	11/27/18
FIELD BOOK:	18HA20143
JOB NUMBER:	18HA20143

REVISIONS	
NO.	DESCRIPTION

MR. CLINT MILLER  
 403 LOCUST STREET  
 HARRISONVILLE, MO 64701

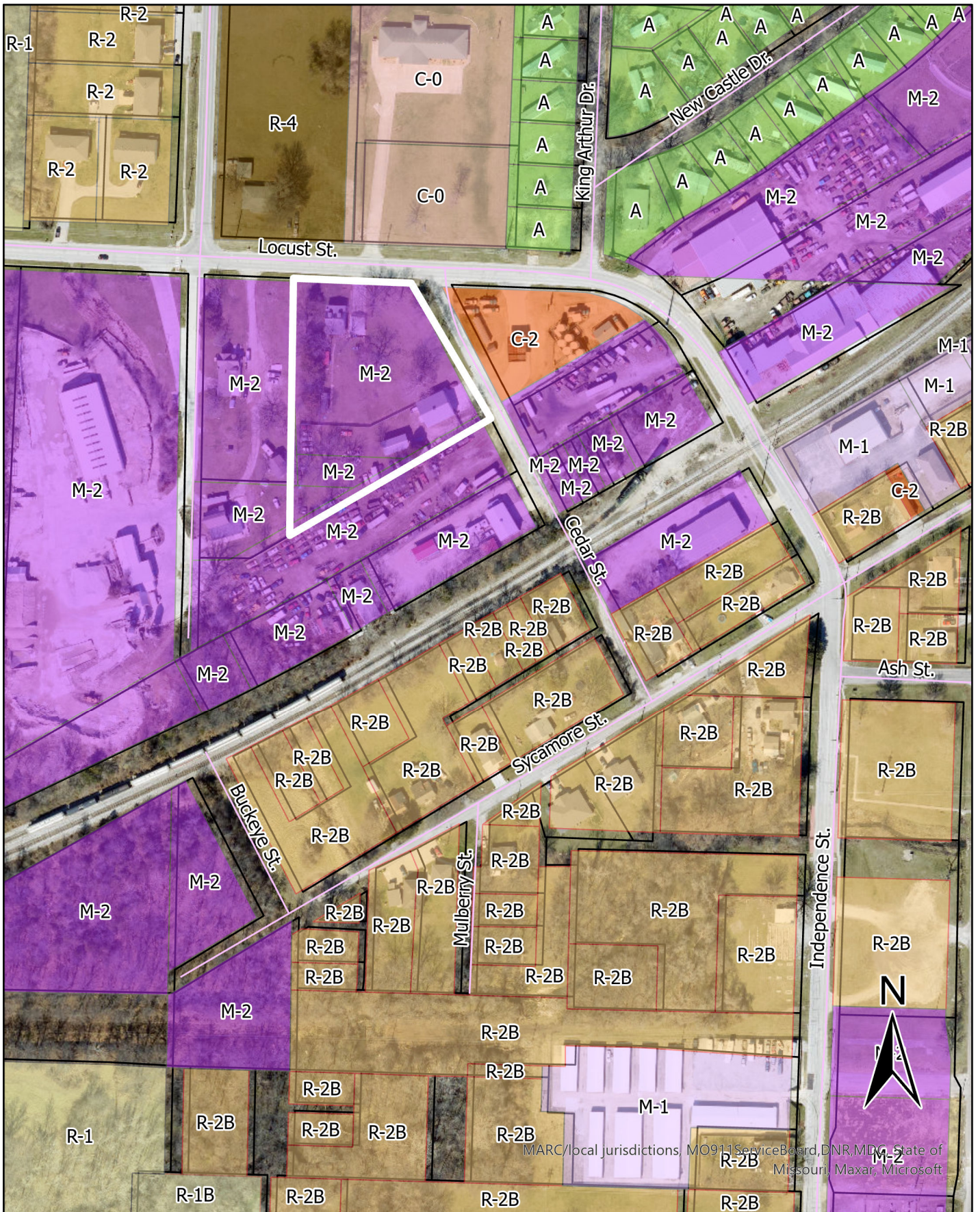
**PLAT OF SURVEY**

SEC. 4, TWP. 44, RNG. 31  
 HARRISONVILLE, CASS COUNTY, MISSOURI

DRAWING NO.  
**18HA20143F**

SHEET NUMBER  
**1** OF **1**

# Zoning Map



0 145 290 580 US Feet

# Aerial Map

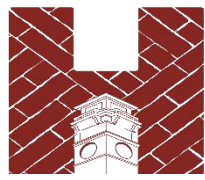


State of Missouri, Maxar, Microsoft

N. Lexington St



0 155 310 620 US Feet



# 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:** May 15, 2025

**Re:** Appl. #FP-25-001 – A FINAL PLAT for *Cedar Crossing, Lots 1 – 53 & Tract A* located south of *Parkwood South* and north of 267<sup>th</sup> Street

---

## GENERAL INFORMATION

---

**Applicant:** Matt Schlicht, Engineering Solutions

**Requested Actions:** Approval of Final Plat

**Date of Application:** April 21, 2025

---

## PROPOSAL

---

Matt Schlicht, with Engineering Solutions, is seeking approval of a Final Plat (App. #FP-25-0001) for *Cedar Crossing, Lots 1 – 53 & Tract A* located south of *Parkwood South* and north of 267<sup>th</sup> Street. The proposed Final Plat is substantially consistent with the approved Preliminary Plat (Appl. #PP-24-001).

Please see the attached zoning and aerial maps.

The surrounding properties are currently zoned as follows:

- North: Planned Single-Family Residential (RP-1) District—single-family residential
  - East: Planned Single-Family Residential (RP-1) District and Future Phases of *Cedar Crossing*—single-family residential and undeveloped property
  - South: Single-Family Residential (R-1) District and Planned Single-Family Residential (RP-1) District—single-family residential
  - West: Agriculture (A) District and Single-Family Residential (R-1) District—single-family residential and undeveloped properties
- 

## PREVIOUS ACTIONS

---

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

corresponding Preliminary Plat (Appl. #PP-04-05) for the Glen Eagle subdivision by Resolution #04-04. Additionally, the Board of Aldermen continued a Resolution for the City Administrator to execute a development agreement to the April 5, 2004, meeting.

- April 5, 2004—The Board of Aldermen approved a Resolution (#04-09) for the City Administrator to execute a development agreement with Shadow Ridge Development, LLC for the improvements associated with the Glen Eagle development.
- August 1, 2005—The Board of Aldermen approved Final Plats (Appl. #FP-05-18 and #FP-05-19) for *Glen Eagle, Lots 1-31* and *Glen Eagle, Lots 213-247* by Ordinance #2931 and #2932, respectively.
- March 5, 2024—Staff held an initial pre-application meeting with the applicants to discuss the process and requirements for the development of the undeveloped portion of Glen Eagle.
- June 13, 2024—Staff held a second pre-application meeting with the applicants to discuss the proposed development plan and processes further. Staff shared with the applicants that the dam had been built with the intention of the top of the dam being the subgrade of a future road, which the developer would have to build and once constructed the road would become the developers' responsibility until final acceptance of all public improvements. It was stated that a Floodplain Development Permit and Elevation Certificate would be required for any houses built within the floodway.
- August 6, 2024—Staff met with the applicants' to discuss initial comments and concerns regarding the development and platting applications.
- August 15, 2024—The Planning & Zoning Commission continued the applications to the September 19, 2024, meeting date.
- August 19, 2024—The Board of Aldermen continued the applications to the October 7, 2024, meeting date.
- September 19, 2024—The Planning & Zoning Commission voted 5-0 to recommend that the Board of Aldermen approve the requested Rezoning and Preliminary Development Plan (Appl. #RZ/PDP-24-001) with the eight (8) conditions of approval in staff's report.
- October 7, 2024—The Board of Aldermen approved the Preliminary Plat (Appl. #PP-24-001) for *Cedar Crossing, Lots 1 – 219 and Tracts A, B, and C* by Resolution #2024-26.
- October 7, 2024—The Board of Aldermen approved the requested Rezoning and Preliminary Development Plan (Appl. #RZ/PDP-24-001) with the eight (8) conditions of approval in staff's report by Ordinance #3711.
- December 2, 2024—The Board of Aldermen approved a Resolution (#2024-31) authorizing the City Administrator to execute a Development Agreement, for the Cedar Crossing Development, between JWM Development, LLC and Burkit Development, LLC and the City of Harrisonville.
- March 20, 2025—The Development Agreement for the Cedar Crossing Development was recorded with the Cass County Recorder of Deeds Book 5151, Page 92.

---

## KEY ISSUES

---

- This property is currently zoned RP-1 (Planned Single-Family Residential) District.
- The applicant is proposing to Final Plat the first 53 lots and Tract A, with 27 lots being located in the northern portion and 26 lots located in the southern portion connected by the road over the dam as was previously planned by City staff.
- 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".

---

## ANALYSIS

---

The proposed Final Plat is for the first 53 lots and Tract A, with 27 lots being located in the northern portion and 26 lots located in the southern portion connected by the road over the dam as was previously planned by City staff. The overall layout is fairly consistent with the previously approved Preliminary Plat (Appl. #PP-24-001).

**Sidewalks/Trails.** During the discussions on the previously approved RZ/PDP and Preliminary Plat staff shared concerns regarding whether the developers would install trails within the open spaces that connected to the sidewalk network. Initially, staff had encouraged the developers to install a 10'-wide asphalt trail around the basin. This was determined not to be feasible due to the dramatic change in topography. The developers have expressed, multiple times, an interest in providing trails as requested but have a reluctance to specify the details—when, where, and to what extent.

**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-lieu payments. This section of code explains that the cash-in-lieu payment is calculated as the number of units (243 total build-out) times 2 persons times 0.006 (of an acre per person), which equates to 2.916 and is then multiplied by the per acre price calculated utilizing the current year's CPI (which is calculated at \$10,905.33). The acres to be dedicated (2.916) times the per acre price (\$10,905.33) yields a value of \$31,799.94. City staff has had difficulty with the maintenance and upkeep of the parklands previously provided to the City for the parkland known as Hite Park. At the direction of the City Administrator, the Parks & Recreation Director and Community Development Director met with the developers to discuss an exchange of the Hite Park land rather than requiring the payment of the cash-in-lieu for parkland. The Board of Aldermen have agreed to this exchange and it was included in the development agreement.

**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."

---

## **PROCEDURE**

---

In accordance with Section 410.280.C: "Action by the Planning and Zoning Commission. The Planning and Zoning Commission shall recommend approval, conditional approval, or disapproval of the final plat. If the Planning and Zoning Commission recommends disapproval of the final plat, it shall advise the subdivider of the reasons for such recommendation. The Planning and Zoning Commission shall recommend approval of a final plat if it is:

1. Substantially the same as the approved preliminary plat;
2. There has been compliance with all conditions, restrictions and requirements of this Chapter and of all other applicable ordinances and design standards of the City;
3. There has been compliance with any condition that may have been attached to the approval of the preliminary plat or applicable zoning ordinance."

After staff's thorough review of the proposed Final Plat staff's professional opinion is:

- 1) Substantially consistent with the approved Preliminary Plat;
- 2) In compliance with the design standards and Subdivision Regulations with the items noted in conditions of approval; and
- 3) The applicable conditions from the Preliminary Plat that are remaining are listed within the conditions of approval.

---

**STAFF RECOMMENDATION**

---

Staff recommends approval of the proposed Final Plat for *Cedar Crossing, Lots 1 – 53 & Tract A* with the following condition:

- 1) Correct building lines for Lots 46 and 50 to be 30' adjacent to Juniper Street.
- 2) Add signature blocks for Patty Hilderbrand, P.E., Public Works Director and Christina Stanton, AICP, Community Development Director.
- 3) Provide a copy of any covenants, conditions, and restrictions for the homeowners' association.
- 4) Current fire flow shall be performed by a reputable water purveyor. These should be per IFC 2018 Appendix B, Section B105.1(1).
- 5) The plan should show hydrant locations per IFC 2018 Appendix C, Section 507.
- 6) Provide hydrant spacing per IFC 2018 Appendix C, Table C102.1.
- 7) Provide required access and loading, per IFC Appendix D, Section D102.1.
- 8) The Developer to pay \$1,500.00 per street light. The Developer shall provide and install the conduit and dig the trench, Public Works staff shall install the wire for the street lights. Locations will be determined by Public Works staff.
- 9) Trails shall be provided that connect to the sidewalks and connect the proposed and existing open space areas including the Hite Park properties.
- 10) Add a note to the plat that describes the general location and size of proposed parks, trails, or other public amenities whether open to the general public or to be reserved by deed or covenant for the use of all property owners within the subdivision.
- 11) Fee-in-lieu of Stormwater Detention fees of \$2,300/residential lot development acre for the proposed 53 lots, 51.63 acres, is \$118,749 and will be due after Final Plat approval and before the issuance of any building permits.
- 12) 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.
- 13) Sewer and water mains shall be installed with ten (10) feet of separation and shall be located such that they are on different sides of the streets.

---

**ATTACHMENTS**

---

Application  
Final Plat for *Cedar Crossing, Lots 1 – 53 & Tract A*  
Zoning Map  
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) **53 (#435) \$480**
  - \*Minor Plat (Fee \$200.00)
- \*Staff-only approval required

**Applicant and Owner Information**

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

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

**Property Owner Name (print):** JEFF MUNDEN **Signature:**   
**Street Address:** 103 SHARON LANE **City:** GARDEN CITY **State:** MO **Zip:** 64747  
**Phone:** 913 530 4205 **Email:** JEFF.SWM CONTRACTING@GMAIL.COM

**Firm Preparing Application:** ENGINEERING SOLUTIONS

**Contact:** MATTHEW SCHLICHT  
**Street Address:** 50 SE 30th ST **City:** Lee's Summit **State:** MO **Zip:** 64082  
**Phone:** 816 623 9888 **Email:** mschlicht@es-kl.com

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

**Project Information**

**General Location or Address:** E 267th ST GLEN EAGLE DR  
**Project Description:** RESIDENTIAL  
**Acres or Sq. Ft.** 51.63  
**Current Zoning:** RP-1 & RP-2 **Proposed Zoning:** RP-1 & RP-2

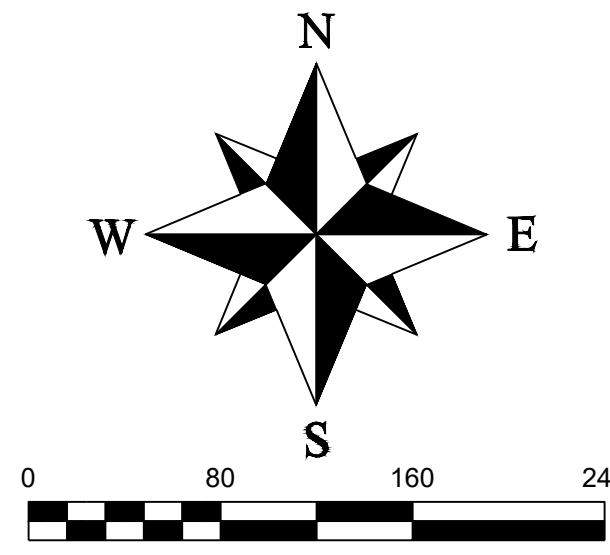
**For Office Use Only**

**Case No:** FP 25 001 **Filing Fee: Amount Paid \$** 400.00 **Date Application Received:** 4/21/25  
**Staff-only approval:** \_\_\_\_\_ **P&Z meeting:** 5/15/25 **BOA Meeting:** 5/19/25



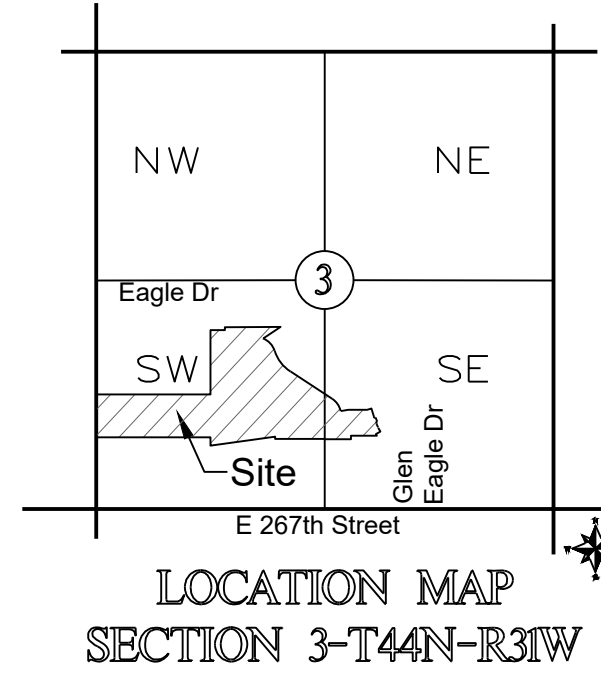
# Final Plat Cedar Crossing Lots 1 Thru 53 & Tract A

## Section 3, Township 44 N, Range 31 W Harrisonville, Cass County, Missouri



### LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ⊙ Coordinate Location
  - U/E Utility Easement
  - B/S Building Setback Line



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

#### SURVEYOR'S GENERAL NOTES:

- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.  
(A) PLAT OF GLEN EAGLE LOTS 1 THRU 31, BOOK 20 AT PAGE 87.  
(B) CERTIFICATE OF SURVEY BY J&J SURVEY LLC, DATED 1/27/21 AND RECORDED IN BOOK 30, AT PAGE 87.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NO TITLE REPORT WAS FURNISHED.
- THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- BASIS OF BEARING WAS ESTABLISHED BY THE MISSOURI STATE PLANE COORDINATE SYSTEM FROM GPS OBSERVATION.
- SEE PAGE ONE FOR DESCRIPTION.

This plat of CEDAR CROSSING, LOTS 1-53 & TRACT A has been submitted to and approved by the Harrisonville Planning & Zoning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning & Zoning Commission Chair:

\_\_\_\_\_  
DATE

This plat of CEDAR CROSSING, LOTS 1-53 & TRACT A including easements and rights-of-way accepted by the Board of Aldermen has been submitted to and approved by the Harrisonville Board of Aldermen by Ordinance No. \_\_\_\_\_ duly passed and approved by the Mayor of Harrisonville, Missouri, on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

Mayor \_\_\_\_\_ DATE

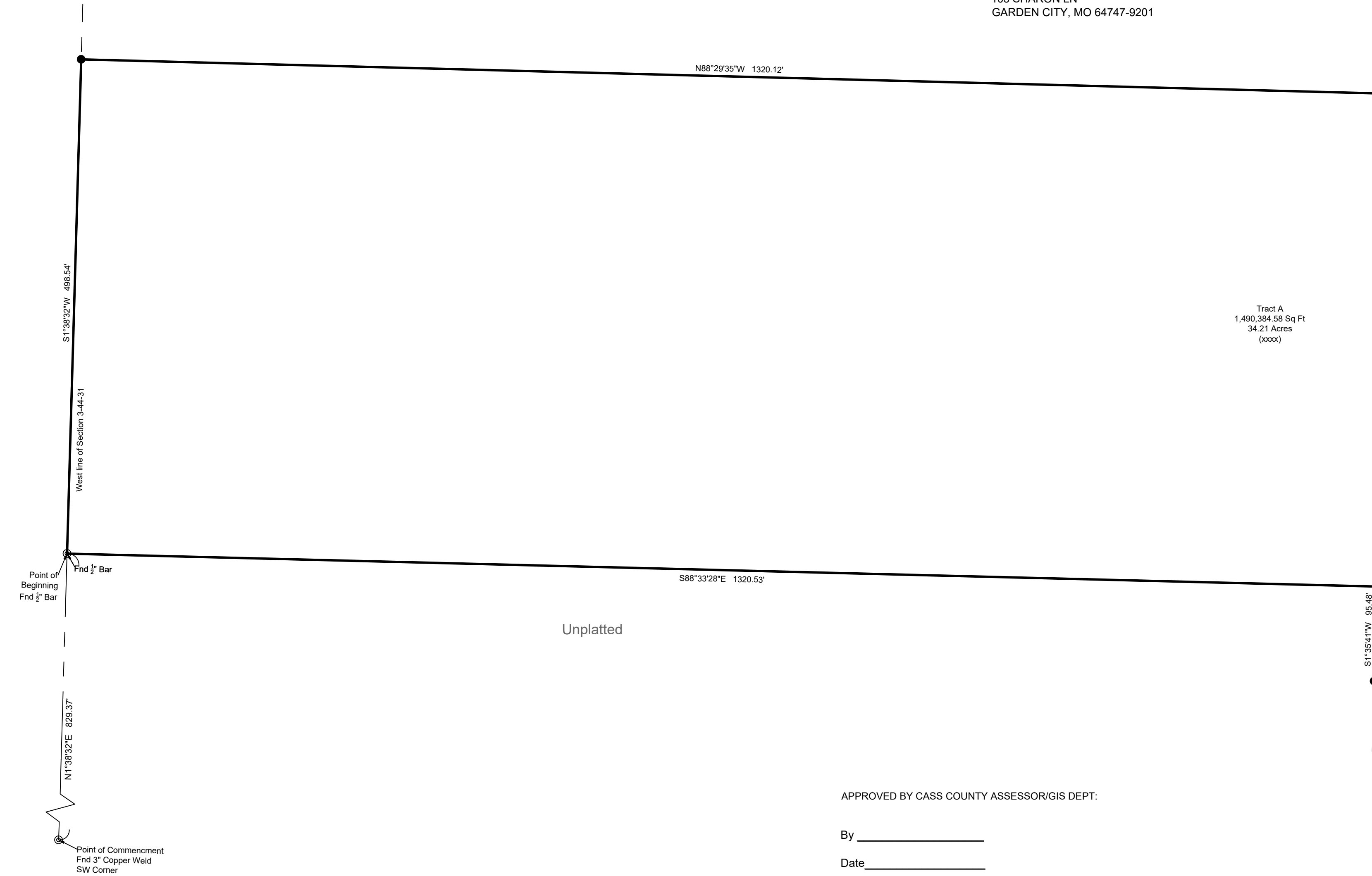
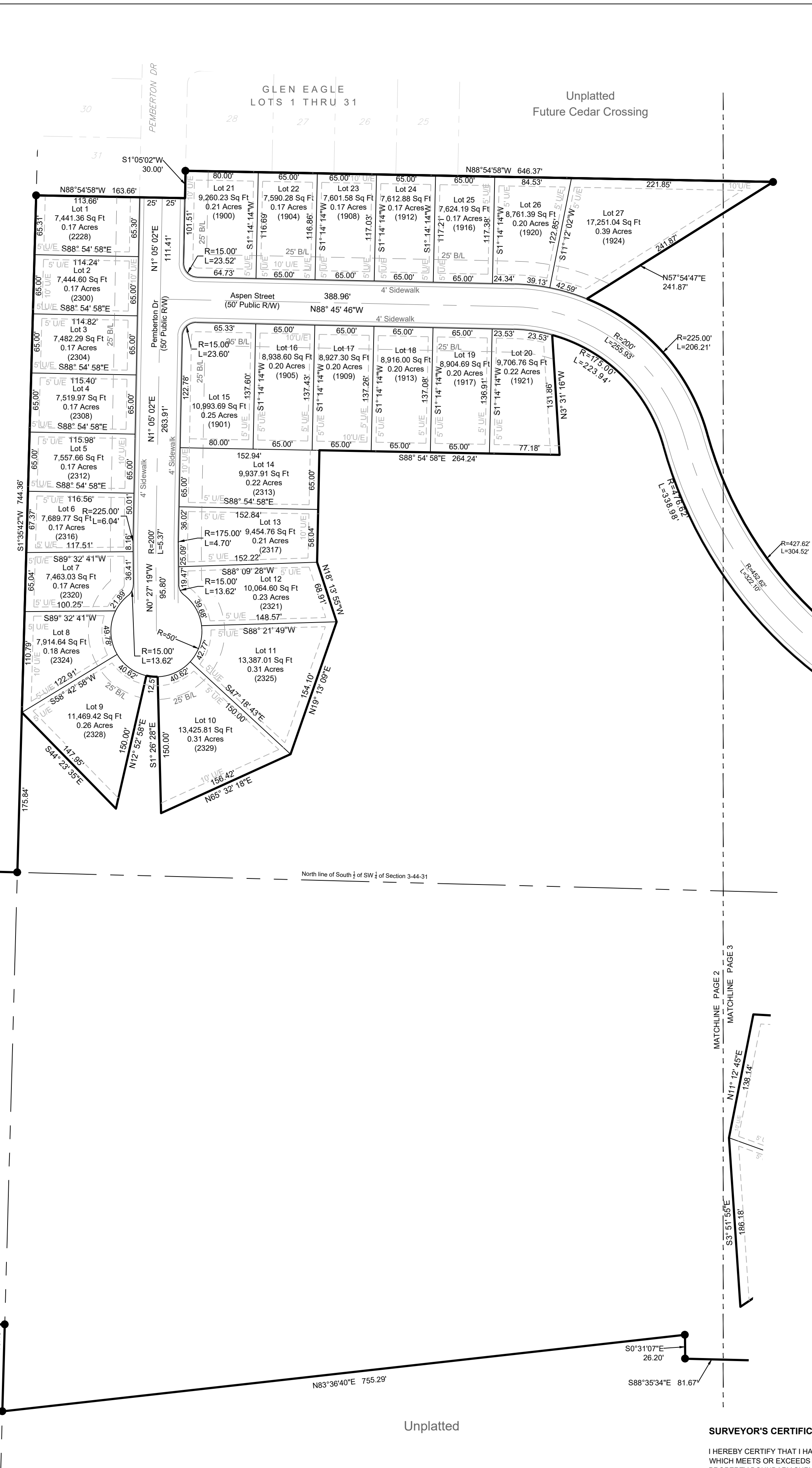
ATTEST: \_\_\_\_\_ DATE

City Clerk \_\_\_\_\_ DATE

APPROVED BY CASS COUNTY ASSESSOR/GIS DEPT:

By \_\_\_\_\_

Date \_\_\_\_\_



**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
DATE: \_\_\_\_\_  
MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC, MO CORP LS 2005008319-D

REVISIONS	
DATE	City Review Comments dated 5-2-25

Final Plat  
Cedar Crossing  
Section 3, Township 44 North, Range 31 West  
Harrisonville, Cass County, Missouri

Final Plat		COUNTY		TOWNSHIP		RANGE		SECTION		SHEET	
Cass		44 N		31 W		3		2		M. Schlicht, PLS., PE	
DATE OF PREPARATION		February 17, 2025		SCALE		1"=80'		DRAWN BY		M. Schlicht, PLS., PE	

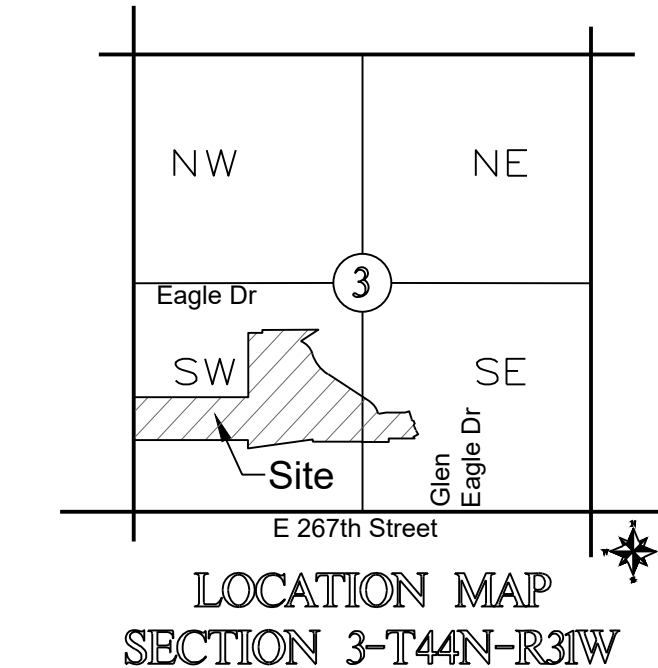
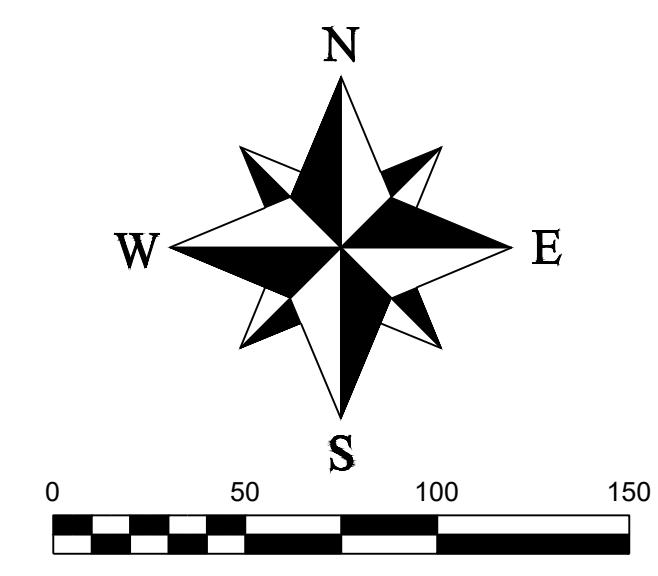
PROFESSIONAL SEAL

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

# Final Plat Cedar Crossing

## Lots 1 Thru 53 & Tract A

### Section 3, Township 44 N, Range 31 W Harrisonville, Cass County, Missouri



- #### LEGEND
- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ⊙ Coordinate Location
  - U/E Utility Easement
  - B/S Building Setback Line

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

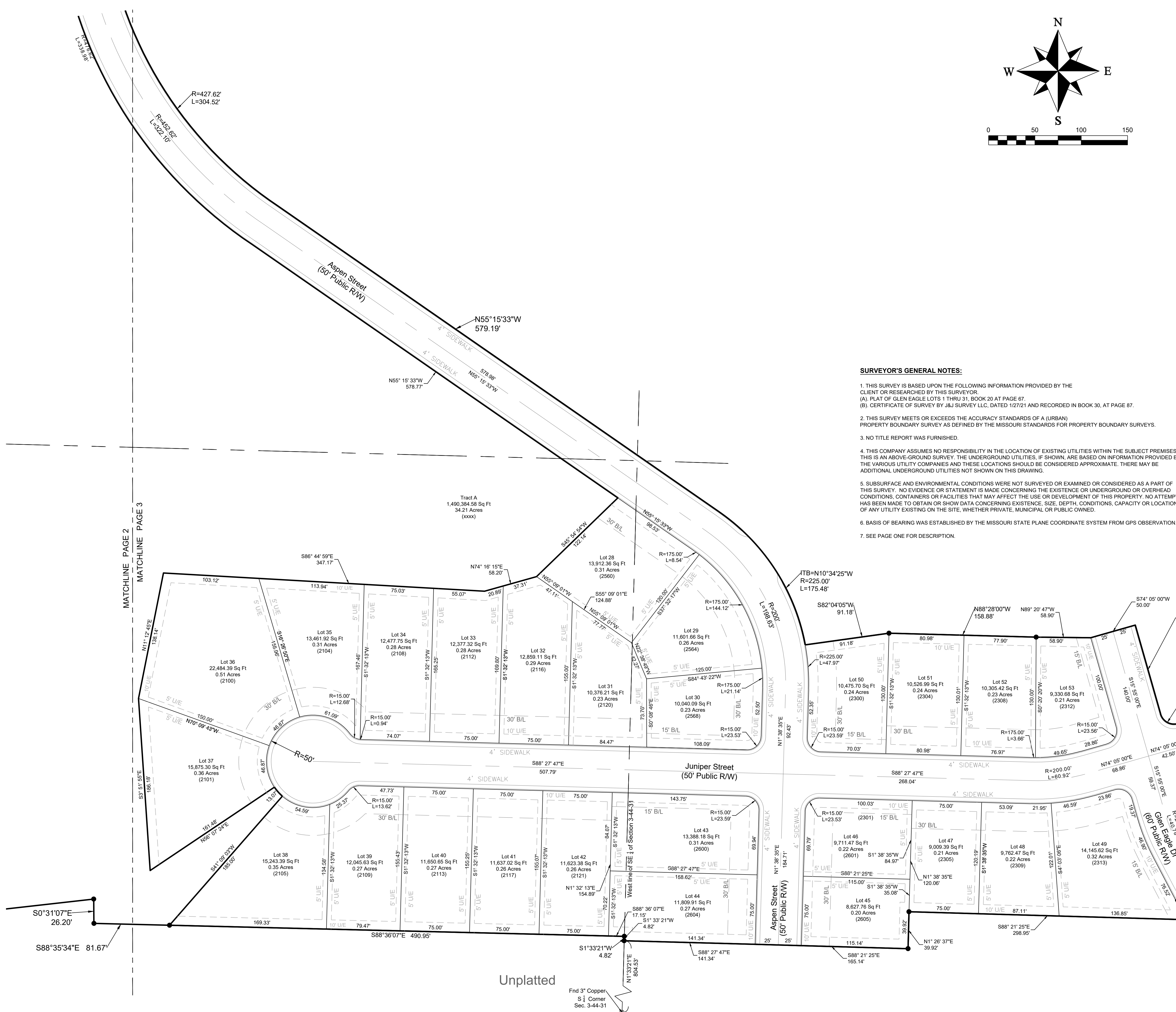
REVISIONS	
DATE	City Review Comments dated 2-2-25

**Final Plat**  
Cedar Crossing  
Section 3, Township 44 North, Range 31 West  
Harrisonville, Cass County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION	
						DATE	TIME
3	3	44 N	31 W	Cass	One Eagle	February 17, 2025	

PROFESSIONAL SEAL

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 10TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849



- #### SURVEYOR'S GENERAL NOTES:
- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR:  
(A) PLAT OF GLEN EAGLE LOTS 1 THRU 31, BOOK 20 AT PAGE 67.  
(B) CERTIFICATE OF SURVEY BY J&J SURVEY LLC, DATED 1/27/21 AND RECORDED IN BOOK 30, AT PAGE 87.
  - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
  - NO TITLE REPORT WAS FURNISHED.
  - THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
  - BASIS OF BEARING WAS ESTABLISHED BY THE MISSOURI STATE PLANE COORDINATE SYSTEM FROM GPS OBSERVATION.
  - SEE PAGE ONE FOR DESCRIPTION.

This plat of CEDAR CROSSING, LOTS 1-53 & TRACT A has been submitted to and approved by the Harrisonville Planning & Zoning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning & Zoning Commission Chair: \_\_\_\_\_  
DATE \_\_\_\_\_

This plat of CEDAR CROSSING, LOTS 1-53 & TRACT A including easements and rights-of-way accepted by the Board of Aldermen has been submitted to and approved by the Harrisonville Board of Aldermen by Ordinance No. \_\_\_\_\_, duly passed and approved by the Mayor of Harrisonville, Missouri, on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)  
Mayor \_\_\_\_\_  
DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
City Clerk \_\_\_\_\_  
DATE \_\_\_\_\_

APPROVED BY CASS COUNTY ASSESSOR/GIS DEPT.

By \_\_\_\_\_  
Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

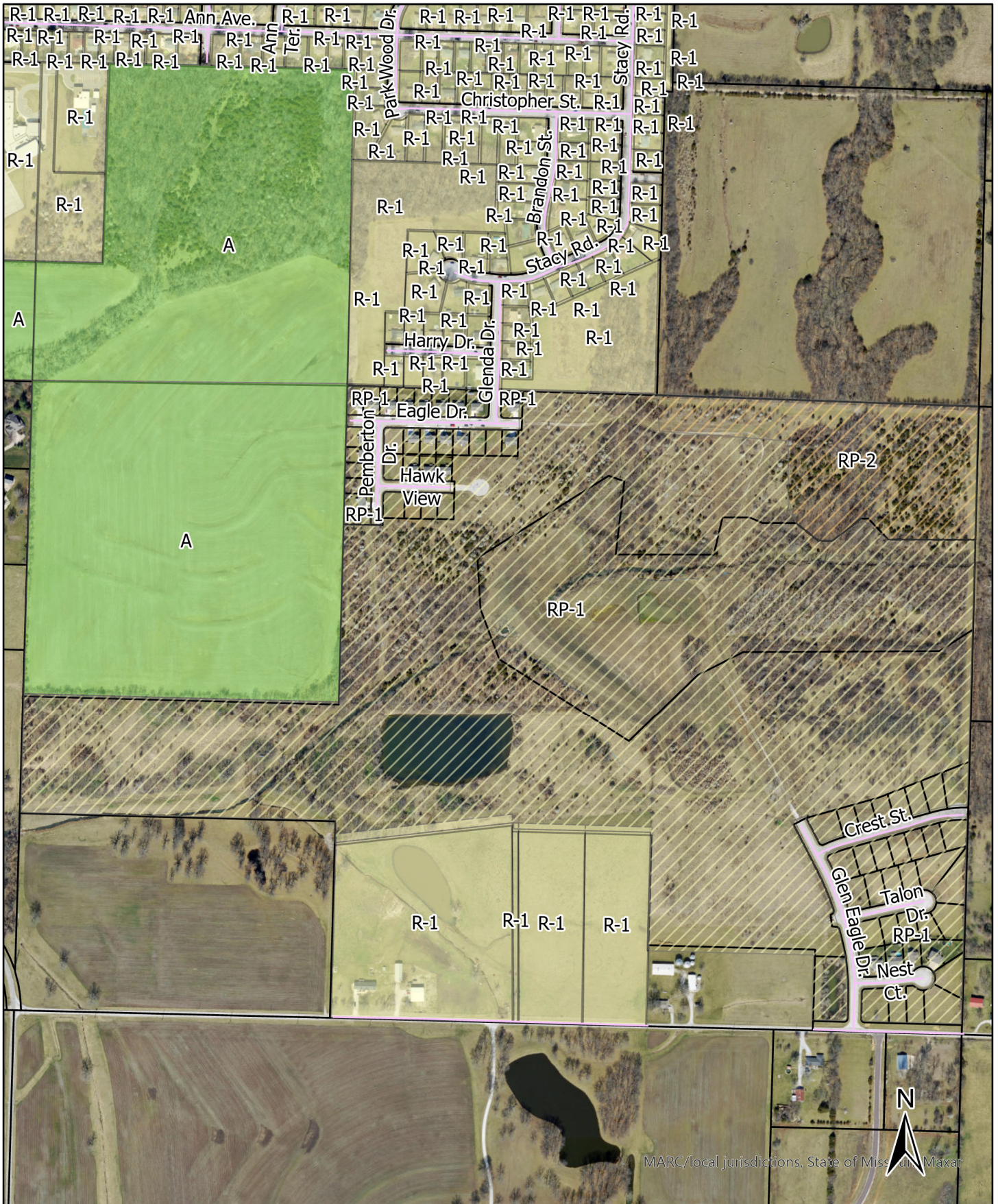
DATE: \_\_\_\_\_  
MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC, MO CORP. LS 2005008319-D

MATCHLINE PAGE 2  
MATCHLINE PAGE 3

Unplatted

Fnd 3" Copper  
S 1/4 Corner  
Sec. 3-44-31

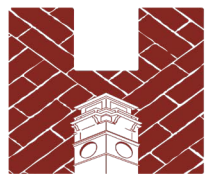
# Zoning Map



MARC/local jurisdictions, State of Mississippi, Maxar

0 362.5 725 1,450 US Feet





# 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:** May 15, 2025

**Re:** Appl. #RZ-25-003—A REZONING of Approximately 20.52-Acres from Single-Family Residential (R-1) District to Non-Retail Business (C-O) District Located West of Jefferson Street, North of Locust Street and Locust

## GENERAL INFORMATION

**Applicant:** Rick Wise, Architect with Clark & Enersen

**Requested Actions:** Approval of Rezoning

**Date of Application:** April 21, 2025

## PROPOSAL

Mr. Rick Wise is seeking approval of the attached Rezoning on behalf of the property owner, Mr. Laurence Smith, and the Cass County Public Library.

The surrounding properties are currently zoned as follows:

- North:** Single-Family Residential (R-1) District—Undeveloped land and soccer fields
- East:** Single-Family Residential (R-1) District and Agriculture (A) District—Single-family residential and parkland
- South (across Locust Ter. And Locust St.):** Service Business (C-2) District and Medium Density Apartment (R-4) District—Offices and apartments
- West:** Service Business (C-2) District—Retail and offices

\*\*\*Also of note, there are two existing offices on the north side of Locust Ter. And Locust St.—one is zoned Local Business (C-1) District, and the other is zoned Non-Retail Business (C-O) District.

## PREVIOUS ACTIONS

- **March 10, 1965**—The Board of Aldermen approved the establishment of zoning for several properties that had been annexed into the corporate city limits since April 7, 1959, this included the frontage properties along Locust Street, which were established as “Residential District No. 2”.
- **August 6, 1969**—The Board of Aldermen approved an Ordinance (#833) declaring the results of the special annexation election held July 22, 1969. This annexation included several tracts of land including the northern <sup>3</sup>/<sub>4</sub> of this property.
- **September 20, 1978**—The Board of Aldermen approved Zoning Ordinance #1194, which established the zoning for this area as Low Density Single-Family Residential (R-1A) District.
- **May 13, 1991**—The Board of Aldermen approved Zoning Ordinance #1825, which removed the R-1A District and established present-day Single-Family Residential (R-1) District.

- April 11, 2025—The Minor Plat of *Locust Place, Lots 1 and 2* was recorded with the Cass County Recorder of Deeds’ Office by Instrument #764544 in Book 27 on Page 26.

---

**KEY ISSUES**

---

- The property owner has expressed an interest in potentially constructing duplexes on some portion of this property in the future. The Non-Retail Business (C-O) District will allow for this potential future use.
- The current driver of this Rezoning is the Cass County Public Library.

---

**ANALYSIS**

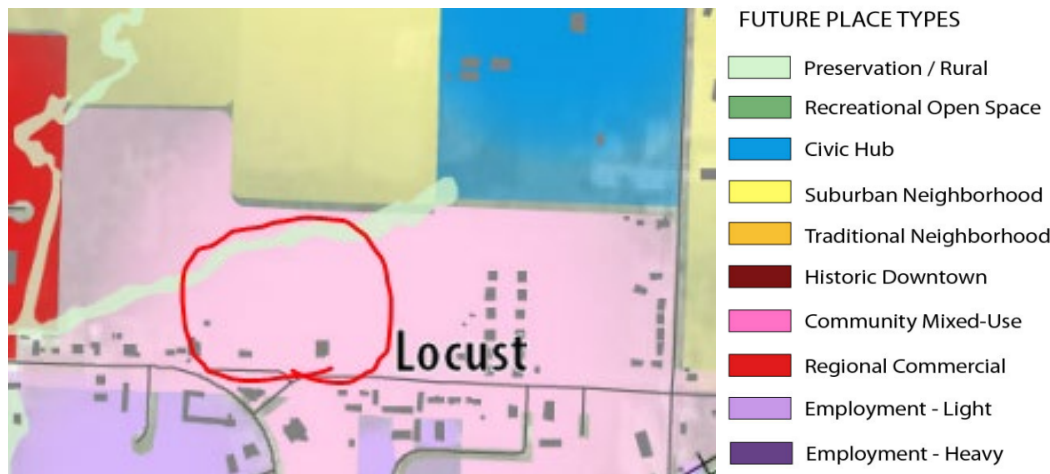
---

**Proposed Zoning.** The property is currently zoned Single-Family Residential (R-1) District. The applicant proposes to rezone the 20.52-acre tract of land from Single-Family Residential (R-1) District to Non-Retail Business (C-O) District to allow for the property to be developed for the future Cass County Public Library and future duplexes. The property is currently undeveloped but has small offices and retail spaces adjacent to the property. Also nearby are other apartments.

The following table compares the dimensional standards for the R-1 District to the proposed C-O District.

Dimensional Standards Comparison					
Zoning District	Setbacks			Minimum Lot Area	Minimum Lot Width
	Front	Side	Rear		
R-1	30’	20’ total, 8’ minimum	30’	8,500 sqft.	75’
C-O (Proposed)	35’	Equal to height of adjacent bldg. wall, except that in no case shall the side yard be less than fifteen (15) feet	30’	N/A	N/A

**Comprehensive Plan.** The City’s 2040 Comprehensive Plan shows this area as “Community Mixed-Use”.



According to page 42 of the City’s Comprehensive Plan, “Community mixed-use places are suburban hubs intended [to] accommodate daily needs for residents of the city. These places should be arranged to integrate a broad range of retail, service, office, and residential uses together in a town center format.”

The intended uses for this proposed Rezoning have the potential to address all three of the “Key Priorities” listed:

- “Integration of modernized and revamped residential uses into existing community mixed-use areas.
- Integration of office employers and larger-scale experiential destinations (i.e. movie theatre, arcade/gaming complex, bowling alley).
- Improve pedestrian, ADA, and bicycle facilities for both access and circulation.”

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

- The character of the neighborhood.
  - The overall character appears to be consistent with the City’s 2040 Comprehensive Plan. It includes a mixture of offices, bank, salon, and apartments nearby.
- 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 zoning is R-1, which is not compatible with the existing offices and proposed future uses of a library and duplexes. The proposed zoning of C-O is compatible with the existing offices and the proposed future uses.
- The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
  - The availability of existing utilities and their capacities were discussed during the pre-application meeting. Normal fire flow tests will be required. Specifics for electricity will be addressed during the Final Development Plan process. Staff is confident that the existing system will be able to handle the development with any upgrades specifically needed for the development.
- The length of the time, if any, the property has remained vacant.
  - The property was annexed into the Corporate limits of the City in the 1960s and has remained undeveloped since that time.
- The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
  - The question of whether our public facilities and services are adequate to meet the demand generated by the proposed use was brought to Public Works and no concerns were raised. At this point, staff does not see any issues with the existing system meeting the needs of the proposed development with the required public improvements that are part of the proposed development.
- The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
  - The proposed uses are consistent with the permitted uses for the district proposed and surrounding properties.

---

## STAFF RECOMMENDATION

---

Staff recommends *approval* of the requested Rezoning of approximately 20.52-acres from Single-Family Residential (R-1) District to Non-Retail Business (C-O) District with the following condition:

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

---

## ATTACHMENTS

---

1. Application
2. Rezoning Exhibit

3. **Zoning Map**
4. **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): Rick Wise      Signature: Rick Wise  
 Company Name: Clark & Enersen  
 Street Address: 2020 Baltimore Avenue, Suite 300      City: Kansas City      State: MO      Zip: 64108  
 Phone: 816-474-8237      Email: rick.wise@clarkenersen.com

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

Property Owner Name (print): Laurence D Smith      Signature: See attached email  
 Street Address: 905 N. Commercial St.      City: Harrisonville      State: MO      Zip: 64701  
 Phone: 816-522-4568      Email: LSmith@ReeceNichols.com

### Firm Preparing Application: Clark & Enersen

Contact: Allison Wonder  
 Street Address: 2020 Baltimore Ave. Suite 300      City: Kansas City      State: MO      Zip: 64108  
 Phone: 816-474-8237      Email: allison.wonder@clarkenersen.com

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

### Project Information

General Location or Address: 'Locust Place' 1236-1498 Locust Terrace (Corner of Locust Terrace & Locust Street)  
 Project Description: New 15,000 SF public library and administration building, including parking, plaza and outdoor engagement space is planned for Lot 1.  
 Future plans to develop Lot 2 include duplexes.      Acres or Sq. Ft. 20.52 acres  
 Current Zoning: R-1      Proposed Zoning: C-0

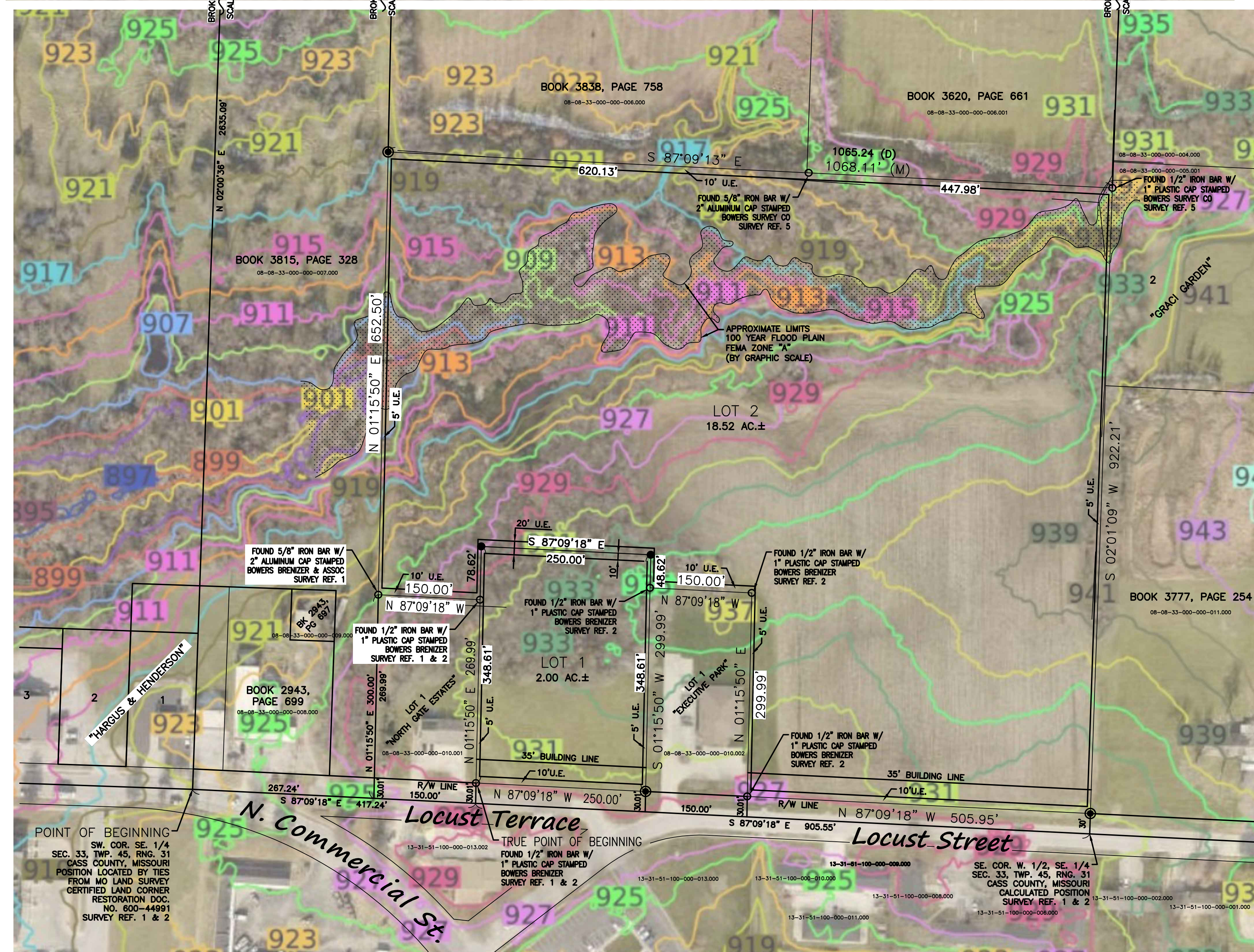
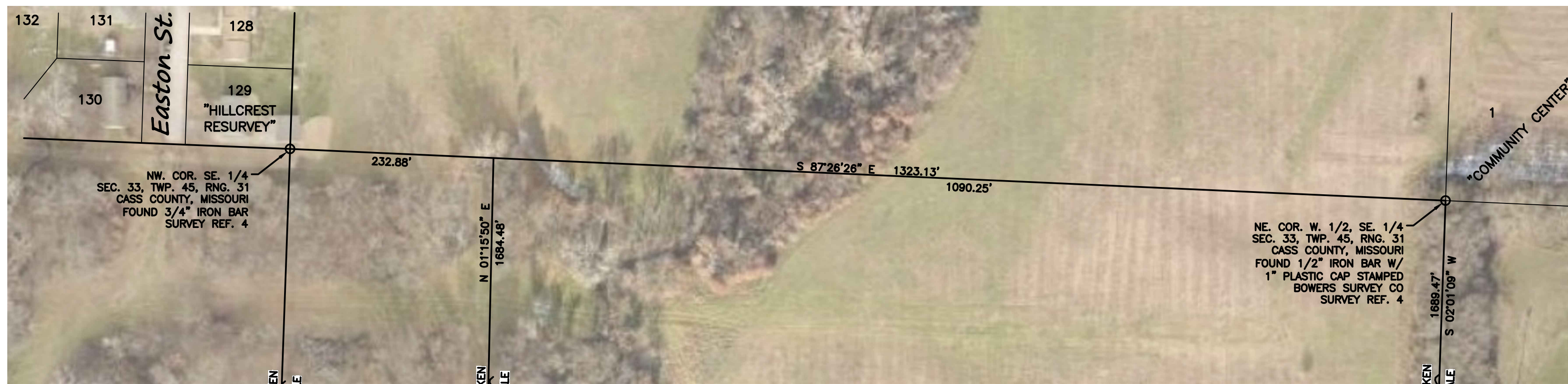
### Items to be Submitted 30 Days Before Planning Commission Meeting

- 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 25-003 Filing Fee: Amount Paid \$ 365.00 Date Application Received: 4/21/25  
 Staff-only approval: N/A P&Z meeting: 5/15/25 BOA Meeting: 5/19/25



**Notes:**

1. THE AERIAL AND CONTOUR MAP IS SOURCED FROM THE CASS COUNTY, MO GIS ASSESSMENT INFORMATION AND MAPS.

**Survey Description:** TROY S. BOWERS, MO LS 2616

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 1293 AT PAGE 165 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 45, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, AFORESAID, RUN THENCE THENCE SOUTH 87°09'18" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 417.24 FEET; THENCE NORTH 01°15'50" EAST, 30.01 FEET TO THE SOUTHEAST CORNER OF LOT 1, NORTH GATE ESTATES, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED IN PLAT BOOK 12 AT PAGE 161 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°15'50" EAST ALONG THE EAST LINE OF SAID LOT 1, NORTH GATE ESTATES, 269.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87°09'18" WEST ALONG THE NORTH LINE OF SAID LOT 1, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND BEING A POINT ON THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 1293 AT PAGE 165; THENCE NORTH 01°15'50" EAST ALONG SAID WEST LINE, 652.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 87°09'13" EAST ALONG THE NORTH LINE OF SAID TRACT, 1068.11 FEET (MEASURED) (1065.24 FEET DEED) TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 02°01'09" WEST ALONG SAID EAST LINE, 922.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOCUST STREET, AS NOW LOCATED; THENCE NORTH 87°09'18" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 505.95 FEET TO THE SOUTHEAST CORNER OF LOT 1, EXECUTIVE PARK, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED IN PLAT BOOK 12 AT PAGE 235 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE NORTH 01°15'50" EAST ALONG THE EAST LINE OF SAID LOT 1, EXECUTIVE PARK, 299.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87°09'18" WEST ALONG THE NORTH LINE OF SAID LOT 1, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°15'50" WEST ALONG THE WEST LINE OF SAID LOT 1, 299.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, EXECUTIVE PARK AND BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF LOCUST STREET; THENCE NORTH 87°09'18" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 250.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 20.52 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

**Rezoning Statement:**

THE APPLICANT IS REQUESTING TO REZONE THE PROPERTY, "LOCUST PLACE", LOCATED ON LOCUST STREET, HARRISONVILLE, MO 64701 (PARCEL PIN: 08-08-33-000-000-010.000) FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO C-0 (NON-RETAIL BUSINESS DISTRICT). THE PURPOSE OF THIS REZONING IS TO ACCOMMODATE THE DEVELOPMENT OF A NEW COUNTY PUBLIC LIBRARY FACILITY AND TO ALLOW FOR THE FUTURE CONSTRUCTION OF DUPLEX RESIDENTIAL UNITS ON THE SITE. THE PROPOSED C-0 ZONING CLASSIFICATION SUPPORTS BOTH CIVIC AND LIMITED RESIDENTIAL USES, MAKING IT AN APPROPRIATE DESIGNATION TO MEET CURRENT AND FUTURE COMMUNITY NEEDS. THE FUTURE CASS COUNTY PUBLIC LIBRARY WILL EXPAND ACCESS TO EDUCATIONAL RESOURCES, TECHNOLOGY, AND COMMUNITY PROGRAMS. THIS DEVELOPMENT SUPPORTS THE LIBRARY'S ROLE AS A VIBRANT AND VALUABLE COMMUNITY HUB.

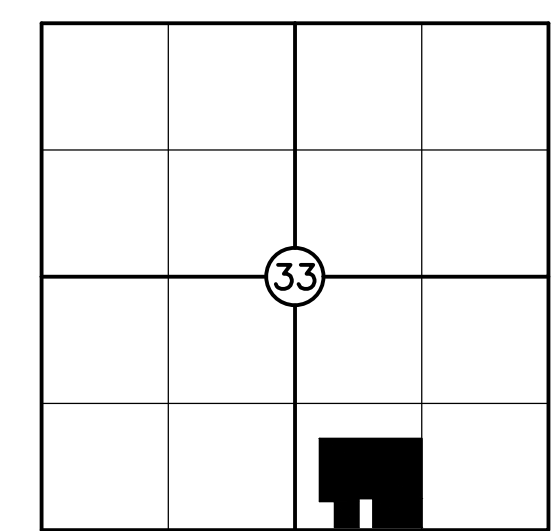
ABUTTING PROPERTY OWNERS				
PIN #	ADDRESS	ACREAGE	OWNER	CLASS
08-08-33-000-000-004.000	JEFFERSON PKWY	25	CITY OF HARRISONVILLE	EXEMPT
08-08-33-000-000-005.001	JEFFERSON PKWY	7.1	CITY OF HARRISONVILLE	EXEMPT
08-08-33-000-000-006.000	JEFFERSON PKWY	32.8	WELBORN, JAMES D TR ETAL	AG DWELLING
08-08-33-000-000-006.001	S JEFFERSON PKWY	9	HARRISONVILLE SOCCER CLUB	EXEMPT
08-08-33-000-000-007.000	EASTON ST	49	WELBORN, JAMES D & CAROL S TR ETAL	AG DWELLING
08-08-33-000-000-008.000	1602 N COMMERCIAL	0.861	YOUNG'S LAWN & GARDEN INC	COMMERCIAL
08-08-33-000-000-009.000	N COMMERCIAL	0.121	YOUNG'S LAWN & GARDEN INC	COMMERCIAL
08-08-33-000-000-010.001	1304 LOCUST TER	0.93	KLING VETERINARY CLINIC PC	COMMERCIAL
08-08-33-000-000-010.002	1212 LOCUST ST	1.033	T & B INVESTMENT CO LLC	COMMERCIAL
08-08-33-000-000-011.000	906 LOCUST ST	4	FRIEDRICH, SCOTT K & STANLEY D	RESIDENTIAL
13-31-51-100-000-001.000	909 LOCUST ST	0.331	KITCHEN, ELIZABETH SUE	RESIDENTIAL
13-31-51-100-000-002.000	1003 LOCUST APT A & B	0.344	BURNS, THOMAS J & SANDRA K	RESIDENTIAL
13-31-51-100-000-006.000	1005 LOCUST APT A	0.84	THE NOOK ON NORTHSIDE LLC	RESIDENTIAL
13-31-51-100-000-008.000	1009 LOCUST APT A & B	0.186	THE NOOK ON NORTHSIDE LLC	RESIDENTIAL
13-31-51-100-000-009.000	1101 LOCUST ST	0.165	HARDWICK, ANGELA R ETAL	RESIDENTIAL
13-31-51-100-000-010.000	1105 LOCUST ST	0.202	HARDWICK, ANGELA R ETAL	RESIDENTIAL
13-31-51-100-000-011.000	1103 LOCUST ST	0.321	HARDWICK, ANGELA R ETAL	RESIDENTIAL
13-31-51-100-000-013.000	1301 LOCUST ST	2.75	COMMERCE BANK OF HARRISONVILLE	COMMERCIAL
13-31-51-100-000-013.002	1301 LOCUST & 1302 TER	0.68	LEGACY PROPERTIES & MANAGEMENT LLC	COMMERCIAL

**Legend**

- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS PLS 2616
- ⊙ = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED BOWERS PLS 2616
- x-x- = WIRE FENCE LINE
- R/W LINE = RIGHT-OF-WAY LINE
- (D) = DEED BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE

**Reference Surveys**

- 1) MINOR PLAT OF "LOCUST PLACE" SURVEY BY: TROY S. BOWERS, MO LS 2616 DATED: 3/20/2025 COUNTY: CASS



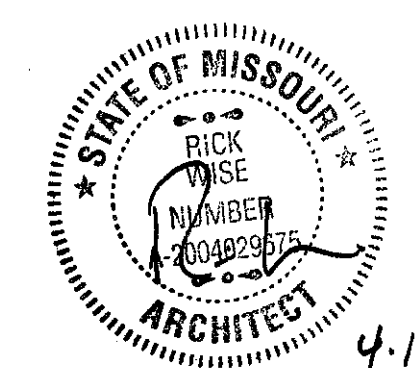
LOCATION MAP  
SECTION 33, TOWNSHIP 45, RANGE 31  
CASS COUNTY, MISSOURI  
SCALE: 1" = 2000'

**Rezoning of "Locust Place"**

Locust St  
Harrisonville, MO 64701

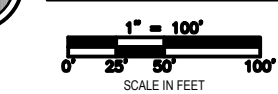
CE No.: 419-003-25

April 18, 2025

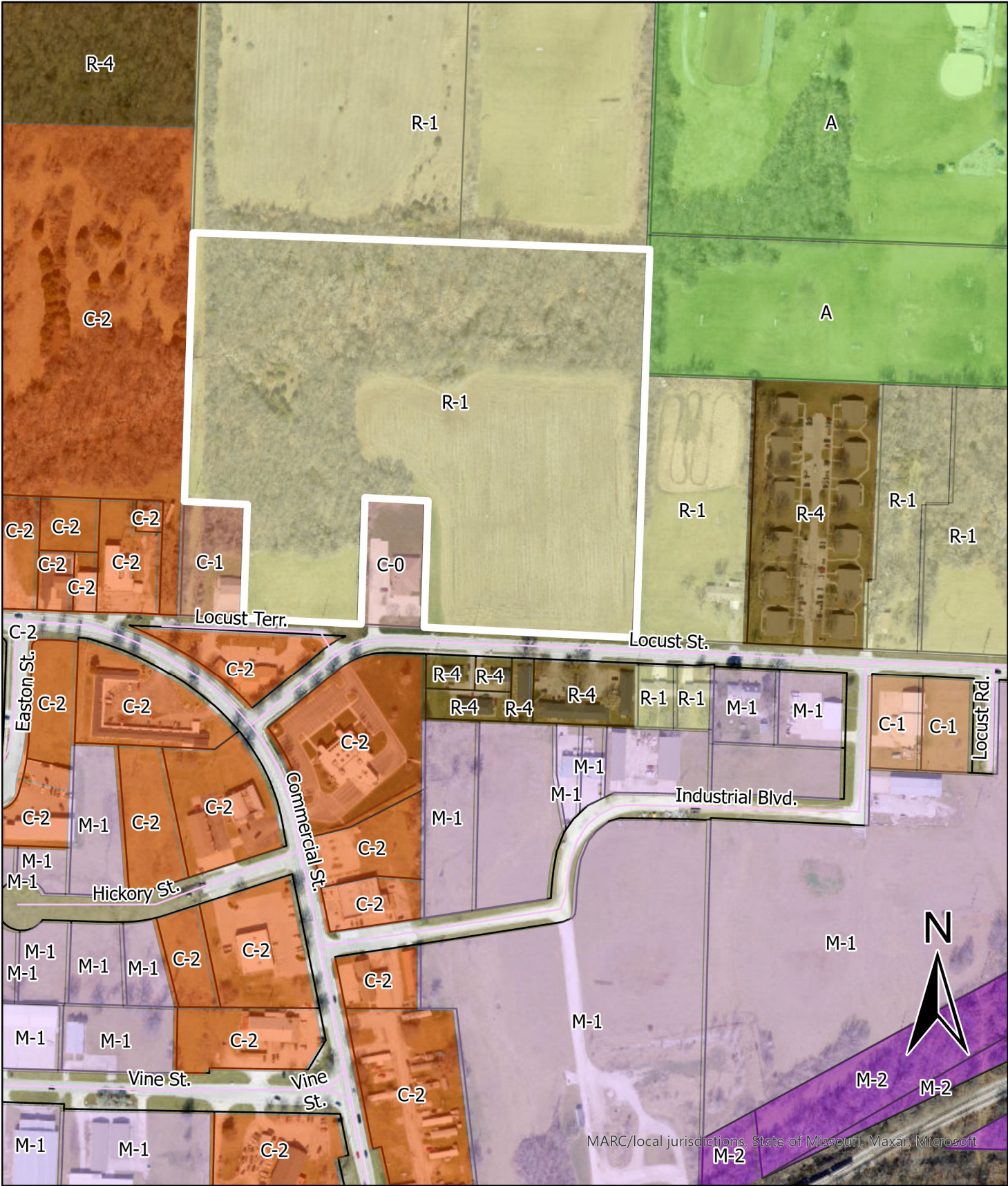


4.18.25

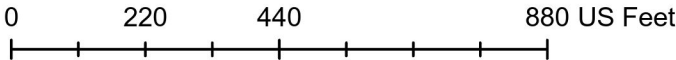
**REZONING OF "LOCUST PLACE"**



# Zoning Map



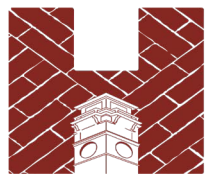
MARC/local jurisdictions, State of Missouri, Maxar, Microsoft



# Aerial Map



0 190 380 760 US Feet



# 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:** May 15, 2025  
**Re:** Appl. #FP-25-0002 – A FINAL PLAT for *Burriss Ridge, 4<sup>th</sup> Plat, Lots 1-76*

---

## GENERAL INFORMATION

---

**Applicant:** Marc Cook, DTS Missouri, LLC

**Requested Actions:** Approval of Final Plat

**Date of Application:** April 23, 2025

---

## PROPOSAL

---

Marc Cook, with DTS Missouri, LLC is seeking approval of the attached Final Plat of *Burriss Ridge 4<sup>th</sup> Plat, Lots 1-76*.

The surrounding properties are currently zoned as follows:

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

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

South: Single-Family Residential (R-1) District and Planned Single-Family Residential (RP-1) District

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

---

## PREVIOUS ACTIONS

---

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

- June 7, 2021—The Board of Aldermen approved a Rezone of *Lot 2, Burris Ridge* from C-1 (Local Business District) and a Rezone of *Lot 1, Burris Ridge* from C-O (Non-Retail Business District) to R-1 (Single-Family Residential District) by Ord. #3546 & #3545, respectively.
- August 2, 2021—The Board of Aldermen approved a Final Plat of *Burris Drive Estates* by Ord. #3557.
- May 2, 2022—The Board of Aldermen approved the Rezoning of 7.10 acres from RP-2 (Planned Two-Family Residential District) to RP-1 (Planned Single-Family Residential District) by Ordinance No. 3584.
- June 6, 2022—The Board of Aldermen approved the Final Plat of *Burris Ridge, 3<sup>rd</sup> Plat*.
- April 20, 2023—The Planning & Zoning Commission recommended approval with a vote of 6-1 of the *Burris Ridge 4<sup>th</sup> Preliminary Plat* as proposed.
- May 1, 2023—The Board of Aldermen approved a Resolution (#2023-18) approving the Preliminary Plat of *Burris Ridge 4<sup>th</sup> plat, Lots 1 – 77*. Approval was contingent upon compliance with the Zoning and Subdivision Regulations.
- March 12, 2024—Staff held a Pre-Application Meeting with Mr. Marc Cook to review the next steps and what would be required for the Final Plat process.
- April 9, 2024—An application (#FP-24-001) for Final Plat for *Burris Ridge 4<sup>th</sup>* was submitted for review. Corrections were sent out and made, the item was scheduled for the May 16, 2024, Planning & Zoning Commission Meeting and the May 20, 2024, Board of Aldermen Meeting for Public Hearings.
- May 7, 2024—Staff received an email stating that the applicant “would like to respectfully remove *Burris Ridge 4<sup>th</sup> Plat* from consideration for approval from the Board of Aldermen at this time”, which meant that the item never came before the Planning & Zoning Commission. A new Final Plat application was required to be submitted before May 1, 2025, or the approved Preliminary Plat would have expired.
- April 23, 2025—Mr. Marc Cook submitted a new application for the Final Plat (Appl. #FP-25-002) of *Burris Ridge, 4<sup>th</sup> Plat, Lots 1-76*. The applicant stated that the Final Plat itself has not changed, which is why the attached Final Plat Exhibit is dated from 2024.

---

## KEY ISSUES

---

- The original *Burris Ridge* development contained 186 total lots.
- There are currently approximately 66 lots platted after several lot combinations and lot line adjustments that have been done over the years, with the planned 76 lots from this final phase of the development the total number of lots planned are approximately 142 (44 lots less than the original plan).
- There are currently 63 lots that have issued building permits. According to the Fire Code, as detailed in the analysis below, a second point of access should have been provided at 30.
- The overall development meets or exceeds all other standards or requirements that are applicable to a Final Plat.

---

## ANALYSIS

---

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

Access. The Burris Ridge development was originally approved with two points of access planned. The primary point of ingress and egress to/from the subdivision is Burris Drive. The original Preliminary Plat contemplated a second point of access to the north. However, the developers of the Burris Ridge development did not own the property to the north and staff cannot find that any easement or agreement for a future right-of-way through said property was ever recorded.

Section 410.490.J.4 and 5 of the City’s Municipal Code and Section D107, Appendix D, of the International Fire Code (IFC) 2018 both require a second point of access. A second point of access has been provided on the proposed Final Plat as shown on the attached Exhibit.

Homeowners Association (HOA). Staff has found that it appears that the original developer, Eternal Investments, LLC, recorded a “Declaration of Protective Covenants and Restrictions for Burris Ridge Subdivision, Lots 25-186 Located in Harrisonville, Cass County, Missouri” on December 14, 2006 (based upon the original Preliminary Plat). They also recorded “By-Laws of Burris Ridge Homeowners Association” on December 19, 2006. However, it does not appear that the association was set-up through the Secretary of State. On October 8, 2019, Burris Ridge, LLC amended the original Covenants and Restrictions for Burris Ridge. There is no “Burris Ridge Homeowners Association” registered with the Secretary of State; however, the Burris Ridge, LLC is registered (LC1145315). The amended Covenants reference homeowners who no longer reside within the Burris Ridge subdivision. Additionally, Burris Ridge, LLC no longer owns any of the lots.

Additionally, it is interesting to note that landscaped island (Tract A) in Burris Drive is shown to be owned by “Burris Ridge Homeowners Association”, but said association does not appear to actually exist with the Secretary of State. Considering that there is an existing Tract A (island) with landscaping and signage that is currently owned by a non-existing entity Staff would be supportive of the developer utilizing his votes and working with the residents of *Burris Ridge* to register the HOA and include the management of the existing landscaping, signage, and pond within their duties.

Access to Parks. Section 410.430 of the City’s Municipal Code states that “accessways for pedestrian and maintenance purposes shall be provided by the developer to greenways, parks and open space areas”. The developer has agreed to provide access to the pond and trail but is still working to determine where the best location for access is and has stated that this may be provided via easement recorded by a separate document.

---

## **PROCEDURE**

---

In accordance with Section 410.280.C: “The Planning and Zoning Commission shall recommend approval, conditional approval or disapproval of the final plat. If the Planning and Zoning Commission recommends disapproval of the final plat, it shall advise the subdivider of the reasons for such recommendation. The Planning and Zoning Commission shall recommend approval of a final plat if it is:

1. Substantially the same as the approved preliminary plat;
2. There has been compliance with all conditions, restrictions and requirements of this Chapter and of all other applicable ordinances and design standards of the City;
3. There has been compliance with any condition that may have been attached to the approval of the preliminary plat or applicable zoning ordinance.”

After staff’s thorough review of the proposed Final Plat staff’s professional opinion is that the Final Plat is:

- 1) Substantially consistent with the approved Preliminary Plat;
- 2) In compliance with the design standards and Subdivision Regulations; and
- 3) The proposed access point meets the conditions of the Preliminary Plat and this access point should be created first as a construction entrance to minimize the impact of construction trucks and equipment upon the existing neighborhood.

---

## **STAFF RECOMMENDATION**

---

Staff recommends approval of the requested Final Plat with the following conditions:

1. The access point (Raleigh Drive) onto Mechanic Street/MO-7 Hwy shall be installed first as a construction entrance to minimize the impact of construction trucks and equipment upon the existing neighborhood.
2. Street name “Lady Lane” needs to be corrected to “Lady’s Lane” to match the previously platted street name. Additionally, “Lady Court” shall be corrected to “Lady’s Court”.

---

## ATTACHMENTS

---

1. Application
2. Original Preliminary Plat
3. Resolution #2023-18 and attached Preliminary Plat of *Burriss Ridge 4<sup>th</sup>, Lots 1 – 77*
4. Final Plat of *Burriss Ridge 4<sup>th</sup>, Lots 1 – 76*
5. Zoning Map
6. Aerial Map



### 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) **76 lots**
- \*Minor Plat (Fee \$200.00)  
\*Staff-only approval required

#### Applicant and Owner Information

Applicant (Print): Marc Cook Signature: Marc Cook  
Company Name: ATS Missouri, LLC  
Street Address: P.O. Box 1421 City: Raymore State: MO Zip: 64083  
Phone: 816-318-9500 Email: marc@spaldingexcavating.com

Property Owner Authorization (Provide contact information and signatures of all property owners)  
Property Owner Name (print): ATS Missouri, LLC Signature: Barbara Spalding  
Street Address: P.O. Box 1421 City: Raymore State: MO Zip: 64083  
Phone: 816-318-9500 Email: marc@spaldingexcavating.com

Firm Preparing Application: ATS Missouri, LLC  
Contact: Marc Cook  
Street Address: P.O. Box 1421 City: Raymore State: MO Zip: 64083  
Phone: 816-318-9500 Email: marc@spaldingexcavating.com  
\*All correspondence should be sent to: Applicant  Property Owner  Firm

#### Project Information

General Location or Address: Bull's Ridge Subdivision  
Project Description: 76 lot Development - 4th Phase in subdivision Acres or Sq. Ft. 27 Acres  
Current Zoning: RP-1 Proposed Zoning: RP-1

#### For Office Use Only

Case No. FP 25-002 Filing Fee: Amount Paid \$ \$595.00 Date Application Received: 4/23/25  
Staff-only approval: N/A P&Z meeting: 5/15/2025 BOA Meeting: 5/19/2025  
6/2/2025

# PRELIMINARY PLAT OF BURRIS RIDGE

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

PRESENT ZONING: AGRICULTURE

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

**LOT STANDARDS FOR R-1P**

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

**LOT STANDARDS FOR R-2P**

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

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

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

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

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

THUNDERBIRD ESTATES  
6. 5. 4. 3. 2. 1.  
R-1



S 88°21'01" E 30.00'

S 01°54'59" W 718.50'

S 88°21'01" E 1739.57'

N 88°21'01" W 275.00'

N 02°34'37" E 1845.23'

N 88°05'01" W 25.00'

S 01°54'59" W 81.93'

S 07°46'34" W 322.30'

S 15°41'35" W 214.16'

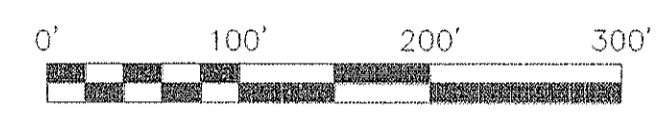
S 71°28'29" W 527.27'

L=239.64' R=959.86'

L=917.24' R=1382.39'

L=239.64' R=959.86'

L=239.64' R=959.86'



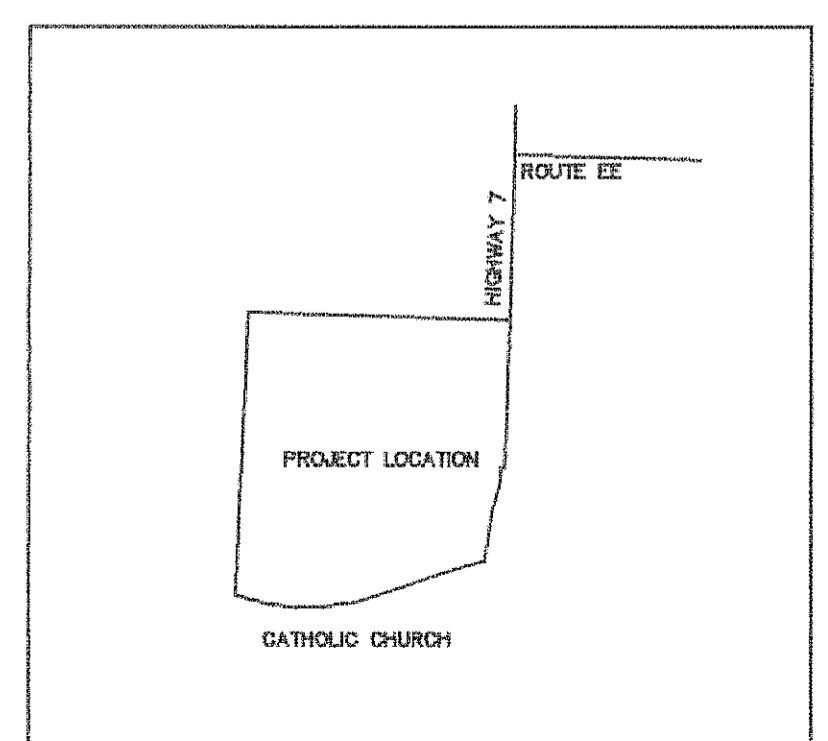
**LEGAL DESCRIPTION:**  
Part of the SW 1/4 of Section 35, Township 45N, Range 31W in the City of Harrisonville, Cass County, Missouri, described as follows: From the center of Section 35 aforesaid, run thence South along the centerline of MO. State Hwy. 7, 718.50 feet to the True Point of Beginning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

**TRACT "D"**  
This strip reserved for the planting of trees or shrubs, the building of structures or fences hereon is prohibited.  
This recreation easement is reserved for the establishment of and access to a recreational trail; the building of structures or fences hereon is prohibited.

EXISTING 20' UTILITY EASEMENT BK. 2474 PG. 96

This recreation easement is reserved for the establishment of and access to a recreational trail; the building of structures or fences hereon is prohibited.

RECEIVED  
JAN 12 2005  
CITY OF HARRISONVILLE



VICINITY MAP

**Council Bill No. 2023-48**

**Resolution No. 2023-18**

**A RESOLUTION OF THE CITY OF HARRISONVILLE APPROVING THE PRELIMINARY PLAT OF BURRIS RIDGE 4<sup>TH</sup> PLAT, LOTS 1 - 77 LOCATED WEST OF MECHANIC STREET (MO. HWY. 7) AND SOUTH OF BURRIS DRIVE IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**

**WHEREAS**, the City of Harrisonville, Missouri (the "City") has received an application from Austin Thompson with Atlas Land Consulting to approve the Preliminary Plat of Burris Ridge 4<sup>th</sup> Plat, Lots 1 - 77, a 27.66-acre subdivision of land located west of Mechanic Street (Mo. Hwy. 7) and south of Burris Drive; and

**WHEREAS**, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on April 20, 2023, and voted by voice 6-1 to recommend that the Board of Aldermen approve the plat as proposed by the developer; 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, most 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 Burris Ridge 4<sup>th</sup> Plat, Lots 1 – 77.

**Section 2:** Preliminary Plat of Burris Ridge 4<sup>th</sup> Plat, Lots 1 – 77 comprises the following described real estate in the City of Harrisonville, Cass County, Missouri:

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 139 BURRIS RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 139, 318.74 FEET TO A POINT ON THE WEST LINE OF LOT 135A SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 01°38'36" WEST, ALONG SAID WEST LINE, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 135A; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 135A, 159.20 FEET TO THE SOUTHEAST CORNER OF LOT 134A SAID BURRIS

RIDGE 1ST PLAT; THENCE NORTH 01°38'36" EAST, ALONG THE EAST LINE OF SAID LOT 134A, 120.00 FEET TO THE SOUTHWEST CORNER OF LOT 133 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 133, 214.63 FEET TO A POINT ON THE WEST LINE OF LOT 30B SAID BURRIS RIDGE 1ST PLAT, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF HUNTER DRIVE AS IT NOW EXISTS; THENCE SOUTH 01°59'59" WEST, ALONG SAID WEST LINE AND EAST RIGHT OF WAY LINE, 77.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30B; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 30B, 245.13 FEET TO THE SOUTHEAST CORNER OF LOT 1A BLOCK 2, BURRIS RIDGE 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE NORTH 01°38'53" EAST, ALONG THE EAST LINE OF SAID LOT 1A, 187.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 1A, ALSO KNOWN TO BE A POINT ON THE SOUTH RIGHT OF WAY LINE OF BURRIS DRIVE AS IT NOW EXISTS; THENCE SOUTH 88°21'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 50.86 FEET; THENCE SOUTH 01°50'45" WEST, 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 88°21'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, 419.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 SAID BURRIS RIDGE 1ST PLAT; THENCE SOUTH 03°00'29" WEST, 248.10 FEET; THENCE SOUTH 01°54'36" WEST, 81.93 FEET; THENCE SOUTH 15°41'12" WEST, 214.16 FEET; THENCE SOUTH 07°46'11" WEST, 322.30 FEET TO A POINT ON THE NORTH LINE OF AN 100 FEET ABANDONED FRISCO RAILROAD RIGHT OF WAY AS IT NOW EXISTS; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 239.64 FEET, A RADIUS OF 1959.86 FEET, A CHORD BEARING OF SOUTH 74°58'17" WEST, AND A CHORD LENGTH OF 239.49 FEET; THENCE SOUTH 71°28'06" WEST, 527.27 FEET; THENCE SOUTH 71°47'17" WEST, 15.42 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.95 FEET, A RADIUS OF 1382.39 FEET, A CHORD BEARING OF SOUTH 75°26'35" WEST, AND A CHORD LENGTH OF 160.86 FEET TO THE SOUTHEAST CORNER OF TRACT B SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 11°08'09" WEST, ALONG THE EAST LINE OF SAID TRACT B, 109.87 FEET; THENCE NORTH 20°14'56" EAST, CONTINUING ALONG SAID EAST LINE, 93.09 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EAST LINE, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 15.28 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 11°29'39" EAST, AND A CHORD LENGTH OF 15.22 FEET; THENCE NORTH 11°44'37" EAST, CONTINUING ALONG SAID EAST LINE, 13.16 FEET; THENCE NORTH 14°15'59" WEST, CONTINUING ALONG SAID EAST LINE, 41.95 FEET; THENCE NORTH 16°20'50" WEST, CONTINUING ALONG SAID EAST LINE, 49.02 FEET; THENCE NORTH 18°25'41" WEST, CONTINUING ALONG SAID EAST LINE, 121.22 FEET TO THE SOUTHWEST CORNER OF LOT 6 BLOCK 2 SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 71°34'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 6 BLOCK 2, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF

SAID LOT 6 BLOCK 2, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF LADY LANE AS IT NOW EXISTS; THENCE SOUTH 18°25'41" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 34.01 FEET; THENCE NORTH 71°34'19" EAST, 50.00 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.53 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 26°31'13" EAST, AND A CHORD LENGTH OF 21.19 FEET; THENCE NORTH 18°22'40" WEST, 50.00 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.14 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 65°05'58" WEST, AND A CHORD LENGTH OF 20.91 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.32 FEET, A RADIUS OF 209.96 FEET, A CHORD BEARING OF NORTH 28°27'14" WEST, AND A CHORD LENGTH OF 55.16 FEET TO THE SOUTHWEST CORNER OF LOT 9 BLOCK 2, SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 52°57'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 9 BLOCK 2, 114.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 BLOCK 2; THENCE NORTH 29°39'57" WEST, ALONG THE EAST LINE OF SAID LOT 9 BLOCK 2, 32.90 FEET; THENCE NORTH 43°23'45" WEST, CONTINUING ALONG SAID EAST LINE, 209.68 FEET TO THE NORTHEAST CORNER OF LOT 7 BLOCK 2, SAID BURRIS RIDGE 2ND PLAT; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 7 BLOCK 2, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 29.25 FEET, A RADIUS OF 160.00 FEET, A CHRD BEARING OF SOUTH 53°18'54" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE SOUTH 46°36'15" WEST, CONTINUING ALONG SAID NORTH LINE, 65.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RICHMOND DRIVE AS IT NOW EXISTS; THENCE NORTH 43°23'45" WEST, 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICHMOND DRIVE AS IT NOW EXISTS; THENCE SOUTH 46°36'13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 88°23'45" WEST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LADY LANE AS IT NOW EXISTS; THENCE NORTH 43°23'45" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 10.00 FEET; THENCE SOUTH 46°36'15" WEST, 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID LADY LANE; THENCE SOUTH 43°23'45" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 10.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 01°36'15" WEST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICHMOND AVE AS IT NOW EXISTS; THENCE SOUTH 46°36'15" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 105.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 SAID BURRIS RIDGE 2ND PLAT; THENCE NORTH 43°23'45" WEST, ALONG THE EAST LINE OF SAID LOT 1 BLOCK 2, 111.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BLOCK

2; THENCE SOUTH 82°28'09" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BLOCK 2, 57.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 2, ALSO KNOWN TO BE A POINT ON THE EAST LINE OF LOT 148A SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 22°12'35" EAST, ALONG THE EAST LINE OF SAID LOT 148A, 45.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 148A; THENCE NORTH 67°47'38" WEST, ALONG THE NORTH LINE OF SAID LOT 148A, 52.55 FEET TO THE SOUTHEAST CORNER OF LOT 147 SAID BURRIS RIDGE 1ST PLAT; THENCE NORTH 02°34'14" EAST, ALONG THE EAST LINE OF SAID LOT 147 AND ITS EXTENSION, 514.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.66 ACRES +/- MORE OR LESS

**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 1ST DAY OF MAY 2023.

**VOTE TAKEN AS FOLLOWS:**

**AYES:** Davidson, Doerhoff, Chaney, Franklin, Mills, Milner, Reece, Turner


**NAYS:**

**ABSENT:**

**ABSTAIN:**

**EXCUSED:**



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

**ATTEST:**

  
Daniel Barnett, City Clerk

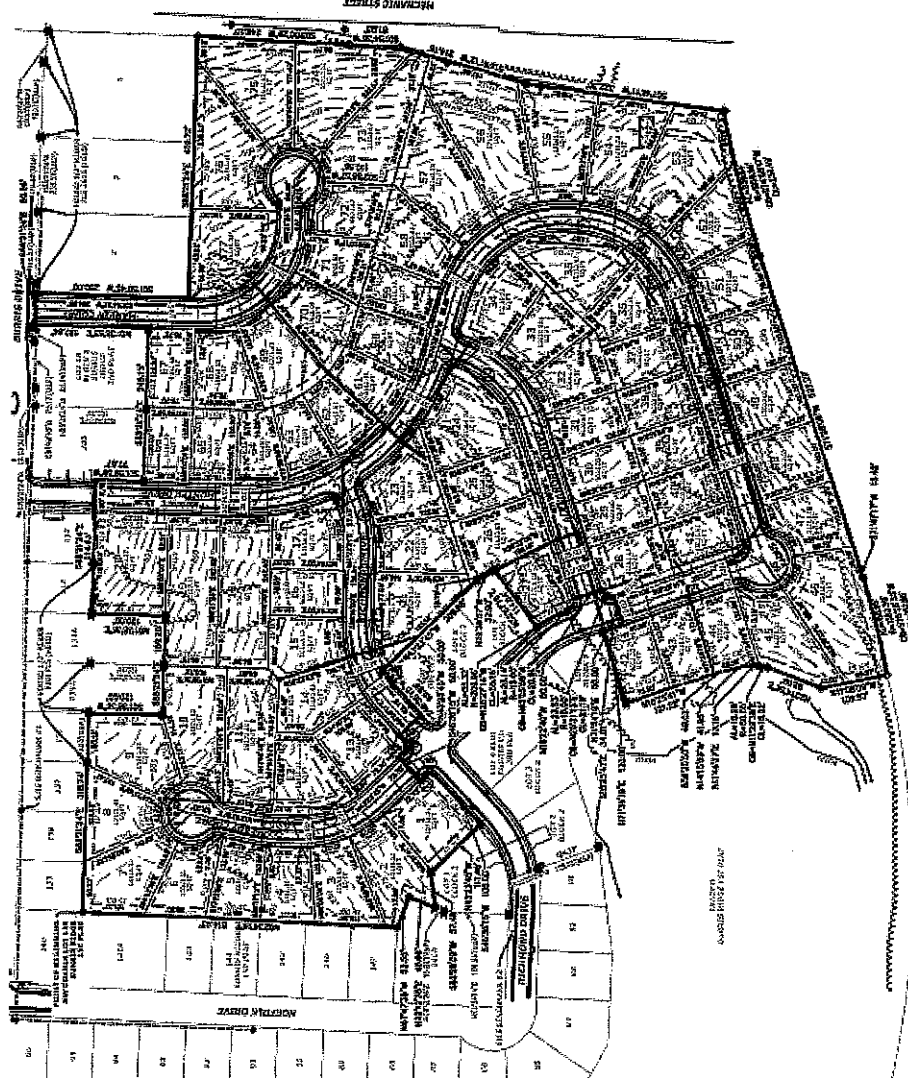
WITNESS my hand and seal this 1st day of May 2023.

Attachment: Preliminary Plat of Burriss Ridge 4<sup>th</sup> Plat, Lots 1 – 77

Attachment:



**PRELIMINARY PLAT**  
**BURRIS RIDGE 4TH PLAT, LOTS 1-77**  
 A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE,  
 CASS COUNTY, MISSOURI



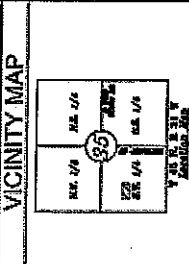
**PRELIMINARY PLAT**

**LEGEND**

[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Easement
[Symbol]	Proposed Lot
[Symbol]	Proposed Street
[Symbol]	Proposed Utility
[Symbol]	Proposed Boundary
[Symbol]	Proposed Survey
[Symbol]	Proposed Encumbrance
[Symbol]	Proposed Easement
[Symbol]	Proposed Lot
[Symbol]	Proposed Street
[Symbol]	Proposed Utility
[Symbol]	Proposed Boundary
[Symbol]	Proposed Survey
[Symbol]	Proposed Encumbrance

**GENERAL NOTES**

1. THIS PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS AFFECTING THE LAND HEREIN.
2. THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
3. THE DISTANCES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
4. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS AFFECTING THE LAND HEREIN.
5. THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
6. THE DISTANCES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
7. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS AFFECTING THE LAND HEREIN.
8. THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
9. THE DISTANCES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
10. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS AFFECTING THE LAND HEREIN.
11. THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.
12. THE DISTANCES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE MISSOURI DEPARTMENT OF REVENUE.



MISSOURI DEPARTMENT OF REVENUE  
 OFFICE OF LAND RECORDS  
 200 WEST WASHINGTON AVENUE  
 COLUMBIA, MISSOURI 65201

RECORDED  
 APRIL 3, 2023

JOB NO: 23-038

SCALE: PREPARED FOR

SEC-TWR-RNG: COSWOOD HOMES LLC

35-45IN-31W

DATE: APRIL 3, 2023

PLAT INFORMATION

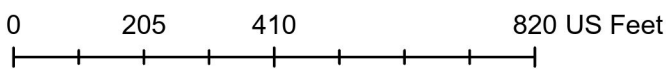
PLAT NO.	23-038
PLAT DATE	APRIL 3, 2023
PLAT TYPE	PRELIMINARY PLAT
PLAT AREA	1.23 AC
PLAT PERMITS	RESIDENTIAL
PLAT COUNTY	CASS
PLAT CITY	HARRISONVILLE
PLAT SECTION	35
PLAT TWP	45N
PLAT RANG	31W
PLAT QUARTER	1
PLAT CORNER	SE
PLAT BEARING	113.18°
PLAT DISTANCE	113.18'
PLAT BEARING	26.82°
PLAT DISTANCE	26.82'
PLAT BEARING	113.18°
PLAT DISTANCE	113.18'
PLAT BEARING	26.82°
PLAT DISTANCE	26.82'
PLAT BEARING	113.18°
PLAT DISTANCE	113.18'
PLAT BEARING	26.82°
PLAT DISTANCE	26.82'



# Zoning Map



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



# Aerial Map



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

