



# City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141

## CHANGE OF ZONING APPLICATION

Completed applications must be submitted to the Development Services Department with all supporting documentation and associated fees.

Applications will be reviewed for completeness and a response will be submitted to the applicant 10 days from the application date. Please reference the dates on the Commission calendar and allow sufficient time for this review to fall on or before the required dates.

If additional space is required, please attach a separate 8 1/2" X 11" sheet of paper.

An application for subdivision approval may be required. This application must be consistent with the requirements as stated in UDC, Section 24003.

### For Office Use Only:

**Non Refundable Filing Fee: \$250.00:** Checks payable to the City of Pleasant Hill

Date Pd: 4-29-22 Check #: 2915 Rcvd by: J Edenbarn

Application Number: 04401 Date Rcvd: 4-11-2022 Rcvd by: Mr

Application Review Date: 5-9-2022 Date Complete: 5-9-2022 Reviewed by: mg/kd

Publication Dates: 1st week 5-18-2022 2nd week: 5-25-2022

Adjoining Property Owner Notification Date: 5-24-2022

Date Signage Poste on site: 5-26-2022 Posted by: Mr

Date of Planning & Zoning Public Hearing: 6-9-2022 Decision: \_\_\_\_\_

Date of City Council Public Hearing: 6-13-2022 Decision: \_\_\_\_\_





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## Applicant Information:

Applicant: Nick Zvacek Construction

Address: PO Box 958

City: Warrensburg State: MO Zip: 64093

Phone: 816-213-7204 Email: nzvacek@gmail.com

Property Owner: NZC Homes LLC

Address: PO Box 958

City: Warrensburg State: MO Zip: 64093

Phone: 816-213-7204 Email: nzvacek@gmail.com

Contract Purchaser \_\_\_\_\_ Agent: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## Property Information:

Please attach a legal description of the property to the application.

General Location E 163rd St & Lexington Rd, Pleasant Hill, MO - Parcel #02-03-08-000-001.000

Present Zoning: Agricultural Requested Zoning: R-1

Area of Property: ±654,707 sqft ±15.03 Acres

Present use of the property: Agricultural

Proposed use of the Property: Single-Family Home Subdivision

Revised 02/2022





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### Property Information Continued:

Proposed timeline for the development: ASAP

What effect will your proposed development have on the surrounding properties: Minimal  
effect, street stub for future connection to south, storm water detention provided.

Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Maps?:  YES  NO Panel - 295269, Map #: C0060F

If so, will any improvement be made to the property which will increase or decrease the elevation? No  
If yes, please explain: \_\_\_\_\_

Describe the source/method which provides the following services and what effect the development will have on the same.

Water Provider: Pleasant Hill Effect: Minimal Impact

Sewage Disposal: Pleasant Hill Effect: Extend public sewer to project site

Electricity: Evergny Effect: \_\_\_\_\_

Gas Service: N/A Effect: \_\_\_\_\_

Describe the existing road(s) width and condition: ~25' existing asphalt road

What effect will the proposed development have on the exiting road(s) and traffic conditions?: \_\_\_\_\_

Minimal Effect, street improvements on E 163rd St and 5' trail on Lexington and E 163rd in accordance with City Trail Plan

Are any state, federal or other public agency approvals or permits required for the proposed development?  
If so, please list the agency, application type, application date and status of application below:

MDNR Construction Permitting will follow approval of construction plans





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The legal owner(s) of the property must be signatory to this application. If the owner is also the applicant then only the property owner signature needs to be completed. Applications will not be accepted or reviewed without the proper signatories. Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all the foregoing information and statements contained in any papers and/or submitted herewith are true to the best of my (our) knowledge and belief.

Property Owners Signature(s):

*[Handwritten Signature]*

Date: 4/8/22

Date: \_\_\_\_\_

Applicant Signature(s):

*[Handwritten Signature]*

Date: 4/8/22

Date: \_\_\_\_\_

Contract Purchaser Signature(s):

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_



# PRELIMINARY PLAT

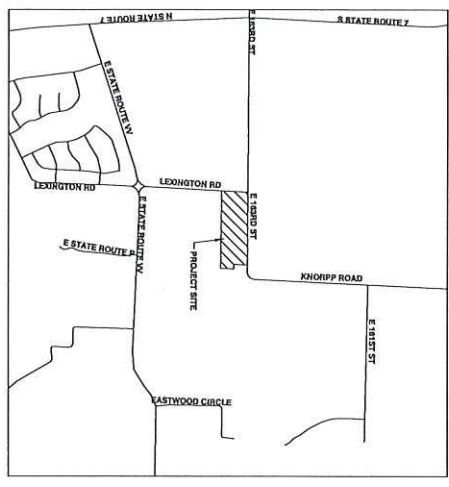
# HILLSIDE ESTATES

## A SUBDIVISION IN PLEASANT HILL, CASS COUNTY, MO

### SECTION 8, TOWNSHIP 46N, RANGE 30W

**LEGEND:**

- A CLINE DELTA ANGLE
- L CURVE LENGTH
- 100' CHORD
- RIGHT-OF-WAY
- FRONT BUILDING SETBACK LINE
- REAR BUILDING SETBACK LINE
- UTILITY EASEMENT
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM PIPE



**DESCRIPTION**

NO TYP OF THE OR WITHIN 300 FT OF THE PROJECT SITE

**FLOODPLAIN INFORMATION**

THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOODPLAIN MAP OF CASS COUNTY, MISSOURI, DATED JANUARY 2013.

**BENCHMARK**

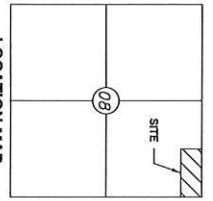
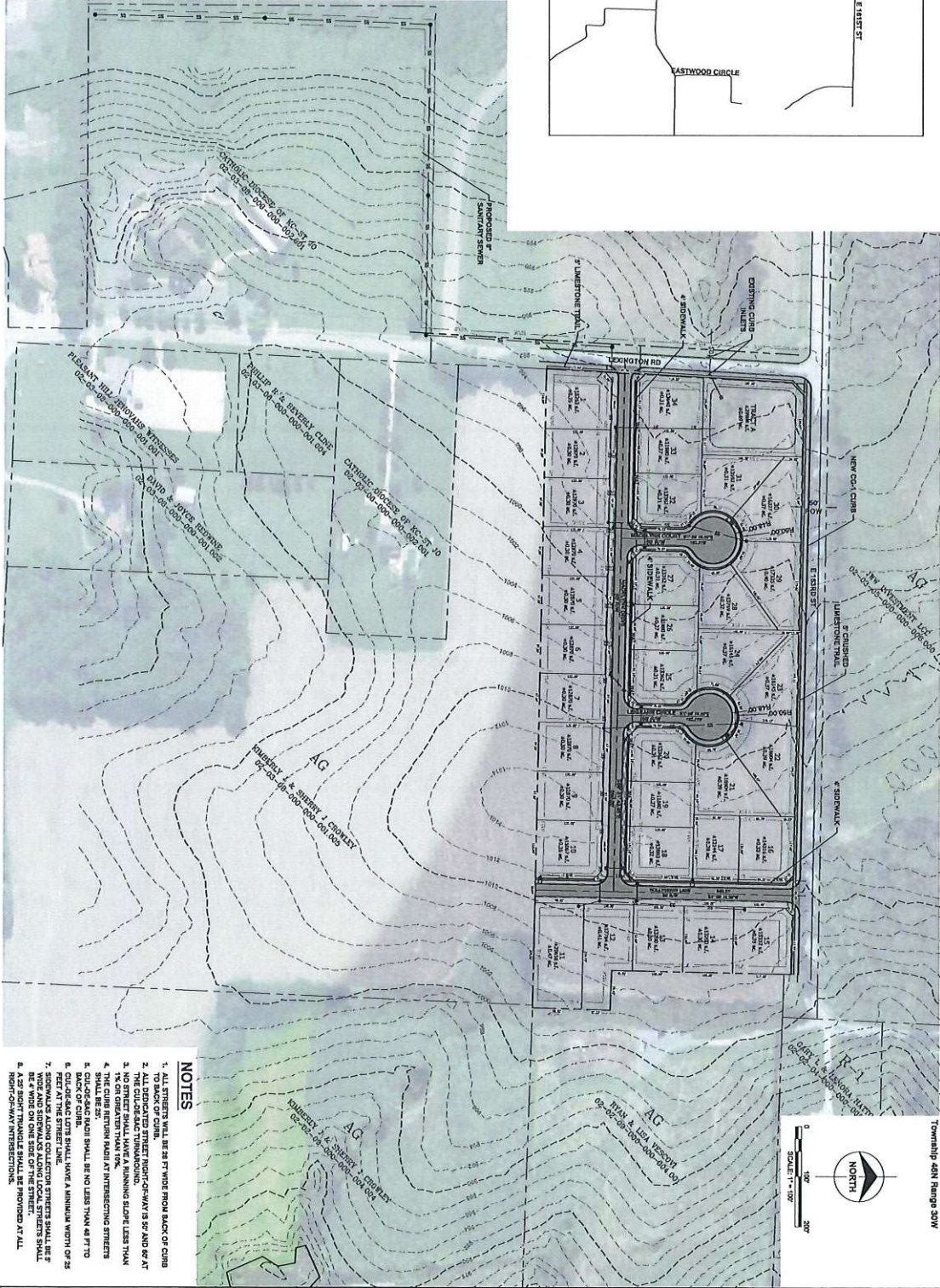
BEARING SIGHT MESH 145 AND BEARING SIGHT 145 ON THE WESTERN CORNER OF SECTION 8, TOWNSHIP 46N, RANGE 30W, CASS COUNTY, MISSOURI, IS THE CONTROL POINT OF THIS PLAT. THE CASS COUNTY GEOGRAPHIC REFERENCE SYSTEM IS DEVELOPED FROM GPS OBSERVATION.

**LAND USE TABLE**

EXISTING ZONING	PROPOSED ZONING	AGRICULTURAL (A)
PROPOSED ZONING	SINGLE FAMILY RESIDENTIAL (R-1)	51,110 AC
TOTAL AREA OF PLAT	51,110 AC	51,110 AC
STORMWATER DRAINAGE	51,110 AC	51,110 AC
STORMWATER DRAINAGE	51,110 AC	51,110 AC
TOTAL LOT COVER	51,110 AC	51,110 AC
AVG. LOT COVER	51,110 AC	51,110 AC
COMPLETION DATE	ASAP	ASAP

**R-1 DISTRICT DESIGN STANDARDS**

MINIMUM LOT SIZE	7,200 SF
MINIMUM BUILDING HEIGHT	8 FT
MINIMUM BUILDING SETBACKS	25 FT
REAR SETBACK	25 FT
FRONT SETBACK	25 FT
MINIMUM LOT WIDTH	70 FT
MINIMUM LOT AREA	10,000 SF
MINIMUM DRIVEWAY COVER	200 SF



- NOTES**
1. ALL STREETS WILL BE 24 FT WIDE FROM BACK OF CURB TO BACK OF CURB.
  2. ALL DRIVEWAY STREETS RIGHT-OF-WAY IS 50' AND 60' AT 1% OR GREATER THAN 1%.
  3. NO STREET SHALL HAVE A MINIMUM SLOPE LESS THAN 1%.
  4. DRIVEWAY SHALL BE INTERSECTING STREETS.
  5. DRIVEWAY SHALL BE NO LESS THAN 48 FT TO BACK OF CURB. DRIVEWAY SHALL HAVE A MINIMUM WIDTH OF 25 FEET AT THE STREET LINE.
  6. DRIVEWAY SHALL BE NO LESS THAN 48 FT TO BACK OF CURB.
  7. DRIVEWAY ALONG COLLECTION STREETS SHALL BE 25 FEET WIDE ON ONE SIDE OF THE STREET.
  8. A 25' RIGHT-OF-WAY SHALL BE PROVIDED AT ALL RIGHT-OF-WAY INTERSECTIONS.

**POWELL**  
C W M  
ARCHITECTURE/ENGINEERING/SURVEYING  
3310 S. State Route 201, Bldg. 1, Independence, MO 64957  
816.332.6306 | powellcwm.com

**PREPARED FOR:**  
Nick & JoAnn Contratto  
2200 S. State Route 201, Bldg. 1, Independence, MO 64957  
NContratto@gmail.com

**PROFESSIONAL SEAL:**  
Missouri Professional Engineer  
No. 12345  
Name: [Name]  
Exp. Date: [Date]

Preliminary Plat for  
**Hillside Estates**  
A Subdivision in  
Pleasant Hill, Cass County, Missouri

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO.: 23-0001  
ISSUE DATE: 04/11/2023

NOT FOR CONSTRUCTION  
PRELIMINARY PLAT

1 OF 1

# Affidavit of Publication

Date: May 26, 2022

STATE OF MISSOURI )  
COUNTY OF CASS ) ss.

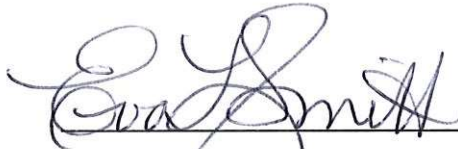
I, Eva L. Smith, being duly sworn according to law, state that I am the Publisher of the Pleasant Hill Times, a weekly newspaper of general circulation in the County of Cass, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Pleasant Hill, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri, 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

1<sup>st</sup>

Insertion, Vol. 135 No. 39, 18<sup>th</sup> day of May, 2022

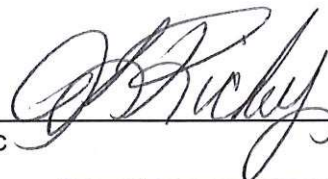
2<sup>nd</sup>

Insertion, Vol. 135 No. 40, 25<sup>th</sup> day of May, 2022



Eva L. Smith  
Pleasant Hill Times

Subscribed and sworn to before me on this 26<sup>th</sup> day of May, 2022.



Notary Public

My commission expires 06-29-2022

JESSICA L. RICHEY  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: June 29, 2022  
Commission Number: 14628711

**NOTICE OF  
PUBLIC HEARING**

NOTICE OF PUBLIC HEARING before the Planning and Zoning Commission of the City of Pleasant Hill, Missouri to be held at 6:30 pm, Tuesday, June 7, 2022 and before the City Council of the City of Pleasant Hill, Missouri to be held at 6:00 pm, Monday, June 13, 2022, both in the Council Chambers at 203 Paul Street, to consider the application for rezoning brought forth by Nick Zvacek Construction of the following described property from A (Agricultural District) to R1 (Single Family Residential District):

THE LAND IS DESCRIBED AS FOLLOWS:

A 15 acre parcel of land located off of 163rd Street adjacent to the South East Corner of Lexington Road.

The proposed area for rezoning is available for review at City Hall during regular business hours.

Written comments are invited.

Jodie Wasson  
City Clerk

Dated: May 12, 2022

May 18, 25, 2022  
22-3911PN