

Subdivision Design Standards

Subdivision Design Standards				
Code Section	Requirement	Met	Not Met	N/A
Laws, Rules and Regulations: 410.320.A	In addition to the regulations established herein, all subdivision plats shall comply with the following laws, rules and regulations:			
	1. All applicable provisions of the Missouri Statutes.			
	2. The City of Harrisonville Zoning Code, Building and Housing Codes and all other applicable laws, guidelines and policies.			
	3. The Comprehensive Plan as adopted.			
	4. The special requirements of these Subdivision Regulations and any adopted policies and rules of the City Engineer and the Department of Natural Resources of the State of Missouri.			
	5. The standards as adopted by the Kansas City Metropolitan Chapter of the American Public Works Association (APWA).			
	6. The rules of the Missouri Highway and Transportation Department if the subdivision of any lot contained therein abuts a State highway or connecting street.			
	7. The standards and regulations adopted by the City Engineer and all boards, commissions, departments, agencies and officials of the City adopted pursuant to any law or ordinance.			
Intersections Along Arterials: 410.350.D.1	The number of intersections along arterial streets shall be held to a minimum. Wherever practical, the distance between such intersections shall not be less than one thousand three hundred (1,300) feet.			
410.350.D.2	Property lines at street intersections shall be rounded with a minimum radius of fifteen (15) feet. A greater radius may be required by the City Engineer where anticipated traffic justifies such a requirement.			
Design for Persons with Disabilities, Standard Street Sections and Details: 410.350.N.1	Access ramps for disabled persons shall be installed whenever new curbing or sidewalks are constructed or reconstructed in the City of Harrisonville. Such ramps shall conform with Americans with Disabilities Act (ADA) standards subject to review and approval by the City Engineer. These standards shall apply to any City street or connecting street for which curbs and sidewalks are required by this Chapter or on which curb and sidewalk have been prescribed by the Board of Aldermen.			
Sewer and Water Work Before Base Construction, Standard Street Sections and Details: 410.350.N.6	No base course work may proceed on any street until all trenching for storm sewers, sanitary sewers and water lines within an area extending one (1) foot behind curbs has been properly backfilled satisfactory to the City Engineer. Wherever possible, the developer shall schedule installation of gas or buried electric utility lines so that trenches for such lines can be properly backfilled before street base course construction.			

Subdivision Design Standards

Code Section	Requirement	Met	Not Met	N/A
Final Grade of Utility Appurtenances, Standard Street Sections and Details: 410.350.N.7	Manholes, storm sewers, fire hydrants, water meters, inlets and utility valves shall be adjusted to meet the proper grade of street or yard areas to the satisfaction of the City Engineer.			
Exceptions for Existing Improvements: 410.350.O.1	Where the proposed subdivision is a resubdivision or concerns an area presently having any or all required improvements as previously set out and where such improvements meet the requirements of this Section and are in good condition as determined by the Board of Aldermen upon its consideration of the opinion of the City Engineer, no further provision need be made by the subdivider to duplicate such improvements. However, where such existing improvements do not meet said requirements as determined by the Board of Aldermen upon its consideration of the opinion of the City Engineer, the subdivider shall provide for the repair, correction or replacement of such improvements so that all final improvements will then meet said requirements as determined by the Board of Aldermen upon its consideration of the recommendation of the City Engineer.			
Exceptions for Existing Improvements: 410.350.O.2	Where the proposed subdivision is a resubdivision or concerns an area presently abutting or continuing any existing public street of less than the minimum required right-of-way width or roadway width, land shall be dedicated so as to provide a minimum street right-of-way width established by these Subdivision Regulations or by the policy of the Board of Aldermen. Furthermore, the subdivider of such proposed subdivision shall provide additional roadway pavement meeting at least the minimum standards set by these Subdivision Regulations and the Board of Aldermen. The Board of Aldermen shall determine what adjustment to make where the aforesaid widening merges with existing streets which are of smaller width at the boundary of such proposed subdivision. The Board of Aldermen may reduce the minimum roadway system width in the proposed subdivision if the extension of such roadway is already improved at both ends of such roadway and the roadway in the proposed subdivision is one thousand (1,000) feet or less in length.			

Subdivision Design Standards

Code Section	Requirement	Met	Not Met	N/A
Large Lots or Parcels: 410.370	When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged in such a manner as to allow for the opening of future streets and logical further resubdividing of the parcel. Lot splits are prohibited in final platted subdivisions where additional buildable lots are created.			
Lot Design: 410.380.A	The lot size, width, depth, shape and orientation and the minimum setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.			
Dimensions, Lot Design: 410.380.B	Lot dimensions shall conform to the requirements of the Zoning Regulations unless established in accordance with this Section.			
Depth, Lot Design: 410.380.C	The depth of a lot shall not exceed three (3) times its width.			
Residential Depth, Lot Design: 410.380.D	Residential lots adjacent to arterial streets shall be platted with extra depth to permit increased distances between the buildings and traffic ways. Therefore, variations from the above lot design standards are appropriate when lots directly abut buffer areas.			
Cul-De-Sac or Curved Street, Lot Design: 410.380.E	Where lots front upon a cul-de-sac or curved street having a radius of two hundred (200) feet or less, the minimum lot widths set forth above shall be measured at the building setback line along an arc parallel to the right-of-way of such cul-de-sac or curved street. Such lots shall also be laid out so that their lot frontage, as measured on the arc of such right-of-way line, is not less than fifty percent (50%) of the required lot width measured at the building setback line.			
Minimum Lot Area, Lot Design: 410.380.F	The area of the street right-of-way shall not be included and calculated in the area of the lot with respect to minimum lot area requirements of these Subdivision Regulations or of any zoning regulation applicable to the property. Lots shall be required to have more than the minimum area dimensions provided for in this Section where such greater area or dimensions are required to meet the yard requirements of the Subdivision and Zoning Regulations.			
Double Frontage and Reverse Frontage, Lot Design: 410.380.G	Double frontage and reverse frontage lots are discouraged but may be approved at the time of preliminary plat approval where necessary to provide separation of residential development from through traffic or overcome specific disadvantages of terrain and orientation.			

Subdivision Design Standards

Code Section	Requirement	Met	Not Met	N/A
Commercial / Industrial Depth and Width, Lot Design: 410.380.H	The depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.			
Residential Corner Lots, Lot Design: 410.380.I	Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.			
Residential Front and Side Yard Setbacks, Lot Design: 410.380.J	Frontage and side yard setback requirements shall be the same on both sides of the street for residential structures to provide a consistent line of sight throughout the entire subdivision. Recorded final plats and current preliminary plats shall be exempt from this Section.			
Lot Elevation Relative to Floodplain, Lot Design: 410.380.K	Minimum low opening elevations (MLO) shall be shown on each lot adjacent to a waterway, designated as a floodplain, on the recorded plat.			
General, Easements: 410.400.A	The City Engineer may require general utility easements of adequate width along lot lines where necessary or advisable for poles, wires, conduits, sanitary sewers, gas, water, power and other utility lines as dictated by the plans of the developer to provide utility connections. The following are established as minimum width for any general utility easements:			
	1. Front line easements -- ten (10) feet on one (1) side of the public street.			
	2. Side line easements -- five (5) feet.			
	3. Rear line easements -- seven and one-half (7 1/2) feet if adjacent to a general utility easement of at least five (5) feet in width, otherwise ten (10) feet in width.			

Subdivision Design Standards

Code Section	Requirement	Met	Not Met	N/A
Drainage, Easements: 410.400.B	Suitable drainage easements as required by the City Engineer shall be dedicated on the subdivision plat to provide for the natural drainage of storm water through the platted area and in consideration of proposed improvements. The minimum width for drainage easements shall not be less than fifteen (15) feet for closed conduits and twenty (20) feet for open channels but, in any case, shall provide for conveyance of a 100-year storm flow with additional width of not less than ten (10) feet for construction and maintenance equipment and operations. Any variations to these standards should be noted on the final plat certified by the City Engineer. These drainage ways shall be improved to the extent necessary to properly accommodate storm flows in a manner to eliminate erosion and possible loss and damage to life, land and property. The location, width and alignment of such drainage easements and the improvements shall be subject to the approval of the City Engineer.			
Office, Commercial and Industrial Subdivisions: 410.410.A	At a minimum, roads in commercial, office and industrial subdivisions shall be designed as collector streets.			
Office, Commercial and Industrial Subdivisions: 410.410.B	Provisions shall be made for adequate street access, off-street parking and loading, varying lot sizes, avoidance of face to face relationships with residential lots and shall utilize traditional land use patterns where possible.			
Office, Commercial and Industrial Subdivisions: 410.410.C	In each commercial, office and industrial subdivision, each principal structure shall be constructed on its own lot.			
410.420.A	Land designated for park and recreation use must be suitable for such use and receive the approval of the Board of Aldermen. Such dedication of land or cash-in-lieu payments shall be assessed and collected prior to approval of the final plat but after approval of the preliminary plat.			
410.420.B	If the allocation for park open space exceeds ten (10) acres, the determination of one (1) or more parcels shall be made by the City Administrator subject to the approval of the Board of Aldermen.			
410.420.C	The park open space parcel shall be a cohesive whole but may be of irregular outline or shape.			
410.420.D	Each park open space shall have frontage on a public street which the Board of Aldermen deems necessary to provide acceptable access.			

Subdivision Design Standards

Code Section	Requirement	Met	Not Met	N/A
410.420.E	Public access shall take into account the need for adequate frontage on a public street and the amount of frontage reasonably required by the circumstances of the particular open space.			
410.420.F	This frontage may serve as a corridor from the public street to the main body of the park area which the Board of Aldermen deems necessary to provide acceptable access to the open space from the public street. This corridor shall have a gradient adequate for pedestrian or vehicle use.			
Access to Greenways, Parks and Open Spaces: 410.430	In both residential and commercial developments, accessways for pedestrian and maintenance purposes shall be provided by the developer to greenways, parks and open space areas.			
Dams: 410.440	Where dams are proposed in any subdivision, a professional engineer registered in the State of Missouri shall design them. A preliminary engineering report, including soil investigations and design procedures, shall be submitted to the City Engineer for review. When a dam is planned on private property, the engineer shall certify that the dam is constructed in accordance with the approved plans and specifications, the storm water master plan and meet or exceed State and Federal standards.			