



**CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

November 18, 2020 at 6:30 P.M.

OPEN TO THE PUBLIC

*Located in Grain Valley City Hall – Council Chambers
711 Main Street – Grain Valley, Missouri*

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- September 9, 2020 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

- Citizens are asked to please limit their comments to two (2) minutes.

ITEM VI: PUBLIC HEARINGS

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit for a Medical Marijuana Infused Products Manufacturing Facility on approximately 6 acres. The property is zoned District M-1 (Light Industrial). This CUP request is in addition to the previously approved CUP for a Medical Marijuana Cultivation Facility. The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 lying in the northwest corner of the northeast quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri. The legal description is Lot 1, Black Industries, a subdivision in Grain Valley aka 415 E. South Outer Belt Road.
2. **CountryClub Homes, LLC.** Requesting the vacation of the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way as shown on the plat of “East Kansas City Industrial Park – 3rd Plat”, a subdivision in Grain Valley. The proposed vacation area is generally west of Eagle Ridge Blvd. and NW East Kansas City Industrial Blvd. lying in the southwest quarter of Section 27, Township 49, Range 30.
3. **Blue Springs Safety Storage South LLC.** Requesting an amendment to the City’s Comprehensive Plan Future Land Use Map pertaining to a 57.4 acre tract of land that is generally east of NW Pamela Blvd, south of NW Woodbury Drive, west of NW Valley Ridge Drive and north of NW Jefferson Street. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that the north 16.6 acres of this tract be designated as single-family, the 8.4 acres in the middle of this tract be shown as multi-family and the south 32.4 acres remain Business Park (Industrial). This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.



4. **Blue Springs Safety Storage South LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District R-1 (Single Family) on 16.57 acres and from District M-1 (Light Industrial) to District R-2 (Duplex Residential) on 8.44 acres on the tract of land that is generally east of NW Pamela Blvd, South of NW Woodbury Drive and west of NW Valley Ridge Drive. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street aka 31904 E. Jefferson Street.

ITEM VII: ACTION ITEMS

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit for a Medical Marijuana Infused Products Manufacturing Facility on approximately 6 acres. The legal description is Lot 1, Black Industries, a subdivision in Grain Valley aka 415 E. South Outer Belt Road.
2. **CountryClub Homes, LLC.** Requesting the vacation of the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way as shown on the plat of “East Kansas City Industrial Park – 3rd Plat”, a subdivision in Grain Valley.
3. **Final Plat – East Kansas City Industrial Park.** Requesting approval of a replat of Tract A and lot 4 of East Kansas City Industrial Park – 3rd Plat.
4. **Blue Springs Safety Storage South LLC.** Requesting an amendment to the City’s Comprehensive Plan Future Land Use Map pertaining to a 57.4 acre tract of land that is generally east of NW Pamela Blvd, south of NW Woodbury Drive, west of NW Valley Ridge Drive and north of NW Jefferson Street.
5. **Blue Springs Safety Storage South LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District R-1 (Single Family) on 16.57 acres and from District M-1 (Light Industrial) to District R-2 (Duplex Residential) on 8.44 acres on the tract of land that is generally east of NW Pamela Blvd, South of NW Woodbury Drive and west of NW Valley Ridge Drive.
6. **Preliminary Plat – East Kansas City Industrial Park.** Requesting approval of preliminary plat on 60.06 acres that illustrates 73 lots for single family residential, 32 lots for duplex residential and 19 lots for light industrial.
7. **Final Plat – Eagle Ridge Estates – 4th Plat.** Requesting approval of final plat on 3.35 acres that illustrates 12 lots for single family residential and Tract A for stormwater detention.
8. **Site Plan Review – Heartland Dental.** Lot 1 in Mercado Plaza. Located at SW Corner of Woodbury Drive and Buckner Tarsney Road.



ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- None

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on December 9, 2020 at 6:30 pm.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.

