



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

*May 12, 2021 at 6:30 P.M.  
OPEN TO THE PUBLIC*

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

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**ITEM I: CALL TO ORDER**

**ITEM II: ROLL CALL**

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- April 14, 2021 Regular Meeting

**ITEM V: CITIZEN PARTICIPATION**

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

**ITEM VI: PUBLIC HEARINGS**

1. **Greystone West Tract A** - Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District-Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District) to District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract A of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.
2. **Greystone West Tract B** – Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.

**ITEM VII: ACTION ITEMS**

1. **Greystone West Tract A** - Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District-Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business



District) to District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract A of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.

2. **Greystone West Tract B** – Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of “Greystone Plaza” a subdivision in Grain Valley, Jackson County, Missouri.
3. **Club Carwash Operating, LLC** – Requesting Site Plan Approval for an Automated Carwash with Vacuum bays on property that is in the Main Street Corridor – Transition Overlay Zoning District. The property is generally located north of US Highway 40, west of Main Street (Buckner Tarsney Road) and south of the eastbound exit ramp for I-70.

**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 June 9, 2021 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.





**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
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**ITEM I: CALL TO ORDER**

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on April 14, 2021 via video conference of the Commissioners because of the social distancing order due to the COVID-19 pandemic.
- The meeting was called to order at 6:33 PM by Chair Craig Shelton.

**ITEM II: WELCOME NEW MEMBER: JIM HOFSTETTER**

- Chair Shelton welcomed Commissioner Hofstetter to the Commission and asked if he wanted to tell the Commission about himself. Commissioner Hofstetter introduced himself and talked about his family, his love for the Iowa Hawkeyes and how is enjoying retirement from teaching. The Commission members welcomed him.

**ITEM III: ROLL CALL**

- *Present: Scott Shafer*
- *Present: Jim Hofstetter*
- *Present: Craig Shelton*
- *Present: Debbie Saffell*
- *Present: Justin Tyson*
- *Present: Bob Headley (BOA Liaison)*
- *Absent: Kevin Browning*
- *Absent: Elijah Greene*
- *There was a quorum.*

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Tyson motioned to approve the minutes from the March 10, 2021 regular meeting. Commissioner Shafer second the motion. The Commission approved the minutes by a vote of 5 to 0.

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**Commissioners Present**

Craig Shelton  
Jim Hofstetter  
Scott Shafer  
Justin Tyson  
Debbie Saffell  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Elijah Greene  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer



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**ITEM V: PUBLIC HEARINGS**

**1. CREEKSIDE VILLAS REZONING/PRELIMINARY DEVELOPMENT PLAN**

Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 26 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. and is legally described as Lots 1 – 8, Creekside Landing, a subdivision in Grain Valley.

- Director Trosen reviewed the Staff Report and commented that when the Preliminary Development Plan is revised to address staff comments 2,3,5,6,7 and 8, then Staff would support and recommend approval of the rezoning and preliminary development plan for the Creekside Villas.
- Commissioner Tyson asked the applicant, Jeff Handy, if he disagreed with any of the comments made by Mark. Mr. Handy responded that he was fine with the comments.
- Commissioner Shafer asked if the adjoining homeowners have been notified. Mr. Trosen responded that that property owners within 185 feet of the proposed development were sent a letter 15 days in advance of the public hearing and that Staff has not had any calls regarding the development.
- Chair Shelton asked if Mr. Handy would like to address the Commission.
- Mr. Handy introduced himself and said that he has been a builder in Grain Valley for about 20 years. He said that Mark has gone through the development and that he is targeting the 55 and plus age group, 2 bedrooms, one bath, one level, brick exterior, maintenance free.
- Mr. Handy said that these would be like the structures along Willow Drive.
- Commissioner Shafer asked are you targeting 55 or will it be 55 and older? Mr. Handy said that he wants 55 and older and that the rent will be around \$1250 per month.
- Commissioner Tyson asked if Mr, Handy would be open to making that official that it would only be 55 and older residents. Mr. Handy said that he would be open to that. Commissioner Tyson asked Director Trosen if that is something the Commission needs to do. Director Trosen stated that the Commission can make that a condition on the approval of the Preliminary Development Plan for the Villas.
- Commissioner Shafer stated that he is concerned about parking on the street. There are currently no signs posted for “No Parking” on either side of the street. There was

**Commissioners Present**

Craig Shelton  
 Jim Hofstetter  
 Scott Shafer  
 Justin Tyson  
 Debbie Saffell  
 Bob Headley (BOA Liaison)

**Commissioners Absent**

Elijah Greene  
 Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
 Dick Tuttle, PE – City Engineer





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discussion regarding the process and about either being proactive or reactive. City Engineer Tuttle explained that a request must be submitted in writing. Once received, this request is reviewed using the Manual on Uniform Traffic Control Devices. If warranted by the manual to be signed, a recommendation is made to the Board of Aldermen which must be approved by Ordinance before the new sign can be installed.

- Chair Shelton asked about item 2 and the name of the road and if we are confident that it is the Blvd. Director Trosen is confident that the City is correct that it is a Blvd.
- Chair Shelton asked Mr. Handy if there will be a master meter or individual water meters. Mr. Handy responded that there will be individual water meters for each unit.
- Commissioner Tyson asked regarding comment 8, is the drawing showing trees or shrubs and is there any problem moving them back. Mr. Handy said that they are showing trees. City Engineer Tuttle said that we do not want trees or shrubs near water lines in case the mains need to be repaired and dug up.
- Commissioner Shafer said that we often hear complaints from neighbors on new development on lighting. Mr. Handy responded that it will be a private drive in the back, and he will put lighting along the buildings and not rely on street lighting. Mr. Handy will be installing lights within the development.
- Commissioner Tyson asked what the plan for screening on the north side adjacent to the existing duplexes. Mr. Handy responded that the City wanted a 6-foot-tall privacy fence that could be wood or vinyl.
- Chair Shelton asked what you own adjacent to this development. Mr. Handy said that he owned the duplexes north and west.
- Commissioner Saffell asked about the trash enclosures and noticed that there were four within the development area. Mr. Handy responded that there are covered front porches and an outside closet and trash company would pick it up there. Mr. Handy said it would not be necessary to have four.
- Commissioner Shafer asked about the number of rental properties versus the number of owner-occupied properties in the community. He said that when he was on the Board, they discussed staying around 22%. He asked Director Trosen to share the information on where the City stands regarding other surrounding communities. Director Trosen provided the information to the Commission.
- Chair Shelton asked if there were any citizens wanting to ask any questions. Seeing none.

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**Commissioners Present**

Craig Shelton  
Jim Hofstetter  
Scott Shafer  
Justin Tyson  
Debbie Saffell  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Elijah Greene  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer



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- Commissioner Shafer made a motion to close the public hearing. Commissioner Tyson second the motion. The Commission voted 5 to 0 to approve the motion.
  
- 2. **CREEKSIDE COMMONS-AMENDMENT TO COMPREHESIVE PLAN FUTURE LAND USE MAP** - Jeff Handy is requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to a 5.48-acre tract of land that is generally west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. The land use map currently illustrates this tract as Recreation/Open Space and the request is to change it to Multi-Family.
  - Director Trosen reviewed the Staff Report and stated that the Staff recommends approval to amend the Preferred Land Use Map in the City's Comprehensive Plan from Open Space/Recreation to Multi-Family.
  - Commissioner Tyson asked if this backed up to the trail system. Director Trosen responded no. The tail master plan shows the trail will be on the south side of the creek and will not be adjacent to this development.
  - Commissioner Tyson asked if Mr. Handy has down any compaction testing since this area is fill. Mr. Handy responded no. He will do that later.
  - Commissioner Tyson asked if the design would be the same as on the other side of the road. Mr. Handy said yes.
  - Commissioner Tyson asked if he was ok with putting a 55 and plus restriction on that. Mr. Handy said yes.
  - Chair Shelton said it is nice to see this development instead of the vacant ground.
  - Chair Shelton asked if any citizens have showed up during the zoom meeting to discuss this amendment. Seeing none.
  - Commissioner Shafer made a motion to close the public hearing. Commissioner Tyson second the motion. The Commission voted 5 to 0 to close the public hearing on the amendment to the Comprehensive Plan Future Land Use Map.
  
- 3. **CREEKSIDE COMMONS-REZONING/PRELIMINARY DEVELOPMENT PLAN**  
Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units. The

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**Commissioners Present**  
Craig Shelton  
Jim Hofstetter  
Scott Shafer  
Justin Tyson  
Debbie Saffell  
Bob Headley (BOA Liaison)

**Commissioners Absent**  
Elijah Greene  
Kevin Browning

**Staff Officials Present**  
Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer



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development site is generally located west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. and is part of the southeast quarter of Section 33, Township 49, Range 30.

- Director Trosen reviewed the Staff Report and when the Preliminary Development Plan is revised to include comments 1, 2,3,4,5,6,8,9,10 and 11, then Staff would recommend approval of the rezoning and preliminary development plan for the Creekside Commons.
- Commissioner Tyson asked regarding comment 3 what is the setback. Mr. Earl Hacker, applicant’s representative, said that the front yard is 25 feet.
- Commissioner Tyson said regarding item 9 what is the width of the sidewalk. City Engineer Tuttle said 5 feet. Mr. Hacker said they did plan the sidewalk into the setback being proposed.
- Commissioner Tyson asked what is behind building 13. Director Trosen responded that it is the wetland area owned by the Habitat-Missouri LLC.
- Chair Shelton asked Mr. Handy what the difference is between a Common and a Villa. Mr. Handy said there were two applications, the structures are the same, building materials are the same.
- Chair Shelton asked on the sidewalk on Willow Drive is not connected to the south. Mr. Handy said he would extend the sidewalks on either side of Willow Drive to connect to new sidewalk with the Creekside Commons.
- Commissioner Tyson asked if there would be a clubhouse. Mr, Handy said no, not at this time.
- Commissioner Shafer made a motion to close the public hearing. Commissioner Hofstetter second the motion. The Commission voted 5 to 0 to close the public hearing on the rezoning and preliminary development plan for the Creekside Commons.

**ITEM VI: ACTION ITEMS**

1. **CREEKSIDE VILLAS REZONING/PRELIMINARY DEVELOPMENT PLAN**  
Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 26 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. and is legally described as Lots 1 – 8, Creekside Landing, a subdivision in Grain Valley.

**Commissioners Present**

Craig Shelton  
Jim Hofstetter  
Scott Shafer  
Justin Tyson  
Debbie Saffell  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Elijah Greene  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer



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- Commissioner Saffell stated that a condition should be made that deed restriction be added that would require residents to be 55 years of age or older.
- Commissioner Tyson made a motion to recommend approval on the rezoning and the preliminary development plan for Creekside Villas with Staff recommendation of 2,3,5,6,7 and 8, accept the 25-foot building line setback and add a deed restriction of a 55 and older community. Commissioner Shafer second the motion. The Commission voted 5 to 0 to approve the motion.

2. **CREEKSIDE COMMONS-AMENDMENT TO COMPREHESIVE PLAN FUTURE LAND USE MAP** - Jeff Handy is requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to a 5.48-acre tract of land that is generally west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. The land use map currently illustrates this tract as Recreation/Open Space and the request is to change it to Multi-Family.

- Commissioner Shafer made a motion to amend the Comprehensive Plan as requested. Commissioner Saffell second the motion. The Commission voted 5 to 0 to approve the motion.

3. **CREEKSIDE COMMONS-REZONING/PRELIMINARY DEVELOPMENT PLAN** Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. and is part of the southeast quarter of Section 33, Township 49, Range 30.

- Commissioner Shafer made a motion to pass it. Commissioner Shafer withdrew his motion.
- Commissioner Tyson made a motion to recommend approval on the rezoning and the preliminary development plan for Creekside Commons with Staff recommendations on 1,2,3,4,5,6,8,9,10, and 11, accept the 25-foot building line setback, accept the setback for building number 13 and add a deed restriction of a 55 and older community. Commissioner Saffell second the motion. The Commission voted 5 to 0 to approve the motion.

**Commissioners Present**  
 Craig Shelton  
 Jim Hofstetter  
 Scott Shafer  
 Justin Tyson  
 Debbie Saffell  
 Bob Headley (BOA Liaison)

**Commissioners Absent**  
 Elijah Greene  
 Kevin Browning

**Staff Officials Present**  
 Mark Trosen – CD Director  
 Dick Tuttle, PE – City Engineer



**City of Grain Valley**  
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**ITEM VII: PREVIOUS BUSINESS**

- None

**ITEM VIII: NEW BUSINESS**

- None

**ITEM IX: ADJOURNMENT**

- Commissioner Shafer made a motion to adjourn the meeting. Commissioner Tyson second the motion. The Commission approved the motion by a vote of 5 to 0.

*-The Regular Meeting Adjourned at 8:06 PM-*

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**Commissioners Present**

Craig Shelton  
Jim Hofstetter  
Scott Shafer  
Justin Tyson  
Debbie Saffell  
Bob Headley (BOA Liaison)

**Commissioners Absent**

Elijah Greene  
Kevin Browning

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle, PE – City Engineer

**STAFF REPORT**

**Greystone West Tract A**

**May 12, 2021**

**ACTION:** Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District) to District C-2p (General Business – Planned Overlay District). The property owner is JEHK, LLC.

**BACKGROUND AND SURROUNDING AREA:** Tract A was platted with tracts B, C and D in the Greystone Plaza subdivision in November 2005. The property to the north is vacant and is zoned District C-1 (Central Business District). The property to the east is zoned District R-3 PUD (Multi-family Planned Unit Development). The property to the south is NE Greystone Blvd and the proposed Senior Citizen Apartment Complex that has been filed for a rezoning request and is being considered by the Commission during this meeting. Buckner Tarsney Road is west of the proposed development site.

**CITY'S COMPREHENSIVE PLAN:** The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family and commercial supports and enhances overall community environment with the other multi-family residential and single-family residential development in the area.

**PURPOSE:** Mr. Danner has submitted a preliminary development plan to be known as "Greystone West". Tract A will consist of 13 four plex buildings that will contain a total of 52 units. In District R-3, this development would be required to have 2,680 square feet of play or open space. There will be over 2.5 acres or 112,820 square feet of green space available for play or open space. In addition to the four plex buildings, the applicant is proposing 3 retail/office buildings one 4,200 square foot and two 4,800 square foot buildings for a total of 13,800 square feet of retail space.

**ANALYSIS:** A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) and District C-2 (General Business) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

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**PAGE 2, STAFF REPORT – GREYSTONE WEST TRACT A**

In reviewing the preliminary development plan for Greystone West on Tract A, Staff has the following comments:

- 1) The plan illustrates a 25-foot building line along Buckner Tarsney Road. In District R-3, the minimum front yard setback is 30 feet. Although the four-plex will have frontage from the cul-de-sac street, Shale Court, this would still be considered double frontage. Additionally, in Section 400.250, the applicant will need to provide the linear dimension from the rear of the four-plex to the center line of Buckner Tarsney Road to ensure that it is greater than 60 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.
  - 2) The applicant is requesting flexibility in yard requirements in other areas of the plan such as the rear yard setback for the District R-3p adjacent to the proposed District C-2p showing 25 feet instead of 30 feet and the front yard adjacent to NE Graystone Blvd is 25 feet instead of 30 feet.
  - 3) The development plan needs to illustrate the front and rear yard building line setback for commercial lot 2. The setback dimension for the parking lot to the property line needs to be shown.
  - 4) The water main needs to be shown on Shale Court.
  - 5) The sewer main either needs to be in the ROW or next to the ROW in easement to prevent other utilities from placed over the top.
  - 6) Will the single hydrant on NE Greystone Blvd. be sufficient for both the commercial, four-plex structures and Senior Citizen apartments?
  - 7) In a Planned Overlay District when abutting or adjoining a residentially zoned district, there shall be a permanently screen such as a wall or fence at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials between the area proposed to be District R-3p and District C-2p.
-



Community Development  
Mark Trosen, Director

**PAGE 3, STAFF REPORT – GREYSTONE WEST TRACT A**

- 8) Each exterior wall within 300 feet of and visible from the right-of-way of Buckner Tarsney Road shall be constructed with 100% coverage of all exterior visible wall with the following materials: masonry, stone, brick, stucco, or approved gypsum concrete/plaster materials. Glass walls, wood (plywood is prohibited) or any other material not excluded, provided material is approved by the Board of Aldermen. The preliminary development plan includes a note that buildings will comply with this requirement.
- 9) The City's Trail Master Plan illustrates a trail along Buckner Tarsney Road. The development plan shows the trail on the south side of what should be NE Greystone Blvd. The 10-foot asphalt trail needs to be shown on the north side of NE Greystone Blvd on the east side of Buckner Tarsney Road the length of the proposed development plan for Greystone West. The applicant will be responsible for constructing the trail.

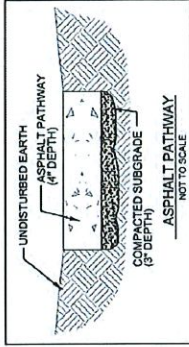
**STAFF RECOMMENDATION:** When the Preliminary Development Plan is revised to include comments 5, 6, 7, 8, and 9, then Staff would recommend approval of the rezoning and preliminary development plan for the Greystone West Tract A.

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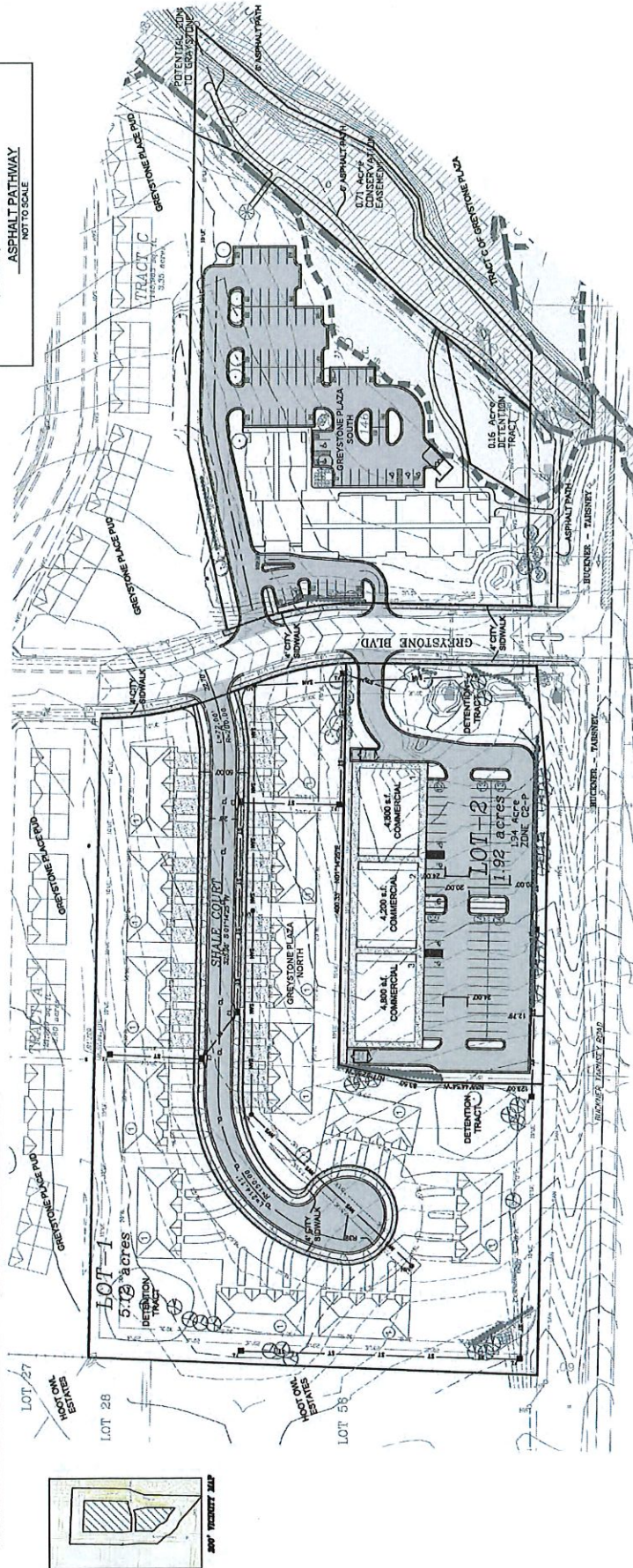
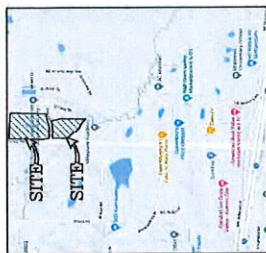
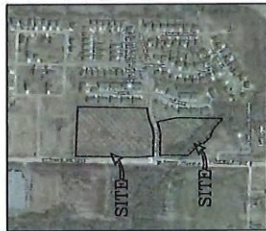


# PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST" GRAIN VALLEY, JACKSON COUNTY MISSOURI SEC 26, TOWNSHIP 49, RANGE 30

DEVELOPER:  
WINDFIELD DESIGN/BUILD LLC  
816-612-5191



LEGAL DESCRIPTION  
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION  
IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI



- EXISTING TRACT A**  
GREYSTONE WEST TOWN HOMES
- SITE NOTES:
- TOTAL AREA = 4.129ac
  - PROPOSED 13 FOUR PLEX BUILDING
  - TOTAL UNITS = 42 UNITS
  - PROPOSED DENSITY = 10.19 UNITS PER ACRE
  - REQUIRED PARKING = 101 STALLS
  - TOTAL = 2 STALLS PER UNIT = 101 STALLS
  - FOR SENIOR HOUSING WE HAVE
  - SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
  - TOTAL GREEN SPACE = 2.98ac = 51%
  - NO PUBLIC WATER MAIN PROPOSED FOR THESE LOTS.
  - NO PUBLIC SANITARY MAIN PROPOSED FOR THESE LOTS.
  - NO PUBLIC ROW IS PROPOSED FOR THESE LOTS.
  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

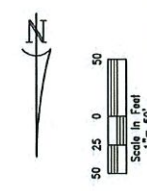
- EXISTING TRACT B**  
GREYSTONE WEST SENIOR APARTMENT
- SITE NOTES:
- TOTAL LOT AREA = 3.27ac
  - PROPOSED 3-STORY 48-UNIT APARTMENT BUILDING
  - PROPOSED DENSITY = 14.2 UNITS PER ACRE
  - REQUIRED PARKING = 106 STALLS
  - TOTAL = 2 STALLS PER UNIT = 98 STALLS
  - FOR SENIOR HOUSING WE HAVE
  - SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
  - TOTAL GREEN SPACE = 0.50ac = 28%
  - NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
  - NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
  - NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

- EXISTING TRACT C**  
GREYSTONE WEST COMMERCIAL
- SITE NOTES:
- TOTAL LOT AREA = 1.15ac
  - PROPOSED 10,000 SF OF COMMERCIAL BUILDINGS
  - REQUIRED PARKING = 106 STALLS
  - TOTAL = 2 STALLS PER UNIT = 106 STALLS
  - FOR SENIOR HOUSING WE HAVE
  - SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
  - TOTAL GREEN SPACE = 0.50ac = 28%
  - NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
  - NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
  - NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

- EXISTING TRACT D**  
GREYSTONE WEST APARTMENT
- SITE NOTES:
- TOTAL LOT AREA = 3.27ac
  - PROPOSED 3-STORY 48-UNIT APARTMENT BUILDING
  - PROPOSED DENSITY = 14.2 UNITS PER ACRE
  - REQUIRED PARKING = 106 STALLS
  - TOTAL = 2 STALLS PER UNIT = 98 STALLS
  - FOR SENIOR HOUSING WE HAVE
  - SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
  - TOTAL GREEN SPACE = 0.50ac = 28%
  - NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
  - NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
  - NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

**Architectural Character**

All exterior walls within three hundred feet of and visible from Business Tranny Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, tile, stone, and wood. Glass curtain walls shall be glass block construction. Glass curtain walls shall be glass curtain walls or glass block construction.



## PRELIMINARY DEVELOPMENT PLAN

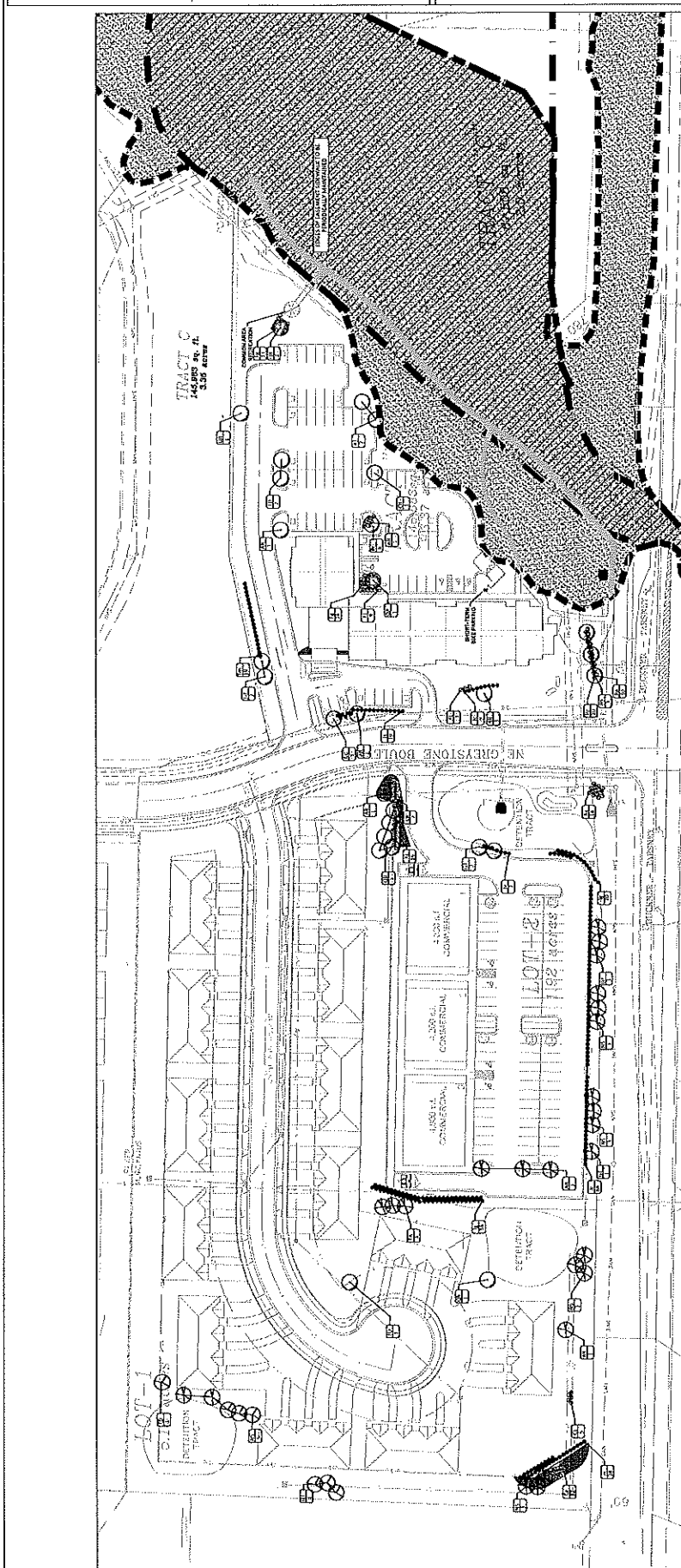
DATE	REVISION
4-27-21	PER CLIENT COMMENTS

Q Engineering Inc.  
Civil Engineering for Residential & Commercial Site Development  
121 NE Columbia St.  
Portland, OR 97201  
Phone: (503) 550-5191  
www.qengineering.com

FOR "GREYSTONE WEST"  
CIVIL PLANS FOR  
GREYSTONE WEST  
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

DESIGNED BY: RAW  
DATE: 4-27-21  
PROJECT NO.: C21-301  
SCALE: 1"=50'

PROJECT CONTRACTE: HUNTER WALDMAN, A.E.  
1000 N. MARKET STREET, SUITE 100  
GRAIN VALLEY, MISSOURI 64038  
PHONE: 816-612-5191



GREYSTONE WEST DEVELOPMENT  
HIGHLAND DR & BUCKNER-TARSENEY ROAD  
GRAIN VALLEY, MO  
LANDSCAPE PLAN

REV	DATE	BY	CHKD	DESCRIPTION

SCALE: 1" = 50'

LANDSCAPE MATERIAL	COMMON NAME	CONT.	CAL.	SIZE	QTY
<b>DECIDUOUS TREES</b>					
AR	RED SUNSET MAPLE	888	3"	1"	8
CR	NORTHERN RED OAK	888	2"	2"	2
CR	SHADEMASTER LOCUST	888	2"	2"	11
CR	SHADEMASTER	888	2"	2"	2
TA	AMERICAN LINDBERGH	888	2"	2"	2
TD	AMERICAN OAK	888	2"	2"	2
TD	BALD CYPRESS	888	2"	2"	4
NS	BLACK GUM	888	2"	2"	20
<b>ORNAMENTAL TREES</b>					
AT	PATRIAN MAPLE	888	11.5"	1"	2
CC	SWANEE SILVERDOOR	888	1.5"	1"	1
CC	OKLAHOMA REDBUD	888	1.5"	1"	1
AG	AUTUMN SERVICEBERRY	888	1.5"	1"	5
CK	ROUSSA DOGWOOD	888	1.5"	1"	5
<b>EVERGREEN SHRUBS</b>					
Jc	SEA GREEN JUNIPER	CONT.			5 GAL. 75
Jc	TAM JUNIPER	CONT.			5 GAL. 19
Jc	VIRGINIA SWEETSPHIRE	CONT.			5 GAL. 35
Jc	HICKS YEW	CONT.			5 GAL. 19
Jc	INDIC HOLLY	CONT.			5 GAL. 75
<b>ORNAMENTAL SHRUBS</b>					
Ph	FRAGRANT SUMAC	CONT.			2 GAL. 34
Cs	KELDY DOGWOOD	CONT.			2 GAL. 12
Cs	WILLOWHERB COTONCASTER	CONT.			2 GAL. 12
Ph	PURPLE-LEAF SMALL CHERRY	CONT.			2 GAL. 15
Ph	SMALL CHERRY	CONT.			2 GAL. 15
Ph	DWARF TOBERGILLA	CONT.			2 GAL. 17

\*Acceptable alternatives

DATE: 4/5/2021  
PROJECT NO.: 1031  
DESIGNED BY: MVA  
CHECKED BY: MVA  
DRAWN BY: MVA  
SHEET NO.: L-10

5735 HWY 64th STREET, GRAIN VALLEY, MO 64113





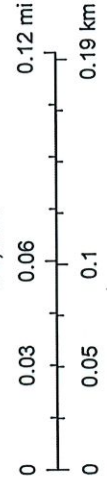








1:4,514



November 24, 2020

- Tax Parcels
- Addresses
- Green: Band\_2
- Red: Band\_1
- Blue: Band\_3

Nearmap



**STAFF REPORT**

**Greystone West Tract B**

**May 12, 2021**

**ACTION:** Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The property owner is JEHK, LLC.

**BACKGROUND AND SURROUNDING AREA:** Tract B was platted with tracts A, C and D in the Greystone Plaza subdivision in November 2005. The property to the north is NE Greystone Blvd and then the property north of that is vacant and is zoned District C-2 (General Business District). The applicant filed a request for a rezoning and preliminary development plan for four-plex structures and commercial that is being considered by the Commission during this meeting. The property to the east is zoned District R-3 PUD (Multi-family Planned Unit Development). The property to the south is Tract C and is predominately in the floodway and 100-year floodway fringe. Buckner Tarsney Road is west of the proposed development site.

**CITY'S COMPREHENSIVE PLAN:** The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family, commercial and senior living supports and enhances overall community environment with the other multi-family residential and single-family residential development in the area.

**PURPOSE:** Mr. Danner has submitted a preliminary development plan to be known as "Greystone West". Tract B will consist of a 3 story 48-unit senior apartment building.

**ANALYSIS:** A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) and District C-2 (General Business) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Greystone West on Tract B, Staff has the following comments:

- 1) The preliminary development plan does not illustrate building line setback for the proposed apartment building. In District R-3, the minimum front yard setback is 30 feet,
-

**PAGE 2, STAFF REPORT – GREYSTONE WEST TRACT B**

side yard is 10 feet and rear yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.

- 2) Additionally, in Section 400.250, the applicant will need to provide the linear dimension from the apartment building to the center line of Buckner Tarsney Road to ensure that it is greater than 60 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.
  - 3) Regarding the number of parking spaces, the city ordinance requires 2 spaces for multi-family units regardless of if they are one bedroom or two-bedroom units. With 48 apartments, the number of required parking spaces would be 96. The preliminary development plan illustrates 73. Although the planned overlay district allows the Commission to consider flexibility in the number of parking spaces, the applicant needs to explain why they are requesting such a difference.
  - 4) Will the single hydrant on NE Greystone Blvd. be sufficient for both the commercial, four-plex structures and Senior Citizen apartments?
  - 5) In a Planned Overlay District when abutting or adjoining a residentially zoned district, there shall be a permanently screen such as a wall or fence at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials between the area proposed to be District R-3p (property line adjacent to the parking lot) and Greystone Place PUD.
  - 6) Each exterior wall within 300 feet of and visible from the right-of-way of Buckner Tarsney Road shall be constructed with 100% coverage of all exterior visible wall with the following materials: masonry, stone, brick, stucco, or approved gypsum concrete/plaster materials. Glass walls, wood (plywood is prohibited) or any other material not excluded, provided material is approved by the Board of Aldermen. The preliminary development plan includes a note that buildings will comply with this requirement.
  - 7) The City's Trail Master Plan illustrates a trail along Buckner Tarsney Road. The development plan shows the trail on the south side of what should be NE Greystone Blvd. and a 6-foot asphalt path within the conservation easement Staff is requesting that the trail have a width of 10 feet along Buckner Tarsney and within the conservation easement. Staff will require the trail to be constructed with a 4" rock base and 4" asphalt.
-



*Community Development  
Mark Trosen, Director*

**PAGE 3, STAFF REPORT – GREYSTONE WEST TRACT B**

Once constructed and accepted, the Parks and Recreation Department will accept the trail into the City's system.

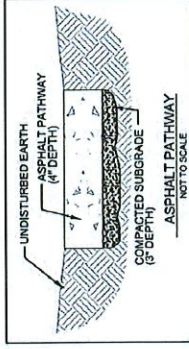
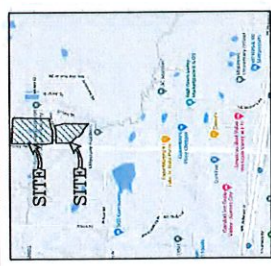
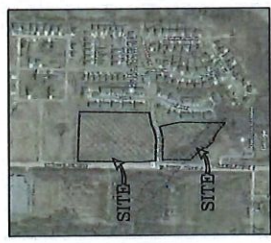
**STAFF RECOMMENDATION:** When the Preliminary Development Plan is revised to include comments above, then Staff would recommend approval of the rezoning and preliminary development plan for the Greystone West Tract B.



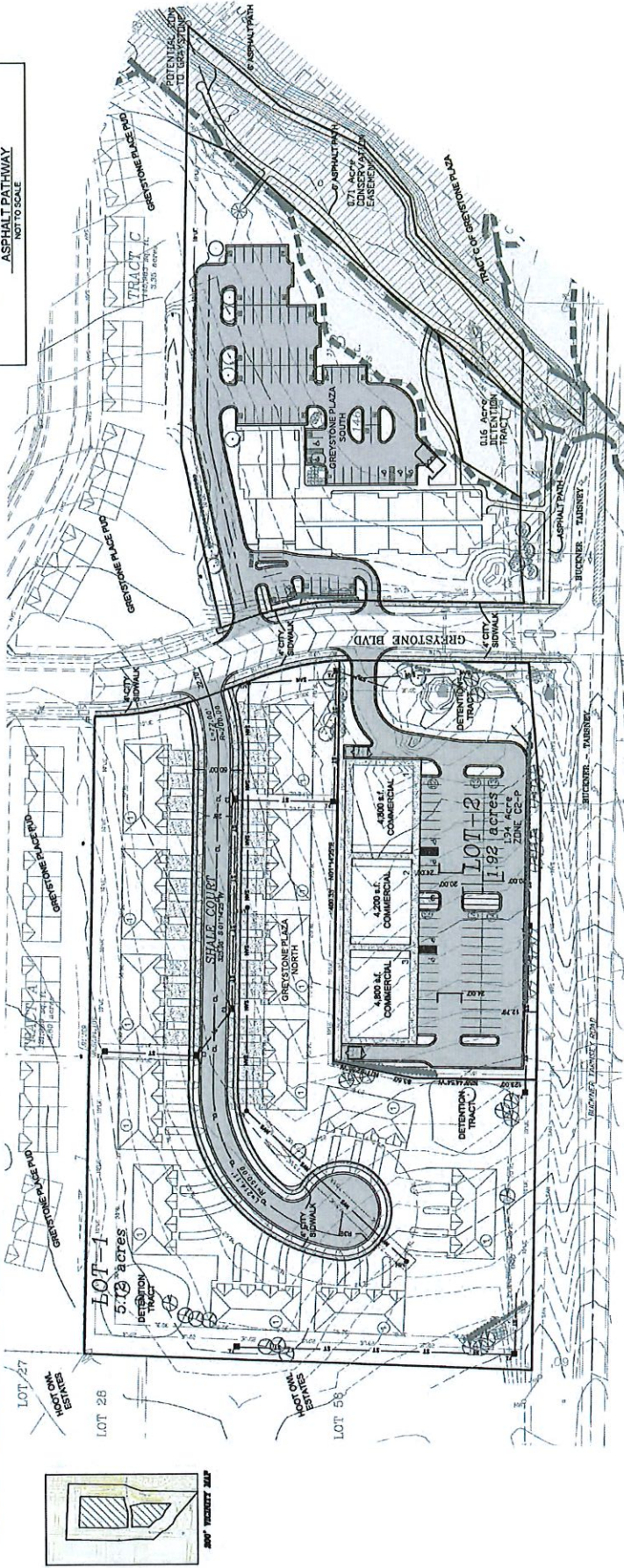
# PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST" GRAIN VALLEY, JACKSON COUNTY MISSOURI SEC 26, TOWNSHIP 49, RANGE 30

DEVELOPER:  
WINDFIELD DESIGN/BUILD LLC  
816-672-5191

DATE	REVISION
4-27-11	PER CLIENT COMMENTS



LEGAL DESCRIPTION  
TRACTS A AND B OF "GREYSTONE PLAZA A SUBDIVISION  
IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI

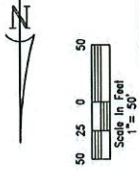


- EXISTING TRACT A  
GREYSTONE WEST TOWN HOMES**
- SITE NOTES:
- TOTAL LOT AREA = 5.26 ACRES
  - TOTAL LOT AREA = 5.26 ACRES
  - TOTAL UNIT PER ACRE = 10.16 UNIT PER ACRE
  - REQUIRED PARKING = 101 STALLS
  - FOR SENIOR HOUSING WE HAVE PROPOSED STALLS = 104 STALLS
  - TOTAL GREEN SPACE = 2.28 ACRES = 51%
  - PUBLIC SANITARY MAN IS PROPOSED FOR THESE LOTS.
  - NO PUBLIC WATER MAIN IS PROPOSED FOR THESE LOTS.
  - NO PUBLIC ROW IS PROPOSED FOR THESE LOTS.
  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

- EXISTING TRACT B  
GREYSTONE WEST SENIOR APARTMENT**
- SITE NOTES:
- TOTAL LOT AREA = 5.37 ACRES
  - TOTAL LOT AREA = 5.37 ACRES
  - TOTAL UNIT PER ACRE = 14.2 UNIT PER ACRE
  - REQUIRED PARKING = 134 STALLS
  - FOR SENIOR HOUSING WE HAVE PROPOSED STALLS = 134 STALLS
  - TOTAL GREEN SPACE = 1.79 ACRES = 51%
  - PUBLIC SANITARY MAN IS PROPOSED FOR THIS LOT.
  - NO PUBLIC WATER MAIN IS PROPOSED FOR THIS LOT.
  - NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

- TRACT B  
GREYSTONE WEST SENIOR APARTMENT**
- SITE NOTES:
- TOTAL LOT AREA = 5.37 ACRES
  - TOTAL LOT AREA = 5.37 ACRES
  - TOTAL UNIT PER ACRE = 14.2 UNIT PER ACRE
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  - EXISTING ZONING = C-2
  - PROPOSED ZONING = R2-P

Architectural Character  
All exterior walls within three hundred feet of and visible from Buckner Turney Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, stucco, and wood siding. Glass curtain walls or glass block construction or glass walls shall be glass curtain walls or glass block construction.



## PRELIMINARY DEVELOPMENT PLAN

PROJECT OWNER: WINDFIELD DESIGN/BUILD LLC  
DATE: 4-27-11  
PROJECT NO.: ED-301  
SCALE: 1"=50'

Civil Engineering Inc.  
Civil Engineering for Residential & Commercial Site Development  
114 S. Grand Blvd., Suite 100  
St. Louis, MO 63103  
Phone: (314) 433-8888  
www.civil-engineering.com

CIVIL PLANS FOR  
GREYSTONE WEST  
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



















711 Main Street  
 Grain Valley, MO 64029  
 816.847.6220  
 816.847.6206 fax  
 www.cityofgrainvalley.org

**PLANNING & ZONING APPLICATION**

**PROJECT INFORMATION**

**Location:**  
 ALL OF TRACT B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

**Subdivision:** Greystone Plaza **Lot #:** 1 **Zoning District:** C-2

**Description of Request:** Request to rezone 1501 N BUCKNER TARSNEY RD GRAIN VALLEY MO, 64029 from C-2 to R3-P. and submit POD for Greystone West: a proposed Planned Overlay District with senior multifamily residential housing. The development includes landscaping, walks and trails, expands an existing conservation easement and accommodates parking.

**APPLICANT INFORMATION**

**Name:** Andrew Danner

**Company:** Windfield Design-Build

**Address:** 5775 NW 64th Terr., Kansas City, MO 64151

**Telephone:** 816-612-5191 **Fax:** **E-mail:** andrew@windfieldrealestate.com

**Property Owner:** JEHK, LLC

**Additional Contact(s):** Michael McGrew mike@windfieldrealestate.com

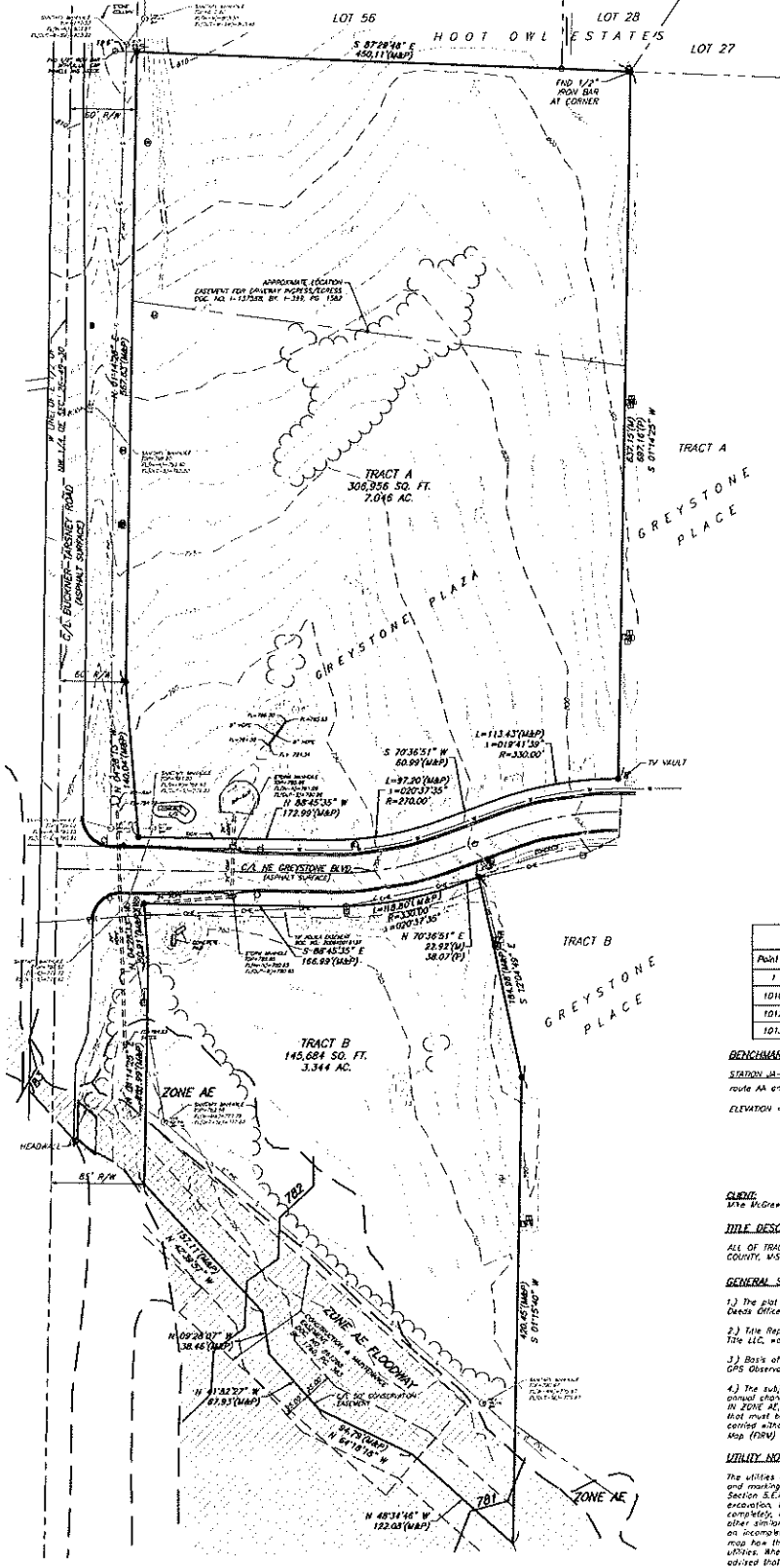
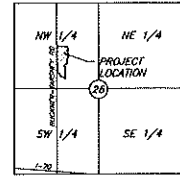
Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3 Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4 Preliminary Plat (3 full size copies)
<input type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5 Preliminary Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 Final Plat (6 copies)
<input type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7 Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8 Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9 Building Elevations (6 copies)
<input type="checkbox"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10 Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
<b>Note:</b> Include at least one 8 ½ x 11 copy of all drawings and plans with all applications.	12 Construction plans for all public works improvements (6 copies)
	13 Copies of tax certificates from City and County
	14 Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 Off-site easements if necessary
	16 Survey of vacation area
	17 Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code.  
 Applicant's Signature: Date: 12/21/14

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TOPOGRAPHIC SURVEY**  
**SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST**  
**GRAIN VALLEY, JACKSON COUNTY, MISSOURI**



SCALE 1"=100'

**LEGEND**

- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - TOWN 1/2" MON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" MON BAR AT CORNER BY 1/4" x 1/4"
- (R) - REARIED ESTABCE
- (M) - MEASURED DISTANCE
- - LENGTHENED AREA
- - EXISTING TREE
- - EXISTING BUSH
- - POWER POLE
- - LIGHT POLE
- - CUT PIPE
- - ELECTRIC PEDESTAL
- - ELECTRIC METER
- - ELECTRIC TRANSFORMER
- - GAS VALVE
- - GAS METER
- - GAS PIPELINE MANHOLE
- - FIBER MANHOLE
- - WATER METER
- - SANITARY MANHOLE
- - SEWER MANHOLE
- - WELLS
- - TELEPHONE PEDESTAL
- - BENCH MARK
- - SIGN
- - OVERHEAD ELECTRIC
- - UNDERGROUND ELECTRIC
- - FIBER OPTIC LINE
- - CABLE
- - TREE LINE

SURVEY CONTROL POINTS			
Point #	Bearing	Distance	Description
1	1040057.99	2872391.32	842.19 JM-62
1010	1043088.13	2874820.28	871.66 MS 1/2
1012	1043088.80	2875001.17	735.26 MS CUT 4 - TC
1013	1043082.62	2874569.56	788.37 MS CUT 4 - TC

**BENCHMARKS:**  
 STATION JM-62: Alum Disk about 3 miles West of the intersection of I-70 and route AA and route BB road in Grain Valley.  
 ELEVATION = 842.19

**CLIENT:**  
 Mr. McDev

**TITLE DESCRIPTION:**  
 ALL OF TRACTS A AND B, GREYSTONE PLAZA A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

- GENERAL SURVEY NOTES:**
- The plat of GREYSTONE PLAZA is recorded in Book 90 of Page 37 in the Recorder of Deeds Office in Jackson County, Missouri.
  - Title Report # AT-8570, dated September 4, 2020 at 8:00 AM provided by Advantage Title LLC, was provided by client.
  - Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.
  - The subject property is located in Zone X, areas determined to be outside the ODR annual chance floodplain, Zone AE, Base Flood Elevations determined, and FLOODING AREAS IN ZONE AE. The flooding is the ground of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights, as shown on Flood Insurance Rate Map (FIRM) 29055003390, effective January 20, 2017.

**UTILITY NOTE:**  
 The utilities on this survey are shown based on source information from plans and mappings and were confirmed with observed evidence of utilities pursuant to Section 5.6.14. To develop a view of the underground utilities. However, before excavation, the exact location of underground features cannot be accurately determined, and liability is assumed in the event of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights, as shown on Flood Insurance Rate Map (FIRM) 29055003390, effective January 20, 2017.

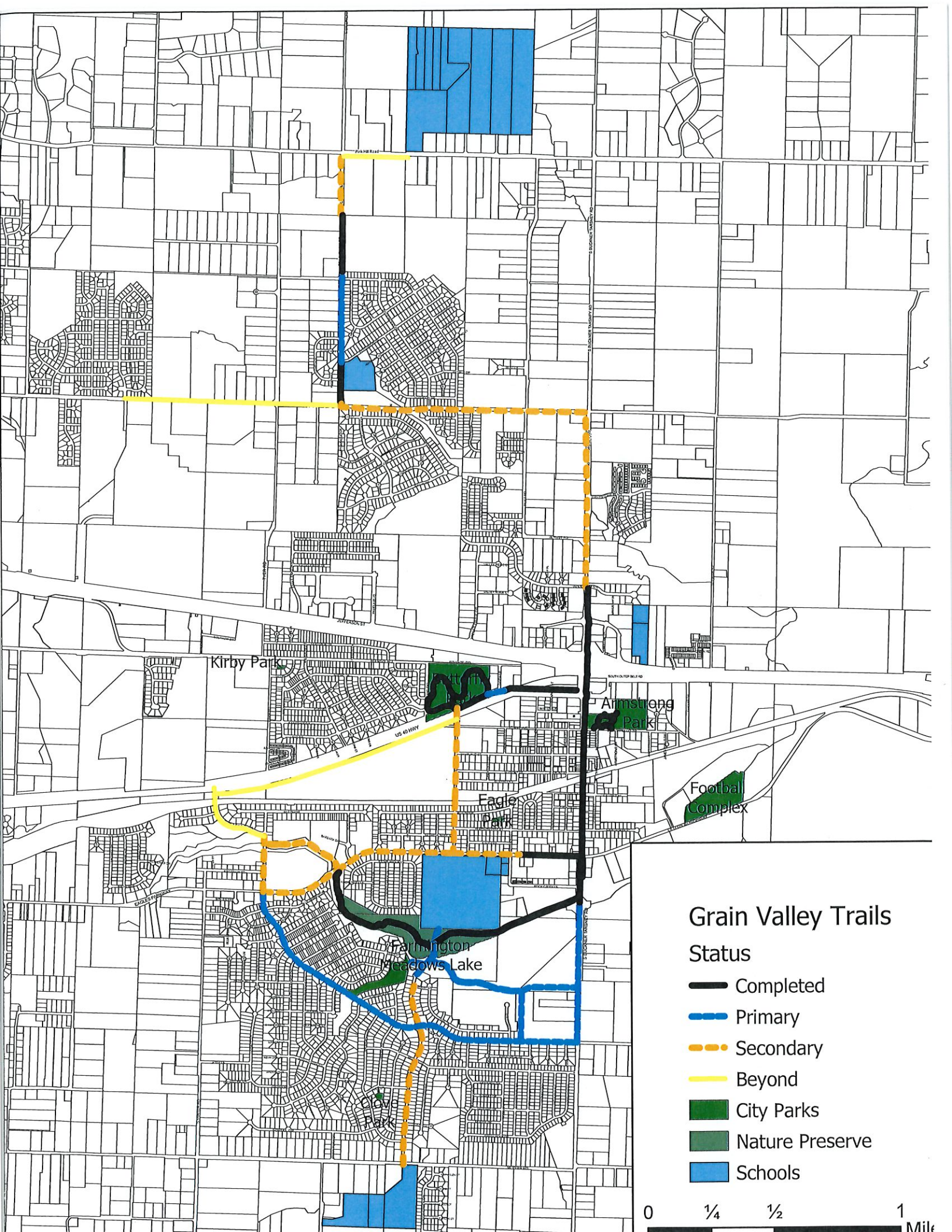
**CERTIFICATION:**  
 I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of February, 2021, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Location: S:\2021\02 - Greystone Plaza - Topographic Survey - 3-1-21 - 02-1-21.dwg  
 SHEET 1 OF 1



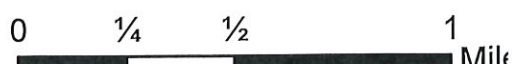
2-8-21  
 DATE  
 John B. Young PLS-2000016647





## Grain Valley Trails Status

- Completed
- Primary
- Secondary
- Beyond
- City Parks
- Nature Preserve
- Schools





**Staff Report**

**Club Car Wash Site Plan**

**May 12, 2021**

**PURPOSE:**

The purpose of this request is to gain site plan approval for an automated carwash with vacuum bays on property that is in the Main Street Corridor-Transition Overlay Zoning District.

**BACKGROUND:**

The proposed carwash facility will be on approximately 1.5-acre site that is generally located north of US Highway 40, west of Main Street and south of the east bound exit ramp for I-70. The property is being purchased from OOIDA (Owner Operator Independent Drivers Association).

**SPECIAL CONDITIONS:**

Due to this property being located within the Downtown Overlay District – Transition Zone, it is required to have site plan approval by the Planning and Zoning Commission before a building permit is issued.

**ANALYSIS:**

In reviewing the Site Plan and supplemental drawings, Staff provides the following comments:

- 1) The property being purchased from OOIDA will need to be platted as a Minor Subdivision.
- 2) Regarding Section 400.220 B.3.d, not less than 15% of the area of each front exterior façade and street sidewall where a building is located on a corner lot, excluding windows, doors, or overhead doors, shall be recessed, projected, or alternately staggered from the primarily plane of the wall. The east elevation that faces Main Street, the applicant complies with this requirement by projecting the slate stone, sheet metal scupper and downspouts. Aesthetically, what if the metal downspouts were within the pilaster?
- 3) The site plan illustrates a new right turn in – right turn out with US 40 Highway. The Missouri Department of Transportation has denied this request for access to US 40 Highway. US 40 Highway is a limited access highway. When US 40 Hwy was realigned in 2012, to where it is currently, full access was provided for both the north and south lots along US 40. This location is at approximately 600 feet west from the intersection of US 40 and Main Street and is shown on sheet 2 of the site plan. The site plan can be revised when building plans are submitted.

**STAFF RECOMMENDATION:**

Staff recommends approval.

---









**PRELIMINARY PLANS**  
**CLUB CAR WASH**  
**GRAIN VALLEY, MISSOURI**

**PHOTOMETRIC PLAN**

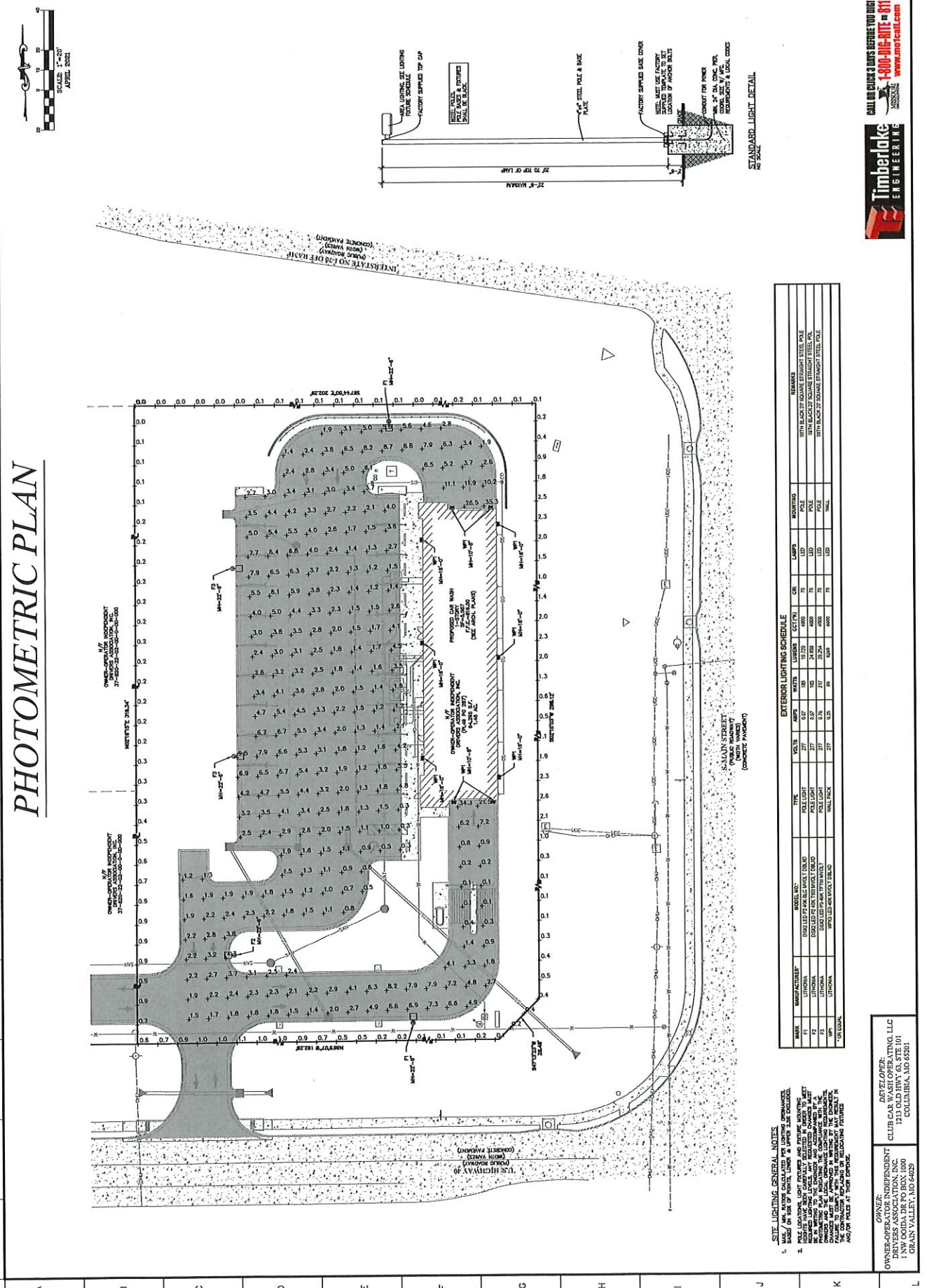
DATE: 04/20/21  
 DRAWN BY: ESK  
 CHECKED BY: ESK  
 PROJECT NO: 19-001

**OWNER:** DEVELOPER  
**DEVELOPER:** CLUB CAR WASH OPERATING, LLC  
 1313 OLD HWY. 63, STE 101  
 GRAIN VALLEY, MO 64029

**OWNER-OPERATOR INDEPENDENT:**  
 1 NW OODA DR TO BOX 1800  
 GRAIN VALLEY, MO 64029

**CALL OR CLICK 3 DAYS BEFORE YOU DIG**  
**Timberlake ENGINEERING**  
 MISSOURI  
**1-800-916-4176 or 611**  
**www.timberlake.com**

**3 OF 4**









**EXTERIOR COLOR PALETTE**

	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory
	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Slate
	METAL AWNINGS COLOR: Red
	STOREFRONT COLOR: Black Painted Aluminum
	SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Kynar Finish Matte Black



CLUB CAR WASH RENDERING








**FINKLE + WILLIAMS**  
ARCHITECTURE

CLUB CAR WASH - GRAIN VALLEY | 04/23/2021

FINKLE + WILLIAMS © 2020



**EXTERIOR COLOR PALETTE**

	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory
	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Slate
	METAL AWNINGS COLOR: Red
	STOREFRONT COLOR: Black Painted Aluminum
	SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Kynar Finish Matte Black



CLUB CAR WASH RENDERING



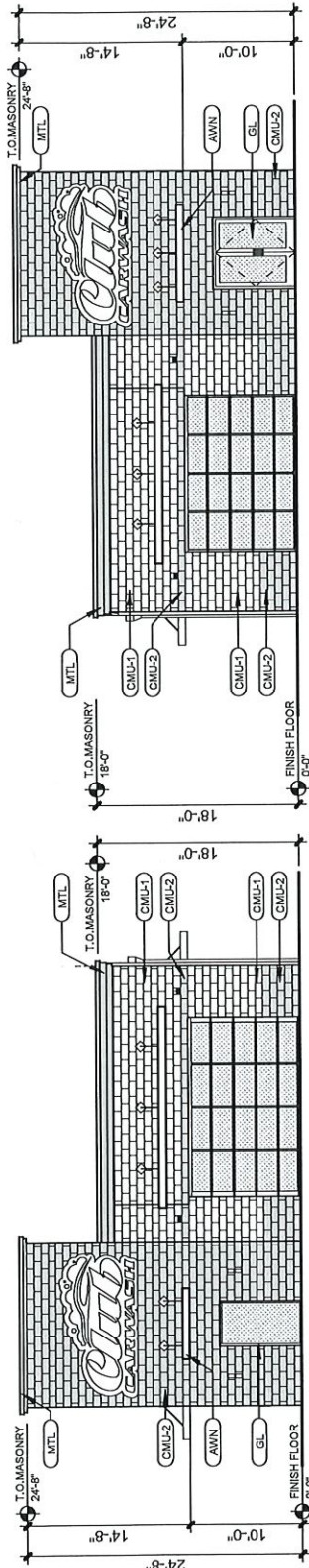
**FINKLE + WILLIAMS**  
ARCHITECTURE

CLUB CAR WASH - GRAIN VALLEY | 04/23/21 | 12" = 1'-0"

FINKLE + WILLIAMS © 2020





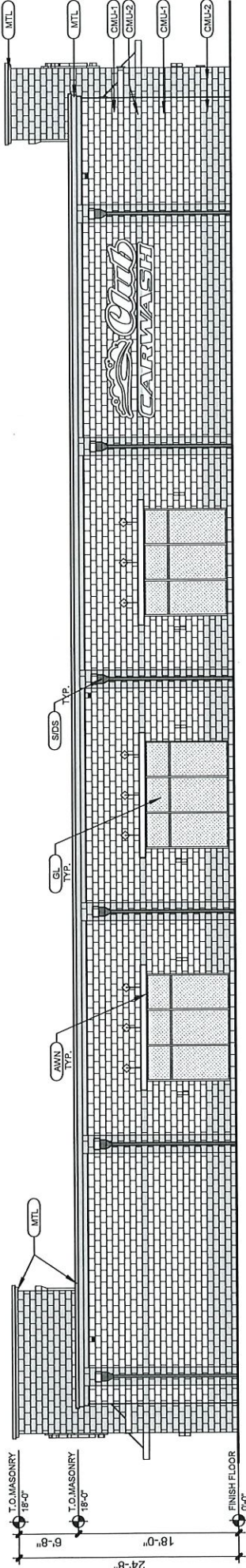


**EXTERIOR MATERIAL LEGEND**

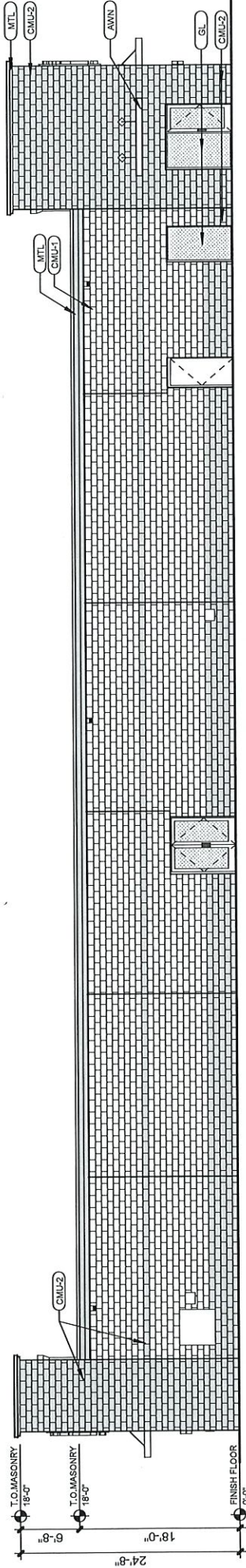
CMLU-1	ARCHITECTURAL CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMLU-2	ARCHITECTURAL CMU SMOOTH FACE BLOCK (COLOR: Sand)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2x4 1/2" Thermal Storage Framing w/ 1" Insulated Glass (COLOR: Black Painted Aluminum)
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Red)
SIDS	PREFINISHED KYMAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYMAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White)

SOUTH ELEVATION | 3/32" = 1'-0"

NORTH ELEVATION | 3/32" = 1'-0"



EAST ELEVATION | 3/32" = 1'-0"

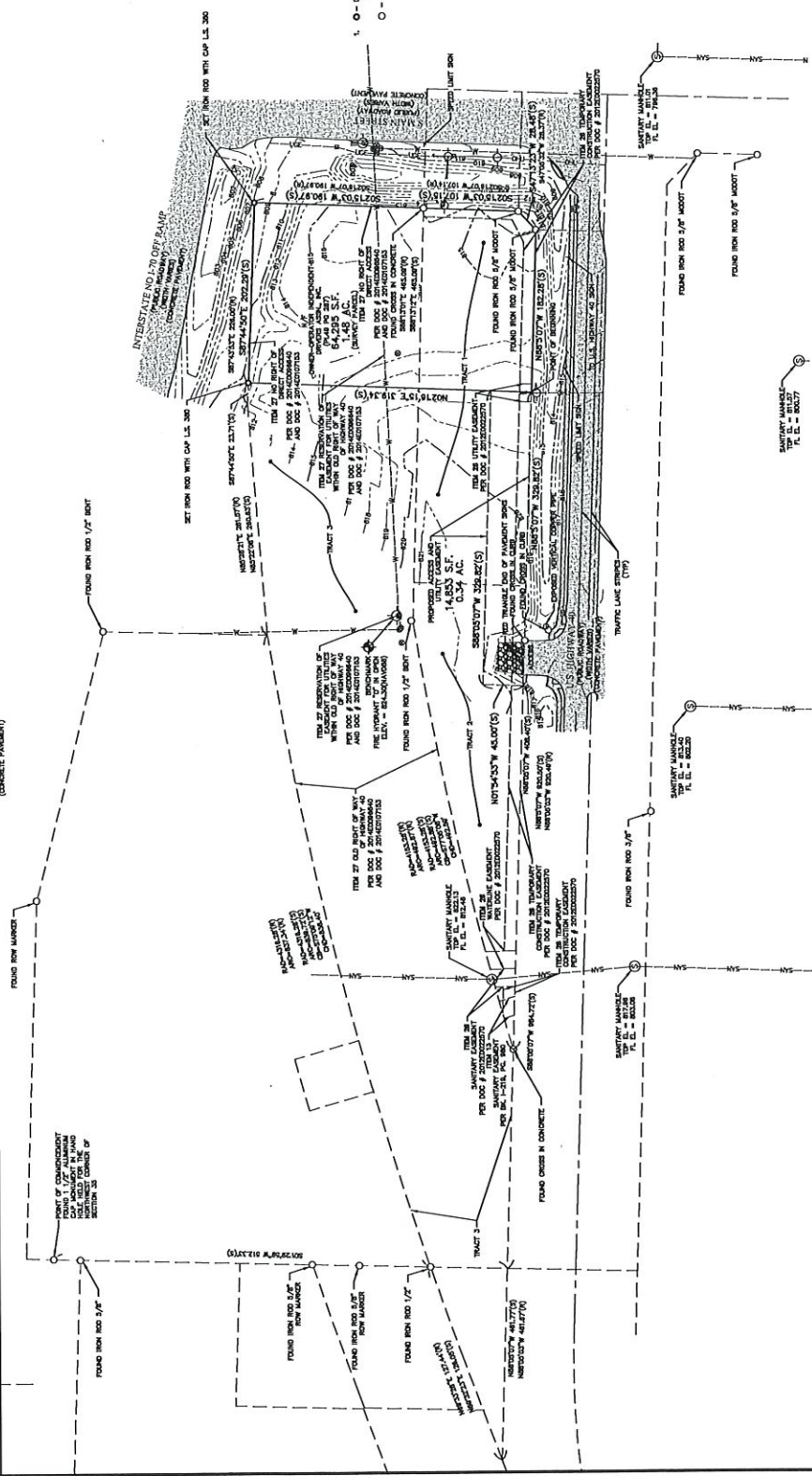


WEST ELEVATION | 3/32" = 1'-0"



# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI



## LEGEND

- PROPERTY LINE
- ADJACENT
- CONCRETE
- UNDERGROUND UTILITIES
- UNDERGROUND ELECTRIC
- UTILITY POLE
- SAWTOOTH MANHOLE
- SAWTOOTH MANHOLE
- CAST IRON
- TELEPHONE BOX/ENCLOSURE
- ELECTRIC GROUND VAULT
- WATER VALVE
- EXPOSED VERTICAL COPPER PIPE
- OUT WIRE
- SM
- FIRE HYDRANT
- BENCHMARK
- CONCRETE PAVEMENT
- GRAVEL

1. - DISTANCES TO 5' OF NEAREST 1/4 CORNER OR OTHER POINT OF ADJACENT PROPERTY AS NOTED.

○ - DISTANCES FROM POINTS AS NOTED.

WATER AND SANITARY LINES NOT MARKED AT THE TIME OF THIS SURVEY. SUCH UTILITIES ARE DEEMED TO BE LOCATED AS SHOWN ON THE CITY OF GRAIN VALLEY MAPS PROVIDED BY THE CITY OF GRAIN VALLEY.

**OCHANN**  
 1500 W. Jefferson St.  
 Jackson, Missouri 64501  
 Phone: 816-484-0000 (MO)  
 Fax: 816-484-0012 (MO)  
 Email: info@ochann.com  
 Website: www.ochann.com

- Surveying
- Land Title
- Engineering
- Construction
- Surveying
- Surveying
- Surveying
- Surveying

# ALTA/NSPS LAND TITLE SURVEY

## HWY 40 AND N MAIN STREET

### GRAIN VALLEY, MISSOURI

DATE	3/31/2021
BY	DKG
FOR	DKG
PROJECT	ALTA/NSPS LAND TITLE SURVEY
DATE	MAR. 31, 2021
BY	DKG
FOR	DKG
PROJECT	ALTA/NSPS LAND TITLE SURVEY
DATE	MAR. 31, 2021
BY	DKG
FOR	DKG
PROJECT	ALTA/NSPS LAND TITLE SURVEY



DATE OF PLAT OR MAP: MARCH 21, 2021.  
 DAVID K. GROGAN, INC.  
 1500 W. JEFFERSON ST.  
 JACKSON, MO 64501

STATE OF MISSOURI LAND SURVEYOR  
 FOR GROGAN

PREPARED FOR:  
 CUB CONSTRUCTION  
 209 EAST BROADWAY  
 COLUMBIA, MO 65203



711 Main Street  
 Grain Valley, MO 64029  
 816.847.6220  
 816.847.6206 fax  
 www.cityofgrainvalley.org

**PLANNING & ZONING APPLICATION**

**PROJECT INFORMATION**

Location: Hwy 40 and Main St.  
 Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Zoning District: Downtown Transition Zone  
 Description of Request: Requesting approval of a site plan for an automated carwash with vacuum bays

**APPLICANT INFORMATION**

Name: Justin Barnes  
 Company: Club Carwash Operating, LLC  
 Address: 1213 Old Hwy 63; Ste. 101; Columbia, MO 65201  
 Telephone: 573-999-5178 Fax: \_\_\_\_\_ E-mail: jbarnes@clubcarwash.com  
 Property Owner: Owner Operator Independent Drivers Assn; 1 NW Ooida Dr; Grain Valley, MO 64029  
 Additional Contact(s): \_\_\_\_\_

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:	
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2	Map depicting general location of site
<input type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4	Preliminary Plat (3 full size copies)
<input type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5	Preliminary Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6	Final Plat (6 copies)
<input checked="" type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7	Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8	Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9	Building Elevations (6 copies)
<input type="checkbox"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10	Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
<b>Note:</b> Include at least one 8 ½ x 11 copy of all drawings and plans with all applications.	12	Construction plans for all public works improvements (6 copies)
	13	Copies of tax certificates from City and County
	14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15	Off-site easements if necessary
	16	Survey of vacation area
	17	Utility Comment Form - City will provide form

*[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]*

The applicant hereby agrees that all information is provided as required with this application and the City

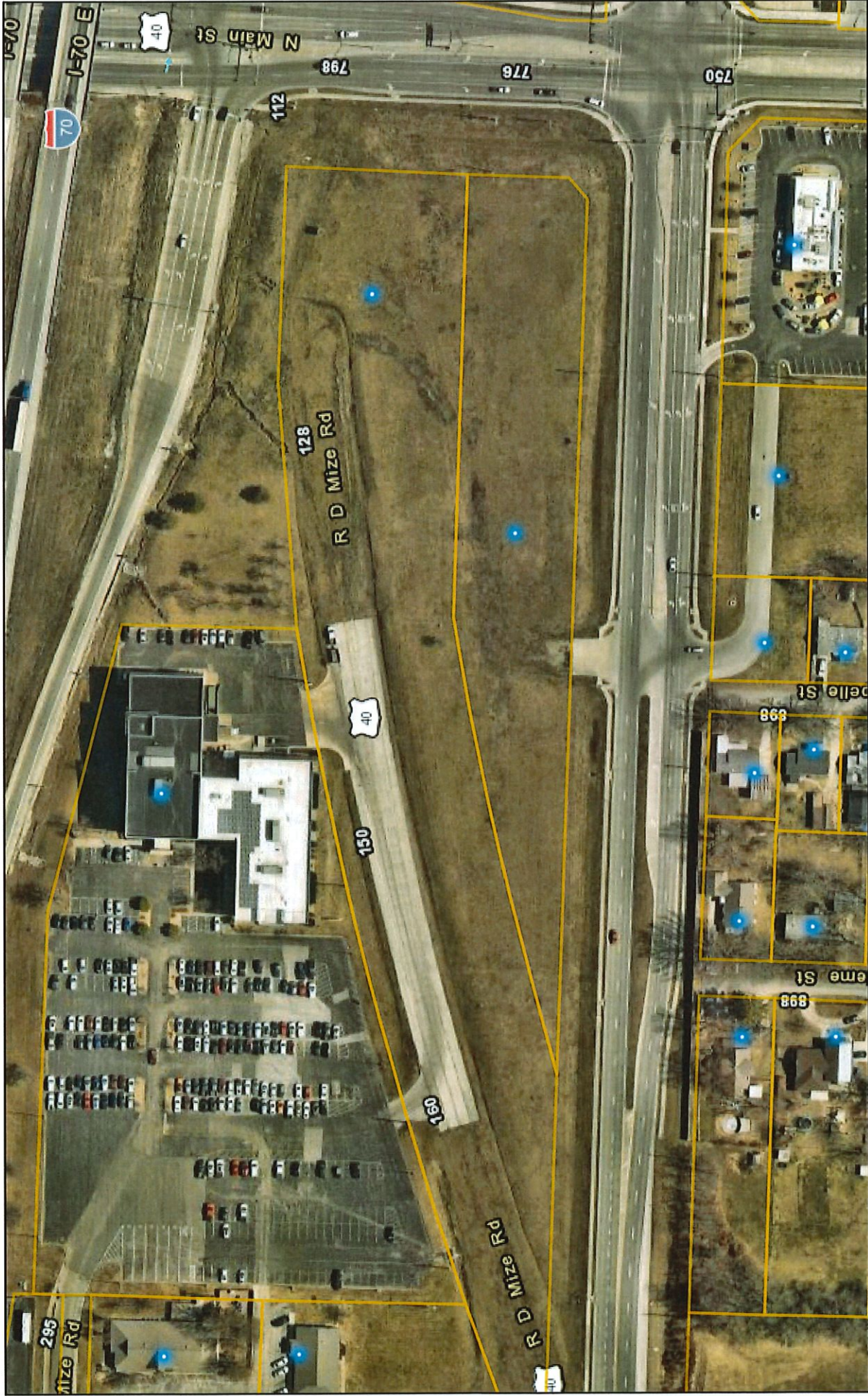
Code: \_\_\_\_\_  
 Applicant's Signature: [Signature]

Date: 3/17/21

Applicant's Signature: \_\_\_\_\_

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





1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

May 6, 2021

- Tax Parcels
- Green: Band\_2
- Blue: Band\_3
- Addresses
- Red: Band\_1
- Addresses
- Nearmap