



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

October 13, 2021 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 8, 2021 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

1. **Cool Breeze Consultants LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to approximately 12-acre tract of land that is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that this tract be shown as Commercial/Retail. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
2. **Cool Breeze Consultants LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on approximately 12 acres that is generally east of NW Pamela Blvd, north of Jefferson Street and west of NW Valley Ridge Drive. The proposed use of land is for an RV Sales and Service Center. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
3. **Zoning Regulation – Garages and Accessory Structures.** A Resolution recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by allowing these structures to be larger on larger residential zone lots.



ITEM VII: ACTION ITEMS

1. **Cool Breeze Consultants LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to approximately 12-acre tract of land that is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that this tract be shown as Commercial/Retail. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
2. **Cool Breeze Consultants LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on approximately 12 acres that is generally east of NW Pamela Blvd, north of Jefferson Street and west of NW Valley Ridge Drive. The proposed use of land is for an RV Sales and Service Center. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
3. **Resolution 2021-01 - Zoning Regulation – Garages and Accessory Structures.** A Resolution recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by allowing these structures to be larger on larger residential zone lots.
4. **Final Plat – East Kansas City Industrial Park – 16th Plat** – Requesting approval of the final plat that consists of 14 lots and Tract A and containing approximately 35 acres. The plat is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive.

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 November 10, 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
Regular Meeting

9/8/2021
Page 1 of 6

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on September 8, 2021 in the Council Chambers at City Hall.
- The meeting was called to order at 6:32 PM by Chair Craig Shelton.

ITEM II: ROLL CALL

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

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Shafer motioned to approve the minutes from the August 1, 2021 regular meeting. Commissioner Hofstetter second the motion. The Commission approved the minutes by a vote of 4 to 0.

ITEM V: PUBLIC HEARINGS

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit to amend the site plan that was approved by Ordinance 2503 for a Medical Marijuana Cultivation Facility and site plan that was approved by Ordinance 2531 for a Medical Marijuana Infused Products Manufacturing Facility to allow a Conex Storage Container for the storage of packaging supplies, nutrients/fertilizer, and maintenance tools. The property is zoned District M-1 (Light Industrial). 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,

Commissioners Present

Craig Shelton
 Jim Hofstetter
 Scott Shafer
 Elijah Greene

Commissioners Absent

Justin Tyson
 Kevin Browning
 Debbie Saffell
 Bob Headley BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
 Dick Tuttle – City Engineer
 Sarah Carnes – City Attorney



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

9/8/2021
Page 2 of 6

Missouri. The legal description is Lot 1, Black Industries, a subdivision in Grain Valley aka 415 E. South Outer Belt Road.

- Director Trosen presented the Staff Report. He stated that he received a follow-up email from Derrick Llewellyn, Captain of Fire Prevention Division with Central Jackson County Fire Protection District stating that he had a typo in the first email and that the container is allowed by code to store up to 1,000 lbs. and not 100 lbs. of a Class II Oxidizer (Nitrate Fertilizer). The outside of the container must be labeled appropriately to show that the fertilizer is being stored inside. Trosen stated that Staff recommends approval of the Conditional Use Permit to amend the site plan to allow a Conex Storage Container on-site subject to five conditions with condition 2 being amended to 1,000 instead of 100.
- Saydee Tschanen with Missouri Made Marijuana, Inc. introduced herself and explained that the Conex container is needed because when Building 1 was completed they found that there was very little storage space, and they couldn't give up growing or manufacturing areas for storage purposes.
- Commissioner Shafer asked how long you will need the container. Tschanen responded that she doesn't have a specific time frame, but they have every intention to build the other two approved buildings.
- Commissioner Hofstetter asked why you would store the packaging containers in the box. Tschanen responded that the jars and bags as well as the packaging stickers are packaged and sealed in boxes.
- Commissioner Greene asked if MMM does this type of storage anywhere else. Tschanen responded that at their facilities in Nevada, they have several Conex containers that are permanent storage. Nevada isn't as concerned with the containers being on-site as the City. She can appreciate the City's concerns especially since the Grain Valley facility and grounds with the landscaping and trees are so nice.
- Commissioner Greene asked Trosen if there is a time limit being recommended and if there can be one placed on the CUP. Trosen responded that Staff did not recommend a time limit but thought it would be controlled and removed once the build-out of the other two buildings concluded. However, the Commission can add a time limit in their recommendation to the Board of Aldermen.
- There was discussion regarding Captain Llewellyn's determination that 1,000 lbs. is allowed and if he reviewed the Material Safety Data Sheet (MSDS) for the fertilizer product that will be stored in the container or is this the allowable amount by Fire Code.
- Commissioner Greene asked Ms. Tschanen if she had the MSDS sheets with her. She said that she did not.

Commissioners Present

Craig Shelton
Jim Hofstetter
Scott Shafer
Elijah Greene

Commissioners Absent

Justin Tyson
Kevin Browning
Debbie Saffell
Bob Headley BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Sarah Carnes – City Attorney



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

9/8/2021
 Page 3 of 6

- Commissioner Greene asked if she had information from the manufacturer on the storage of the fertilizer. Tschanen said she does not but that they have been using these containers in Nevada for years storing the same materials and the temperatures are well into the 100s.
- Commissioner Greene expressed his concerns about moving forward and rubber-stamping this request without this information and that this could explode.
- Tschanen responded that this is not a hazardous material or is not classified as an explosive.
- Chair Shelton stated if Ms. Tschanen could pull up the MSDS sheets on her phone and share the information with the Commission.
- Tschanen downloaded the MSDS sheet for potassium nitrate and approached the dais to share her phone with Mr. Greene.
- There was discussion regarding moisture content. Mr. Greene said that he would like to see temperature range for storage. He thinks that it needs to be kept in a cool and moisture free environment and maybe an air conditioner is needed.
- Tschanen stated that she has been working with chemicals for 6 years and is licensed by the state for hazardous materials. She said they have not had any problems storing potassium nitrate in other containers.
- Chair Shelton confirmed that a decision can be made by a majority vote of those members present at the meeting. It will require 3 votes to pass this matter.
- City Attorney Carnes asked Tschanen if her employees are trained through OSHA. Tschanen responded yes.
- Tschanen extended an open invitation to members to tour the facility and stated that MMM is a poster child for the State because of all the protocol, labeling, security, and technology in place.
- Commissioner Shafer made a motion to close the public hearing. Commissioner Hofstetter second the motion. The Commission voted 4 to 0 to approve the motion.

ITEM VI: ACTION ITEMS

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit to amend the site plan that was approved by Ordinance 2503 for a Medical Marijuana Cultivation Facility and site plan that was approved by Ordinance 2531 for a Medical Marijuana Infused Products Manufacturing Facility to allow a Conex Storage Container for the storage of packaging supplies, nutrients/fertilizer, and maintenance tools. The property is zoned District M-1 (Light Industrial). The 6 acres is generally located at the east end of

Commissioners Present
 Craig Shelton
 Jim Hofstetter
 Scott Shafer
 Elijah Greene

Commissioners Absent
 Justin Tyson
 Kevin Browning
 Debbie Saffell
 Bob Headley BOA Liaison

Staff Officials Present
 Mark Trosen – CD Director
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City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

9/8/2021
 Page 4 of 6

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.

- Commissioner Shafer made a motion to approve the Conditional Use Permit with the 5 conditions in the Staff Report and add the CUP will expire in 5 years. Commissioner Hofstetter second the motion. Commissioners Shafer, Hofstetter and Shelton voted for the motion and Commissioner Greene voted against the motion. The motion passed by a vote of 3 to 1.

- 2. **Final Development Plan/Final Plat – Creekside Villas** – Requesting Final Development Plan and Final Plat approval for Creekside Villas. The proposed development is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The final development plan illustrates 28 units. The preliminary development plan was approved with 26 multi-family residential units. Each unit will be two bedrooms and one bathroom, all on one level. The exterior building material will be all brick. Creekside Villas will be a maintenance provided community. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The Final Plat is a replat of Lots 1 – 8, Creekside Landing, a subdivision in Grain Valley to Lot 1, Creekside Villas.

- Director Trosen said that he will need to amend the staff report. After the staff report was released, the Developer revised and submitted an Amended Final Development Plan that removed the two additional residential structures. The Amended Final Plan is identical to the approved Preliminary Development Plan. Staff recommends approval of the amended Final Development Plan and Final Plat for Creekside Villas. Trosen stated that the Developer, Jeff Handy, would like to address the Commission regarding the previous condition that all residents be 55 years of age and older.
- Commissioner Greene had questions regarding the location and the development plan. Jeff Handy, City Engineer Tuttle and Trosen answered those questions.
- Commissioner Greene asked if they are multi-story. Jeff Handy responded that they are single story, 2 bedroom and 1 bath.
- Commissioner Greene asked about the location of the fire hydrants. City Engineer responded that there are existing fire hydrants that comply with the spacing from structures.

Commissioners Present

Craig Shelton
 Jim Hofstetter
 Scott Shafer
 Elijah Greene

Commissioners Absent

Justin Tyson
 Kevin Browning
 Debbie Saffell
 Bob Headley BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
 Dick Tuttle – City Engineer
 Sarah Carnes – City Attorney



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

9/8/2021
Page 5 of 6

- Mr. Handy stated that the first time the Commission met they recommended 55 and older and he would like this condition to be the same as the lease which is at least one person in the dwelling is of the age of 55 or older and that all other residents are at least 40 years of age.
- Chair Shelton asked City Attorney Carnes if the Commission makes that recommendation will it be okay with what the Board had previously approved. Carnes responded that the Board can decide when they hear this to approve your recommendation or stay with what was previously approved.
- Commissioner Shafer made a motion to approve the amended Final Development Plan and Final Plat for Creekside Villas and recommend at least one person in the dwelling is of the age of 55 or older and that all other residents are at least 40 years of age. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 4 to 0.

ITEM VII: PREVIOUS BUSINESS

- None

ITEM VIII: NEW BUSINESS

- 1) **Discussion Only** – Amend Chapter 400, Zoning Regulations, of the City Code, specifically Section 400.230 Accessory Uses, C.2. Garages and accessory buildings – To allow larger detached garages and accessory buildings on larger lots.
 - Director Trosen thanked City Attorney Carnes for drafting the proposed changes to Section 400,230 pertaining to allowable sizes for detached garages and detached accessory structures. Trosen explained the process to move forward with these changes.
 - Commissioner Shafer asked about the existing detached garages, did they build them without a permit. Trosen responded that hopefully those garages received variances or are under 1,000 square feet and permitted.
 - Commissioner Hofstetter asked how would this impact HOA's and when these buildings are not allowed. Carnes responded that HOA's are part of your deed and you need to follow those rules.
 - The Commissioners were supportive to move forward with the proposed changes for detached garages and detached accessory storage buildings.

Commissioners Present

Craig Shelton
 Jim Hofstetter
 Scott Shafer
 Elijah Greene

Commissioners Absent

Justin Tyson
 Kevin Browning
 Debbie Saffell
 Bob Headley BOA Liaison

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City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

9/8/2021
Page 6 of 6

- 2) **Branding Survey** – Director Trosen explained that the City is going through a process to brand the city, which is more than a new logo. There is a survey on-line where we want your feedback regarding the community. Trosen passed out several of the post cards, encouraging them to take the survey and pass the cards out to neighbors.

ITEM IX: ADJOURNMENT

- Commissioner Greene made a motion to adjourn the meeting. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 4 to 0.

-The Regular Meeting Adjourned at 8:05 PM-

Commissioners Present

Craig Shelton
Jim Hofstetter
Scott Shafer
Elijah Greene

Commissioners Absent

Justin Tyson
Kevin Browning
Debbie Saffell
Bob Headley BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Sarah Carnes – City Attorney

Staff Report

October 13, 2021

Amendment to Comprehensive Plan Future Land Use Map

PURPOSE:

The purpose of this request is to amend the future land use map titled "Preferred Land Use Plan" that is in the City's Comprehensive Plan from Business Park to Commercial/Retail. The applicant is Cool Breeze Consultants, LLC from Katy, Texas. They are representing RV Retailer, LLC from Fort Lauderdale, Florida. RV Retailer Missouri Real Estate, LLC is currently under contract with the owner, Blue Springs Safety Storage South, LLC to purchase 11.93 acres. A letter from Blue Springs Safety Storage South LLC provides consent for the two applications filed by Cool Breeze.

BACKGROUND:

The Comprehensive Plan was last updated in August 2014. Section 400.335 (Amendments to Comprehensive Plan Future Land Use Map) in Chapter 400 (Zoning Regulations) of the City's Municipal Code outlines the process and criteria for review by the Planning and Zoning Commission.

The City's Comprehensive Plan contains a "Preferred Land Use Plan". The land use plan presents a vision of how the community will grow in the future and where future land uses will be located. This plan illustrates land use types such as single family, multi-family, commercial/retail, mixed use, and business park.

The Preferred Land Use Plan illustrates the approximate 12 acres referenced in the application as Business Park. This land use designation would comprise primarily with the zoning classifications associated with Industrial or Research and Development.

The City's Zoning Regulations includes a section that addresses the process and review criteria to amend the Comprehensive Plan Future Land Use Map.

After an application is filed with the required supporting documentation, the Planning and Zoning Commission must hold a public hearing to consider the proposed change. In determining whether the proposed amendment shall be approved, the Commission shall consider the following factors:

- 1) Whether events after the Comprehensive Plan adoption have change the character and/or condition of the area to make the application acceptable; and
- 2) Whether the change is consistent with the goals and policies of the plan; and
- 3) Whether the public services and utilities are adequate to serve the proposed land use in the map amendment; and
- 4) The impacts of the potential costs and benefits derived by the community or area by the proposed change.

After the public hearing, the Commission shall approve or deny the application. The Commission's decision is forwarded to the Board of Aldermen as a recommendation for their review.



*Community Development
Mark Trosen, Director*

**Page 2, Staff Report
Comprehensive Plan Future Land Use Map Amendment**

ANAYLSIS:

The proposed future land use map amendment illustrates the approximate 12 acres to be Commercial/Retail. RV Retailer intends to develop the property as an RV Sales and Service Center. An application has also been filed to change the zoning of the property from M-1 (Light Industrial) to C-2 (General Business).

Regarding the four factors above, Staff finds the following:

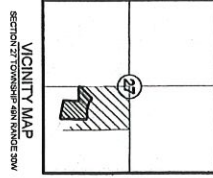
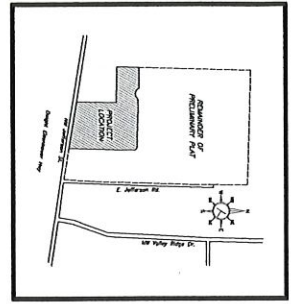
- 1) There has not been an event after the Comprehensive Plan adoption that has changed this area because this application is acceptable since this area has had the commercial zoning designation (District C-2) since 2006 and businesses have prospered and grown which required additional property (LifeStyle -Lot 1) and larger building space.
- 2) The goals and policies of the types of businesses in the Business Park and Retail/Commercial designations are very similar, create jobs and provide an additional base of property and sales tax revenue. The proposed map amendment to Commercial/Retail is still consistent to the goals and policies of the Comprehensive Plan.
- 3) The applicant's written statement states that the current owner will construct a commercial designated street adjacent to the proposed property. The current owner will also install sanitary sewer and water extensions to serve this property and adjoining proposed lots. RV Retailer will construct the necessary stormwater management facilities, gas, communication, and electric service extensions required to serve the site.
- 4) The benefits outweigh the costs for the city since there will be revenue from property and sales taxes and job creation whereas the new infrastructure will be installed by the developer and there should be little maintenance for several years. Other City services to be provided are snow removal and police protection.

PUBLIC INFORMATION AND PROCESS:

Public Notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed future land use map amendment.

STAFF RECOMMENDATION:

Staff recommends approval to amend the Preferred Land Use Map in the City's Comprehensive Plan.



LAND USE INFORMATION

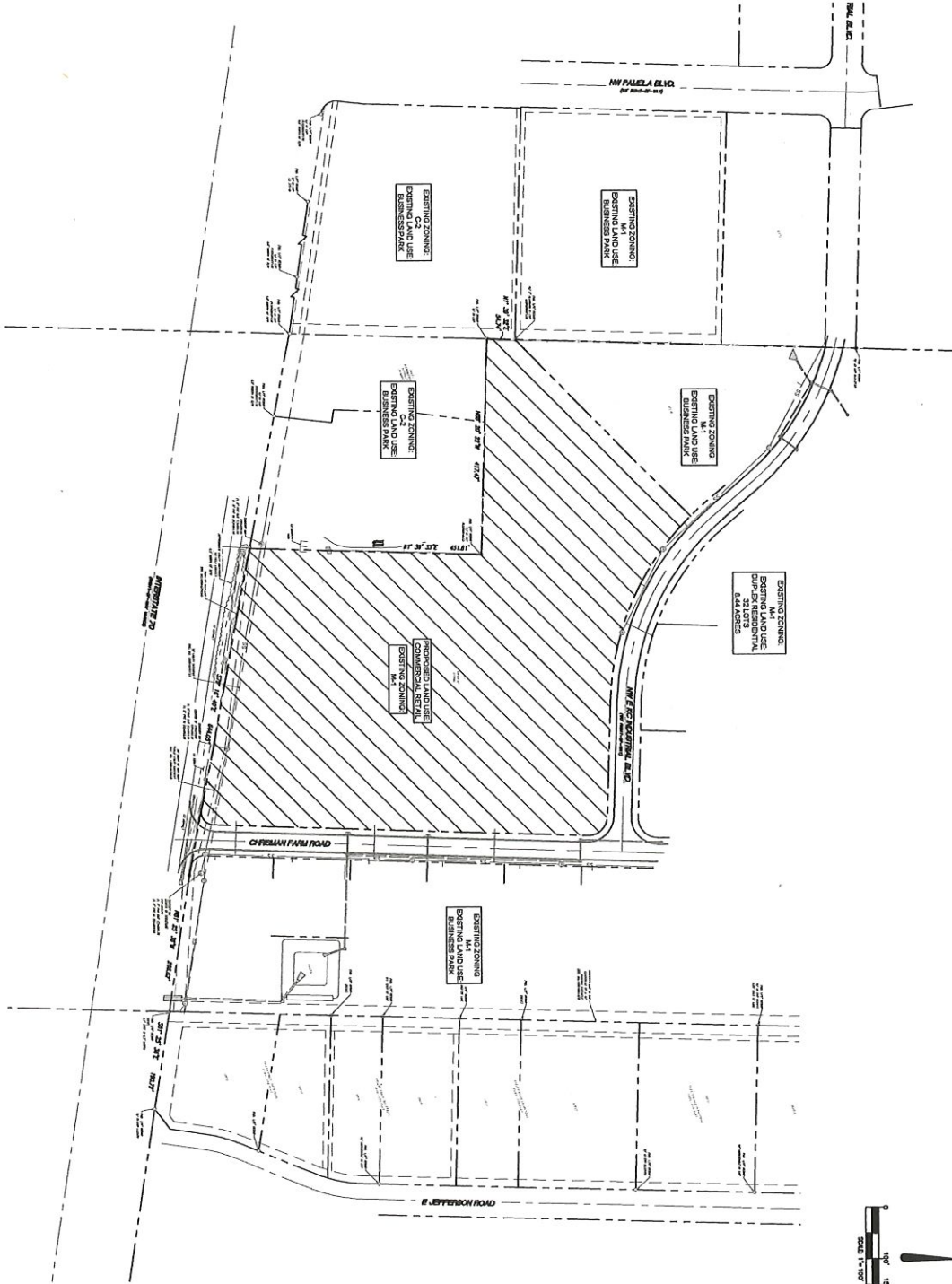
EXISTING LAND USE: AS INDICATED - UNZONED
 EXISTING FUTURE LAND USE: UNZONED - UNZONED BUSINESS PARK
 FUTURE LAND USE: UNZONED - UNZONED BUSINESS PARK

ZONING INFORMATION:

EXISTING ZONE: M1
 PROPOSED ZONE: C2

LEGAL DESCRIPTION

PROPOSED LOT #4
 10TH 3/4 ACRES
 11.80 ACRES



EX-1

PROJECT NO:	21-19
DATE:	NOT FOR CONSTRUCTION
SCALE:	AS NOTED
DRAWN:	MLORRN
CHECKED:	JRS
APPROVED:	GM

FUTURE LAND USE EXHIBIT

**COMPREHENSIVE PLAN /
 FUTURE LAND USE AMENDMENT
 EAST KC INDUSTRIAL PARK**

31904 E JEFFERSON
 GRAIN VALLEY, JACKSON COUNTY, MO 64029

NO.	DESCRIPTION	DATE	INT.

Cool Breeze Consultants LLC
 1914 Avenue R, Suite A
 Katy, TX 77459
 Phone: 832-340-4019
 Email: adrian@coolbreezeconsultants.com
 www.coolbreezeconsultants.com

PROFESSIONAL ENGINEERING SERVICES



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 31904 E JEFFERSON RD - PARCEL 37-400-04-06-00-0-00-000

Subdivision: EAST KC INDUSTRIAL PARK Lot #: 43 Zoning District: M-1
16th PLAT

Description of Request: THIS APPLICATION IS BEING MADE TO AMEND THE FUTURE LAND USE MAPS AND THE COMPREHENSIVE PLAN DESIGNATION FOR THE SUBJECT PROPERTY FROM BUSINESS PARK TO GENERAL COMMERCIAL TO COMMERCIAL RETAIL.

APPLICANT INFORMATION

Name: GRAHAM MOORE

Company: COOL BREEZE CONSULTANTS LLC

Address: 1314 AVENUE A SUITE A, KATY, TX 77493

Telephone: (832) 349-4018 Fax: _____ E-mail: graham@coolbreezeconsultants.com

Property Owner: JAMES K AND GORDON CRISMAN

Additional Contact(s): ANTHONY WARD

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 checked="" type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
Note: 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 _____

 Applicant's Signature _____

Date _____
9/10/21
 Date _____



September 10, 2021

Mark Trosen
Community Development Director
City of Grain Valley
711 Main Street
Grain Valley, MO 64029
(816) 847-6221

Reference: Comprehensive Plan/Future land Use Amendment
Proposed Lot 43 of East KC Industrial Park
31904 E Jefferson
Grain Valley, MO 64029

Mr. Trosen:

Please accept this letter and its attachments as our formal request for an amendment to the Comprehensive Plan and Future Land Use Plan from Business Park to Commercial Retail for the property referenced above. Attached to this letter please find the following items:

- Complete Application
- Check for Application Fee
- 24"x36" Exhibit showing the subject property and its adjacent neighbors
- Affidavit from property owner giving CBC permission to submit

Per page 9 of the application packet, additional information regarding the proposed request can be found below.

1. Area of Property – 11.93 Acres
2. Property Owner Information
 - a. Per county records, the owner is listed as Gordon F and James K Chrisman. My Client has entered into a contract to purchase the contract from the current owner and we have provided a letter from the owner in support of the application. As such, we request that communication be directed to the purchaser, listed below.

RV Retailer, LLC
John Buono
100 SE Third Ave Suite 1850
Fort Lauderdale, FL 33394
jbuono@rvretailer.net
(281) 574-2772

3. Description of Present Use of Property
 - a. Currently the property is vacant and used for agricultural uses, but carries a designation for Business Park in the Future Land Use Map. The property is zoned M-1 Light Industrial. Most of the surrounding uses are also M-1, with the exception of the neighbors to the southwest with C-2 Zoning. The neighbors to the southwest are a church and an RV Dealership, an industrial development to the northwest, vacant uses to the north and east, and the I-70 Frontage Road to the South

4. Description of the Proposed Use of the Property
 - a. My client intends to develop the property as an RV Sales and Service Center. As part of the plans, we are requesting an amendment to the Comprehensive Plan and Future Land Use Plan to change the designation from Business Park to Commercial Retail. We are also concurrently submitting an application to rezone the property from M-1 to C-2 to allow the proposed use and match the zoning to the southwest of the property. Lastly, the current owner/seller of the property will submit a preliminary plat to dedicate the property as a single lot.
5. Identification of Requested Classification
 - a. Commercial Retail
6. Description of Roads, Utilities, and Infrastructure Available
 - a. As part of the preliminary plat and development of the surrounding area, the current owner/seller of the property is proposing to construct roads to the north and east of the subject property. These roadway improvements will also include sanitary sewer and water extensions to serve the subject property and surrounding properties.
 - b. As part of the development of the property, my client will construct the necessary stormwater management facilities, gas, communication, and electric service extensions required to serve the site.
7. Summary of Proposed Amendment
 - a. We hereby request that the Future Land Use and Comprehensive Plan Designation for Lot 43 of the KC Industrial Park, located at 31904 E Jefferson, Grain Valley, MO 64029, be amended from Business Park to Commercial Retail. This request includes one lot of 11.43 acres that is currently used for agricultural purposes. The purpose of the request is to allow the property to be developed as an RV Sales and Service Center. As part of the development process, we are also concurrently applying to rezone the property from M-1 to C-2 to allow the proposed use and also to match the zoning to the southwest of the property. Lastly, the current owner/seller of the property will submit a preliminary plat to dedicate the property as a single lot.

Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,



Graham Moore, PE
Cool Breeze Consultants, LLC

Anthony Ward

Email: tony@safetyministorage.com

September 3, 2021

RE: That certain property located in 31904 E. Jefferson Road, Grain Valley, Missouri 64029 (the "Property") and owned by BLUE SPRINGS SAFETY STORAGE SOUTH, L.L.C, a Missouri limited liability company (the "Owner")

To Whom It May Concern:

Please be advised that RV Retailer Missouri Real Estate, LLC, a Delaware limited liability company (the "Buyer") is currently under contract to purchase the Property. Owner hereby consents Cool Breeze Consultants LLC and its employees to act as applicant on behalf of Buyer, to apply for a rezoning application and a Comprehensive Plan/Future Land Use amendment for the Property.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

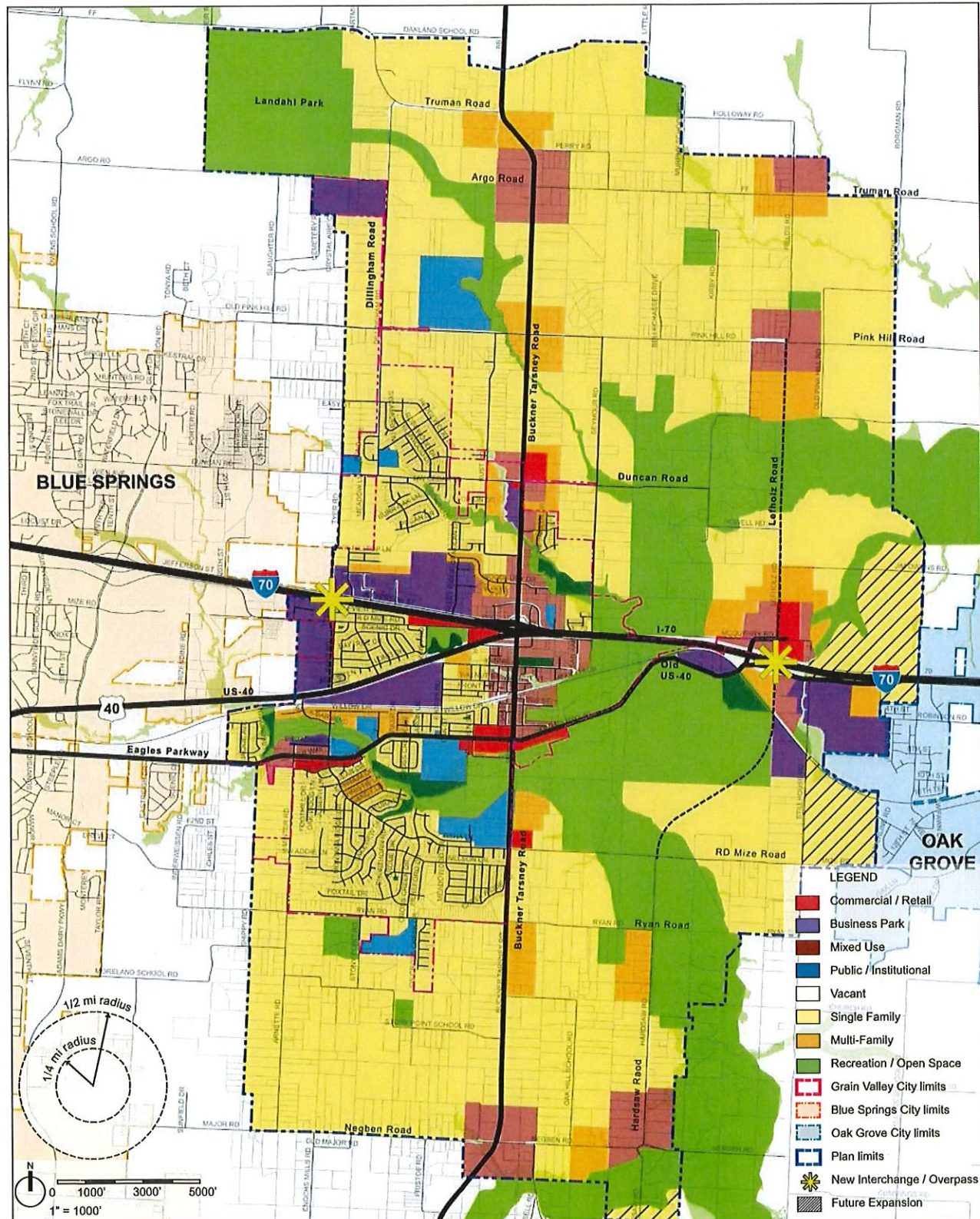
A handwritten signature in black ink, appearing to read 'Anthony Ward', with a long horizontal flourish extending to the right.

Anthony Ward

Preferred Land Use Plan

The Preferred Land Use Plan, presented to the public at the Third Public Open House on April 3, 2014, retained the vast majority of the components outlined in the Land Use Alternative Three.

Figure 17: Preferred Land Use Plan



Source: Design Workshop

Staff Report
Cool Breeze Consultants LLC
October 13, 2021

ACTION:

Cool Breeze Consultants LLC is requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on 11.93 acres. Cool Breeze is representing RV Retailer. LLC from Fort Lauderdale, Florida. The proposed use of land is for an RV Sales and Service Center.

RV Retailer Missouri Real Estate, LLC is currently under contract with the owner, Blue Springs Safety Storage South, LLC to purchase 11.93 acres. A letter from Blue Springs Safety Storage South LLC provides consent for the two applications filed by Cool Breeze. This rezoning application and the amendment to the Comprehensive Plan Future Land Use Map.

The 11.93 acres is generally east of NW Pamela Blvd., north of Jefferson Street and west of Valley Ridge Drive.

PURPOSE:

In the Zoning Regulations, the definition of automotive sales or rentals includes the sales or rentals of trailers and recreational vehicles, including parking and servicing of vehicles available to sell, rent, or lease. Automotive [sales or] rentals are a permitted use in District C-2 (General Business).

Blue Springs Safety Storage South has filed a final plat, East Kansas City Industrial Park, 16th Plat, that contains 35 acres and 14 lots. The 11.93 acres is included as Lot 43.

ANAYLSIS:

The property to the north and east is zoned District M-1 (Light Industrial). These areas are undeveloped and are included in the proposed final for EKCIP 16th Plat.

The area to the west is zoned the same designation, District C-2, and aligns with the proposed area to be rezoned. The land use to the west is a church and then west of that is an RV sales and service center.

The proposed use will not adversely affect properties in the general vicinity.

The applicant has provided a concept plan, building elevations, and landscape plan. Staff is not commenting on these plans and therefore the applicant should not take away that staff recommends approval of these drawings especially the proposed gravel parking area, chain link in the front yard or multiple detached signs. The review and comment process will occur during permitting.



Community Development
Mark Trosen, Director

Page 2 – Staff Report – Cool Breeze Rezoning Application

COMPREHENSIVE PLAN:

Cool Breeze Consultants has also filed an application to amend the Comprehensive Plan's Future Land Use Map. The proposed land use illustrated in the map amendment match the geographical area in the requested rezoning.

PUBLIC INFORMATION AND PROCESS:

Public Notice was given in the Examiner and by letter to property owners of record with the County within 185 feet of the proposed change of zoning area.

STAFF RECOMMENDATION:

Staff recommends approval.



Copyright 2015 Jackson County, MO, Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT

meadow Ln
NW Golfview Dr

70

I-70 W

I-70 E

70

I-70 W

NE Outer Rd

NW Pamela Blvd

NW Jefferson Rd

NW Valley Ridge Dr

NW Valley R

NW Valley Ridge

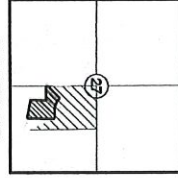
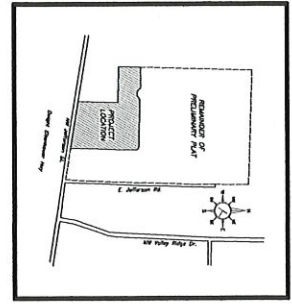
M-2

M-1

R-2

R-1





LAND USE INFORMATION

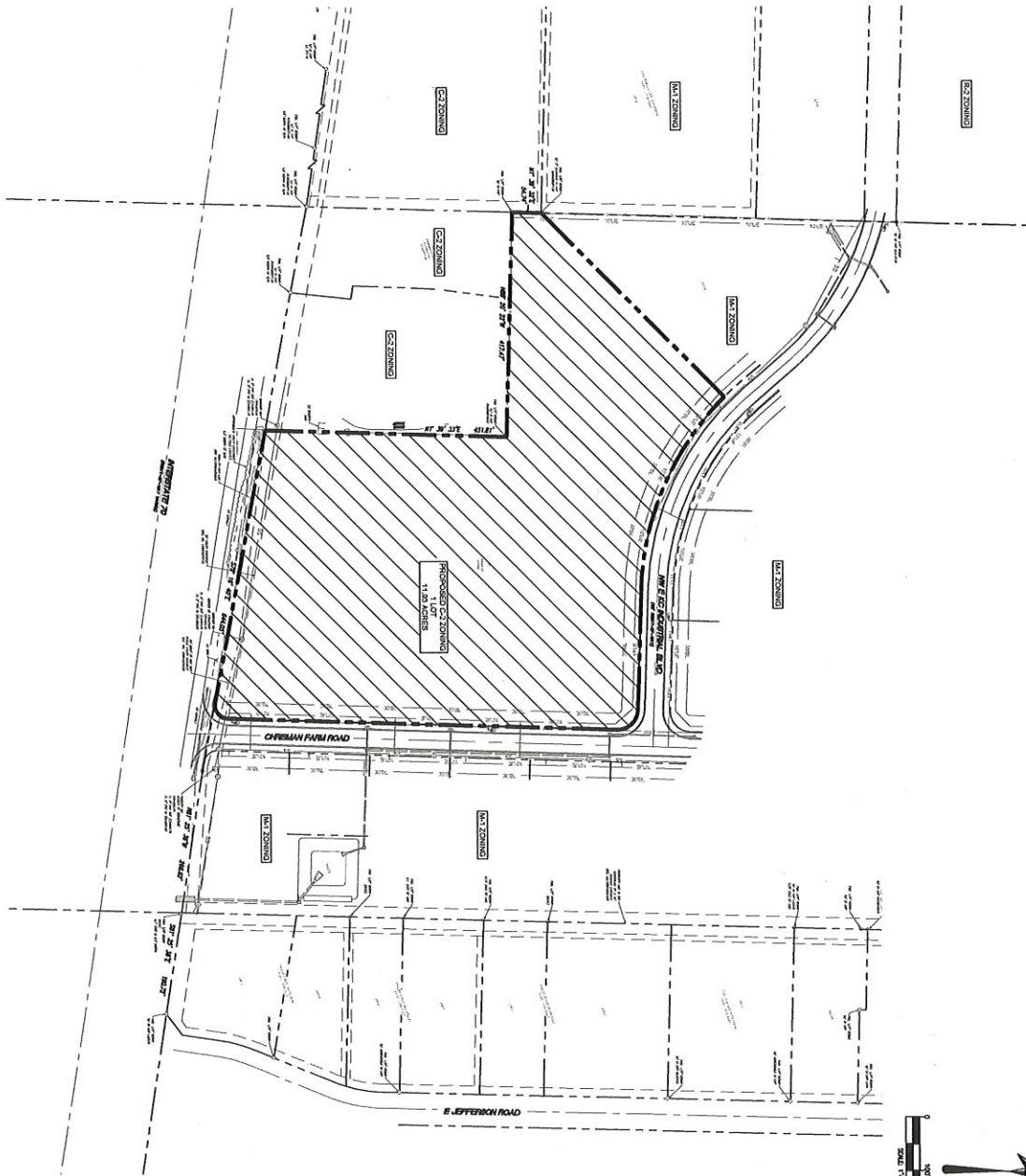
EXISTING LAND USE: AG HOUSING - UNPLATTED
EXISTING FUTURE LAND USE AND ZONING: BUSINESS PARK
PROPOSED LAND USE AND ZONING: BUSINESS PARK

ZONING INFORMATION:

EXISTING ZONE: M-1
PROPOSED ZONE: C-2

LEGAL DESCRIPTION:

PROPOSED LOT 4A
SECTION 27 TOWNSHIP 48N
RANGE 20W
178.0 ACRES



	PROJECT NO: 21-19	ZONING EXHIBIT		NO.	DESCRIPTION	DATE	BIT
	DATE: NOT FOR CONSTRUCTION	REZONING APPLICATION EAST KC INDUSTRIAL PARK					
	SCALE: AS NOTED	31904 E JEFFERSON					
	DRAWN: MUD/VH	GRAIN VALLEY, JACKSON COUNTY, MO 64029					
	CHECKED: JPM						
	APPROVED: GM						

EX-1

Cool Breeze Consultants LLC
1314 Avenue A, Suite A
Caly, TX 77429
Phone: 832-644-0118
Email: aaron@coolbreezeconsultants.com
www.coolbreezeconsultants.com

PROFESSIONAL ENGINEERING SERVICES

20210681



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 31904 E JEFFERSON RD - PARCEL 37-400-04-06-00-0-00-000
Subdivision: EAST KC INDUSTRIAL PARK Lot #: 43 Zoning District: M-1
16th PLAT
Description of Request: THIS APPLICATION IS BEING MADE TO CHANGE THE ZONING OF THE SUBJECT PROPTY FROM M-1 TO C-2. THE C-2 ZONING WILL MATCH ADJACENT ZONING TO THE SOUTHWEST AND ALLOW THE PROPERTY TO BE DEVELOPED AS AN RV SALES AND SERVICE CENTER.

APPLICANT INFORMATION

Name: GRAHAM MOORE
Company: COOL BREEZE CONSULTANTS LLC
Address: 1314 AVENUE A SUITE A, KATY, TX 77493
Telephone: (832) 349-4018 Fax: _____ E-mail: graham@coolbreezeconsultants.com
Property Owner: JAMES K AND GORDON CRISMAN
Additional Contact(s): ANTHONY WARD

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input checked="" 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
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will 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 GM
Applicant's Signature _____

Date 9/10/21
Date _____

PAID
SEP 13 2021
CITY OF GRAIN VALLEY



September 10, 2021

Mark Trosen
Community Development Director
City of Grain Valley
711 Main Street
Grain Valley, MO 64029
(816) 847-6221

Reference: Rezoning Application
Proposed Lot 43 of East KC Industrial Park
31904 E Jefferson
Grain Valley, MO 64029

Mr. Trosen:

Please accept this letter and its attachments as our formal request for rezoning of the property referenced above from M-1 to C-2. Attached to this letter please find the following items:

- Complete Application
- Check for Application Fee
- Site Plan
- Building Elevation
- Preliminary Landscape Plan
- Affidavit from property owner giving CBC permission to submit

Per the submittal requirement list for rezoning applications, below please find detailed information for the site.

1. Legal Description of the Subject Property
 - a. The current owner/seller of the land is in the process of platting the property and a formal application will be submitted by their surveyor next week. Prior to the dedication of this plat, the following legal description is being used as a place holder:
Proposed Lot 43
East KC Industrial Park
16th Plat
11.93 Acres
2. Map Depicting General Location of Site
 - a. Enclosed please find our site plan which included a vicinity map.
3. Preliminary Development/Site Plan
 - a. Enclosed please find our site plan, building elevation, and preliminary landscape plan.
4. List of Property Owner Within 185 feet
 - a. The required list is enclosed as an attachment to this letter.
5. Proof Of Ownership
 - a. Enclosed with this letter is a list of property owners.

Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Moore', with a long horizontal flourish extending to the right.

Graham Moore, PE
Cool Breeze Consultants, LLC

Anthony Ward

Email: tony@safetyministorage.com

September 3, 2021

RE: That certain property located in 31904 E. Jefferson Road, Grain Valley, Missouri 64029 (the "Property") and owned by BLUE SPRINGS SAFETY STORAGE SOUTH, L.L.C, a Missouri limited liability company (the "Owner")

To Whom It May Concern:

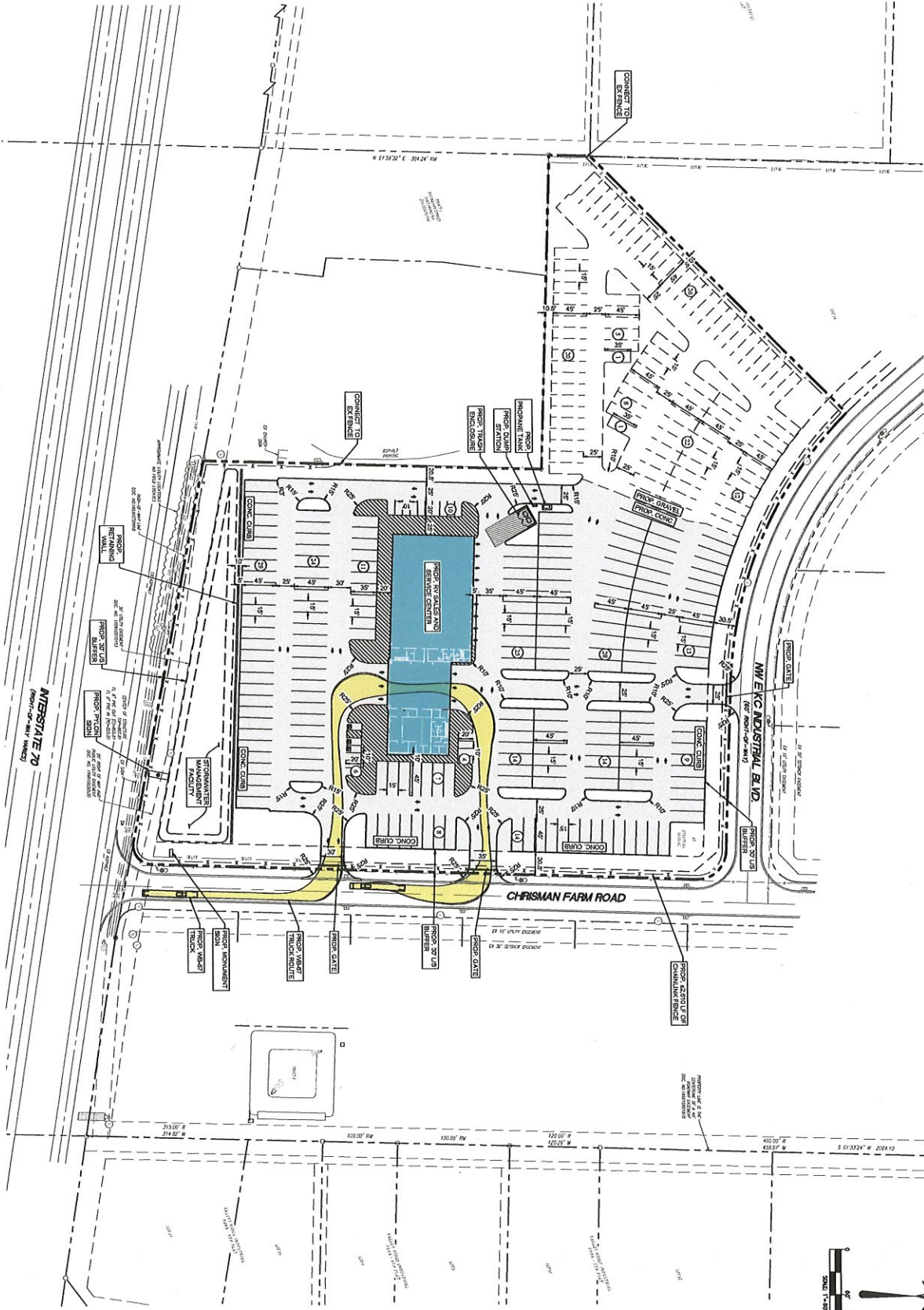
Please be advised that RV Retailer Missouri Real Estate, LLC, a Delaware limited liability company (the "Buyer") is currently under contract to purchase the Property. Owner hereby consents Cool Breeze Consultants LLC and its employees to act as applicant on behalf of Buyer, to apply for a rezoning application and a Comprehensive Plan/Future Land Use amendment for the Property.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Ward', with a long horizontal flourish extending to the right.

Anthony Ward



PARKING ANALYSIS

PROP. 15' X 30' STALLS	22
PROP. 15' X 45' STALLS	11
PROP. 15' X 45' STALLS	145
PROP. 15' X 45' STALLS	145
TOTAL STALLS	211

LEGEND

[Symbol]	PROP. CONCRETE
[Symbol]	PROP. GRAVEL

CP-1

PRELIMINARY FOR INTERIM REVIEW ONLY PREPARED BY S. GRAYMAN MOORE M.O. PE-2019041724

PROJECT NO.	21-19
DATE	9/7/21
SCALE	AS NOTED
DRAWN	ML
CHECKED	JFM
APPROVED	GM

CONCEPT PLAN

RV RETAILER SITE
31904 E JEFFERSON
GRAIN VALLEY, MISSOURI

NO.	DESCRIPTION	DATE	BY

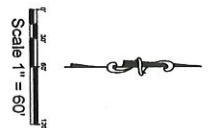
CBC PROFESSIONAL ENGINEERING SERVICES

COOL BREEZE CONSULTANTS LLC
 1314 AVENUE A, SUITE A
 RILEY, TX 75769
 Phone: 832-369-4219
 Email: ash@coolbreezeconsultants.com
 www.coolbreezeconsultants.com



LANDSCAPE CALCULATIONS

TOTAL SITE AREA	81,000 SF
NATURAL LANDSCAPE	
1 TREE AND 2 SHRUBS PER 7,200 SF	
110,000 / 7,200 SF = 15.28 TREES/SHRUBS	15 TREES PROVIDED
33 SHRUBS REQUIRED	33 SHRUBS PROVIDED
LANDSCAPE CALCULATIONS	
25% OF PAVED LOT INTERIORS SHALL BE LANDSCAPE	
224,700 / 222 = 1,012 SF REQUIRED LANDSCAPE AREA	1,547 SF PROVIDED
1 TREE PER 200 SF REQUIRED LANDSCAPE AREA	
6,089 / 200 = 30 TREES REQUIRED	32 TREES PROVIDED



CONCEPT PLANT SCHEDULE

	LARGE SHRUB TREE	40
	LARGE EVERGREEN TREE	20
	MEDIUM SHRUB	80
	SMALL SHRUB	40
	TILE	1,000 SF ±

GENERAL GRADING AND PLANTING NOTES

1. SEE ALL NOTES AND SPECIFICATIONS FOR THE LAYOUT AND PLANTING SCHEDULE. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROVIDE A DETAILED GRADING PLAN TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL PROVIDE A DETAILED PLANTING PLAN TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
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LP-0



PROJECT NO.	21-19
DATE	09/21
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
APPROVED BY	

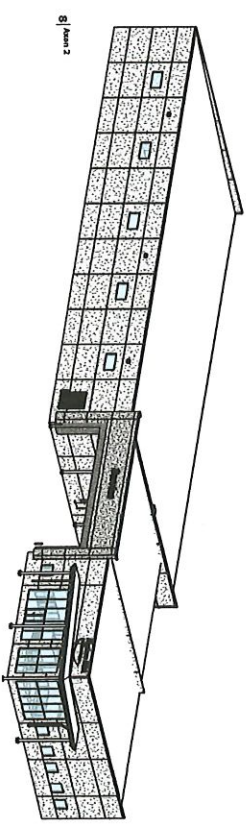
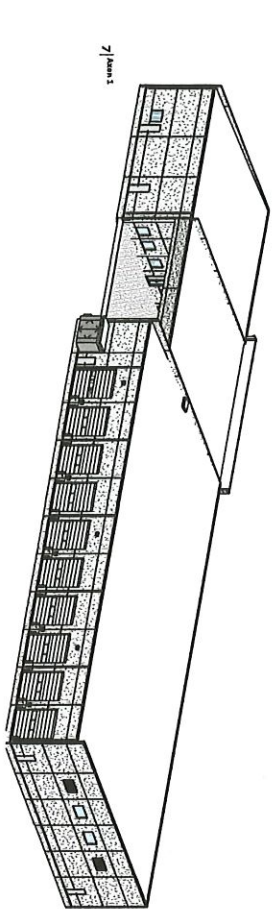
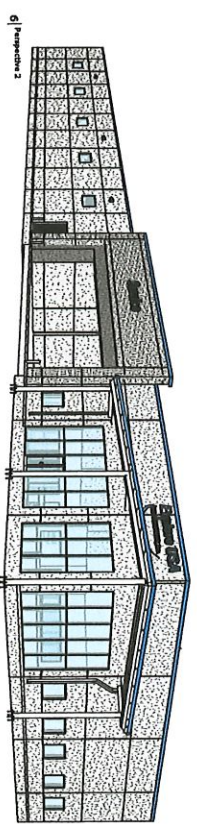
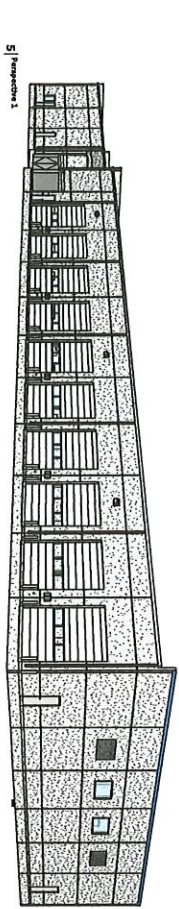
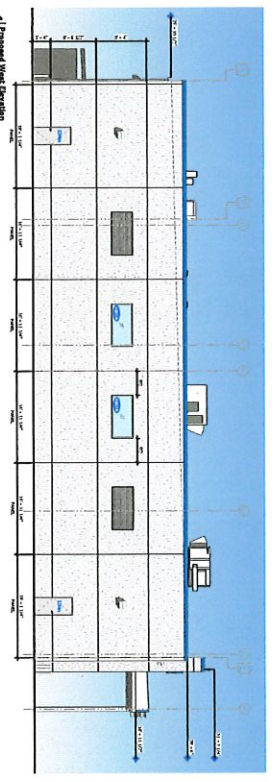
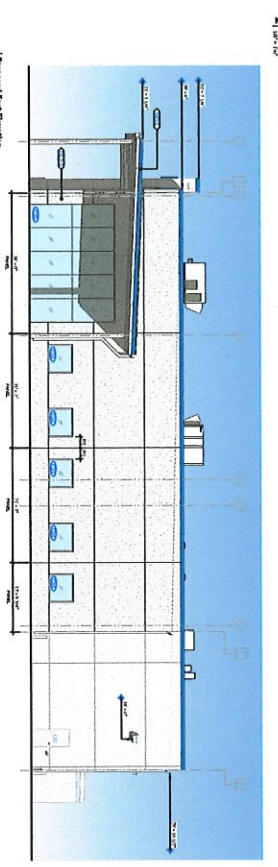
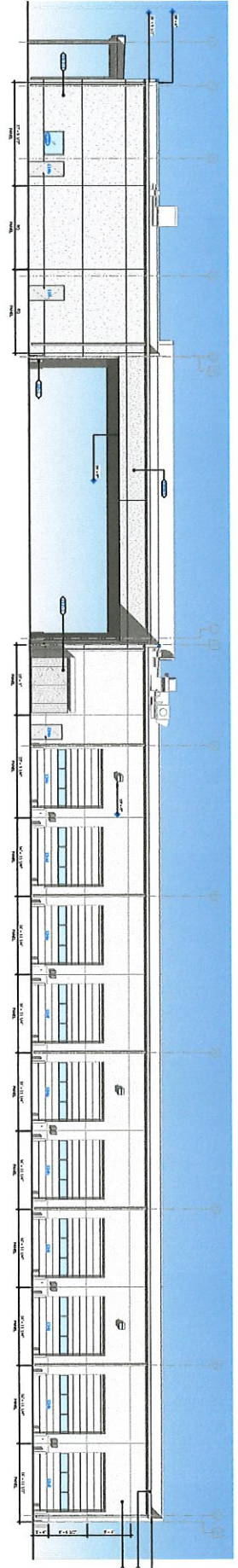
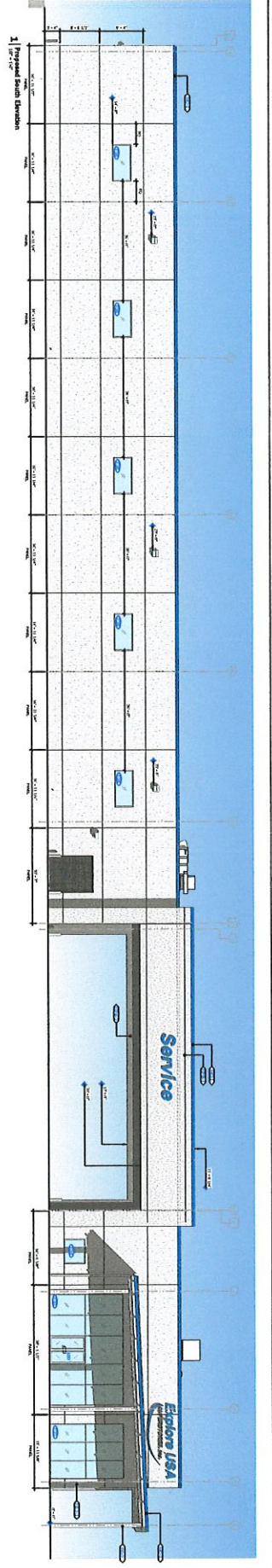
OVERALL CONCEPTUAL LANDSCAPE PLAN

RV RETAILER SITE
31904 E JEFFERSON
GRAIN VALLEY, MISSOURI

NO.	DESCRIPTION	DATE	REV.

CBC PROFESSIONAL ENGINEERING SERVICES

COOL BREEZE CONSULTANTS LLC
 1314 Avenue A, Suite A
 Katy, TX 77450
 Phone: 832-565-0118
 Email: admin@coolbreezeconsultants.com
 www.coolbreezeconsultants.com
 T&E #141 # F-20465



BUILDING ELEVATIONS
RV RETAILER SITE
GRAIN VALLEY, MISSOURI

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11-10-18
2	REVISED	11-10-18
3	REVISED	11-10-18
4	REVISED	11-10-18
5	REVISED	11-10-18
6	REVISED	11-10-18
7	REVISED	11-10-18
8	REVISED	11-10-18
9	REVISED	11-10-18
10	REVISED	11-10-18

CBC Civil, Survey, Construction
1314 South A. Lane
St. Louis, MO 63104
Phone: 314.241.1119
Email: info@cbc-engineers.com
www.cbc-engineers.com
Professional Engineering Services

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11-10-18
2	REVISED	11-10-18
3	REVISED	11-10-18
4	REVISED	11-10-18
5	REVISED	11-10-18
6	REVISED	11-10-18
7	REVISED	11-10-18
8	REVISED	11-10-18
9	REVISED	11-10-18
10	REVISED	11-10-18



Community Development
Mark Trosen, Director

Staff Report

**Final Plat – East Kansas City Industrial Park, 16th Plat
October 13, 2021**

QUICK FACTS:

Blue Springs Safety Storage South LLC and Eagle Ridge Homes LLC are the property owners. The property is currently zoned M-1 (Light Industrial). Cool Breeze Consultants have filed application for change of zoning on approximately 12 acres (proposed lot 43) from District M-1 to District C-2 (General Business). The total number of lots are 14 and Tract A. The total land area is approximately 35 acres with Tract A being slightly more than ½ acre that is designated for stormwater detention purposes. The Comprehensive Plan's Future Land Use Map illustrates this area as Business Park. Cool Breeze Consultants have filed an application to amend the City's Comprehensive Plan Future Land Use Map pertaining to the 12 acres in the rezoning application to Commercial/Retail. The preliminary plat was approved by the Planning and Zoning Commission on November 18, 2021.

ACTION:

For the Planning & Zoning Commission to approve the final plat for East Kansas City Industrial Park, 16th Plat.

ANALYSIS:

The final plat is slightly different than the approved preliminary plat. The preliminary plat proposed 18 lots and Tract A. The street network in the preliminary plat was ninety degree turns with bubble eyebrows.

In the final plat, the proposed lot 43 consists of primarily the lots south and west of the proposed street in the preliminary plat. Lot 43 will be approximately 12 acres. Some of the other lots in the final plat are slightly smaller than what was proposed before. The proposed street has a reverse curve which will provide a better travel pattern through the area than the previous plan.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for East Kansas City Industrial Park, 16th Plat.



LAND USE TABLE

TOTAL PROPERTY AREA:	8.6250 ac
PUBLIC RIGHT-OF-WAY:	1.04 ac
TRACT A (DETACHED)	
R-1 SINGLE FAMILY RESIDENTIAL	
LOTS 121-122	
TOTAL AREA:	16.57 ac
PUBLIC RIGHT-OF-WAY:	3.09 ac
SINGLE FAMILY RESIDENTIAL:	2.96 ac
GROSS LOT DENSITY:	4.4 lots/ac
TOTAL LOT AREA:	12.83 ac
AVERAGE LOT AREA:	7693 sf
R-2 DUPLEX RESIDENTIAL	
LOTS 23-31	
TOTAL AREA:	8.44 ac
PUBLIC RIGHT-OF-WAY:	1.66 ac
DUPLEX RESIDENTIAL:	32 lots
TOTAL LOT AREA:	6.78 ac
AVERAGE LOT SIZE:	9,221 sf
SMALLEST LOT SIZE:	8,623 sf
TYP. BUILDING FLOOR AREA:	1,163 sf
GROSS FLOOR AREA RATIO:	0.131 (0.4:1 MAX)
M-1 LIGHT INDUSTRIAL	
LOTS 1-19 & TRACT A	
TOTAL AREA:	35.05 ac
PUBLIC RIGHT-OF-WAY:	4.38 ac
INDUSTRIAL:	19.84 ac
FLOOR AREA RATIO:	0.11 MAX

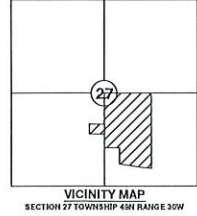
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 S, RANGE 30 W, LYING NORTH OF INTERSTATE ROUTE 70, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 S, RANGE 30 W, THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 1/2 MINUTES WEST 718.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 190 FEET AT RIGHT ANGLES FROM THE CENTER LINE THEREOF; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE ALONG SAID QUARTER SECTION LINE NORTH 0 DEGREES 15 1/2 MINUTES WEST 34.24 FEET; THENCE NORTH 83 DEGREES 41 1/2 MINUTES EAST 417.42 FEET; THENCE SOUTH 0 DEGREES 15 1/2 MINUTES EAST 450.60 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 81 DEGREES 13 1/2 MINUTES WEST 422.63 FEET TO THE TRUE POINT OF BEGINNING, IN JACKSON COUNTY, MISSOURI.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 01°30'00" WEST, 828.48 FEET, TO THE SOUTHEAST CORNER OF EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF 810 EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, NORTH 81°12'31" WEST, 452.00 FEET, TO A POINT ON THE EASTERN END OF THE RIGHT-OF-WAY OF HW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°47'31" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 81°12'31" WEST, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00" AND AN ARC LENGTH OF 33.32 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE NORTH 83 DEGREES 41 1/2 MINUTES EAST 417.42 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE NORTH 83 DEGREES 41 1/2 MINUTES WEST 34.24 FEET; THENCE NORTH 83 DEGREES 41 1/2 MINUTES EAST 450.60 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 81 DEGREES 13 1/2 MINUTES WEST 422.63 FEET TO THE POINT OF BEGINNING AND CONTAINS 2.87 ACRES, MORE OR LESS.



SANITARY SEWERS:
A complete and usable sanitary sewer system shall be provided as a public service to each lot in the subdivision. Said system is to be designed in accordance with APWA, MDNR, and the City of Grain Valley Standards. The sanitary sewer system shall connect to the existing manhole between Woodbury 6th Plat Lots 337 and 333, an existing manhole on HW Woodbury Dr at Woodbury 6th Plat Lot 343, and an existing manhole on the east side of Eagle Ridge "East" 3rd Plat, an existing manhole on N Jefferson, the job along N Jefferson to the nearest manhole on N 1ST St. Said sanitary sewer shall be connected to the "Grain Valley North Outfall Sewer".

STORM WATER MANAGEMENT:
A Storm Water or Detention System shall be provided to adequately serve the subdivision. The enclosed storm water system shall have the capacity to carry the 10-year storm without exceeding 4" pipe diameter. Outfall spread for the 10-year storm shall not exceed 12" from the curb. Overland runoff surface grades shall be provided to carry the 10-year storm event in the case that it exceeds the capacity of the enclosed system. Storm water shall be provided to the existing manhole between Woodbury 6th Plat Lots 337 and 333, a street, the street shall serve as the overflow route.

STORM WATER DETENTION:
Detention/detention shall be provided to be an enclosed system on Tract A and an existing regional of-fs facility via Woodbury 6th Plat - Tract

WATER DISTRIBUTION SYSTEM:
A complete water distribution system shall be provided as a public service to each lot in the subdivision. Said system is to be designed in accordance with APWA, AWWA and the City of Grain Valley and shall connect to the existing 8" lines at each street connection to provide adequate service.

STREETS:
All R-1 and R-2 dedicated street right-of-way is 50 ft and all M-1 dedicated street right-of-way is 60 ft. Residential streets shall have a minimum and maximum grade of 1% and 10% respectively. Industrial streets shall have a minimum and maximum grade of 1% and 6% respectively. All streets shall have a minimum 14' and 6' sidewalks, respectively. All streets shall have a minimum 14' and 6' sidewalks, respectively.

SIDWALKS:
Sidewalks will be required on one side of all Residential Streets and both sides of all Industrial Streets. Sidewalk width is 4' and shall be located 1' from the property line. Sidewalks are to be located as shown. No sidewalks are required on industrial streets.

EASEMENTS:
Additional Utility, Grading, and Drainage Easements shall be provided on completion of final construction plans as necessary. All easements will be shown on the final plat.

PRELIMINARY EROSION CONTROL PLAN:
The developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until the subdivision is completed. EIT fences to be installed along the downstream slope of all areas disturbed by construction. Additional air fence to be installed as necessary along areas of erosion.

BENCHMARK:
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-140", 2001 ADJUSTMENT ON 3725.827 METERS, E 87204.453 METERS) OF THE MISSOURI GEODYPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS. A GRID FACTOR OF 0.999994 WAS USED.

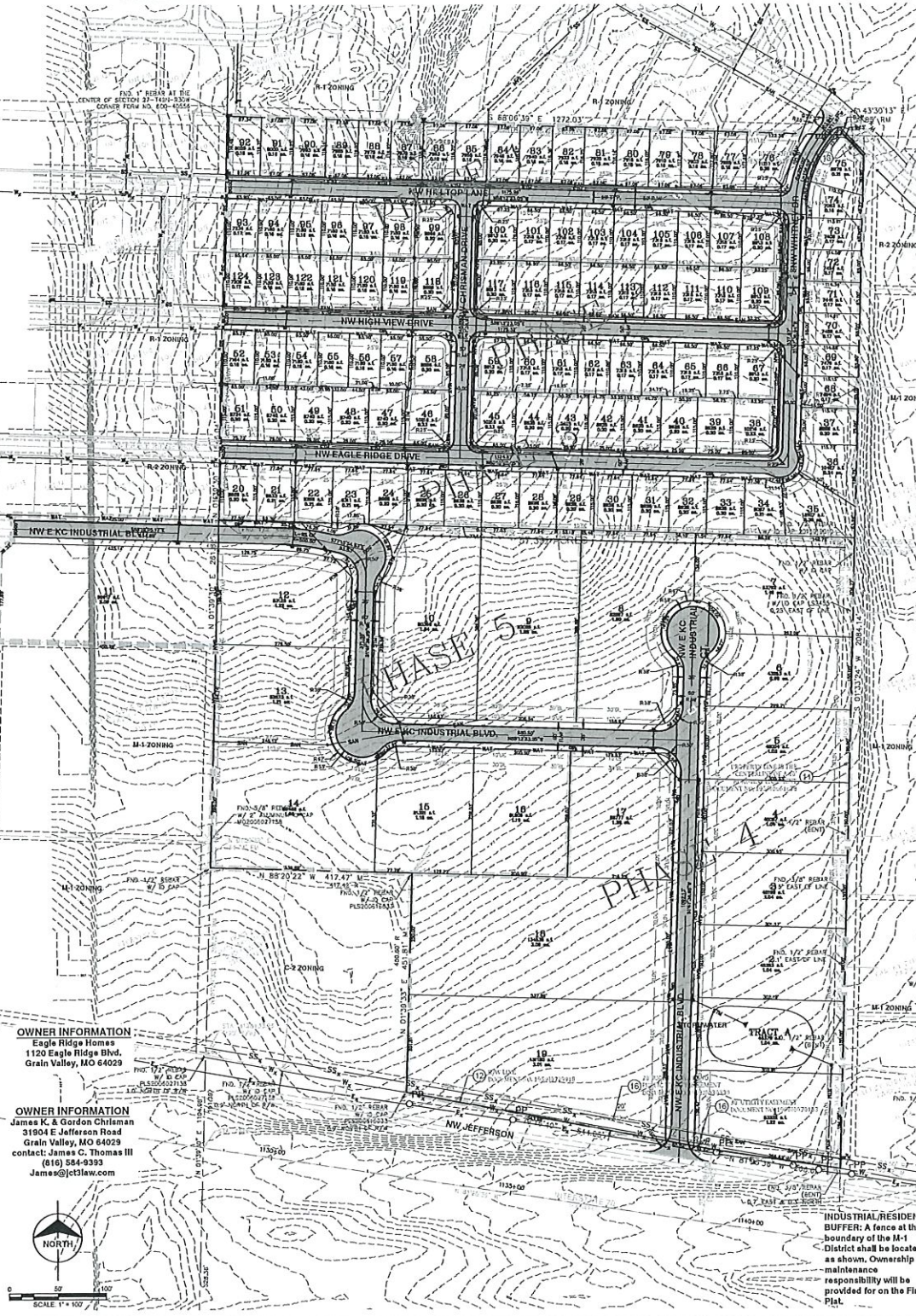
FLOODPLAIN INFORMATION:
THE PROJECT IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2905030330, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION:
EXISTING LIGHT INDUSTRIAL (M-1) PROPOSED:
LIGHT INDUSTRIAL (M-1)
DUPLEX RESIDENTIAL (R-2)
SINGLE FAMILY RESIDENTIAL (R-1)

ZONING REGULATIONS:

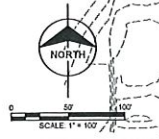
R-1 SINGLE FAMILY	FRONT YARD SETBACK: 25 ft
	SIDE YARD SETBACK: 5 ft
	REAR YARD SETBACK: 30 ft
	MINIMUM LOT WIDTH: 65 ft
	MINIMUM LOT AREA: 7,000 sf
	MINIMUM LOT DEPTH: 100 ft
R-2 DUPLEX RESIDENTIAL	FRONT YARD SETBACK: 25 ft
	SIDE YARD SETBACK: 5 ft
	REAR YARD SETBACK: 30 ft
	MINIMUM LOT WIDTH: 75 ft
	MINIMUM LOT AREA: 10,000 sf
	MINIMUM LOT DEPTH: 110 ft
M-1 LIGHT INDUSTRIAL	FRONT YARD SETBACK: 30 ft
	SIDE YARD SETBACK: 10 ft
	REAR YARD SETBACK: 30 ft
	MINIMUM LOT WIDTH: 100 ft
	MINIMUM LOT AREA: 30,000 sf

ZONING EXCEPTIONS:
1) MINIMUM LOT AREA EXCEPTIONS ARE REQUIRED FOR R-2 LOTS. PROPOSED LOT SIZE SIMILAR TO ADJACENT R-2 ZONED LOTS.



OWNER INFORMATION
Eagle Ridge Homes
1120 Eagle Ridge Blvd,
Grain Valley, MO 64029

OWNER INFORMATION
James K. & Gordon Chisman
31504 E. Jefferson Road
Grain Valley, MO 64029
contact: James C. Thomas III
(816) 584-9393
James@jct3law.com



POWELL C W M
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 201, Bldg. 1, Independence, MO 64053
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PROFESSIONAL ENGINEER
JAMES C. THOMAS III
LICENSE NO. 00000027153
STATE OF MISSOURI

July 1, 2018
TOLSON, VAUGHAN, PE
018-033343

Preliminary Plat & Development Plan for EAST KC INDUSTRIAL PARK
LOTS 1-123, AND TRACT A
GRAIN VALLEY, JACKSON COUNTY, MO 64029

PREPARED FOR:
Tony Ward
Ward Development
1120 Eagle Ridge Blvd.
Grain Valley, MO 64029
816-229-5012

REVISIONS	NO.	DATE / DESCRIPTION	PROJECT #
1	1		NOT FOR CONSTRUCTION
2	2		PRELIMINARY PLAT
3	3		C-0.10
4	4		
5	5		
6	6		

2021-0690



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 35.07+/- acres North of NW Jefferson Street and East of NW Pamela Blvd.

Subdivision: East KC Industrial Park Lot #: 29-43 Zoning District: M-1
16th Plat

Description of Request: Final Plat as East KC Industrial Park-16th Plat

APPLICANT INFORMATION

Name: Tony Ward

Company: Blue Springs Safety Storage South LLC

Address: 1120 NW Eagle Ridge Blvd., Grain Valley, MO 64029

Telephone: 816-229-8115 Fax: _____ E-mail: tony@safetyminstorage.com

Property Owner: Blue Springs Safety Storage South LLC, Eagle Ridge Homes LLC

Additional Contact(s): Toby Williams, Powell CWM - Civil Engineer 816-642-2445

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 checked="" 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
Note: Include at least one 8 1/2 x 11 copy of all drawings and plans will 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: 9/13/21

Applicant's Signature: **PAID**

Date: _____

SEP 14 2021

[Signature]

STAFF REPORT

**Chapter 400 Amendment – Garages and Accessory buildings
October 13, 2021**

PURPOSE:

Staff is requesting the Planning and Zoning Commission approve Resolution 2021-01 recommending to the Board of Aldermen that Section 400.230 be amended to allow the size of two detached garages/accessory buildings in residential zoned districts based on the size of the lot.

An accessory building is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. Examples are garages, barns, sheds, playhouses, and private greenhouses.

BACKGROUND:

In April of this year, the Board of Zoning Adjustment (BZA) granted a variance to allow a 4,800 square foot garage/barn on a 3.94 lot. The property is zoned R-1 (Single Family Residential).

On July 31, 2019, the BZA granted two variances for accessory structures on larger lots zoned R-1, one for 1,200 square foot structure on 1.15-acre lot and a 1,500 square foot structure on a 7.94-acre lot.

ANALYSIS:

The proposed amendments to Section 400.230 would allow the following:

- 1) If the residential zoned subdivision lot is greater than 1 acre and less than 3 acres, then two detached garages/accessory buildings may occupy not more than 30% of the rear yard and not more than 2,400 square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.
- 2) If the residential zoned subdivision lot is equal to or greater than 3 acres, then two detached garages/accessory buildings may occupy not more than 30% of the rear yard and not more than 5,000 square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

During the September 8, 2021 Planning and Zoning meeting, Staff received feedback regarding the proposed changes. A request was made to provide examples of the different size of buildings that would be allowed and the larger lot dimension. Those examples are included.

PUBLIC INFORMATION AND PROCESS:

Public notice was given in the Examiner at least 15 days before the public hearing.

STAFF RECOMMENDATION:

Staff recommends approval.

RESOLUTION NO: 2021-01

A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT CHAPTER 400, ZONING REGULATIONS, OF THE CODE OF ORDINANCES BE AMENDED IN SECTION 400.230 (ACCESSORY USES).

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS, TO WIT:

SECTION 1. That the Planning & Zoning Commission of the City of Grain Valley, Missouri, hereby recommends that Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley, Missouri be amended to read as follows:

C.2. Garages and accessory buildings.

- a. In a lot that does not exceed 43,560 square feet (1 acre) in size and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", a detached garage, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than one thousand (1,000) square feet, whichever is smaller, and one (1) detached accessory storage building not in excess of two hundred fifty (250) square feet in area constructed in connection with the residential use of a property.
- b. In a lot that is **at least 43,560 square feet (1 acre), but does not exceed 130,680 square feet (3 acres)** in size and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", **two detached garages/accessory buildings**, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and **not more than two thousand four hundred (2,400) square feet per structure, whichever is smaller** in area constructed in connection with the residential use of a property.
- c. In a lot that **equal to or greater than 130,680 square feet (3 acres) in size** and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", **two detached garages/accessory buildings**, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and **not more than five thousand (5,000) square feet per structure, whichever is smaller** in area constructed in connection with the residential use of a property.

- d. In "A" District, detached garages and agricultural accessory buildings are limited to thirty percent (30%) of the area of the rear yard. In no case shall a detached garage or accessory building be located closer to the front of the lot than the front of the house or, in the case of corner lots, no closer than the required building setback lines for the zoning district.
- e. A garage or accessory building may be built not less than five (5) feet from a side lot line and not less than five (5) feet from the rear property line. Accessory buildings may not be placed on utility easements.
- f. **In a lot within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", the drives and parking areas for the new detached garage and detached accessory storage building shall be concrete.**
- g. With the exception of "M-1" or "M-2" Zoning Districts, inoperative vehicles may not be stored or repaired (other than in enclosed garages) on the premises.

SECTION 2. That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS _____ DAY OF _____, 2021.

Craig M. Shelton
Chairperson

ATTEST:

Jamie Logan, City Clerk

Examples of Accessory Buildings

50 ft x 20 ft Metal Building

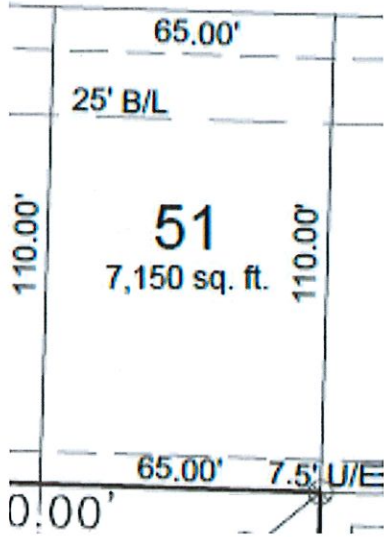


40 ft x 60 ft Metal Building



50 ft x 100 ft Metal Building





66' (1 chain)

