



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

February 9, 2022 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

- January 12, 2022 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

- None

ITEM VII: ACTION ITEMS

- 1) **Final Plat – Eagle Ridge Estates – 5th Plat** – Requesting final plat approval for Eagle Ridge Estates – 5th Plat consisting of lots 135 thru 142, lots 167 thru 181, lots 198 thru 205 and tract B lying in the southeast quarter of Section 27, Township 49 North, Range 30 West in the City of Grain Valley. The plat consists of 31 lots and is zoned District R-1 (Single Family Residential). The plat contains approximately 7.65 acres and is generally located east of NW Hilltop Lane, east of NW High View Drive and south of Woodbury Drive.
- 2) **Final Plat – Eagle Ridge Multi-Family – 3rd Plat** – Requesting final plat approval for Eagle Ridge Multi-Family -3rd Plat consisting of lots 45 thru 76 lying in the southeast quarter of Section 27, Township 49 North, Range 30 West in the City of Grain Valley. The plat consists of 32 lots and is zoned District R-2 (Duplex Residential). The plat contains approximately 8.40 acres and is generally located east of NW Eagle Ridge Drive.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- 2021 Year-In-Review

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on March 9, 2022 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

1/12/2022
 Page 1 of 4

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on January 12, 2022 in the Council Chambers at City Hall.
- The meeting was called to order at 6:30 PM by Chairman Craig Shelton.

ITEM II: ROLL CALL

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

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Tyson motioned to approve the minutes from the November 12, 2021 regular meeting. Commissioner Shafer second the motion. The Commission approved the minutes by a vote of 6 to 0.

ITEM V: PUBLIC HEARINGS

- None

ITEM VI: ACTION ITEMS

- 1) **Site Plan Amendment - Panda Express** – Requesting an amendment to the landscaping plan to allow river rock in place of sod in island between parking spaces and drive-thru lane. The drive-thru restaurant is built and is located on the northeast corner of the Interstate 70 westbound exit ramp and Buckner Tarsney Road on Lot 1 of Grain Valley Marketplace No. 3, a replat of Lot 10, Grain Valley Marketplace, lying in the southwest quarter of

Commissioners Present
 Craig Shelton
 Debbie Saffell
 Justin Tyson
 Jim Hofstetter
 Scott Shafer
 Elijah Greene

Commissioners Absent
 Kevin Browning
 Bob Headley BOA Liaison

Staff Officials Present
 Mark Trosen – CD Director
 Dick Tuttle – City Engineer
 Nathan Nickolaus, City Attorney



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

1/12/2022
Page 2 of 4

Section 26, Township 49, Range 30, in the City of Grain Valley, Missouri aka 1051 N. Buckner Tarsney Road.

- Director Trosen presented the Staff Report. Staff recommends that Panda Express be required to remove the rock and install the sod according to the site plan approved on January 13, 2021.
- Eric Abein with Heights Venture, Project Architect, 1111 North Loop West, Suite 800 Houston Texas introduced himself representing Panda Express. He said that it is correct that the approved plan showed sod in the areas but that during construction he made the decision to change it to rock because of cost, the ability to mow the areas in the future and concern to keep the sod alive. He knows that he should have followed the process and got permission first. He said that they still meet the impervious requirement of the ordinance and although he agrees there would be a heat effect with the rock there is nothing in the ordinance that requires this. He said that it would be very expensive to remove the rock and add the sod. He is asking for the Commission to amend the Site Plan and allow the rock to remain.
- Commissioner Tyson stated this is why landscapers and engineers disagree and that as a former Landscaper, he agrees with Mr. Abein and that there is nothing wrong with the rock and probably in this case the rock may be better than grass because the rock won't die when salt gets on it. It will be easier to maintain these areas with the rock, no mowing. He can't believe that the City is picking on a business, sitting at their desk with their pencil in hand wanting them to make this change. The city should look at changing the ordinances regarding landscaping.
- Commissioner Hofstetter said that as a former educator and coach he can't get past the fact that they said they were going to sod these areas and without asking permission they went ahead and rocked them. If we allow Panda to get away with it, then why wouldn't all the other businesses do the same. What is the purpose of the Commission approving the Site Plan? I also don't like walking across the rock. It spills out into the drive and is tough.
- Chair Shelton stated that we required Burger King to do the grass in the medians. Should we now go back to them and say we allowed Panda to rock their interior medians so now you can do the same? Also, I see folks see shade under the gas station canopy because this area gets so hot. I agree that the more concrete and asphalt we add without some grass that we will continue to add to the heat island effect. I also don't like how it looks.
- Commissioner Tyson said as the only businessman sitting up here it is going to be expensive for them to remove the rock and install the sod.

Commissioners Present
Craig Shelton
Debbie Saffell
Justin Tyson
Jim Hofstetter
Scott Shafer
Elijah Greene

Commissioners Absent
Kevin Browning
Bob Headley BOA Liaison

Staff Officials Present
Mark Trosen – CD Director
Dick Tuttle – City Engineer
Nathan Nickolaus, City Attorney



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

1/12/2022
Page 3 of 4

- Commissioner Hofstetter stated that if they would have done it right the first time then it would not have cost them nothing extra.
 - Commissioner Greene asked Mr. Abein how much would it cost?
 - Mr. Abein stated he wasn't sure but maybe \$5,000 to \$10,000 but then asked Mr. Tyson.
 - Mr. Tyson responded that it may be \$10,000 to \$15,000 depending upon labor. Mr. Tyson said that the City should issue a penalty of \$1,000 instead of having them remove the rock.
 - Commissioner Saffell said if I had a house and I told you that I was going to paint it Golden Rod and you approved but then I painted it this loud and ugly yellow. I would pay the \$1,000 penalty instead of re-painting the house for \$15,000 to the Golden Rod that I originally promised to paint it.
 - Commissioner Shafer stated I still can't get over that you installed the rock without permission.
 - Commissioner Tyson made a motion to approve the Panda Express request to amend the site plan allow the areas designated to remain rock instead of sod. The motion died for a lack of a second.
 - Commissioner Hofstetter made a motion to deny the Panda Express request.
 - City Attorney Nickolaus suggested the motion should be made in the affirmative even though you may be voting no. If the motion is to deny, it may be confusing to be voting yes on an item that you disapprove.
 - After discussion. Commissioner Shafer second the motion. Commissioners Hofstetter, Shafer, Saffell and Shelton voted yes to deny the request by Panda Express to amend the Site Plan and Commissioners Tyson and Greene voted no.
- 2) **Section 405 Subdivision Regulations Amendments** – Requesting the Planning and Zoning Commission approve Resolution 2022-01 amending Chapter 405 and specifically sections pertaining to property owned by homeowners and property owners' associations, allowing Community Development Director approval signature on minor plats, and providing a procedure for City to abate a nuisance due to lack of maintenance of the association on retention/detention stormwater areas.
- City Engineer Tuttle presented the Staff Report. Staff recommends that the Commission approve Resolution 2022-01 that would amend Chapter 405 as stated.

Commissioners Present
Craig Shelton
Debbie Saffell
Justin Tyson
Jim Hofstetter
Scott Shafer
Elijah Greene

Commissioners Absent
Kevin Browning
Bob Headley BOA Liaison

Staff Officials Present
Mark Trosen – CD Director
Dick Tuttle – City Engineer
Nathan Nickolaus, City Attorney



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

1/12/2022
Page 4 of 4

- Commissioner Tyson stated that even though a neighborhood has a HOA, he would like to see all property owners be notified that there is a problem before the city must step in and abate a violation. Several other Commissioners agreed with that comment.
- City Attorney Nickolaus suggested that in Resolution 2022-01, at the end of paragraph 10 on page 2, the following sentence can be added, "Notice required herein shall be made to all property owners to the extent practicable".
- The Commissioners agreed with that additional sentence.
- Commissioner Tyson made a motion to approve Resolution 2022-01 with amendment to Section 1, paragraph 10 as stated earlier. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 6 to 0.

ITEM VII: PREVIOUS BUSINESS

- None

ITEM VIII: NEW BUSINESS

1) Election of Officers:

Chairperson
Vice Chairperson
Secretary

- Commissioner Hofstetter made a motion to nominate and elect Craig Shelton as Chair, Justin Tyson as Vice Chair and Debbie Saffell as Secretary. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 6 to 0.

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 6 to 0.

-The Regular Meeting Adjourned at 7:21 PM-

Commissioners Present

Craig Shelton
Debbie Saffell
Justin Tyson
Jim Hofstetter
Scott Shafer
Elijah Greene

Commissioners Absent

Kevin Browning
Bob Headley BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer
Nathan Nickolaus, City Attorney

Staff Report

Eagle Ridge Estates – 5th Plat

February 9, 2022

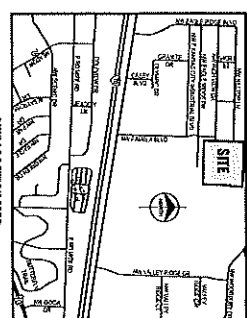
PURPOSE: The purpose of this request is to gain final plat approval for Eagle Ridge Estates – 5th Plat consisting of lots 135 thru 142, lots 167 thru 181, lots 198 thru 205 and Tract B.

BACKGROUND: This property is approximately 7.65 acres in size. The property is generally located east of NW Hilltop Lane and east of NW High View Drive. The land is zoned District R-1 (Single Family Residential). There are 31 lots in this plat.

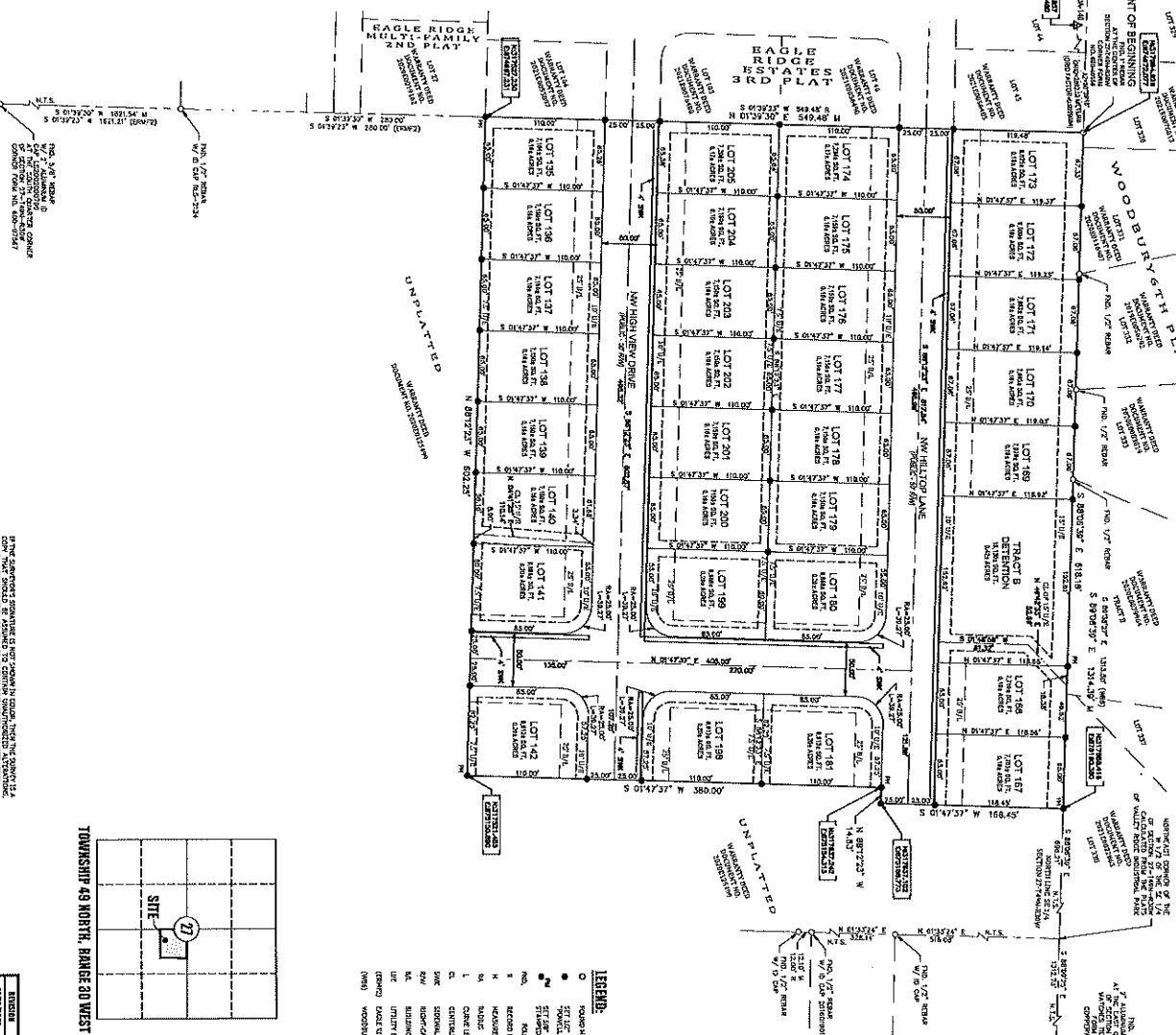
The preliminary plat for the Eagle Ridge Estates subdivision that includes these lots was previously approved by the Planning and Zoning Commission on November 18, 2020. Also, at the November 18th meeting, the Planning and Zoning Commission meeting held a public hearing and recommended that this area be rezoned from District M-1 (Light Industrial) to District R-1 (Single Family Residential). The Board of Aldermen passed Ordinance 2536 on January 11, 2021 approving the change of zoning.

ANALYSIS: This final plat is an extension of the existing Eagle Ridge subdivision and will contain 31 lots. The structures will be single family residences and will be very similar in style/size as the existing homes on NW Hilltop Lane and NW High View Drive. This final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer.

STAFF RECOMMENDATION: Staff recommends approval.



EAGLE RIDGE ESTATES - 5TH PLAT
 PART OF SECTION 22, TOWNSHIP 49 NORTH, RANGE 20 WEST
 CITY OF EBAN VOLLEY, JACKSON COUNTY, MISSOURI



REVIEW

POWELL
 C W M
 ARCHITECTURE/ENGINEERING/DRAWING

DATE: 11/11/2020

PROJECT: EAGLE RIDGE ESTATES - 5TH PLAT

CLIENT: [Name Redacted]

REMARKS:

1. THIS PLAT IS SUBMITTED TO THE CITY OF EBAN VOLLEY FOR REVIEW AND APPROVAL. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

2. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

3. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

4. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

5. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

6. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

7. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

8. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

9. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

10. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

NOTES:

1. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

2. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

3. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

4. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

5. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

6. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

7. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

8. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

9. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

10. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

DESCRIPTION:

THIS PLAT IS A SUBDIVISION OF THE EAGLE RIDGE ESTATES - 5TH PLAT, PART OF SECTION 22, TOWNSHIP 49 NORTH, RANGE 20 WEST, CITY OF EBAN VOLLEY, JACKSON COUNTY, MISSOURI. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

THE PLAT IS A SUBDIVISION OF THE EAGLE RIDGE ESTATES - 5TH PLAT, PART OF SECTION 22, TOWNSHIP 49 NORTH, RANGE 20 WEST, CITY OF EBAN VOLLEY, JACKSON COUNTY, MISSOURI. THE PLAT IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

ACKNOWLEDGEMENTS:

THE PART OF THIS PLAT WHICH HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF EBAN VOLLEY, JACKSON COUNTY, MISSOURI, IS HEREBY ACKNOWLEDGED AND APPROVED BY THE CITY OF EBAN VOLLEY, JACKSON COUNTY, MISSOURI, ON THIS 11/11/2020.

DATE: 11/11/2020

CITY CLERK: [Name Redacted]

CONTRACT APPROVAL:

DATE: 11/11/2020

CITY CLERK: [Name Redacted]

CONTRACT APPROVAL:

DATE: 11/11/2020

CITY CLERK: [Name Redacted]



LAND USE TABLE

TOTAL PROPERTY AREA:	± 60.06 ac
PUBLIC RIGHT-OF-WAY TRACT (DEFENDION):	1.04 ac
R-1 SINGLE FAMILY RESIDENTIAL LOT 123-124	
TOTAL AREA:	16.57 ac
PUBLIC RIGHT-OF-WAY:	3.69 ac
SINGLE FAMILY RESIDENTIAL:	73 lots
GROSS LOT DENSITY:	4.14/acre
TOTAL LOT AREA:	12.88 ac
AVERAGE LOT AREA:	7803 sf
R-2 DUPLEX RESIDENTIAL LOT 23-24	
TOTAL AREA:	8.44 ac
PUBLIC RIGHT-OF-WAY:	1.06 ac
DUPLEX RESIDENTIAL:	32 lots
TOTAL LOT AREA:	6.78 ac
AVERAGE LOT SIZE:	4,271 sf
SMALLEST LOT SIZE:	8,025 sf
TYP. BUILDING FLOOR AREA:	1,180 sf
GROSS FLOOR AREA RATIO:	0.151 (0.4-1.1 MAX)
M-1 LIGHT INDUSTRIAL LOT 188 TRACT	
TOTAL AREA:	35.05 ac
PUBLIC RIGHT-OF-WAY:	4.31 ac
LIGHT INDUSTRIAL:	19 lots
FLOOR AREA RATIO:	1.1 MAX

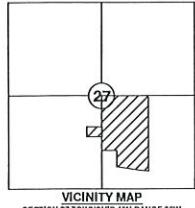
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 N, RANGE 30, 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 43 N, RANGE 30; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 MINUTES WEST 718.5 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (150 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 MINUTES WEST 354.2 FEET; THENCE NORTH 83 DEGREES 41 MINUTES EAST 415.4 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES EAST 430.0 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 61 DEGREES 13 1/2 MINUTES WEST 422.5 FEET TO THE TRUE POINT OF BEGINNING, IN JACKSON COUNTY, MISSOURI.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 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°32'00" WEST, 828.4 FEET, TO THE SOUTHWEST CORNER OF EAGLE RIDGE MULTIFAMILY - 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 SAID EAGLE RIDGE MULTIFAMILY - 2ND PLAT, NORTH 81°12'33" WEST, 432.0 FEET, TO A POINT ON THE EASTERN END OF THE RIGHT-OF-WAY OF NW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°07'37" WEST, 502.0 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 81°12'33" WEST, A RADIUS OF 25.0 FEET, A DELTA ANGLE OF 90°01" AND AN ARC LENGTH OF 33.2 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°10'37" WEST, 177.0 FEET, TO THE NORTHWEST CORNER OF LOT 18, EAST KANSAS CITY INDUSTRIAL PARK - 1ST PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 85°14'1" EAST, 450.2 FEET, TO THE NORTHEAST CORNER THEREOF AND BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, NORTH 01°39'30" EAST, 201.2 FEET, TO THE POINT OF BEGINNING AND CONTAINS 237 ACRES, MORE OR LESS.



SANITARY SEWERS:
A complete and modern sanitary sewer system shall be constructed as to provide service to each lot in the subdivision. Said system shall be designed in accordance with APWA, MDNR, and the City of Grain Valley Standards. The sanitary sewer system shall connect to the existing mainline between Woodbury 06 Plat Lots 337 and 338, an existing mainline on NW Woodbury Dr at Woodbury 06 Plat Lot 343, and an existing mainline on the East side of Eagle Ridge Estates 3rd Plat and to an existing manhole on N Jefferson. The pipe shall be 15 inches in diameter and shall be installed to a depth of 10 feet. All sanitary sewers shall be installed to the 100-year storm system in the case that it exceeds the capacity of the installed system. Surface runoff shall be provided for from access to provide additional runoff. Stormwater shall be provided to a street, the street shall serve as the stormwater outlet.

STORM WATER MANAGEMENT:
A Storm Water or Drainage System shall be provided to adequately serve the subdivision. The installed storm water system shall have the capacity to carry the 10-year storm without exceeding six pipe fullness. The pipe shall be 15 inches in diameter and shall be installed to a depth of 10 feet. All storm water shall be provided for from access to provide additional runoff. Stormwater shall be provided to a street, the street shall serve as the stormwater outlet.

STORM WATER DETENTION:
Stormwater detention shall be provided by an above ground detention basin on Tract A and an existing above ground detention basin on Woodbury 06 Plat - Tract B.

WATER DISTRIBUTION SYSTEM:
A complete water distribution system shall be constructed as to provide service to each lot in the subdivision. Said system is to be designed and constructed in accordance with APWA, ANWA and the City of Grain Valley and shall connect to the existing water lines at each street connection to provide looped 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 75 ft. Residential streets shall have a minimum and maximum grade of 1% and maximum grade of 5%. Industrial streets shall have a minimum and maximum grade of 1% and 5% respectively. All streets shall have a cross slope of 2%.

SIDEWALKS:
Sidewalks shall be required on one side of all residential streets and located opposite the water line where practical. Sidewalk width shall be 5 feet and shall be located 1 foot from the property line. Sidewalks shall be located on all streets. No sidewalks are required on industrial streets.

EASEMENTS:
Easements for Utility, Grading, and Drainage shall be provided on completion of the final construction phase as necessary. Said 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 and shall be installed along the downstream slopes of all areas disturbed by construction. Additional erosion control shall be installed as necessary along areas of erosion.

BENCHMARK:
BENCHMARKS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WITH AN OFFSET (METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS. A GRID FACTOR OF 0.999984 WAS USED.

FLOODPLAIN INFORMATION:
THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 09060330010001 BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

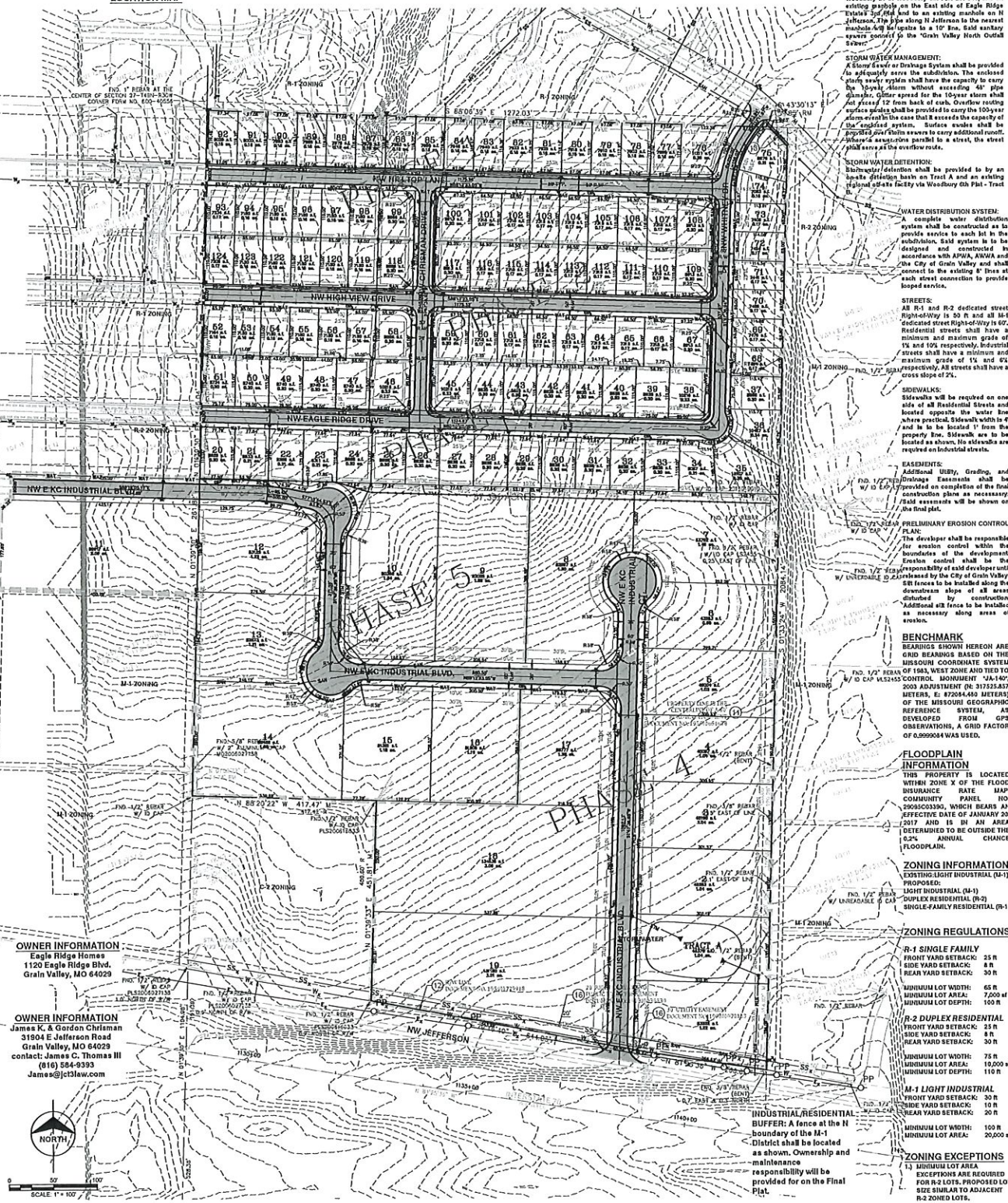
ZONING INFORMATION:
EXISTING LIGHT INDUSTRIAL (M-1)
PROPOSED LIGHT INDUSTRIAL (M-1)
DUPLEX RESIDENTIAL (R-2)
SINGLE-FAMILY RESIDENTIAL (R-1)

ZONING REGULATIONS:
R-1 SINGLE FAMILY
FRONT YARD SETBACK: 25 ft
SIDE YARD SETBACK: 30 ft
REAR YARD SETBACK: 30 ft
MINIMUM LOT WIDTH: 65 ft
MINIMUM LOT AREA: 7,200 sq ft
MINIMUM LOT DEPTH: 100 ft

R-2 DUPLEX RESIDENTIAL
FRONT YARD SETBACK: 25 ft
SIDE YARD SETBACK: 30 ft
REAR YARD SETBACK: 30 ft
MINIMUM LOT WIDTH: 75 ft
MINIMUM LOT AREA: 10,000 sq ft
MINIMUM LOT DEPTH: 110 ft

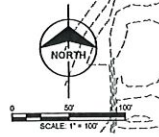
M-1 LIGHT INDUSTRIAL
FRONT YARD SETBACK: 30 ft
SIDE YARD SETBACK: 30 ft
REAR YARD SETBACK: 30 ft
MINIMUM LOT WIDTH: 100 ft
MINIMUM LOT AREA: 20,000 sq ft

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 Christman
31904 E. Jefferson Road
Grain Valley, MO 64029
contact: James C. Thomas III
(816) 584-9393
James@jct3law.com



POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4330 | powellcwm.com

2019 Professional Engineer License No. 2019002924

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

REVISION NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

PROJECT NO.	ISSUE DATE
	NOT FOR CONSTRUCTION
	PRELIMINARY PLAT
	C-0.10

#1620



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

PLANNING & ZONING APPLICATION

2022-0031

PROJECT INFORMATION

Location: Part of the W 1/2 of the Southeast 1/4, Section 27-T49N-R30W
Subdivision: _____ Lot #: _____ Zoning District: _____
Description of Request: Final Plat of Eagle Ridge Estates - Phase 5
Lots 135 Thru 142, Lots 167 Thru 181, Lots 198 Thru 205 and Tract B


APPLICANT INFORMATION

Name: Tony Ward
Company: Ward Development
Address: 1120 Eagle Ridge Blvd, Grain Valley, MO
Telephone: 816-229-5012 Fax: _____ E-mail: tony@safetyministorage.com
Property Owner: Blue Springs Safety Storage South, LLC
Additional Contact(s): Nicholas Miller, PLS - Land Surveyor - 816-373-4800 - nmiller@powellcwm.com

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 x 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 x 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 x Construction plans for all public works improvements (6 copies)
	13 x Copies of tax certificates from City and County
	14 x Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 x 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

12/22/21
Date

Received plots
on 1/10/22

Applicant's Signature

Date



Community Development
Mark Trosen, Director

Staff Report
Eagle Ridge Multi-Family 3rd Plat
February 9, 2022

PURPOSE: The purpose of this request is to gain final plat approval for this phase of Eagle Ridge Multi-Family 3rd Plat.

BACKGROUND: This property is approximately 8.40 acres in size. The property is generally located east of NW Eagle Ridge Drive. The land is zoned District R-2 (Duplex Residential).

The preliminary plat for the Eagle Ridge Multi-Family subdivision that includes these lots was previously approved by the Planning and Zoning Commission on November 18, 2020. Also, at the November 18th meeting, the Planning and Zoning Commission meeting held a public hearing and recommended that this area be rezoned from District M-1 (Light Industrial) to District R-2 (Duplex Residential). The Board of Aldermen passed Ordinance 2536 on January 11, 2021 approving the change of zoning.

ANALYSIS: This final plat is an extension of the existing Eagle Ridge Multi-family subdivision and will contain 32 lots. The structures will be two-family residences and will be very similar in style/size as the existing homes on NW Eagle Ridge Drive. This final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer.

STAFF RECOMMENDATION: Staff recommends approval.



LAND USE TABLE

TOTAL PROPERTY AREA:	1,060.00 ac
PUBLIC RIGHT-OF-WAY:	1,040 ac
TRACT A (DEFINITION)	
R-1 SINGLE FAMILY RESIDENTIAL	
LOTS 152-171	
TOTAL AREA:	16.57 ac
PUBLIC RIGHT-OF-WAY:	3.69 ac
SINGLE FAMILY RESIDENTIAL:	73 lots
GROSS LOT DENSITY:	4.34 lots/ac
TOTAL LOT AREA:	12.88 ac
AVERAGE LOT AREA:	7693 sf
R-2 DUPLEX RESIDENTIAL	
LOTS 283	
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:	2,021 sf
SMALLEST LOT SIZE:	9,025 sf
TYP. BUILDING FLOOR AREA:	1,180 sf
GROSS FLOOR AREA RATIO:	0.132 (0.4-1 MAX)
M-1 LIGHT INDUSTRIAL	
LOTS 1-128	
TOTAL AREA:	35.05 ac
PUBLIC RIGHT-OF-WAY:	4.34 ac
LIGHT INDUSTRIAL:	19 acres
FLOOR AREA RATIO:	1.1 MAX

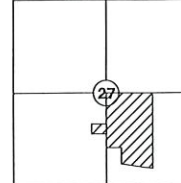
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 N, 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 N, RANGE 30 W, THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 1/2 MINUTES WEST 7100 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THIS TRACT; THENCE ALONG SAID QUARTER SECTION LINE NORTH 0 DEGREES 15 1/2 MINUTES WEST 3424 FEET; THENCE NORTH 89 DEGREES 44 1/2 MINUTES EAST 412.42 FEET; THENCE SOUTH 0 DEGREES 15 1/2 MINUTES EAST 402.00 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°30'27" WEST, 826.46 FEET, TO THE SOUTHWEST 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 SAID EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, NORTH 81°12'31" WEST, 431.00 FEET, TO A POINT ON THE EASTERN END OF THE RIGHT-OF-WAY OF NW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°47'27" WEST, 6000 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 81°12'31" WEST, A RADIUS OF 21.00 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 NW PAUELA BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°41'00" WEST, 177.20 FEET, TO THE NORTHWEST CORNER OF LOT 18, EAST KANSAS CITY INDUSTRIAL PARK - 13TH PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 81°18'41" EAST, 402.24 FEET, TO THE NORTHEAST CORNER THEREOF AND BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, NORTH 01°30'27" EAST, 261.21 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2.87 ACRES, MORE OR LESS.



VICINITY MAP
SECTION 27 TOWNSHIP 49N RANGE 30W

SANITARY SEWERS:
A complete and usable sanitary sewer system shall be constructed as to provide service to each lot in the subdivision. It shall be designed in accordance with APWA, MDR, and the City of Grain Valley Standards. The sanitary sewer system shall connect to the existing mainline between Woodbury 6th Plat Lots 217 and 218, an existing manhole on NW Woodbury Dr at Woodbury 6th Plat Lot 248, and an existing manhole on the East side of Eagle Ridge Estate 3rd Plat and to an existing manhole on Jefferson. The pipe shall be 12 inches in diameter and shall be installed in a 10' Eas. Said sanitary sewer system shall be installed in accordance with the City of Grain Valley Standards.

STORM WATER MANAGEMENT:
A Storm Sewer or Drainage System shall be provided to adequately serve the subdivision. The enclosed storm sewer system shall have the capacity to carry the 10-year storm without exceeding 48" pipe diameter. Storm sewers for 18" pipe shall be installed 12' from back of curb. Overflow routing systems shall be provided in accordance with the City of Grain Valley Standards. The system shall be designed to handle the 10-year storm in the case that it exceeds the capacity of the designed system. Surface runoff shall be provided for within areas of additional runoff. Where a situation parallel to a street, the street shall serve as the overflow route.

STORM WATER DETENTION:
Storm water detention shall be provided for by an on-site detention basin on Tract A and an existing detention basin at the existing storm water treatment facility via Woodbury 6th Plat - Tract B.

WATER DISTRIBUTION SYSTEM:
A complete water distribution system shall be constructed as to provide service to each lot in the subdivision. Said system is to be designed and constructed in accordance with APWA, MDR, and the City of Grain Valley and shall connect to the existing mainline at Tract A at each street connection to provide looped service.

STREETS:
All R-1 and R-2 dedicated street Right-of-Way is 50' and all R-1 dedicated street Right-of-Way is 60'. 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 10% respectively. All streets shall have a cross slope of 2%.

SIDEWALKS:
Sidewalks shall be required on one side of all residential streets and located opposite the water line. Sidewalks shall be 4' wide and shall be located 1' from the property line. Sidewalks are to be located as shown. Sidewalks are required on industrial streets.

EASEMENTS:
Additional Utility, Grading, and Drainage Easements shall be provided on completion of the final construction plan. Said 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 the developer and shall be approved by the City of Grain Valley. Erosion control shall be installed along the downstream slope of all areas disturbed by construction. Additional erosion control shall be installed as necessary along areas of erosion.

BENCHMARK:
BENCHMARKS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983. WEST ZONE AND TIED TO CONTROL MONUMENT "JK-140", 2000 ADJUSTMENT (N 31723457 METERS, E 47006446 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999984 WAS USED.

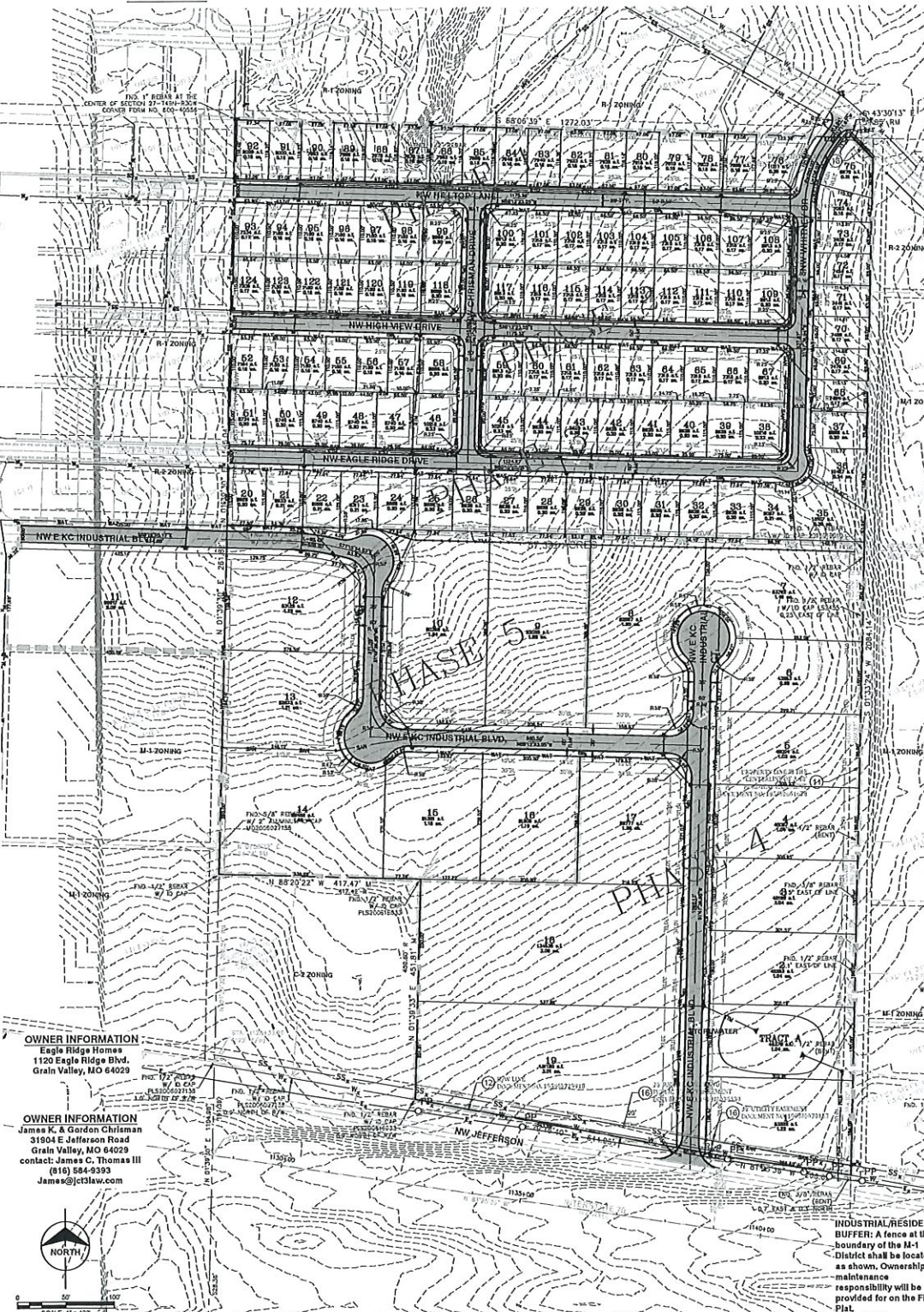
FLOODPLAIN INFORMATION:
THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2006030300, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 25, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

ZONING REGULATIONS

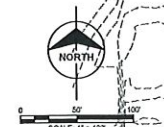
R-1 SINGLE FAMILY	FRONT YARD SETBACK: 25 R
	SIDE YARD SETBACK: 6 R
	REAR YARD SETBACK: 30 R
	MINIMUM LOT WIDTH: 65 R
	MINIMUM LOT AREA: 7000 R
	MINIMUM LOT DEPTH: 100 R
R-2 DUPLEX RESIDENTIAL	FRONT YARD SETBACK: 25 R
	SIDE YARD SETBACK: 8 R
	REAR YARD SETBACK: 30 R
	MINIMUM LOT WIDTH: 75 R
	MINIMUM LOT AREA: 10,000 R
	MINIMUM LOT DEPTH: 110 R
M-1 LIGHT INDUSTRIAL	FRONT YARD SETBACK: 30 R
	SIDE YARD SETBACK: 10 R
	REAR YARD SETBACK: 20 R
	MINIMUM LOT WIDTH: 100 R
	MINIMUM LOT AREA: 20,000 R

ZONING EXCEPTIONS
EXCEPTIONS ARE REQUIRED FOR R-2 LOTS. PROPOSED LOT SIZE SHALL BE ADJACENT R-2 ZONED LOTS.



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

OWNER INFORMATION
James K. & Gordon Chisman
31904 E Jefferson Road
Grain Valley, MO 64029
contact: James C. Thomas III
(816) 864-9393
James@jct3law.com



POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING
3300 S. State Route 201, Bldg. 1, Independence, MO 64057
816.373.4030 | powell.com

STATE OF MISSOURI
JAMES C. THOMAS III
Professional Engineer
No. 2019-000000000
Toby L. Vignani, PE
2019-000000000

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
1	
2	
3	
4	
5	
6	

PROJECT #

ISSUE DATE	NOT FOR CONSTRUCTION
	PRELIMINARY PLAT
	C-0-10

2022-0030

620
620



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: Part of the W 1/2 of the Southeast 1/4, Section 27-T49N-R30W
Subdivision: _____ Lot #: _____ Zoning District: _____
Description of Request: Final Plat of Eagle Ridge Multi-Family - 3rd Plat
Lots 45 Thru 76

APPLICANT INFORMATION

Name: Tony Ward
Company: Ward Development
Address: 1120 Eagle Ridge Blvd. Grain Valley, MO
Telephone: 816-229-5012 Fax: _____ E-mail: tony@safetyministorage.com
Property Owner: Blue Springs Safety Storage South, LLC
Additional Contact(s): Nicholas Miller, PLS - Land Surveyor - 816-373-4800 - nmiller@powellcwm.com

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 * 2 * 5 * 10 * 11 * 14	1 x 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 x 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 x Construction plans for all public works improvements (6 copies)
	13 x Copies of tax certificates from City and County
	14 x Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 x 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:

Code: [Signature]
Applicant's Signature

12/22/21
Date

Received the
Plats on
1/10/2022

Applicant's Signature

Date

**Community Development Department
2021 Year-In-Review**

Chapter 400 Amendments:

- **Accessory Structures** – Section 400.230 was amended in Chapter 400 to allow the size of two detached garages/accessory buildings in residential zoned districts based on the size of the lot as follows:
 - 1) 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.
 - 2) In a lot that is at least 43,560 square feet (1 acre), but does not exceed 130,680 square feet (3 acres), 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.
 - 3) In a lot that equal to or greater than 130,680 square feet (3 acres), 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. (Ordinance 2565)

Comprehensive Plan – Future Land Use Map Amendment:

- **Cool Breeze Consultants, LLC** – An amendment to the City's Comprehensive Plan was approved to change the future land use map from Business Park to Commercial/Retail on approximately 12 acres that is generally located ¼ mile east of Pamela Blvd. and north of Jefferson Street. The proposed map amendment was filed with a request to change the zoning for the purpose of a recreational vehicle sales and service center. (Ordinance 2563)
-



Community Development
Mark Trosen, Director

PAGE 2; 2021 Year-In-Review

- **Jeff Handy** – An amendment to the City’s Comprehensive Plan was approved to change the future land use map from Open Space/Recreation to Multi-family on approximately 5.5 acres that is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The proposed map amendment was filed with a request to change the zoning and approval of a preliminary development plan for 35 multi-family units to be known as Creekside Commons. (Ordinance 2546)

Rezoning:

- **Cool Breeze Consultants, LLC** – Change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on 12 acres that is generally located ¼ mile east of Pamela Blvd. and north of Jefferson Street. The proposed use of land is for an RV Sales and Service Center. Cool Breeze Consultants, LLC represents RV Retailer, LLC from Fort Lauderdale, Florida. (Ordinance 2564)
 - **Jeff Handy** – Change of zoning from District A (Agricultural) to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 5.5 acres that is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The approved development plan contains 35 multi-family residential units to be known as Creekside Commons. (Ordinance 2547)
 - **Jeff Handy** – Change of zoning from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 3.15 acres that is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The approved development plan contains 26 multi-family residential units to be known as Creekside Villas. (Ordinance 2545)
 - **Windfield Design Build** – 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 Commercial) to District C-2p (General Business-Planned Overlay District) that is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The approved development plan consists of 13 four-plex buildings that will contain a total of 52 units and 3 retail/office buildings with one being 4,200 square feet and the other two buildings being 4,800 square feet of retail/office space. (Ordinance 2548)
-



*Community Development
Mark Trosen, Director*

PAGE 3; 2021 Year-In-Review

- **Windfield Design Build** – Change of zoning on approximately 3.4 acres from District C-2 (General Business) District to District R-3p (Multi-Family Residential District) that is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The approved development plan consists of a 3 story 48-unit senior apartment building. (Ordinance 2549)

Conditional Use Permit:

- **Eagle Convenient Storage, LLC** – Approved an amendment to previous CUP in Ordinance 2448 and allow buildings 9 and 10 to have a change in roof pitch, allow the color of the roofs with the change in roof pitch to be galvanize finish, and buildings 9 and 10 can have a stucco finish. (Ordinance 2539)
- **Kustom Cruzers** – Approved a CUP for a tow yard at 350 NW Jefferson Street subject to the permit expiring in 3 years from the date of approval by the Board of Aldermen, the property shall not be used for salvage yard and no driveway shall be allowed to access the property on the north side when NW Bush Street is extended to the east and connect to Jefferson Street. (Ordinance 2538)
- **Hookers Towing** – Approved a CUP for a tow yard at 511 NE James Rollo Drive subject to the permit expiring in 3 years from the date of approval by the Board of Aldermen, the installation of an opaque, sight-obscuring 8-foot-high fence in front to shield view from street, plant evergreen trees in the green areas and provide a letter to City from Missouri Department of Natural Resources that a tow yard is exempt or provide a National Pollutant Discharge Elimination System (NPDES) Permit. (Ordinance 2572)
- **Missouri Made Marijuana (MMM) LLC** – Approved a CUP to amend the site plan to allow a Conex Storage Container on-site. The property consists of approximately 6 acres and is generally located at the east end of South Outer Belt Road on the south side of Interstate 70. The CUP was approved with 6 conditions: 1) expires in 5 years, 2) Container shall be placed according site plan, 3) shall not store more than 1,000 pounds of fertilizer and shall be appropriately labeled, 4) use existing fence and screen fabric, 5) temporary facility and will be removed once future buildings are built with storage areas and 6) Ordinances 2503 and 2531 are still valid and all conditions in those ordinances are valid and enforceable. (Ordinance 2560)

Right-of-Way Vacation:

- Vacation of 50-foot Right-of-way (Capelle Street) between 215 and 303 Front Street (Ordinance 2542)
-



Community Development
Mark Trosen, Director

PAGE 4; 2021 Year-In-Review

Final Plats:

- **East Kansas City Industrial Park – 16th Plat** – 15 lots – 14 lots zoned District M-1 (Light Industrial and 1 lot zoned District C-2 (General Business); generally located east of Pamela Blvd. on the north side of Jefferson Street; 35 acres. (Ordinance 2562)
- **Rosewood Hills – 11th Plat** – 29 lots and 2 Tracts; zoned District R-1 (Single Family Residential); generally located north of Rosewood Hills 10th Plat which is east of Creek and Lindenwood Drive; 12 acres. (Ordinance 2554)
- **Creekside Villas – Final Development Plan** – zoned District R-3p (Multi-Family Residential District-Planned Overlay District); 26 units; 3.15 acres. (Ordinance 2558)
- **Greystone Plaza 2nd Plat – Final Development Plan** – zoned Districts R-3p (Multi-Family Residential District-Planned Overlay District) and C-2p (General Business-Planned Overlay District); 13 four-plex buildings containing 52 units and the 3 retail/office buildings; 7.04 acres. (Ordinance 2568)

Site Plan Reviews:

- Panda Express
- Club Car Wash
- Joe Shmoe Coffee

Engineering Plans with Public Improvements: 12 Projects

Building Permits:

- New Single Family Residential – 129
- New Commercial – 9
- Fence – 168
- Roof – 171
- Right-of-Way – 88
- Pools – 11
- Additions – Residential and Commercial – 187
- Signs – 22

Inspections:

- Building – 2,588
- Code Violation – 1,519
- Utility – 670

Public Works:

- Work Orders Completed – 854
 - Utility Tap Requests – 2,725
 - Water Main Taps - 147
-



Community Development
Mark Trosen, Director

PAGE 5; 2021 Year-In-Review

Capital Projects:

- **Street Overlay Program** - A total of 6.5 miles of asphalt streets were mill and asphalt overlay. Several of these areas required patching.

The City's Overall Pavement Condition Assessment (PCI) prior to the 2021 program was 56 with the following breakdown by functional classification of streets:

Arterial – 68 (Good)
Collector – 54 (Fair)
Residential – 56 (Fair)

After the 2021 program, the Overall PCI is now 61 (Good) with the following breakdown:

Arterial – 73 (Very Good)
Collector - 68 (Good)
Residential – 58 (Fair)

- **Concrete Repairs** - The City spent over \$200,000 repairing concrete curbs, gutters, and ADA ramps in response to citizen complaints or as part of the street overlay program. Concrete repairs also included sidewalk repairs that were identified as trip hazards during a city-wide inventory survey.
 - **Golfview Drive Drainage Improvements** – A storm water drainage pipe was fixed and lined so that it would probably drain the backyards of residential properties to the stormwater inlet that is located on Golfview Drive. Before this line was fixed, the backyards of these properties would flood causing damage to private property.
-