



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

February 8, 2023, 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: RECOGNITION OF KEVIN BROWNING

ITEM V: APPROVAL OF MINUTES

- January 11, 2023 Regular Meeting
- January 17, 2023 Joint Workshop

ITEM VI: CITIZEN PARTICIPATION

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

ITEM VII: PUBLIC HEARINGS

1. **COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT - JAC'D LLC** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to an 11.5-acre tract of land that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The Future Land Use Map shows this tract as Single Family. The map amendment requests that this tract be shown as Business Park (Industrial). This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.
2. **REZONING AND PRELIMINARY DEVELOPMENT PLAN APPROVAL-JAC'D LLC.** Requesting a change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential -Planned Overlay District) on 4.83 acres and from District R-1 (Single Family Residential) to District M-1P (Light Industrial – Planned Overlay District) on 11.44 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The proposed use of land for the R-1P is 51 single family residential lots. The proposed use of land for the M-1P will be four industrial



buildings each containing 11,200 square feet. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

ITEM VIII: ACTION ITEMS

1. **COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT - JAC'D LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to an 11.5-acre tract of land that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The Future Land Use Map shows this tract as Single Family. The map amendment requests that this tract be shown as Business Park (Industrial). This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.
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3. **PRELIMINARY PLAT – CREEKSIDE VILLAGE 4th PLAT** – Requesting approval of the preliminary plat for Creekside Village – 4th Plat consisting of 51 single family residential lots and one lot containing four office/industrial use buildings on 16.27 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.



ITEM IX: PREVIOUS BUSINESS

Continued from January 11, 2023 Meeting:

1) Election of Officers

- **Chairperson**
- **Vice Chairperson**
- **Secretary**

ITEM X: NEW BUSINESS

- **None**

ITEM XI: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on March 8, 2023, at 6:30 pm.

PEOPLE REQUIRING 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

1/11/2023
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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on January 11,2023 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: Debbie Saffell
Present: Elijah Greene
Present: Craig Shelton
Present: Jayci Stratton
Present: Chris Bamman
Absent: Justin Tyson
Absent: Scott Shafer
Present: Rick Knox (BOA Liaison)
There was a quorum.

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Saffell motioned to approve minutes from the October 12,2022 meeting. Commissioner Greene second the motion. The motion was approved by a vote of 5 to 0.

ITEM V: PUBLIC HEARINGS

- None

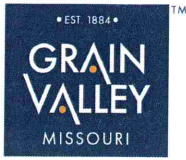
ITEM VI: ACTION ITEMS

- Final Development Plan/Final Plat – Copper Creek fka The Lofts at Creekside Landing- Blue Springs Safety Storage South II LLC is requesting final development plan and final plat approval. The property is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of four (4) apartment buildings containing 24 units in each building; three (3) four-plex buildings and one duplex. The total number of units on the property is 110. The development site is

Commissioners Present
Craig Shelton
Elijah Greene
Debbie Saffell
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent
Scott Shafer
Justin Tyson

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



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located at the dead end of NW Sni-A-Bar Blvd. east of NW Sni-A-Bar Parkway being part of the southwest quarter of Section 34, Township 49, Range 30, Jackson County, Missouri.

- Director Trosen presented the Staff Report and recommended approval of the final development plan and final plat.
- Commissioner Greene asked where this development was located. Chair Shelton responded to the question.
- Commissioner Bamman asked if there would be any complications with the floodplain in the area. Director Trosen responded that all the proposed development is outside of the floodway and 100-year flood boundary and therefore no special considerations are necessary.
- Commissioner Greene asked that there is only one entrance into the development and was wondering if that should be a concern. City Engineer Tuttle responded that we addressed that issue by requiring the entrance to be 36 feet wide street or three lanes and therefore one lane will be open for first responders, if necessary. This is like what is in Rosewood subdivision when crossing the creek.
- Commissioner Greene said his next concern is the lighting in the parking lot and neighboring subdivision lots. Director Trosen responded that the lights in the parking lots would be directed to the interior parking spaces and not outward toward the adjoining residential lots. The footcandle for the parking lot lighting would also be minimal. Bryan Rahn with Ward Development further stated that the lighting is directional and very conscientious to not point the lighting on neighboring property.
- Commissioner Greene asked about the placement of the fire hydrants. City Engineer Tuttle responded that they are located to meet city requirements.
- Commissioner Saffell asked about the two units in the southwest location and if they had adequate parking. Mr. Rahn responded that those units have garages plus the driveway for each unit. Also, there is more that the required parking for the overall development so overflow parking if needed could park at the clubhouse.
- Commissioner Greene asked about the number of trash bins. There are three trash enclosures at the corners of the development. Every corner but the southwest corner.
- Alderman Knox provided an overview of what the BOA discussed regarding the development plan.

Commissioners Present

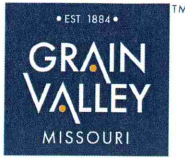
Craig Shelton
Elijah Greene
Debbie Saffell
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Scott Shafer
Justin Tyson

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



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- Commissioner Greene made a motion to recommend approval to the Board of Aldermen the final development plan and final plat of Copper Creek formerly known as the Lofts and Creekside Landing. Commissioner Bamman second the motion. The motion was approved by a vote of 5 to 0.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

- 1) Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary
- Chair Shelton suggested that since there are two members absent that we postpone the election until the next meeting and hopefully have more people there.
- Both Commissioners Stratton and Bamman would also like to wait since they are new to the Commission.
- The Election of Officer will be postponed until the February 8,2022 meeting.
- 2) Chair Shelton reminded the Commission of the January 17,2023 Joint Workshop with the Board of Aldermen and Park Board to discuss the update on the Comprehensive Plan and the Parks Master Plan. The workshop is scheduled for 6:00PM in the City Hall Council Chambers.
- 3) Debbie Saffell asked if it was possible to ask Kevin Browning to attend the next Planning and Zoning Commission meeting and recognize him for his years of service. Director Trosen said he would.

Commissioners Present
Craig Shelton
Elijah Greene
Debbie Saffell
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent
Scott Shafer
Justin Tyson

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



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ITEM IX: ADJOURNMENT

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

-The Regular Meeting Adjourned at 6:52 PM-

Commissioners Present
Craig Shelton
Elijah Greene
Debbie Saffell
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent
Scott Shafer
Justin Tyson

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



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

1/17/2023
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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Joint Workshop with the Board of Aldermen and Parks Board on January 17, 2023 in the Council Chambers at City Hall.

- The meeting was called to order at 6:04 PM by Chair Craig Shelton.

ITEM II: ROLL CALL

- *Present: Debbie Saffell*
- *Present: Elijah Greene*
- *Present: Craig Shelton*
- *Present: Jayci Stratton*
- *Present: Chris Bamman*
- *Present: Justin Tyson*
- *Absent: Scott Shafer*
- *Present: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

ITEM III: DISCUSSION

- Christopher Shires with Confluence and his team led a discussion regarding the physical profile and demographics of the City in updating the Comprehensive Plan and Parks Master Plan.

ITEM IX: ADJOURNMENT

- Commissioner Saffell 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 7:44 PM-

Commissioners Present

Craig Shelton
Elijah Greene
Debbie Saffell
Jayci Stratton
Chris Bamman
Justin Tyson
Rick Knox BOA Liaison

Commissioners Absent

Scott Shafer

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



**STAFF REPORT – AMENDMENT TO COMPREHENSIVE PLAN
FUTURE LAND USE MAP
CREEKSIDE VILLAGE 4th PLAT
FEBRUARY 8, 2023**

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 Single Family to Business Park (Industrial) on 11.44 acres. The applicant is Steven Warger. Mr. Warger is representing the property owner, JAC’D, LLC (Colby Vifquain). Mr. Vifquain owns ICON, a grading and construction company that specializes in excavation and land clearing services. ICON is a Grain Valley Business with offices on Harris Street. Tandem Paving is owned by David Smith and is located in Blue Springs. ICON and Tandem Paving have discussed relocating their businesses to this location if this request and the rezoning and development plan are approved.

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 Single Family. This land use designation would comprise primarily with the zoning classification of District R-1 (Single Family Residential).

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:

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

- 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.

ANAYLSIS:

The proposed future land use map amendment illustrates the approximate 12 acres to be Business Park. JAC'D intends to develop the property as an industrial development. An application has also been filed to change the zoning of the property from R-1 (Single Family) to M-1P (Light Industrial – Planned Overlay District). The intent of the overlay district is to have an approved development plan that could guild the construction of four industrial structures that adequately proves off-street parking, landscaping and screening from the single-family residences to the south.

Regarding the four factors above, Staff finds the following:

- 1) Since the adoption of the Comprehensive Plan, the Federal Emergency Management Agency (FEMA) has studied this area and issued new FEMA maps in 2017. In the general area of the proposed map amendment, there is an area designated as Floodway which discourages any development within its boundaries. Another area shown is the 100-year flood area or floodway fringe, which permits development as long as the lowest basement floor elevation is one foot above the base flood elevation. Local governments frown on single family development occurring in this area but are encouraged when private investment in retail/office/industrial buildings are proposed.
- 2) The goals and policies of the types of businesses in the Business Park are to create jobs and provide an additional base of property and sales tax revenue. The proposed map amendment to Business Park promotes these goals and policies more than single family residential in the Comprehensive Plan.

Page 3, Staff Report
Comprehensive Plan Future Land Use Map Amendment

- 3) The property owner's development plan illustrates a private asphalt driveway to serve the four commercial buildings. The property owner will also install sanitary sewer and water extensions to serve this property and adjoining proposed lots. The property owner will construct the necessary stormwater management facilities, gas, communication, and electric service extensions required to serve the site.
- 4) This site has not been developed since the original Creekside Village was platted and constructed in 2007. The benefits outweigh the costs for the city since there will be revenue from property 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:

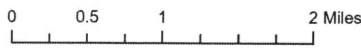
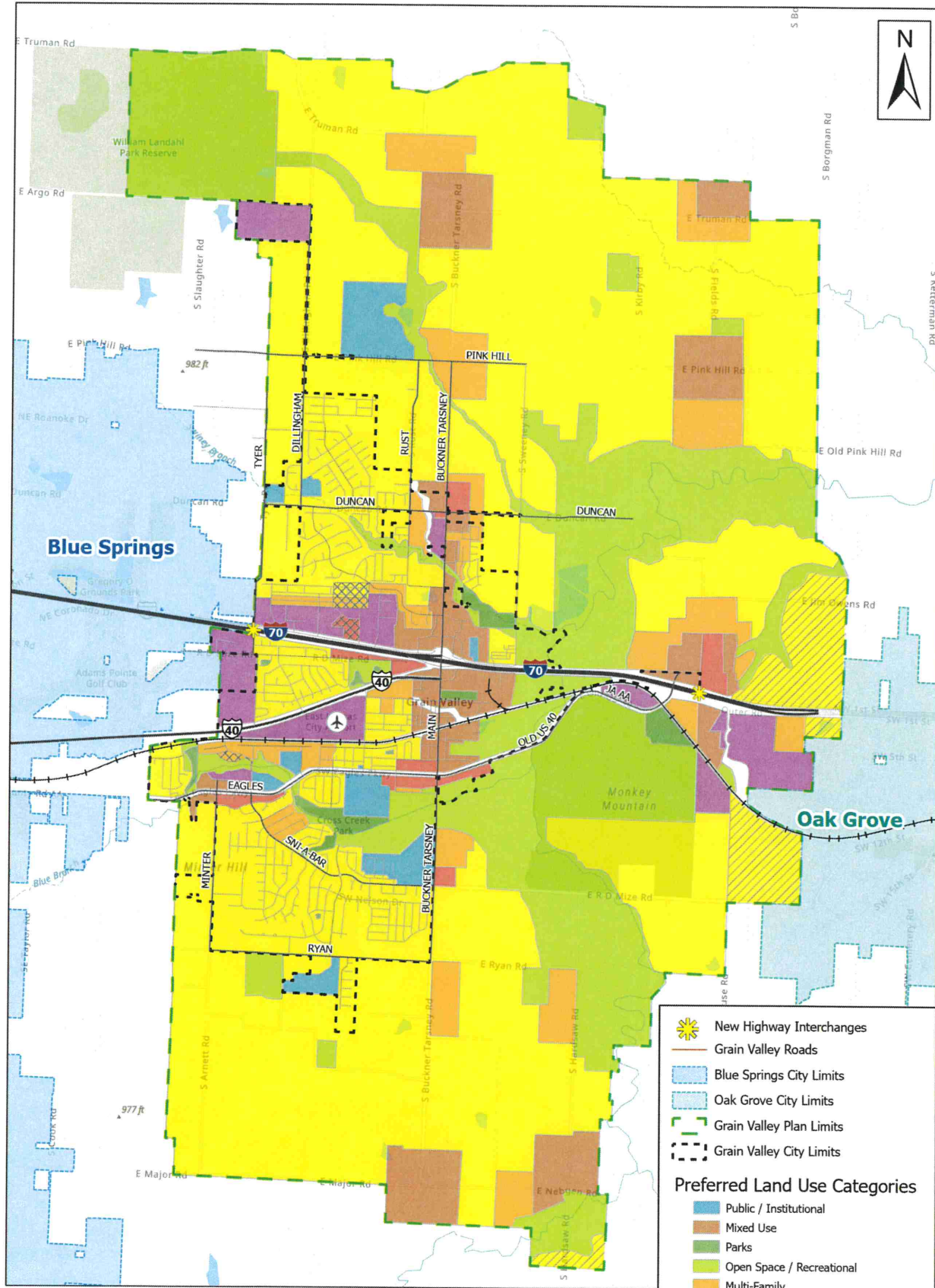
Staff recommends approval to amend the Preferred Land Use Map in the City's Comprehensive Plan.



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PREFERRED LAND USE PLAN - April 2014

Including Ordinance Changes up to September 26, 2022



For changes or additional information, contact City of Grain Valley Community Development:
 halexander@cityofgrainvalley.org
 Last updated 20220923

City Ordinance Changes since 2014

- Land Use Changed to Commercial/Retail per Ordinance 2563
- Land Use Changed to Single Family per Ordinance 2535
- Land Use Changed to Multi-Family per Ordinance 2535 and 2546

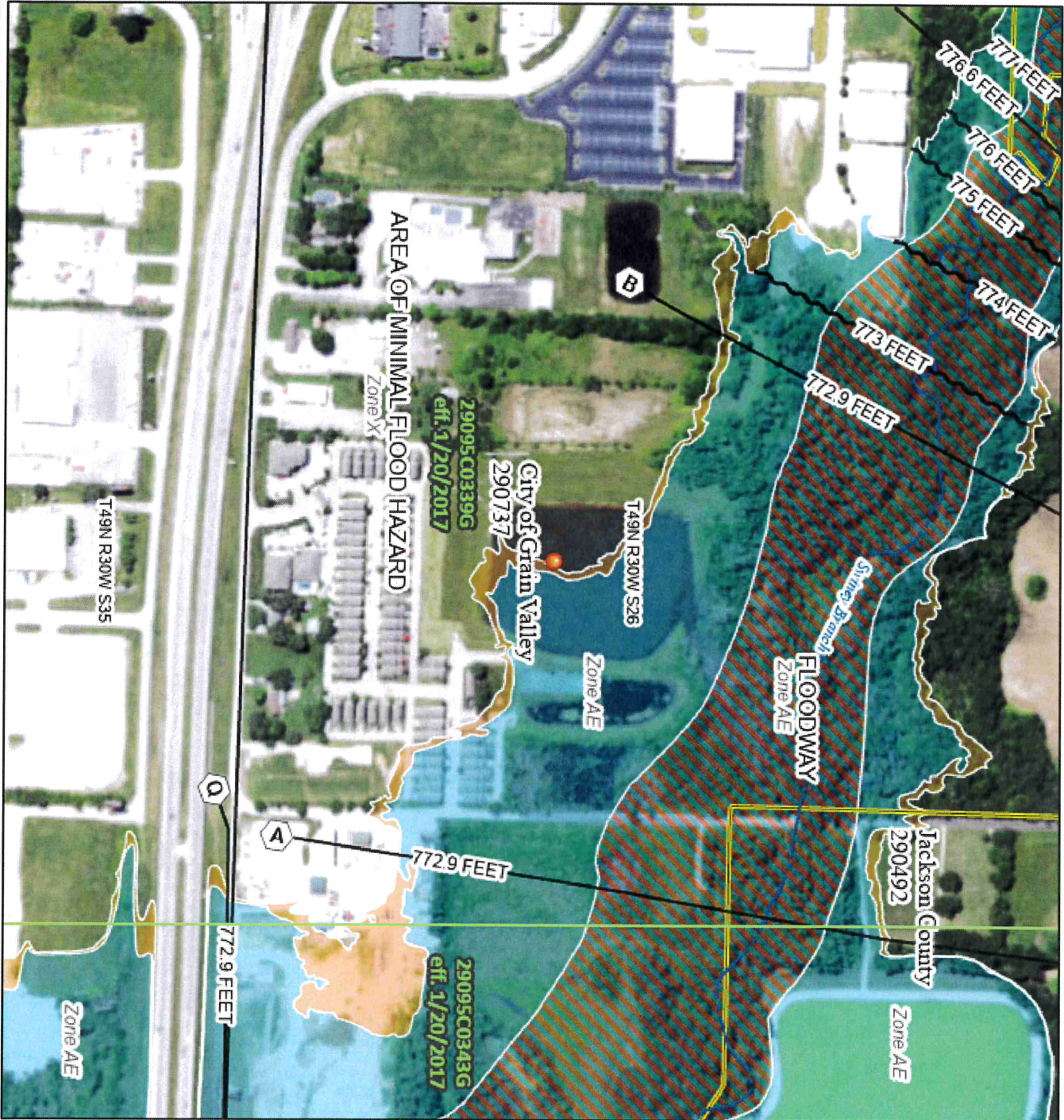
- New Highway Interchanges
- Grain Valley Roads
- Blue Springs City Limits
- Oak Grove City Limits
- Grain Valley Plan Limits
- Grain Valley City Limits

Preferred Land Use Categories

- Public / Institutional
- Mixed Use
- Parks
- Open Space / Recreational
- Multi-Family
- Business Park
- Commercial / Retail
- Single Family
- Vacant
- Future Expansion

National Flood Hazard Layer FIRMette

94°11'46"W 39°13'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Area with Flood Risk due to Levee Zone D
Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes, Zone X

OTHER AREAS OF FLOOD HAZARD	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER AREAS	Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 20.2
OTHER FEATURES	Coastal Transsect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transsect Baseline Profile Baseline Hydrographic Feature

MAP PANELS	Digital Data Available No Digital Data Available Unmapped
OTHER	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/19/2023 at 3:58 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020
94°11'46"W 39°13'7"N

Seymour Road north of McQuerry

7479492

01/10/2023 - 01/09/2024

Planning and Zoning

5e311040-905f-11ed-9145-e7662327d806

General

Active

Under Review

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	01/09/2023
Final-Review	Not Reviewed	

Fees

COMP PLAN AMENDMENT	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

01/10/2023	Card Visa *1182	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

STEVEN

Last Name

WARGER

Phone Number

(816) 769-6132

Email

stevewarger@gmail.com

Do you have an additional contact person?

No

Project Street Address

Seymour Road north of McQuerry

City

GRAIN VALLEY

State

MO

Zip Code

64029

Lot #

1

Subdivision

Proposed M-1P

Zoning District

R-1 Single-Family Residential District

First Name

Dave

Last Name

Smith JAC D LLC

Phone Number

(816) 215-8294

Street Address

6603 S Stillhouse Road

City

Oak Grove

State

MO

Zip Code

64075

Please upload a map showing the current designated property use

CREEKSIDE VILLAGE R-1P 2023.01.09.docx

CREEKSIDE VILLAGE M-1P 2023.01.09.docx

CREEKSIDE VILLAGE OVERALL 2023.01.09.docx

J-22350 PRELIM PLAT-PRELIM DEV PLAN.pdf

J-22350 PRELIM PLAT-FUTURE LAND USE.pdf

Please upload a map showing proposed future designation of property
it is included above PDF would not upload here

What type of project is this?

Future Land Use Map

Please provide a description of the project

This is to rezone an existing R-1 site fo M-1P for 4 commercial buildings off of Seymour Road north of McQuerry Road

Company Name

Warger Associates LLC

Street Address

6127 NW PINE RIDGE CIR

City

PARKVILLE

State

MO

Zip Code

64152

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Steven M Warger - Invalid date



State of Missouri

John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014397898
Date Filed: 8/10/2022
Effective: 8/11/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

JAC'D, LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

1. To buy, sell, develop, lease and manage real property; and

2.2. To transact any or all lawful business for which a limited liability company may be organized under the laws of the State of Missouri.

3. The name and address of the limited liability company's registered agent in Missouri is:

Charles Colby

Vifquain

30806 E Argo Rd

Grain Valley, MO 64029-9479

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: [] managers [x] members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Vifquain, Charles Colby

30806 E Argo Rd

Grain Valley MO 64029-9479

7. [] Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

[] The limited liability company gives notice that the series has limited liability.

New Series:

[] The limited liability company gives notice that the series has limited liability.

New Series:

[] The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Terence O'Malley

Address: Email: terence@omalleylawkc.com

City, State, and Zip Code:

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

30806 E Argo Rd

Grain Valley, MO 64029-9479

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: : 8/11/2022

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Charles Colby Vifquain

CHARLES COLBY VIFQUAIN

08/10/2022

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

JAC'D, LLC
LC014397898

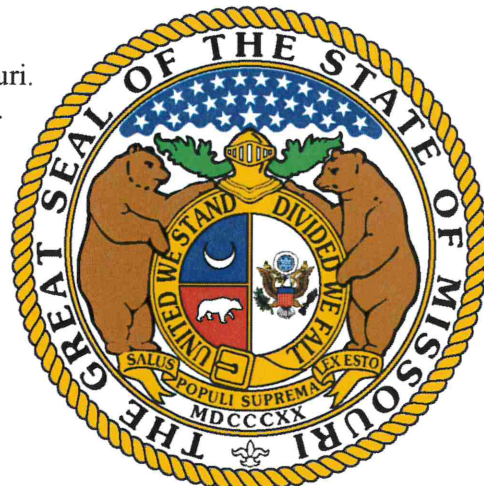
filed its Articles of Organization with this office on the 10th day of August, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 10th day of August, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 10th day of August, 2022.

Effective Date: August 11, 2022


Secretary of State



THE EXAMINER

AFFIDAVIT OF PUBLICATION

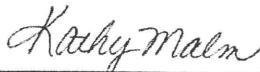
AFFIDAVIT OF PUBLICATION: #766260

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Kathy Malm

I, Kathy Malm, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

21 Jan 2023

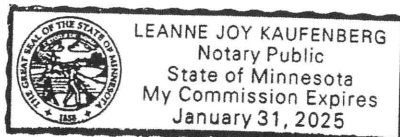


Authorized Agent



Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: \$63.80



CITY OF GRAIN VALLEY PLANNING & ZONING COMMISSION PUBLIC HEARINGS

The Grain Valley Planning & Zoning Commission will hold public hearings at 6:30 PM on February 8, 2023 at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following requests:

1. **JAC'D LLC**. Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to an 11.5-acre tract of land that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The Future Land Use Map shows this tract as Single Family. The map amendment requests that this tract be shown as Business Park (Industrial). This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

2. **JAC'D LLC**. Requesting a change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential -Planned Overlay District) on 4.83 acres and from District R-1 (Single Family Residential) to District M-1P (Light Industrial - Planned Overlay District) on 11.44 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The proposed use of land for the R-1P is 51 single family residential lots. The proposed use of land for the M-1P will be four industrial buildings each containing 11,200 square feet. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri. All interested parties are encouraged to attend.

Published in the Examiner, Jan 21, 2023

766260



**STAFF REPORT – REZONING AND PRELIMINARY DEVELOPMENT PLAN
CREEKSIDE VILLAGE 4th PLAT
FEBRUARY 8, 2023**

ACTION: JAC'D LLC is requesting a change of zoning on approximately 4.83 acres from District R-1 (Single Family Residential) to District R-1p (Single Family Residential District – Planned Overlay District) and change of zoning on approximately 11.44 acres from District R-1 (Single Family Residential) to District M-1p (light Industrial) District and approval of the preliminary development plan/plat for Creekside Village 4th Plat. JAC'D, LLC is Colby Vifquain. Mr. Vifquain owns ICON, a grading and construction company that specializes in excavation and land clearing services. ICON is a Grain Valley Business with offices on Harris Street. Tandem Paving is owned by David Smith and is in Blue Springs. ICON and Tandem Paving have discussed relocating their businesses to this location if this request and comprehensive Plan future land use map amendment is approved.

The development site is generally located less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates the area requesting the change of zoning to District M-1p as Single Family residential. The proposed requested zoning to District R-1p is shown as Single Family. The property owner has also filed an application for a Comprehensive Plan Future Land Use Map Amendment to change the are requesting the zoning to District M-1p to the land use category, Business Park.

BACKGROUND: Creekside Village to the south was platted in 2007 and zoned R-1p (Single Family Residential District-Planned Overlay District). The average dimension of the single family lots in this Creekside Village plat are 32 feet wide and 76 feet deep or 2,432 square feet. This plat also included private alley so that lots could access rear entry garages. The private alleys are the responsibility of the Creekside Homeowner Association.

Creekside Village 3rd Plat was recorded on October 12, 2022. This plat created three lots and tract A. The area of the 3rd Plat encompasses the proposed Creekside Village 4th Plat that will contain the proposed 51 single family lots and the one light industrial lot containing four buildings. Once Creekside Village 4th Plat is recorded, then Creekside Village 3rd Plat will be vacated.

PURPOSE: The applicant has filed an application that maintains the underlying zoning of R-1 (Single Family Residential) and M-1 (Light Industrial) but proposes an overlay zoning to a District "P". A Planned Overlay District shall be for the purpose of permitting and regulating the

PAGE 2
STAFF REPORT, CREEKSIDE VILLAGE 4th PLAT

zoning districts in the zoning regulations such as District R-1 (Single Family Residential) and M-1 (Light Industrial) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

ANALYSIS: The following are observations regarding the preliminary development plan for Creekside Village 4th Plat:

R-1P Single Family Residential – Planned Overlay District

- 1) The development will consist of 51 single family lots. The dimensions of the lot are 32 feet wide and 80 feet deep and 2,560 square feet. In District R-1, the minimum lot width is 65 feet, the minimum lot depth is 100 feet, and the minimum lot area is 7,000 square feet. The applicant is requesting flexibility in yard requirements.
- 2) The applicant is requesting variation in setback requirements. In District R-1, the front yard setback requirement is 25 feet, the rear yard setback is 30 feet, and the side yard setback is 8 feet. The applicant is requesting that the front and rear yard setbacks be 20 feet and the side yard setbacks be 3 feet.
- 3) The single-family houses will be 1,350 square feet more or less.
- 4) The development proposes the extension of NE Wolf Creek Road and NE Deer Creek Road to city standards to provide access to the proposed new lots. The development does not propose alleys.
- 5) The residential area will be developed in phases will approximately 32 units in phase one and 19 units in phase two.
- 6) The private pocket park will be maintained by the Homeowners Association and may include an amenity such as a gazebo or benches.

M-1 Light Industrial – Planned Overlay District

- 1) The site has a floodplain and floodway designation. An application is being made for a CLOMR-F (Conditional Letter of Map Revision -Fill) to remove the floodplain designation by placing fill on the site per FEMA regulations. The area will be filled outside the floodway to an elevation 1 foot above the base floodplain elevation.
- 2) The large existing pond was a borrow area for neighboring development fill. This pond will be filled and eliminated.
- 3) The existing detention was designed for the entire development including the Creekside Village to the south and will be maintained in place.

- 4) There are wetlands designated on the site. The wetlands will be preserved or mitigated per Corp of Engineers requirements.
- 5) The development will consist of four buildings. Each building will be 11,200 square feet.
- 6) An asphalt driveway will provide access to the buildings from Seymour Road.
- 7) The ordinance requires the Planned District to be permanently screened from adjoining properties zoned for residential use by a wall, fence, or other suitable enclosure at least six (6) feet in height. The area adjacent to such a wall or fence shall be planted with trees and shrubs to form an ornamental screen and trees and shrubs shall be maintained by the property owner. The preliminary development plan illustrates a six-foot-tall solid screen fence with alternating white pine and swamp oak along the boundary with the proposed R-1p zoned area.

STAFF RECOMMENDATION: The change of zoning to District R-1p and proposed development plan of single family residential development would be compatible and very similar to the development of Creekside Village to the south.

The change of zoning to M-1p and proposed development plan would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.



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Seymour Road north of McQuerry and Creekside village

2089082

01/09/2023 - 01/08/2024

19b8ada0-906a-11ed-a689-991302df8121

Planning and Zoning

Active

General

Under Review

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	01/09/2023
Final-Review	Not Reviewed	

Fees

Rezoning	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

01/09/2023	Card Visa *1182	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

STEVEN

Last Name

WARGER

Phone Number

(816) 769-6132

Email

stevewarger@gmail.com

Do you have an additional contact person?

No

Project Street Address

Seymour Road north of McQuerry and Creekside village

City

GRAIN VALLEY

State

MO

Zip Code

64029

Lot #

1

Subdivision

Creekside village

Zoning District

R-1 Single-Family Residential District

First Name

Dave

Last Name

Smith JAC D LLC

Phone Number

(816) 215-8294

Street Address

6603 S Stillhouse Road

City

Oak Grove

State

MO

Zip Code

64075

Please provide a legal description of subject property

Total Description PROPERTY DESCRIPTION CONTAINING 708,721 SQUARE FEET OR 16.27 ACRES ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°22'11"W, A DISTANCE OF 612.59 FEET TO A POINT ON THE NORTH LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, MISSOURI; THENCE N88°39'43"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S88°39'43"E, ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N88°38'47"W, ALONG SAID LINE, A DISTANCE OF 560.21 FEET TO THE NORTHWEST CORNER OF SAID CREEKSIDE VILLAGE; THENCE N01°18'16"E, A DISTANCE OF 857.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 948.70 FEET TO THE POINT OF BEGINNING. M-1P PROPERTY DESCRIPTION (M-1P ZONING) CONTAINING 498,326 SQUARE FEET OR 11.44 ACRES ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°22'11"W, A DISTANCE OF 612.59 FEET TO A POINT ON THE NORTH LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, MISSOURI; THENCE N88°39'43"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 60.00 FEET; THENCE N88°39'43"W, A DISTANCE OF 313.91 FEET; THENCE N01°20'17"E, A DISTANCE OF 320.00 FEET; THENCE N88°39'52"W, A DISTANCE OF 73.84 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N33°59'18"E AND A RADIUS OF 39.00 FEET, AN ARC DISTANCE OF 21.35 FEET; THENCE NORTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE N88°38'47"W, A DISTANCE OF 109.88 FEET; THENCE N01°18'16"E, A DISTANCE OF 223.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 948.70 FEET TO THE POINT OF BEGINNING. R-1P PROPERTY DESCRIPTION (R-1P ZONING) CONTAINING 210,395 SQUARE FEET OR 4.83 ACRES ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID

SECTION 26; THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 337.92 FEET; THENCE S01°18'16"W, A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S88°38'47"E, A DISTANCE OF 109.88 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N46°34'34"E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 173.46 FEET; THENCE SOUTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 39.00 FEET, AN ARC DISTANCE OF 21.35 FEET; THENCE S88°39'52"E, A DISTANCE OF 73.84 FEET; THENCE S01°20'17"W, A DISTANCE OF 320.00 FEET; THENCE S88°39'43"E, A DISTANCE OF 313.91 FEET TO A POINT ON THE NORTHERLY LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 130.00 FEET; THENCE S88°39'43"E, ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N88°38'47"W, ALONG SAID LINE, A DISTANCE OF 560.21 FEET; THENCE N01°18'16"E, A DISTANCE OF 634.23 FEET TO THE POINT OF BEGINNING.

Please depict general location of site

 Loading map...

Please upload the preliminary development/site development plan

 J-22350 PRELIM PLAT-PRELIM DEV PLAN.pdf

 J-22350 PRELIM PLAT-FUTURE LAND USE.pdf

Please provide a written description of the proposal

The proposal is to develop 51 single family lots and 1 Lot in the M-1p district with 4 buildings

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

 ALTA Commit for Title Ins (7-1-21)-MO.PDF

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
FIRST SAMOAN ASSEMBLY OF GOD CHURCH	FIRST SAMOAN ASSEMBLY OF GOD CHURCH	3512 S DEBRA ST	INDEPENDENCE	MO	64055

What type of project is this?

Rezoning

Please provide a description of the project

Rezoning from R-1 to R-1P and M-1P

Company Name

Warger Associates LLC

Street Address

6127 NW PINE RIDGE CIR

City

PARKVILLE

State

MO

Zip Code

64152

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Steven M Warger - 01/09/2023 4:08 pm

THE EXAMINER

AFFIDAVIT OF PUBLICATION

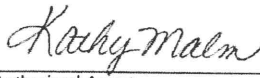
AFFIDAVIT OF PUBLICATION: #766260

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Kathy Malm

I, Kathy Malm, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

21 Jan 2023

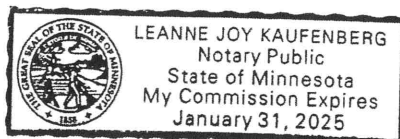


Authorized Agent



Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: \$63.80



CITY OF GRAIN VALLEY PLANNING & ZONING COMMISSION PUBLIC HEARINGS

The Grain Valley Planning & Zoning Commission will hold public hearings at 6:30 PM on February 8, 2023 at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following requests:

1. **JAC'D LLC**. Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to an 11.5-acre tract of land that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The Future Land Use Map shows this tract as Single Family. The map amendment requests that this tract be shown as Business Park (Industrial). This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri.

2. **JAC'D LLC**. Requesting a change of zoning from District R-1 (Single Family Residential) to District R-1P (Single Family Residential -Planned Overlay District) on 4.83 acres and from District R-1 (Single Family Residential) to District M-1P (Light Industrial - Planned Overlay District) on 11.44 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. The proposed use of land for the R-1P is 51 single family residential lots. The proposed use of land for the M-1P will be four industrial buildings each containing 11,200 square feet. This tract of land is in the southwest quarter of the southeast quarter of Section 26, township 49 North, Range 30 West, Grain Valley, Jackson County, Missouri. All interested parties are encouraged to attend.

Published in the Examiner, Jan 21, 2023

766260



**STAFF REPORT – PRELIMINARY PLAT
CREEKSIDE VILLAGE 4th PLAT
FEBRUARY 8, 2023**

ACTION: JAC'D LLC is requesting approval of the preliminary plat for Creekside 4th Plat. JAC'D, LLC is Colby Vifquain. Mr. Vifquain owns ICON, a grading and construction company that specializes in excavation and land clearing services. ICON is a Grain Valley Business with offices on Harris Street. Tandem Paving is owned by David Smith and is in Blue Springs. ICON and Tandem Paving have discussed relocating their businesses to this location if this request and comprehensive Plan future land use map amendment is approved.

The development site is generally located less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. Creekside 4th Plat contains 16.27 acres.

BACKGROUND: Creekside Village to the south was platted in 2007 and zoned R-1p (Single Family Residential District-Planned Overlay District). The average dimension of the single family lots in this Creekside Village plat are 32 feet wide and 76 feet deep or 2,432 square feet. This plat also included private alley so that lots could access rear entry garages. The private alleys are the responsibility of the Creekside Homeowner Association.

Creekside Village 3rd Plat was recorded on October 12, 2022. This plat created three lots and tract A. The area of the 3rd Plat encompasses the proposed Creekside Village 4th Plat that will contain the proposed 51 single family lots and the one light industrial lot containing four buildings. Once Creekside Village 4th Plat is recorded, then Creekside Village 3rd Plat will be vacated.

PURPOSE: The applicant has also filed an application to rezone 4.83 acres from District R-1 (Single Family Residential) to District R-1p (Single Family – Planned District and 11.44 acres from District R-1 (Single Family) to District M-1p (Light Industrial – Planned Overlay District). The applicant has filed a preliminary development plan for approval as well.

ANALYSIS: The following are observations regarding the preliminary plat for Creekside Village 4th Plat:

- 1) A 15 foot easement centered on the existing sanitary sewer that runs north and south and easement dedication needs to be added to the plat.
- 2) The existing Creekside Village 3rd Plat will be vacated once this plat is recorded to allow for this development.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plat.



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Seymour Road north of
McQuerry and Creekside
village

7051382

01/10/2023 - 01/09/2024

5a452870-9101-11ed-9150-3d36e2a44be0

Planning and Zoning

Active

General

Under Review

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	01/10/2023
Engineering	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Preliminary Plat	\$660.00
Subtotal	\$660.00
Amount Paid	\$660.00
Total Due	\$0.00

Payments

01/10/2023	Card Visa *1182	\$660.00
Total Paid		\$660.00

Application Form Data

(Empty fields are not included)

First Name

STEVEN

Last Name

WARGER

Phone Number

(816) 769-6132

Email

steviewarger@gmail.com

Do you have an additional contact person?

No

Project Street Address

Seymour Road north of McQuerry and Creekside village

City

GRAIN VALLEY

State

MO

Zip Code

64029

Lot #

52

Subdivision

Creekside village

Zoning District

R-1 Single-Family Residential District

First Name

Dave

Last Name

Smith JAC D LLC

Phone Number

(816) 215-8294

Street Address

6603 S Stillhouse Road

City

Oak Grove

State

MO

Zip Code

64075

Please provide a legal description of subject property

Total Description PROPERTY DESCRIPTION CONTAINING 708,721 SQUARE FEET OR 16.27 ACRES ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N88°50'31"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°22'11"W, A DISTANCE OF 612.59 FEET TO A POINT ON THE NORTH LINE OF CREEKSIDE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF GRAIN VALLEY, MISSOURI; THENCE N88°39'43"W, ALONG THE NORTH LINE OF SAID CREEKSIDE VILLAGE, A DISTANCE OF 219.23 FEET; THENCE N01°22'11"E, ALONG SAID LINE, A DISTANCE OF 32.00 FEET; THENCE N88°39'43"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 190.00 FEET; THENCE S88°39'43"E, ALONG SAID LINE, A DISTANCE OF 21.72 FEET; THENCE S01°22'11"W, ALONG SAID LINE, A DISTANCE OF 89.88 FEET; THENCE N88°38'47"W, ALONG SAID LINE, A DISTANCE OF 560.21 FEET TO THE NORTHWEST CORNER OF SAID CREEKSIDE VILLAGE; THENCE N01°18'16"E, A DISTANCE OF 857.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S88°50'31"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 948.70 FEET TO THE POINT OF BEGINNING.

Please provide a summary site analysis depicting current character of site

Single family lots expanding existing subdivision and one large commercial/industrial lot

Please upload a copy of the preliminary plat

CREEKSIDE VILLAGE - PRE PLAT 1-10-23.pdf

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

ALTA Commit for Title Ins (7-1-21)-MO.PDF

How many lots will be used?

52

What type of project is this?

Preliminary Plat

Please provide a description of the project

Plat of 51 single family and one Commercial/industrial lot

Company Name

Warger Associates LLC

Street Address

6127 NW PINE RIDGE CIR

City

PARKVILLE

State

MO

Zip Code

64152

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Steven M Warger - 01/10/2023 10:10 am