



**PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA**

*July 12, 2023, at 6:30 P.M.*

**OPEN TO THE PUBLIC**

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

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**ITEM I: CALL TO ORDER**

**ITEM II: ROLL CALL**

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- June 14, 2023 Regular Meeting

**ITEM V: CITIZEN PARTICIPATION**

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

**ITEM VI: PUBLIC HEARINGS**

- The Vacation of the NW Jefferson Court Cul-De-Sac Right-of-Way – Ronnie Parker is requesting that the platted cul-de-sac on the east and west side of NW Jefferson Court be vacated since it serves no public interest and that the adjacent property owners can use it. The description is the platted cul-de-sac right-of-way lying adjacent to lots 3, 4, and 6, Replat of Lot 1, Interstate Development Park, a subdivision in Grain Valley, Missouri.

**ITEM VII: ACTION ITEMS**

- The Vacation of the NW Jefferson Court Cul-De-Sac Right-of-Way – Ronnie Parker is requesting that the platted cul-de-sac on the east and west side of NW Jefferson Court be vacated since it serves no public interest and that the adjacent property owners can use it. The description is the platted cul-de-sac right-of-way lying adjacent to lots 3, 4, and 6, Replat of Lot 1, Interstate Development Park, a subdivision in Grain Valley, Missouri.

**ITEM VIII: PREVIOUS BUSINESS**

- **REMINDER - SAVE-THE DATE – JOINT WORKSHOP – COMPREHENSIVE PLAN UPDATE AND PARKS MASTER PLAN – WEDNESDAY, JULY 19, 2023; 6:00PM; COUNCIL CHAMBERS; CITY HALL**





**ITEM IX: NEW BUSINESS**

- **DISCUSSION TO AMEND SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) PROHIBITING PARKING IN THE REAR YARD UNLESS PARKED ON HARD SURFACE AND/OR ENCLOSED BY A 6-FOOT PRIVACY FENCE AND/OR LIMIT THE NUMBER OF VEHICLES PARKED IN REAR YARD.**

**ITEM X: ADJOURNMENT**

**PLEASE NOTE**

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

6/14/2023  
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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 June 14,2023 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: Scott Shafer*
- *Present: Justin Tyson*
- *Present: Craig Shelton*
- *Present: Jayci Stratton*
- *Present: Chris Bamman*
- *Absent: Elijah Greene*
- *Absent: Debbie Saffell*
- *Present: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- Commissioner Tyson motioned to approve minutes from the February 8, 2023, meeting. Commissioner Bamman seconded the motion. The motion was approved by a vote of 5 to 0.

**ITEM V: CITIZEN PARTICIPATION**

- Chair Shelton stated that if anyone in the audience is here to discuss one of the action items you will have time to address the Commission when we discuss it later the agenda. If you are here to discuss the parking in the rear yard item that has been referred by the Board of Aldermen, please note that we will not be diving into the details tonight but will have a public hearing at another meeting.
- Chair Shelton asked Director Trosen to explain the public hearing and notification process. Director Trosen stated that if the Commission decides that they want to discuss

**Commissioners Present**

Craig Shelton  
 Justin Tyson  
 Scott Shafer  
 Jayci Stratton  
 Chris Bamman  
 Rick Knox BOA Liaison

**Commissioners Absent**

Debbie Saffell  
 Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
 Dick Tuttle – City Engineer



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this item during a meeting, then we will include the parking in the rear yard as a discussion item on the July 12, 2023, agenda which is posted one week prior to meeting on the city website. A formal public hearing would be required. The public hearing is advertised 15 days prior to the Planning and Zoning Commission meeting in the Examiner and then again posted on the city website approximately one week prior to the meeting. The public hearing could take place during the meeting on August 9, 2023, depending on what the Commission wants to do.

- Mike Walker, 1008 NW Long Drive – Mr. Walker asked regarding the speed limit signs, are we looking at getting cameras that could catch speeders in action? He lives at the corner of Long and Meadow. He said that there are speeders on Meadow especially since the double yellow line was installed.
• Director Trosen stated that your request is beyond the scope of the Planning and Zoning Commission and suggested that he contact the new Chief of Police Ed Turner. Director Trosen said that he would give the contact information to Chief Turner.
• Cami Dietz, 1209 SW Foxtail Drive – Ms. Dietz stated she just moved into Brigadoon Estates and since moving in, they have multiple speeders in the neighborhood. They use Ryan Road as a drag strip. She calls the Police but by the time they get there, the speeders are gone. Her neighbors are also speeding. She called the Police Department and asked them to put in the mobile speed bumps, and they told her she needed to come to this meeting and voice that to the Commission. City Engineer Tuttle gave her his card. He said to call him, and he will send her the paperwork to make that request.
• Brian Schowengerdt – 780 E. Ryan Road – He said that although the Commission will be discussing parking in the rear yard at a later date, after what happened at the Board meeting on Monday, he felt that he needed to come and speak. He said that he does not think the City has the right or should they be involved in what goes on in his backyard unless it is a health and safety issue. He said there should be less government involvement instead of more. It is not a city level decision on what I can park in my backyard.

ITEM VI: PUBLIC HEARINGS

- None

Commissioners Present

Craig Shelton
Justin Tyson
Scott Shafer
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
Elijah Greene

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



**City of Grain Valley**  
**Planning & Zoning Commission**  
**Meeting Minutes**  
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**ITEM VII: ACTION ITEMS**

1. **FINAL DEVELOPMENT PLAN APPROVAL-JAC'D LLC.** Requesting final development plan approval on 16.27 acres for Creekside Village – 4<sup>th</sup> Plat 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 4.83 acres zoned District R-1P (Single Family Residential – Planned Overlay District) is 51 single family residential lots. The proposed use of land for the 11.44 acres zoned District M-1P (Light Industrial – Planned Overlay District) 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.
  - Director Trosen presented the staff report and stated that the final development plan is identical to the preliminary development plan. Staff recommends approval.
  - Commissioner Shafer made a motion to approve the final development plan. Commissioner Tyson seconded the motion. The motion was approved by a vote of 5 to 0.
  
2. **FINAL PLAT – CREEKSIDE VILLAGE 4<sup>th</sup> PLAT** – Requesting approval of the final plat for Creekside Village – 4<sup>th</sup> Plat consisting of 18 single family residential lots on 1.94 acres that is less than a quarter of a mile north of NE McQuerry Road on the west side of S. Seymour Road. This is the first phase for the proposed development plan. 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.
  - Director Trosen presented the staff report and stated that the Creekside Village 4<sup>th</sup> Plat is the first phase of the single-family development and will consist of 18 lots. Staff recommends approval of the final plat.
  - Commissioner Tyson made a motion to approve the final plat. Commissioner Stratton seconded the motion. The motion was approved by a vote of 5 to 0.

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**Commissioners Present**

Craig Shelton  
Justin Tyson  
Scott Shafer  
Jayci Stratton  
Chris Bamman  
Rick Knox BOA Liaison

**Commissioners Absent**

Debbie Saffell  
Elijah Greene

**Staff Officials Present**

Mark Trosen – CD Director  
Dick Tuttle – City Engineer



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- 3. FY2024-2028 Capital Improvement Plan - Capital improvements planning is the multi-year scheduling of large-scale capital improvements and major purchases. The CIP is a public information document to advise residents and property owners on how the city plans to address significant capital needs over the next five years. The CIP is a flexible planning tool and not a financial, static, budget.
- City Engineer Tuttle presented the FY2024 - FY2028 Capital Improvement Plan.
- Commissioner Bamman asked regarding the prices in the future, how are they determined?
- City Engineer Tuttle replied the pricing is based on trends in the past and includes anticipated price increases in the future.
- Commissioner Bamman made a motion to approve the Capital Improvement Plan. Commissioner Tyson second the motion. The motion was approved by a vote of 5 to 0.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- SAVE-THE DATE - JOINT WORKSHOP - COMPREHENSIVE PLAN UPDATE AND PARKS MASTER PLAN - WEDNESDAY, JULY 19, 2023; 6:00PM; COUNCIL CHAMBERS; CITY HALL
- "PLANNING AND ZONING PROCEDURES FOR MISSOURI MUNICIPALITIES" by Missouri Municipal League, March 2023
- Director Trosen summarized that at the Board of Aldermen meeting on June 12, 2023, the Board voted to refer to the Commission the matter regarding parking in the rear yard for further study and recommendation.

ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 7:20 PM-

Commissioners Present

Craig Shelton
Justin Tyson
Scott Shafer
Jayci Stratton
Chris Bamman
Rick Knox BOA Liaison

Commissioners Absent

Debbie Saffell
Elijah Greene

Staff Officials Present

Mark Trosen - CD Director
Dick Tuttle - City Engineer



**Staff Report**

**Vacation of the NW Jefferson Court Cul-De-Sac Right-of-Way**

**July 12, 2023**

**ACTION:**

Ronnie Parker is requesting that the platted cul-de-sac on the east and west side of NW Jefferson Court be vacated since it serves no public interest and that the adjacent property owners can use it.

**PURPOSE:**

If platted right-of-way is vacated, Mr. Parker and others would be given the property adjacent to lots 4 and 6 and Crider's Institute of Welding Technology LLC would be given the property adjacent to lot 3 in the replat of lot 1, Interstate Development Park.

**BACKGROUND:**

The Replat of Lot 1, Interstate Development Park was recorded on April 13, 1998. This replat created 6 lots with 5 lots having access from a cul-de-sac street adjacent to Jefferson Street. The cul-de-sac street was built. Between 2012 and 2014, when the new interchange was completed and the new Jefferson Street intersection with Buckner Tarsney was completed, Jefferson Court was extended north to connect with the new Jefferson Street and the concrete curb and asphalt street eyebrows from the cul-de-sac on the east and west sides were removed but nothing was done with the dedicated right-of-way on the recorded plat.

**ANALYSIS:**

The following utility companies have responded that they have no objection to the proposed vacation:

Spire (Gas)

Evergy (Electric)

City of Grain Valley (Water/Sewer), except the city request that a 20 foot utility easement be retained between the tracts.

The applicant has no objection to the city's request.

No private rights will be unreasonably injured or endangered. The public will suffer no unreasonable loss or inconvenience.

The proposed right-of-way vacation does not adversely affect properties in the general vicinity.

The platted right-of-way no longer serves a public purpose.



**PAGE 2 – STAFF REPORT – PARKER ROW VACATION**

**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 vacation of right-of-way. A sign was also posted on the property advertising the date, time and location of the public hearing.

**STAFF RECOMMENDATION:**

Staff recommends approval of the right-of-way vacation.





**Grain Valley**  
Come Home To Opportunity

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

**PLANNING & ZONING APPLICATION**

**PROJECT INFORMATION**

Location: \_\_\_\_\_

Subdivision: Replat Lot 1 Lot #: 3, 4, 6 Zoning District: \_\_\_\_\_  
Interstate Dev. Park

Description of Request: \_\_\_\_\_  
Vacate a Portion of Jefferson Court Cul-de-Sac

**APPLICANT INFORMATION**

Name: Lennie Parker

Company: \_\_\_\_\_

Address: 4005 S Beecher Yardsway Rd G.D. MO

Telephone: 816-229-5326 Fax: \_\_\_\_\_ E-mail: ljpark536@att.net

Property Owner: \_\_\_\_\_

Additional Contact(s): Jeff Lovelace jbl@lovelaceassociates.com

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

Nov 28/22  
Date

Stanton L. Gisher  
Applicant's Signature

May 19/23  
Date

# JEFFERSON CT

05/31/2023 - 05/30/2024

2291866

Planning and Zoning

General

539337a0-ffd4-11ed-ad9a-1d49142a0f7d

Under Review

Active

## Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	05/31/2023
Final-Review	Not Reviewed	

### Fees

### Payments

Vacation of ROW	\$300.00	05/31/2023	Card Discover *3300	\$300.00
<b>Subtotal</b>	<b>\$300.00</b>	<b>Total Paid</b>		<b>\$300.00</b>
<b>Amount Paid</b>	<b>\$300.00</b>			
<b>Total Due</b>	<b>\$0.00</b>			

## Application Form Data

(Empty fields are not included)

First Name

RONNIE

Last Name

PARKER

Phone Number

(816) 228-5326

Email

RJPARKER5316@ATT.NET

Do you have an additional contact person?

No

Project Street Address

**JEFFERSON CT**

City

**grain valley**

State

**MO**

Zip Code

**64029**

Zoning District

**Downtown Transition**

First Name

**RONNIE**

Last Name

**PARKER**

Phone Number

**(816) 228-5326**

Street Address

**JEFFERSON CT**

City

**grain valley**

State

**MO**

Zip Code

**64029**

Please provide a legal description of subject property

**1**

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

 **vacation of row.pdf**

What type of project is this?

**Vacation of Right-of-Way or Easement**

Please provide a description of the project

**PORTION OF JEFFERSON CT CUL DE SAC**

Company Name

**RONNIE PARKER**

Street Address

4005 BUCKNER TARSNEY

City

grain valley

State

MO

Zip Code

64029

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## 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.

RP - 05/31/2023 11:58 am

## ATTACHMENT "A"

### NW JEFFERSON COURT CUL-DE-SAC RIGHT-OF-WAY VACATION TRACTS A, B AND C

Parcel ID No. 37-530-04-17-01-2-00-000

Parcel ID No. 37-530-04-17-01-1-00-000

Parcel ID No. 37-530-04-18-00-0-00-000

Owner: Lloyd J. Kissick III & Cecelia I. Kissick  
Jay S. Patel & Pushpa J. Patel  
Ronnie J. Parker & Gwenda A. Parker

Situs Address: No Address Assigned  
Grain Valley, Mo. 64029

#### **TRACT A**

All that part of NW Jefferson Court right-of-way lying adjacent to Lot 4, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a subdivision in Grain Valley, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northernmost Northeast corner of Lot 3 of said REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK; thence Northeasterly along the cul-de-sac right-of-way line of NW Jefferson Court as established by said REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK along a curve to the right whose initial tangent bears North 03°03'01" East with a central angle of 55°42'45" a radius of 55.00 feet and an arc length of 53.48 feet to the Northerly prolongation of the Easternmost line of said Lot 3; thence South 01°49'07" West along said prolongation a distance of 45.47 feet to the Easterly prolongation of the North line of said Lot 3; thence North 86°54'55" West along said prolongation a distance of 24.99 feet to the POINT OF BEGINNING. Containing 789 square feet more or less.

#### **TRACT B**

All that part of NW Jefferson Court right-of-way lying adjacent to Lot 4, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a subdivision in Grain Valley, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northernmost Northwest corner of Lot 6 of said REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK; thence North 86°54'55" West along the Westerly prolongation of the North line of said Lot 6 a distance of 24.99 feet to the Northerly prolongation of the Westernmost line of said Lot 6; thence North 01°49'07" East along said prolongation a distance of 46.79 feet to the cul-de-sac right-of-way line of NW Jefferson Court as established by said REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK; thence Southeasterly along said right-of-way line along a curve to the right whose initial tangent bears South 55°07'32" East with a central angle of 58°14'42" a radius of 55.00 feet and an arc length of 55.91 feet to the POINT OF BEGINNING. Containing 836 square feet more or less.

#### **TRACT C**

All that part of NW Jefferson Court right-of-way lying adjacent to Lot 6, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a subdivision in Grain Valley, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northernmost Northwest corner of said Lot 6; thence Southwesterly along the cul-de-sac right-of-way line of NW Jefferson Court as established by said REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK along a curve to the right whose initial tangent bears South 03°07'10" West with a central angle of 55°38'37" a radius of 55.00 feet and an arc length of 53.41 feet to the Southernmost Northwest corner of said Lot 6; thence North 01°49'07" East along the Northerly prolongation of the Westernmost line of said Lot 6 a distance of 45.40 feet to the Westerly prolongation of the North line of said Lot 6; thence South 86°54'55" East along said prolongation a distance of 24.99 feet to the POINT OF BEGINNING. Containing 787 square feet more or less.

## ATTACHMENT "A"

NW JEFFERSON COURT CUL-DE-SAC RIGHT-OF-WAY VACATION

TRACT D

Parcel ID No. 37-530-04-16-00-0-00-000

Owner: Crider's Institute of Welding Technology LLC

Situs Address: 300 W. Jefferson Street  
Grain Valley, Mo. 64029

### TRACT D

All that part of NW Jefferson Court right-of-way lying adjacent to Lot 3, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a subdivision in Grain Valley, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northernmost Northeast corner of said Lot 3; South  $86^{\circ}54'55''$  East along the Easterly prolongation of the North line of said Lot 3 a distance of 24.99 feet to the Northerly prolongation of the Easternmost line of said Lot 3; thence South  $01^{\circ}49'07''$  West along said prolongation a distance of 46.73 feet to the Southernmost Northeast corner of said Lot 3; thence Northwesterly along the cul-de-sac right-of-way line of NW Jefferson Court as established by said REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK along a curve to the right whose initial tangent bears North  $55^{\circ}07'32''$  West with a central angle of  $58^{\circ}10'33''$  a radius of 55.00 feet and an arc length of 55.84 feet to the POINT OF BEGINNING. Containing 834 square feet more or less.

# ATTACHMENT "B"

## LEGEND

- ⊗ = Water Valve
- ⊙ = Sanitary Sewer Manhole
- ⊕ = Storm Drainage Manhole
- ℙ = Property Line

TRACT D  
MERCADO PLAZA

LOT 4  
REPLAT OF LOT 1,  
INTERSTATE  
DEVELOPMENT PARK

Lloyd J. Kissick III & Cecelia I. Kissick  
Jay S. Patel & Pushpa J. Patel  
Ronnie J. Parker & Gwenda A. Parker

PN 37-530-04-17-01-2-00-000  
No Address Assigned by City of  
Grain Valley, Mo. 64029

TRACT A  
R/W VACATION  
Area=789 S.F.

R=55.00'  
L=53.48'  
Δ=55°42'45"  
ITB=N03°03'01"E

LOT 4  
REPLAT OF LOT 1,  
INTERSTATE  
DEVELOPMENT PARK

Lloyd J. Kissick III & Cecelia I. Kissick  
Jay S. Patel & Pushpa J. Patel  
Ronnie J. Parker & Gwenda A. Parker

PN 37-530-04-17-01-1-00-000  
No Address Assigned by City of  
Grain Valley, Mo. 64029

TRACT B  
R/W VACATION  
Area=836 S.F.

R=55.00'  
L=55.91'  
Δ=58°14'42"  
ITB=S55°07'32"E

TRACT D  
R/W VACATION  
Area=834 S.F.

R=55.00'  
L=55.84'  
Δ=58°10'33"  
ITB=N55°07'32"W

TRACT C  
R/W VACATION  
Area=787 S.F.

R=55.00'  
L=53.41'  
Δ=55°38'37"  
ITB=S03°07'10"W

LOT 3  
REPLAT OF LOT 1,  
INTERSTATE  
DEVELOPMENT PARK  
Crider's Institute of Welding Technology LLC

PN 37-530-04-16-00-0-00-000  
300 W Jefferson St.  
Grain Valley, Mo 64029

LOT 6  
REPLAT OF LOT 1,  
INTERSTATE  
DEVELOPMENT PARK

Lloyd J. Kissick III & Cecelia I. Kissick  
Jay S. Patel & Pushpa J. Patel  
Ronnie J. Parker & Gwenda A. Parker

PN 37-530-04-18-00-0-00-000  
No Address Assigned by City of  
Grain Valley, Mo. 64029

LOT 2

LOT 5



**LOVELACE & ASSOCIATES**  
Land Surveying - Consulting Services  
929 SE 3rd Street  
Lee's Summit, Missouri 64063  
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 21252  
Drawn By: JBL  
Checked By: JBL  
Date: 09-29-2021  
Scale: 1" = 40'  
File Name:  
RW Vacation

**RIGHT-OF-WAY VACATION EXHIBIT**  
**JEFFERSON COURT CUL-DE-SAC**  
**REPLAT OF LOT 1**  
**INTERSTATE DEVELOPMENT PARK**  
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

Prepared For:  
**RONNIE PARKER**  
201 E. WALNUT  
GRAIN VALLEY, MO. 64029



Spire Missouri Inc.  
700 Market St.  
St. Louis, MO 63101

December 29, 2022

Ronnie Parker  
201 E Walnut St  
Grain Valley, MO 64029

**Re: Right of Way Vacation – NW Jefferson Court**

**Vacation:** NW Jefferson Court cul-de-sac as described on “Attachment A” and shown on “Attachment B”

Ronnie Parker,

In response to your letter dated 12/29/2022 relative to the above referenced right of way vacation.

Please be advised that Spire Missouri Inc. (“Spire”) has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (Jan 9, 2023 08:09 CST)

Alex Sammet  
Right of Way Area Manager, Missouri  
Spire Missouri Inc.

TJF: PAB  
cc: RJPark536@att.net

Engineering Dept. Approval:   
JMA

System Planning Approval:   
MAR



UTILITY COMMENT FORM

Utility Company: EVERGY

Date: 12-5-2022

Requested Vacation: Right-of-way

I have been notified of the petition to vacate the following Attached legally described as follows:

[INSERT LEGAL DESCRIPTION]

Utility Company Comments:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason(s) described below.

Describe reason(s) for objection or easements to be retained:

Signature of Utility Company Representative

Title

711 Main Street  
Grain Valley, MO 64029  
816.847.6200

[cityofgrainvalley.org](http://cityofgrainvalley.org)

LIFE OUTSIDE THE LINES



UTILITY COMMENT FORM

Utility Company: City of Grain Valley

Date: 5-24-2023

Requested Vacation: Tract A,B,C,D

I have been notified of the petition to vacate the following right of way,  
legally described as follows:

[INSERT LEGAL DESCRIPTION]  
Jefferson Court Cul-De-Sac replat of lot 1 Interstate Development Park. Vacation of right of way on tract A, B, C, D. All utility easements to stay in place on all properties. Tract A ROW vacation listed at 789 SF. Tract B ROW vacation listed at 836 SF. Tract C ROW vacation listed at 787SF. Tract D ROW vacation listed at 834 SF.

Utility Company Comments:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason(s) described below.

Describe reason(s) for objection or easements to be retained:

20' utility easement retained between tract A & D  
20' utility easement retained between tract B & C

**Patrick Martin** Digitally signed by Patrick Martin  
Date: 2023.05.30 09:08:09 -05'00'

Public Works Superintendent

Signature of Utility Company Representative

Title

711 Main Street  
Grain Valley, MO 64029  
816.847.6200

[cityofgrainvalley.org](http://cityofgrainvalley.org)

**LIFE OUTSIDE THE LINES**





JEFFERSON ST

NW JEFFERSON ST

JEFFERSON CT

2010

70

70

9909 S  
9908 S  
9907 S

9904 S

2023



## **Parking in Rear Yard – Examples of City Regulations**

### **City of Oak Grove – Section 405.215 Off-Street Parking and Loading**

#### *Residential Districts.*

- a.** In "R-3" and less intensive districts, off-street parking of motor passenger vehicles shall not be permitted in grassy areas. Vehicles licensed as commercial vehicles and weighing less than six (6) tons may be parked within customary driveways.
- b.** The paved area of driveways serving single-family or duplex uses shall not exceed thirty-five (35) feet in width within the exterior setback in which the driveway is located. Driveways serving single-family or duplex uses shall provide a minimum of exterior space to park two (2) vehicles side-by-side.
- c.** On-street parking of vehicles with a gross vehicle weight greater than three-quarter (3/4) ton or containing more than two (2) axles shall be prohibited in "R-3" and less intensive districts. This provision shall not prohibit temporary parking of vehicles making pickups or deliveries.
- d.** In no event shall vehicles be parked on the grass or in any open space or yard area. For the purposes of this Section, a vehicle is every device in, upon, or by which any person or property is or may be transported or drawn upon a roadway, waterway, or via air whether in operational or non-operational condition.

### **City Of Blue Springs –**

#### **Section 405.060 Accessory Uses**

Storage of recreational equipment such as boats, boat trailers, camping trailers, converted buses or trucks, house trailers, provided that storage shall be limited to private garages, side or rear yards of private homes, and in the paved driveways of private homes. Stored vehicles or equipment shall not protrude onto public property, right-of-way or obstruct any sidewalks. No recreational vehicle shall be used for living or sleeping purposes while stored on the premises for a period exceeding fourteen (14) days in a calendar year.

#### **Section 245.260**

- A.** It is hereby deemed and declared to be a nuisance to have or maintain off-street parking in any area in the City of Blue Springs, Missouri, unless said area is permanently surfaced with dust-free material.

## City Of Independence – 14-510-09.1

Recreational vehicles and equipment shall be parked or stored as follows:

1. Residential front or street side yard—Such equipment shall be parked or stored on a paved, all-weather surface. No recreational vehicle or equipment shall be parked or stored within the right-of-way or over the sidewalk. No recreational vehicle or equipment shall be parked or stored on any lot within the vision clearance area as defined in [Chapter 17](#) of the City Code.
2. Residential rear or interior side yard—Such equipment shall not be parked or stored within seven feet of an interior side or rear lot line but need not be on a paved, all-weather surface.
3. In residential districts, recreational vehicles and equipment must be parked or stored on property with either a principal or accessory building and cannot be parked or stored on a vacant lot.
4. Recreational vehicles and equipment may not be parked or stored on an O, C, or I zoned property except for establishments intended for such parking or storage such as recreational vehicle parks, vehicle sales lots, and residential storage warehouses.
5. All recreational equipment must be properly stored on a trailer if such equipment is not roadworthy.

### Lee's Summit –

#### *Property Maintenance Code*

##### *Section 302.11 Vehicle Parking and Storage*

*Regulations.* Recreational Vehicles located on private property shall conform to the following regulations.

##### *302.11.1 Definitions.*

Storage (stored) shall mean a period of more than 7 days for the purposes of this Section.

Parking (parked) shall mean a period of 7 days or less for the purposes of this Section.

*302.11.2 Restricted Vehicles.* No motor vehicles designed or regularly used for carrying freight, merchandise, or other property or more than (8) passengers and that is licensed in excess of (1) ton gross vehicle weight shall be stored or parked in a residential district, except for deliveries or as otherwise allowed per Table 302.11.1.

*Exception:* In zoning districts other than the industrial zoning districts, construction equipment and construction vehicles may not be stored, parked or repaired on the premises (other than in enclosed garages), except as follows:

1. When being utilized for construction activities on the premises pursuant to a valid permit issued by the City for construction work necessitating the use of equipment, or when used for permitted work on the public right-of-way; or
2. When the equipment is used as an accessory use or allowed by a Special Use Permit in accordance with Unified Development Ordinance Division IV of Article 6; or
3. When associated with a special use permit as part of an allowable primary use, such as an equipment rental business.

*302.11.3 Boats, Watercraft, All Terrain Vehicles, Utility Trailers, Campers and Recreational Vehicles.* The following requirements shall apply to the parking and storage of vehicles/items provided within Table 302.11.1 in residential zoned districts at all times, except as specifically noted otherwise.

1. No more than one (1) of the vehicles/items listed in Table 302.11.1 may be stored on lots zoned AG, RDR, RLL, R-1, RP-1, or RP-2 unless stored in a garage or other approved structure.

*Exception:* The storage of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property one (1) acre or more in size in AG or RDR zoning districts.

2. No more than one additional vehicle/item may be permitted to be parked in addition to the one (1) vehicle/item stored in accordance with Table 302.11.1 on lots zoned AG, RDR, RLL, R-1, RP-1 or RP-2.



*Exception:* The parking of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property one (1) acre or more in size in AG or RDR zoning districts.

3. Storage or parking of vehicles/items as provided in Table 302.11.1 in other zoning districts shall be prohibited except when specifically approved as part of a preliminary development plan or special use permit for said purpose.

4. Recreational Vehicles, Travel Trailers and Toy Haulers shall not be used for long-term on-site dwelling purposes and shall not be permanently connected to sewer lines, water lines, electrical lines, or fuel gas lines. When used for short-term dwelling purposes shall be limited to no more than 4 occurrences per year and shall not exceed 28 days per year (allows for 4 occurrences of 7 day durations or variation thereof as long as number of occurrences and total number of days is not exceeded per year).

5. No part of a vehicle/item parked or stored shall extend over any lot line, sidewalk, right-of-way or into the 25' vision clearance triangle.

6. Storage or parking of items permitted by Table 302.11.1 shall only be allowed on hard surfaces, i.e., asphaltic concrete, Portland cement concrete or masonry pavers engineered to support the weight of said vehicle, except as specifically noted otherwise.

a. Accessory storage or parking pads shall be permanently connected to the driveway with an asphaltic concrete, Portland cement concrete constructed to support the weight of said vehicle or item.

b. Separate driveways on corner lots shall be permanently connected to the street or curb with an asphaltic concrete or Portland cement concrete constructed to support the weight of said vehicle.

*Exceptions:*

1. Gravel driveways or parking pads in existence prior to [DATE OF ADOPTION]

2. The parking or storage of a vehicle/item on private property of one (1) acre or more in size.

3. Recreational vehicles, Travel Trailers, Toy Haulers and other similar vehicles or items which operate on or store flammable liquids or gases shall be stored or parked a minimum of 10 feet from the nearest structure on adjacent property.

4. Utility trailers not parked or stored within an enclosed garage shall be kept free of debris, be properly licensed, and be maintained in good repair including, but not limited to, paint or finish, inflated tires and structural components.

*Table 302.11.1  
Exterior Storage of Parking of Vehicles/Items*

Parking or Storage Configuration	Boats, Personal Water Crafts, All Terrain Vehicles, and Associated Trailer	20 Feet or Less in Length: Recreational Vehicle/Travel Trailer/Toy Hauler/Utility Trailer (Open or Enclosed)
Single Drive	Not Permitted	Not Permitted
Single Drive with Accessory Pad	Permitted	Permitted
Two Car Drive	Permitted	Permitted
Two Car Drive with Accessory Pad	Permitted	Permitted
Three Car Drive or Greater	Permitted	Permitted
Three Car Drive or Greater with Accessory Pad	Permitted	Permitted
Separate Drive on Corner Lot	Permitted	Permitted

**Sec. 8.610 Improvement of residential driveways.**

A. Residential driveways shall be constructed of asphaltic concrete, Portland cement concrete or masonry pavers engineered to support the weight of a vehicle. Parking or storage pads adjacent to driveways shall be located in side or rear yards.

B. Parking on other than asphaltic concrete/Portland cement concrete/masonry paved driveways or pads is expressly prohibited, except for lots of one acre or greater in size zoned AG (agricultural) or RDR (rural density residential).

**Parkville –**

only allows recreational vehicles, boats, campers and trailers to be parked on hard surfaces (i.e., asphalt, concrete), meaning that no portion of a yard can be used for parking. For non-residential districts, the storage of these vehicles outdoors is allowed provided they're parked on hard surfaces and screened from view (at least 6 ft. in height) via fencing, a wall, landscaping or topography.

**Merriam KS –**

74-422 (7) Outside storage of boats, trailers, and recreational vehicles provided they are located behind the front building line and not in the required side yard. Such storage shall be on an appropriate hard surface as required in section [74-535\(e\)](#).

No driveway or parking area located between the front building line and the rear building line may exceed 12 feet in width.

No driveway or parking area shall be located, and no vehicle shall be parked, closer than three feet from any side lot line nor closer than seven feet from any rear lot line. No boat, recreation vehicle or trailer shall be parked except in conformance with section [74-422\(7\)](#).

The area devoted to driveway or parking area located behind the rear building line shall not exceed 35 percent of the lot area located behind the rear building line.

**Parking in Rear Yard – Current Ordinance and Possible Options**

Current Ordinance – Section 400.290 Off-Street Parking and Loading Regulations

Parking of automobiles, trucks, boats, trailers, recreational vehicles, lawnmowers, tractors, or any other motorized vehicles is not permitted on unimproved surfaces in front, and side areas of property in commercial, industrial, and residential areas under two (2) acres per parcel throughout the City.

**Option 1 –**

Parking of automobiles, trucks, boats, trailers, recreational vehicles, ~~lawnmowers, tractors~~, or any other motorized vehicles excluding lawn equipment is not permitted on unimproved surfaces in front, rear, and side areas of property in commercial, industrial, and residential areas under two (2) acres per parcel throughout the City.

**Option 2 –**

Parking of automobiles, trucks, boats, trailers, recreational vehicles, lawnmowers, tractors, or any other motorized vehicles is not permitted on unimproved surfaces in front, and side areas of property in commercial, industrial, and residential areas under two (2) acres per parcel throughout the City. Parking is permitted in the rear yard behind an enclosed 6-foot-high privacy fence in residential areas under two (2) acres per parcel.

**Option 3 –**

If parking in the rear yard is an option on an improved surface or behind a 6-foot-high privacy fence, then the item must be setback from the interior side yard 5 feet and the rear yard setback is 6 feet.

**Option 4 –**

No driveway or parking area located between the front building line and the rear building line may exceed 12 feet in width.

**Option 5 –**

Limit the number of automobiles, trucks, boats, trailers, and recreational vehicles parked in the rear yard.