



**CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
January 13, 2021 at 6:30 P.M.
OPEN TO THE PUBLIC**

Join Zoom Meeting:

<https://us02web.zoom.us/j/89891057817?pwd=WkRFcG5zQmhuSm92b1BZTGZSV0dmQT09>

Meeting ID: 898 9105 7817

Passcode: 980609

Dial in number if not using your device's built-in audio: (312) 626-6799

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: APPROVAL OF MINUTES

- November 18, 2020 Regular Meeting

ITEM IV: PUBLIC HEARINGS

1. **Kustom Cruzers** – Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The Property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street lying in the west one-half of the southwest quarter of Section 26, Township 49, Range 30 in the City of Grain Valley, Missouri aka 350 NW Jefferson Street.
2. **Eagle Convenient Storage** – Requesting an amendment to an approved Conditional Use Permit (Ordinance 2448) to change the exterior building materials, roof pitch and roof color on unit storage buildings in Phase 2. The convenience storage facility is located on a 3.13-acre lot described as Lot 1 in Risinger Hills, lying in the northwest quarter of the southwest quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri aka 114 SW Eagles Parkway.

ITEM V: ACTION ITEMS

1. **Kustom Cruzers** – Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The Property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street lying in the west one-half of the southwest quarter of Section 26, Township 49, Range 30 in the City of Grain Valley, Missouri aka 350 NW Jefferson Street.
2. **Eagle Convenient Storage** – Requesting an amendment to an approved Conditional Use Permit (Ordinance 2448) to change the exterior building materials, roof pitch and roof color on unit storage buildings in Phase 2. The convenience storage facility is located on a 3.13-



acre lot described as Lot 1 in Risinger Hills, lying in the northwest quarter of the southwest quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri aka 114 SW Eagles Parkway.

3. **Site Plan - Panda Express** - The drive-thru restaurant will be located on the northeast corner of the Interstate 70 westbound exit ramp and Buckner Tarsney Road on Lot 1 of Grain Valley Marketplace No. 3, a replat of Lot 10, Grain Valley Marketplace, lying in the southwest quarter of Section 26, Township 49, Range 30, in the City of Grain Valley, Missouri.

ITEM V: PREVIOUS BUSINESS

- None

ITEM VI: NEW BUSINESS

- **Election of Officers:**
 - Chairperson
 - Vice Chairperson
 - Secretary
- **2020 Year In Review**

ITEM VII: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on February 10, 2021 at 6:30 pm.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.





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

11/18/2020
Page 1 of 9

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri met in Regular Session on November 18, 2020 in the City Hall Council Chambers.
- The meeting was called to order at 6:35 PM by Chair Debbie Saffell.

ITEM II: ROLL CALL

- *Present: Paul Loving*
- *Present: Kevin Browning (left meeting at 8:37PM)*
- *Present: Craig Shelton*
- *Present: Debbie Saffell*
- *Present: Scott Shafer (arrived at 6:45PM)*
- *Present: Justin Tyson*
- *Present: Bob Headley (BOA Liaison)*
- *Absent: Elijah Greene*
- *There was a quorum.*

ITEM III: PLEDGE OF ALLEGIANCE

- To avoid the spread of COVID and ensure social distancing, the pledge was skipped over.

*Chair Saffell announced that to ensure the safest practices in social distancing, the Commission will take action on an item after the public hearing. This will allow those to leave sooner and not have to wait until later in the meeting to find out the vote on their item.

ITEM IV: APPROVAL OF MINUTES

- Commissioner Browning motioned to approve the minutes from the September 9, 2020 regular meeting. Commissioner Shelton second the motion. The Commission approved the minutes by vote 5-0.

ITEM V: CITIZEN PARTICIPATION: None

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 2 of 9

ITEM VI: PUBLIC HEARING

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit for a Medical Marijuana Infused Products Manufacturing Facility on approximately 6 acres. The property is zoned District M-1 (Light Industrial). This CUP request is in addition to the previously approved CUP for a Medical Marijuana Cultivation Facility. The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 lying in the northwest corner of the northeast quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri. The legal description is Lot 1, Black Industries, a subdivision in Grain Valley aka 415 E. South Outer Belt Road.

- The public hearing was opened by Chair Saffell.
- Director Trosen presented the staff report. Staff recommends approval of the CUP for a Medical Marijuana Infused Products Manufacturing Facility with the four conditions listed in the staff report.
- Commissioner Tyson asked what is the difference between the cultivation and manufacturing?
- Steven Lucas, Attorney for MMM, LLC, stated that cultivation is growing the plant and the manufacturing is taking the cannabis and making it into a product that is typically sold to a dispensary who then sells to the public.
- Mr. Lucas stated that both processes will be conducted within building one.
- Chair Saffell asked how many employees?
- Mr. Lucas responded in phase one there will be 15 employees. With all three buildings, the maximum number of employees will be 45.
- Mr. Lucas stated that staff has been very helpful and supportive in moving this project forwarding.
- Thomas Nolte with Nolte Architect and Planning in Overland Park, KS is the project architect. Mr. Nolte wanted to thank Mr. Mike Russell and Mr. Dick Tuttle with the City's staff for their help and guidance on this project. In addition, the Central Jackson County Fire Protection District has been helpful.
- Commissioner Shelton made a motion to close the public hearing. The motion was seconded by Commissioner Browning. The motion was approved by a vote of 6 to 0.

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 3 of 9

Action Item #1 - Commissioner Tyson motioned to recommend approval of the CUP request with the four conditions in the Staff report. Commissioner Shelton second the motion. The Commission voted 6 to 0 to recommend approval to the Board of Aldermen.

2. **CountryClub Homes, LLC.** Requesting the vacation of the 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south side of the street right-of-way as shown on the plat of "East Kansas City Industrial Park – 3rd Plat", a subdivision in Grain Valley. The proposed vacation area is generally west of Eagle Ridge Blvd. and NW East Kansas City Industrial Blvd. lying in the southwest quarter of Section 27, Township 49, Range 30.
- Chair Saffell opened the public hearing.
 - Director Trosen presented the staff report. Staff recommends that the vacation request be approved.
 - Director Trosen presented the final plat for East Kansas City Industrial Park – 14th plat. The final plat includes the proposed areas (ROW and utility easements) to be vacated into one lot, lot 4 containing 1.15 acres.
 - Bryan Rahn with CountyClub Homes stated that surrounding area has been developed and that this is the final piece.
 - Commissioner Shelton stated that we were going to put a road in there and now we are not and that this creates one lot.
 - Commissioner Shelton made a motion to close the public hearing. The motion was seconded by Commissioner Tyson. The Commission voted 6 to 0 to close the public hearing.

Action Item # 2 – Commissioner Shelton made a motion to recommend approval on the request to vacate the 60-foot right-of-way and utility easements for CountryClub Homes. Commissioner Tyson second the motion. The Commission voted 6 to 0 to recommend approval to the Board of Aldermen.

Action Item #3 – Commissioner Shelton made a motion to approve the final plat for East Kansas City Industrial Park – 14th plat. Commissioner Tyson second the motion. The Commission voted 6 to 0 to recommend approval to the Board of Aldermen.

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 4 of 9

3. **Blue Springs Safety Storage South LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to a 57.4 acre tract of land that is generally east of NW Pamela Blvd, south of NW Woodbury Drive, west of NW Valley Ridge Drive and north of NW Jefferson Street. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that the north 16.6 acres of this tract be designated as single-family, the 8.4 acres in the middle of this tract be shown as multi-family and the south 32.4 acres remain Business Park (Industrial). This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.

 4. **Blue Springs Safety Storage South LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District R-1 (Single Family) on 16.57 acres and from District M-1 (Light Industrial) to District R-2 (Duplex Residential) on 8.44 acres on the tract of land that is generally east of NW Pamela Blvd, South of NW Woodbury Drive and west of NW Valley Ridge Drive. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street aka 31904 E. Jefferson Street.
- Chair Saffell opened the public hearings for items 3 and 4 above.
 - Director Trosen presented the staff report on the request to amend the City's Comprehensive Plan Future Land Use Map. Staff recommends approval.
 - Director Trosen presented the staff report for the request to change the zoning from District M-1 (Light Industrial) to District R-1 (Single Family) and from District M-1 to District R-2 (Duplex Residential) and is further described under item 4 above. Staff recommends approval.
 - Director Trosen presented the staff report for the preliminary plat of East Kansas City Industrial Park. Staff recommends approval.
 - Chair Saffell announced that although she is not one of the immediate property owners impacted by this development, she does reside in Woodbury and is on the Board of the Woodbury Homeowners Association. Saffell stepped down as Chair and will be abstaining when votes occur. Vice Chair Shelton assumed the Chair responsibilities.
 - Toby Williams with Powell CWM Engineering stated that he is the project engineer for the applicant and prepared all the exhibits. He stated that he worked with staff. Originally

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 5 of 9

there was a street proposed from Woodbury to Jefferson but we wanted to segregate residential areas from industrial area and then only the proposed residential areas will have access to Woodbury Drive and the industrial area will have access from Jefferson Street. Mr. Williams talked about the infrastructure and discussed how storm water will be managed.

- Jerry Miller stated that he resides at 911 NW Cedar Lane in Woodbury Estates and is also a member of the HOA Board. He said that he is concerned with the increase in traffic on Woodbury and that Jefferson Street is a narrow road and questions if Jefferson can handle the increase in traffic. He stated that Woodbury and Duncan intersection needs to be improved and stated that Duncan and Buckner Tarsney Road intersection is unsafe. He stated that this development is good for Grain Valley, but it will be putting a lot of traffic onto adjacent streets. He said that a traffic study was conducted, and a four-way stop was added to Woodbury and Pecan.
- Bryan Rahn stated that he is representing Blue Springs Safety Storage South LLC. Mr. Rahn talked about the development and the proposed streets and traffic movement.
- Alderman Headley asked given the increase in traffic on Woodbury from these proposed areas, can another study be done? Director Trosen responded that a trip generation and distribution report was prepared by Powell CWM Engineering and reviewed by City Engineer Dick Tuttle. The report concluded that a four-way stop will be added at the intersection of Whitney and Woodbury.
- Vice Chair Shelton stated that the Commission has talked about in the past the concerns with traffic at Woodbury and Buckner Tarsney Road which is a MoDOT road. We often find that MoDOT is often reactive after development has occurred instead of proactive before potential development.
- Commissioner Tyson talked about the intersection of Duncan and Buckner Tarsney Road and the signalization and asked if MoDOT had plans to improve that intersection? Director Trosen responded no. Commissioner Tyson asked if the city is responsible for Jefferson Street. Director Trosen responded that that Jefferson Street is still owned by MoDOT. He said there has been discussion about the City taking over the maintenance but there is no signed document in place at this time.
- Joshua Espinosa stated that he resides at 1105 NW Aspen Court and that his property backs up to the proposed area and within the 185-foot notification. He said that he was told that

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 6 of 9

nothing would be built on this property. He was wondering if there was a way to keep the tree line that is his back yard. He said that no trees are on his property.

- Mr. Rahn stated the homes will be facing to the south and so the backyards will be adjacent to Mr. Espinosa's property. He is not sure where exactly the trees are regarding property lines but said that the rezoning to the single family is an improvement to how it is currently zoned which is Light Industrial. He further stated that they try to preserve mature trees along property lines if possible.
- Mr. Espinosa stated that the stormwater that drains off the property to the south and that they recently extended a drainage pipe behind his property.
- Mr. Williams explained the preliminary design for handling stormwater from the new development.
- Vice Chair Shelton asked that for clarification on a barrier? Mr. Williams responded that a privacy fence will be constructed between the duplex lots and the industrial lots.
- Mr. Espinosa showed photos from his phone regarding the drainage behind his property.
- Dan Garlan stated that he currently lives in Blue Springs but has a contract on the house at 1109 NW Aspen Court and was planning to move in on November 30th. Mr. Garlan said that no one has discussed that this property is like a valley. He walked the property today and said that there are areas that are washing out. He said that at the end of Hilltop, when you look down it is a cliff, and no one has discussed how that will be engineered to extend the street. He said that he has a stepson that lives behind the lake in Woodbury 6th plat. He said that he will be Mr. Espinosa's neighbor unless he backs out. Mr. Garlan said that a buffer should be placed between the proposed houses and Woodbury because there will be a lot of water that will drain from the south to north behind the Woodbury houses.
- Commissioner Loving asked questions about traffic and based on the proposed number of lots for single family and duplexes will put stress on Woodbury, Duncan and Buckner Tarsney and asked if the study only included current development or did it also include this proposed development? Director Trosen stated that the trip generation and distribution report took into consideration the proposed development.
- Mr. Williams discussed trip generation and the peak hours when a residence will generate the most traffic. This study will then determine what traffic mitigation measures need to take place as a part of the development. The results from the study concluded that a four-way stop sign will be needed at Whitney and Woodbury.
- Commissioner Loving asked what is the schedule to develop this area?

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020

Page 7 of 9

- Mr. Williams responded that it will be developed in phases. The residential are will done in two phases and these will be sequential starting on the north and heading south. The industrial area will also be in two phases. The overall development will take four to five years. He said it will take some time.
- Commissioner Loving asked if this area was in a floodplain? Director Trosen responded no.
- Vice Chair Shelton asked regarding the future land use map by changing it to the classifications requested, will it be consistent with the designation classifications to the west and how it has developed? Director Trosen reviewed the future land use map and showed that the adjacent property to the west is designated single family, multi-family and light industrial just like it has been developed including the street extensions.
- Vice Chair Shelton asked would a buffer area hinder the alignment to extend the streets? Mr. Williams responded yes. Mr. Williams also stated that he does not think from a development standpoint that the tree line will be disturbed.
- Commissioner Shafer asked what assurance would these property owners have if your construction plans do not work? Mr. Williams said that if it is built according to design then it will work. There will be inspections and if the drainage does not work then additional pipes are installed.
- Commissioner Browning asked Mr. Espinosa where his property line is? Mr. Espinosa said that his property line is north of the tree line. He said that his backyard has flooded since the additional drainage pipe was added.
- Commissioner Safer asked if Commission decides to table these items, how does it impact the developer's schedule? Mr. Rahn said that the improvements have been scheduled based on the approval schedule. He said that the first area that will be addressed is the area adjacent to Mr. Espinosa and therefore the drainage will be addressed. Mr. Rahn says if this is tabled then it pushes Mr. Espinosa's problems back.
- There was discussion regarding the approval process on the Comprehensive Plan Map Amendment, rezoning request, and preliminary plat.
- Mr. Miller asked if the engineer considers the surrounding development improvements into the design for this area? Mr. Williams responded yes and provided an explanation.
- Commissioner Shafer made a motion to close the public hearings for the Comprehensive Plan Map Amendment and the Rezoning requests. Commissioner Browning second the motion. The Commission voted 5 to 0 with Commissioner Saffell abstaining.

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 8 of 9

Action Item #4 – Commissioner Loving made a motion to recommend approval on the request to amend the Comprehensive Plan Future Land Use Map as submitted. Commissioner Browning second the motion. The Commission voted 5 to 0 to recommend approval to the Board of Aldermen. Commissioner Saffell abstained.

Action Item #5 – Commissioner Browning made a motion to recommend approval on the request for rezoning as submitted. Commissioner Tyson second the motion. The Commission voted 5 to 0 to recommend approval to the Board of Aldermen. Commissioner Saffell abstained.

Action Item #6 – Commissioner Tyson made a motion to approve the preliminary plat for East Kansas City Industrial Park. Commissioner Browning second the motion. The Commission voted 4 to 1, with Vice Chair Shelton voting no, to approve the preliminary plat. Commissioner Saffell abstained.

ITEM VII: ADDITIONAL ACTION ITEMS

7. Final Plat -Eagle Ridge Estates – 4th Plat – Requesting approval of final plat on 3.35 acres that illustrates 12 lots for single family residential and Tract A for stormwater detention.

- Director Trosen reviewed the staff report. Staff recommends approval.
- Toby Williams with Powell CVM Engineering and project engineer spoke on the plat and explained the need for a tract to handle stormwater versus an easement.
- Commissioner Tyson made a motion to approve the final plat. Commissioner Shafer second the motion. The Commission voted 6 to 0 to recommend approval on the final plat for Eagle Ridge Estates 4th Plat to the Board of Aldermen.

8. Site Plan Review – Heartland Dental – Lot 1 in Mercado Plaza. Located at SW Corner of Woodbury Drive and Buckner Tarsney Road.

- Director Trosen reviewed the staff report. Staff recommends approval.
- John Davis with Foresight Real Estate Services stated he was representing the applicant.
- Vice Chair Shelton asked if there are any plans for the center of the development area. Director Trosen responded not at this time. Director Trosen talked about the Burger King and the change in plat to accommodate MoDOT’s request for additional right-of-way.

Commissioners Present

Craig Shelton
 Paul Loving
 Debbie Saffell
 Scott Shafer
 Justin Tyson
 Kevin Browning
 Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



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

11/18/2020
Page 9 of 9

- Commissioner Tyson asked if an irrigation system is planned. Mr. Davis stated yes.
- Vice Chair Shelton asked if there is a need for more dentists. Mr. Davis responded that this is a national group and they have done extensive research to determine that there is a need for more dental services in Grain Valley.
- Commissioner Tyson made a motion to approve the site plan for Heartland Dental. Commissioner Loving second the motion. The Commission voted 5 to 0 to approve the site plan for Heartland Dental.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- None

There will be no meeting in December and depending upon the status of the Jackson County COVID Order, the January 2021 meeting may be a virtual zoom meeting.

ITEM X: ADJOURNMENT

- Commissioner Loving motioned 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 8:48 PM-

Commissioners Present

Craig Shelton
Paul Loving
Debbie Saffell
Scott Shafer
Justin Tyson
Kevin Browning
Bob Headley (BOA Liaison)

Commissioners Absent

Elijah Greene

Staff Officials Present

Mark Trosen – CD Director



Community Development
Mark Trosen, Director

Staff Report
Kustom Cruzers
January 13, 2021

ACTION: Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street, 350 NW Jefferson Street.

PURPOSE: To use the lot in the rear of the property to store wrecked vehicles, salvage vehicles and towed vehicles.

ANALYSIS: The applicant/property owner owns and operates an auto body and collision center. In 2004, the Board of Alderman approved Ordinance 1648 that issued a Conditional Use Permit to the applicant to operate a salvage/tow yard at 704 Squire Court which is legally described as lot 2 of Squire Center Industrial Park Subdivision.

Around 15 years ago, the applicant moved their business to 350 NW Jefferson and continued to operate the salvage/tow yard under the assumption that the prior conditional use permit was still active.

However, the City Code Section 400.240 A.4.b states "A [conditional use] permit cannot be assigned or transferred to a different parcel of land".

The applicant/property owner wants to continue using their property as a salvage/tow lot and therefore, is requesting a conditional use permit for this location.

This location does have a privacy fence.

PUBLIC INFORMATION AND PROCESS: Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

RECOMMENDATION: Staff recommends approval.



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 350 NW Jefferson
 Subdivision: Interstat Dev. Park Lot #: Replat of Lot 4 Zoning District: C2 (Transition Overlay)
 Description of Request: Salvage/tow yard

APPLICANT INFORMATION

Name: Homer (Bill) & Laura Pearce
 Company: Kustom Cruzers
 Address: 350 NW Jefferson St
 Telephone: 847-2311 Fax: 847-2620 E-mail: kustomcruzers@sbcglobal.net
 Property Owner: Homer (Bill) Pearce & Laura Pearce
 Additional Contact(s): Laura Pearce

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

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

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

Code: _____
 Applicant's Signature: [Signature]


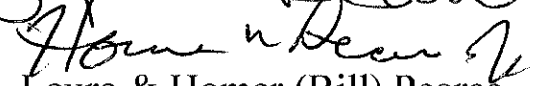
Date: 11/5/2020

Applicant's Signature: [Signature]

Date: 11/5/2020

We own a collision center & have a large back lot that we use to store wrecked vehicles, salvage vehicles & towed vehicles. We have been using our lot as stated for 15 years under the assumption that our prior received permit was still active. We are looking to continue using our property as a salvage/tow lot therefore we need to update/renew our special/conditional use permit. Per ordinance we have an eight foot fence, 6 feet being privacy with a 2 foot barb wire section at top totaling 8 feet.

Thank you for your consideration



Laura & Homer (Bill) Pearce
Kustom Cruzers Collision Center

#14



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/01/2012 09:57:28 AM
DT FEE: \$ 45.00 9 Pages
INSTRUMENT NUMBER:
2012E0082431

When recorded return to:
Homestead Title Company
14111 S Mur Len Road
Olathe, KS 66062
913-390-8880
File #12-10629JAC

DEED OF TRUST
(Participation)

THIS DEED OF TRUST, made this 31st day of July, 2012, by and between Homer W Pearce, Jr & Laura J Pearce, husband and wife and Kustom Cruzers Auto Body, LLC, a Missouri Limited Liability Company, co borrowers, hereinafter referred to as "Grantor," whose address is 350 W Jefferson, Grain Valley, MO 64029

Nachman Law, hereinafter referred to as "Trustee," whose address is 4550 Belleview, Kansas City, Missouri, 6411, and

Heartland Business Capital, Inc., a Kansas certified development corporation certified by the United States Small Business Administration, Grantee, hereinafter referred to as "Beneficiary," who maintains an office and place of business at 8900 Indian Creek Parkway, Suite 150, Overland Park, KS 66210, Grantee.

WITNESSETH, that for and consideration of \$0.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successor and assigns, all of the following described property situated and being in the County of Jackson, State of Missouri.

See Exhibit A

Together with all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditions, apparatus, and elevators (the Grantor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues, and profits of the above described property.

To have and to hold the same unto the Trustee, and the successor in interest of the Trustee, forever, in fee simple or such other estate, if any, as is stated herein in trust, to secure the payment of a promissory note dated July 31, 2012 in the principal sum of \$171,000.00

Homestead Title 12-10629 JAC

EXHIBIT "A"

TRACT 1:

All of the Westerly 150.00 feet of Lot 4, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a Plat of record in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 4, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a Plat of record in the City of Grain Valley, Jackson County, Missouri; thence South 87 degrees, 33 minutes, 51 seconds East, 150.00 feet along the North line of said Lot 4; thence South 01 degrees, 25 minutes, 07 seconds West 200.00 feet to the Northeast corner of Lot 1, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK; thence North 87 degrees 33 minutes, 51 seconds West 150.00 feet along the North line of said Lot 1 to the Northwest corner of said Lot 1, said point also being the Southwest corner of Lot 4 of said subdivision; thence North 01 degrees, 25 minutes, 07 seconds East, 200.00 feet along the West line of said Lot 4 to the Northwest corner of said Lot 4, said point also being the point of beginning.

TRACT 2:

Lot 1, REPLAT OF LOT 1, INTERSTATE DEVELOPMENT PARK, a subdivision in Grain Valley, Jackson County, Missouri.



December 28, 2020

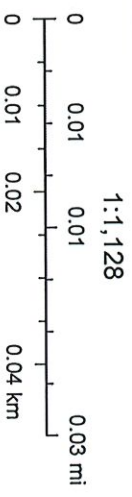
 Tax Parcels

 Addresses

 Green: Band_2

 Red: Band_1

 Blue: Band_3



Copyright nearmap 2015, Jackson County, MO, Missouri Dept. of

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

BILL NO. 04-31

ORDINANCE NO. 1648
FIRST READING 5.24.04 (5-0)
SECOND READING 5.24.04

INTRODUCED BY: Olivarez
Emergency (Agenda amended)

**AN ORDINANCE APPROVING A CONDITION USE PERMIT FOR
KUSTOM KRUZERS AUTO BODY FOR A SALVAGE/TOW YARD**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is desirable, and

WHEREAS, the Board of Aldermen has considered this Conditional Use Permit and deemed it to be within to be in the best interest of the City, and,

WHEREAS, a public hearing was held on May 12 and May 24, 2004 for citizens' for input.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

A Conditional Use Permit is granted for a Salvage/Tow yard at the parcel described below.

704 Squire Court,
Lot 2 of Squire Center Industrial Park

Read two times and PASSED by the Board of Aldermen this 24th day of MAY, 2004, the aye and nay votes being recorded as follows:

ALDERMAN PIOTROWSKI YES
ALDERMAN WHITTON YES
ALDERMAN TODD YES

ALDERMAN SCULLY YES
ALDERMAN OLIVAREZ Y/N
ALDERMAN HALPHIN ABSENT

Mayor (in the event of a tie only)

Approved as to form:


James Cook, City Attorney


Brad Knight, Mayor

ATTEST:


Carol Branson, City Clerk

CITY OF GRAIN VALLEY - PLANNING AND ZONING - PUBLIC

HEARING: The Grain Valley Planning and Zoning Commission will hold virtual public hearings on January 13, 2021 at 6:30 PM to receive input concerning the following requests:

- 1. Kustom Cruzers** - Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The Property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street lying in the west one-half of the southwest quarter of Section 26, Township 49, Range 30 in the City of Grain Valley, Missouri aka 350 NW Jefferson Street.
- 2. Eagle Convenient Storage** - Requesting an amendment to an approved Conditional Use Permit (Ordinance 2448) to change the exterior building materials, roof pitch and roof color on unit storage buildings in Phase 2. The convenience storage facility is located on a 3.13 acre lot described as Lot 1 in Risinger Hills, lying in the northwest quarter of the southwest quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri aka 114 SW Eagles Parkway.

The virtual public hearings will be conducted using the Zoom Meeting platform. To Join Zoom Meeting:

[https://us02web.zoom.us/j/89891057817?pwd=WkRFcG5zQmhuSm92b1BZTGZSV0dm](https://us02web.zoom.us/j/89891057817?pwd=WkRFcG5zQmhuSm92b1BZTGZSV0dmQT09) Meeting ID: 898 9105 7817 Passcode: 980609 Dial in number if not using your device's built in audio: (312)626-6799 All interested parties are encouraged to attend. **Publish: December 26, 2020**



Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
816-847-6220
Fax: 816-847-6206
www.cityofgrainvalley.org

December 26, 2020

Dear Property Owner:

As an owner of property located within 185 feet of a proposed conditional use permit application, you are being notified that the Grain Valley Planning and Zoning Commission will hold a virtual public hearing on Wednesday, January 13, 2021 at 6:30 p.m. to receive input concerning the following request:

Kustom Cruzers – Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The Property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street lying in the west one-half of the southwest quarter of Section 26, Township 49, Range 30 in the City of Grain Valley, Missouri aka 350 NW Jefferson Street.

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Meeting ID: 898 9105 7817

Passcode: 980609

Dial in number if not using your device's built in audio: (312)626-6799

Attendance at this meeting on your part is not required; however, all interested persons are encouraged to attend.

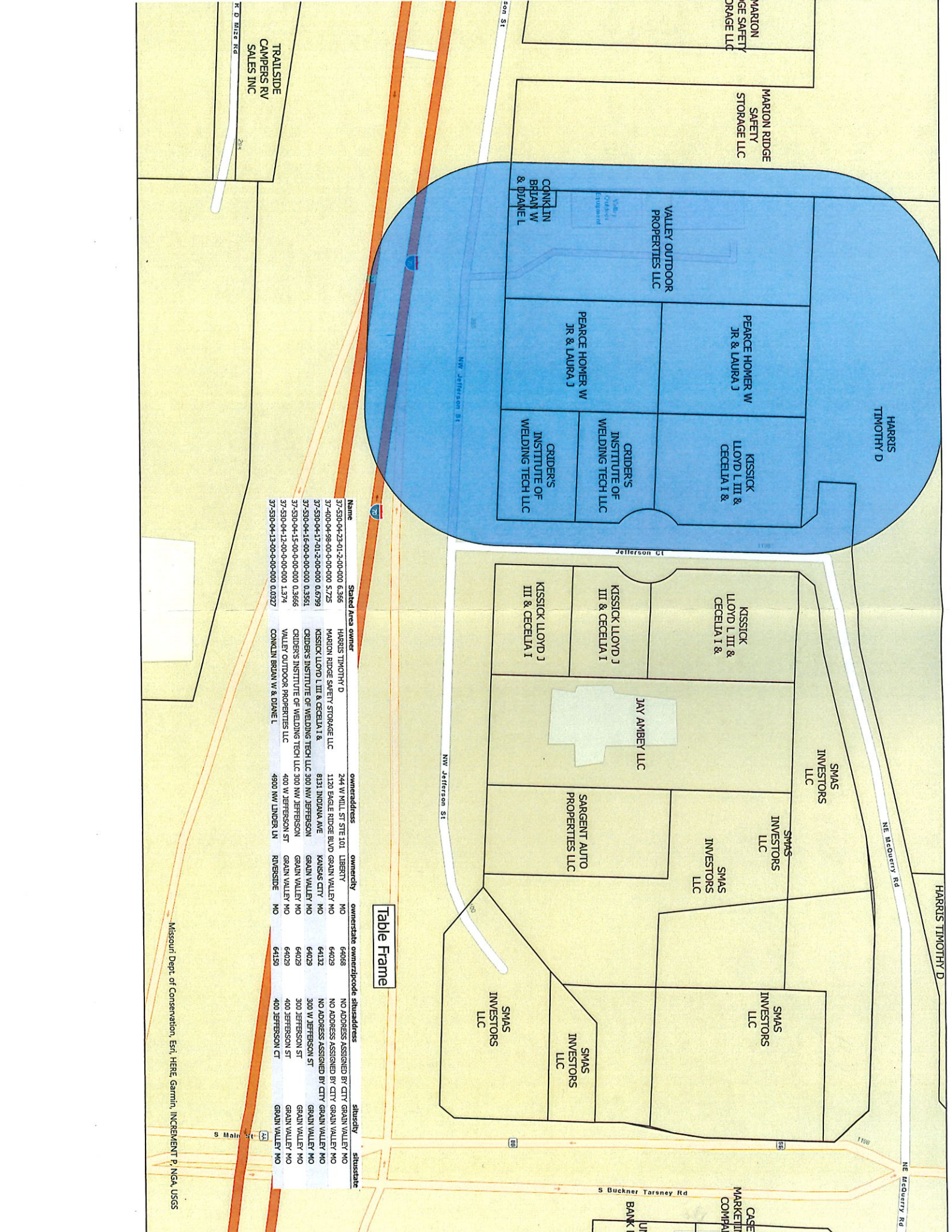
If you have any questions, please feel free to contact me at (816) 847-6221 or mtrosen@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Trosen', written over a white background.

Mark Trosen
Community Development Director

Mark Trosen, Community Development Director



Name	Parcel Area	owneraddress	ownership	ownestate	ownzipcode	situsaddress	situscity	situsstate
37-530-04-23-01-2-00-000 0.386	HARRIS TIMOTHY D	244 W HILL ST STE 101	LIBERTY MO	64068	NO ADDRESS ASSIGNED BY CITY	GRAIN VALLEY MO		
37-400-04-98-00-0-00-000 0.725	MARION RIDGE SAFETY STORAGE LLC	1120 EAGLE RIDGE BLVD	GRAIN VALLEY MO	64029	NO ADDRESS ASSIGNED BY CITY	GRAIN VALLEY MO		
37-530-04-17-01-2-00-000 0.6799	KISSICK LLOYD L III & CECELIA I &	8131 INDIANA AVE	KANSAS CITY MO	64132	NO ADDRESS ASSIGNED BY CITY	GRAIN VALLEY MO		
37-530-04-15-00-00-00-000 0.33561	CRIDER'S INSTITUTE OF WELDING TECH LLC	300 NW JEFFERSON	GRAIN VALLEY MO	64029	300 W JEFFERSON ST	GRAIN VALLEY MO		
37-530-04-15-00-00-00-000 0.3666	CRIDER'S INSTITUTE OF WELDING TECH LLC	300 NW JEFFERSON	GRAIN VALLEY MO	64029	300 JEFFERSON ST	GRAIN VALLEY MO		
37-530-04-12-00-00-00-000 1.374	VALLEY OUTDOOR PROPERTIES LLC	400 W JEFFERSON ST	GRAIN VALLEY MO	64029	400 JEFFERSON ST	GRAIN VALLEY MO		
37-530-04-13-00-00-00-000 0.0327	CONKLIN BRIAN W & DIANE L	4800 NW LINDBER LN	ROTTERSDALE MO	64150	400 JEFFERSON CT	GRAIN VALLEY MO		

Table Frame

Missouri Dept. of Conservation, Earl, HERB, Gammitt, INCREMENT P, NGA, USGS

Staff Report

Eagle Convenient Storage, LLC

January 13, 2021

ACTION: Requesting an amendment to an approved Conditional Use Permit (Ordinance 2448) to change the exterior building materials, roof pitch and roof color on unit storage buildings in phase 2. The convenience storage facility is located on a 3.13-acre lot described as lot 1 in Risinger Hills, aka 114 SW Eagles Parkway.

PURPOSE: To reduce construction costs.

ANALYSIS: The applicant has completed phase 1 of the project. In phase 2, the applicant is requesting the following changes that were previously approved as conditions to the Conditional Use Permit:

- 1) Buildings 9 and 10 – requesting a pitch roof of ½ /12 instead of 4/12.
- 2) All buildings with ½ /12 pitched roofs may have a galvalume finish instead of a burnish slate (dark brown).
- 3) Buildings 9 and 10 can be painted metal exterior siding instead of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be the Choctaw Tumbled Stacked Stone.

Section 400.220 (Additional Controls) of the City Code provides building construction standards along major roadways. If an exterior wall is visible and within three hundred (300) feet of the right-of-way of SW Eagles Parkway than 100% coverage of all visible walls shall consist of masonry materials such as stone, brick, or stucco; glass walls; or wood. A precast concrete panel or metal panels cannot be used. Buildings 9 and 10 are approximately 200 feet from the right of way line for SW Eagles Parkway.

PUBLIC INFORMATION AND PROCESS: Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

RECOMMENDATION: Staff has no objection to the requested changes to roof pitches and color of the roof.

However, Staff does not recommend the request to change the exterior building materials for buildings 9 and 10. As illustrated in the two pictures there is a distinct difference aesthetically between the lap siding and stone and the metal paneling. This is also the design that the applicant presented and agreed to when the Conditional Use Permit was originally approved, and no substantial evidence has been given to change either the Commission's or Board's prior reasoning to require this condition.



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

PLANNING & ZONING APPLICATION

2020-0892

PROJECT INFORMATION

Location: 114 SW EAGLE'S PARKWAY GRAIN VALLEY, MO 64029
 Subdivision: RISINGAR HILLS Lot #: 1 Zoning District: _____
 Description of Request: REQUEST TO CHANGE SPECIAL USE PERMIT DETAILS

APPLICANT INFORMATION

Name: CHAD RISINGAR
 Company: KC METRO RENOVATIONS
 Address: 58 T STREET LEE'S SUMMIT, MO 64086
 Telephone: 816-739-4796 Fax: _____ E-mail: KCMETRORENOVATIONS@GMAIL.COM
 Property Owner: EAGLE CONVEYMENT STORAGE
 Additional Contact(s): _____

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

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

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

Applicant's Signature: [Signature]

Date: 12/4/20

Applicant's Signature: _____

Date: _____

PAID
PAID

DEC 10 2020

Eagle Convenient Storage, LLC

114 SW Eagle's Parkway

Grain Valley, MO 64029

Eagle Convenient Storage (Developer Chad Risinger) would like ask the Grain Valley Board of Alderman for a few changes to the previously approved Special Use Permit. The changes are as follows:

- Building 9 and 10 to have ½/12 pitched roofs instead of 4/12 pitched roof.
- Building 9 and 10 to have painted metal exterior siding instead of Stone and stucco exterior
- All buildings with ½ /12 pitched roofs may have a galvalume finish instead of a brown painted finish

Best regards, Chad Risinger

Eagle Storage

Current

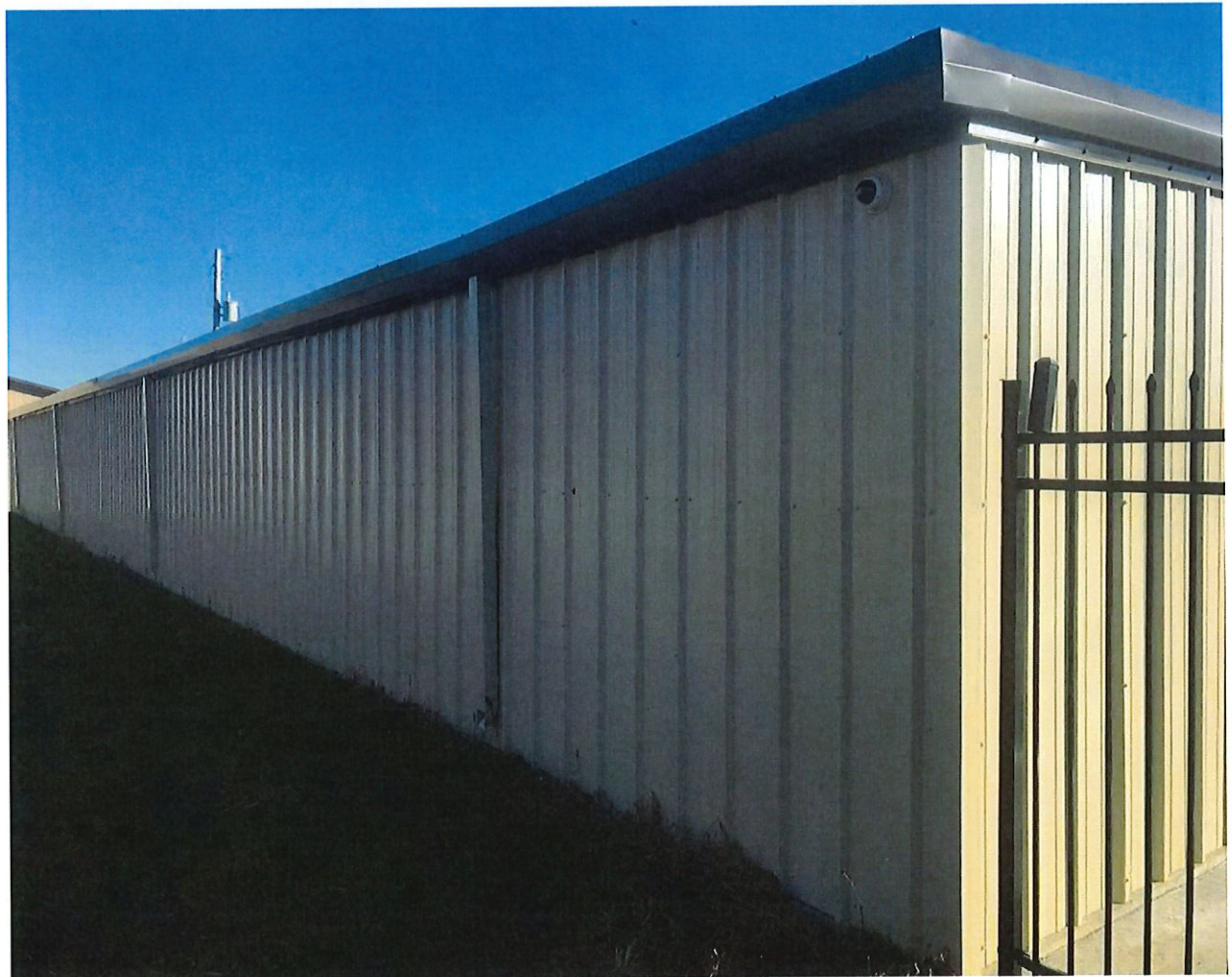
Building

Material

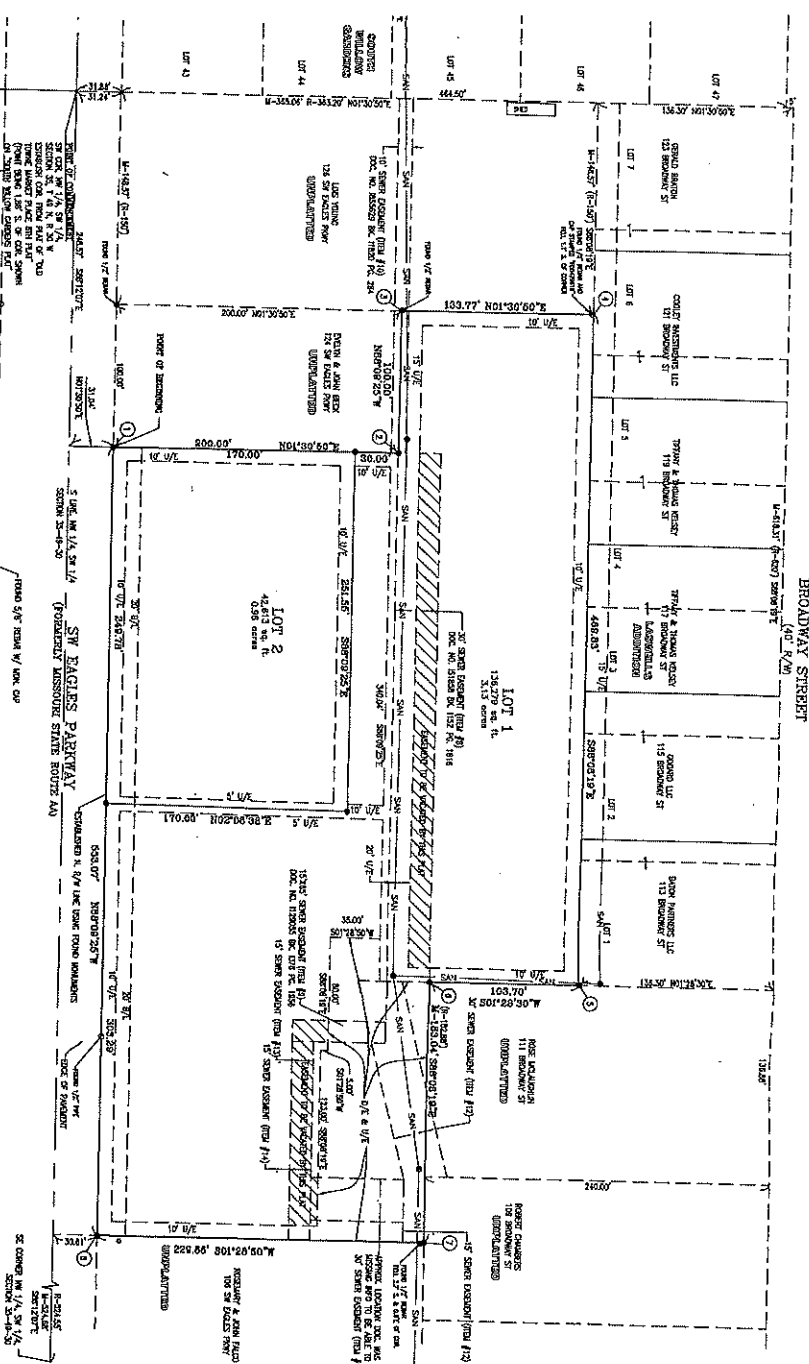
Standards



Proposed



A PART OF THE NW 1/4, SW 1/4 SECTION 35, TOWNSHIP 49, RANGE 30, GRAIN VALLEY, JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATES

- 1. SYSTEM
2. DATUM
3. PROJECTION
4. UNIT
5. SCALE
6. ZONE
7. EARTH CURVATURE
8. CORRECTIONS
9. TOLERANCE

THESE COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR MISSOURI... THE STATE PLANE COORDINATE SYSTEM FOR MISSOURI IS DESCRIBED AS FOLLOWS...

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BOUNDARY & CONSTRUCTION SURVEYING, INC. SIOUX FALLS, SD

APPROVED AND ACCEPTED BY THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF MISSOURI... DATE: 02/28/18

ON THE 18th day of February, 2018, before me, the undersigned, a Notary Public in and for the State of Missouri, personally appeared...

STATE OF MISSOURI, COUNTY OF JACKSON... BOUNDARY & CONSTRUCTION SURVEYING, INC.

PLAT INDICATION: THE UNDERSIGNED HAS REVIEWED THE PLAT AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE MISSOURI PLAT ACT... GRAN VALLEY, JACKSON COUNTY, MISSOURI

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B18-19

ORDINANCE NO.
SECOND READING
FIRST READING

2448
November 26, 2018 (5-0)
November 13, 2018 (5-0)

INTRODUCED BY:
ALDERMAN HEADLEY

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A
CONVENIENCE STORAGE FACILITY FOR CHAD RISINGER**

WHEREAS, the Mayor and the Board of Aldermen are committed to the development of the City; and

WHEREAS, a public hearing was held on October 10, 2018 in which the Planning and Zoning Commission recommended approval of a conditional use permit for convenience storage; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on November 13, 2018; and

WHEREAS, the Board of Aldermen feel this development will provide a needed service to the City of Grain Valley; and

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is desirable.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

SECTION 1: The conditional use permit for convenience storage is hereby approved as outlined in the attachment "Eagle Convenient Storage – Special/Conditional Use Permit Details".

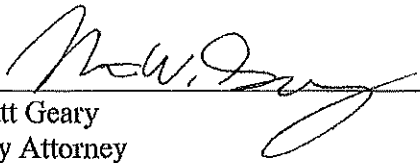
SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this 26th day of November, 2018 the aye and nay votes being recorded as follows:


ALDERMAN BAMMAN	<u>AYE</u>	ALDERMAN COLEMAN	<u>ABSENT</u>
ALDERMAN HEADLEY	<u>AYE</u>	ALDERMAN STRATTON	<u>AYE</u>
ALDERMAN TOTTON	<u>AYE</u>	ALDERMAN WEST	<u>AYE</u>

MAYOR _____ (in the event of a tie only)

Approved as to form:

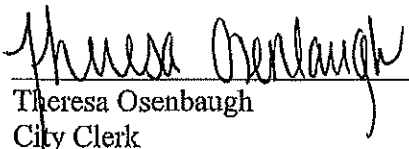


Matt Geary
City Attorney



Mike Todd
Mayor

ATTEST:



Theresa Osenbaugh
City Clerk



Eagle Convenient Storage

Special/Conditional Use Permit Details

Hours of Operation: 6am to 10pm, 7 days a week. Gated Entrance. Key Code Access Only. Onsite Office.

- Lighting: LED wall pack lighting will be installed on all exterior walls located on the interior of the development. (37 Watt, 3000 Lumens) Directional LED lighting pointed inwards at the development will be installed at the end of the buildings that back up to residential areas. (15 Watt, 3000 Lumens) In addition, there will be evergreen landscaping at each of those locations to significantly reduce any possible light pollution from the development. A privacy fence will be installed from building to building near the northwest corner of the property, which directly borders the residents at 124 SW Eagle's Parkway. (as discussed at the meet and greet with neighbors)
- Security: 2K IP Outdoor Security Camera System 4MP HD IP Night Vision Cameras. Cameras will be installed throughout the development. Recordings will be kept for 7 days and will be available to law enforcement if needed.
- Landscaping: Trees and shrubs along the back and sides of the development will be strategically placed. Both to reduce visibility in to the development and to reduce any potential light pollution from leaving the development. Landscaping along Eagle's Parkway will provide an aesthetically pleasing combination of trees, shrubs and plants to complement all of the seasons. 2" Autumn Blaze Maple, 1.5" Royal Raindrop Ornamental Tree,
- Signage: Back Lit Monument Sign. Located near the entrance.
- Timing: Construction for the entire project will begin as soon as the permit is approved. The property known as Charley's Roadhouse will continue to do business under the current liquor license. Charley's Roadhouse **WILL NOT** be seeking a June 2019 Liquor License Renewal. The Charley's Roadhouse property will be developed per the developer's future construction schedule.
- Exterior Elevations: The exterior walls on the south, west and east elevations of buildings 1 and 14 will consist of; LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The west elevation of building 2 will consist of LP SmartSide Cedar Strand Lap Siding on the gable and upper wall section. The lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. The covered porch will have 6x6 Cedar Posts, 4x4 cedar cross post and 4x4 cedar wagon wheel at the end of the gable. The south, west and east elevations of building 13 will consist of LP SmartSide Cedar Strand Lap Siding on the upper wall section and the lower wall section will be similar to the Choctaw Tumbled 2-3" Stacked Stone. All other metal surfaces will consist of 26 gauge PBR screw down metal siding. Wall color will be Sage Brush (tan). The roof color will be Burnish Slate (dark brown)
- Interior Columns, Girts, and Purlins will be galvanized cold form double C channel.
- Roof pitch on building 1,2,3 and 14 will be 4/12.
- The roof pitch on all other buildings will be ½ /12
- The building height for all buildings will be 9'6" from finish grade to the top of the wall section.
- Garage doors will be 9'x8'

CITY OF GRAIN VALLEY - PLANNING AND ZONING - PUBLIC

HEARING: The Grain Valley Planning and Zoning Commission will hold virtual public hearings on January 13, 2021 at 6:30 PM to receive input concerning the following requests:

- 1. Kustom Cruzers** - Requesting a Conditional Use Permit for a vehicle salvage/tow yard on approximately 1.4 acres. The Property is zoned Downtown/Transition Overlay District. The 1.4 acres is generally located 250 feet west of Jefferson Court on the north side of Jefferson Street lying in the west one-half of the southwest quarter of Section 26, Township 49, Range 30 in the City of Grain Valley, Missouri aka 350 NW Jefferson Street.
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<https://us02web.zoom.us/j/89891057817?pwd=WkRFcG5zQmhuSm92b1BZTGZSV0dmQT09> Meeting ID: 898 9105 7817 Passcode: 980609 Dial in number if not using your device's built in audio: (312)626-6799 All interested parties are encouraged to attend. **Publish: December 26, 2020**



Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
816-847-6220
Fax: 816-847-6206
www.cityofgrainvalley.org

December 26, 2020

Dear Property Owner:

As an owner of property located within 185 feet of a proposed conditional use permit application, you are being notified that the Grain Valley Planning and Zoning Commission will hold a virtual public hearing on Wednesday, January 13, 2021 at 6:30 p.m. to receive input concerning the following request:

Eagle Convenient Storage – Requesting an amendment to an approved Conditional Use Permit (Ordinance 2448) to change the exterior building materials, roof pitch and roof color on unit storage buildings in Phase 2. The convenience storage facility is located on a 3.13 acre lot described as Lot 1 in Risinger Hills, lying in the northwest quarter of the southwest quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri aka 114 SW Eagles Parkway.

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If you have any questions, please feel free to contact me at (816) 847-6221 or mtrosen@cityofgrainvalley.org.

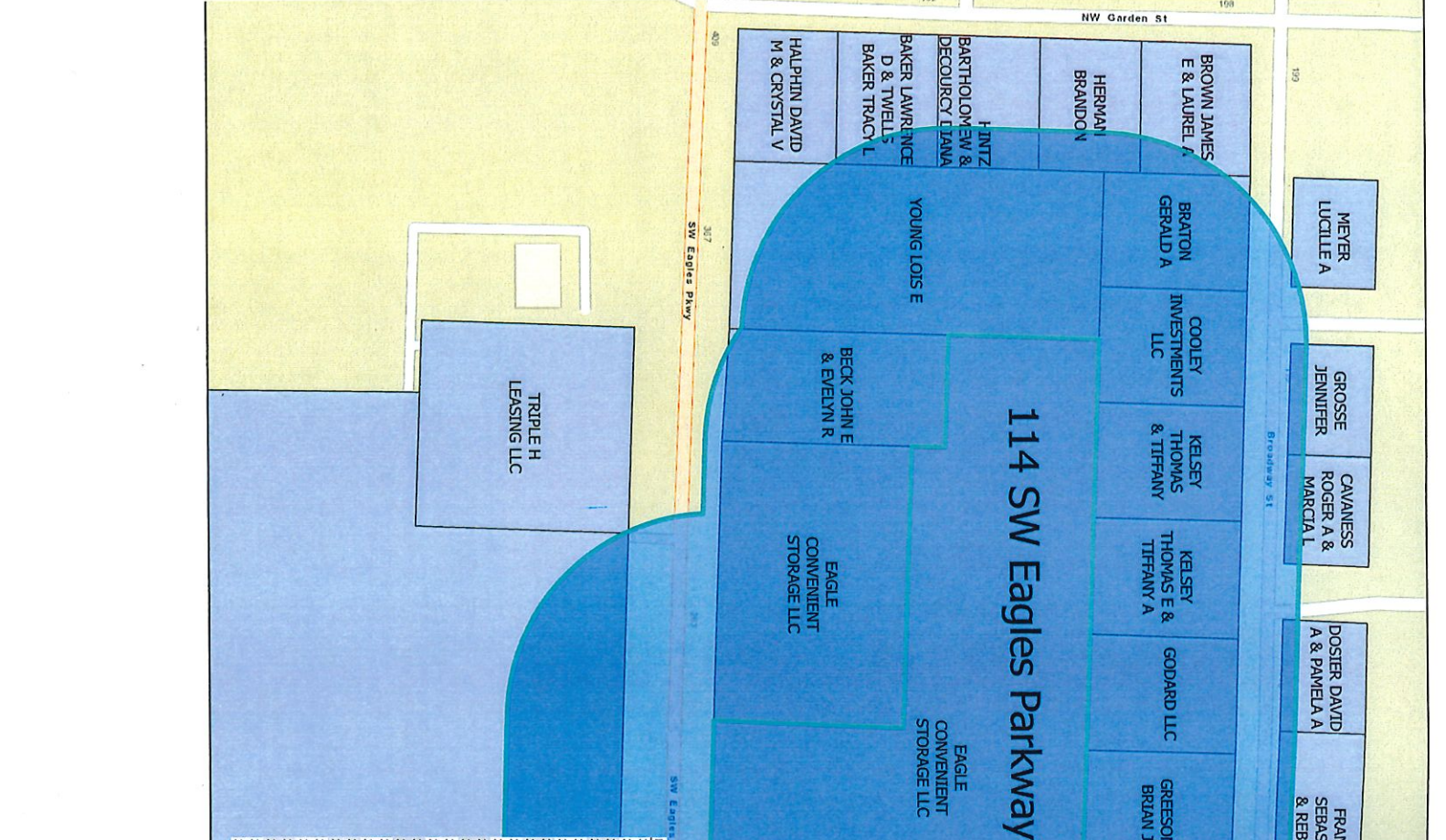
Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Trosen', written over a white background.

Mark Trosen

Community Development Director

Mark Trosen, Community Development Director



Name	Parcel Area	owner/owner	address	ownership	ownerstate	ownerzipcode	streetaddress	city	state	zip
BECK JOHN E & EVELYN R	37-830-07-09-01-3-00-000 0.4591	BECK JOHN E & EVELYN R	124 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029	124 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
COOLEY INVESTMENTS LLC	37-830-07-22-00-00-000 1.261	COOLEY INVESTMENTS LLC	7605 BRICKENRIDGE AVE	KANSAS CITY MO	MO	64138	124 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
FALCO JOHN J & ROSEMARY	37-830-07-22-00-00-000 0.3847	FALCO JOHN J & ROSEMARY	106 SW EAGLES PARKWAY	GRAN VALLEY MO	MO	64029	106 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
CAVANESS ROGER A & MARCIA L	37-830-10-09-00-00-000 0.1876	CAVANESS ROGER A & MARCIA L	1485 N T ZION RD	ODESSA MO	MO	64076	208 CONCORD CIR	GRAN VALLEY MO	MO	64029
BROWN JAMES E & LAUREL A	37-960-09-01-00-00-000 0.2655	BROWN JAMES E & LAUREL A	109 GARDEN ST	GRAN VALLEY MO	MO	64029	109 GARDEN ST	GRAN VALLEY MO	MO	64029
FACE CONVENIENT STORAGE LLC	37-830-07-29-00-00-000 3.13	FACE CONVENIENT STORAGE LLC	107 NW GARDEN ST	GRAN VALLEY MO	MO	64029	NO ADDRESS ASSIGNED BY CITY	GRAN VALLEY MO	MO	64029
HERMAN BRANDON	37-960-09-02-00-00-000 0.244	HERMAN BRANDON	200 TOWNS ST	GRAN VALLEY MO	MO	64029	200 YOUNG ST	GRAN VALLEY MO	MO	64029
FRANTITZA SEBASTIAN P & REBECCA P	37-830-04-24-00-00-000 0.3889	FRANTITZA SEBASTIAN P & REBECCA P	105 BROADWAY ST	GRAN VALLEY MO	MO	64029	105 BROADWAY ST UNIT A	GRAN VALLEY MO	MO	64029
EVANS DOUGLAS JAMES & JESSICA ERIN	37-830-07-03-00-00-000 0.548	EVANS DOUGLAS JAMES & JESSICA ERIN	104 P STREET	LAKE LOTAWANA MO	MO	64086	117 BROADWAY ST UNIT B	GRAN VALLEY MO	MO	64029
KESEY THOMAS E & TIFFANY A	37-830-07-22-00-00-000 0.3118	KESEY THOMAS E & TIFFANY A	107 W BROADWAY ST	GRAN VALLEY MO	MO	64029	107 BROADWAY ST UNIT A	GRAN VALLEY MO	MO	64029
DENHAM FLOYD	37-830-07-23-00-00-000 0.303	DENHAM FLOYD	104 P LAKE SHORE DR	GRAN VALLEY MO	MO	64029	106 GARDEN ST	GRAN VALLEY MO	MO	64029
KESEY THOMAS E & TIFFANY A	37-830-07-24-00-00-000 0.552	KESEY THOMAS E & TIFFANY A	105 GARDEN ST	GRAN VALLEY MO	MO	64029-010	106 GARDEN ST UNIT A	GRAN VALLEY MO	MO	64029
HINTZ BARTHOLOMEW & DECOURCY DIANA	37-960-09-06-00-00-000 0.2448	HINTZ BARTHOLOMEW & DECOURCY DIANA	PO BOX 110	GRAN VALLEY MO	MO	64029	113 BROADWAY ST UNIT B	GRAN VALLEY MO	MO	64029
HALPHIN DAVID M & CRYSTAL V	37-960-09-05-00-00-000 0.2748	HALPHIN DAVID M & CRYSTAL V	PO BOX 1327	GRAN VALLEY MO	MO	64029	201 WALLEY DR	GRAN VALLEY MO	MO	64029
GODDARD LLC	37-830-07-21-00-00-000 0.3074	GODDARD LLC	201 WALLEY DR	GRAN VALLEY MO	MO	64029	108 GARDEN ST UNIT A	GRAN VALLEY MO	MO	64029
GROSSE JENNIFER	37-830-10-08-00-00-000 0.1874	GROSSE JENNIFER	32 E ARBON	GRAN VALLEY MO	MO	63360	301 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
BAKER LAWRENCE D & TWEELS BAKER TRACT L	37-960-09-04-00-00-000 0.2784	BAKER LAWRENCE D & TWEELS BAKER TRACT L	32 E ARBON	MARSHALL MO	MO	64029	126 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
TRIPLE H LEASING LLC	37-830-08-03-00-00-000 0.8013	TRIPLE H LEASING LLC	52 E ARBON	GRAN VALLEY MO	MO	64029	126 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
YOUNG LOIS E	37-830-07-09-01-5-00-000 1.116	YOUNG LOIS E	126 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029	108 SW EAGLES PKWY	GRAN VALLEY MO	MO	64029
OLD TOWNE MARKETPLACE LLC	37-830-07-09-01-5-00-000 1.116	OLD TOWNE MARKETPLACE LLC	1120 A NW EAGLE RIDGE BLVD	GRAN VALLEY MO	MO	64029	113 BROADWAY ST UNIT B	GRAN VALLEY MO	MO	64029
GREENSON BRIAN J	37-830-08-03-01-00-000 8.108	GREENSON BRIAN J	1308 SW GRANITE CREEK DR	GRAN VALLEY MO	MO	64029	109 BROADWAY ST UNIT A	GRAN VALLEY MO	MO	64029
CHAMBERS ROBERT	37-830-07-29-00-00-000 0.3861	CHAMBERS ROBERT	109 BROADWAY ST	GRAN VALLEY MO	MO	64029	109 BROADWAY ST UNIT B	GRAN VALLEY MO	MO	64029
BRATON GERALD A	37-830-07-29-00-00-000 0.5319	BRATON GERALD A	123 BROADWAY	GRAN VALLEY MO	MO	64029	123 BROADWAY ST UNIT A	GRAN VALLEY MO	MO	64029
MAYER LUCILLE A	37-830-07-25-00-00-000 0.3811	MAYER LUCILLE A	200 WALLEY DR	GRAN VALLEY MO	MO	64029	200 WALLEY DR	GRAN VALLEY MO	MO	64029
MCLAUGHLIN ROSE E	37-830-04-22-00-00-000 0.1688	MCLAUGHLIN ROSE E	111 BROADWAY ST	GRAN VALLEY MO	MO	64029	111 BROADWAY ST	GRAN VALLEY MO	MO	64029
DOSIER DAVID A & PAMELA A	37-830-07-26-01-0-00-000 0.7294	DOSIER DAVID A & PAMELA A	201 CONCORD CIR	GRAN VALLEY MO	MO	64029	201 CONCORD CIR	GRAN VALLEY MO	MO	64029
FRANTITZA SEBASTIAN P & REBECCA P	37-830-04-23-00-00-000 0.1773	FRANTITZA SEBASTIAN P & REBECCA P	201 CONCORD CIR	GRAN VALLEY MO	MO	64029	201 CONCORD CIR	GRAN VALLEY MO	MO	64029

Staff Report
Panda Express
January 13, 2021

ACTION: Requesting site plan approval in the Downtown/Transition Overlay District.

PURPOSE: To allow a drive-thru restaurant to be located on the northwest corner of the Interstate 70 westbound exit ramp and Buckner Tarsney Road on Lot 1 of Grain Valley Marketplace No. 3, a replat of lot 10. Lot 1 contains approximately 1.57 acres.

ANALYSIS: The project site used to be a truck stop in the MoDOT right-of-way and frontage road. A new I-70 exit ramp was built leaving the current lot area vacant. MoDOT then sold the land to the current owner of the existing lot 10, Star Acquisitions, Inc.

The combined property is now Lot 1 of Grain Valley Marketplace No. 3 and is now being developed.

The site has an existing gas pipeline and numerous other underground utilities running through the property. There are overhead power lines running through the site that will be relocated to the north property line.

The east property line and the street will be reconstructed and straighten along Sunny Lane at the request of the City Engineer. The reconstructed street will also include a 5-foot-wide sidewalk. The plan needs to reflect the 5-foot-wide sidewalk.

The main access for Panda Express will be from Sunny Lane with also a connection to the Taco Bell west drive.

The south portion of the property will be developed at a later unknown date for another drive-thru restaurant. The lot would need to be split though a minor plat at that time.

The site plan illustrating parking spaces, parking lot, landscaping, trash enclosure and signage complies with city codes.

The proposed exterior building materials comply with Section 400.220 since the visible walls are within 300 feet of the right-of ways of I-70 and Buckner Tarsney Road.

RECOMMENDATION: Staff recommends approval.



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: Buckner Tarsney Road and I-70

Subdivision: Grain Valley Marketplace No. 3 **Lot #:** 1 **Zoning District:** Transition Zone Overlay

Description of Request: Development Site Plan approval

APPLICANT INFORMATION

Name: Linda Leonetti

Company: Heights Venture Architecture + Design

Address: 1111 North Loop West, Suite 800, Houston, TX 77008

Telephone: 281-854-6107 **Fax:** _____ **E-mail:** linda.leonetti@hva.cc

Property Owner: Star Acquisitions, Inc., a Missouri corporation

Additional Contact(s): Eric Abeln, eric.abeln@hva.cc 281-854-6119

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:	
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property See Plat
<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 See G-000
<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) See A-100
<input type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6	Final Plat (6 copies)
<input checked="" type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7	Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8	Landscaping Plan (6 copies) See L1
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9	Building Elevations (6 copies) See A-200,201,202
<input type="checkbox"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10	Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.	12	Construction plans for all public works improvements (6 copies)
	13	Copies of tax certificates from City and County
	14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner See Title Commitment Cover sheet
	15	Off-site easements if necessary
	16	Survey of vacation area
	17	Utility Comment Form - City will provide form

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

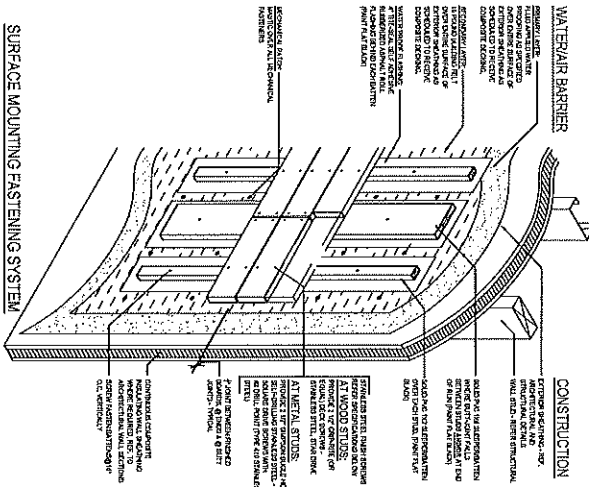
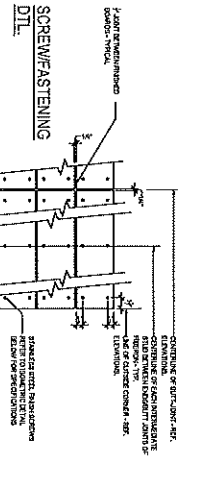
The applicant hereby agrees that all information is provided as required with this application and the City

Code: Linda Leonetti
 Applicant's Signature

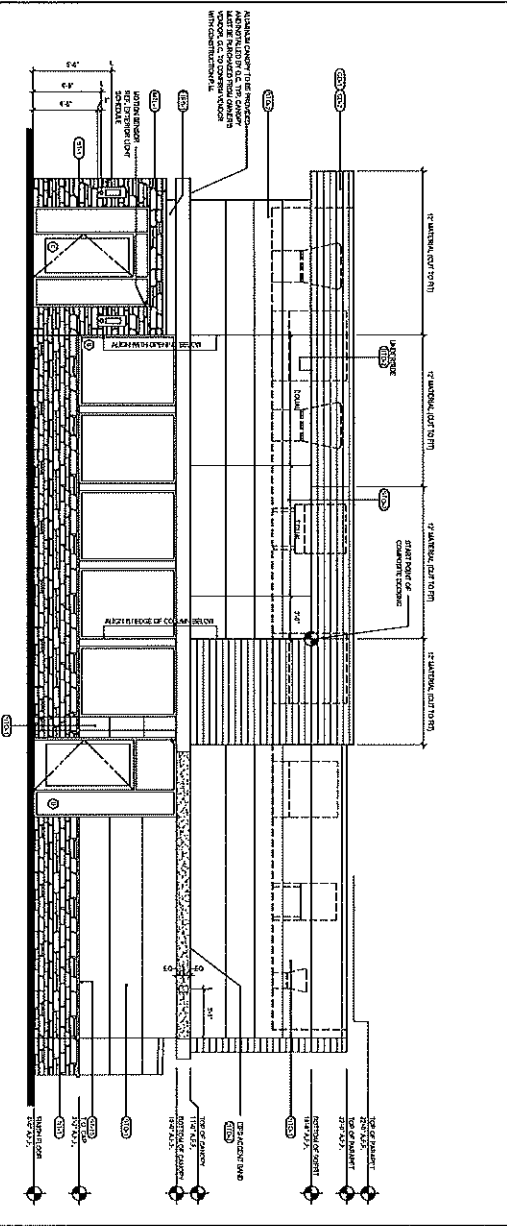
12-10-2020
 Date

Applicant's Signature

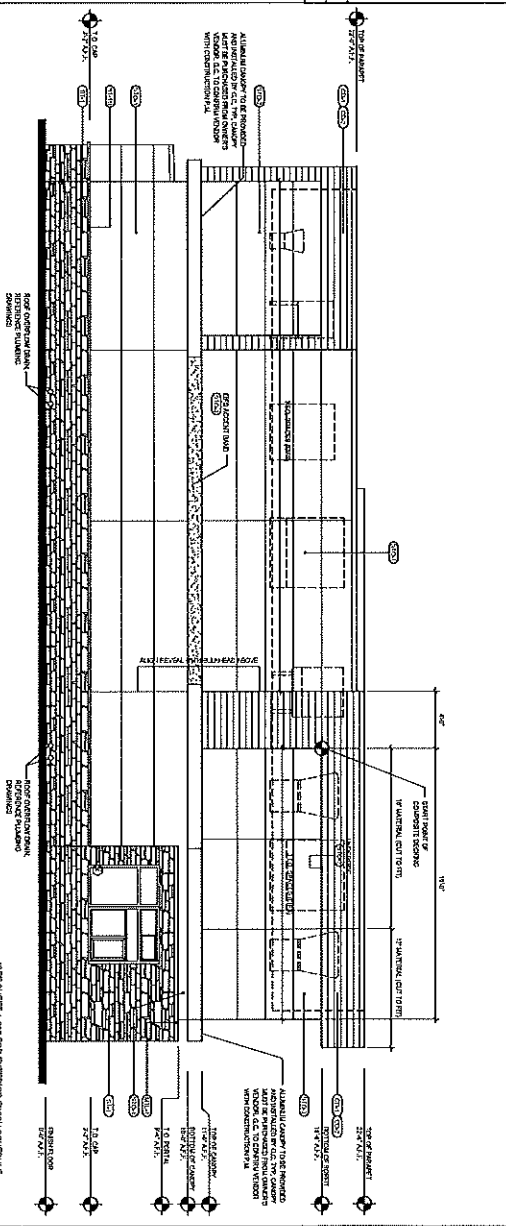
Date



COMPOSITE DECK FASTENING & WATER PROOFING 3
Scale: 1/2" = 1'-0" A-201



EAST ELEVATION 2
Scale: 1/4" = 1'-0" A-201



WEST ELEVATION 1
Scale: 1/4" = 1'-0" A-201



PANDA EXPRESS, INC.
1883 North Central Ave.
Redwood City, CA 94063
Tel: 650.722.2222
Fax: 650.722.2222

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED DATE: _____
BY: _____
CHECKED BY: _____

DESIGN BY: _____
PROJECT # _____
ARCHITECT # _____

DATE: _____
SCALE: _____

PROJECT # _____
ARCHITECT # _____

DATE: _____
SCALE: _____

PROJECT # _____
ARCHITECT # _____

DATE: _____
SCALE: _____

PROJECT # _____
ARCHITECT # _____

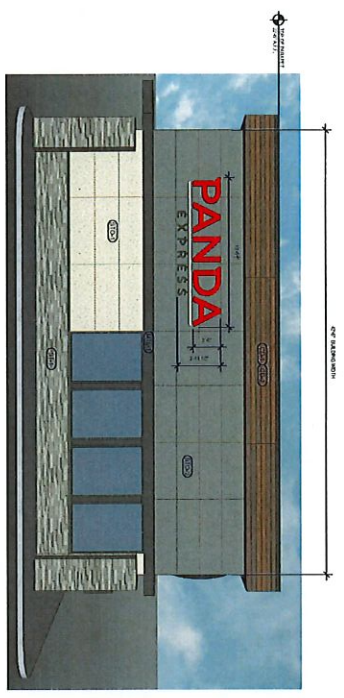
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PROJECT # _____
ARCHITECT # _____

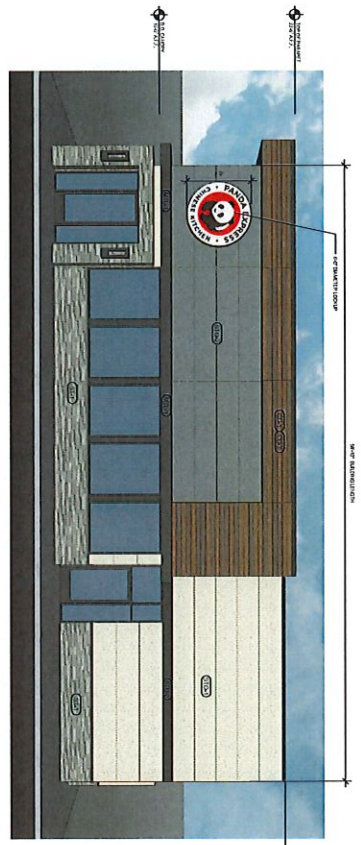
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PROJECT # _____
ARCHITECT # _____

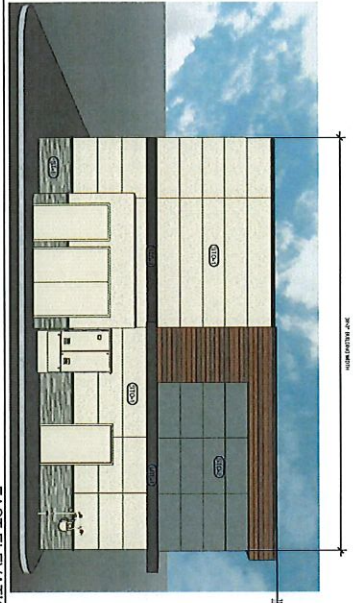
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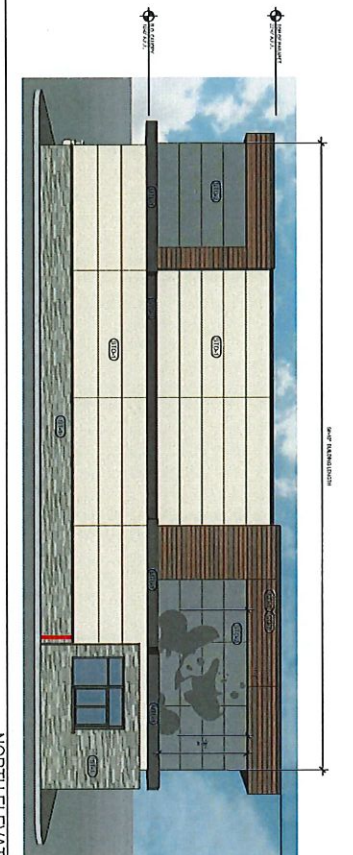
WEST ELEVATION 4
Scale: 3/16" = 1'-0" A-202



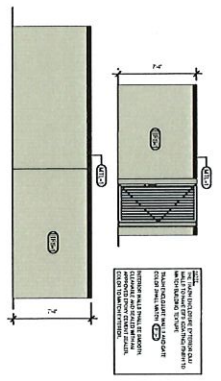
SOUTH ELEVATION 2
Scale: 3/16" = 1'-0" A-202



EAST ELEVATION 3
Scale: 3/16" = 1'-0" A-202



NORTH ELEVATION 1
Scale: 3/16" = 1'-0" A-202



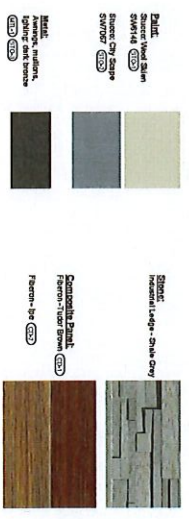
DUMPFSTER ELEVATION 5
Scale: 3/16" = 1'-0" A-202

EXTERIOR FACADE PLANE OFFSET CALCULATION

ELEVATION	ROAD VIEW	WALL HEIGHTS	15% AREA REQUIRED	FACE OFFSET
EAST	120	80	131	23
SOUTH	120	130	151	51
WEST	100	140	111	11

EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	FINISH	NOTES
001	CONCRETE	CONCRETE	
002	WOOD	WOOD	
003	GLASS	GLASS	
004	PAINT	PAINT	
005	ROOFING	ROOFING	
006	MECHANICAL	MECHANICAL	
007	ELECTRICAL	ELECTRICAL	
008	PLUMBING	PLUMBING	
009	MECHANICAL	MECHANICAL	
010	MECHANICAL	MECHANICAL	



PANDA EXPRESS, INC.
1603 Walnut Grove Ave.
Roseville, CA 95712
Telephone: (916) 799-8888
Facsimile: (916) 799-2289

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REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2010	ISSUE FOR PERMIT

DESIGN BY: LL
PANDA PROJECT #: 08-21-08-013
PANDA STORE #: 20118
ARCH PROJECT #: 08/13

Heights Venture
ARCHITECTURE + DESIGN
1111 Leaning Tower Blvd., Suite 100
Folsom, CA 95630
Tel: 916.439.7888
Fax: 916.439.7889
www.heightsventure.com

PANDA EXPRESS
THE EWAN & WELCHOME
1470 B STREET
GRAND VALLEY, MI 49431

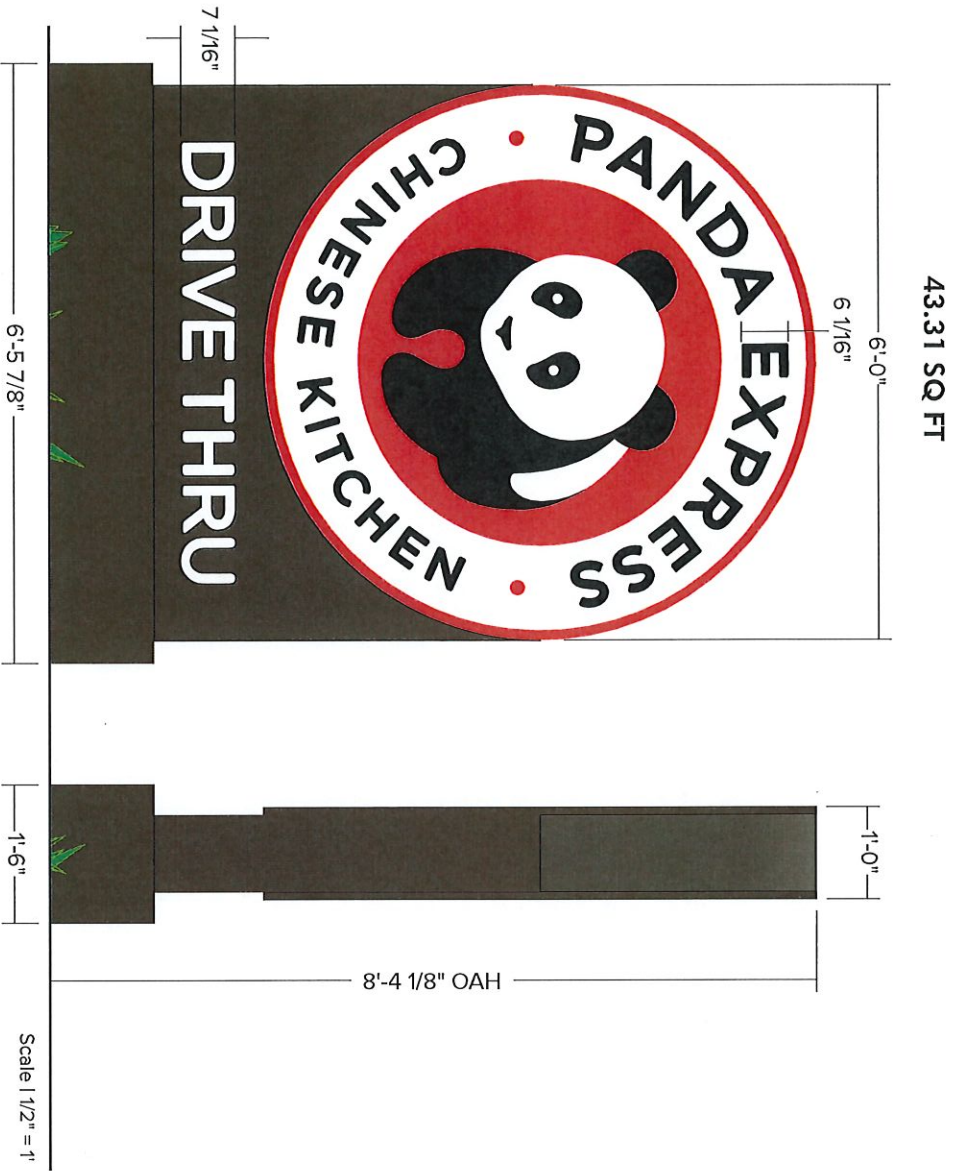
A-202
COLOR
ELEVATIONS

THE EWAN & WELCHOME 250013

S8

Illuminated Monument - (Qty: 1)

Install new internally illuminated double-faced monument sign.
Refer to site plan for exact location.



COLOR SPECIFICATIONS

TOP CLADDING

- .080" Aluminum sign cladding
Color: To match PMS Black 7C

RETAINER

- .080" Routed aluminum ring with .040" welded return
Color: To match PMS Black 7C on return edge only
To match PMS 71C on face

FACE

- .125" Routed aluminum cladding
Color: To match PMS Black 7C

BASE/SKIRT

- .125" Aluminum cladding
Color: To match PMS Black 7C

ILLUMINATED PANDA LOGO

- Bayer Makrolon .77"
#7328 White LD Polycarbonate
- 3M Scotchcal #3630-33 Red film
- 3M #3630-22 Black film

"DRIVE THRU" COPY

- Bayer Makrolon .77"
#7328 White LD Polycarbonate



Revisions:	
X	
X	
X	
X	

File Location:	STND	X
Drive/Clients/	CSTM	
AS		
CR		
EN		

Date:	12.03.2020
Designer:	KB
Pri. SN	

City/State:	Grain Valley MO
Address:	170 & Buckner Tansney Rd

Drawing #	C68468
OE #	135140

Planning and Zoning Commission 2020 Year in Review

Chapter 400 Amendments:

- Fence Requirements – Allowing a fence over 4 feet in height to be setback 8 feet from street right-of-way on a corner lot. The previous setback requirement was 25 feet. Also, clarified sight triangle area for obstructions and yard definitions.

Comprehensive Plan – Future Land Use Map Amendment:

- Blue Springs Safety Storage South LLC – Future Land Use Map was amended that previously designated an area as Business Park to now show the north 16.6 acres as Single Family Residential and the south 8.5 acres as Multi-family (Duplex). The amendment pertains to the East Kansas City Industrial Park Development.

Rezoning:

- CR Aerospace, LLC – Zoning from District C-2 (General Business) to District M-1 (Light Industrial) on 3.1 acres. This business overhauls and repairs compressor case assemblies in aircraft helicopters.
- The Lofts at Old Towne – Zoning from Downtown/Transition Overlay District to R-3p (Multi-family Residential District-Planned Overlay District) on 1.2 acres and District C-1 (Central Business) to R-3p on 1.9 acres. The development consists of 154 rental (one, two and three bedroom) apartment units and a mixed-use indoor amenity center in three buildings.
- Blue Springs Safety Storage South, LLC – Zoning from District M-1 (Light Industrial) to District R-1 (Single Family) on 16.57 acres and from District M-1 to District R-2 (Duplex Residential) on 8.44 acres for the East Kansas City Industrial Park development.

Conditional Use Permit:

- Missouri Made Marijuana, LLC - Medical Marijuana Cultivation Facility on 6 acres in 3 buildings. Located at east end of South Outer Belt Road.
 - Missouri Made Marijuana, LLC – Medical Marijuana Infused Products Manufacturing Facility on same 6 acres and in the same 3 buildings as the cultivation operation.
-

PAGE 2; 2020 Year in Review

Right-of-Way Vacation:

- Vacation of 20-foot alleyway between 309 and 311 Front Street
- Vacation of 60-foot right-of-way for Jefferson Street and the 10-foot utility easements on the north and south sides of the ROW

Preliminary/Final Plats:

- Bush Business Park – Zoned District M-1 (Light Industrial); 4 lots; lot sizes ranging from 1.5 acres to 2.1 acres on Jefferson Street.
- Eagle Ridge Estates 4th Plat – Zoned District R-1 (Single Family Residential); 12 lots; west of where Eagle Ridge Blvd. ends; 3.35 acres

Preliminary Plats:

- East Kansas City Industrial Park –

District R-1	16.57 acres	73 lots
District R-2	8.44 acres	32 lots
District M-1	35.05 acres	19 lots

Final Plats:

- East Kansas City Industrial Park 14th Plat – A replat of Tract A, lot 4 and ROW vacation
- Greystone Estates Phase II – 9 lots – Zoned R-1
- Valley Subdivision – 61 lots – Zoned R-1
- Mercado Plaza – 2 lots and 4 tracts; Downtown/Transition Overlay District
- Rosewood Hills 10th Plat – 42 lots and Tract F, zoned R-1

Site Plan Reviews:

- Burger King
- Heartland Dental

**New Single Family Residential Permits – 162
(2019 Permits – 149)**
