



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

January 11, 2023, at 6:30 P.M.

OPEN TO THE PUBLIC

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

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- October 12, 2022 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

- None

ITEM VII: ACTION ITEMS

1. **Final Development Plan/Final Plat – Copper Creek fka The Lofts at Creekside Landing**- Blue Springs Safety Storage South II LLC is requesting final development plan and final plat approval. The property is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of four (4) apartment buildings containing 24 units in each building; three (3) four-plex buildings and one duplex. The total number of units on the property is 110. The development site is located at the dead end of NW Sni-A-Bar Blvd. east of NW Sni-A-Bar Parkway being part of the southwest quarter of Section 34, Township 49, Range 30, Jackson County, Missouri.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- 1) **Election of Officers**
 - **Chairperson**
 - **Vice Chairperson**
 - **Secretary**





- 2) **Joint Workshop – BOA/Planning & Zoning Commission/Park Board – January 17, 2023 – 6:00PM – Council Chambers – City Hall – Comprehensive Plan Update and Parks Master Plan**

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on February 8, 2023, 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.



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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 October 12, 2022 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: Jim Hofstetter*
- *Present: Elijah Greene*
- *Present: Craig Shelton*
- *Present: Scott Shafer*
- *Absent: Debbie Saffell*
- *Absent: Justin Tyson*
- *Absent: Kevin Browning*
- *Absent: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Hofstetter motioned to approve minutes from the September 14, 2022 meeting. Commissioner Shafer second the motion. The motion was approved by a vote of 4 to 0.

ITEM V: PUBLIC HEARINGS

1. **City Code Chapter 400 Zoning Regulation Amendments**- A Resolution (2022-07) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended whereby a portion of Section 400.230 pertaining to Home Occupations is repealed and new Section 400.520 for Home Occupations is established for No Impact Home Based Businesses under the provisions of HB 1662, new state statutes

Commissioners Present

Craig Shelton
Elijah Greene
Jim Hofstetter
Scott Shafer

Commissioners Absent

Kevin Browning
Justin Tyson
Debbie Saffell
Rick Knox BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
John Mautino – City Attorney



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effective August 28, 2022 that changes the ability of cities to regulate and control home-based occupations.

- Director Trosen presented the Staff Report.
- Commissioner Shafer made a motion to close the public hearing. The motion was second by Commissioner Greene. The motion was approved by a vote of 4 to 0.

ITEM VI: ACTION ITEMS

1. **City Code Chapter 400 Zoning Regulation Amendments**- A Resolution (2022-07) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended whereby a portion of Section 400.230 pertaining to Home Occupations is repealed and new Section 400.520 for Home Occupations is established for No Impact Home Based Businesses under the provisions of HB 1662, new state statutes effective August 28, 2022 that changes the ability of cities to regulate and control home-based occupations.
 - Commissioner Hofstetter asked are we passing what has already been approved by the State Legislature and just ensuring that are local ordinance follows state statue?
 - Director Trosen responded that is correct.
 - Commissioner Shafer made a motion to approve Resolution 2022-07. Commissioner Hofstetter second the motion. The motion was approved by a vote of 4 to 0.

ITEM VII: PREVIOUS BUSINESS

- None

ITEM VIII: NEW BUSINESS

- None

ITEM IX: ADJOURNMENT

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

-The Regular Meeting Adjourned at 6:40 PM-

Commissioners Present

Craig Shelton
Elijah Greene
Jim Hofstetter
Scott Shafer

Commissioners Absent

Kevin Browning
Justin Tyson
Debbie Saffell
Rick Knox BOA Liaison

Staff Officials Present

Mark Trosen – CD Director
John Mautino – City Attorney



**STAFF REPORT - COPPER CREEK
JANUARY 11, 2023**

ACTION: Blue Springs Safety Storage South II LLC is requesting approval of the Final Development Plan and Final Plat for Copper Creek.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as multi-family residential.

BACKGROUND: The Board of Aldermen approved Ordinance 2395 on September 26, 2022 changing the zoning on approximately 7.53 acres to District R-3P (Multi-Family Residential District – Planned Overlay District) and approval of Preliminary Development Plan/Plat for the Lofts at Creekside Landing. The applicant is changing the name of the development to Copper Creek.

ANALYSIS: The Final Development Plan is identical to the approved Preliminary Development Plan and complies with the requirements of the City's land use regulations. In summary, the plan illustrates:

- 1) Four buildings that will contain 24 units in each building, three 4-plexes and one duplex for a total of 110 units. The total land area is 7.53 acres. This yields 14.6 units per acre. The City zoning regulations allow up to 19.6 units per acre for R-3.
- 2) A community building, swimming pool, playground, and pickle ball courts. There is also a courtyard in the center of the four three-story building. There are proposed sidewalks within the development for residents to access these amenities. There is approximately 51% of the site that will be pervious or green space.
- 3) The City regulations require that 220 parking spaces be provided for the number of units proposed. With the garages, the proposed development plan illustrates 255 spaces. There are 8 spaces that will be designated as ADA around the three-story buildings. There are also two designated ADA spaces at the community building.
- 4) The minimum landscaping requirements for multi-family developments are one (1) tree and two (2) shrubs per 7,500 square feet of total lot area. Based on this calculation, the code requirement would be 44 trees and 88 shrubs. The preliminary development plan illustrates 44 trees and 89 shrubs. The plan also proposes the required parking lot landscaping of 11 trees.
- 5) There is a six-foot wood privacy fence proposed along the east, north and west property lines adjoining properties zoned for residential uses, per city regulations.

STAFF RECOMMENDATION: Staff recommends approval of the Final Development Plan and Final Plat for Copper Creek.

Not assigned

12/20/2022 - 12/19/2023

8879410

Planning and Zoning

General

a840f830-80a6-11ed-ae9f-15addbc69bf9

Under Review

Active

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	12/20/2022
Engineering	Reviewing	
Final-Review	Not Reviewed	

Fees

Payments

Site Plan Review	\$0.00
Subtotal	\$0.00
Amount Paid	\$0.00

There are no payments

Application Form Data

(Empty fields are not included)

First Name

Bryan

Last Name

Rahn

Phone Number

(816) 985-2641

Email

bryan@countryclub-homes.com

Do you have an additional contact person?

Yes

Contact First Name

Tony

Contact Last Name

Ward

Email

Tony@safetyministorage.com

Phone Number

(816) 229-8115

Project Street Address

Not assigned

City

Grain Valley

State

MO

Zip Code

64029

Lot #

1

Subdivision

N/A

Zoning District

R-3P Multi Family Residential - Planned Overlay

First Name

Bryan

Last Name

Rahn

Phone Number

(816) 985-2641

Street Address

1120 Eagles Ridge Blvd

City

Grain Valley

State

MO

Zip Code

64029

Please provide a legal description of subject property

SEC-34 TWP-49 RNG-30---ALL TH PT SW 1/4 DAF: BEG SW COR OF LOT 50 CREEKSIDE LANDING 2ND PL TH N 82 DEG 06 MIN 52 SEC E 142.60' TO SE COR SD LOT TH N 10 DEG 27 MIN 14 SEC W 14.26' TO TRUE POB TH CONT N; 10 DEG 27 MIN 14 SEC W 32.2' TH N 01 DEG 52 MIN 38 SEC E 393.73' TH S 89 DEG 13 MIN 26 SEC E 788.96' TH S 00 DEG 46 MIN 16 SEC W 446' MOL TH N 45 DEG 27 MIN 07 SEC W 142' MOL TH S 77 DEG 41 MIN 49; SEC W 307.54' TH WLY ALG CURVE TO RI 162.78' TH N 87 DEG 57 MIN 16 SEC W 226.77' TO TRUE POB

Please upload the final development/site plan

 COPPER CREEK FINAL DEVELOPMENT PLAN-12-14-22.pdf

Please upload the landscaping plan

 COPPER CREEK FINAL LANDSCAPING PLAN-12-14-22.pdf

Please upload the building elevations

 7231-CreeksideLanding_R22-1216 Elevations.pdf

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

 Requested docs.pdf

What type of project is this?

Final Development/Site Plan

Please provide a description of the project

Final Deveopment plan Lofts at Creekside (Copper Creek)

Company Name

Blue Springs Safety Storage South II LLC

Street Address

1120 Eagles Ridge Blvd

City

Grain Valley

State

MO

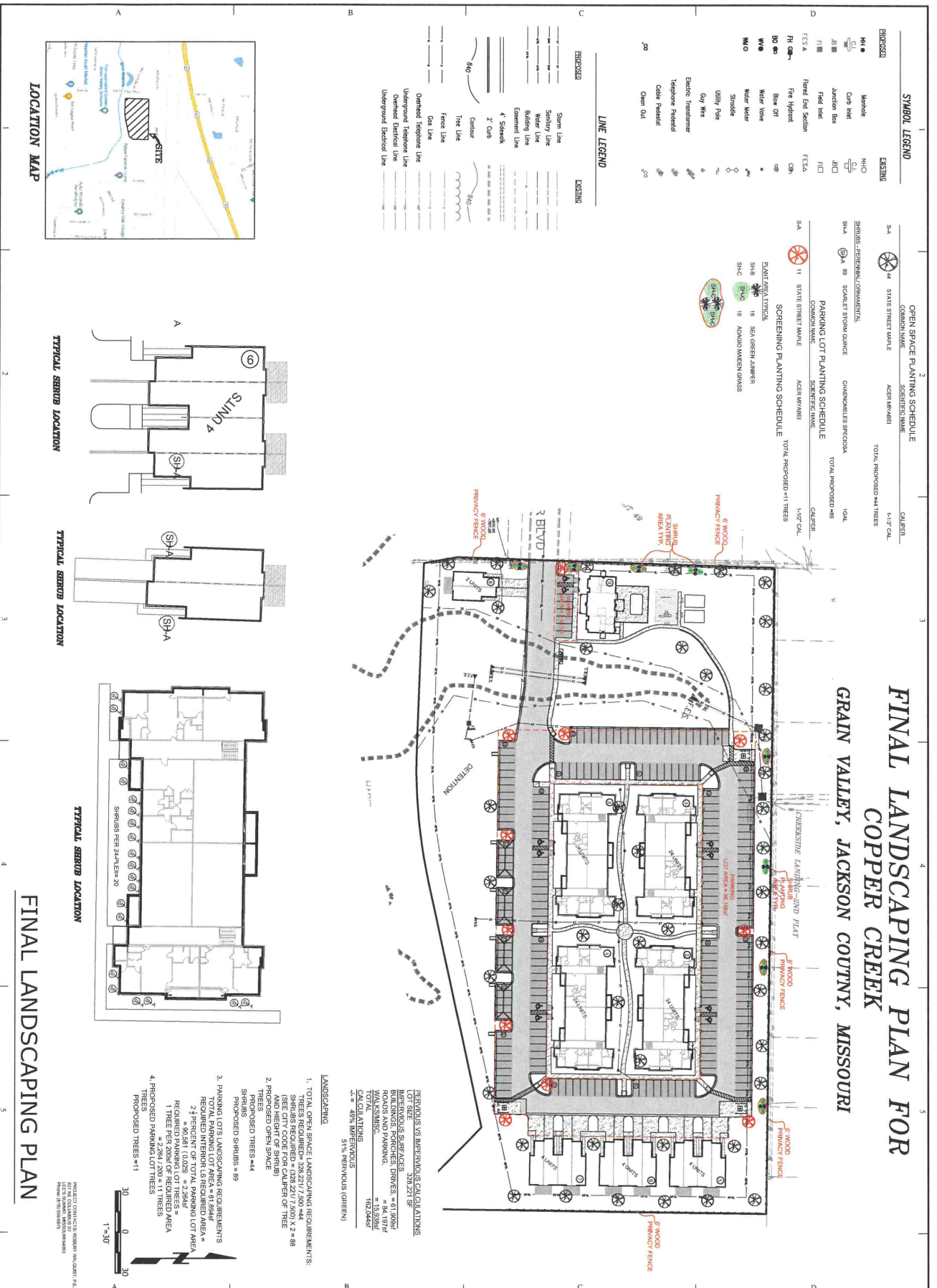
Zip Code

64029

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.

Bryan Rahn - Invalid date



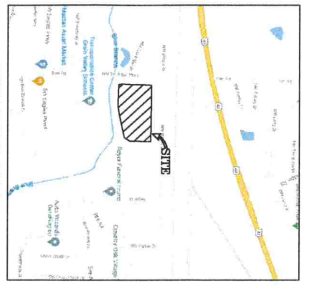
SYMBOL LEGEND

PROPOSED	EXISTING
M4	M4
SH4	SH4
F1	F1
F1.5	F1.5
F1.75	F1.75
F2	F2
F2.5	F2.5
F3	F3
F3.5	F3.5
F4	F4
F4.5	F4.5
F5	F5
F5.5	F5.5
F6	F6
F6.5	F6.5
F7	F7
F7.5	F7.5
F8	F8
F8.5	F8.5
F9	F9
F9.5	F9.5
F10	F10
F10.5	F10.5
F11	F11
F11.5	F11.5
F12	F12
F12.5	F12.5
F13	F13
F13.5	F13.5
F14	F14
F14.5	F14.5
F15	F15
F15.5	F15.5
F16	F16
F16.5	F16.5
F17	F17
F17.5	F17.5
F18	F18
F18.5	F18.5
F19	F19
F19.5	F19.5
F20	F20

LINE LEGEND

PROPOSED	EXISTING
Summ Line	Summ Line
Sanitary Line	Sanitary Line
Water Line	Water Line
Building Line	Building Line
Easement Line	Easement Line
4" Sewer	4" Sewer
2" Curb	2" Curb
Conduit	Conduit
Tree Line	Tree Line
Fence Line	Fence Line
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Overhead Trench Line	Overhead Trench Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

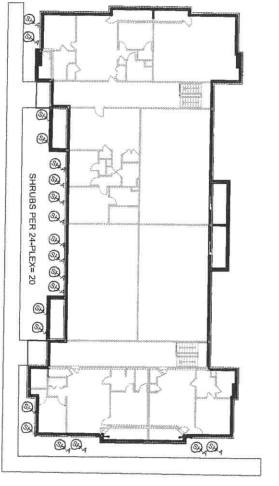
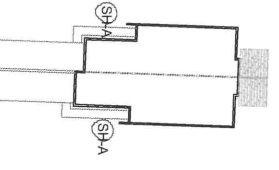
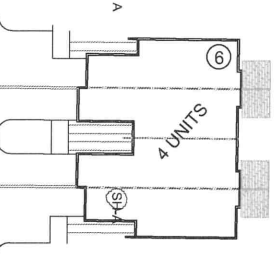
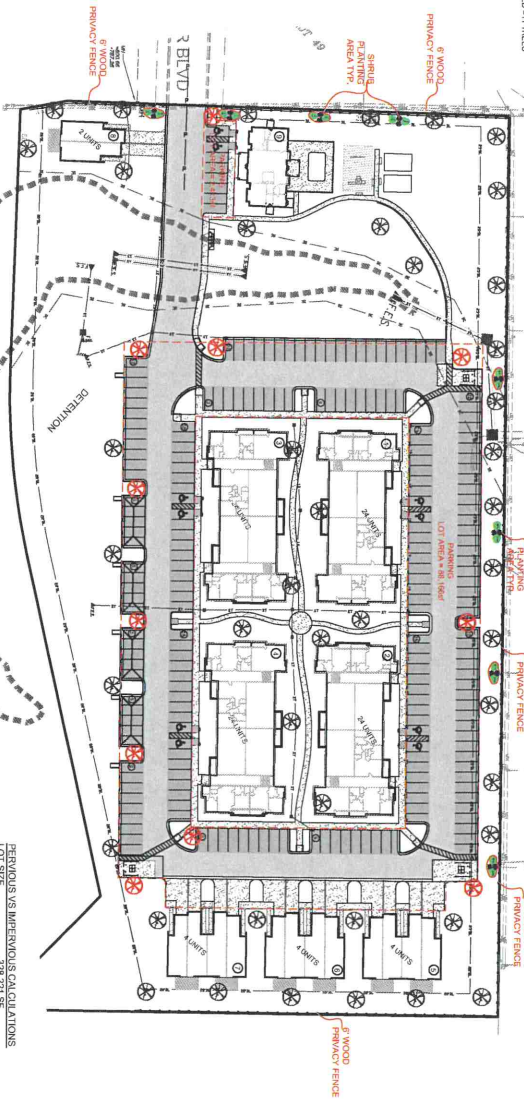
LOCATION MAP



OPEN SPACE PLANTING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	CALIPER
SA	STATE STREET MAPLE	1.1/2" O.A.
TOTAL PROPOSED 44 TREES		
SERIES: PERENNIAL/ORNAMENTAL		
SHA	SCARLET STRIP QUINCE	CHARNOCKITES SPECIOSA
TOTAL PROPOSED 48		
PARKING LOT PLANTING SCHEDULE		
COMMON NAME	SCIENTIFIC NAME	CALIPER
SA	STATE STREET MAPLE	1.1/2" O.A.
TOTAL PROPOSED 11 TREES		
SCREENING PLANTING SCHEDULE		
COMMON NAME	SCIENTIFIC NAME	CALIPER
SA	STATE STREET MAPLE	1.1/2" O.A.
TOTAL PROPOSED 11 TREES		

FINAL LANDSCAPING PLAN FOR COPPER CREEK
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



FINAL LANDSCAPING PLAN

- LANDSCAPING**
- TOTAL OPEN SPACE LANDSCAPING REQUIREMENTS: TREES REQUIRED 50/25/17/200 PER 100' OF FRONT SETBACK (SEE CITY CODE FOR CALIPER OF TREE AND HEIGHT OF SHRUB) TREES REQUIRED OPEN SPACE PROPOSED TREES 44 48% PERENNIOUS (GREEN) 11 48% PERENNIOUS (GREEN) 33
 - PARKING LOT LANDSCAPING REQUIREMENTS: REQUIRED INTERIOR LANDSCAPING AREA = 90,181 (0.028) = 2,964'² REQUIRED EXTERIOR LANDSCAPING AREA = 2,284 / 200 = 11 TREES PROPOSED PARKING LOT TREES 11

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST.
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 550-5675
EMAIL: RWALQUIST@QUISTENGINEERING.COM

DATE: 02-23-21
PROJECT NO: E22-321
SHEET NO: C201
REVISIONS:
DATE: 02-23-21
BY: RWALQUIST
CHECKED: RWALQUIST
APPROVED: RWALQUIST

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

COPPER CREEK
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

15' TYPICAL SET
CONSTRUCTION

TAX BILL

7676

2022 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 37-930-99-02-01-5-00-000

Pay your bill online at: payments.jacksongov.org

PIN #: 2050379

ACCOUNT VALUE	
DESCRIPTION	2022
Market Value Total	\$3,045
Taxable Value Total	\$365
Assessed Value Total	\$365

TAX DISTRIBUTION		
AGENCY	LEVY	AMOUNT
GRAIN VALLEY SCHOOL R-V	4.9271	17.98
CITY - GRAIN VALLEY	1.4494	5.29
FIRE DISTRICT - CENTRAL JACKSON	1.3449	4.91
JACKSON COUNTY	0.5920	2.16
MID-CONTINENT LIBRARY	0.3240	1.18
METRO JUNIOR COLLEGE	0.2028	0.74
MENTAL HEALTH	0.1113	0.41
BOARD OF DISABLED SERVICES	0.0836	0.31
STATE BLIND PENSION	0.0300	0.11
Total Levy Rate	9.0651	

TCA: 045
 Lender:
 Location: NO ADDRESS ASSIGNED BY CITY



37-930-99-02-01-5-00-000
 BLUE SPRINGS SAFETY STORAGE SOUTH II LLC
 1120 NW EAGLE RIDGE BLVD
 GRAIN VALLEY MO 64029

07676

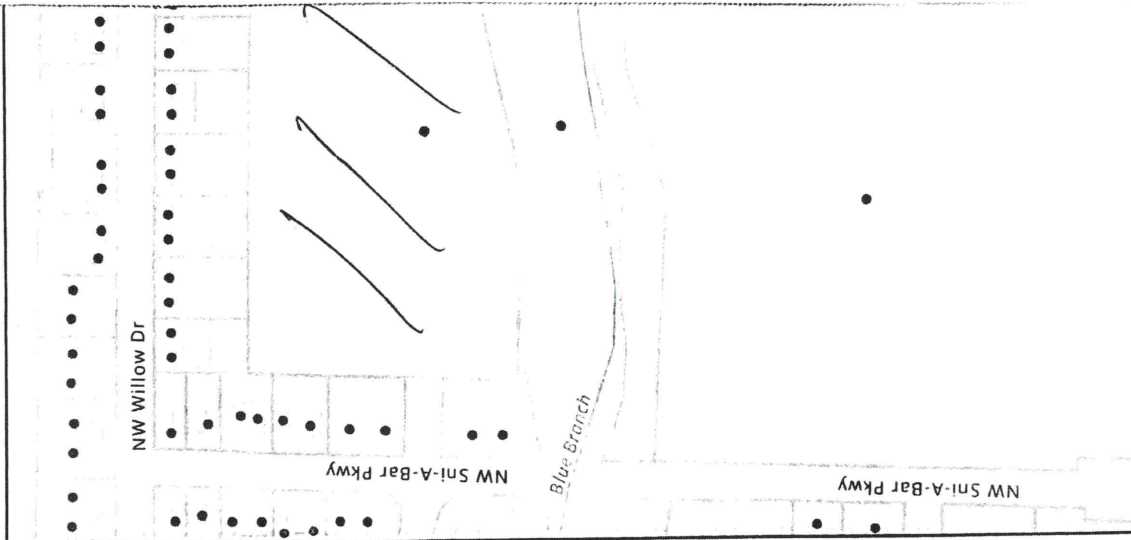
TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2022 A/V Principal-Agricultural	33.09	33.09
Total for Tax Year 2022	\$33.09	\$33.09
Total for All Tax Years	\$33.09	\$33.09

Description of Property

SEC-34 TWP-49 RNG-30---ALL TH PT SW 1/4 DAF: BEG SW COR OF LOT 50 CREEKSIDE LANDING 2ND PL TH N 82 DEG 06 MIN 52 SEC E 142.60' TO SE COR SD LOT TH N 10 DEG 27 MIN 14 SEC W 14.26' TO TRUE POB TH CONT N 10 DEG 27 MIN 14 SEC W 32.2' TH N 01 DEG 52 MIN 38 SEC E 393.73' TH S 89 DEG 13 MIN 26 SEC E 788.96' TH S 00 DEG 46 MIN 16 SEC W 446' MOL TH N 45 DEG 27 MIN 07 SEC W 142' MOL TH S 77 DEG 41 M IN 49SEC W 307.54' TH WLY ALG CURVE TO RI 162.78' TH N 87 DEG 57 MIN 16 SEC W 226.77' TO TRUE POB

*Copper Creek
 Apr
 Gravel*



12/13/2022

Tax Parcels
 • Address Points

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

BILL NO. B22-21

ORDINANCE NO.
SECOND READING
FIRST READING

2395
SEPTEMBER 26, 2022 (4-2)
August 22, 2022 (3-3-1)

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 7.53 ACRES FROM DISTRICT R-3 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED UNIT DEVELOPMENT) TO DISTRICT R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN/PLAT FOR THE LOFTS AT CREEKSIDE LANDING

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

WHEREAS, a public hearing was held on June 8, 2022 in which the Planning and Zoning Commission recommended approval of the zoning change to District R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 7.53 acres and approval of Preliminary Development Plan and Plat for the Lofts at Creekside Landing; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at or around 7:00 p.m. on July 11, 2022; and

WHEREAS, in reviewing the City's 2014 Comprehensive Plan, the proposed rezoning and preliminary development plan would be consistent with the character and intent of the long range plan; 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 zoning for the property generally described below is hereby established as District R-3p (Multi-Family Residential District – Planned Overlay District).

Legal Description:

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01 DEGREE 52 MINUTES 02 SECONDS WEST ALONG THE WEST LINE, 1210.78 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 58 SECONDS EAST, 21.34 FEET TO THE SOUTHWEST CORNER OF LOT 50, "CREEKSIDE LANDING" 2ND PLAT, A SUBDIVISION OF LAND IN SECTION 34, TOWNSHIP 49, RANGE 30, GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE NORTH 82 DEGREES

06 MINUTES 52 SECONDS EAST, 142.60 FEET TO THE SOUTHEAST CORNER OF LOT 50 IN SAID "CREEKSIDE LANDING"; THENCE NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 50, 14.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID LOT 50, NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST, 42.20 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID CREEKSIDE LANDING, 393.73 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID CREEKSIDE LANDING, 788.99 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 16 SECONDS WEST, 450.16 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2016E0085210 AT JACKSON COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE FOLLOWING FOUR COURSES OF SAID DOCUMENT NO. 2016E0085210, COURSE ONE (1): NORTH 45 DEGREES 27 MINUTES 07 SECONDS WEST, 139.32 FEET; COURSE TWO (2): SOUTH 77 DEGREES 41 MINUTES 49 SECONDS WEST, 307.54 FEET TO A POINT OF CURVATURE; COURSE THREE (3): ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 650.00 FEET AND A DISTANCE OF 162.78 FEET; COURSE FOUR (4): NORTH 87 DEGREES 57 MINUTES 16 SECONDS WEST, 226.77 FEET TO THE POINT OF BEGINNING. CONTAINING 7.53 ACRES, MORE OR LESS.

SECTION 2: The Board of Aldermen approves the preliminary development plan and plat for The Lofts at Creekside Landing with recommendation and conditions from the Planning and Zoning Commission.


SECTION 3: 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 26 day of SEPTEMBER 2022, the aye and nay votes being recorded as follows:

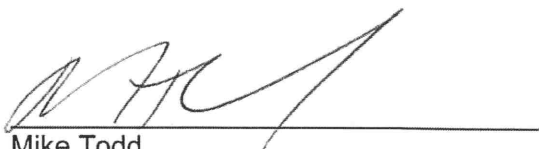
ALDERMAN BASS	<u> NAY </u>	ALDERMAN CLEAVER	<u> AYE </u>
ALDERMAN SKINNER	<u> AYE </u>	ALDERMAN KNOX	<u> AYE </u>
ALDERMAN ARNOLD	<u> NAY </u>	ALDERMAN MILLS	<u> AYE </u>

Mayor _____ (in the event of a tie only)

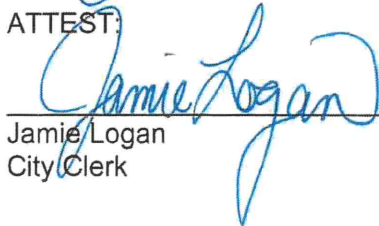
Approved as to form:



 Lauber Municipal Law
 City Attorney



 Mike Todd
 Mayor

ATTEST:


 Jamie Logan
 City Clerk

