CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
April 14, 2021 at 6:30 P.M.
OPEN TO THE PUBLIC

Join Zoom Meeting:
https://us02web.zoom.us/j/85076409842?pwd=STAvNEJIaFZCdXJrbmUzR2hla1pOQT09
Meeting ID: 850 7640 9842 Passcode: 235325
Dial in number if not using your device's built-in audio: (312) 626-6799

ITEM I: CALL TO ORDER

ITEM II: WELCOME NEW MEMBER: JIM HOFSTETTER

ITEM II: ROLL CALL

ITEM III: APPROVAL OF MINUTES

- March 10, 2021 Regular Meeting

ITEM IV: PUBLIC HEARINGS

1. **CREEKSIDE VILLAS–REZONING/PRELIMINARY DEVELOPMENT PLAN** Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 26 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. and is legally described as Lots 1 – 8, Creekside Landing, a subdivision in Grain Valley.

2. **CREEKSIDE COMMONS–AMENDMENT TO COMPREHESIVE PLAN FUTURE LAND USE MAP** - Jeff Handy is requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to a 5.48-acre tract of land that is generally west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. The land use map currently illustrates this tract as Recreation/Open Space and the request is to change it to Multi-Family.

3. **CREEKSIDE COMMONS–REZONING/PRELIMINARY DEVELOPMENT PLAN** Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. and is part of the southeast quarter of Section 33, Township 49, Range 30.

ITEM V: ACTION ITEMS

1. **CREEKSIDE VILLAS–REZONING/PRELIMINARY DEVELOPMENT PLAN** Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 26 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. and is legally described as Lots 1 – 8, Creekside Landing, a subdivision in Grain Valley.

2. **CREEKSIDE COMMONS–AMENDMENT TO COMPREHESIVE PLAN FUTURE LAND USE MAP** - Jeff Handy is requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to a 5.48-acre tract of land that is generally west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. The land use map currently illustrates this tract as Recreation/Open Space and the request is to change it to Multi-Family.

3. **CREEKSIDE COMMONS–REZONING/PRELIMINARY DEVELOPMENT PLAN** Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units. The development site is generally located west of Sni-A-Bar Parkway and south of Sni-A-Bar Blvd. and is part of the southeast quarter of Section 33, Township 49, Range 30.

ITEM V: PREVIOUS BUSINESS

- **None**

ITEM VI: NEW BUSINESS

- **None**

ITEM VII: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on May 12, 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

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on March 10, 2021 via video conference of the Commissioners because of the social distancing order due to the COVID-19 pandemic.

- The meeting was called to order at 6:32 PM by Chair Debbie Saffell.

ITEM II: ROLL CALL

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

ITEM III: APRROVAL OF MINUTES

- Commissioner Tyson motioned to approve the minutes from the January 13, 2021 regular meeting. Commissioner Browning second the motion. The Commission approved the minutes by vote 7-0.

ITEM IV: PUBLIC HEARINGS

Since the representative for the Vacation of Right-of-Way between 215 and 303 Front Street was not on the zoom call, Chair Saffell decided to switch the public hearing order and open the hearing for Capital Paving and Construction Materials to see if a representative would join later.

1. **Capital Paving and Construction Materials** – Requesting a Conditional Use Permit to operate a portable asphalt plant on approximately 14.3 acres that is generally located at the northeast corner of McQuerry and Seymour Roads, 1101 and 1107 S. Seymour Road, Grain

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton		Mark Trosen – CD Director
Elijah Greene		Dick Tuttle, PE – City Engineer
Paul Loving		
Scott Shafer		
Justin Tyson		
Kevin Browning		
Debbie Saffell		
Bob Headley (BOA Liaison)		

Valley, Missouri. The property owner is A4 Holdings LLC. The property is zoned District M-1 (Light Industrial) and District A (Agricultural). Capital Paving will use the portable asphalt plant to pave several MoDOT highway projects during the year.

- Commissioner Browning asked who maintains the outer road to Buckner Tarsney Road. City Engineer Tuttle responded that the City maintains the asphalt part of McQuerry from Seymour to generally the curve or concrete road and then that is maintained by MoDOT.
- Commissioner Browning asked if they are going to rebuild the road once they tear it up because the road is unable to handle that many trucks. City Engineer Tuttle said that is one of the conditions that staff recommended.
- Commissioner Tyson asked is the only outlet from McQuerry and Seymour Road to Bucker Tarsney is by Casey's. City Engineer Tuttle responded that is correct and that is maintained by MoDOT.
- Commissioner Loving asked if the $100,000 is sufficient to cover the cost to repair the road. City Engineer Tuttle responded that he did a calculation based on current asphalt bids.
- Director Trosen reviewed the staff report and stated that if the Planning and Zoning Commission recommends approval then staff recommends that the Conditional Use Permit be subject to seven conditions as printed in report.
- Commissioner Loving asked if there is potable water on-site and if there are bathrooms on-site. City Engineer Tuttle responded yes.
- Commissioner Tyson asked that sometimes the deterioration of the road is from the bottom to the top and you do not notice the cracks until 8 or 10 months later. Is there an end date? City Engineer Tuttle said that they are providing a two-year maintenance bond and based on the number of trucks, if the road were to fail, it would fail in that time.
- Commissioner Shafer said with the housing and the school nearby and with the noise and truck traffic, what does the city gain from this facility? Brandon Reed with Capital Paving responded that the city would not get a sales tax because it is federal project, and the city has not requested compensation. Commissioner Shafer said he could see City Hall phones blowing up with complaints. Mr. Reed agreed that there will be complaints.

- Commissioner Tyson asked what your agreement with MoDOT is if there is damage to the intersection of Buckner Tarsney and McQuerry Road. Mr. Reed responded that he has never had any agreements with MoDOT regarding fixing roads after a project is completed or requiring a bond.
- Commissioner Browning said he believes that part of this property is in the floodplain. Who is responsible for clean-up: city, county, state, federal? City Engineer Tuttle said that is private property and is responsibility of the owner. Mr. Reed also said that when an asphalt plant is placed Missouri Department of Natural Resources requires a storm water permit and air permit that they are required to follow.
- Commissioner Shelton asked about the concrete crushing conditional use permit and the conditions. City Engineer Tuttle talked about the concrete crushing CUP. Commissioner Shelton asked if both the concrete and asphalt could be operating at the same time? City Engineer Tuttle responded yes. Commissioner Shelton asked about the construction of the plant itself. Mr. Reed said that a portable asphalt plant is transported in on seven to eight semi-truck loads and there are attachments that fit together into a drum plant. Mr. Reed said there is steam from plant, noise from plant, dust from the trucks running to and from the paved roads.
- Commissioner Tyson asked City Engineer Tuttle if the City had a jake brake prohibition? City Engineer Tuttle said he did not know. Commissioner Tyson is concerned that if jake brakes are not illegal in the city then it will be very noisy for the residential area nearby.
- Commissioner Loving said that he has experience with another city and when Ideker milled and overlayed Missouri 291 from Lee's Summit to the bridge over the Missouri River, the city charged $25,000 and they paid it. Commissioner Loving would like the Commission to consider charging a fee when a vote is taken.
- Chair Saffell asked what are the hours of operation? Mr. Reed said that I-70 would be the first project and would start in May and June and the hours would be 7PM to 5AM. The other projects would be during the day, 5AM to 7PM. During the day, trucks would be going to the plant hauling aggregate and fly ash and trucks would be hauling hot asphalt during the night-time hours.

- Commissioner Browning asked if we were going to have a city employee there to monitor dust. Director Trosen responded that if dust becomes an issue then we would notify them of the complaint.
- Commissioner Shelton asked about the concrete crushing conditional use permit and asked about the time of year, time of day and hours of day. Director Trosen responded that the CUP stipulated a condition that crushing of concrete shall only occur during the week, Monday through Friday, and during the hours of 7AM to 4PM.
- Commissioner Shelton asked if the hours can be limited in the Conditional Use Permit. Director Trosen responded yes. Commissioner Shelton asked if Mr. Reed would be fine with that. Mr. Reed would be comfortable to limit overnight hours to 45 workdays to complete I70.
- Commissioner Shafer said that he is still concerned with the amount of traffic and noise. He is also concerned with the school busses using McQueery and meeting the dump trucks.
- Commissioner Shelton asked about the path of the trucks and if any would be using Seymour or using McQueery to Buckner Tarsney Road and maybe north to Highway 24 or south to I70. Mr. Reed responded that for all projects they plan to use McQuerry to Buckner Tarsney Road and then south to I70.
- Commissioner Greene is concerned about the odor and asked if it was going to smell like asphalt all summer. How far does the odor travel? Mr. Reed responded that they do get odor complaints. He is unable to give a definite answer on how far the odor travels and only can say that some people are more sensitive to it than others. Commissioner Greene wanted the other Commissioners to know that there will be a strong odor if they had not considered that yet.
- Commissioner Loving asked how many loads of fly ash you will haul in per day. Mr. Reed responded 5 to 8 loads of fly ash per day. Commissioner Loving asked what your source is to get the fly ash. Mr. Reed said they are currently using Thomas Hill power plant. Commissioner Loving asked if they do environmental testing. Mr. Reed said that it goes into the road with the oil, and they have never been required to do that testing before. Commissioner Loving is concerned about the heavy metals in the fly ash. Commissioner Loving asked if they are required to install monitoring wells for run-off purposes. Mr. Reed said that they have never been required to install monitoring wells by MoDNR.

- Commissioner Shelton made a motion to close the public hearing, Commissioner Tyson second the public hearing. The Commission approved the motion by a vote of 7 to 0.

2. **The Vacation of 50-foot right-of-way between 215 and 303 Front Street**– Jerry Simmons (215 Front Street) and Maranda Saunders (303 Front Street) are requesting that the 50-foot right-of-way for Capelle Street between these two properties be vacated since it serves no public interest and that it can be used by the adjacent property owners. The description is the platted right-of-way between Lot 8, Block 5 of the Graves & Ashcraft's Addition (215 Front) and Lot 1, Block 2 of the Finnell's Addition (303 Front), from Front Street on the north to the Kansas City Southern Railroad ROW on the south, all within the City limits of Grain Valley, Missouri.

- Director Trosen presented the Staff Report and stated that staff recommends approval of the vacation of the 50-foot right-of-way (Capelle Street) between 215 and 303 Front Street.
- Commissioner Greene asked if this is the same vacation that came before the Commission last year. Director Trosen stated that last year, the Commission reviewed the vacation of an alleyway that was two properties to the west.
- Commissioner Shelton asked if this is the case that the streets and alleys were platted before the railroad came through and then the city could not continue the street. Director Trosen responded that the railroads were there first and probably restricted the number of at grade crossing and therefore that is probably why Capelle was never built to the tracks and beyond.
- Commissioner Browning asked what the property owners could do with the land. Director Trosen responded that they could add the 25 feet to their current property and build a driveway or structure if there is compliance with city zoning regulations.
- Jerry Simmons introduced himself and said that he owns 215 Front Street. He maintains the right-of-way now. He said that it would be helpful to put in driveways to get cars off the street since Front is an emergency snow route. He said that he has plans to build a garage and that he plans to construct a drive within the 25 feet to access the new garage. Mr. Simmons is also building a new house on his property and taking the value of property from when he purchased it for $35,000 to around $275,000. Mr. Simmons said that he has had to pay all the cost for the vacation process.

- Commissioner Tyson asked if Ms. Saunders is aware that this will increase her taxes. Mr. Simmons responded that he was the one that got her signature on the application and if she did not want the 25 feet of the vacated ROW then he would take her part.
- Mr. Simmons talked about the house and the condition of the structure.
- Commissioner Loving made a motion to close the public hearing. Commissioner Shafer seconded the motion. The Commission voted 7 to 0 to approve the motion.

ITEM V: ACTION ITEMS

1. **The Vacation of 50-foot right-of-way between 215 and 303 Front Street**– Jerry Simmons (215 Front Street) and Maranda Saunders (303 Front Street) are requesting that the 50-foot right-of-way for Capelle Street between these two properties be vacated since it serves no public interest and that it can be used by the adjacent property owners. The description is the platted right-of-way between Lot 8, Block 5 of the Graves & Ashcraft's Addition (215 Front) and Lot 1, Block 2 of the Finnell's Addition (303 Front), from Front Street on the north to the Kansas City Southern Railroad ROW on the south, all within the City limits of Grain Valley, Missouri.

- Commissioner Tyson made a motion to approve the vacation of right-of-way as written. Commissioner Loving second the motion. The Commission approved the motion by a vote of 7 to 0.

2. **Capital Paving and Construction Materials** – Requesting a Conditional Use Permit to operate a portable asphalt plant on approximately 14.3 acres that is generally located at the northeast corner of McQuerry and Seymour Roads, 1101 and 1107 S. Seymour Road, Grain Valley, Missouri. The property owner is A4 Holdings LLC. The property is zoned District M-1 (Light Industrial) and District A (Agricultural). Capital Paving will use the portable asphalt plant to pave several MoDOT highway projects during the year.

- Commissioner Shelton made a motion to approve the Conditional Use Permit subject to the conditions in the Staff Report but with further clarification as noted below (bold text) in items 2 and 3 and the addition of conditions 8 and 9 as stated below:

1) The Conditional Use Permit will expire one year from the date of the Board of Aldermen ordinance.

2) The operation of the asphalt plant shall only occur during the week, Monday through Friday **and that the overnight operation be limited to 60 calendar days from when it starts**.

3) The ingress and egress access for trucks delivering aggregate for asphalt plant or hauling hot asphalt from site shall be from drive east of McQuerry Road. Seymour Road should not be used. **The transportation routes shall use McQuerry Road to Buckner Tarsney Road to I70 and should not use Buckner Tarsney north of McQuerry Road.**

4) The location of the asphalt plant and stockpile areas shall be in accordance with the site plan filed with the application.

5) Prior to operating the asphalt plant, the applicant, with Staff present, shall video and assess the current condition of McQuerry Road.

6) After the asphalt plant closes, the applicant shall repair all damage to McQuerry Road identified by Staff or if damage is too substantial, mill and 4-inch asphaltic concrete overlay from where concrete road ends on McQuerry to Seymour Road.

7) Prior to operating the asphalt plant, the applicant will provide the City with a 2-year maintenance bond written by a bonding company in the amount of $100,000 for McQuerry Road.

8) **Jake Brakes are prohibited on the dump trucks used in the operation of the portable asphalt plant.**

9) **The Board of Aldermen should consider a reasonable fee for the use of the land for a portable asphalt plant.**

- Commissioner Tyson second the motion.
- Director Trosen asked for clarification on a few items. There was discussion regarding reasonable fee and Commissioner Loving experience in another city. Aldermen Headley asked Director Trosen that before this comes before the BOA if there was a way to find out what other cities have done regarding this and what they have charged. Trosen said that he would do his best to find out.
- Chair Saffell asked if there was any further discussion. Commissioner Shafer asked each of the Commissioners would want that in their backyards. He said there will be an odor and depending on the wind direction it may impact south of I70. Commissioner Loving said that fly ash is no "picnic", but he did not feel that we had enough experience in dealing with it and therefore did not make testing a condition to the permit. Commissioner Greene stated what value is being added and that is why a fee should be charged.
- Commissioners Browning, Greene, Shelton, Tyson and Chair Saffell voted in favor of the motion. Commissioners Loving and Shafer voted no on the motion. The Commission voted in favor of the motion by a vote of 5 to 2.

3. **FY2022 – FY2026 Capital Improvement Plan** – The Five-Year Plan provides information for planned infrastructure improvements and major capital purchases with anticipated funding and identifying potential funding sources. The CIP is not a static document, but rather, a fluid document that can be changed as the City's infrastructure and requirements change, development occurs, and funding opportunities become available or change.

- Director Trosen stated that the purpose of the Capital Improvement Plan is a guide to show future capital expenditures. The plan is not a budgeting document and therefore the proposed cost schedules in future years are just projection and these amounts will change when projects are funded, and bids are advertised. The last time the Commission reviewed a CIP was on November 29, 2017 when the 2018-2022 CIP was presented by Staff. The Commission approved that CIP.
- City Engineer Tuttle reviewed a power point presentation with the Commission and pointed out that it is a flexible document with projects and these projects will change from year to year depending upon need and available funding.

- Commissioner Shelton said that the last time the CIP was done there was discussion regarding the shortfall in funding for trails and there has been discussion on social media on trails. Can you brief us on what trails have been done since last CIP? City Engineer Tuttle responded that the trail on Main Street has been completed, Blue Branch Creek trail from Buckner Tarsney to Eagles Parkway, pedestrian bridge is being built this year over Blue Branch Creek with a trail head at the end of Cross Creek, connection along US 40 and completed section of trail along Dillingham Road with the water line project.
- Commissioner Shelton asked about the train issue and had there been discussion regarding building a bridge over a road. City Engineer Tuttle said that you cannot build a bridge over railroad at Sn-A-Bar because of airport. Main Street would be impracticable. Tuttle said there has been discussion regarding interchange to east of city where Lefholz crosses I70.
- Commissioner Tyson said that one of the parks projects shows a trail along Sni-A-Bar from Buckner Tarsney Road through the round-a-bout. It looks like that it is on the east side of the road. He said there is a sidewalk on the west side of the road. Tyson asked is the plan to build the trail on the east side and tear out the sidewalk on the west side. City Engineer Tuttle responded that City specifications require sidewalks on both sides of roads for a Collector Street. Sni-A-Bar is a Collector Street however, a sidewalk was only built on one side. The sidewalk on the west side would stay.
- Commissioner Browning asked about the basin along Buckner Tarsney Road south of the Old Towne Market Shopping Center and if there were plans to improve it. City Engineer Tuttle responded that the basin and the land surrounding it is owned by the Missouri Habitat and is used as a storage basin when the creek floods. He will talk to the property owner about maintenance.
- Commissioner Tyson made a motion to forward the 2022 – 2026 Capital Improvement Plan to the Board of Aldermen. Commissioner Shafer second the motion. The motion was approved by a vote of 7 to 0.

ITEM VI: PREVIOUS BUSINESS

- **Tabled from January 13, 2021 meeting: Election of Officers –**
  Chairperson
  Vice Chairperson
  Secretary
- Chair Saffell announced that she was not interested in being the Chair again and nominated Craig Shelton be the next Chair. She asked if there were any other nominations for Chair or nominations for Vice Chair or Secretary.
- Commissioner Tyson said that he would like to be Vice Chair.
- Commissioner Shafer nominated Commissioner Browning continues as Secretary.
- Chair Saffell made a motion that Craig Shelton be Chair, Justin Tyson be Vice Chair and Kevin Browning be Secretary. Commissioner Shafer second the motion. The Commission voted 7 to 0 on the Election of Officers.

ITEM VII: NEW BUSINESS

- **None**

ITEM VIII: ADJOURNMENT

- Commissioner Tyson made a motion to adjourn the meeting. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 7 to 0.

-The Regular Meeting Adjourned at 8:51 PM-

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton		Mark Trosen – CD Director
Elijah Greene		Dick Tuttle, PE – City Engineer
Paul Loving		
Scott Shafer		
Justin Tyson		
Kevin Browning		
Debbie Saffell		
Bob Headley (BOA Liaison)		

STAFF REPORT
Creekside Villas
April 14, 2021

ACTION: Jeff Handy is requesting a change of zoning on approximately 3.15 acres from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The property owner is CIK Properties, LLC. Mr. Handy has a real estate contract with CIK properties to purchase the property.

BACKGROUND: As indicated above, the property is currently zoned District C-1 and is platted into 8 lots as Creekside Landing – 1st plat. Each of these lots could potentially have a driveway onto Sni-A-Bar Blvd. if a commercial structure were built on each lot. There was no condition or restriction placed on the plat that required the lots to have shared driveways. In staff's opinion, this many lots with driveways having direct access onto a Collector Street can cause potential vehicular conflicts.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as multi-family. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. Furthermore, reducing the number of driveway access points to three onto a Collector Street such as Sni-A-Bar Blvd supports the policy of moving the traffic from residential streets to arterial streets with minimal conflicts with driveways.

PURPOSE: Mr. Handy has filed an application for a change of zoning and a preliminary development plan for 26 multi-family units to be known as Creekside Villas. Mr. Handy states that the target occupant will be 55 or older. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mr. Handy states that Creekside Villas will be a maintenance provide community.

ANALYSIS: A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Creekside Villas, Staff has the following comments:

PAGE 2, STAFF REPORT – CREEKSIDE VILLAS

1) The plan illustrates a 25-foot building line along Sni-A-Bar Blvd. In District R-3, the minimum front yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.

2) The plan has NW Sni-A-Bar labeled as a Drive when it should be labeled as a Blvd.

3) Regarding the parking area, there must be a minimum of 3 spaces designated and signed ADA accessible.

4) For two-bedroom units in multi-family units, the parking space requirement is 2 spaces per unit. There is 26 units. The required number of spaces is 52 spaces. The plan illustrates 72 spaces.

5) Under Section 400.200 for Planned Overlay District, it states that when abutting a residentially zoned district, there shall be a setback of at least ten feet for any parking lot. The area north of the proposed development is zoned District R-2 (Duplex Residential). The preliminary development plan illustrates that the parking lot is very close to the rear property line in some areas.

6) Also, the Planned Overlay District shall be permanently screened from such abutting properties by a wall or fence at least six feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials.

7) The preliminary development plan needs to show the preliminary stormwater layout.

8) Landscaping should not place any trees within the easement where the water line is present along the street. The trees should be located along the building line between the buildings.

9) Will there be master water meters or individual water meters for each unit?

STAFF RECOMMENDATION: When the Preliminary Development Plan is revised to include comments 2, 3, 5, 6, 7 and 8, then Staff would recommend approval of the rezoning and preliminary development plan for the Creekside Villas.

2004I0075462

FINAL PLAT
CREEKSIDE LANDING—1ST PLAT

A Subdivision in the City of Grain Valley, Jackson County, Missouri
located in the Southeast Quarter of Section 33, Township 49 North, Range 30 West
and in the Southwest Quarter of Section 34, Township 49 North, Range 30 West

Filed for Record this 6th day of August, 2004 at 10 o'clock 50 Minutes A.M. Recorded in Book 73 At Page 66.
Instrument Number _____
Director of Records
By _____
Deputy
Recorder's Fee $ 66.00

LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 33, Township 49 North, Range 30 West and the Southwest Quarter of Section 34, Township 49 North, Range 30 West, in the City of Grain Valley, Jackson County, Missouri and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southeast Quarter of said Section 33; THENCE South 01 degrees 52 minutes 20 seconds West, along the East line of said Section 33, a distance of 405.55 feet, to the South right-of-way line of The Kansas City Southern Railway Company and the POINT OF BEGINNING; THENCE South 89 degrees 13 minutes 26 seconds East, along said South right-of-way line, a distance of 100.24 feet; THENCE South 00 degrees 46 minutes 47 seconds West, a distance of 125.00 feet; THENCE North 89 degrees 13 minutes 26 seconds West, a distance of 102.62 feet to the East line of said Southeast Quarter; THENCE South 01 degrees, 52 minutes 20 seconds West, along the East line of said Section 33, a distance of 899.49 feet; THENCE North 77 degrees 06 minutes 31 seconds West, a distance of 39.82 feet, to the East line of Lot 1 BLUE BRANCH ADDITION, PHASE V, a subdivision in the City of Grain Valley, Jackson County, Missouri, according to the plat thereof (recorded plat); THENCE North 01 degrees 52 minutes 20 seconds East, along said East line and the prolongation thereof, a distance of 346.24 feet; THENCE North 41 degrees 53 minutes 56 seconds West, a distance of 34.78 feet; THENCE Westerly, along a curve to the right, having a radius of 430.00 feet, a central angle of 20 degrees 06 minutes 20 seconds, an initial tangent bearing of North 84 degrees 10 minutes 40 seconds West, a distance of 150.89 feet; THENCE North 64 degrees 04 minutes 20 seconds West, a distance of 200.06 feet; THENCE Northwesterly, along a curve to the left, having a radius of 470.00 feet, a central angle of 23 degrees 47 minutes 31 seconds, a distance of 195.17 feet; THUNCE North 87 degrees 51 minutes 51 seconds West, a distance of 50.12 feet; THENCE along a curve to the right, having a radius of 430.00 feet, a central angle of 86 degrees 54 minutes 37 seconds, a distance of 652.25 feet; THENCE North 00 degrees 57 minutes 15 seconds West, a distance of 26.60 feet to said South right-of-way line; THENCE easterly, along said South right-of-way line, along a curve to the right, having a radius of 3544.37 feet, a central angle of 07 degrees 34 minutes 55 seconds, an initial tangent bearing of North 83 degrees 11 minutes 41 seconds East, a distance of 468.99 feet; THENCE South 89 degrees 13 minutes 26 seconds East, continuing along said South right-of-way line, a distance of 593.00 feet to the point of beginning and containing 636,675 square feet or 12.3161 acres more or less.

DEDICATION:

The undersigned proprietors of the described real estate have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be know as "CREEKSIDE LANDING-1ST PLAT".

EASEMENTS:

An easement or license is hereby granted to the city of Grain Valley, Jackson County, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, gas, water and sewer lines, poles, wires and anchors, and all or any of them over, under, or along the strips described herein as "Utility Easement" or "UE" as shown hereon.

An easement or license is hereby granted to the city of Grain Valley, Jackson County, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of any drainage structures, and all or any of them over, under, or along the strips described herein as "Drainage Easement" or D/E" as shown hereon.

STREETS:

The streets shown on this plat not heretofore dedicated to public use as thoroughfares are here so dedicated.

BUILDING LINES:

Building setback lines as shown on the accompanying plat are hereby established.

IN TESTIMONY WHEREOF:

HOYERS INCORPORATED proprietors of the herein described real estate have caused these presents to be signed by them this 20th day of July, 2004

Frances M. Hoyer, President — Barbara A. Hoyer, Secretary

STATE OF Missouri } SS
COUNTY OF Jackson }

On this 20th day of July, 2004 before me the undersigned notary public personally appeared Francis M. Hoyer, President of HOYERS INCORPORATED, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri and Barbara A. Hoyer, Secretary of said Corporation, who are personally known to me to be such officers and who are personally know to me to be the same persons who executed as such officers the within instrument on behalf of said Corporation, and such persons duly acknowledge the execution of the same to the act and deed of said Corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and seal at my office in Jackson County,

My Commission Expires: Feb 11 2006
Notary Public: Rosalie Foley
Rosalie Foley
Print Name

ROSALIE FOLEY
Jackson County
My Commission Expires
February 11, 2006

IN TESTIMONY WHEREOF:

Lloyd J. Klesick III and Cecelia I. Klesick (Husband and Wife) proprietors of the herein described real estate have caused these presents to be signed by them this 20th day of July, 2004

Lloyd J. Klesick III — Cecelia I. Klesick

STATE OF Missouri } SS
COUNTY OF Jackson }

On this 20th day of July, 2004 before me the undersigned notary public personally appeared Lloyd J. Klesick III & Cecelia I. Klesick (Husband & Wife) to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they established the same as his free act and deed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and seal at my office in Jackson County,

My Commission Expires: Feb 11 2006
Notary Public: Rosalie Foley
Rosalie Foley
Print Name

ROSALIE FOLEY
Jackson County
My Commission Expires
February 11, 2006

This is to certify that the accompanying plat of " CREEKSIDE LANDING-1ST PLAT" was submitted to and duly approved by the Grain Valley, Missouri Planning and Zoning Commission this 7th day of June 2004.

Approved: Chairman, Noah Patel — Approved: Secretary: Mike Stuart

CITY COUNCIL

This is to certify that the accompanying plat of "CREEKSIDE LANDING-1ST PLAT" was submitted to and duly approved by the Mayor and Board of Aldermen of the City of Grain Valley, Missouri this 15th Day of July, 2004 by Ordinance No. 1572

Mayor: Brad Knight — City Clerk: Carol Brannon

JACKSON COUNTY ASSESSOR: Brenda A. Ross 1/6/04
DEPUTY ASSESSOR

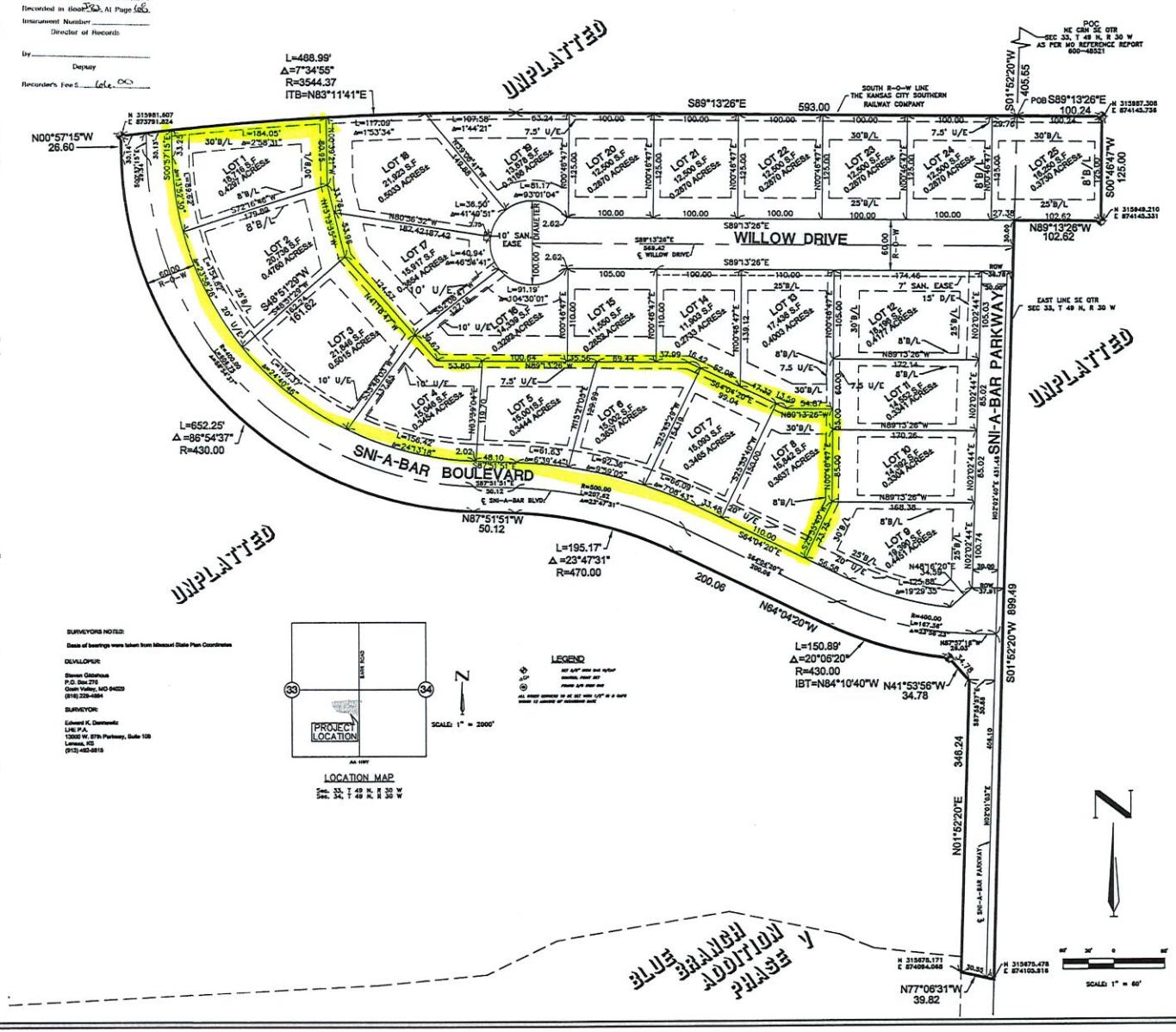
SURVEYORS CERTIFICATION:

I hereby certify that the plat of "CREEKSIDE LANDING-1ST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Surveys of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of Surveying and placing of subdivisions to the best of my belief.

Edward K. Dannewitz
Missouri Registered Land Surveyor No. 2004

STATE OF MISSOURI — EDWARD K. DANNEWITZ — REGISTERED LAND SURVEYOR — LS-2004

July 7, 2004



SURVEYORS NOTE:

Basis of bearings were taken from Missouri State Plan Coordinates

DEVELOPER:

Steven Gilchrist
P.O. Box 216
Grain Valley, MO 64029
(816) 229-4884

SURVEYOR:

Edward K. Dannewitz
LHE P.A.
13300 W. 87th Parkway, Suite 108
Lenexa, KS
(913) 492-5815

LOCATION MAP
Sec. 33, T 49 N, R 30 W
Sec. 34, T 49 N, R 30 W

SCALE: 1" = 2000'

LEGEND

LHE P.A.
ENGINEERS • SURVEYORS
& LANDSCAPE ARCHITECTS &
PLANNERS • TRANSPORTATION
13300 W. 87th STREET
LENEXA, KANSAS 66215-2800
913/492-5815
FAX 913/492-5258
www.lhe-pa.com

CREEKSIDE LANDING-1ST PLAT
AA HWY & BARR ROAD
GRAIN VALLEY, MISSOURI
FINAL PLAT

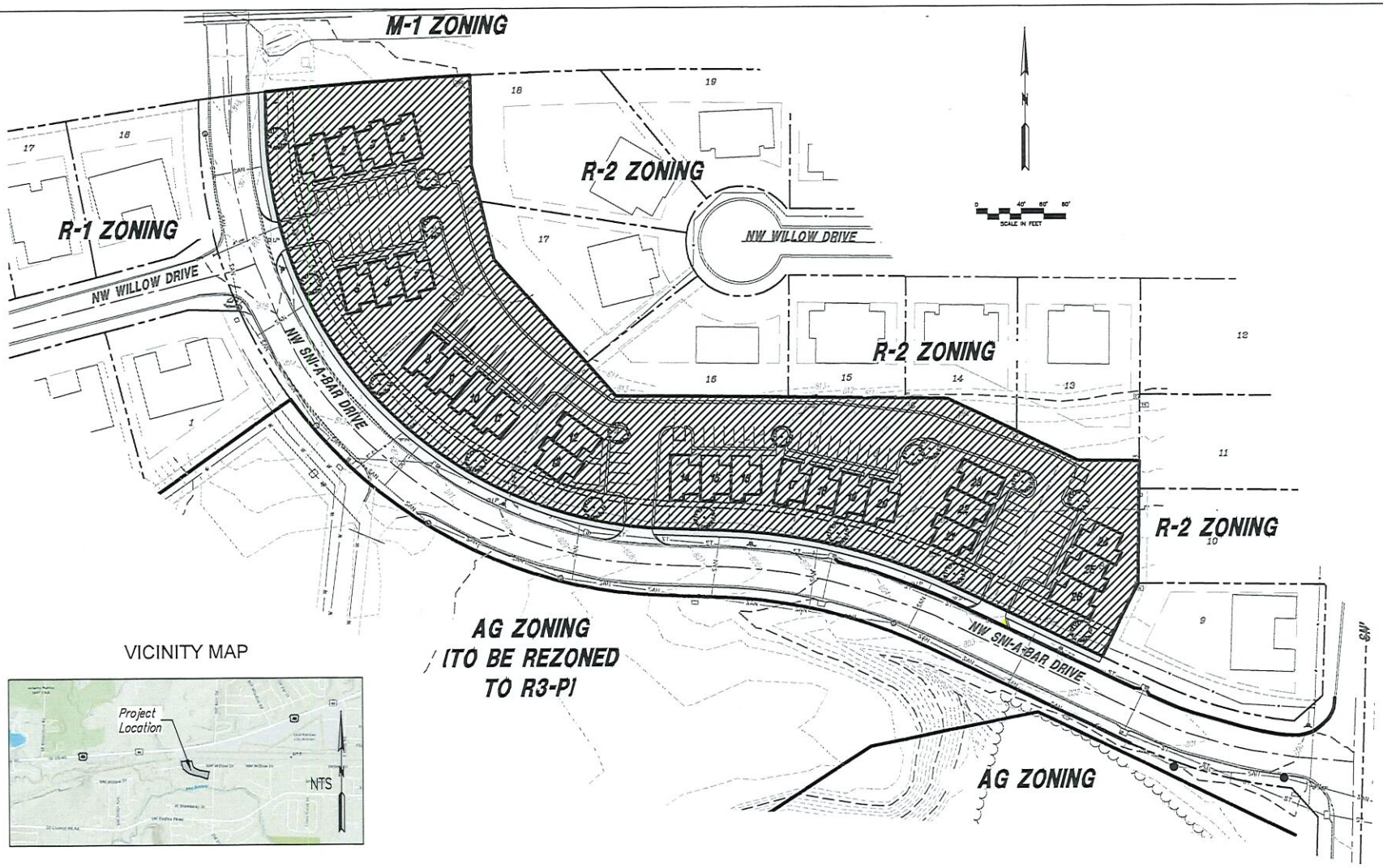
FIELD BOOK:
PAGE:

Drawn By: EKD
Chkd By: LHE
Issue Date: 06-30-03
Dwg File: 0211012-FPL.AT

REVISIONS		
No.	Description	Date
1.	CITY COMMENTS	01-01-04

1

DRAWING TYPE
FINAL
PROJECT NUMBER
0211012



VICINITY MAP

NEW DEVELOPMENT – REZONED FROM C-1 TO R3-P

LEGAL DESCRIPTION:

Creekside Landing, Lots 1-8 (To be replotted)

DATE	REVISION	NO.	BY	CHKD

3/12/21

Consult Inc engineers planners

REZONING EXHIBIT

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

JOBSITE NO. 21006

DRAWING NO. 21013

DATE MARCH 8, 2020

JOB NO. 21013

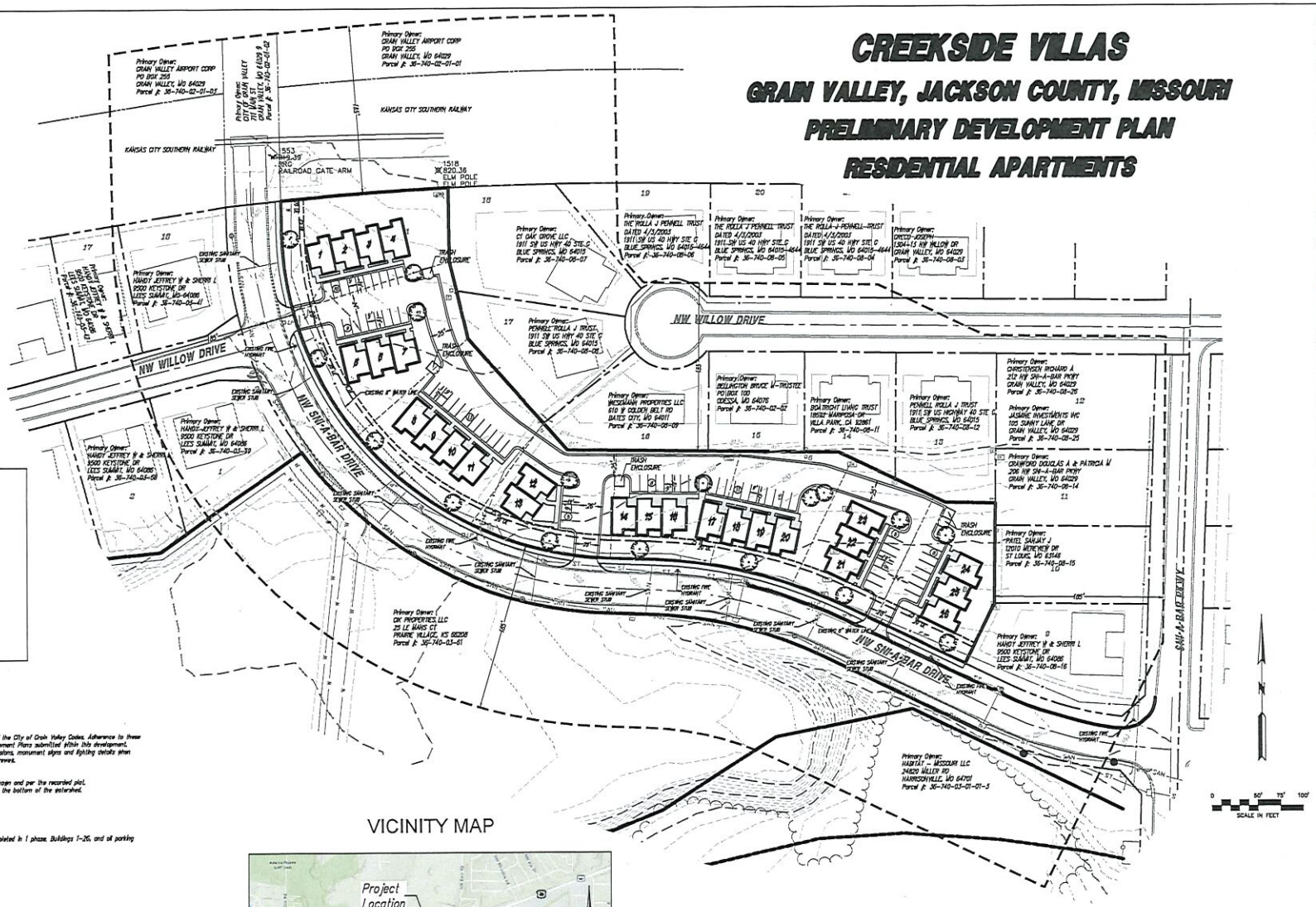
SHEET 1 OF 1

CREEKSIDE VILLAS

GRAIN VALLEY, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

RESIDENTIAL APARTMENTS



TYPICAL DIMENSIONS OF UNITS (939 SF) NTS

LEGAL DESCRIPTION:

Creekside Landing, Lots 1-6 (To be replatted)

GENERAL NOTES:

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' as shown.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Detention is not required due to the location at the bottom of the watershed.

PHASING:

The project infrastructure as shown shall be completed in 1 phase. Buildings 1-26, and all parking and drive aisles will be completed in Phase 1.

PARKING STALL COUNT:

2 Bedroom apartments - 28 Units
Stalls Required = 56
Stalls Provided = 72

LANDSCAPING:

- Trees and shrubs are shown for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet City of Grain Valley Codes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Grain Valley Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the inverts of all basins shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Grain Valley. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

VICINITY MAP

NEW DEVELOPMENT - REZONED FROM C-1 TO R3-P

Land Area sq. ft.	Building Area sq. ft.	FAR	Open Space sq. ft.
137,190	24,434	.18	112,756

NO.	BY	COMM

DATE	REVISION

P:\15 SUT A B E M PA, AD TE CAUSE A B E M, TE A R S & CUT A ROU NU DAVIA AUTHORS A STONS, 74 CITY CON DAND & 75 SOLAR S Pa, KT, KY, TS AT DAS

3/12/21

R. KEVIN STEWART, MO E-24646

Consult Inc engineers planners
CORPORATE LICENSE No. F2012000273

PRELIMINARY DEVELOPMENT PLAN

CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET FILE 21058
DRAWING NO. 21013
DATE MARCH 8, 2021
JOB NO. 21013

SHEET 1 OF 2

FRONT ELEVATION

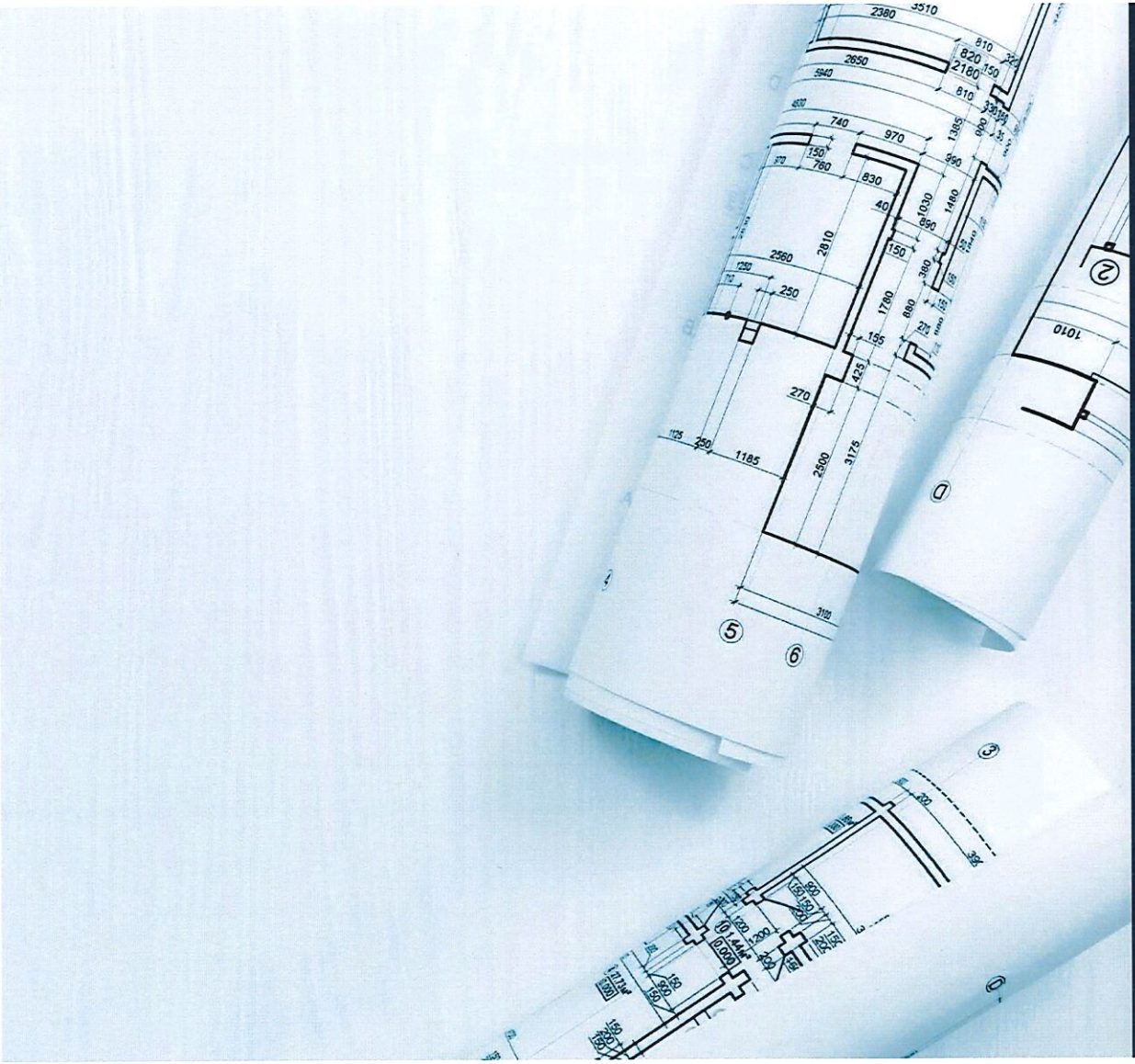
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

DATE	REVISION	NO.	BY	CHKD

F.I.G. S.E.C. 1 B.G.E. & M.S.R. LOT 1 & 2 PLAT 1 & 2 A & E 14, 15, 16 & 17 & LOT 1 & 2 PLAT 1 & 2 A & E 10 & 11 & LOT 1 & 2 PLAT 1 & 2 A & E 12 & 13 & LOT 1 & 2 PLAT 1 & 2 A & E 18 & 19 & LOT 1 & 2 PLAT 1 & 2 A & E 20 & 21 & LOT 1 & 2 PLAT 1 & 2 A & E 22 & 23 & LOT 1 & 2 PLAT 1 & 2 A & E



Project Plan

Jeff Handy| Jeff Handy Construction

Creekside Villas

The Creekside Villas is a multifamily project that will target the 55 and older community. Each unit will be 2 bedrooms and 1 bathroom and all on one level. The interior will have an open floorplan with upscale amenities. The exterior will be all brick and have 35 year asphalt shingles. Creekside Villas will be a maintenance provided community.

Project Scope

- Completed project will consist of 26 units
- Maintenance free housing will be provided for the ageing community
- Each unit will include 1000 square feet with a covered front and back porch
- All units contain laundry hookup accessibility
- Units will be tile and carpet
- Eat in kitchens include dishwasher, stove, microwave and refrigerator
- Bathrooms include low profile shower bases, tall and elongated toilets
- This will be built adjacent to Creekside Commons

Objectives

- 26 units with 52 parking spaces
- To begin construction in the fall of 2021 and be competed in fall of 2022
- Install sidewalks along north side of Sni-A-Bar
- Beautify area along north Sni-A-bar with all brick housing and landscaping

Deliverables

Between exterior maintenance, housekeeping, and handling repairs, homeownership comes with its fair share of frustrations. As adults age, these frustrations may amplify. But older adults who are still independent, active, and social may feel that it is too early to move to a typical residential senior community like an assisted living community or nursing home. Creekside Villas will offer an ideal solution for adults who are ready to relieve themselves of home maintenance and the stress that comes with it.

Grain Valley
Come Home To Opportunity

711 Main Street
Grain Valley, MO 64029
816 847 6220
816 847 6206 fax
www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: Sni-A Bar Blvd and Sni-A- Bar Parkway- NW Quadrant

Subdivision: Creekside Villas **Lot #:** 1 **Zoning District:** C-2

Description of Request: Approval of a Preliminary Development Plan and Rezoning for a 26 unit multi-family complex

Creekside Villas - R-3p (Multi-family Residential) Planned Development

APPLICANT INFORMATION

Name: Jeff Handy

Company: ~~Handy Construction Company~~ Jeff Handy Construction LLC

Address: P.O. Box 459, Blue Springs, MO 64013

Telephone: 816-985-4869 **Fax:** **E-mail:** jshandy11@gmail.com

Property Owner: CIK Properties, LLC 25 LeMans Ct, Prairie Village, KS 66208

Additional Contact(s): Kevin Sterrett, PE,PLS 816-703-7098, ksterrett@hgcons.com

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
X	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary Site Analysis depicting current character of site
	Temporary Use Permit 2 • 10 • 14	4	Preliminary Plat (3 full size copies)
	Preliminary Plat 1 • 3 • 4 • 14	5	Preliminary Development/ Site Plan (6 copies)
	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6	Final Plat (6 copies)
X	Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7	Final Development/ Site Plan (6 copies)
	Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8	Landscaping Plan (6 copies)
	Site Plan 1 • 7 • 8 • 9 • 12• 14 • 15	9	Building Elevations (6 copies)
	Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10	Written description of the proposal
	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 — Date: 3-9-2021

Applicant's Signature — Date

Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

STAFF REPORT
Creekside Commons - Amendment to Comprehensive Plan Future Land Use Map
April 14, 2021

PURPOSE:
The purpose of this request is to amend the future land use map titled "Preferred Land Use Plan" that is in the City's Comprehensive Plan. The Comprehensive Plan was last updated in August 2014. Section 400.335 (Amendments to Comprehensive Plan Future Land Use Map) in Chapter 400 (Zoning Regulations) of the City's Municipal Code outlines the process and criteria for review by the Planning and Zoning Commission.

BACKGROUND:
The City's Comprehensive Plan contains a "Preferred Land Use Plan". The land use plan presents a vision of how the community will grow in the future and where future land uses will be located. This plan illustrates land use types such as single family, multi-family, business park, commercial/retail, mixed use, and recreation/open space.

The Preferred Land Use Plan illustrates the approximate 5.5 acres referenced in the application as Open Space/Recreation. Parklands are public open spaces that offer many amenities to the residents of a community. Parks add important aesthetic appeal to a community and can include playgrounds, ballfields, trails or remain undeveloped. Land designated as open space may also include areas in the floodway and floodplain.

The City's Zoning Regulations includes a section that addresses the process and review criteria to amend the Comprehensive Plan Future Land Use Map.

After an application is filed with the required supporting documentation, the Planning and Zoning Commission must hold a public hearing to consider the proposed change. In determining whether the proposed amendment shall be approved, the Commission shall consider the following factors:

1) Whether events after the Comprehensive Plan adoption have change the character and/or condition of the area to make the application acceptable; and
2) Whether the change is consistent with the goals and policies of the plan; and
3) Whether the public services and utilities are adequate to serve the proposed land use in the map amendment; and
4) The impacts of the potential costs and benefits derived by the community or area by the proposed change.

PAGE 2 – STAFF REPORT- MAP AMEMDMENT FOR CREEKSIDE COMMONS

After the public hearing, the Commission shall approve or deny the application. The Commission's decision is forwarded to the Board of Aldermen as a recommendation for their review.

ANAYLSIS:
The proposed future land use map amendment illustrates this area to be multi-family. The applicant has also filed an application to change the zoning to R-3p (Multi-family Residential District – Planned Overlay District). The proposed development will consist of 35 multi-family residential units.

Regarding the four factors above, Staff finds the following:

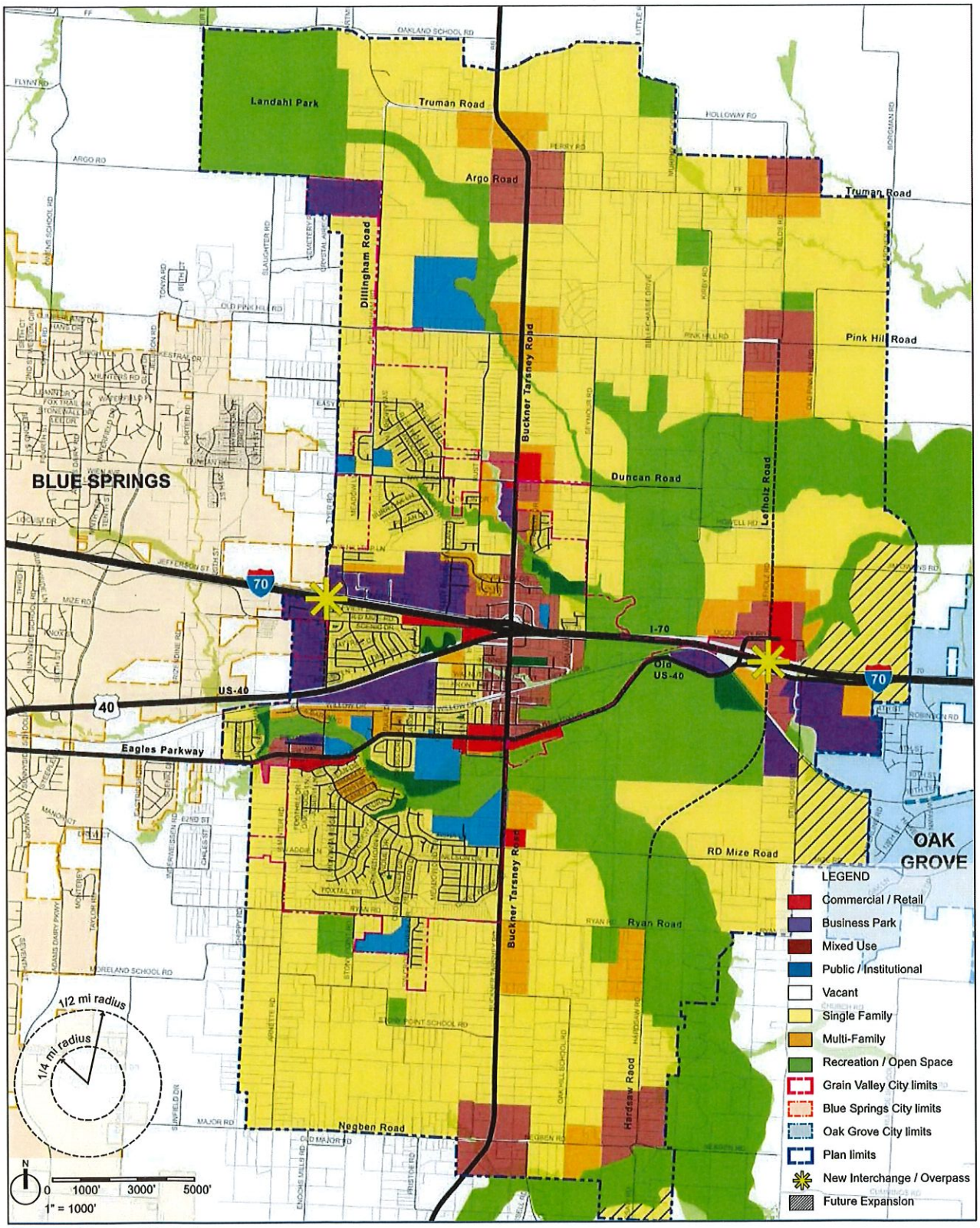
1) The future land use map illustrates the area north of the map amendment area to be multi-family and the property has developed into duplex units.
2) In a conversation with the Parks & Recreation Director Shannon Davies, the Parks Board has no plans to develop a park or any other recreational amenity in this area. The City deeded property around the creek in this area to Habitat-Missouri LLC to be maintained as a wetland conservation area in exchange for a trail along Blue Branch between Buckner Tarsney Road and Eagles Parkway.
3) The proposed land use map amendment is consistent with public policy for the locations of the proposed land uses.
4) The public services and utilities are available on-site and are adequate to serve the proposed land use in the map amendment.

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

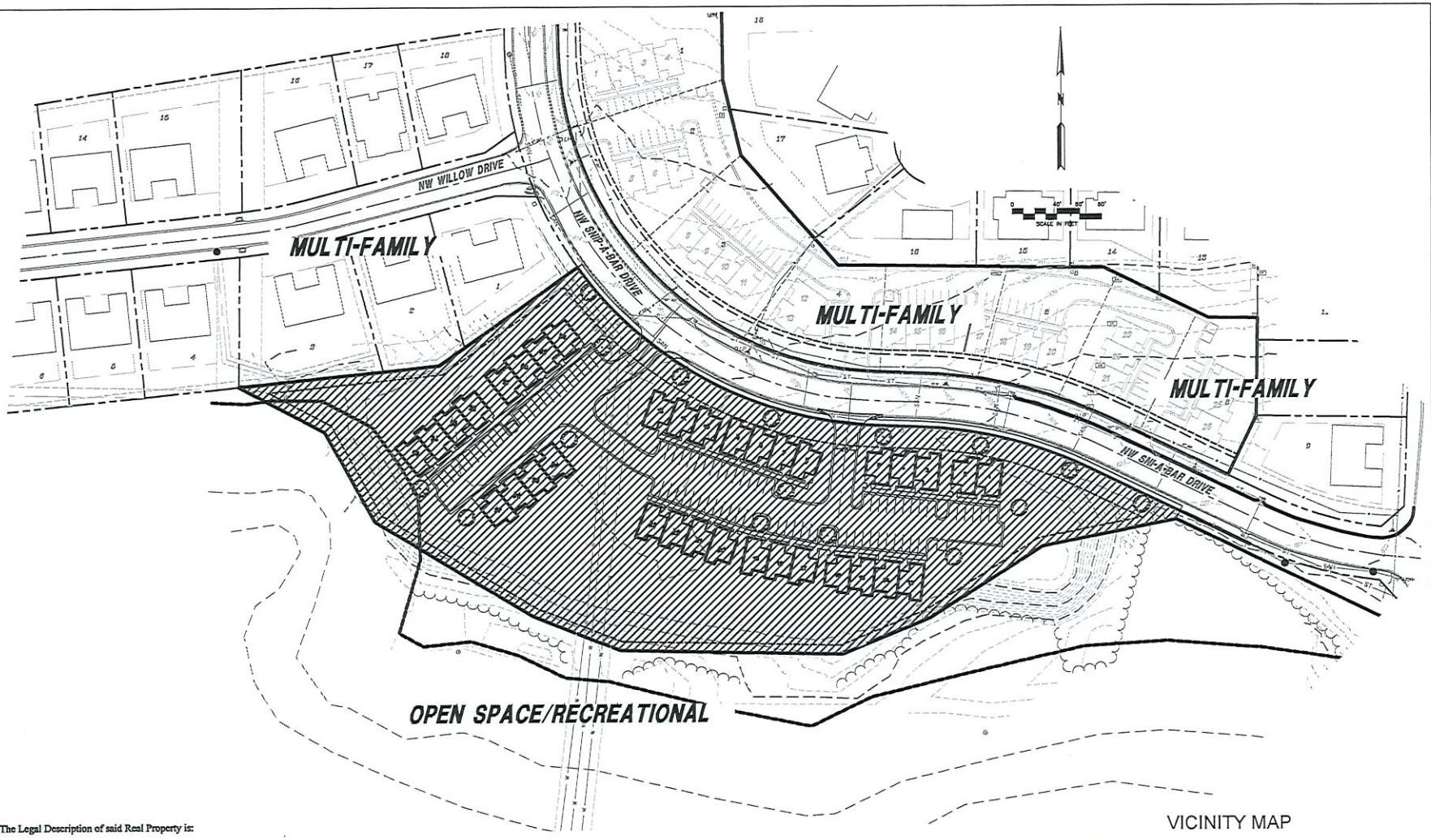
Preferred Land Use Plan

The Preferred Land Use Plan, presented to the public at the Third Public Open House on April 3, 2014, retained the vast majority of the components outlined in the Land Use Alternative Three.

Figure 17: *Preferred Land Use Plan*



Source: Design Workshop



The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT – RECLASSIFIED FROM OPENSPACE/RECREATION TO MULTI-FAMILY

VICINITY MAP

DATE	REVISION	NO.	BY	QUAD

3/12/21

Consult Inc engineers planners

CORPORATE LICENSE No. E2010000273

LAND USE AMENDMENT EXHIBIT

CREEKSIDE COMMONS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21008
DRAWING NO. 21013
DATE MARCH 8, 2021
JOB NO. 21013

1 SHEET OF 1

2021-0140

Grain Valley
Come Home To Opportunity

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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: Sni-A Bar Blvd and Sni-A- Bar Parkway- SW Quadrant

Subdivision: Creekside Commons **Lot #:** 1 **Zoning District:** Agricultural

Description of Request: Approval of a Preliminary Development Plan and Rezoning for a 35 unit multi-family complex

R-3p

APPLICANT INFORMATION

Name: Jeff Handy

Company: Jeff Handy Construction, LLC

Address: P.O. Box 459, Blue Springs, MO 64013

Telephone: 816-985-4869 **Fax:** **E-mail:** jshandy11@gmail.com

Property Owner: CIK Properties, LLC 25 LeMans Ct, Prairie Village, KS 66208

Additional Contact(s): Kevin Sterrett, PE,PLS 816-703-7098, ksterrett@hgcons.com

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
x	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary Site Analysis depicting current character of site
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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)
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		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 — Date: 3-14-2021

Applicant's Signature — Date

PAID

STAFF REPORT
Creekside Commons
April 14, 2021

ACTION: Jeff Handy is requesting a change of zoning on approximately 5.48 acres from District A (Agricultural District) to R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The property owner is CIK Properties, LLC. Mr. Handy has a real estate contract with CIK properties to purchase the property.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as open space/recreation. Mr. Handy has also filed an application to amend the future land use map to designate this area as multi-family so that it would be consistent with the proposed Creekside Commons development.

PURPOSE: Mr. Handy has filed an application for a change of zoning and a preliminary development plan for 35 multi-family units to be known as Creekside Commons. Mr. Handy states that the target occupant will be 55 years or older. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mr. Handy states that Creekside Commons will be a maintenance provide community.

ANALYSIS: A Planned Overlay District shall be for the purpose of permitting and regulating the zoning districts in the zoning regulations such as District R-3 (Multi-Family Residential) but provide latitude and flexibility in location of buildings, structures, open spaces, parking, roads, drives, and variations in setbacks and yard requirements. The Planning and Zoning Commission shall consider each plan and make its recommendation to the Board of Aldermen, which shall then decide as to approval or disapproval of the plan.

In reviewing the preliminary development plan for Creekside Commons, Staff has the following comments:

1) The preliminary development plan does not include the entire parcel described in the legal description for the change of zoning. The change of zoning parcel continues east to the intersection of NW Sni-A-Bar Blvd. and NW Sni-A-Bar Parkway and then south on the west side of NW Sni-A-Bar Parkway. The development plan needs to be revised to show the entire development area.

2) The plan has NW Sni-A-Bar labeled as a Drive when it should be labeled as a Blvd.

3) The development plan does not illustrate a building line along Sni-A-Bar Blvd. In District R-3, the minimum front yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.

PAGE 2 – STAFF REPORT – CREEKSIDE COMMONS

4) The preliminary development plan does not have a table that shows the calculations for the floor area ratio (FAR) or the square footage for open space.

5) In District R-3, the minimum rear yard setback is 30 feet from a building to the rear property line. It appears that building 13 does not comply. Again, the planned overlay district allows the Commission to consider flexibility in yard requirements.

6) Regarding the parking lot, there must be a minimum of 4 spaces designated and signed ADA accessible.

7) For two-bedroom units in multi-family units, the parking space requirement is 2 spaces per unit. There is 35 units. The required number of spaces is 70 spaces. The plan illustrates 84 space.

8) The Planned Overlay District shall be permanently screened from such abutting properties that is zoned residential by a wall or fence at least six feet in height. The subdivision to the north is zoned District R-1. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen. The trees and shrubs shall be properly and adequately maintained by the developer. The development plan needs to be changed to show the screening and appropriate planting materials.

9) The sidewalk shown along Sni-A-Bar Blvd will need to be extended east and south the entire property frontage along Sni-A-Bar Parkway.

10) The preliminary development plan needs to show the preliminary sanitary and stormwater layout per Section 400.200 E.1.b.

11) Landscaping should not place any trees within the easement where the water line is present along the street. The trees around the north parking lot entrance should be located along the building line closer to building 28.

12) Will there be master water meters or individual water meters for each unit?

STAFF RECOMMENDATION: When the Preliminary Development Plan is revised to include comments 1, 2, 3, 4, 5, 6, 8 9, 10, and 11, then Staff would recommend approval of the rezoning and preliminary development plan for the Creekside Commons.

March 18, 2021

Tax Parcels

Selected Parcel

Green: Band_2

Blue: Band_3

Addresses

Addresses

Nearmap

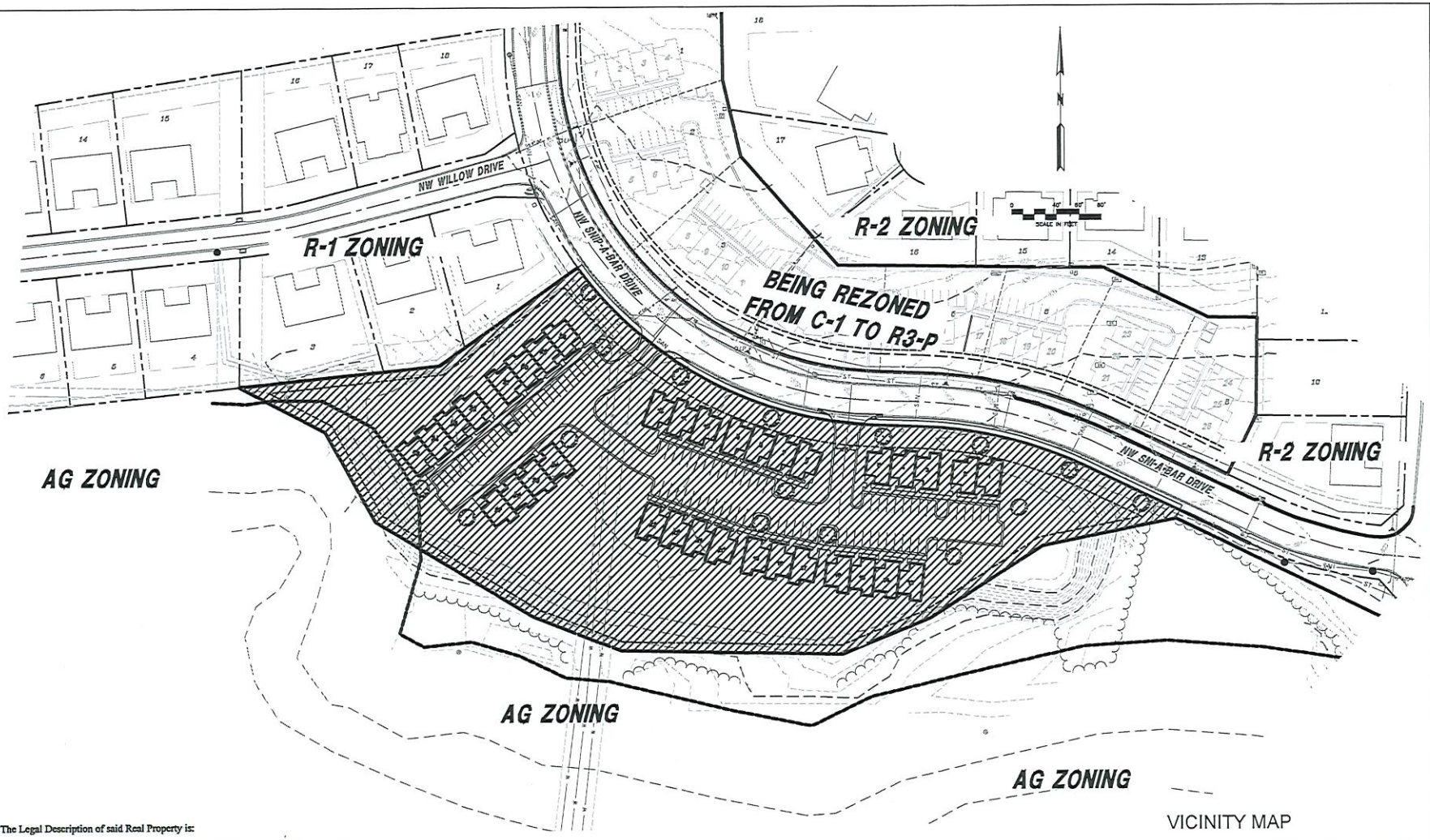
Red: Band_1

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

City of Blue Springs, MO, Jackson County, MO, Missouri Dept. of



The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

NEW DEVELOPMENT – REZONED FROM AG TO R3–P

VICINITY MAP

DATE	REVISION	NO.	BY	CHKD

F.I.S. C.N.T. B.M.E.A.S.N. I.N.T.S. SQ.FUGE. A.B.E. AK. S.E.A.N. & L.O.P. I.N.D.W. EN.D.N. A.R.D.N. S.K. CI.F.E.O.A.N. DRAND & T.S. DRAKES P.N.L. AC.KPA.T.D. W.A.T.D.R.S.

STATE OF MISSOURI
R. KEVIN STEPHENS
NUMBER E-26440
PROFESSIONAL ENGINEER

3/12/21

Consult Inc engineers planners
CORPORATE LICENSE No. E2001000371

REZONING EXHIBIT

CREEKSIDE COMMONS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

JOBSITE FILE
21098
DRAWING NO.
21013
DATE
MARCH 8, 2021
JOB NO.
21013

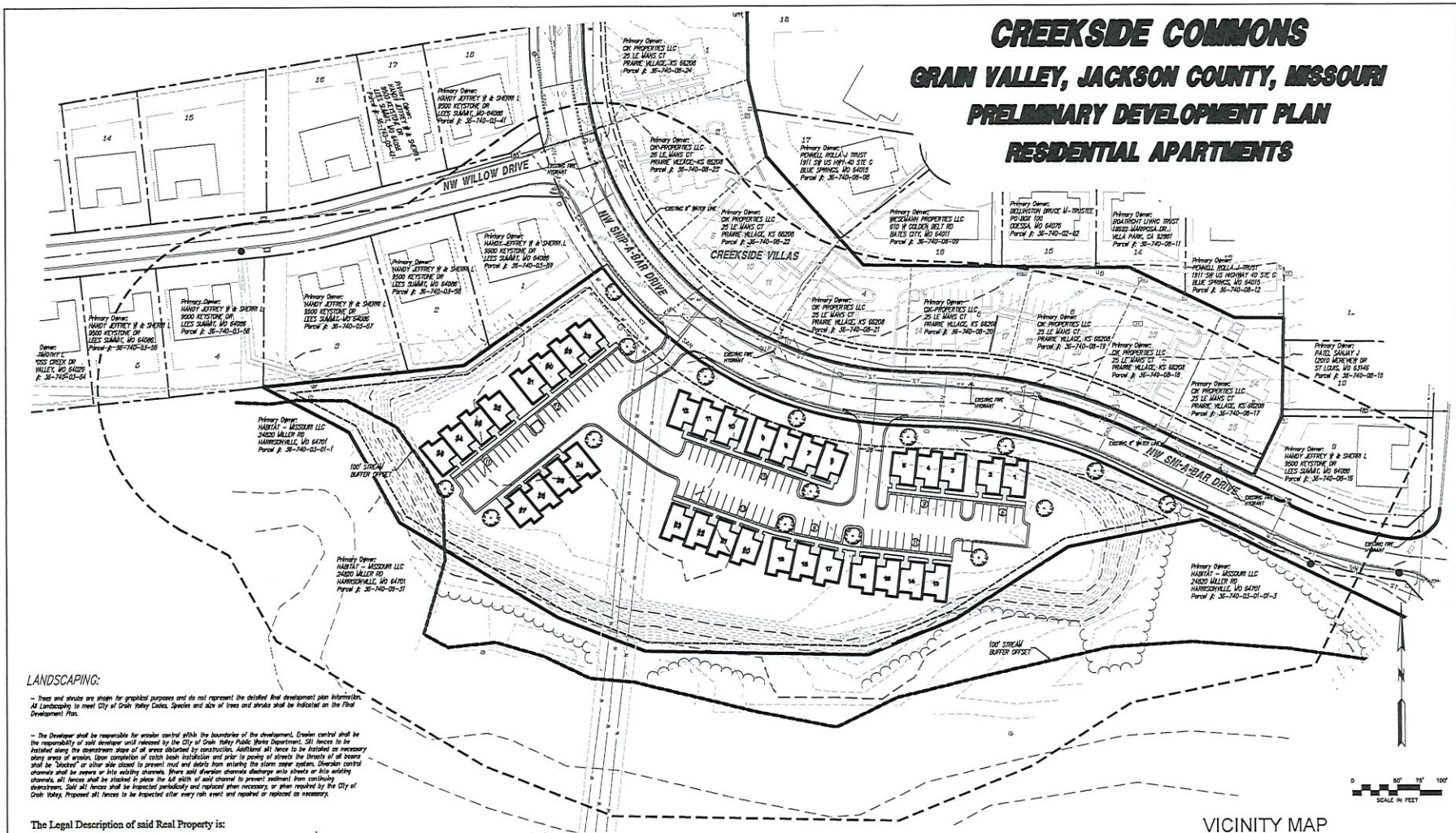
1 SHEET OF 1

CREEKSIDE COMMONS

GRAIN VALLEY, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

RESIDENTIAL APARTMENTS



LANDSCAPING:

– Trees and shrubs are shown for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet City of Grain Valley Codes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

– The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Grain Valley Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all beams shall be "blocked" or other size closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Grain Valley. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

The Legal Description of said Real Property is:

The property bears Jackson County tax parcel # 36-740-03-61-00-0-00-000 and is legally described SEC-33 TWP-49 RNG-30---PT SE 1/4 DAF: BEG SE COR LOT 4 CREEKSIDE LANDING 3RD PLAT TH S 62 DEG 03 MIN 03 SEC E 108.82' TH S 28 DEG 46 MIN 54 SEC E 116.03' TH S 58 DEG 42 MIN 32 SEC E 206.25' TH S 68 DEG 31 MIN 53 SEC E 105.3' TH S 88 DEG 51 MIN 11 SEC E 248.52' TH N 67 DEG 49 MIN 27 SEC E 106.75' TH N 57 DEG 24 MIN 41 SEC E 148.71' TH N 78 DEG 38 MIN 16 SEC E 152.4' TH S 64 DEG 03 MIN 31 SEC E 255.31' TH S 01 DEG 53 MIN 09 SEC W 128' MOL TH E 22' MOL TH N 01 DEG 52 MIN 20 SEC E 146.39' TH N 41 DEG 53 MIN 56 SEC W 34.78' TH NWLY ALG CURV RI RAD 430' ARC DIST 150.89' TH N 64 DEG 04 MIN 20 SEC W 200.06' TH WLY ALG CURV LF RAD 470' ARC DIST 195.17' TH N 87 DEG 51 MIN 50 SEC W 50.12' TH NWLY ALG CURV RI RAD 430' ARC DIST 388.42' MOL TH S 54 DEG 38 MIN 32 SEC W 190.16' TH S 84 DEG 05 MIN 36 SEC W 225.86' TO POB (PER CERT SUR T-43 P-85)

PHASING:

The project infrastructure as shown shall be completed in 1 phase. Buildings 1–31, and all parking and drive aisles will be completed in Phase 1.

PARKING STALL COUNT:

2 Bedroom apartments – 35 Units
Stalls Required = 70
Stalls Provided = 54

GENERAL NOTES:

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' or wider.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Detention is not required due to the location at the bottom of the watershed

VICINITY MAP

DATE	REVISION	NO.	BY	QCVIP

F.I.S. IS NOT A B.L.E.S. OR LS. SURVEY. A.B.E. ENG. S.C. & R.L.S. & CERT. NO. MT 00104
A.S.C.E. ASCE A.S.C.E. NO. 1.4 CERTIFICATION ONLY. S. 1.5 DOCUMENT PAGE NOT VALID WITHOUT SEAL

3/12/21

Consult Inc engineers planners
CORPORATE LICENSE No. F-2010000371

PRELIMINARY DEVELOPMENT PLAN

CREEKSIDE COMMONS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SURVEY NO. 21098
DRAWING NO. 21013
DATE MARCH 8, 2020
JOB NO. 21013

SHEET 1 OF 2

FRONT ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

DATE	REVISION	NO.	BY	CHKD

THIS IS NOT A BLUE OR RED LINE TO CONVEY A BLUE OR RED, TO, IN, OR & CITY AND NOT DONE ACCORDING A REVISION TO CITY CODE OR AND TO THE REQUIRED TYPE, NOT VOIDS TO ANY DATE

STATE OF MISSOURI
R. KEVIN STEFFEN
NO. E-24446
PROFESSIONAL ENGINEER

3/12/21

Consult Inc engineers planners

CERTIFICATE LICENSE No. E2001000273

BUILDING ELEVATIONS

CREEKSIDE COMMONS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

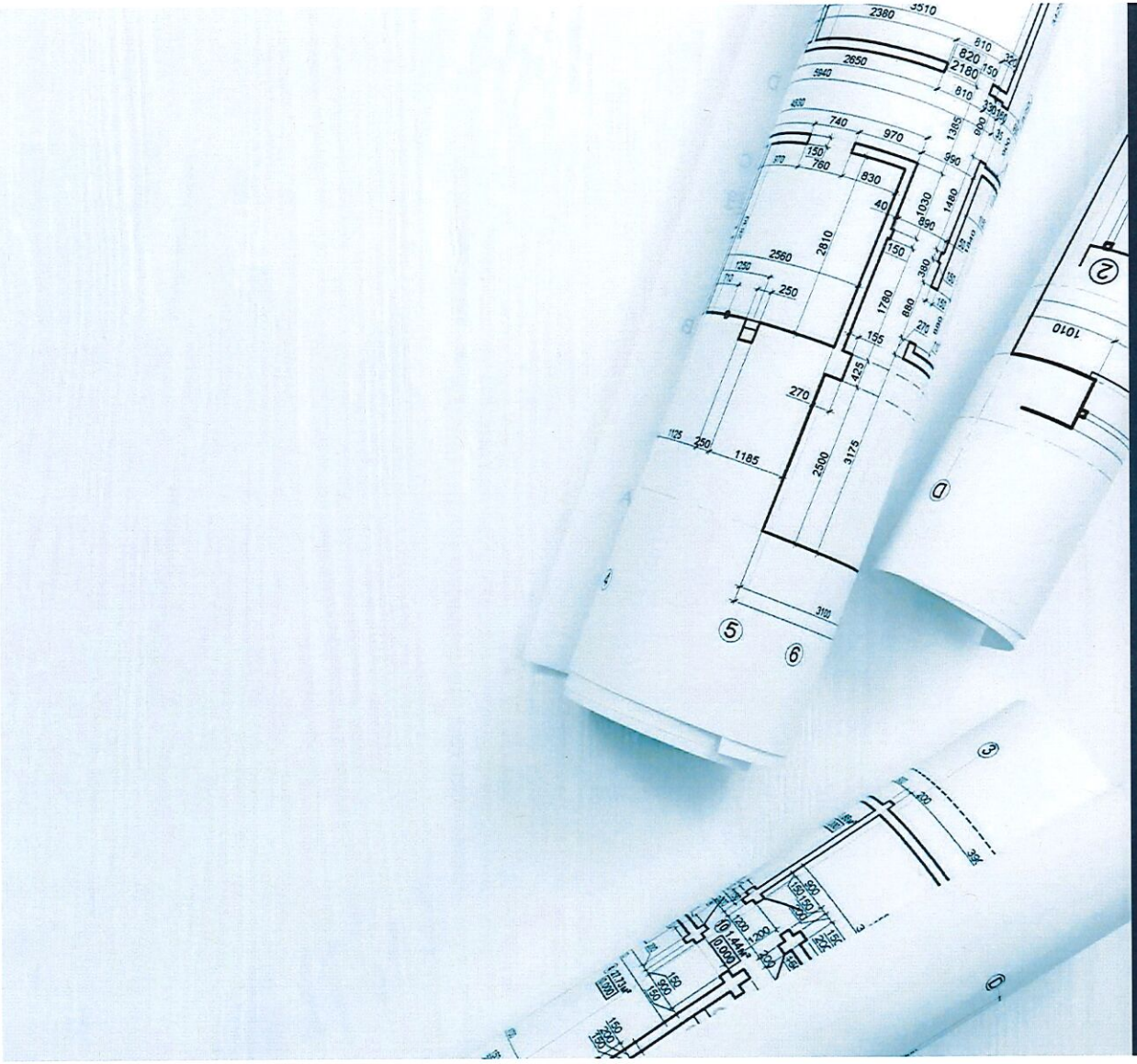
SHEET NO.
21098

DRAWING NO.
21013

DATE
MARCH 8, 2020

JOB NO.
21013

2 SHEET OF 2



Project Plan

Jeff Handy| Jeff Handy Construction

Creekside Commons

The Creekside Commons is a multifamily project that will target the 55 and older community. Each unit will be 2 bedrooms and 1 bathroom and all on one level. The interior will have an open floorplan with upscale amenities. The exterior will be all brick and have 35 year asphalt shingles. Creekside Commons will be a maintenance provided community.

Project Scope

- Completed project will consist of 35 units
- Maintenance free housing will be provided for the ageing community
- Each unit will include 1000 square feet with a covered front and back porch
- All units contain laundry hookup accessibility
- Units will be tile and carpet
- Eat in kitchens include dishwasher, stove, microwave and refrigerator
- Bathrooms include low profile shower bases, tall and elongated toilets
- This will be built adjacent to Creekside Villas

Objectives

- 35 units with 70 parking spaces
- To begin construction in the fall of 2022 and be competed in fall of 2023
- Install sidewalks along south side of Sni-A-Bar
- Beautify area along south Sni-A-bar with all brick housing and landscaping

Deliverables

Between exterior maintenance, housekeeping, and handling repairs, homeownership comes with its fair share of frustrations. As adults age, these frustrations may amplify. But older adults who are still independent, active, and social may feel that it is too early to move to a typical residential senior community like an assisted living community or nursing home. Creekside Commons will offer an ideal solution for adults who are ready to relieve themselves of home maintenance and the stress that comes with it.

Grain Valley
Come Home To Opportunity

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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: Sni-A Bar Blvd and Sni-A- Bar Parkway- SW Quadrant

Subdivision: Creekside Commons **Lot #:** 1 **Zoning District:** Agricultural

Description of Request: Approval of a Preliminary Development Plan and Rezoning for a 35 unit multi-family complex

Creekside Commons - R-3p (Multi-family Residential) Planned Development
Approx. 5.48 Acres.

APPLICANT INFORMATION

Name: Jeff Handy

Company: Jeff Handy Construction, LLC

Address: P.O. Box 459, Blue Springs, MO 64013

Telephone: 816-985-4869 **Fax:** **E-mail:** jshandy11@gmail.com

Property Owner: CIK Properties, LLC 25 LeMans Ct, Prairie Village, KS 66208

Additional Contact(s): Kevin Sterrett, PE,PLS 816-703-7098, ksterrett@hgcons.com

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
x	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary Site Analysis depicting current character of site
	Temporary Use Permit 2 • 10 • 14	4	Preliminary Plat (3 full size copies)
	Preliminary Plat 1 • 3 • 4 • 14	5	Preliminary Development/ Site Plan (6 copies)
	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6	Final Plat (6 copies)
x	Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7	Final Development/ Site Plan (6 copies)
	Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8	Landscaping Plan (6 copies)
	Site Plan 1 • 7 • 8 • 9 • 12• 14 • 15	9	Building Elevations (6 copies)
	Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10	Written description of the proposal
x	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 — Date: 3-14-2021

Applicant's Signature — Date