CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
May 12, 2021 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

- April 14, 2021 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

1. **Greystone West Tract A** - Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District-Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District) to District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract A of "Greystone Plaza" a subdivision in Grain Valley, Jackson County, Missouri.

2. **Greystone West Tract B** – Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of "Greystone Plaza" a subdivision in Grain Valley, Jackson County, Missouri.

ITEM VII: ACTION ITEMS

1. **Greystone West Tract A** - Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District-Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business

District) to District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract A of "Greystone Plaza" a subdivision in Grain Valley, Jackson County, Missouri.

2. **Greystone West Tract B** – Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of "Greystone Plaza" a subdivision in Grain Valley, Jackson County, Missouri.

3. **Club Carwash Operating, LLC** – Requesting Site Plan Approval for an Automated Carwash with Vacuum bays on property that is in the Main Street Corridor – Transition Overlay Zoning District. The property is generally located north of US Highway 40, west of Main Street (Buckner Tarsney Road) and south of the eastbound exit ramp for I-70.

ITEM VIII: PREVIOUS BUSINESS

- **None**

ITEM IX: NEW BUSINESS

- **None**

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on June 9, 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 April 14, 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 6:33 PM by Chair Craig Shelton.

ITEM II: WELCOME NEW MEMBER: JIM HOFSTETTER

- Chair Shelton welcomed Commissioner Hofstetter to the Commission and asked if he wanted to tell the Commission about himself. Commissioner Hofstetter introduced himself and talked about his family, his love for the Iowa Hawkeyes and how is enjoying retirement from teaching. The Commission members welcomed him.

ITEM III: ROLL CALL

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

ITEM IV: APRROVAL OF MINUTES

- Commissioner Tyson motioned to approve the minutes from the March 10, 2021 regular meeting. Commissioner Shafer second the motion. The Commission approved the minutes by a vote of 5 to 0.

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

ITEM V: 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.

- Director Trosen reviewed the Staff Report and commented that when the Preliminary Development Plan is revised to address staff comments 2,3,5,6,7 and 8, then Staff would support and recommend approval of the rezoning and preliminary development plan for the Creekside Villas.
- Commissioner Tyson asked the applicant, Jeff Handy, if he disagreed with any of the comments made by Mark. Mr. Handy responded that he was fine with the comments.
- Commissioner Shafer asked if the adjoining homeowners have been notified. Mr. Trosen responded that that property owners within 185 feet of the proposed development were sent a letter 15 days in advance of the public hearing and that Staff has not had any calls regarding the development.
- Chair Shelton asked if Mr. Handy would like to address the Commission.
- Mr. Handy introduced himself and said that he has been a builder in Grain Valley for about 20 years. He said that Mark has gone through the development and that he is targeting the 55 and plus age group, 2 bedrooms, one bath, one level, brick exterior, maintenance free.
- Mr. Handy said that these would be like the structures along Willow Drive.
- Commissioner Shafer asked are you targeting 55 or will it be 55 and older? Mr. Handy said that he wants 55 and older and that the rent will be around $1250 per month.
- Commissioner Tyson asked if Mr, Handy would be open to making that official that it would only be 55 and older residents. Mr. Handy said that he would be open to that. Commissioner Tyson asked Director Trosen if that is something the Commission needs to do. Director Trosen stated that the Commission can make that a condition on the approval of the Preliminary Development Plan for the Villas.
- Commissioner Shafer stated that he is concerned about parking on the street. There are currently no signs posted for "No Parking" on either side of the street. There was

discussion regarding the process and about either being proactive or reactive. City Engineer Tuttle explained that a request must be submitted in writing. Once received, this request is reviewed using the Manual on Uniform Traffic Control Devices. If warranted by the manual to be signed, a recommendation is made to the Board of Aldermen which must be approved by Ordinance before the new sign can be installed.

- Chair Shelton asked about item 2 and the name of the road and if we are confident that it is the Blvd. Director Trosen is confident that the City is correct that it is a Blvd.
- Chair Shelton asked Mr. Handy if there will be a master meter or individual water meters. Mr. Handy responded that there will be individual water meters for each unit.
- Commissioner Tyson asked regarding comment 8, is the drawing showing trees or shrubs and is there any problem moving them back. Mr. Handy said that they are showing trees. City Engineer Tuttle said that we do not want trees or shrubs near water lines in case the mains need to be repaired and dug up.
- Commissioner Shafer said that we often hear complaints from neighbors on new development on lighting. Mr, Handy responded that it will be a private drive in the back, and he will put lighting along the buildings and not rely on street lighting. Mr. Handy will be installing lights within the development.
- Commissioner Tyson asked what the plan for screening on the north side adjacent to the existing duplexes. Mr. Handy responded that the City wanted a 6-foot-tall privacy fence that could be wood or vinyl.
- Chair Shelton asked what you own adjacent to this development. Mr. Handy said that he owned the duplexes north and west.
- Commissioner Saffell asked about the trash enclosures and noticed that there were four within the development area. Mr. Handy responded that there are covered front porches and an outside closet and trash company would pick it up there. Mr. Handy said it would not be necessary to have four.
- Commissioner Shafer asked about the number of rental properties versus the number of owner-occupied properties in the community. He said that when he was on the Board, they discussed staying around 22%. He asked Director Trosen to share the information on where the City stands regarding other surrounding communities. Director Trosen provided the information to the Commission.
- Chair Shelton asked if there were any citizens wanting to ask any questions. Seeing none.

- Commissioner Shafer made a motion to close the public hearing. Commissioner Tyson second the motion. The Commission voted 5 to 0 to approve the motion.

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.

- Director Trosen reviewed the Staff Report and stated that the Staff recommends approval to amend the Preferred Land Use Map in the City's Comprehensive Plan from Open Space/Recreation to Multi-Family.
- Commissioner Tyson asked if this backed up to the trail system. Director Trosen responded no. The tail master plan shows the trail will be on the south side of the creek and will not be adjacent to this development.
- Commissioner Tyson asked if Mr. Handy has down any compaction testing since this area is fill. Mr. Handy responded no. He will do that later.
- Commissioner Tyson asked if the design would be the same as on the other side of the road. Mr. Handy said yes.
- Commissioner Tyson asked if he was ok with putting a 55 and plus restriction on that. Mr. Handy said yes.
- Chair Shelton said it is nice to see this development instead of the vacant ground.
- Chair Shelton asked if any citizens have showed up during the zoom meeting to discuss this amendment. Seeing none.
- Commissioner Shafer made a motion to close the public hearing. Commissioner Tyson second the motion. The Commission voted 5 to 0 to close the public hearing on the amendment to the Comprehensive Plan Future Land Use Map.

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.

- Director Trosen reviewed the Staff Report and 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.
- Commissioner Tyson asked regarding comment 3 what is the setback. Mr. Earl Hacker, applicant's representative, said that the front yard is 25 feet.
- Commissioner Tyson said regarding item 9 what is the width of the sidewalk. City Engineer Tuttle said 5 feet. Mr. Hacker said they did plan the sidewalk into the setback being proposed.
- Commissioner Tyson asked what is behind building 13. Director Trosen responded that it is the wetland area owned by the Habitat-Missouri LLC.
- Chair Shelton asked Mr. Handy what the difference is between a Common and a Villa. Mr. Handy said there were two applications, the structures are the same, building materials are the same.
- Chair Shelton asked on the sidewalk on Willow Drive is not connected to the south. Mr. Handy said he would extend the sidewalks on either side of Willow Drive to connect to new sidewalk with the Creekside Commons.
- Commissioner Tyson asked if there would be a clubhouse. Mr, Handy said no, not at this time.
- Commissioner Shafer made a motion to close the public hearing. Commissioner Hofstetter second the motion. The Commission voted 5 to 0 to close the public hearing on the rezoning and preliminary development plan for the Creekside Commons.

ITEM VI: 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.

- Commissioner Saffell stated that a condition should be made that deed restriction be added that would require residents to be 55 years of age or older.
- Commissioner Tyson made a motion to recommend approval on the rezoning and the preliminary development plan for Creekside Villas with Staff recommendation of 2,3,5,6,7 and 8, accept the 25-foot building line setback and add a deed restriction of a 55 and older community. Commissioner Shafer second the motion. The Commission voted 5 to 0 to approve the motion.

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.

- Commissioner Shafer made a motion to amend the Comprehensive Plan as requested. Commissioner Saffell second the motion. The Commission voted 5 to 0 to approve the motion.

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.

- Commissioner Shafer made a motion to pass it. Commissioner Shafer withdrew his motion.
- Commissioner Tyson made a motion to recommend approval on the rezoning and the preliminary development plan for Creekside Commons with Staff recommendations on 1,2,3,4,5,6,8,9,10, and 11, accept the 25-foot building line setback, accept the setback for building number 13 and add a deed restriction of a 55 and older community. Commissioner Saffell second the motion. The Commission voted 5 to 0 to approve the motion.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

- **None**

ITEM IX: ADJOURNMENT

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

-The Regular Meeting Adjourned at 8:06 PM-

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

STAFF REPORT
Greystone West Tract A
May 12, 2021

ACTION: Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 5.12 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business District to District C-2p (General Business – Planned Overlay District). The property owner is JEHK, LLC.

BACKGROUND AND SURROUNDING AREA: Tract A was platted with tracts B, C and D in the Greystone Plaza subdivision in November 2005. The property to the north is vacant and is zoned District C-1 (Central Business District). The property to the east is zoned District R-3 PUD (Multi-family Planned Unit Development). The property to the south is NE Greystone Blvd and the proposed Senior Citizen Apartment Complex that has been filed for a rezoning request and is being considered by the Commission during this meeting. Buckner Tarsney Road is west of the proposed development site.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family and commercial supports and enhances overall community environment with the other multi-family residential and single-family residential development in the area.

PURPOSE: Mr. Danner has submitted a preliminary development plan to be known as "Greystone West". Tract A will consist of 13 four plex buildings that will contain a total of 52 units. In District R-3, this development would be required to have 2,680 square feet of play or open space. There will be over 2.5 acres or 112,820 square feet of green space available for play or open space. In addition to the four plex buildings, the applicant is proposing 3 retail/office buildings one 4,200 square foot and two 4,800 square foot buildings for a total of 13,800 square feet of retail space.

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) and District C-2 (General Business) 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.

PAGE 2, STAFF REPORT – GREYSTONE WEST TRACT A

In reviewing the preliminary development plan for Greystone West on Tract A, Staff has the following comments:

1) The plan illustrates a 25-foot building line along Buckner Tarsney Road. In District R-3, the minimum front yard setback is 30 feet. Although the four-plex will have frontage from the cul-de-sac street, Shale Court, this would still be considered double frontage. Additionally, in Section 400.250, the applicant will need to provide the linear dimension from the rear of the four-plex to the center line of Buckner Tarsney Road to ensure that it is greater than 60 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.

2) The applicant is requesting flexibility in yard requirements in other areas of the plan such as the rear yard setback for the District R-3p adjacent to the proposed District C-2p showing 25 feet instead of 30 feet and the front yard adjacent to NE Graystone Blvd is 25 feet instead of 30 feet.

3) The development plan needs to illustrate the front and rear yard building line setback for commercial lot 2. The setback dimension for the parking lot to the property line needs to be shown.

4) The water main needs to be shown on Shale Court.

5) The sewer main either needs to be in the ROW or next to the ROW in easement to prevent other utilities from placed over the top.

6) Will the single hydrant on NE Greystone Blvd. be sufficient for both the commercial, four-plex structures and Senior Citizen apartments?

7) In a Planned Overlay District when abutting or adjoining a residentially zoned district, there shall be a permanently screen such as 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 between the area proposed to be District R-3p and District C-2p.

PAGE 3, STAFF REPORT – GREYSTONE WEST TRACT A

8) Each exterior wall within 300 feet of and visible from the right-of-way of Buckner Tarsney Road shall be constructed with 100% coverage of all exterior visible wall with the following materials: masonry, stone, brick, stucco, or approved gypsum concrete/plaster materials. Glass walls, wood (plywood is prohibited) or anu other material not excluded, provided material is approved by the Board of Aldermen. The preliminary development plan includes a note that buildings will comply with this requirement.

9) The City's Trail Master Plan illustrates a trail along Buckner Tarsney Road. The development plan shows the trail on the south side of what should be NE Greystone Blvd. The 10-foot asphalt trail needs to be shown on the north side of NE Greystone Blvd on the east side of Buckner Tarsney Road the length of the proposed development plan for Greystone West. The applicant will be responsible for constructing the trail.

STAFF RECOMMENDATION: When the Preliminary Development Plan is revised to include comments 5, 6, 7, 8, and 9, then Staff would recommend approval of the rezoning and preliminary development plan for the Greystone West Tract A.

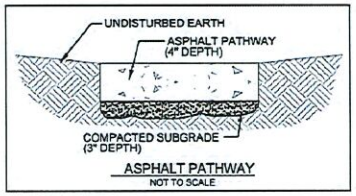
PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST"

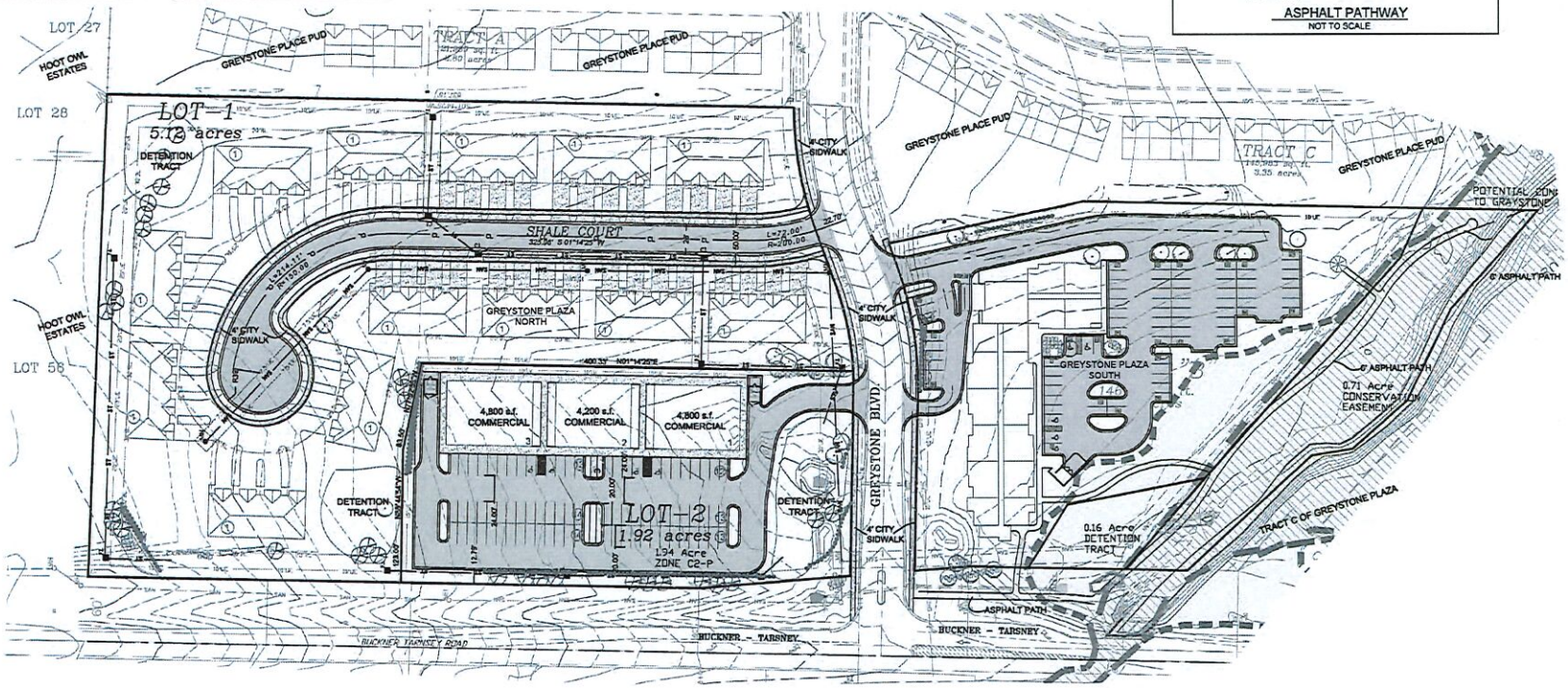
GRAIN VALLEY, JACKSON COUNTY MISSOURI

SEC 26, TOWNSHIP 49, RANGE 30

DEVELOPER:
WINDFIELD DESIGN/BUILD LLC
816-612-5191

LEGAL DESCRIPTION
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION
IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI





EXISTING TRACT A
GREYSTONE WEST TOWN HOMES
SITE NOTES:
1. TOTAL LOT AREA = 5.12ac
2. PROPOSED 13 FOUR PLEX BUILDING
   TOTAL UNITS =52 UNITS
3. TOTAL UNIT PER ACRE = 10.16 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =104STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 104 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=2.59ac = 51%
8. PUBLIC SANITARY MAIN IS PROPOSED FOR THESE LOTS.
9. PUBLIC WATER MAIN PROPOSED FOR THESE LOTS.
10. 50' PUBLIC ROW IS PROPOSED FOR THESE LOTS.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

EXISTING TRACT A
GREYSTONE WEST COMMERCIAL
SITE NOTES:
1. TOTAL LOT AREA = 1.92ac
2. PROPOSED 13,800 sf OF COMMERIAL BUILDINGS
4. REQUIRED PARKING
   5 STALLS PER 1,000 SF =14STALLS
5. PROPOSED STALLS = 79 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=0.50ac = 26%
8. NO PUBLIC SANITARY MAIN IS PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING =C-2P

TRACT B
GREYSTONE WEST SENIOR APARTMENT
SITE NOTES:
1. TOTAL LOT AREA = 3.37ac
2. PROPOSED 3-STORY 48-UNIT APARTMENT BUILDING
3. TOTAL UNIT PER ACRE = 14.2 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =96 STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 4 ADA STALLS AND 69 REGULAR STALL
   TOTAL STALLS = 73
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=1.72ac = 51%
8. NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

Architectural Character

All exterior walls within three hundred feet of and visible from Buckner Tarsney Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, stucco, and wood excluding plywood paneling. Any transparency in the form of glass walls shall be glass curtain walls or glass block construction.

50 25 0 50
Scale In Feet
1"= 50'

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
521 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 530-5675

PRELIMINARY DEVELOPMENT PLAN

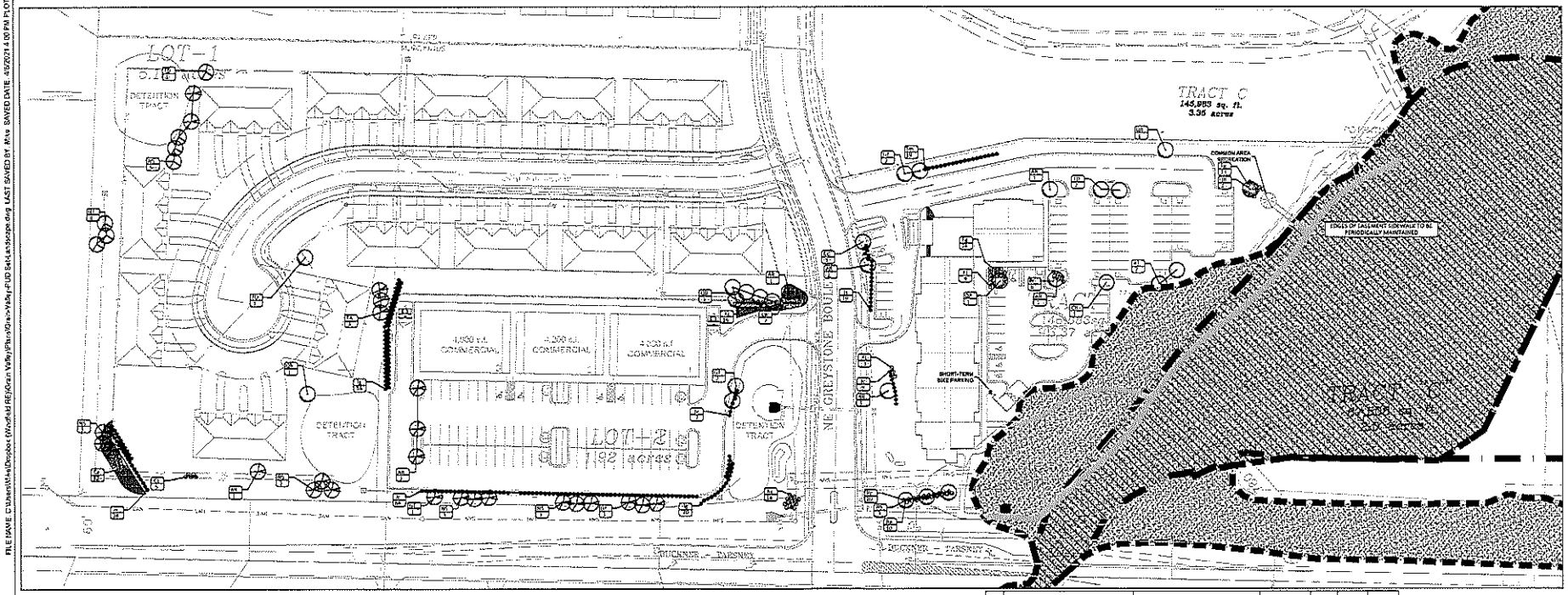
DATE	REVISION	BY
4-27-21	PER CLIENT COMMENTS	

Quist Engineering Inc.
civil Engineering for Residential & Commercial Site Development
521 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 530-5675
e-mail • robert@quistengineering.com

PRELIMINARY DEVELOPMENT PLAN
FOR "GREYSTONE WEST"
CIVIL PLANS FOR
GREYSTONE WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

DRAWN BY RAW
CHECKED BY RAW
DATE 4-13-21
PROJECT NO. E21-301
SCALE 1"=50'

2 -



	LANDSCAPE MATERIAL BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY
	DECIDIOUS TREES					
AR	*Acer rubrum* 'RED SUNSET'	RED SUNSET MAPLE	B&B	2"		9
QR	*Quercus rubrum*	NORTHERN RED OAK	B&B	2"		2
GT	*Gleditsia triacanthos* var. inermis 'SHADEMASTER'	SHADEMASTER LOCUST	B&B	2"		11
TA	*Tilia americana*	AMERICAN LINDEN	B&B	2"		3
QB	*Quercus bicolor*	SWAMP WHITE OAK	B&B	2"		7
TD	*Taxodium distichum*	BALD CYPRESS	B&B	2"		4
NS	*Nyssa sylvatica*	BLACK GUM	B&B	2"		20
	ORNAMENTAL TREES					
AT	*Acer tataricum* 'SUMMER SPLENDOR'	TATARIAN MAPLE	B&B	1.5"		2
CC	*Cercis canadensis* 'ALBA'	WHITEBUD	B&B	1.5"		1
CR	*Cercis reniformis* 'OKLAHOMA'	REDBUD	B&B	1.5"		1
AG	*Amelanchier grandiflora*	AUTUMN SERVICEBERRY	B&B	1.5"		0*
CK	*Cornus kousa*	KOUSA DOGWOOD	B&B	1.5"		0*
	EVERGREEN SHRUBS					
Jc	*Juniperus chinensis* 'SEA GREEN'	SEA GREEN JUNIPER	CONT.		5 GAL.	75
Js	*Juniperus sabina* 'TAMARISCIFOLIA'	TAM JUNIPER	CONT.		5 GAL.	19
Iv	*Itea virginica* 'SPRICH'	VIRGINIA SWEETSPIRE	CONT.		5 GAL.	35
Tm	*Taxus X media* 'HICKSII'	HICKS YEW	CONT.		5 GAL.	19
Ig	*Ilex glabra* 'CHAMZIN'	NORDIC HOLLY	CONT.		5 GAL.	75
	ORNAMENTAL SHRUBS					
Ra	*Rhus aromatica*	FRAGRANT SUMAC	CONT.		2 GAL.	24
Cs	*Cornus sericea* 'KELSEYI'	KELSEY DOGWOOD	CONT.		2 GAL.	12
Ca	*Cotoneaster 'Willowleaf'*	WILLOWLEAF COTONEASTER	CONT.		2 GAL.	12
Pc	*Prunus cistena*	PURPLELEAF SAND CHERRY	CONT.		2 GAL.	16
Kj	*Kerria japonica*	JAPANESE KERRIA	CONT.		2 GAL.	28
Fg	*Fothergilla gardenii*	DWARF FOTHERGILLA	CONT.		2 GAL.	27

*Acceptable alternates

NORTH

SCALE: 1" = 50'
0 25 50 100

WINFIELD DESIGN-BUILD
5715 NW 64TH TERRACE, KANSAS CITY, MO 64151

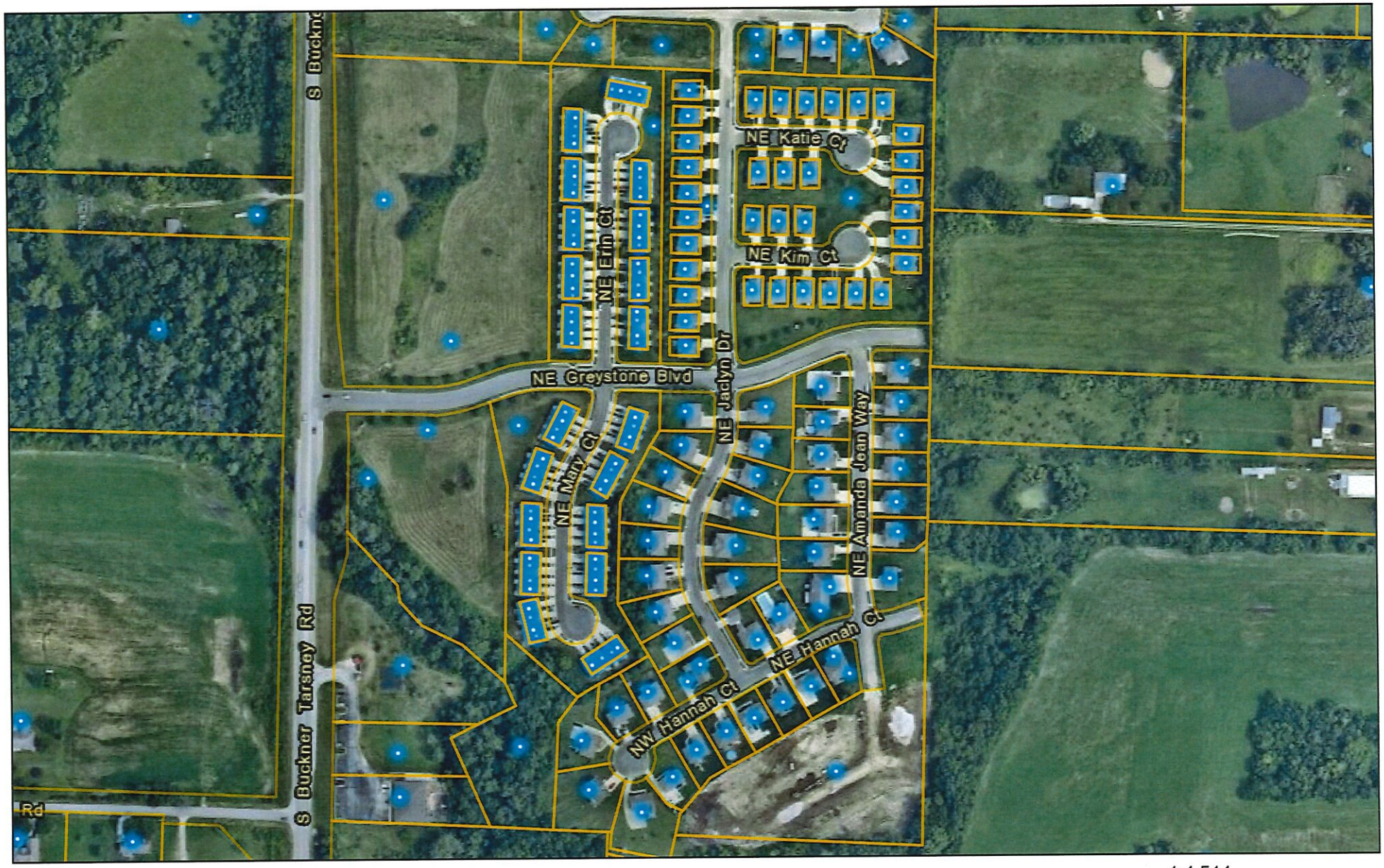
GREYSTONE WEST DEVELOPMENT
HIGHLAND DR & BUCKNER-TARSNEY ROAD
GRAIN VALLEY, MO
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
0	04/2021	PUD Corrections
1		
2		
3		
4		
5		
6		
7		
8		

DATE:	04/06/21
PROJECT NO.:	1631
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	AD

SHEET NO.
L 1.0

FILE PATH: C:\Users\Mike\Dropbox (Winfield REI\Grain Valley\Plans\Grain Valley-PUD Set\Landscape.dwg LAST SAVED BY: Mike SAVED DATE: 4/6/2021 4:00 PM PLOTTED: 4/7/2021 11:55 AM



November 24, 2020

Tax Parcels

Addresses

Addresses

Nearmap

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

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

STAFF REPORT
Greystone West Tract B
May 12, 2021

ACTION: Andrew Danner with Windfield Design-Build is requesting a change of zoning on approximately 3.37 acres from District C-2 (General Business District) to District R-3p (Multi-Family Residential District – Planned Overlay District). The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The property owner is JEHK, LLC.

BACKGROUND AND SURROUNDING AREA: Tract B was platted with tracts A, C and D in the Greystone Plaza subdivision in November 2005. The property to the north is NE Greystone Blvd and then the property north of that is vacant and is zoned District C-2 (General Business District). The applicant filed a request for a rezoning and preliminary development plan for four-plex structures and commercial that is being considered by the Commission during this meeting. The property to the east is zoned District R-3 PUD (Multi-family Planned Unit Development). The property to the south is Tract C and is predominately in the floodway and 100-year floodway fringe. Buckner Tarsney Road is west of the proposed development site.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as mixed-use development. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The proposed development with a mixture of multi-family, commercial and senior living supports and enhances overall community environment with the other multi-family residential and single-family residential development in the area.

PURPOSE: Mr. Danner has submitted a preliminary development plan to be known as "Greystone West". Tract B will consist of a 3 story 48-unit senior apartment building.

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) and District C-2 (General Business) 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 Greystone West on Tract B, Staff has the following comments:

1) The preliminary development plan does not illustrate building line setback for the proposed apartment building. In District R-3, the minimum front yard setback is 30 feet,

PAGE 2, STAFF REPORT – GREYSTONE WEST TRACT B

side yard is 10 feet and rear yard setback is 30 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.

2) Additionally, in Section 400.250, the applicant will need to provide the linear dimension from the apartment building to the center line of Buckner Tarsney Road to ensure that it is greater than 60 feet. As stated above, the planned overlay district allows the Commission to consider flexibility in yard requirements.

3) Regarding the number of parking spaces, the city ordinance requires 2 spaces for multi-family units regardless of if they are one bedroom or two-bedroom units. With 48 apartments, the number of required parking spaces would be 96. The preliminary development plan illustrates 73. Although the planned overlay district allows the Commission to consider flexibility in the number of parking spaces, the applicant needs to explain why they are requesting such a difference.

4) Will the single hydrant on NE Greystone Blvd. be sufficient for both the commercial, four-plex structures and Senior Citizen apartments?

5) In a Planned Overlay District when abutting or adjoining a residentially zoned district, there shall be a permanently screen such as 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 between the area proposed to be District R-3p (property line adjacent to the parking lot) and Greystone Place PUD.

6) Each exterior wall within 300 feet of and visible from the right-of-way of Buckner Tarsney Road shall be constructed with 100% coverage of all exterior visible wall with the following materials: masonry, stone, brick, stucco, or approved gypsum concrete/plaster materials. Glass walls, wood (plywood is prohibited) or anu other material not excluded, provided material is approved by the Board of Aldermen. The preliminary development plan includes a note that buildings will comply with this requirement.

7) The City's Trail Master Plan illustrates a trail along Buckner Tarsney Road. The development plan shows the trail on the south side of what should be NE Greystone Blvd. and a 6-foot asphalt path within the conservation easement Staff is requesting that the trail have a width of 10 feet along Buckner Tarsney and within the conservation easement. Staff will require the trail to be constructed with a 4" rock base and 4" asphalt.

PAGE 3, STAFF REPORT – GREYSTONE WEST TRACT B

Once constructed and accepted, the Parks and Recreation Department will accept the trail into the City's system.

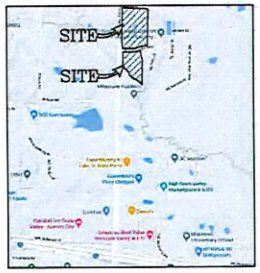
STAFF RECOMMENDATION: When the Preliminary Development Plan is revised to include comments above, then Staff would recommend approval of the rezoning and preliminary development plan for the Greystone West Tract B.

PRELIMINARY DEVELOPMENT PLAN FOR "GREYSTONE WEST"

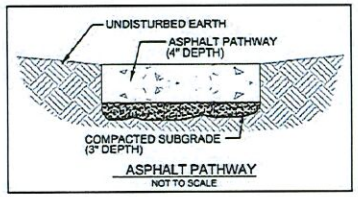
GRAIN VALLEY, JACKSON COUNTY MISSOURI

SEC 26, TOWNSHIP 49, RANGE 30

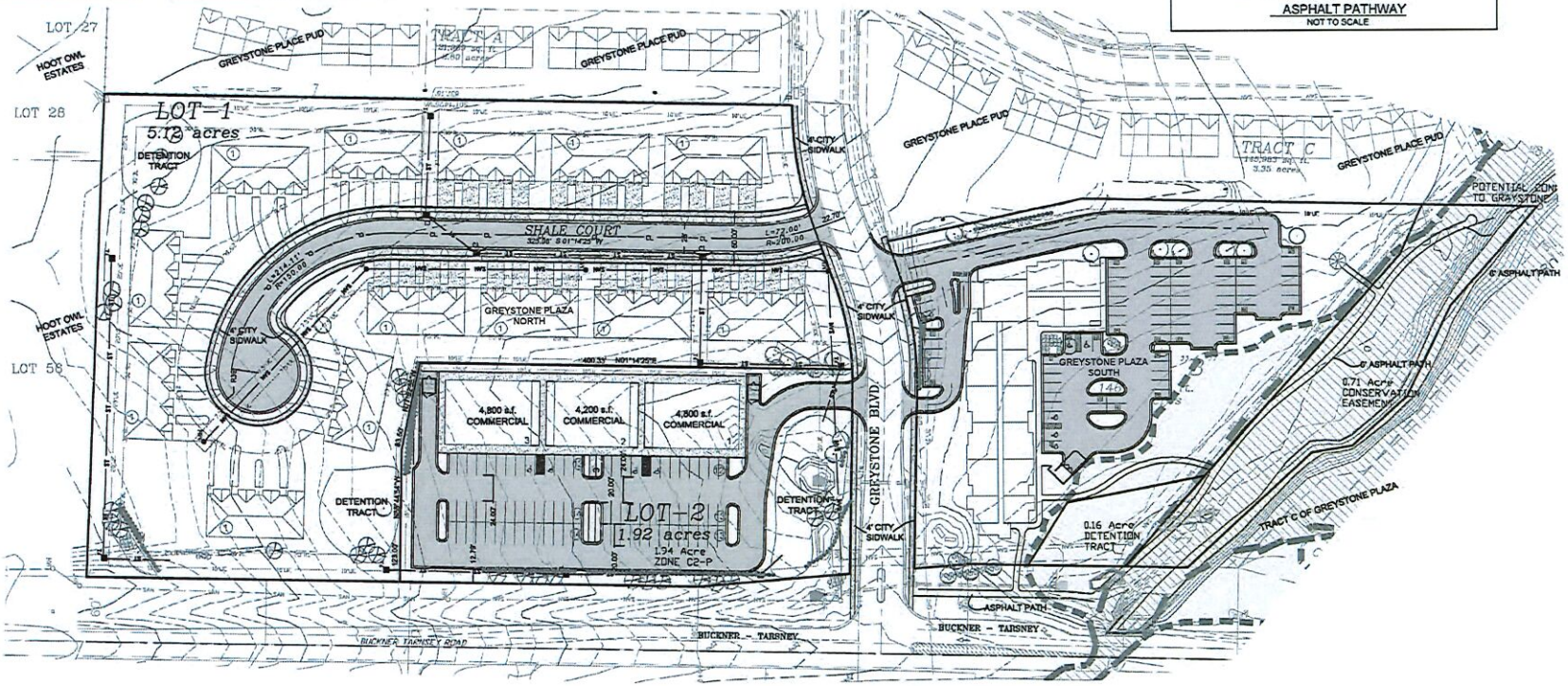
DEVELOPER:
WINDFIELD DESIGN/BUILD LLC
816-612-5191



LEGAL DESCRIPTION
TRACTS A AND B OF "GREYSTONE PLAZA" A SUBDIVISION
IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI



300' VICINITY MAP



EXISTING TRACT A
GREYSTONE WEST TOWN HOMES
SITE NOTES:
1. TOTAL LOT AREA = 5.12ac
2. PROPOSED 13 FOUR PLEX BUILDING
   TOTAL UNITS =52 UNITS
3. TOTAL UNIT PER ACRE = 10.16 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =104STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 104 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=2.59ac = 51 %
8. PUBLIC SANITARY MAIN IS PROPOSED FOR THESE LOTS.
9. PUBLIC WATER MAIN PROPOSED FOR THESE LOTS.
10. 50' PUBLIC ROW IS PROPOSED FOR THESE LOTS.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

EXISTING TRACT A
GREYSTONE WEST COMMERCIAL
SITE NOTES:
1. TOTAL LOT AREA = 1.92ac
2. PROPOSED 13,800 sf OF COMMERIAL BUILDINGS
4. REQUIRED PARKING
   5 STALLS PER 1,000 SF =14STALLS
5. PROPOSED STALLS = 79 STALLS
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=0.50ac = 26%
8. NO PUBLIC SANITARY MAIN IS PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING =C-2P

TRACT B
GREYSTONE WEST SENIOR APARTMENT
SITE NOTES:
1. TOTAL LOT AREA = 3.37ac
2. PROPOSED 3-STORY 48-UNIT APARTMENT BUILDING
3. TOTAL UNIT PER ACRE = 14.2 UNILT PER ACRE
4. REQUIRED PARKING
   TOTAL = 2 STALLS PER UNIT =96 STALLS
5. FOR SENOIR HOUSING WE HAVE
   PROPOSED STALLS = 4 ADA STALLS AND 69 REGULAR STALL
   TOTAL STALLS = 73
6. SEE LANDSCAPE PLAN FOR LANDSCAPING CALCULATION.
7. TOTAL GREEN SPACE=1.72ac = 51%
8. NO PUBLIC SANITARY MAIN PROPOSED FOR THIS LOT.
9. NO PUBLIC WATER MAIN PROPOSED FOR THIS LOT.
10. NO PUBLIC ROW IS PROPOSED FOR THIS LOT.
11. EXISTING ZONING = C-2
12. PROPOSED ZONING = R3-P

Architectural Character

All exterior walls within three hundred feet of and visible from Buckner Tarsney Road shall be constructed with 100% coverage of the following materials: masonry, stone, brick, stucco, and wood excluding plywood paneling. Any transparency in the form of glass walls shall be glass curtain walls or glass block construction.

50 25 0 50
Scale In Feet
1"= 50'

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
621 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 530-5675

PRELIMINARY DEVELOPMENT PLAN

DATE	REVISION	BY
4-27-21	PER CLIENT COMMENTS	

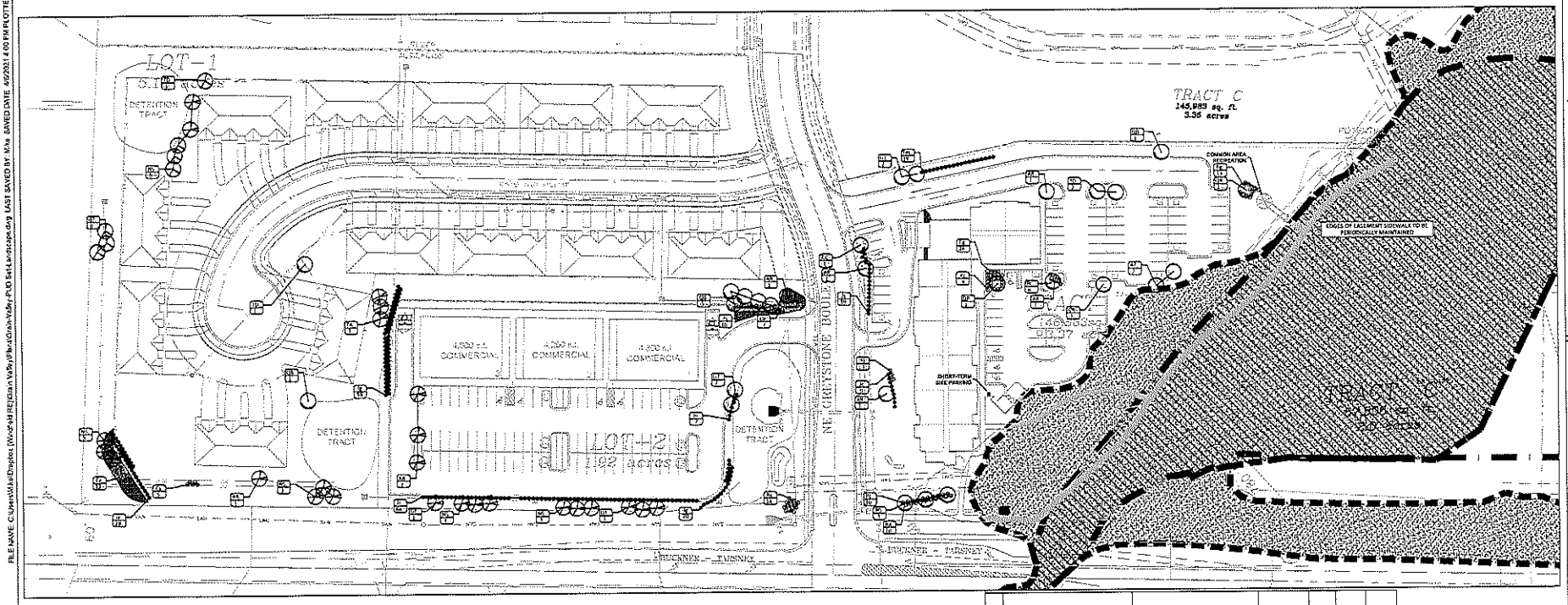
Qulst Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
621 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 530-5675
e-mail • rwalquist@qulstengineering.com

PRELIMINARY DEVELOPMENT PLAN
FOR "GREYSTONE WEST"
CIVIL PLANS FOR
GREYSTONE WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-12-21
PROJECT NO.	E21-301
SCALE	1"=50'

2

PRELIMINARY DEVELOPMENT PLAN



	LANDSCAPE MATERIAL BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	QTY.
	DECIDIOUS TREES					
AR	*Acer rubrum* 'RED SUNSET'	RED SUNSET MAPLE	B&B	2"		9
QR	*Quercus rubrum*	NORTHERN RED OAK	B&B	2"		2
GT	*Gleditsia triachanthos var. inermis* 'SHADEMASTER'	SHADEMASTER LOCUST	B&B	2"		11
TA	*Tilia americana*	AMERICAN LINDEN	B&B	2"		3
QB	*Quercus bicolor*	SWAMP WHITE OAK	B&B	2"		7
TD	*Taxodium distichum*	BALD CYPRESS	B&B	2"		4
NS	*Nyssa sylvatica*	BLACK GUM	B&B	2"		20
	ORNAMENTAL TREES					
AT	*Acer tatarium* 'SUMMER SPLENDOR'	TATARIAN MAPLE	B&B	1.5"		2
CC	*Cercis canadensis* 'ALBA'	WHITEBUD	B&B	1.5"		1
CR	*Cercis reinformis* 'OKLAHOMA'	REDBUD	B&B	1.5"		1
AG	*Amelanchier grandiflora*	AUTUMN SERVICEBERRY	B&B	1.5"		0*
CK	*Cornus kousa*	KOUSA DOGWOOD	B&B	1.5"		0*
	EVERGREEN SHRUBS					
Jc	*Juniperus chinensis* 'SEA GREEN'	SEA GREEN JUNIPER	CONT.		5 GAL.	75
Js	*Juniperus sabina* 'TAMARISCIFOLIA'	TAM JUNIPER	CONT.		5 GAL.	19
Iv	*Itea virginica* 'SPRICH'	VIRGINIA SWEETSPIRE	CONT.		5 GAL.	35
Tm	*Taxus X media* 'HICKSII'	HICKS YEW	CONT.		5 GAL.	19
Ig	*Ilex glabra* 'CHAMZIN'	NORDIC HOLLY	CONT.		5 GAL.	75
	ORNAMENTAL SHRUBS					
Ra	*Rhus aromatica*	FRAGRANT SUMAC	CONT.		2 GAL.	24
Cs	*Cornus sericea* 'KELSEYI'	KELSEY DOGWOOD	CONT.		2 GAL.	12
Ca	*Cotoneaster* 'Willowleaf'	WILLOWLEAF COTONEASTER	CONT.		2 GAL.	12
Pc	*Prunus cistena*	PURPLELEAF SAND CHERRY	CONT.		2 GAL.	18
Kj	*Kerria japonica*	JAPANESE KERRIA	CONT.		2 GAL.	28
Fg	*Fothergilla gardenii*	DWARF FOTHERGILLA	CONT.		2 GAL.	27

*Acceptable alternates

NORTH

SCALE: 1" = 50'

0 25 50 100

WINGFIELD DESIGN-BUILD
5725 MAY EARTH TERRACE, KANSAS CITY, MO 64151

GREYSTONE WEST DEVELOPMENT
HIGHLAND DR & BUCKNER-TARSNEY ROAD
GRAIN VALLEY, MO
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
0	04/07/21	PUD Corrections
1		
2		
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4		
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DATE:	04/06/21
PROJECT NO.:	1631
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	AO

SHEET NO.

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FILE NAME: C:\Users\MarkDrapkin (Work-HP REDIS)\Grain Valley\Plans\Grain Valley-PUD Set\Landscape.dwg LAST SAVED BY: Mike SAVED DATE: 4/6/2021 4:00 PM PLOTTED: 4/7/2021 11:59 AM

4,200 SF
COMMERCIAL
COMMERCIAL

GT
2
TE
19
CC
1
AR
1
15
19
DRIVE

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:
ALL OF TRACT B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

Subdivision: Greystone Plaza **Lot #:** 1 **Zoning District:** C-2

Description of Request: Request to rezone 1501 N BUCKNER TARSNEY RD GRAIN VALLEY MO, 64029 from C-2 to R3-P. and submit POD for Greystone West: a proposed Planned Overlay District with senior multifamily residential housing. The development includes landscaping, walks and trails, expands an existing conservation easement and accommodates parking.

APPLICANT INFORMATION

Name: Andrew Danner

Company: Windfield Design-Build

Address: 5775 NW 64th Terr., Kansas City, MO 64151

Telephone: 816-612-5191 **Fax:** **E-mail:** andrew@windfieldrealestate.com

Property Owner: JEHK, LLC

Additional Contact(s): Michael McGrew mike@windfieldrealestate.com

Type of Application: Check Type & Submit Corresponding Requirements	
	Rezoning 1 • 2 • 5 • 10 • 11 • 14
	Ordinance Amendment 10
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14
	Temporary Use Permit 2 • 10 • 14
	Preliminary Plat 1 • 3 • 4 • 14
	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15
	Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14
	Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15
	Site Plan 1 • 7 • 8 • 9 • 12• 14 • 15
	Vacation of Right-of-way or Easement 1 • 14 • 16 • 17
	Future Land Use Map (Refer to page 9)

Note:
Include at least one 8 ½ x 11 copy of all drawings
and plans will all applications.

	Submittal Requirement List:
1	Legal description of subject property
2	Map depicting general location of site
3	Summary Site Analysis depicting current character of site
4	Preliminary Plat (3 full size copies)
5	Preliminary Development/ Site Plan (6 copies)
6	Final Plat (6 copies)
7	Final Development/ Site Plan (6 copies)
8	Landscaping Plan (6 copies)
9	Building Elevations (6 copies)
10	Written description of the proposal
11	List of property owners within 185 feet
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.]

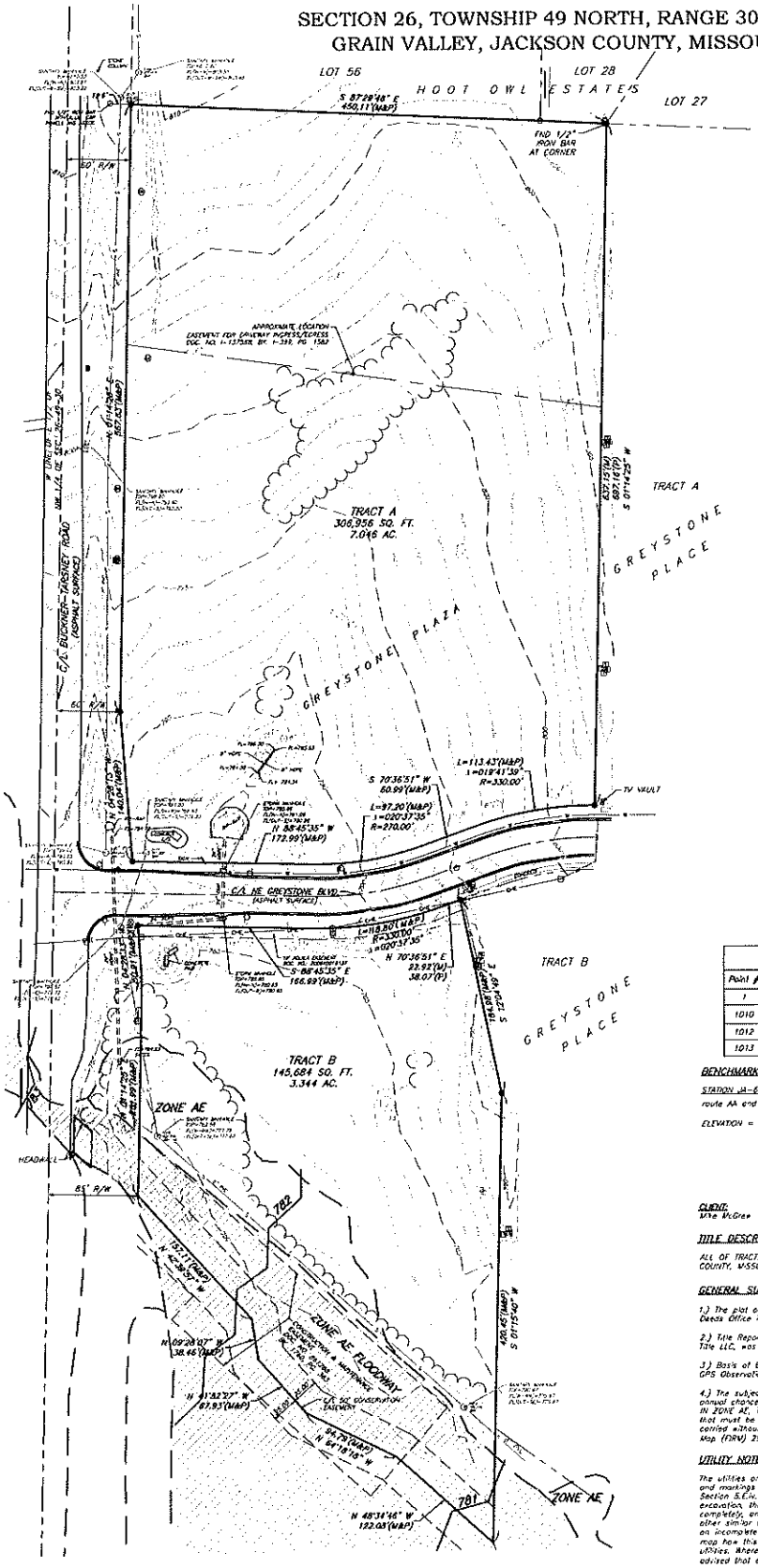
The applicant hereby agrees that all information is provided as required with this application and the City Code.

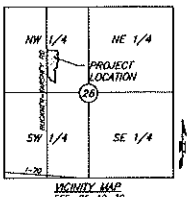
Applicant's Signature — Date 4/12/21

Applicant's Signature — Date

TOPOGRAPHIC SURVEY

SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST
GRAIN VALLEY, JACKSON COUNTY, MISSOURI





VICINITY MAP
SEC. 26-49-30
N.T.S.

SCALE
0' 50' 100'

LEGEND

- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- L/S - LANDSCAPED AREA
- EXISTING TREE
- EXISTING BUSH
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GV - GAS VALVE
- GAS METER
- GAS PIPELINE MARKER
- FIRE HYDRANT
- WV - WATER VALVE
- SANITARY MANHOLE
- SEWER MANHOLE
- MAILBOX
- TELEPHONE PEDESTAL
- BOLLARD
- SIGN
- OHE - OVERHEAD ELECTRIC
- UGE - UNDERGROUND ELECTRIC
- FO - FIBER OPTIC LINE
- CABLE
- TREE LINE

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1040057.93	2872391.32	842.19	JA-62
1010	1043868.13	2874880.28	821.65	IVS 1/2
1012	1043068.80	2875001.17	795.56	IVS CUT + -TC-
1013	1043082.62	2874669.56	788.37	IVS CUT + -TC1-

BENCHMARKS:

STATION JA-62- Alum Disk about 5 miles West of the intersection of I-70 and route AA and route BB road in Grain Valley

ELEVATION = 842.19

CLIENT:
Mike McGee

TITLE DESCRIPTION:

ALL OF TRACTS A AND B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL SURVEY NOTES:

1.) The plat of GREYSTONE PLAZA is recorded in Book 90 at Page 37 in the Recorder of Deeds Office in Jackson County, Missouri

2.) Title Report # AT-8570, dated September 4, 2020 at 8:00 AM provided by Advantage Title LLC, was provided by client.

3.) Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, Zone AE, Base Flood Elevations determined, and FLOODWAY AREAS IN ZONE AE, the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights, as shown on Flood Insurance Rate Map (FIRM) 29095C0339G, effective January 20, 2017.

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, locating excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

1	INITIAL SUBMITTAL	03-05-21

SHEET 1 OF 1

J & J SURVEY LLC
ADDRESS: PO BOX 8146 - SUITE 102 • LEE'S SUMMIT, MO 64086
PHONE: (816) 761-1717 • FAX: (816) 241-1606

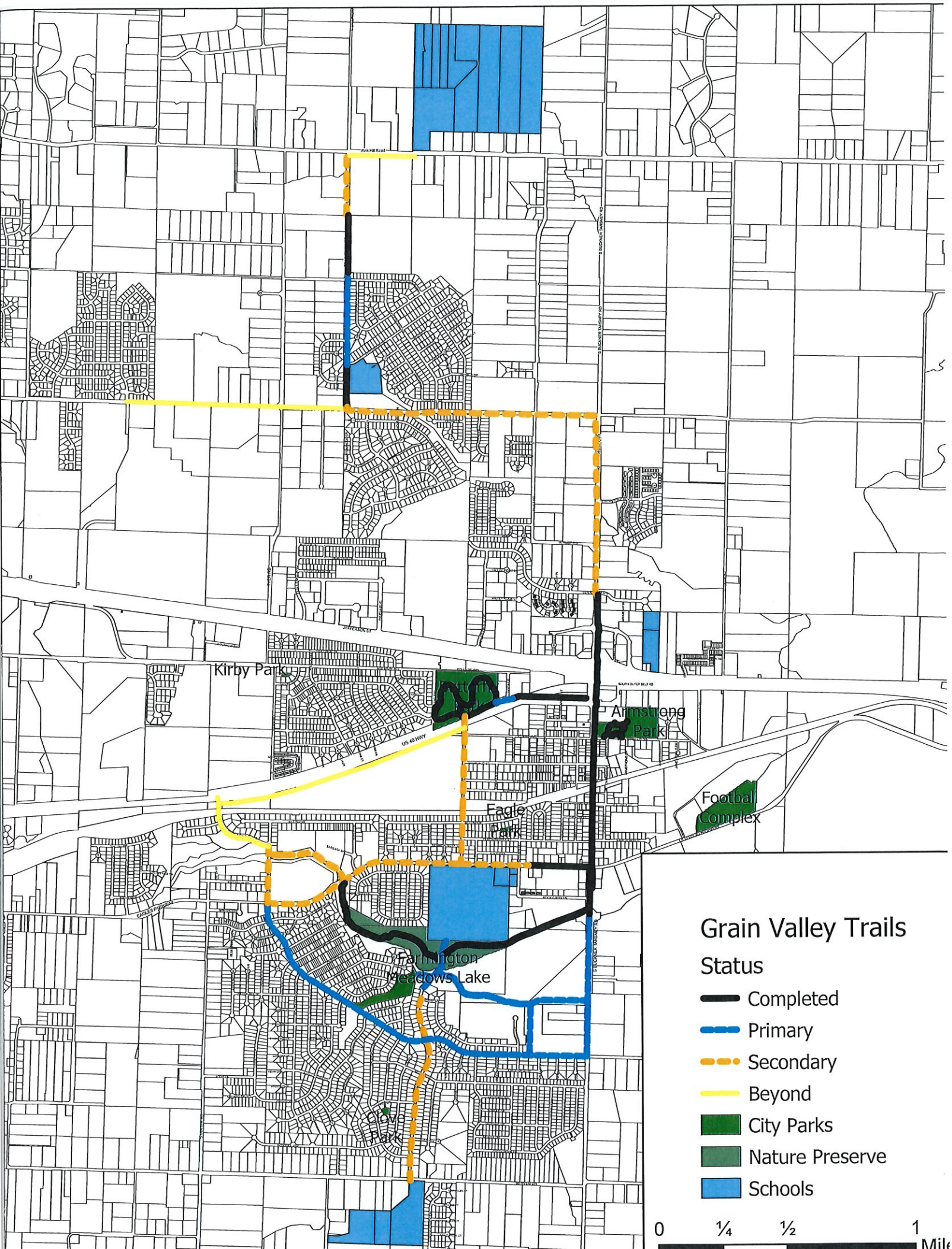
3-6-21
Date

John B. Young PLS-2006016647

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of February, 2021 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Location: S:\20.362 - Greystone Tracts, Grain Valley\DRAWINGS\Topographic Survey - 3-6-21.dwg - Mar 06, 2021 - 10:28am


Kirby Park
Armstrong Park
Football Complex
Eagle Park
Farmington Meadows Lake
Clove Park
Grain Valley Trails
Status
Completed
Primary
Secondary
Beyond
City Parks
Nature Preserve
Schools
0
¼
½
1

Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

Staff Report
Club Car Wash Site Plan
May 12, 2021

PURPOSE:
The purpose of this request is to gain site plan approval for an automated carwash with vacuum bays on property that is in the Main Street Corridor-Transition Overlay Zoning District.

BACKGROUND:
The proposed carwash facility will be on approximately 1.5-acre site that is generally located north of US Highway 40, west of Main Street and south of the east bound exit ramp for I-70. The property is being purchased from OOIDA (Owner Operator Independent Drivers Association).

SPECIAL CONDITIONS:
Due to this property being located within the Downtown Overlay District – Transition Zone, it is required to have site plan approval by the Planning and Zoning Commission before a building permit is issued.

ANALYSIS:
In reviewing the Site Plan and supplemental drawings, Staff provides the following comments:

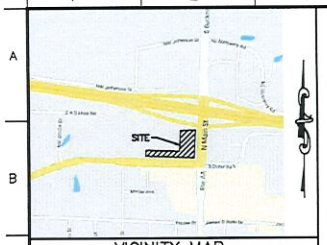
1) The property being purchased from OOIDA will need to be platted as a Minor Subdivision.

2) Regarding Section 400.220 B.3.d, not less than 15% of the area of each front exterior façade and street sidewall where a building is located on a corner lot, excluding windows, doors, or overhead doors, shall be recessed, projected, or alternately staggered from the primarily plane of the wall. The east elevation that faces Main Street, the applicant complies with this requirement by projecting the slate stone, sheet metal scupper and downspouts. Aesthetically, what if the metal downspouts were within the pilaster?

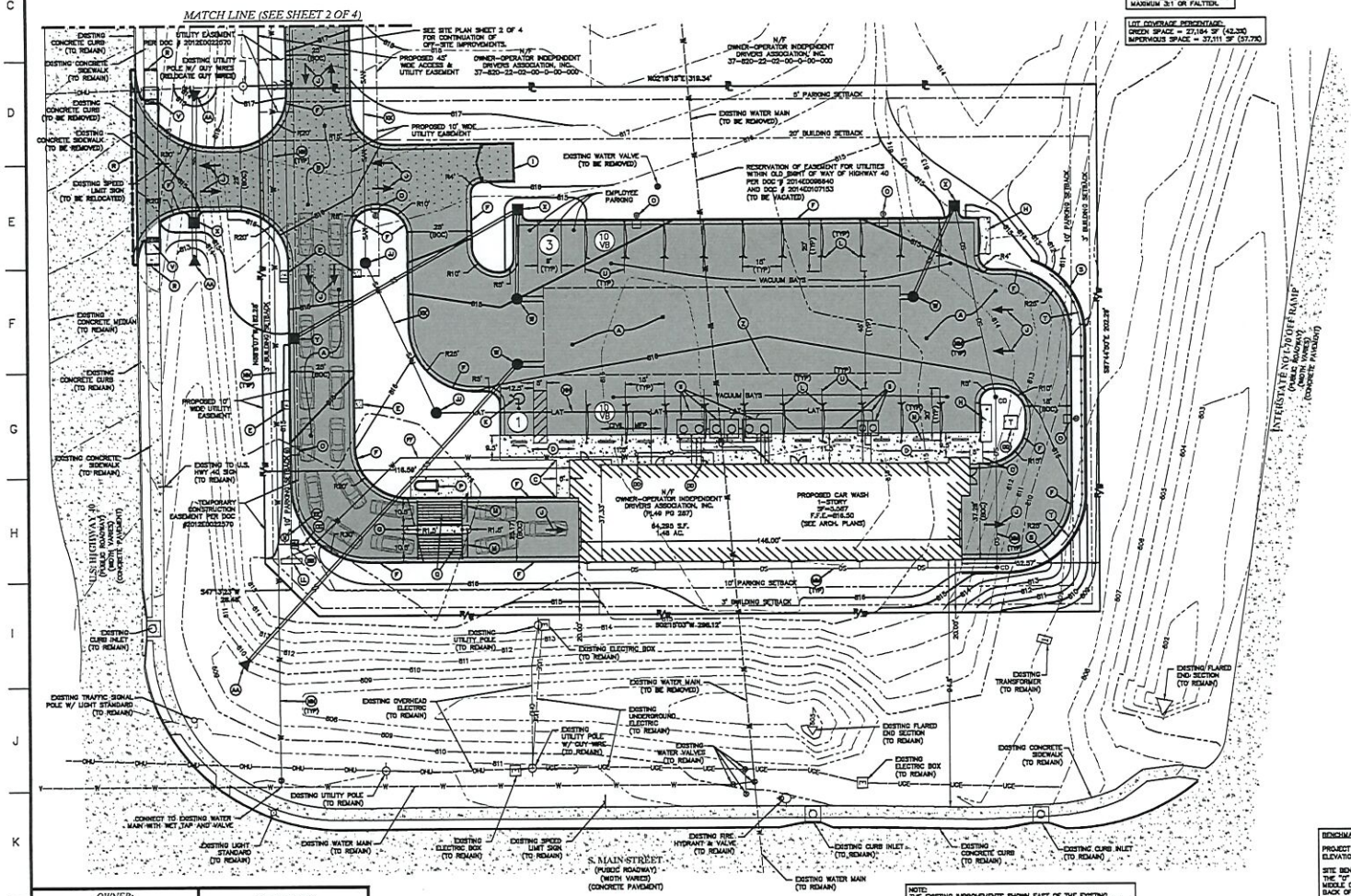
3) The site plan illustrates a new right turn in – right turn out with US 40 Highway. The Missouri Department of Transportation has denied this request for access to US 40 Highway. US 40 Highway is a limited access highway. When US 40 Hwy was realigned in 2012, to where it is currently, full access was provided for both the north and south lots along US 40. This location is at approximately 600 feet west from the intersection of US 40 and Main Street and is shown on sheet 2 of the site plan. The site plan can be revised when building plans are submitted.

STAFF RECOMMENDATION:
Staff recommends approval.

SITE PLAN



VICINITY MAP
NO SCALE



NOTE:
SEE MEP PLAN SHEET FOR SITE LIGHTING PHOTOMETRICS.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x18'
ADA PARKING – 8'x20'
ADA VAN PARKING – 12.5'x20'
ADA ACCESSIBLE STRIPING – 5'x20'
PARKING DRIVE AISLES (TWO-WAY) – 24'W MIN.
PARKING DRIVE AISLES (ONE-WAY) – 16'W TO 24'W MIN.

PARKING REQUIREMENTS:
TOTAL SPACES PROVIDED: = 4 SPACES
ADA TOTAL SPACES REQUIRED: = 1 SPACES
ADA TOTAL SPACES PROVIDED: = 1 SPACES

VACUUM STATIONS:
PROVIDED = 20 VACUUM STATIONS

ON-SITE DISTURBANCE AREA: 1.37 AC.
OFF-SITE DISTURBANCE AREA: 0.53 AC.
OVERALL DISTURBANCE AREA: 1.90 AC.

NOTE: ALL SLOPES SHALL BE MAXIMUM 3:1 OR FALTER.

LOT COVERAGE PERCENTAGE:
GREEN SPACE = 27,184 SF (42.3%)
IMPERVIOUS SPACE = 37,111 SF (57.7%)

SCALE: 1"=20'
APRIL 2021

SITE LEGEND

(A) NEW STANDARD DUTY CONCRETE PAVEMENT.
(B) NEW HEAVY DUTY CONCRETE PAVEMENT.
(C) NEW 4" THICK CONCRETE SIDEWALK.
(D) NEW 6" THICK CONCRETE SIDEWALK.
(E) NEW 3' X 3' X 4" CONCRETE PAD FOR SIGNS AND TRASH CANS.
(F) NEW 6" CONCRETE CURB AND GUTTER.
(G) NEW 3' WIDE CONCRETE ISLAND.
(H) NEW 4' X 14' CONCRETE PAD FOR VACUUM TURBINE.
(I) NEW DUMPSTER ENCLOSURE. SEE DETAIL.
(J) NEW TRAFFIC FLOW ARROWS.
(K) NEW ACCESSIBLE PARKING STALL WITH STRIPING.
(L) NEW VACUUM ARMS. BY OWNER.
(M) NEW STOP ARMS. BY OWNER.
(N) NEW WHEEL STOPS.
(O) NEW LIGHT STANDARD.
(P) NEW DETACHED CASHIER BOOTH.
(Q) NEW NON-STRUCTURAL SHADE CANOPY. BY OWNER.
(R) CONTRACTOR TO SAWCUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
(S) NEW RETAINING WALL.
(T) NEW 4' BLACK METAL FENCE. SEE DETAIL.
(U) NEW 4" YELLOW PARKING STALL STRIPING.
(V) NEW CURB RAMP WITH DETECTABLE WARNING DEVICE.
(W) NEW STORM MANHOLE.
(X) NEW STORM CURB INLET.
(Y) NEW STORM GRATED INLET WITH SIDE INTAKE.
(Z) NEW UNDERGROUND STORMWATER DETENTION/WATER QUALITY.
(AA) NEW FLARED END SECTION.
(AB) NEW 2" WATER METER.
(AC) NEW 2"X4" INCREASER.
(AD) NEW 4"X2" REDUCER.
(AE) NEW IRRIGATION METER.
(AF) NEW 4" WATER SERVICE.
(AG) NEW TRANSFORMER.
(AH) NEW 8" SANITARY SEWER LATERAL AT 2.0% MINIMUM GRADE.
(AI) NEW GREASE INTERCEPTORS AND LATERALS. SEE MEP PLANS.
(AJ) NEW SANITARY MANHOLE.
(AK) NEW 8" SANITARY SEWER MAIN AT 0.35% MINIMUM GRADE.
(AL) NEW GROUND MONUMENT SIGN.
(AM) NEW DOWNSPOUT COLLECTOR.
(AN) NEW WATER MAIN. MATCH EXISTING SIZE.
(AO) NEW GAS SERVICE.

LEGEND

RIGHT OF WAY	R/W
PROPERTY LINE	P
BUILDING SETBACK	— — —
EXISTING EASEMENT	— — —
EXISTING MAJOR CONTOUR	— — XXX — —
EXISTING MINOR CONTOUR	— — XXX — —
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE SIDEWALK	
NEW STANDARD DUTY CONCRETE	
NEW HEAVY DUTY CONCRETE	
NEW CONCRETE SIDEWALK	
EXISTING SANITARY MAIN	—SAN—
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITIES	—OHU—
EXISTING UNDERGROUND ELECTRIC	—UCE—
EXISTING WATER LINE	—W—
EXISTING STORM SEWER	= = = SS = = =
NEW MAJOR CONTOUR	XXX
NEW MINOR CONTOUR	XXX
NEW WATER SERVICE LINE	W
NEW SANITARY SEWER LINE	SAN
NEW SANITARY LATERAL	LAT
NEW GAS LINE	G
NEW STORM SEWER LINE	SS
NEW DOWNSPOUT COLLECTOR	DS
NEW SANITARY CLEANOUT	CO
NEW SANITARY MANHOLE	●
NEW STORM SEWER GRATED INLET/ CURB INLET/MANHOLE/FES	■ ■ ● ▶
NEW LIGHT STANDARD	
NEW BUILDING	

NOTES:
1. TOTAL SITE ACREAGE: 64,295 SQ. FT. OR 1.48 ACRES
2. EXISTING ZONING: DOWNTOWN TRANSITION ZONE
3. BUILDING SETBACKS:
   FRONT – 3'
   REAR – 20'
   SIDE – 10'
4. THE SITE LAND USE SHALL BE COMMERCIAL (CAR WASH).
5. THIS SITE IS SERVED BY:
   WATER – CITY OF GRAIN VALLEY
   SEWER – CITY OF GRAIN VALLEY
   TELEPHONE – AT&T
   ELECTRIC – EVERGY
   GAS – SPIRE
   FIBER/FTTC – AT&T, COMCAST, MODOT, MCI
   FIRE – CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT
6. THIS THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FIRM, FLOOD INSURANCE RATE MAP, FOR CITY OF GRAIN VALLEY, MISSOURI, MAP NUMBER 29095C0230G, MAP REVISED DATE OF JANUARY 20, 2017. FLOOD ZONES ARE DETERMINED BY SCALING.
7. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
8. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
9. THE SITE SHALL CONFORM TO THE CITY OF GRAIN VALLEY STANDARDS.
10. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
11. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
12. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW LINES AND THE ADA STRIPING SHALL BE BLUE.
13. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
14. ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
15. STORMWATER SHALL BE DIRECTED TO UNDERGROUND DETENTION SYSTEM AND EXISTING DISCHARGE POINTS.
16. ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
17. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
18. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, BEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
19. ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
20. ALL VACUUM STATIONS AND EQUIPMENT SHALL BE PAINTED BLACK.
21. A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 22.5', THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVED BY UNDERGROUND ELECTRIC.
22. ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED.

BENCHMARKS:
PROJECT BENCHMARK: CRS MONUMENT JA-62. ELEVATION: 842.19 (NAVD88)
SITE BENCHMARK:
THE "O" IN OPEN ON A FIRE HYDRANT IN THE MIDDLE OF THE BOUNDARY. 190 FEET FROM BACK OF CURB OF U.S. HIGHWAY 40, 631 FEET WEST BY NORTHWEST FROM THE INTERSECTION OF S MAIN STREET AND U.S. HIGHWAY 40. ELEVATION: 824.30 (NVD88)

NOTE:
THE EXISTING IMPROVEMENTS SHOWN EAST OF THE EXISTING SIDEWALK ALONG S. MAIN STREET ARE BASED ON FIELD COLLECTED SURVEY DATA, AERIAL PHOTOGRAPHY AND OTHER PHOTOGRAPHIC EVIDENCE. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

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www.mo1call.com

OWNER:
OWNER-OPERATOR INDEPENDENT DRIVERS ASSOCIATION, INC.
1 NW OOIDA DR PO BOX 1000
GRAIN VALLEY, MO 64029

DEVELOPER:
CLUB CAR WASH OPERATING, LLC
1213 OLD HWY 63, STE 101
COLUMBIA, MO 65201

COCHRAN
North Office: 8 East High, Street Warrenton, MO 63383
636-332-4574 (Voice) 636-327-0760 (Fax)
• Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning
Missouri State Certificate of Authority Number: 2010000046

Two working days prior to the start of any excavation call 1-800-DIG-RITE for the location of underground utilities.

All TEMPORARY and PERMANENT construction signs shall be installed in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD) (latest edition).

ERIC S. KIRCHNER
E-2001004818
4/26/2021

PRELIMINARY PLANS
CLUB CAR WASH
GRAIN VALLEY, MISSOURI

DATE	REVISION	BY	APP'D BY
5/26/21	PER CITY COMMENTS	EMB	ESK

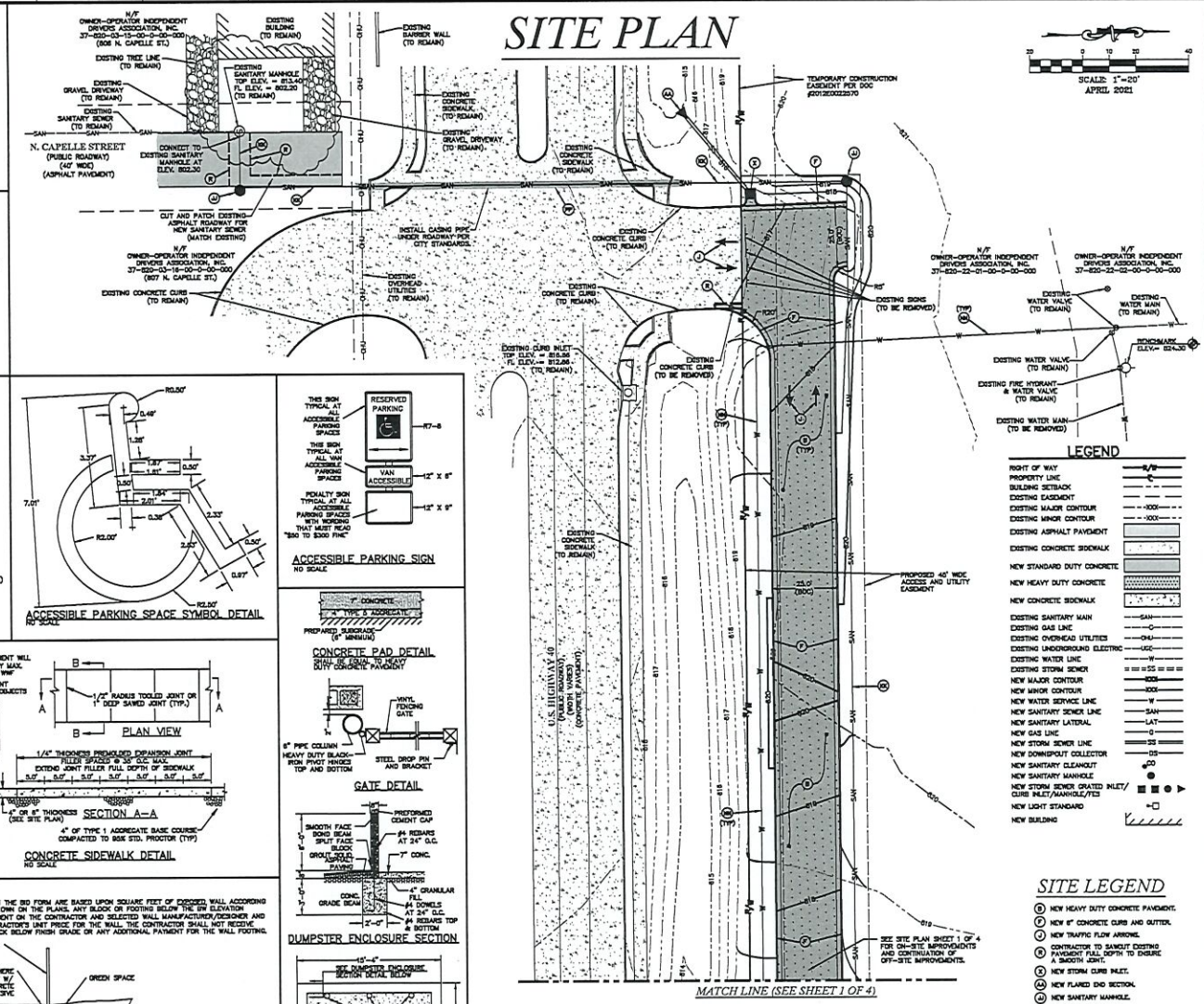
DRAWN BY: EMB
APPR'D BY: ESK
DATE: APR. 2021
SCALE: 1:20
PROJ. NO.: M20-7980A
SHEET: 1 OF 4

SITE PLAN

DWG NAME: J:\2020\M20-7980 - CCWKey 40 and N Main St, Grain Valley MO\ENGINEERING\AUTOCAD DRAWINGS\01_Preliminary\M20-7980 SITE PLAN.dwg LAYOUT TAB: 1-SITE PLAN PLOTTED ON: Apr 26, 2021 - 2:35pm PLOTTED BY: EBrown

SITE PLAN

SCALE: 1"=20'
APRIL 2021



LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK
- NEW STANDARD DUTY CONCRETE
- NEW HEAVY DUTY CONCRETE
- NEW CONCRETE SIDEWALK
- EXISTING SANITARY MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING STORM SEWER
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW WATER SERVICE LINE
- NEW SANITARY SEWER LINE
- NEW SANITARY LATERAL
- NEW GAS LINE
- NEW STORM SEWER LINE
- NEW DOWNSPOUT COLLECTOR
- NEW SANITARY CLEANOUT
- NEW SANITARY MANHOLE
- NEW STORM SEWER GRATED INLET/ CURB INLET/MANHOLE/YTS
- NEW LIGHT STANDARD
- NEW BUILDING

SITE LEGEND

- (B) NEW HEAVY DUTY CONCRETE PAVEMENT.
- (F) NEW 6" CONCRETE CURB AND GUTTER.
- (J) NEW TRAFFIC FLOW ARROWS.
- (R) CONTRACTOR TO SAWCUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (X) NEW STORM CURB INLET.
- (AA) NEW FLARED END SECTION.
- (AI) NEW SANITARY MANHOLE.
- (SA) NEW 8" SANITARY SEWER MAIN AT CLASS MINIMUM DRADIC.
- (WM) NEW WATER MAIN, MATCH EXISTING SIZE AND MATERIAL.
- (PB) NEW DIRECTIONAL BORE UNDER ROADWAY FOR SANITARY SEWER PIPE.

OWNER:	DEVELOPER:
OWNER-OPERATOR INDEPENDENT DRIVERS ASSOCIATION, INC. 1 NW OOIDA DR PO BOX 1000 GRAIN VALLEY, MO 64029	CLUB CAR WASH OPERATING, LLC 1213 OLD HWY 63, STE 101 COLUMBIA, MO 65201

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Two working days prior to any kind of any excavation, call the Missouri One Call System at 1-800-DIG-RITE for field marking of underground facilities.

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ERIC SCOTT KIRCHNER
E-2001004818
4/26/2021
ERIC S. KIRCHNER
E-2001004818

PRELIMINARY PLANS
CLUB CAR WASH
GRAIN VALLEY, MISSOURI

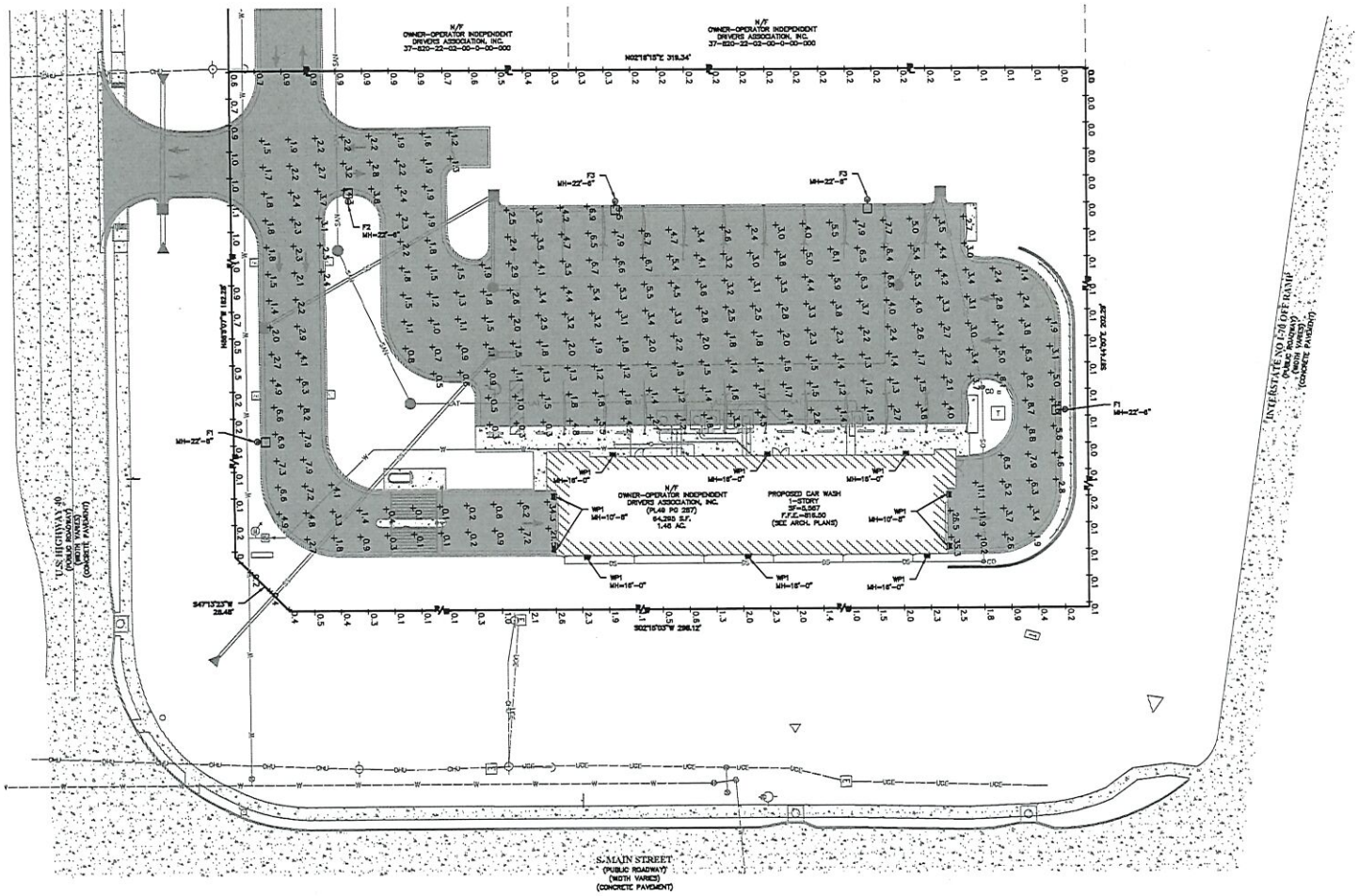
DRN BY: EMB	APP'D BY: ESK
DATE: APR. 2021	
SCALE: 1:20	
PROJ. NO: M20-7980A	
SHEET: 2 OF 4	

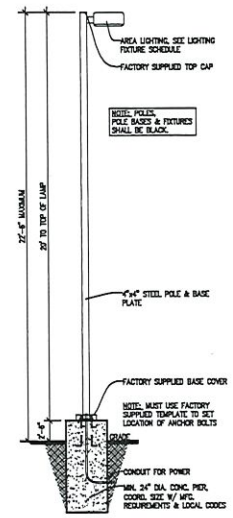
SITE PLAN

DWG NAME: J:\2020\M20-7980 - CCWKry 40 and N Main St, Grain Valley MO\DRAWINGS\AUTOCAD DRAWINGS\20_Preliminary\M20-7980 SITE PLAN 2 of 4.dwg LAYOUT TAB: 2 OF 4 PLOTTED ON: Apr 26, 2021 - 2:35pm PLOTTED BY: EBrown

PHOTOMETRIC PLAN

SCALE: 1"=20'
APRIL 2021





STANDARD LIGHT DETAIL
NO SCALE

SITE LIGHTING GENERAL NOTES

1. MAX. / MIN. RATIOS CALCULATED PER LIGHTING ORDINANCES, BASED ON 95% OF POINTS, LOWER & UPPER 2.5% EXCLUDED.
2. POLE LOCATIONS, LIGHT FIXTURES AND FIXTURE MOUNTING HEIGHTS HAVE BEEN CAREFULLY SELECTED IN ORDER TO MEET REQUIRED LIGHTING LEVELS. ANY REQUESTED CHANGES MUST BE IN WRITING TO THE ENGINEER AND ACCOMPANIED BY A PHOTOMETRIC PLAN INDICATING THE COMPLIANCE WITH THE OWNERS AND THE LOCAL ORDINANCE LIGHTING REQUIREMENTS. CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE CONTRACTOR REPLACING OR RELOCATING FIXTURES AND/OR POLES AT THEIR EXPENSE.

EXTERIOR LIGHTING SCHEDULE

MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F1	LITHONIA	DSX2 LED P2 40K BLC MVOLT DBLXD	POLE LIGHT	277	0.67	185	19,720	4000	70	LED	POLE	WITH BLACK 25' SQUARE STRAIGHT STEEL POLE
F2	LITHONIA	DSX2 LED P2 40K T5W MVOLT DBLXD	POLE LIGHT	277	0.67	185	24,608	4000	70	LED	POLE	WITH BLACK 25' SQUARE STRAIGHT STEEL POL
F3	LITHONIA	DSX2 LED P3 40K TFTM MVOLT	POLE LIGHT	277	0.76	217	28,254	4000	70	LED	POLE	WITH BLACK 25' SQUARE STRAIGHT STEEL POLE
WP1	LITHONIA	WPX3 LED 40K MVOLT DBLXD	WALL PACK	277	0.25	69	9269	4000	70	LED	WALL	

* OR EQUAL

OWNER:
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1 NW OOIDA DR PO BOX 1000
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Missouri State Certificate of Authority Numbers: 2010000046

Two working days prior to the start of any excavation, contact Missouri One Call at 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations shall be followed during construction related to the safety of workers and the public.

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY PLANS
CLUB CAR WASH
GRAIN VALLEY, MISSOURI

DATE	REVISION	BY	APP'D
		EMB	ESK

PHOTOMETRIC PLAN

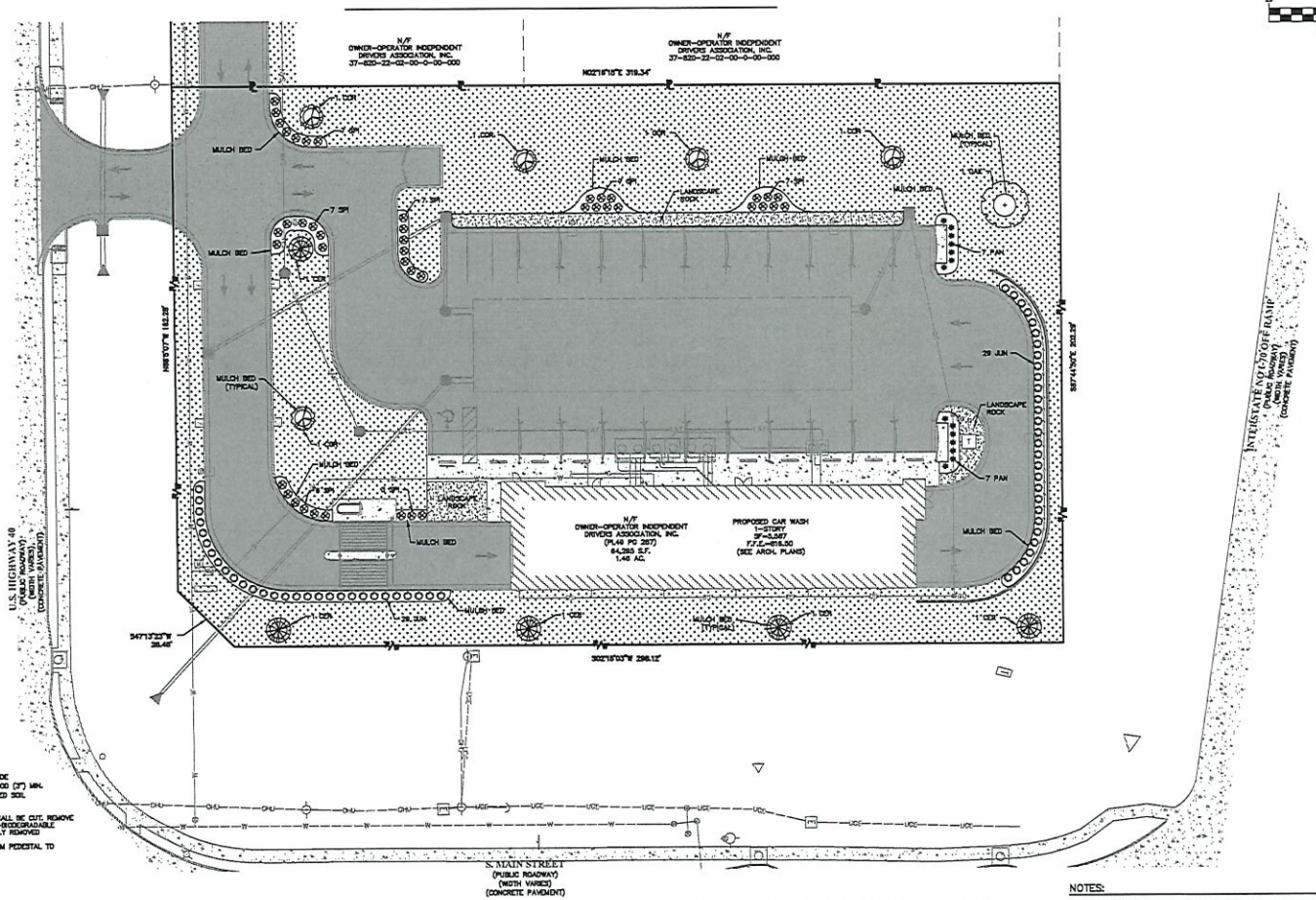
DATE	BY	APP'D	REV	DWG CHANGES
4/26/21	EMB	ESK		

DATE: APR. 2021
SCALE: 1:20
FILE NO.: M20-7980A
SHEET NO.: 3 OF 4

DWG NAME: J:\2020\M20-7980 - CCWKey 40 and N Main St, Grain Valley MO\CONCEPTS\AUTOCAD DRAWINGS\CE_ Preliminary\M20-7980 PHOTOMETRIC PLAN.dwg LAYOUT TAB: PHOTOMETRIC PLAN PLOTTED ON: Apr 26, 2021 - 2:35pm PLOTTED BY: EBrown

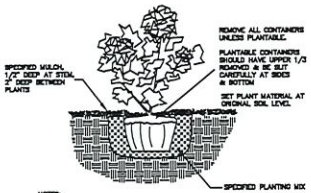
LANDSCAPE PLAN

SCALE: 1"=20'
APRIL 2021



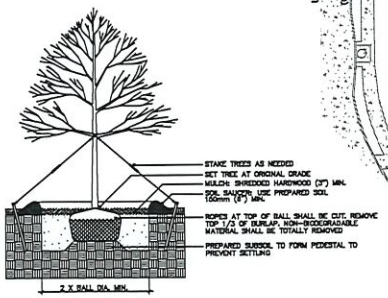
LANDSCAPE LEGEND

- POST OAK "QAK"
- REDBUD "CER"
- PAGODA DOGWOOD "COR"
- SEA GREEN JUNIPER "JUN"
- GOLDMOUND SPIREA "SPI"
- SWITCH GRASS "HEAVY METAL" "PAN"
- AREAS TO BE SODDED
- AREAS TO HAVE LANDSCAPE ROCK



NOTES:
1. WATER THOROUGHLY FOLLOWING PLANTING.
2. SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
3. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

SHRUB PLANTING



DECIDUOUS TREE PLANTING

NOTE: ALL TREES OR SHRUBS IN GRASS AREAS SHALL HAVE A MULCH BED AROUND THEM.

NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.

NOTE: ALL MULCH SHALL BE BLACK IN COLOR.

NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.

NOTE: ALL SOD TO BE TALL FESCUE.

NOTE: ALL DISTURBED AREAS TO BE SODDED.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
TREES					
1	Quercus Stellata	Post Oak	1.5 IN	AS SHOWN	B&B
5	Cercis canadensis	Redbud	1.5 IN	AS SHOWN	B&B
5	Cornus sanguinea	Dogwood	1.5 IN	AS SHOWN	B&B
SHRUBS					
44	Spiraea japonica "Goldmound"	Goldmound Spirea	1 GAL	AS SHOWN	CONT
58	Juniperous chinensis "Sea Green"	Sea Green Juniper	1 GAL	AS SHOWN	CONT
PERENNIALS					
14	Panicum virgatum "Heavy Metal"	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

LANDSCAPE REQUIREMENTS:

MINIMUM LANDSCAPE REQUIREMENTS:
1 TREE PER 7,500 SQ. FT. OF LOT AREA
2 SHRUBS PER 7,500 SQ. FT. OF LOT AREA

LOT AREA = 64,295 S.F.
64,295 / 7,500 X 1 = 8.57
9 TREES REQUIRED (1 SHADE TREE, 8 ORNAMENTAL TREES)

64,295 / 7,500 X 2 = 17.15
18 SHRUBS REQUIRED

PARKING LOT INTERIOR LANDSCAPE REQUIREMENTS

2.5% OF TOTAL PARKING AREA SHALL BE LANDSCAPED
PARKING LOT AREA = 14,885 SQ. FT.

14,885 X 2.5% = 372 SQ. FT. REQUIRED PARKING LOT AREA LANDSCAPING
1 TREE PER 200 SQ. FT. OF REQUIRED PARKING LOT AREA LANDSCAPING

372 / 200 = 1.86
2 TREES REQUIRED

TOTAL'S LANDSCAPING:

TREES PROVIDED = 11 TOTAL
SHRUBS PROVIDED = 108 TOTAL

NOTES:

1. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
4. MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4' DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
6. CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. ALL SODDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
9. SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.

OWNER:
OWNER-OPERATOR INDEPENDENT DRIVERS ASSOCIATION, INC.
1 NW OOIDA DR PO BOX 1000
GRAIN VALLEY, MO 64029

DEVELOPER:
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Missouri State Certificate of Authority Numbers: 2010000046

The utility lines prior to the start of any excavation call 1-800-DIG-RITE for utility locations.

All OSHA rules & regulations shall be followed during construction regardless of the information provided on this drawing.

ERIC S. KIRCHNER
E-2001004818

PRELIMINARY PLANS
CLUB CAR WASH
GRAIN VALLEY, MISSOURI

REVISION	DATE	APP. BY
PER CITY COMMENTS	5/26/21	EMB

LANDSCAPE PLAN

DRAWN BY: EMB
APPD. BY: KJD
DATE: APR. 2021
SCALE: 1:20
PROJECT NO.: M20-7980A

DWG NAME: J:\2020\M20-7980 - CCWKy 40 and N Main St, Grain Valley MO\DRAWINGS\AUTOCAD DRAWINGS\01_Preliminary\M20-7980 LANDSCAPE PLAN.dwg LAYOUT TAB: LANDSCAPE PLAN PLOTTED ON: Apr 26, 2021 - 2:35pm PLOTTED BY: EBraun

EXTERIOR COLOR PALETTE

- ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
  COLOR: Ivory
- ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
  COLOR: Slate
- METAL AWNINGS
  COLOR: Red
- STOREFRONT
  COLOR: Black Painted Aluminum
- SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
  COLOR: Kynar Finish Matte Black

CLUB CAR WASH RENDERING

FINKLE + WILLIAMS © 2020

EXTERIOR COLOR PALETTE

- ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
  COLOR: Ivory
- ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
  COLOR: Slate
- METAL AWNINGS
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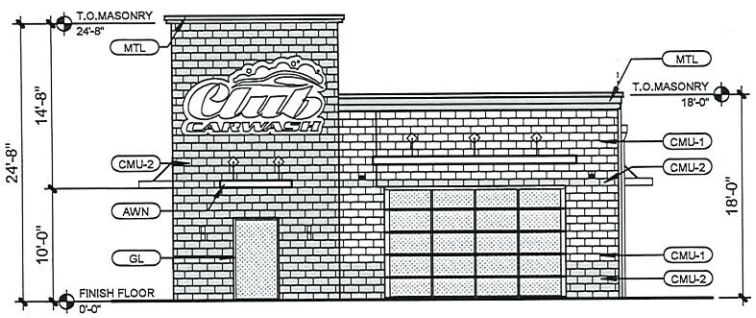
- SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
  COLOR: Kynar Finish Matte Black

CLUB CAR WASH RENDERING

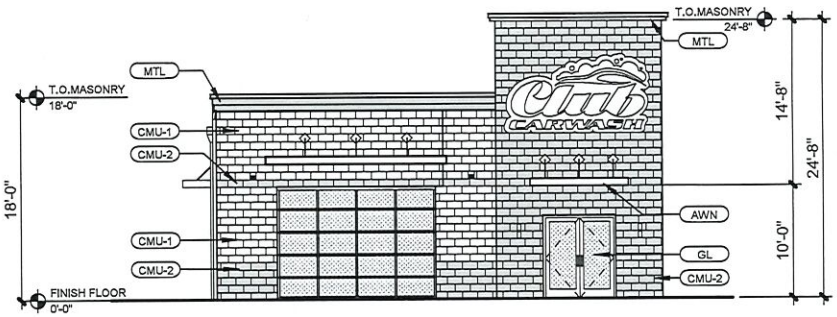
FINKLE + WILLIAMS
ARCHITECTURE

CLUB CAR WASH - GRAIN VALLEY | 04/23/21 | 12" = 1'-0"

FINKLE + WILLIAMS © 2020



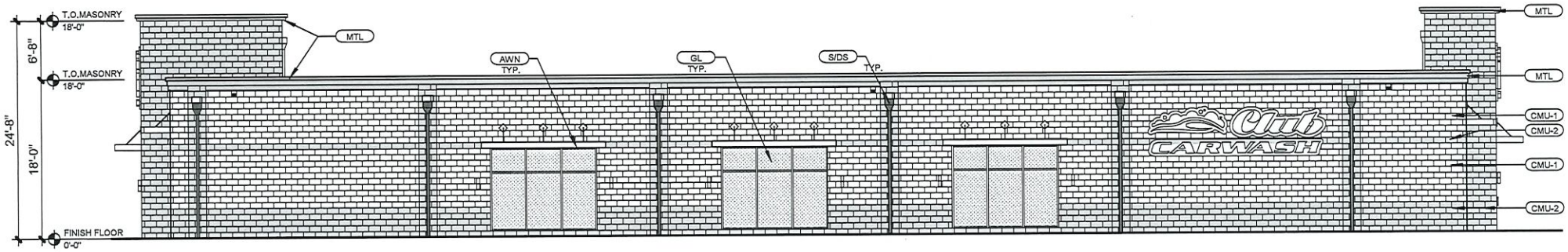
SOUTH ELEVATION | 3/32" = 1'-0"



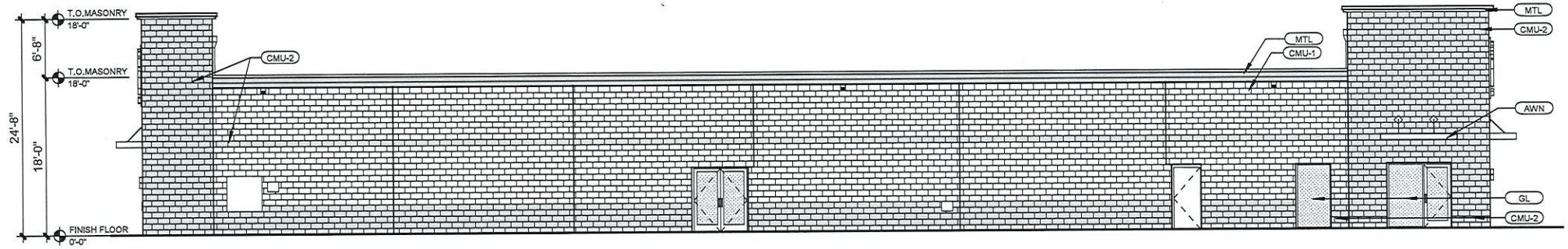
NORTH ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing w/ 1" Insulated LOW-E Tinted Glazing Unit (COLOR: Black Painted Aluminum)
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Red)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White)



EAST ELEVATION | 3/32" = 1'-0"



WEST ELEVATION | 3/32" = 1'-0"

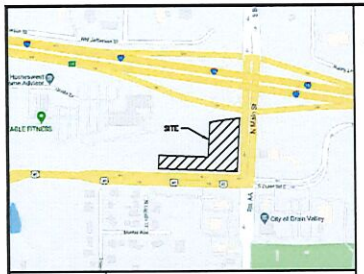
FINKLE + WILLIAMS
ARCHITECTURE

CLUB CAR WASH - GRAIN VALLEY | 04/23/2021 | As indicated

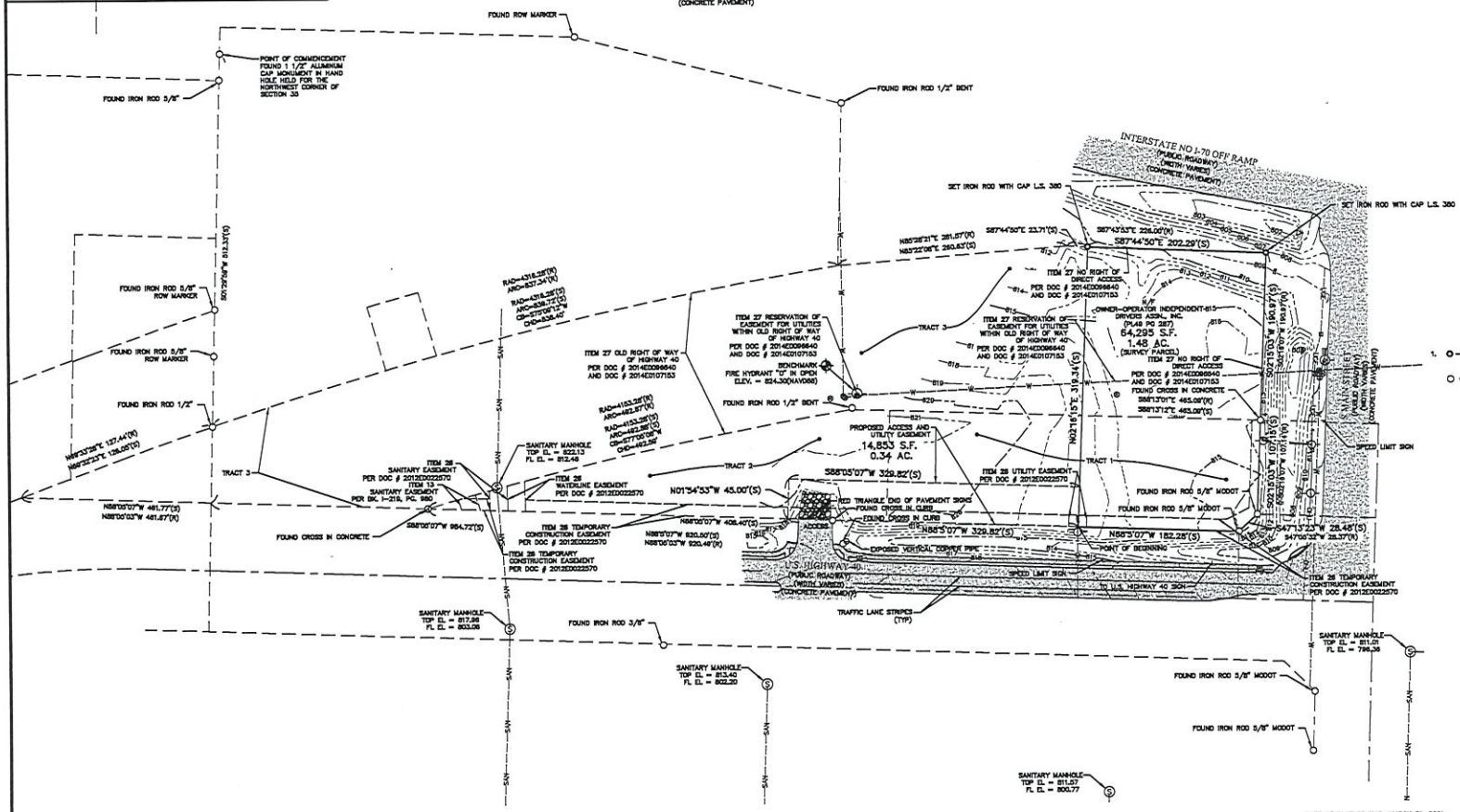
FINKLE + WILLIAMS © 2020

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NOT TO SCALE



LEGEND

- PROPERTY LINE
- BOUNDARY ADJOINER
- CENTERLINE
- OVERHEAD UTILITIES (OHU)
- UNDERGROUND ELECTRIC (UGE)
- UTILITY POLE
- SANITARY MANHOLE
- FEATHERED INLET
- CURB INLET
- ELECTRIC BOX/PEDESTAL
- TELEPHONE GROUND VAULT
- WATER VALVE
- EXPOSED VERTICAL COPPER PIPE
- GUY WIRE
- SIGN
- FIRE HYDRANT
- BENCHMARK
- CONCRETE PAVEMENT
- GRAVEL

1. ● – DENOTES SET 5/8" DIAMETER 24" LONG IRON ROD WITH YELLOW CAP (COCHRAN LS-380), OR OTHER PERMANENT MONUMENT AS NOTED.

○ – DENOTES FOUND MONUMENTS AS NOTED.

WATER AND SANITARY LINES NOT MARKED AT TIME OF FIELD WORK. SUCH UTILITIES REPRESENTED HEREON ARE APPROXIMATIONS BASED ON UTILITY MAPS PROVIDED BY THE CITY OF GRAIN VALLEY.

1"=60'
MARCH 2021

PREPARED FOR:
COIL CONSTRUCTION
209 EAST BROADWAY
COLUMBIA, MO 65203

DATE OF PLAT OR MAP: MARCH 31, 2021.

CB ENGINEERING INC.
(D.B.A. COCHRAN)
LS-380

DANIEL K. GILDEHAUS, P.L.S. #2006016623
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

STATE OF MISSOURI
DANIEL K. GILDEHAUS
NUMBER
PLS-2006016623
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

5303 Raytown Rd.
Grain Valley, Missouri 64064
816-561-6540 (tel.)
816-561-6551 (fax)
www.cochranengineering.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Contracting
• Master Planning

ALTA/NSPS LAND TITLE SURVEY
HWY 40 AND N MAIN STREET
GRAIN VALLEY, MISSOURI

DRAWN BY	WBC
APPROVED BY	DKG
DATE	MAR. 31, 2021
SCALE	1"=60'
DRAWING NO.	M20-7980

ALTA/NSPS LAND TITLE SURVEY

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: Hwy 40 and Main St.

Subdivision: _____ **Lot #:** _____ **Zoning District:** Downtown Transition Zone

Description of Request: Requesting approval of a site plan for an automated carwash with vacuum bays

APPLICANT INFORMATION

Name: Justin Barnes

Company: Club Carwash Operating, LLC

Address: 1213 Old Hwy 63; Ste. 101; Columbia, MO 65201

Telephone: 573-999-5178 **Fax:** _____ **E-mail:** jbarnes@clubcarwash.com

Property Owner: Owner Operator Independent Drivers Assn;1 NW Ooida Dr;Grain Valley, MO 64029

Additional Contact(s): _____

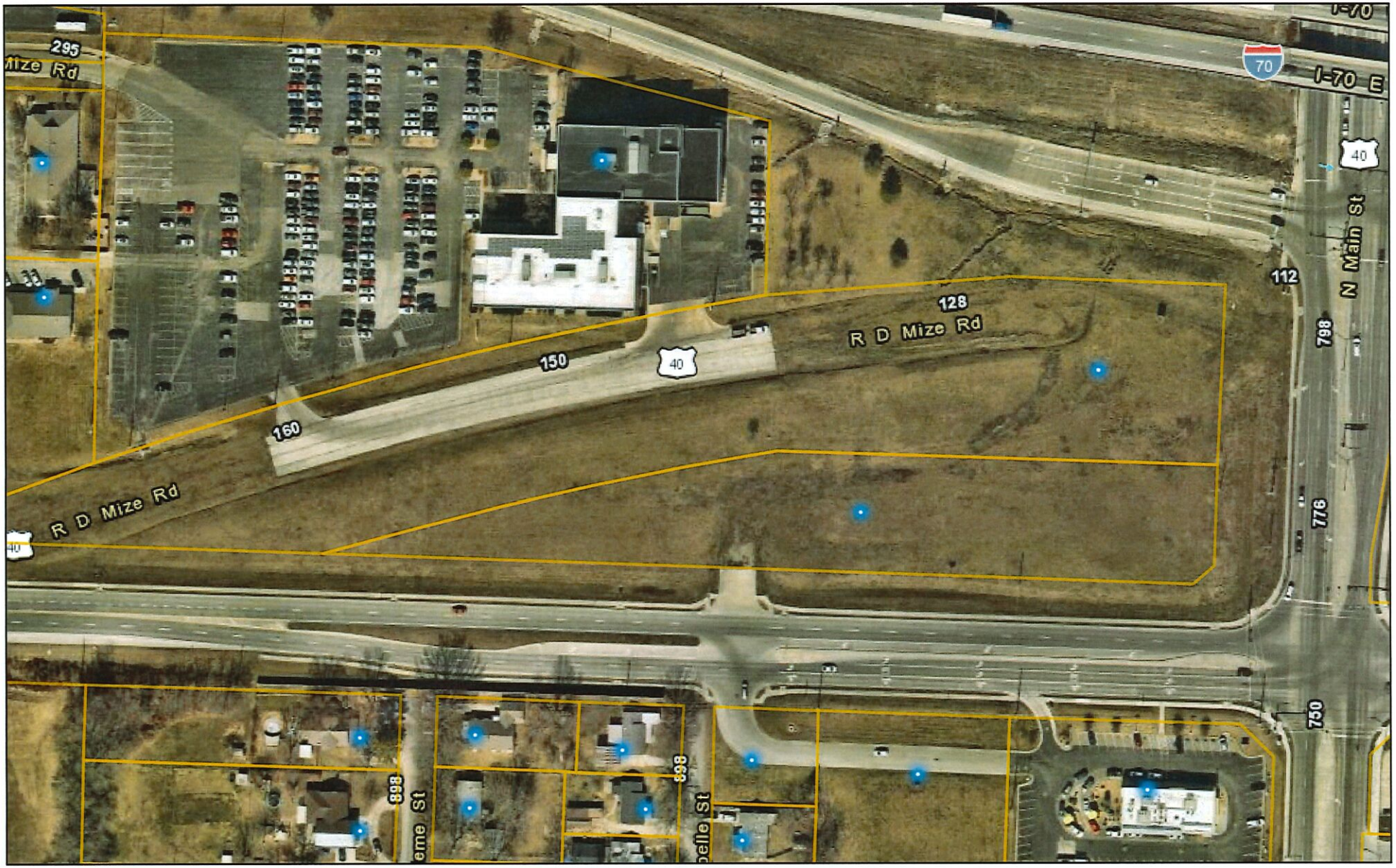
Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary 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)
✓	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 3/17/21

Applicant's Signature _____ Date _____



May 6, 2021

Tax Parcels

Addresses

Addresses

Nearmap

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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