CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
February 9, 2022 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
- January 12, 2022 Regular Meeting

ITEM V: CITIZEN PARTICIPATION
- Citizens are asked to please limit their comments to two (2) minutes.

ITEM VI: PUBLIC HEARINGS
- None

ITEM VII: ACTION ITEMS

1) **Final Plat – Eagle Ridge Estates – 5th Plat** – Requesting final plat approval for Eagle Ridge Estates – 5th Plat consisting of lots 135 thru 142, lots 167 thru 181, lots 198 thru 205 and tract B lying in the southeast quarter of Section 27, Township 49 North, Range 30 West in the City of Grain Valley. The plat consists of 31 lots and is zoned District R-1 (Single Family Residential). The plat contains approximately 7.65 acres and is generally located east of NW Hilltop Lane, east of NW High View Drive and south of Woodbury Drive.

2) **Final Plat – Eagle Ridge Multi-Family – 3rd Plat** – Requesting final plat approval for Eagle Ridge Multi-Family -3rd Plat consisting of lots 45 thru 76 lying in the southeast quarter of Section 27, Township 49 North, Range 30 West in the City of Grain Valley. The plat consists of 32 lots and is zoned District R-2 (Duplex Residential). The plat contains approximately 8.40 acres and is generally located east of NW Eagle Ridge Drive.

ITEM VIII: PREVIOUS BUSINESS
- **None**

ITEM IX: NEW BUSINESS
- **2021 Year-In-Review**

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on March 9, 2022 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 January 12, 2022 in the Council Chambers at City Hall.

- The meeting was called to order at 6:30 PM by Chairman Craig Shelton.

ITEM II: ROLL CALL

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

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APRROVAL OF MINUTES

- Commissioner Tyson motioned to approve the minutes from the November 12, 2021 regular meeting. Commissioner Shafer second the motion. The Commission approved the minutes by a vote of 6 to 0.

ITEM V: PUBLIC HEARINGS

- **None**

ITEM VI: ACTION ITEMS

1) **Site Plan Amendment - Panda Express** – Requesting an amendment to the landscaping plan to allow river rock in place of sod in island between parking spaces and drive-thru lane. The drive-thru restaurant is built and is located on the northeast corner of the Interstate 70 westbound exit ramp and Buckner Tarsney Road on Lot 1 of Grain Valley Marketplace No. 3, a replat of Lot 10, Grain Valley Marketplace, lying in the southwest quarter of

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton	Kevin Browning	Mark Trosen – CD Director
Debbie Saffell	Bob HeadleyBOA Liaison	Dick Tuttle – City Engineer
Justin Tyson		Nathan Nickolaus, City Attorney
Jim Hofstetter		
Scott Shafer		
Elijah Greene		

Section 26, Township 49, Range 30, in the City of Grain Valley, Missouri aka 1051 N. Buckner Tarsney Road.

- Director Trosen presented the Staff Report. Staff recommends that Panda Express be required to remove the rock and install the sod according to the site plan approved on January 13, 2021.
- Eric Abein with Heights Venture, Project Architect, 1111 North Loop West, Suite 800 Houston Texas introduced himself representing Panda Express. He said that it is correct that the approved plan showed sod in the areas but that during construction he made the decision to change it to rock because of cost, the ability to mow the areas in the future and concern to keep the sod alive. He knows that he should have followed the process and got permission first. He said that they still meet the impervious requirement of the ordinance and although he agrees there would be a heat effect with the rock there is nothing in the ordinance that requires this. He said that it would be very expensive to remove the rock and add the sod. He is asking for the Commission to amend the Site Plan and allow the rock to remain.
- Commissioner Tyson stated this is why landscapers and engineers disagree and that as a former Landscaper, he agrees with Mr. Abein and that there is nothing wrong with the rock and probably in this case the rock may be better than grass because the rock won't die when salt gets on it. It will be easier to maintain these areas with the rock, no mowing. He can't believe that the City is picking on a business, sitting at their desk with their pencil in hand wanting them to make this change. The city should look at changing the ordinances regarding landscaping.
- Commissioner Hofstetter said that as a former educator and coach he can't get past the fact that they said they were going to sod these areas and without asking permission they went ahead and rocked them. If we allow Panda to get away with it, then why wouldn't all the other businesses do the same. What is the purpose of the Commission approving the Site Plan? I also don't like walking across the rock. It spills out into the drive and is tough.
- Chair Shelton stated that we required Burger King to do the grass in the medians. Should we now go back to them and say we allowed Panda to rock their interior medians so now you can do the same? Also, I see folks see shade under the gas station canopy because this area gets so hot. I agree that the more concrete and asphalt we add without some grass that we will continue to add to the heat island effect. I also don't like how it looks.
- Commissioner Tyson said as the only businessman sitting up here it is going to be expensive for them to remove the rock and install the sod.

- Commissioner Hofstetter stated that if they would have done it right the fist time then it would not have cost them nothing extra.
- Commissioner Greene asked Mr. Abein how much would it cost?
- Mr. Abein stated he wasn't sure but maybe $5,000 to $10,000 but then asked Mr. Tyson.
- Mr. Tyson responded that it may be $10,000 to $15,000 depending upon labor. Mr. Tyson said that the City should issue a penalty of $1,000 instead of having them remove the rock.
- Commissioner Saffell said if I had a house and I told you that I was going to paint it Golden Rod and you approved but then I painted it this loud and ugly yellow. I would pay the $1,000 penalty instead of re-painting the house for $15,000 to the Golden Rod that I originally promised to paint it.
- Commissioner Shafer stated I still can't get over that you installed the rock without permission.
- Commissioner Tyson made a motion to approve the Panda Express request to amend the site plan allow the areas designated to remain rock instead of sod. The motion died for a lack of a second.
- Commissioner Hofstetter made a motion to deny the Panda Express request.
- City Attorney Nickolaus suggested the motion should be made in the affirmative even though you may be voting no. If the motion is to deny, it may be confusing to be voting yes on an item that you disapprove.
- After discussion. Commissioner Shafer second the motion. Commissioners Hofstetter, Shafer, Saffell and Shelton voted yes to deny the request by Panda Express to amend the Site Plan and Commissioners Tyson and Greene voted no.

2) **Section 405 Subdivision Regulations Amendments –** Requesting the Planning and Zoning Commission approve Resolution 2022-01 amending Chapter 405 and specifically sections pertaining to property owned by homeowners and property owners' associations, allowing Community Development Director approval signature on minor plats, and providing a procedure for City to abate a nuisance due to lack of maintenance of the association on retention/detention stormwater areas.

- City Engineer Tuttle presented the Staff Report. Staff recommends that the Commission approve Resolution 2022-01 that would amend Chapter 405 as stated.

- Commissioner Tyson stated that even though a neighborhood has a HOA, he would like to see all property owners be notified that there is a problem before the city must step in and abate a violation. Several other Commissioners agreed with that comment.
- City Attorney Nickolaus suggested that in Resolution 2022-01, at the end of paragraph 10 on page 2, the following sentence can be added, "Notice required herein shall be made to all property owners to the extent practicable".
- The Commissioners agreed with that additional sentence.
- Commissioner Tyson made a motion to approve Resolution 2022-01 with amendment to Section 1, paragraph 10 as stated earlier. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 6 to 0.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

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

- Commissioner Hofstetter made a motion to nominate and elect Craig Shelton as Chair, Justin Tyson as Vice Chair and Debbie Saffell as Secretary. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 6 to 0.

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 6 to 0.

-The Regular Meeting Adjourned at 7:21 PM-

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton	Kevin Browning	Mark Trosen – CD Director
Debbie Saffell	Bob HeadleyBOA Liaison	Dick Tuttle – City Engineer
Justin Tyson		Nathan Nickolaus, City Attorney
Jim Hofstetter		
Scott Shafer		
Elijah Greene		

Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

Staff Report
Eagle Ridge Estates – 5th Plat
February 9, 2022

PURPOSE: The purpose of this request is to gain final plat approval for Eagle Ridge Estates – 5th Plat consisting of lots 135 thru 142, lots 167 thru 181, lots 198 thru 205 and Tract B.

BACKGROUND: This property is approximately 7.65 acres in size. The property is generally located east of NW Hilltop Lane and east of NW High View Drive. The land is zoned District R-1 (Single Family Residential). There are 31 lots in this plat.

The preliminary plat for the Eagle Ridge Estates subdivision that includes these lots was previously approved by the Planning and Zoning Commission on November 18, 2020. Also, at the November 18th meeting, the Planning and Zoning Commission meeting held a public hearing and recommended that this area be rezoned from District M-1 (Light Industrial) to District R-1 (Single Family Residential). The Board of Aldermen passed Ordinance 2536 on January 11, 2021 approving the change of zoning.

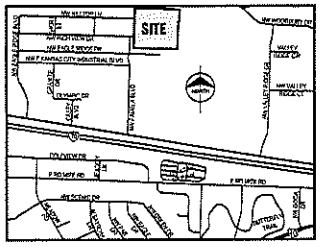
ANALYSIS: This final plat is an extension of the existing Eagle Ridge subdivision and will contain 31 lots. The structures will be single family residences and will be very similar in style/size as the existing homes on NW Hilltop Lane and NW High View Drive. This final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer.

STAFF RECOMMENDATION: Staff recommends approval.

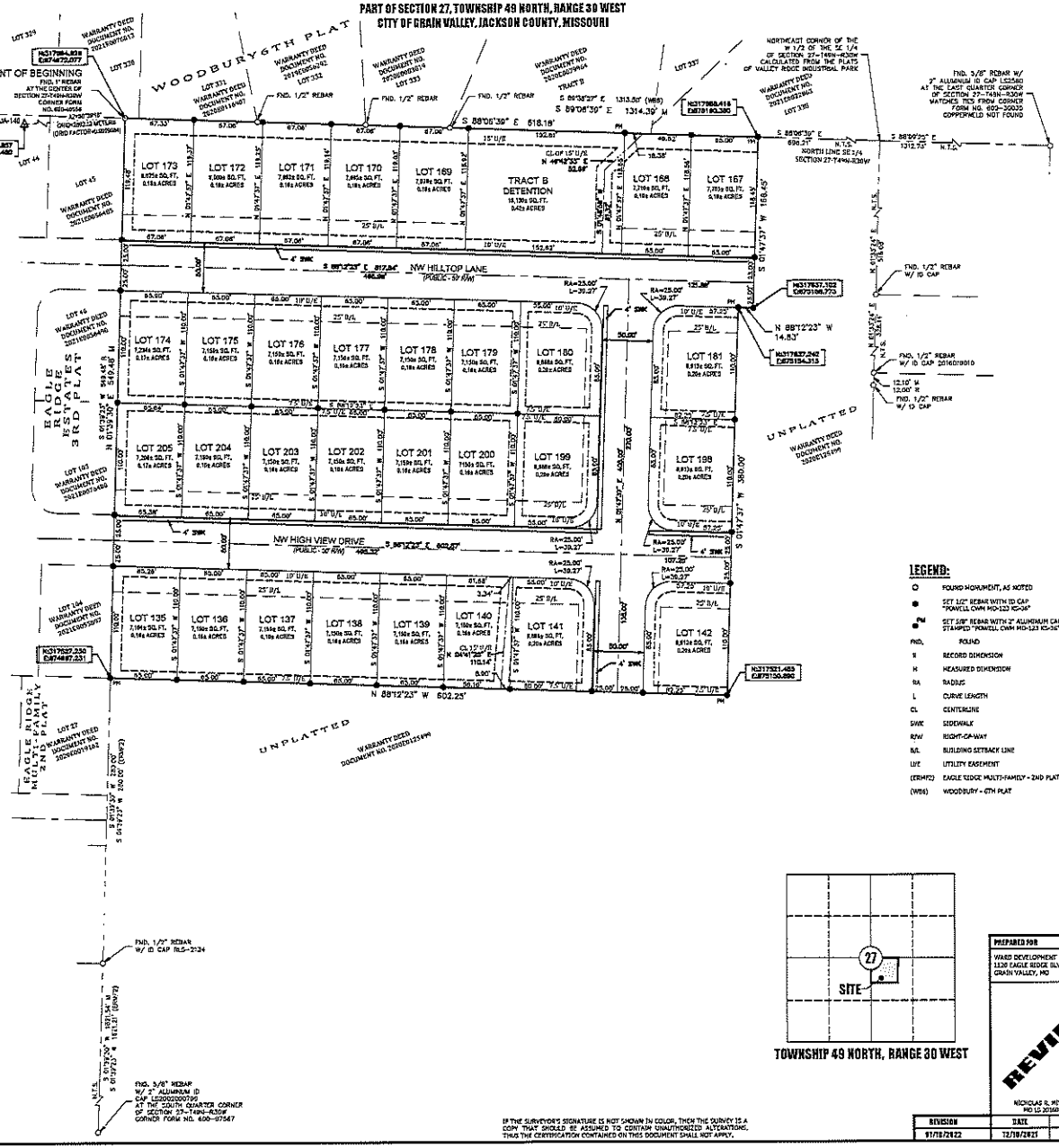
FINAL PLAT

EAGLE RIDGE ESTATES - 5TH PLAT

PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP
NOT TO SCALE



EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS, WATER, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED AS "GRADING EASEMENTS" AND "DRAINAGE EASEMENT" OR BY THE ABBREVIATION "G/E" AND "D/E" SHALL BE RESERVED EXCLUSIVELY FOR THE PURPOSE OF STORM WATER DRAINAGEWAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF GRAIN VALLEY. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF THE CITY OF GRAIN VALLEY.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

MAINTENANCE OF TRACTS:

TRACT "B" IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "EAGLE RIDGE ESTATES - 5TH PLAT".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

_____
DAVID L. WARD, MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

THIS PLAT OF "EAGLE RIDGE ESTATES - 5TH PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2022.

_____ CHAIRMAN
CRAIG M. SHELTON

_____ SECRETARY
DEBBIE SAFFELL

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS _____ DAY OF _____, 2022.

_____ MAYOR
CHUCK JOHNSTON

_____ CITY CLERK
JAMIE LOGAN

COUNTY APPROVAL:

_____ _____
VINCENT E. BRIDZ DATE
JACKSON COUNTY ASSESSMENT DEPARTMENT

LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
●PM	SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
CL	CENTERLINE
SWK	SIDEWALK
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
U/E	UTILITY EASEMENT
(ERMFC)	EAGLE RIDGE MULTI-FAMILY - 2ND PLAT
(WB6)	WOODBURY - 6TH PLAT

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "SH-140", 2003 ADJUSTMENT (N: 313523.857 METERS, E: 872004.488 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999604 WAS USED.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0339G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, ADJOINING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2020E0125499 OF THE JACKSON COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

7. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.

8. PLAT CONTAINS A TOTAL AREA OF 7.45± ACRES.

DESCRIPTION:

A TRACT OF LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI. BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020E0125499 OF THE JACKSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°06'39" EAST, 618.18 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 01°47'37" WEST, 168.45 FEET; THENCE NORTH 88°12'23" WEST, 14.83 FEET; THENCE SOUTH 01°47'37" WEST, 380.00 FEET; THENCE NORTH 88°12'23" WEST, 602.23 FEET, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 01°29'30" EAST, 549.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 7.45 ACRES, MORE OR LESS.

TOWNSHIP 49 NORTH, RANGE 30 WEST

IF THE SURVEYOR'S SIGNATURE IS NOT SHOWN IN COLOR, THEN THE QUINCY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

PREPARED FOR
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD.
GRAIN VALLEY, MO

REVIEW
NICHOLAS R. MILLER, PLS
MO LS 2016000167

FINAL PLAT
EAGLE RIDGE ESTATES - 5TH PLAT
PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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 DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. Blue Ridge Rd. Bldg. 1
Independence, MO 64057
816.373.9900 | powellcwm.com

Certificate of Authority
Architecture
LIC-010 | MO-F1
Engineering
MO-E | MO-24
Land Surveying
LIC-123 | MO-26

REVISION	DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
01/18/2022	12/10/2021	20-1707	MGS/NGH	WDE	IMP	URBAN	1 OF 1

JOB NO: 20-1707

LOCATION MAP

LAND USE TABLE

TOTAL PROPERTY AREA:	±60.06 ac
PUBLIC RIGHT-OF-WAY:	8.69 ac
TRACT A (DETENTION)	1.04 ac
R-1 SINGLE FAMILY RESIDENTIAL	
LOTS 52-124	
TOTAL AREA:	16.57 ac
PUBLIC RIGHT-OF-WAY:	3.69 ac
SINGLE FAMILY RESIDENTIAL:	73 lots
GROSS LOT DENSITY:	4.4 lots/ac
TOTAL LOT AREA:	12.88 ac
AVERAGE LOT AREA:	7693 sf
R-2 DUPLEX RESIDENTIAL	
LOTS 20-51	
TOTAL AREA:	8.44 ac
PUBLIC RIGHT-OF-WAY:	1.66 ac
DUPLEX RESIDENTIAL:	32 lots
TOTAL LOT AREA:	6.78 ac
AVERAGE LOT SIZE:	9,221 sf
SMALLEST LOT SIZE:	8,625 sf
TYP. BUILDING FLOOR AREA:	1,150 sf
GROSS FLOOR AREA RATIO:	0.13:1 (0.4:1 MAX)
M-1 LIGHT INDUSTRIAL	
LOTS 1-19 & Tract A	
TOTAL AREA:	35.05 ac
PUBLIC RIGHT-OF-WAY:	4.34 ac
LIGHT INDUSTRIAL:	19 lots
FLOOR AREA RATIO:	.6:1 MAX

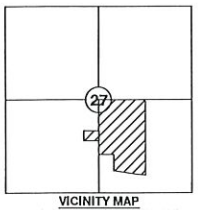
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 , RANGE 30, LYING NORTH OF INTERSTATE ROUTE 70, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49, RANGE 30; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 1/2 MINUTES WEST 719.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (100 FEET AT RIGHT ANGLES FROM THE CENTER LINE THEREOF) SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE ALONG SAID QUARTER SECTION LINE NORTH 0 DEGREES 15 1/2 MINUTES WEST 384.24 FEET; THENCE NORTH 89 DEGREES 44 1/2 MINUTES EAST 417.42 FEET; THENCE SOUTH 0 DEGREES 15 1/2 MINUTES EAST 450.60 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 81 DEGREES 13 1/2 MINUTES WEST 422.65 FEET TO THE TRUE POINT OF BEGINNING, IN JACKSON COUNTY, MISSOURI.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 01°39'30" WEST, 829.48 FEET, TO THE SOUTHEAST CORNER OF EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, NORTH 88°12'23" WEST, 433.00 FEET, TO A POINT ON THE EASTERLY END OF THE RIGHT-OF-WAY OF NW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°47'37" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°12'23" WEST, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°09'18" AND AN ARC LENGTH OF 39.32 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°41'09" WEST, 177.60 FEET, TO THE NORTHWEST CORNER OF LOT 18, EAST KANSAS CITY INDUSTRIAL PARK - 1ST PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 88°18'41" EAST, 450.28 FEET, TO THE NORTHEAST CORNER THEREOF AND BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, NORTH 01°39'30" EAST, 261.82 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2.67 ACRES, MORE OR LESS.



VICINITY MAP
SECTION 27 TOWNSHIP 49N RANGE 30W

SANITARY SEWERS:
A complete and usable sanitary sewer system shall be constructed as to provide service to each lot in the subdivision. Said system is to be designed in accordance with APWA, MDNR, and the City of Grain Valley Standards. The sanitary sewer system shall connect to the existing manhole between Woodbury 6th Plat Lots 337 and 338, an existing manhole on NW Woodbury Dr at Woodbury 6th Plat Lot 343, and an existing manhole on the East side of Eagle Ridge Estates 3rd Plat and to an existing manhole on N Jefferson. The pipe along N Jefferson to the nearest manhole will be upsize to a 10" line. Said sanitary sewers connect to the "Grain Valley North Outfall Sewer."

STORM WATER MANAGEMENT:
A Storm Sewer or Drainage System shall be provided to adequately serve the subdivision. The enclosed storm sewer system shall have the capacity to carry the 10-year storm without exceeding 48" pipe diameter. Gutter spread for the 10-year storm shall not exceed 12' from back of curb. Overflow routing surface grades shall be provided to carry the 100-year storm event in the case that it exceeds the capacity of the enclosed system. Surface swales shall be provided over storm sewers to carry additional runoff. Where a sewer runs parallel to a street, the street shall serve as the overflow route.

STORM WATER DETENTION:
Stormwater detention shall be provided to by an in-parte detention basin on Tract A and an existing regional off-site facility via Woodbury 6th Plat - Tract B.

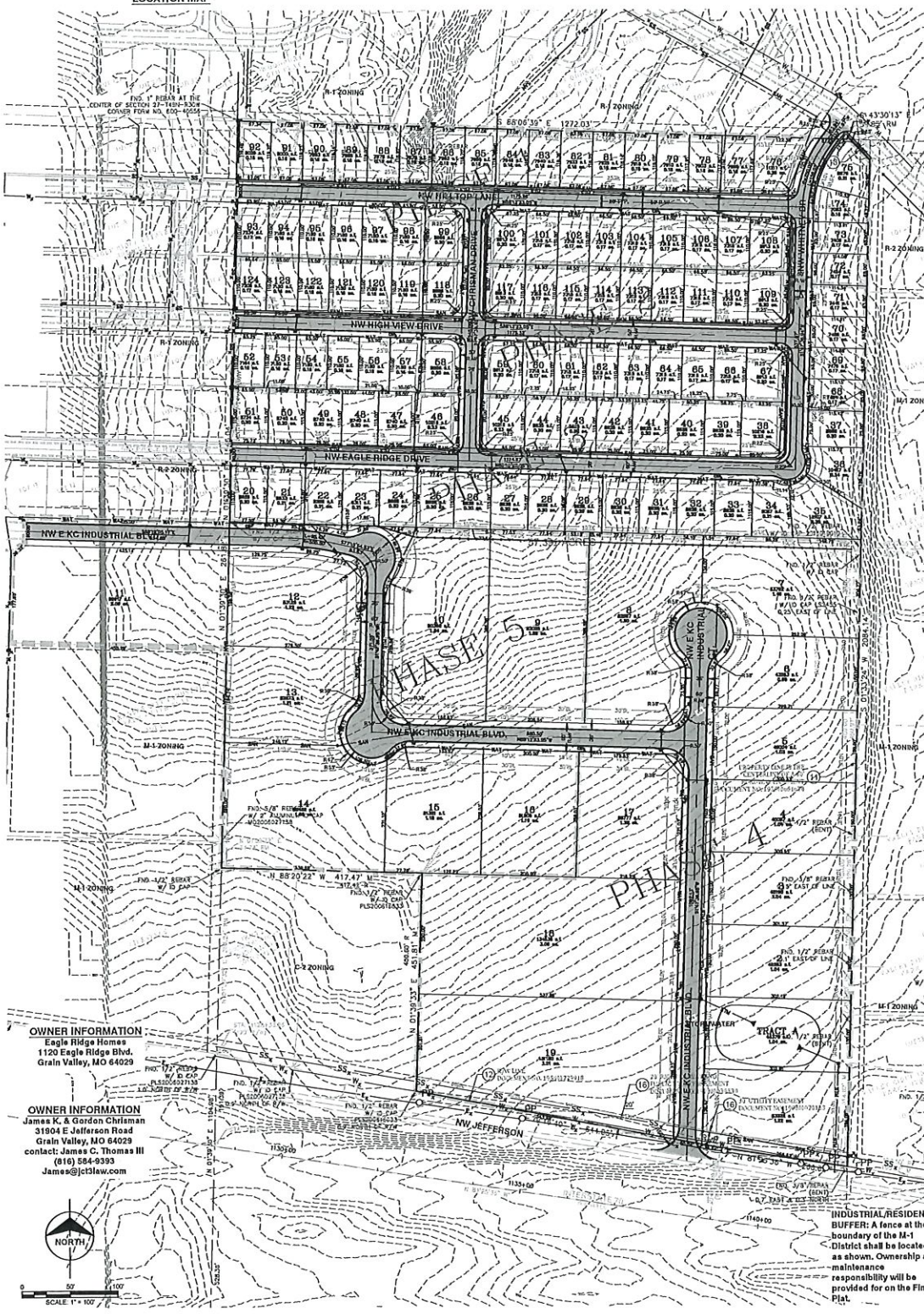
WATER DISTRIBUTION SYSTEM:
A complete water distribution system shall be constructed as to provide service to each lot in the subdivision. Said system is to be designed and constructed in accordance with APWA, AWWA and the City of Grain Valley and shall connect to the existing 8" lines at each street connection to provide looped service.

STREETS:
All R-1 and R-2 dedicated street Right-of-Way is 50 ft and all M-1 dedicated street Right-of-Way is 60'. Residential streets shall have a minimum and maximum grade of 1% and 10% respectively. Industrial streets shall have a minimum and maximum grade of 1% and 6% respectively. All streets shall have a cross slope of 2%.

SIDEWALKS:
Sidewalks will be required on one side of all Residential Streets and located opposite the water line where practical. Sidewalk width is 4' and is to be located 1' from the property line. Sidewalk are to be located as shown. No sidewalks are required on Industrial streets.

EASEMENTS:
Additional Utility, Grading, and Drainage Easements shall be provided on completion of the final construction plans as necessary. Said easements will be shown on the final plat.

PRELIMINARY EROSION CONTROL 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. 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.



BENCHMARK

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-140", 2003 ADJUSTMENT (N: 317525.857 METERS, E: 872064.460 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999084 WAS USED.

FLOODPLAIN INFORMATION

THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0339G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION

EXISTING: LIGHT INDUSTRIAL (M-1)
PROPOSED:
LIGHT INDUSTRIAL (M-1)
DUPLEX RESIDENTIAL (R-2)
SINGLE-FAMILY RESIDENTIAL (R-1)

ZONING REGULATIONS

R-1 SINGLE FAMILY

FRONT YARD SETBACK:	25 ft
SIDE YARD SETBACK:	8 ft
REAR YARD SETBACK:	30 ft
MINIMUM LOT WIDTH:	65 ft
MINIMUM LOT AREA:	7,000 sf
MINIMUM LOT DEPTH:	100 ft

R-2 DUPLEX RESIDENTIAL

FRONT YARD SETBACK:	25 ft
SIDE YARD SETBACK:	8 ft
REAR YARD SETBACK:	30 ft
MINIMUM LOT WIDTH:	75 ft
MINIMUM LOT AREA:	10,000 sf
MINIMUM LOT DEPTH:	110 ft

M-1 LIGHT INDUSTRIAL

FRONT YARD SETBACK:	30 ft
SIDE YARD SETBACK:	10 ft
REAR YARD SETBACK:	20 ft
MINIMUM LOT WIDTH:	100 ft
MINIMUM LOT AREA:	20,000 sf

ZONING EXCEPTIONS

1.) MINIMUM LOT AREA EXCEPTIONS ARE REQUIRED FOR R-2 LOTS. PROPOSED LOT SIZE SIMILAR TO ADJACENT R-2 ZONED LOTS.

OWNER INFORMATION
Eagle Ridge Homes
1120 Eagle Ridge Blvd.
Grain Valley, MO 64029

OWNER INFORMATION
James K. & Gordon Chrisman
31504 E Jefferson Road
Grain Valley, MO 64029
contact: James C. Thomas III
(816) 584-9393
James@jct3law.com

INDUSTRIAL/RESIDENTIAL BUFFER: A fence at the N boundary of the M-1 District shall be located as shown. Ownership and maintenance responsibility will be provided for on the Final Plat.

NORTH

SCALE: 1" = 100'

POWELL GWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 3, Independence, MO 64057
816.373.4800 | powell-cwm.com

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STATE OF MISSOURI
TONY L. WILLIAMS
NUMBER PE-2019000948
PROFESSIONAL ENGINEER
Tony L. Williams, PE
2019-035943

Preliminary Plat & Development Plan for
EAST KC INDUSTRIAL PARK

LOTS 1-123, AND TRACT A
GRAIN VALLEY, JACKSON COUNTY, MO 64029

PREPARED FOR:
Tony Ward
Ward Development
1120 Eagle Ridge Blvd.
Grain Valley, MO 64029
816-229-5012

REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

PROJECT #
ISSUE DATE:
NOT FOR CONSTRUCTION
PRELIMINARY PLAT
C-0.10

#620

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

2022-0031

PROJECT INFORMATION

Location:
Part of the W 1/2 of the Southeast 1/4, Section 27-T49N-R30W

Subdivision: _____ Lot #: _____ Zoning District: _____

Description of Request: Final Plat of Eagle Ridge Estates - Phase 5
Lots 135 Thru 142, Lots 167 Thru 181, Lots 198 Thru 205 and Tract B

APPLICANT INFORMATION

Name: Tony Ward

Company: Ward Development

Address: 1120 Eagle Ridge Blvd, Grain Valley, MO

Telephone: 816-229-5012 Fax: _____ E-mail: tony@safetyministorage.com

Property Owner: Blue Springs Safety Storage South, LLC

Additional Contact(s): Nicholas Miller, PLS - Land Surveyor - 816-373-4800 - nmiller@powellcwm.com

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 x	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)
x	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 x	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 x	Construction plans for all public works improvements (6 copies)
		13x	Copies of tax certificates from City and County
		14x	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
		15x	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:

for Ward Development — 12/22/21

Applicant's Signature — Date

Received plats on 1/10/22

Applicant's Signature — Date

Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

Staff Report
Eagle Ridge Multi-Family 3rd Plat
February 9, 2022

PURPOSE: The purpose of this request is to gain final plat approval for this phase of Eagle Ridge Multi-Family 3rd Plat.

BACKGROUND: This property is approximately 8.40 acres in size. The property is generally located east of NW Eagle Ridge Drive. The land is zoned District R-2 (Duplex Residential).

The preliminary plat for the Eagle Ridge Multi-Family subdivision that includes these lots was previously approved by the Planning and Zoning Commission on November 18, 2020. Also, at the November 18th meeting, the Planning and Zoning Commission meeting held a public hearing and recommended that this area be rezoned from District M-1 (Light Industrial) to District R-2 (Duplex Residential). The Board of Aldermen passed Ordinance 2536 on January 11, 2021 approving the change of zoning.

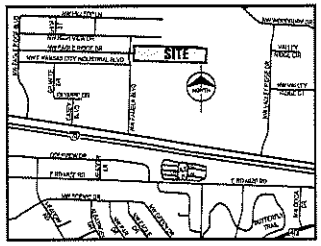
ANALYSIS: This final plat is an extension of the existing Eagle Ridge Multi-family subdivision and will contain 32 lots. The structures will be two-family residences and will be very similar in style/size as the existing homes on NW Eagle Ridge Drive. This final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer.

STAFF RECOMMENDATION: Staff recommends approval.

FINAL PLAT

EAGLE RIDGE MULTI-FAMILY - 3RD PLAT

PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP
NOT TO SCALE

TOWNSHIP 49 NORTH, RANGE 30 WEST

LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
PM	SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
SWK	SIDEWALK
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
U/E	UTILITY EASEMENT
(ERMFD)	EAGLE RIDGE MULTI-FAMILY - 2ND PLAT
(WDB)	WOODBURY - 6TH PLAT

NORTH
0 50' 100'
SCALE: 1" = 50'

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-148", 2003 ADJUSTMENT (N: 317253.857 METERS, E: 372004.459 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS. A GRID FACTOR OF 0.9999680 WAS USED.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0235C, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS, WATER, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT, AREAS DESIGNATED AS "GRADING EASEMENTS" AND "DRAINAGE EASEMENT" OR BY THE ABBREVIATION "G/E" AND "D/E" SHALL BE RESERVED EXCLUSIVELY FOR THE PURPOSE OF STORM WATER DRAINAGEWAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF GRAIN VALLEY. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF THE CITY OF GRAIN VALLEY.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, THIS PLAT SHALL HEREAFTER BE KNOWN AS "EAGLE RIDGE MULTI-FAMILY - 3RD PLAT".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

_____
DAVID L. WARD, MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH, LLC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

THIS PLAT OF "EAGLE RIDGE MULTI-FAMILY - 3RD PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2022.

_____ _____
CRAIG M. SHELTON CHAIRMAN

_____ _____
DEBBIE SAPPELL SECRETARY

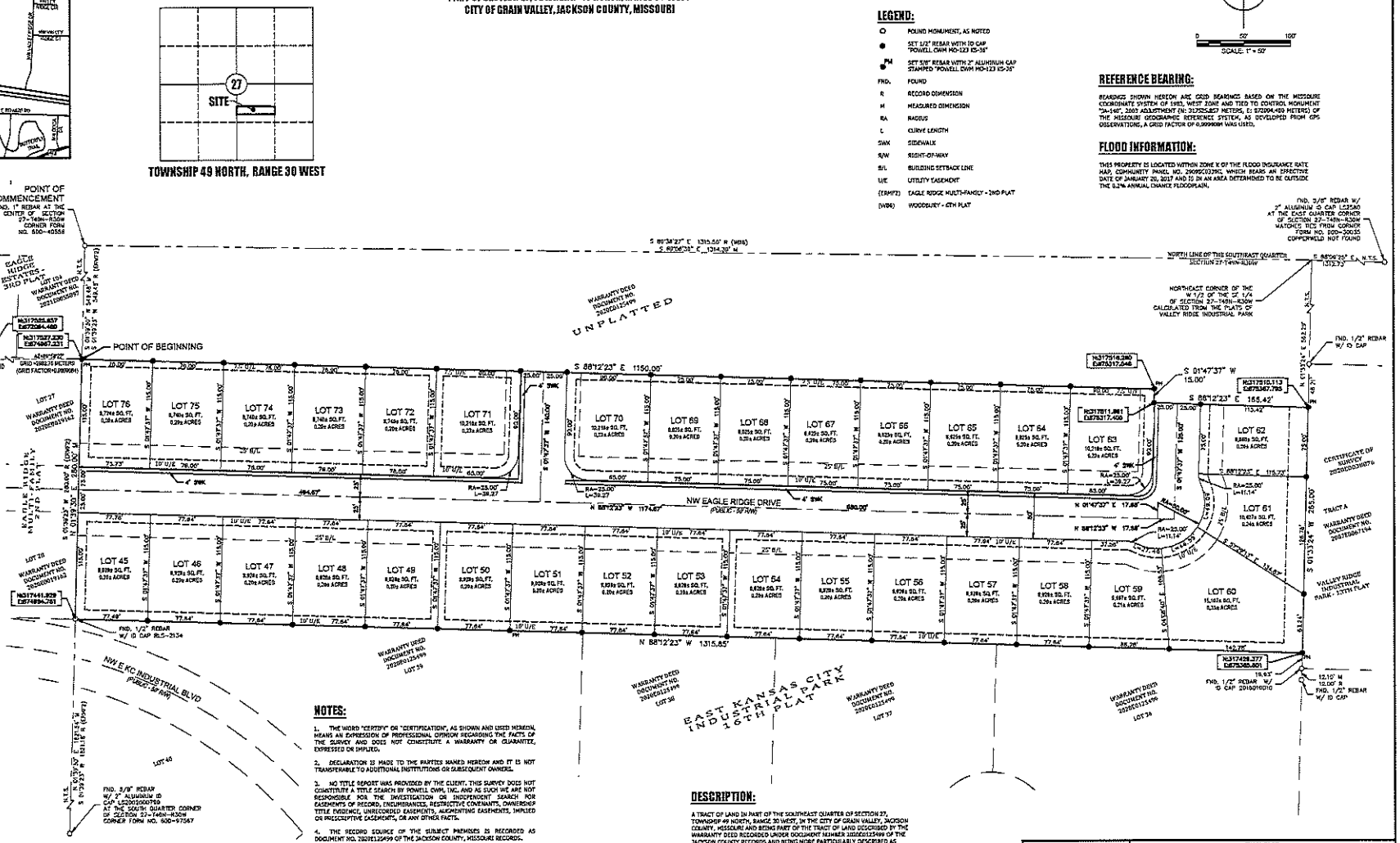
THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS _____ DAY OF _____, 2022.

_____ _____
CHUCK JOHNSTON MAYOR

_____ _____
JANIE LOGAN CITY CLERK

COUNTY APPROVAL:

_____ _____
VINCENT E. BRICE DATE
JACKSON COUNTY ASSESSMENT DEPARTMENT



NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2020E0125499 OF THE JACKSON COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

7. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.

8. PLAT CONTAINS A TOTAL AREA OF 8.40± ACRES.

DESCRIPTION:

A TRACT OF LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2020E0125499 OF THE JACKSON COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, SOUTH 01°39'30" WEST, 349.69 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 89°12'23" EAST, 1150.00 FEET; THENCE SOUTH 01°47'37" WEST, 15.00 FEET; THENCE SOUTH 88°12'23" EAST, 165.42 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01°13'24" WEST, 265.00 FEET, TO THE NORTHEAST CORNER OF EAST KANSAS CITY INDUSTRIAL PARK, 16TH PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID EAST KANSAS CITY INDUSTRIAL PARK, 16TH PLAT; NORTH 88°12'23" WEST, 1315.85 FEET, TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 01°39'30" EAST, 280.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 8.40 ACRES, MORE OR LESS.

IF THE SURVEYOR'S SIGNATURE IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

PREPARED FOR
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD.
GRAIN VALLEY, MO

REVIEW
NICHOLAS R. HELLER, PLS
MO LS 2016000167

FINAL PLAT
EAGLE RIDGE MULTI-FAMILY - 3RD PLAT
PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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 DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. 52nd Road, 241, Bldg. 1
Independence, MO 64057
816.373.4062 | powellcwm.com
Architecture/Engineering
MO 310 | KS 73
Surveying
MO 4 | KS 241
Land Surveying
MO 123 | KS 36

REVISION	DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
01/10/2022	12/08/2021	20-1797	MAS/WDB	WDB	JMP	DRAWN	1 OF 1

JOB NO. 20-1797

LOCATION MAP

LAND USE TABLE

TOTAL PROPERTY AREA:	±50.05 ac
PUBLIC RIGHT-OF-WAY:	8.69 ac
TRACT A (DETENTION)	1.04 ac
R-1 SINGLE FAMILY RESIDENTIAL	
LOTS 52-124	
TOTAL AREA:	16.57 ac
PUBLIC RIGHT-OF-WAY:	3.69 ac
SINGLE FAMILY RESIDENTIAL:	73 lots
GROSS LOT DENSITY:	4.4 lots/ac
TOTAL LOT AREA:	12.88 ac
AVERAGE LOT AREA:	7693 sf
R-2 DUPLEX RESIDENTIAL	
LOTS 20-51	
TOTAL AREA:	8.44 ac
PUBLIC RIGHT-OF-WAY:	1.66 ac
DUPLEX RESIDENTIAL:	32 lots
TOTAL LOT AREA:	6.78 ac
AVERAGE LOT SIZE:	9,221 sf
SMALLEST LOT SIZE:	8,625 sf
TYP. BUILDING FLOOR AREA:	1,153 sf
GROSS FLOOR AREA RATIO:	0.13:1 (0.4:1 MAX)
M-1 LIGHT INDUSTRIAL	
LOTS 1-19 & Tract A	
TOTAL AREA:	35.05 ac
PUBLIC RIGHT-OF-WAY:	4.34 ac
LIGHT INDUSTRIAL:	19 lots
FLOOR AREA RATIO:	.8:1 MAX

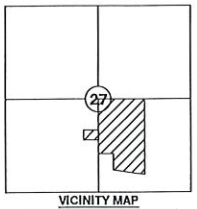
LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 , RANGE 30, LYING NORTH OF INTERSTATE ROUTE 70, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49, RANGE 30; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 15 1/2 MINUTES WEST 719.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (190 FEET AT RIGHT ANGLES FROM THE CENTER LINE THEREOF) SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE ALONG SAID QUARTER SECTION LINE NORTH 0 DEGREES 15 1/2 MINUTES WEST 384.24 FEET; THENCE NORTH 89 DEGREES 44 1/2 MINUTES EAST 417.42 FEET; THENCE SOUTH 0 DEGREES 15 1/2 MINUTES EAST 450.60 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 81 DEGREES 13 1/2 MINUTES WEST 422.65 FEET TO THE TRUE POINT OF BEGINNING, IN JACKSON COUNTY, MISSOURI.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 01°39'30" WEST, 829.48 FEET, TO THE SOUTHEAST CORNER OF EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID EAGLE RIDGE MULTI-FAMILY - 2ND PLAT, NORTH 88°12'23" WEST, 423.00 FEET, TO A POINT ON THE EASTERLY END OF THE RIGHT-OF-WAY OF NW EAST KANSAS CITY INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°47'37" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°12'23" WEST, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°08'18" AND AN ARC LENGTH OF 39.32 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW PAMELA BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°41'09" WEST, 177.60 FEET, TO THE NORTHWEST CORNER OF LOT 18, EAST KANSAS CITY INDUSTRIAL PARK - 13TH PLAT, A SUBDIVISION IN THE CITY OF GRAIN VALLEY; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 88°18'41" EAST, 450.38 FEET, TO THE NORTHEAST CORNER THEREOF AND BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, NORTH 01°39'30" EAST, 261.82 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2.67 ACRES, MORE OR LESS.



VICINITY MAP
SECTION 27 TOWNSHIP 49N RANGE 30W

SANITARY SEWERS:
A complete and usable sanitary sewer system shall be constructed as to provide service to each lot in the subdivision. Said system is to be designed in accordance with APWA, MDNR, and the City of Grain Valley Standards. The sanitary sewer system shall connect to the existing manhole between Woodbury 6th Plat Lots 337 and 338, an existing manhole on NW Woodbury Dr at Woodbury 6th Plat Lot 343, and an existing manhole on the East side of Eagle Ridge Estates 3rd Plat and to an existing manhole on N Jefferson. The pipe along N Jefferson to the nearest manhole will be upsize to a 10" line. Said sanitary sewers connect to the "Grain Valley North Outfall Sewer".

STORM WATER MANAGEMENT:
A Storm Sewer or Drainage System shall be provided to adequately serve the subdivision. The enclosed storm sewer system shall have the capacity to carry the 10-year storm without exceeding 48" pipe diameter. Gutter spread for the 10-year storm shall not exceed 12' from back of curb. Overflow routing surface swales shall be provided to carry the 100-year storm event in the case that it exceeds the capacity of the enclosed system. Surface swales shall be provided for drainage ways to carry additional runoff. Where a sewer runs parallel to a street, the street shall serve as the overflow route.

STORM WATER DETENTION:
Storm water detention shall be provided to by an on-site detention basin on Tract A and an existing regional off-site facility via Woodbury 6th Plat - Tract B.

WATER DISTRIBUTION SYSTEM:
A complete water distribution system shall be constructed as to provide service to each lot in the subdivision. Said system is to be designed and constructed in accordance with APWA, AWWA and the City of Grain Valley and shall connect to the existing 8" lines at each street connection to provide looped service.

STREETS:
All R-1 and R-2 dedicated street Right-of-Way is 50 ft and all M-1 dedicated street Right-of-Way is 60'. Residential streets shall have a minimum and maximum grade of 1% and 10% respectively. Industrial streets shall have a minimum and maximum grade of 1% and 6% respectively. All streets shall have a cross slope of 2%.

SIDEWALKS:
Sidewalks will be required on one side of all Residential Streets and located opposite the water line where practical. Sidewalk width is 4' and is to be located 1' from the property line. Sidewalk are to be located as shown. No sidewalks are required on Industrial streets.

EASEMENTS:
Additional Utility, Grading, and Drainage Easements shall be provided on completion of the final construction plans as necessary. Said easements will be shown on the final plat.

PRELIMINARY EROSION CONTROL 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. 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.

BENCHMARK

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-140", 2003 ADJUSTMENT (N: 317525.657 METERS, E: 872084.460 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999084 WAS USED.

FLOODPLAIN INFORMATION

THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0335G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION

EXISTING: LIGHT INDUSTRIAL (M-1)
PROPOSED:
LIGHT INDUSTRIAL (M-1)
DUPLEX RESIDENTIAL (R-2)
SINGLE-FAMILY RESIDENTIAL (R-1)

ZONING REGULATIONS

R-1 SINGLE FAMILY

FRONT YARD SETBACK:	25 ft
SIDE YARD SETBACK:	8 ft
REAR YARD SETBACK:	30 ft
MINIMUM LOT WIDTH:	65 ft
MINIMUM LOT AREA:	7,000 sf
MINIMUM LOT DEPTH:	100 ft

R-2 DUPLEX RESIDENTIAL

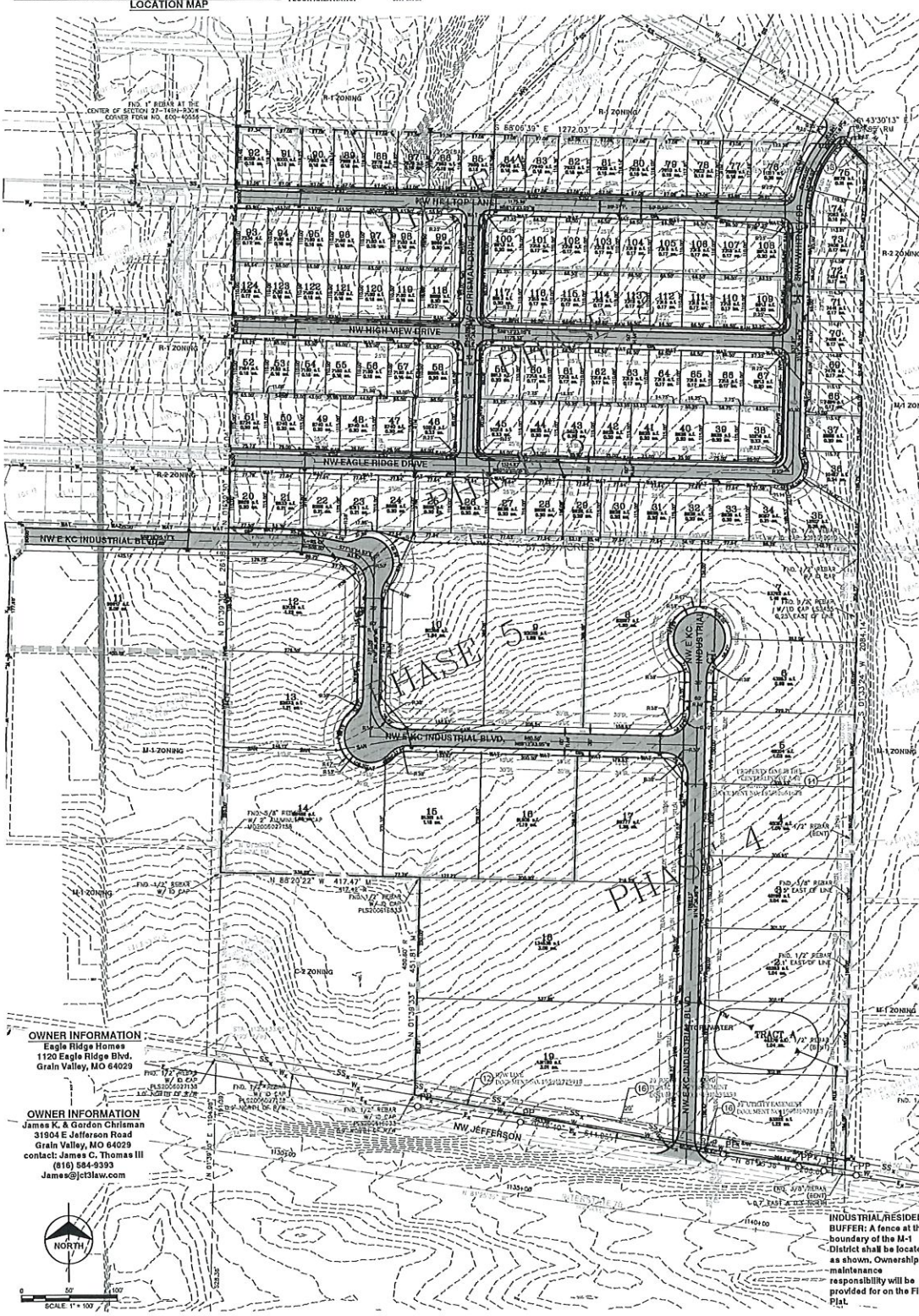
FRONT YARD SETBACK:	25 ft
SIDE YARD SETBACK:	8 ft
REAR YARD SETBACK:	30 ft
MINIMUM LOT WIDTH:	75 ft
MINIMUM LOT AREA:	10,000 sf
MINIMUM LOT DEPTH:	110 ft

M-1 LIGHT INDUSTRIAL

FRONT YARD SETBACK:	30 ft
SIDE YARD SETBACK:	10 ft
REAR YARD SETBACK:	20 ft
MINIMUM LOT WIDTH:	100 ft
MINIMUM LOT AREA:	20,000 sf

ZONING EXCEPTIONS

1.) MINIMUM LOT AREA EXCEPTIONS ARE REQUIRED FOR R-2 LOTS. PROPOSED LOT SIZE SIMILAR TO ADJACENT R-2 ZONED LOTS.



OWNER INFORMATION
Eagle Ridge Homes
1120 Eagle Ridge Blvd.
Grain Valley, MO 64029

OWNER INFORMATION
James K. & Gordon Chrisman
31904 E Jefferson Road
Grain Valley, MO 64029
contact: James C. Thomas III
(816) 584-9393
James@jct3law.com

INDUSTRIAL/RESIDENTIAL BUFFER: A fence at the N boundary of the M-1 District shall be located as shown. Ownership and maintenance responsibility will be provided for on the Final Plat.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. I, Independence, MO 64057
816.373.4550 | powellcwm.com

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STATE OF MISSOURI
TONY L. WILLIAMS
NUMBER PE-2010026144
PROFESSIONAL ENGINEER
Toby L. Williams, PE
2019-038348

Preliminary Plat & Development Plan for
EAST KC INDUSTRIAL PARK

LOTS 1-123, AND TRACT A
GRAIN VALLEY, JACKSON COUNTY, MO 64029

PREPARED FOR:
Tony Ward
Ward Development
1120 Eagle Ridge Blvd.
Grain Valley, MO 64029
816-229-5012

REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

PROJECT #
ISSUE DATE:
NOT FOR CONSTRUCTION
PRELIMINARY PLAT
C-0.10

2022-0030

#620
#620

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:
Part of the W 1/2 of the Southeast 1/4, Section 27-T49N-R30W

Subdivision: _____ Lot #: _____ Zoning District: _____

Description of Request: Final Plat of Eagle Ridge Multi-Family - 3rd Plat
Lots 45 Thru 76

APPLICANT INFORMATION

Name: Tony Ward

Company: Ward Development

Address: 1120 Eagle Ridge Blvd. Grain Valley, MO

Telephone: 816-229-5012 Fax: _____ E-mail: tony@safetyministorage.com

Property Owner: Blue Springs Safety Storage South, LLC

Additional Contact(s): Nicholas Miller, PLS - Land Surveyor - 816-373-4800 - nmiller@powellcwm.com

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 x	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)
x	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 x	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 x	Construction plans for all public works improvements (6 copies)
		13x	Copies of tax certificates from City and County
		14x	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
		15x	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:

Roger Wood Dalmut — 12/22/21
Applicant's Signature — Date

Received the Plats on 1/10/2022

_____ — _____
Applicant's Signature — Date

Community Development Department
2021 Year-In-Review

Chapter 400 Amendments:

- **Accessory Structures** – Section 400.230 was amended in Chapter 400 to allow the size of two detached garages/accessory buildings in residential zoned districts based on the size of the lot as follows:
  1) In a lot that does not exceed 43,560 square feet (1 acre) in size and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", a detached garage, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than one thousand (1,000) square feet, whichever is smaller, and one (1) detached accessory storage building not in excess of two hundred fifty (250) square feet in area constructed in connection with the residential use of a property.

  2) In a lot that is at least 43,560 square feet (1 acre), but does not exceed 130,680 square feet (3 acres), two detached garages/accessory buildings, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than two thousand four hundred (2,400) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

  3) In a lot that equal to or greater than 130,680 square feet (3 acres), two detached garages/accessory buildings, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than five thousand (5,000) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property. (Ordinance 2565)

Comprehensive Plan – Future Land Use Map Amendment:

- **Cool Breeze Consultants, LLC** – An amendment to the City's Comprehensive Plan was approved to change the future land use map from Business Park to Commercial/Retail on approximately 12 acres that is generally located ¼ mile east of Pamela Blvd. and north of Jefferson Street. The proposed map amendment was filed with a request to change the zoning for the purpose of a recreational vehicle sales and service center. (Ordinance 2563)

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- **Jeff Handy –** An amendment to the City's Comprehensive Plan was approved to change the future land use map from Open Space/Recreation to Multi-family on approximately 5.5 acres that is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The proposed map amendment was filed with a request to change the zoning and approval of a preliminary development plan for 35 multi-family units to be known as Creekside Commons. (Ordinance 2546)

Rezoning:

- **Cool Breeze Consultants, LLC –** Change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on 12 acres that is generally located ¼ mile east pf Pamela Blvd. and north of Jefferson Street. The proposed use of land is for an RV Sales and Service Center. Cool Breeze Consultants, LLC represents RV Retailer, LLC from Fort Lauderdale, Florida. (Ordinance 2564)

- **Jeff Handy –** Change of zoning from District A (Agricultural) to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 5.5 acres that is generally located west of NW Sni-A-Bar Parkway on the south side of NW Sni-A-Bar Blvd. The approved development plan contains 35 multi-family residential units to be known as Creekside Commons. (Ordinance 2547)

- **Jeff Handy –** Change of zoning from District C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 3.15 acres that is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The approved development plan contains 26 multi-family residential units to be known as Creekside Villas. (Ordinance 2545)

- **Windfield Design Build –** 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 Commercial) to District C-2p (General Business-Planned Overlay District) that is generally located north of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The approved development plan consists of 13 four-plex buildings that will contain a total of 52 units and 3 retail/office buildings with one being 4,200 square feet and the other two buildings being 4,800 square feet of retail/office space. (Ordinance 2548)

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- **Windfield Design Build** –Change of zoning on approximately 3.4 acres from District C-2 (General Business) District to District R-3p (Multi-Family Residential District) that is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road. The approved development plan consists of a 3 story 48-unit senior apartment building. (Ordinance 2549)

Conditional Use Permit:

- **Eagle Convenient Storage, LLC** – Approved an amendment to previous CUP in Ordinance 2448 and allow buildings 9 and 10 to have a change in roof pitch, allow the color of the roofs with the change in roof pitch to be galvanize finish, and buildings 9 and 10 can have a stucco finish. (Ordinance 2539)

- **Kustom Cruzers** – Approved a CUP for a tow yard at 350 NW Jefferson Street subject to the permit expiring in 3 years from the date of approval by the Board of Aldermen, the property shall not be used for salvage yard and no driveway shall be allowed to access the property on the north side when NW Bush Street is extended to the east and connect to Jefferson Street. (Ordinance 2538)

- **Hookers Towing** – Approved a CUP for a tow yard at 511 NE James Rollo Drive subject to the permit expiring in 3 years from the date of approval by the Board of Aldermen, the installation of an opaque, sight-obscuring 8-foot-high fence in front to shield view from street, plant evergreen trees in the green areas and provide a letter to City from Missouri Department of Natural Resources that a tow yard is exempt or provide a National Pollutant Discharge Elimination System (NPDES) Permit. (Ordinance 2572)

- **Missouri Made Marijuana (MMM) LLC** – Approved a CUP to amend the site plan to allow a Conex Storage Container on-site. The property consists of approximately 6 acres and is generally located at the east end of South Outer Belt Road on the south side of Interstate 70. The CUP was approved with 6 conditions: 1) expires in 5 years, 2)Container shall be placed according site plan, 3)shall not store more than 1,000 pounds of fertilizer and shall be appropriately labeled, 4)use existing fence and screen fabric, 5)temporary facility and will be removed once future buildings are built with storage areas and 6)Ordinances 2503 and 2531 are still valid and all conditions in those ordinances are valid and enforceable. (Ordinance 2560)

Right-of-Way Vacation:

- Vacation of 50-foot Right-of-way (Capelle Street) between 215 and 303 Front Street (Ordinance 2542)

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Final Plats:

- **East Kansas City Industrial Park – 16th Plat** – 15 lots – 14 lots zoned District M-1 (Light Industrial and 1 lot zoned District C-2 (General Business); generally located east of Pamela Blvd. on the north side of Jefferson Street; 35 acres. (Ordinance 2562)

- **Rosewood Hills – 11th Plat** – 29 lots and 2 Tracts; zoned District R-1 (Single Family Residential); generally located north of Rosewood Hills 10th Plat which is east of Creek and Lindenwood Drive; 12 acres. (Ordinance 2554)

- **Creekside Villas – Final Development Plan** – zoned District R-3p (Multi-Family Residential District-Planned Overlay District); 26 units; 3.15 acres. (Ordinance 2558)

- **Greystone Plaza 2nd Plat – Final Development Plan** – zoned Districts R-3p (Multi-Family Residential District-Planned Overlay District) and C-2p (General Business-Planned Overlay District); 13 four-plex buildings containing 52 units and the 3 retail/office buildings; 7.04 acres. (Ordinance 2568)

Site Plan Reviews:

- Panda Express
- Club Car Wash
- Joe Shmoe Coffee

Engineering Plans with Public Improvements: 12 Projects

Building Permits:

- New Single Family Residential – 129
- New Commercial – 9
- Fence – 168
- Roof – 171
- Right-of-Way – 88
- Pools – 11
- Additions – Residential and Commercial – 187
- Signs – 22

Inspections:

- Building – 2,588
- Code Violation – 1,519
- Utility – 670

Public Works:

- Work Orders Completed – 854
- Utility Tap Requests – 2,725
- Water Main Taps - 147

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Capital Projects:

- **Street Overlay Program** - A total of 6.5 miles of asphalt streets were mill and asphalt overlay. Several of these areas required patching.

  The City's Overall Pavement Condition Assessment (PCI) prior to the 2021 program was 56 with the following breakdown by functional classification of streets:

  Arterial – 68 (Good)
  Collector – 54 (Fair)
  Residential – 56 (Fair)

  After the 2021 program, the Overall PCI is now 61 (Good) with the following breakdown:

  Arterial – 73 (Very Good)
  Collector - 68 (Good)
  Residential – 58 (Fair)

- **Concrete Repairs** - The City spent over $200,000 repairing concrete curbs, gutters, and ADA ramps in response to citizen complaints or as part of the street overlay program. Concrete repairs also included sidewalk repairs that were identified as trip hazards during a city-wide inventory survey.

- **Golfview Drive Drainage Improvements** – A storm water drainage pipe was fixed and lined so that it would probably drain the backyards of residential properties to the stormwater inlet that is located on Golfview Drive. Before this line was fixed, the backyards of these properties would flood causing damage to private property.