



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

September 10, 2025, 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

- July 9, 2025, Regular Meeting

ITEM V: CITIZEN PARTICIPATION

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

ITEM VI: PUBLIC HEARINGS

Elevation Onyx Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Rezoning- DBL Architecture, INC & Raj Kaur- Requesting a change of zoning from District C-1 “Central Business” to C-2 “Central Business District” and R-3 “Multifamily residential district” for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.



ITEM VII: ACTION ITEMS

Elevation Onyx Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Rezoning- DBL Architecture, INC & Raj Kaur- Requesting a change of zoning from District C-1 "Central Business" to C-2 "Central Business District" and R-3 "Multifamily residential district" for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.

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 October 8, 2025, at 6:30 pm.

PEOPLE REQUIRING 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

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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on July 9, 2025, in the Council Chambers at City Hall.
- The meeting was called to order at 6:30 PM by Chair Justin Tyson.

ITEM II: ROLL CALL

- *Present: Scott Shafer*
- *Present: Elijah Greene*
- *Present: Chris Bamman*
- *Present: Justin Tyson*
- *Present: Debbie Saffell*
- *Absent: Bob Headley*
- *Absent: Craig Shelton*
- *Absent: Rick Knox (BOA Liaison)*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Bamman motioned to approve minutes from June 11, 2025, regular schedule planning and zoning meeting Commissioner Saffell seconded the motion. The motion was approved by a vote of 5 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

- None

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell

Commissioners Absent

Bob Headley
Craig Shelton
Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director



City of Grain Valley

Planning & Zoning Commission

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ITEM VII: ACTION ITEMS

1. **Key Cannabis Dispensary-** Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.
 - Commissioner Tyson asked about fence requirements surrounding the property.
 - Director Martin explained no fence is required unless commercial abuts against residential.
 - Commissioner Tyson asked about security lighting.
 - Director Martin stated the security plan was approved by the chief of police and concerns around these types of businesses cannot be quantified do to so many circumstances.
 - Commissioner Tyson asked the applicant to come forward.
 - Nico Pento, with Key Cannabis came forward and explained his security plan and operations plan. This included the state requirements and mandates in place.
 - Commissioner Greene expressed concerns about loitering by individuals who can't purchase products.
 - Nico P. answered with standard protocol it will be to have staff and managers have them leave as this was a mandate.
 - Commissioner Tyson asked about the mode of business being drive thru traffic or in store shopping.
 - Nico said weather plays a factor but typically drive thru accounts for 20 percent of sales.
 - Commissioner Saffell Asked about the number of employees working shifts.
 - Nico said the 5-6 employees but heavily dependent on sales and time of day but a minimum of two.
 - Commissioner Shaffer asked about hours of operations.
 - Director Martin responded that city code has outlined that the hours of operations is limited to 8AM- 6PM for marijuana sales.
 - Commissioner Greene asked why he needs a conditional use permit if all zoning requirements are met.
 - Director Martin responded that all marijuana businesses are required to have a conditional use permit per code.
 - Commissioner Greene asked about signage of the facility.

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell

Commissioners Absent

Bob Headley
Craig Shelton
Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director



City of Grain Valley

Planning & Zoning Commission

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- Director Martin responded with the sign code in relation to marijuana businesses including cultivation facilities.
- Commissioner Tyson and Shaffer asked about the facility and why building a new building versus renting a facility already built.
- Nico responded they like the floor plan of the new building, and it works very well from them, including the location is a prime spot he believes.
- Commissioner Saffell asked about safes and vaults.
- Nico said all products are put in the vault when they are not open and stated this is a state mandate.
- Commissioner Shafer asked if this was going to be the first dispensary in town and if there was a limit on the total number that could be in town.
- Director Martin said it would be the first one in Grain Valley and no limit other than the buffer zones create limitations.
- Commissioner Bamman made a motion to pass the vote for the Conditional Use Permit for Key Cannabis dispensary. Commissioner Saffell seconded the motion. The Commission voted 5-0 to approve the Conditional Use Permit.

2. **Key Cannabis Dispensary-** Site plan review for a proposed dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St. AKA 205 NW Jefferson St.

- Commissioner Bamman made a motion to approve the site plan review for Key Cannabis dispensary. Commissioner Shafer seconded the motion. The Commission voted 5-0 to approve the site plan.

ITEM VIII: PREVIOUS BUSINESS

- **None**

ITEM IX: NEW BUSINESS

- Director Martin stated there are two new pending items working through the process including Ace Hardware site plan review and a conditional use permit for a concrete mixing plant.

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell

Commissioners Absent

Bob Headley
Craig Shelton
Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director



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ITEM X: ADJOURNMENT

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

-The Regular Meeting Adjourned at 7:27 PM-

Commissioners Present

Justin Tyson
Scott Shafer
Chris Bamman
Elijah Greene
Debbie Saffell

Commissioners Absent

Bob Headley
Craig Shelton
Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin – CD Director

Grain Valley Community Development
NW Jefferson St and State
Route BB
08/13/2025 - 08/12/2026
Planning and Zoning
General

Printed: 09/03/2025

1437092

cc61ec20-787d-11f0-bf43-4192df9f3fcd

Active

Under Review

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	08/13/2025
Final-Review	Not Reviewed	

Fees

Conditional Use	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

08/13/2025	Card Visa *1810	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Hunter

Last Name

Roberts

Phone Number

(913) 244-3653

Email

hroberts@illicitgardens.com

Do you have an additional contact person?

Yes

Contact First Name

Dan

Contact Last Name

Zima

Email

Dzima@illicitgardens.com

Phone Number

(913) 991-0504

Project Street Address

NW Jefferson St and State Route BB

City

Grain Valley

State

MO

Zip Code

64029

Zoning District

Downtown Transition

First Name

Mike

Last Name

Neighbors

Phone Number

(913) 244-3653

Street Address

4700 Belleview Ave, Ste. 440; PO Box 480811

City

Kansas City

State

MO

Zip Code

64148

Please provide a legal description of subject property

SEC-26 TWP-49 RNG-30---PT SW 1/4 & PT INTERSTATE DEVELOPMENT PARK REPLAT OF LOT 1 DAF: BEG SW COR TH N 01 DEG 26 MIN 34 SEC E 786.82' TH S 86 DEG 54 MIN 47 SEC E 508' MOL TO TRU POB TH S 87 DEG 33 MIN 51 SEC E 300.61' TH N 87 DEG 33 MIN 50 SEC W 149.95' TH S 01 DEG 25 MIN 13 SEC W 162.95' TH S 87 DEG 33 MIN 51 SEC E 120' TH S 01 DEG 25 MIN 07 SEC W 9.95' TH S 87 DEG 19 MIN 30 SEC E 45' TH N 06 DEG 19 MIN 31 SEC W 292.57' TH S 85 DEG 00 MIN 58 SEC W 74.55' TH S 77 DEG 30 MIN 05 SEC E 250.32' TH S 82 DEG 37 MIN 00 SEC W 95.40' TH S 40 DEG 21 MIN 50 SEC W 25.05' MOL TH S 40 DEG 21 MIN 50 SEC W 2.91' MOL TO POB

Please depict general location of site

 Loading map...

Please provide a written description of the proposal

Proposed drive-thru dispensary with associated parking.

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

 Ownership Affidavit.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Shiven Hospitality	LLC	8709 NE 86th Street	Kansas City	MO	64157
Bush Business Park	LLC	1120 NW Eagle Ridge BLV	Grain Valley	MO	64029

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Sargent Auto Properties	LLC	200 NW Jefferson ST	Grain Valley	MO	64029
Quicktrip	Corporation	4705 S 129th E Ave	Tulsa	OK	74134
Kosmide Family Trust	UTD 06/21/2016	919 Foothill Blvd	La Verne	CA	91750
Harris	Timothy D.	244 W Mill St Ste 101	Liberty	MO	64068

What type of project is this?

Special/Conditional Use Permit

Please provide a description of the project

Proposed Dispensary with drive-thru and associated parking.

Company Name

Elevation Onyx

Street Address

3823 N. Cobbler Road

City

Independence

State

MO

Zip Code

64058

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Hunter Roberts - 08/13/2025 2:43 pm



OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

COUNTY OF JACKSON)

Comes now SMAS INVESTORS LLC HAROLD HERMAN /mbr (owner)
Who being duly sworn upon his/her oath, does state that he/she is the owner of the property
legally described in the proposed condition use permit and acknowledges the submission of the
application for conditional use permit on said property under the City of Grain Valley Code of
Ordinances.

Date this 15 day of April, 2025

Harold R Herman /member
Signature of Owner

HAROLD R HERMAN /member
Printed Name

Subscribed and sworn to before me this 15th day of April, 2025



Tina Saddler
Notary Public

10/24/2028

My Commission Expires



August 26, 2025

Dear Property Owner:

As an owner of property located within 185 feet of a proposed Conditional Use Permit for a proposed dispensary with drive-thru development, you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, September 10th, 2025, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street to receive input concerning the following requests:

Elevation Onyx Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin".

Patrick Martin
Community Development Director

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Aug 23, 2025

Printer's Fee: \$89.60

Anjana Bhadoriya

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 08/26/2025



Notary Public

Notarized remotely online using communication technology via Proof.



JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

CITY OF GRAIN VALLEY PLANNING AND ZONING COMMISSION PUBLIC HEARING

The Grain Valley Board of Aldermen will hold a public hearing at 6:30 PM on September 10th, 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

Elevation Onyx Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Rezoning- DBL Architecture, INC & Raj Kaur- Requesting a change of zoning from District C-1 "Central Business" to C-2 "Central Business District" and R-3 "Multifamily residential district" for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.

All interested parties are encouraged to attend.

Published in the Examiner, Aug 23, 2025

3779080



STAFF REPORT

Elevation Onyx Dispensary

September 3, 2025

Purpose:

Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

ANAYLSIS:

The applicant applied for the conditional use permit and after review has met all requirements set forth in section 425.040 Marijuana siting requirements. This includes:

A marijuana dispensary may be located as a conditional use in any Controlled Business District (C-B), Central Business District (C-1), General Business District (C-2), Highway Commercial District (C-3) and the Downtown Overlay District, upon satisfactory compliance with the provisions of this Section:

- 1.** Marijuana dispensary conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
- 2.** A marijuana dispensary shall have the appropriate State license. An applicant may apply for a conditional use permit upon showing that they have applied for State license as required by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
- 3.** A marijuana dispensary shall not be located closer than five hundred (500) feet to any other marijuana dispensary or marijuana facility, except when the facilities share common ownership.
- 4.** No marijuana dispensary shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5.** An applicant for a marijuana dispensary conditional use permit shall provide the following plans and documentation for City review and approval:
 - a.** A site plan for a marijuana dispensary that shall include a floor plan showing where the various activities will be conducted. No marijuana products shall be visible from the exterior of the building.
 - b.** All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
 - c.** A plan which reasonably shows that the marijuana dispensary is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the marijuana dispensary is located.



STAFF REPORT

Elevation Onyx Dispensary

September 3, 2025

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d. A security plan for review and input from the Grain Valley Police Department, which reasonably shows that the marijuana dispensary can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the marijuana dispensary at any hour.

e. A waste disposal plan for any unused product, marijuana byproduct, or hazardous materials used as part of normal operations by a marijuana dispensary in accordance with Missouri Department of Health and Senior Services guidelines.

f. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

6. If an application for a marijuana dispensary conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a marijuana dispensary facility. A marijuana dispensary conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

7. If any change occurs from the permitted use of a structure as a marijuana dispensary, a new conditional use permit shall be required in all cases.

8. The State-licensed operator of any marijuana dispensary shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Community Development Department annually to confirm their continuing licensed status with the State of Missouri. In the case of a marijuana dispensary that was granted a conditional use permit by the City, the State-licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

PUBLIC INFORMATION AND PROCESS:

Public notice was given in the Examiner on Wednesday, August 23, 2025 and by letter to property owners of records within 185 feet of the applicant's property.

The Public Hearing September 10, 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

Grain Valley Community Development
SE Corner of North Tarsney &
Hoot Owl Lane
08/05/2025 - 08/04/2026
Planning and Zoning
General

Printed: 09/03/2025

1092799

5c0043f0-7265-11f0-bf74-273d7f55b8e0

Active

Under Review

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	08/05/2025
Final-Review	Not Reviewed	

Fees

Rezoning	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

08/05/2025	Card Visa *4914	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Dana

Last Name

Blay

Phone Number

(913) 206-6060

Email

DBLARCH@KC.RR.COM

Do you have an additional contact person?

No

Project Street Address
SE Corner of North Tarsney & Hoot Owl Lane

City
Grain Valley

State
MO

Zip Code
64020

Lot #
56

Subdivision
Hoot Owl Estates

Zoning District
C-1 Central Business District

First Name
Raj

Last Name
Kaur

Phone Number
(816) 739-2514

Street Address
6651 W. 187th St.

City
Stillwell

State
KS

Zip Code
66085

Please provide a legal description of subject property
Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri

Please depict general location of site



Please upload the preliminary development/site development plan

 Application.pdf

 GVS ZC Submittal 8-4-25.pdf

Please provide a written description of the proposal

The creation of a Convenience Store with Fueling Station and the addition of two residential parcels for Multi-Family structures (4 plexes) and a Dog Park

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

 Ownership_affidavit.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Judith	Griffitt, Living Trust	111 NE Hoot Owl St.	Grain Valley	MO	64029
Picken	Family Trust	1604 NE Crumley St	Grain Valley	MO	64029
Danny & Judith	Chrisco	1602 NE Crumley St	Grain Valley	MO	64029
Kristen & Darek	Mason	1600 NE Crumley St	Grain Valley	MO	64029
Loretta	Doubleddee	113 NE Hoot Owl St	Grain Valley	MO	64029

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Lee's Summit	Safety Storage East, LLC	1500 NE Shale Ct	Grain Valley	MO	64029
Donald & Elizabeth	Wagner	114 NE Hoot Owl St	Grain Valley	MO	64029
Jonathan	Law	1605 NE Crumley St	Grain Valley	MO	64029
Tyler	Honeycutt	1607 NE Crumley St	Grain Valley	MO	64029
Brian	Hayes	1609 NE Crumley St	Grain Valley	MO	64029
Marianne	Stocking	110 NE Hoot Owl St	Grain Valley	MO	64029
Joshua & Sydnie	Cannon	1611 NE Crumley St	Grain Valley	MO	64029
Michelle	Falwell	1610 NE Crumley St	Grain Valley	MO	64029
Blue Springs	Safety Storage South, LLC	1780 NW Buckner Tarsney Rd	Grain Valley	MO	64029
Samuel	Seager	1612 NE Crumley St	Grain Valley	MO	64029
DGB	BB (Multi) LLC	1701 NE Buckner Tarsney Rd	Grain Valley	MO	64029

What type of project is this?

Rezoning

Please provide a description of the project

Rezone the property from C1 to C2 for a Convenience Store with Fueling Station

Company Name

DBL ARCHITECTURE, INC.

Street Address

8031 Wenonga Road

City

Leawood

State

KS

Zip Code

66206

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Dana Blay - 08/05/2025 8:33 pm

GRAIN VALLEY™

MISSOURI

OWNERSHIP AFFIDAVIT

Kansas
STATE OF ~~MISSOURI~~

Johnson
COUNTY OF ~~JACKSON~~

Comes now Raj Kaur (owner)

Who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed development permit and acknowledges the submission of the application for development on said property under the City of Grain Valley Code of Ordinances.

Date this 5th day of August, 2025

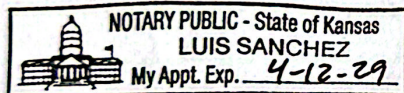


Signature of Owner

RAJ Kaur

Printed Name

Subscribed and sworn to before me this 5th day of August, 2025



Notary Public

04/12/2029

My Commission Expires

RE-ZONING
PROPOSAL

NEW CONVENIENCE STORE + FUELING STATION

North Tarsney Road + North East Hoot Owl Lane
Grain Valley, Missouri 64020



CONTACT INFORMATION :
ARCHITECTS : DBL ARCHITECTURE, INC.
DANA BLAY - 913-206-6060

VICINITY MAP



ZONING ANALYSIS
Grain Valley, Missouri EXISTING C1 PROPOSED TO C2

INDEX OF DRAWINGS

- AC COVER SHEET
- CIVIL
 - AC0 EXISTING CONDITIONS
 - AC1 ARCHITECTURAL SITE PLAN
 - AC2 SITE GRADING PLAN
 - AC3 VEHICLE TURNING SITE PLAN
 - AC4 UTILITIES SITE PLAN
 - AC5 SITE PLAN DETAILS
 - AC6 ADA SITE PLAN DETAILS
 - AC7 SITE PLAN GENERAL NOTES
 - AC8 SITE PLAN GENERAL NOTES
 - AC9 SITE ILLUMINATION PLAN
- ARCHITECTURAL
 - A1 FIRST FLOOR PLAN
 - A2 BUILDING ELEVATIONS
 - A3 BUILDING ELEVATIONS
 - A4 TRASH ENCLOSURE FLOOR PLAN, ELEVATIONS + DETAILS
 - V1 FRONT CONCEPT VIEW
 - V2 FRONT CONCEPT VIEW
 - V3 REAR CONCEPT VIEW
 - L1 LANDSCAPING SITE PLAN
 - L2 LANDSCAPING DETAILS, SCHEDULE

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architecture

planning

engineering

design-build

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dblarc@dblarch.com
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GRAIN VALLEY, MISSOURI 64020 USA

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PROJECT:
N TARSNEY RD + NE HOOT OWL LN
Grain Valley, Missouri 64020

PROJECT LOG

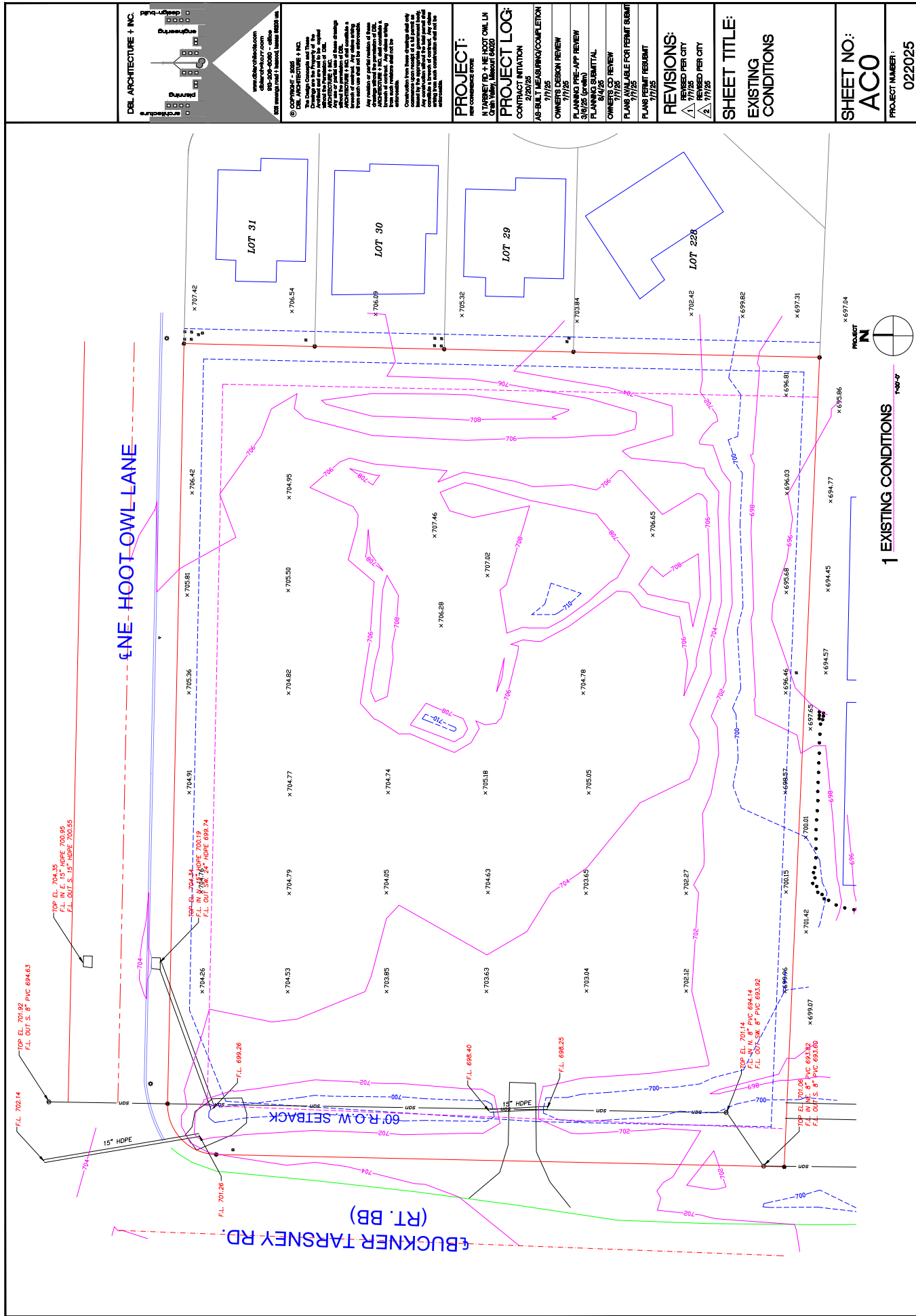
CONTRACT INITIATION	
AS-BUILT MEASURING/COMPLETION	7/1/25
OWNERS DESIGN REVIEW	7/1/25
PLANNING PRE-APP REVIEW	7/1/25
PLANNING BOARD REVIEW	8/4/25
OWNERS CD REVIEW	7/1/25
PLANS AVAILABLE FOR PERMIT SUBMIT	7/1/25
PLANS PERMIT PERMIT	7/1/25

REVISIONS:
REVISION PER CITY
REVISION PER CITY
REVISION PER CITY

SHEET TITLE:
COVER SHEET

SHEET NO.:
AC

PROJECT NUMBER :
022025



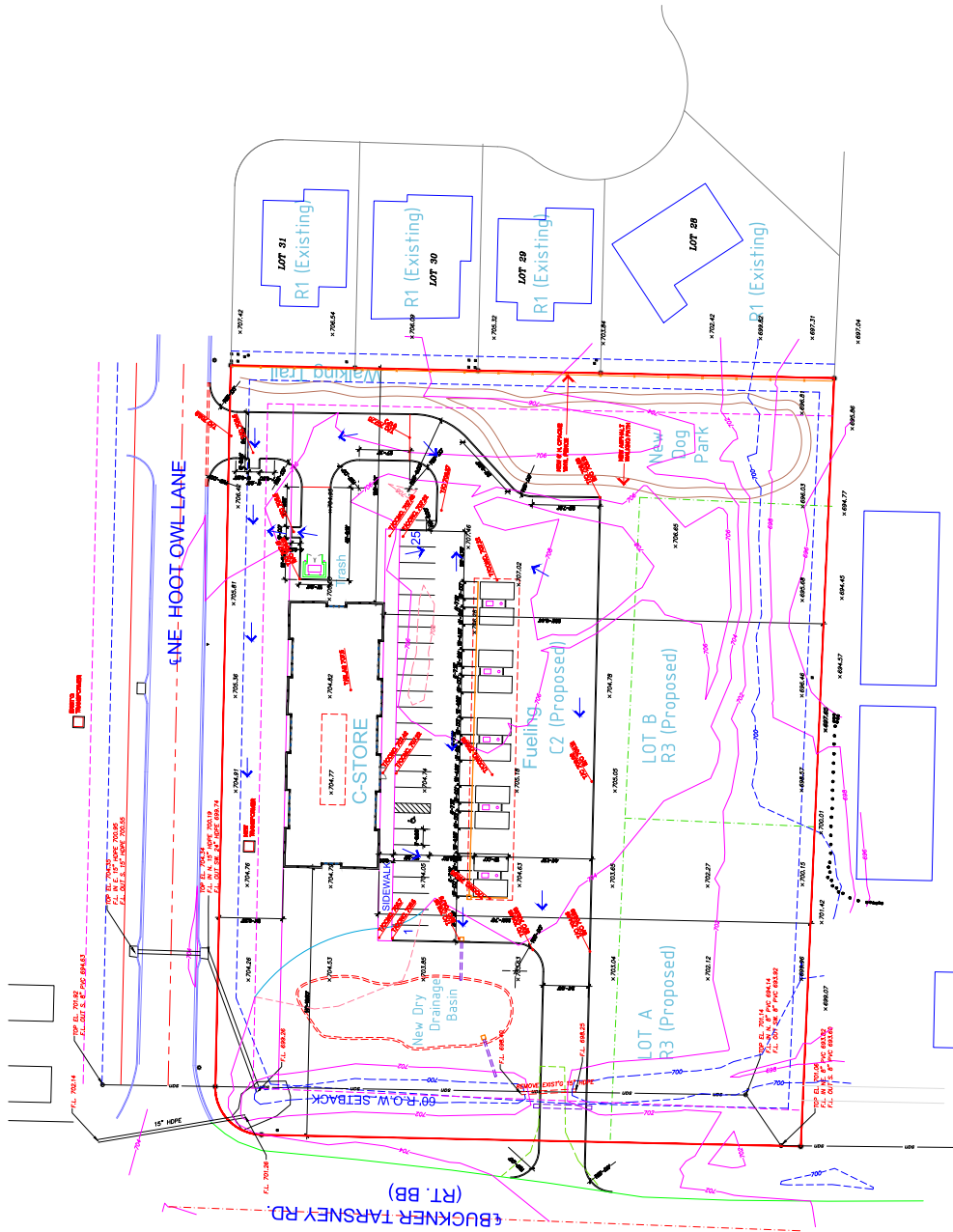


CONVENIENCE STORE = 7,000 sq. ft. • 5 / 1,000 S.F.
= 35 SPACES
TOTAL PROVIDED = 35 SPACES

PROPOSED ZONING - C2
GROSS LAND AREA - 128,153 S.F. (2.94 Acres)
LAND AREA (COMMERCIAL) - 93,733 S.F. (2.15 Acres)
LAND AREA (RESIDENTIAL) - 34,420 S.F. (0.79 Acres)
BUILDING AREA (PROPOSED C-STORE) - 7,000 S.F.
FLOOR AREA RATIO (PROPOSED C-STORE) - 7.48%
INFERRIUS AREA (COMMERCIAL)
BUILDING AREA (PROPOSED) - 7,000 S.F.
PAVEMENT AREA (PROPOSED) - 31,342 S.F.
SIDEWALK AREA (PROPOSED) - 1,380 S.F.
TOTAL INFERRIUS AREA (PROPOSED COMMERCIAL) -
39,722 S.F.
TOTAL INFERRIUS AREA PERCENTAGE - (42%)

LEGAL DESCRIPTION:
LOT 56, HOOT OWL ESTATES, A SUBDIVISION IN
GRAIN VALLEY, JACKSON COUNTY, MISSOURI
COUNTY PARCEL ID - 37-520-04-33-00-0-00-0000

DLB ARCHITECTURE + INC. www.dlbarchitect.com dlbarchitect.com 416-463-7777 1000 Midland Ave. Suite 200 Toronto, Ontario M5E 1B3	OWNER: DLB ARCHITECTURE + INC. The Design Complex and The Design Complex 2 are two new buildings located at 1000 Midland Ave. The buildings are designed to be a mix of office, retail, and residential space. The buildings are designed to be a mix of office, retail, and residential space. The buildings are designed to be a mix of office, retail, and residential space. DESIGNER: DLB ARCHITECTURE + INC. Any revision or plan submitted to the City of Toronto must be accompanied by a completed Design Review Form (DRF) and a completed Design Review Fee Form (DRFF). The DRF and DRFF must be submitted to the City of Toronto at the same time as the plan. The DRF and DRFF must be submitted to the City of Toronto at the same time as the plan. DATE: 2025.01.25 Any revision or plan submitted to the City of Toronto must be accompanied by a completed Design Review Form (DRF) and a completed Design Review Fee Form (DRFF). The DRF and DRFF must be submitted to the City of Toronto at the same time as the plan. The DRF and DRFF must be submitted to the City of Toronto at the same time as the plan.	PROJECT: N. TARRANTY BLVD. 1000 MIDLAND AVE. City of Toronto, Ontario M5E 1B3 PROJECT LOG: CONTRACT INITIATION 1/17/25 AS-BUILT MEASURING/COMPLETION 1/17/25	OWNERS DESIGN REVIEW 1/17/25 PLANNING PRE-APP REVIEW 1/17/25 (P) 1/17/25 (P) 1/17/25 (P) PLANNING PERMIT 1/17/25 OWNERS CO REVIEW 1/17/25	PLANNING PERMIT FOR PERMIT SUBMIT 1/17/25 PLANNING PERMIT SUBMIT 1/17/25	REVISIONS: △ REVISION PER CITY 1/17/25 △ REVISION PER CITY 1/17/25	SHEET TITLE: ARCHITECTURAL SITE PLAN	SHEET NO.: AC1 PROJECT NUMBER: 022025
---	--	--	---	--	--	--	---



PROJECT N
1 SITE GRADING PLAN
1-202-0

DEL ARCHITECTURE + INC.
design-build
architectural
planning
engineering

www.delarchitect.com
delarchitect.com
1000 N. Main Street, Suite 100
02025

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taken by DEL ARCHITECTURE + INC.
Any construction of the project
must be in accordance with the
plans and specifications shown
hereon and shall not be altered
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DEL ARCHITECTURE + INC.

PROJECT:
N TARNSEY RD + CINE HOOT OWL LN
Crash Valley, Missouri 64022

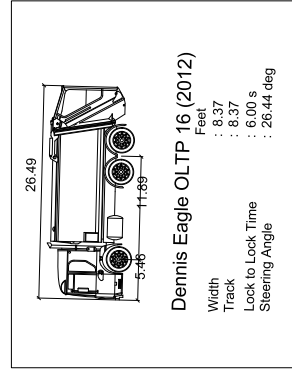
PROJECT LOG:
CONTRACT INITIATION
1/1/25
ARCHITECTURAL MEASURING/COMPLETION
1/1/25
OWNER'S DESIGN REVIEW
1/1/25
PLANNING PRE-APP REVIEW
3/1/25 (BY CITY)
PLANNING PRE-APP REVIEW
3/1/25 (BY CITY)
OWNER'S CD REVIEW
7/1/25
PLANS AVAILABLE FOR PERMIT SUBMIT
7/1/25
PLANS PERMIT PERMIT
7/1/25

REVISIONS:
REVISION PER CITY
REVISION PER CITY
REVISION PER CITY
REVISION PER CITY

SHEET TITLE:
SITE
GRADING PLAN

SHEET NO.:
AC2

PROJECT NUMBER:
020205



Dennis Eagle OLTP 16 (2012)	Feet
Width	: 8.37
Track	: 8.37
Lock to Lock Time	: 6.00 s
Steering Angle	: 26.44 deg



1 ARCHITECTURAL TURNING PLAN

T-10-Q

AC3
PROJECT NUMBER :

PROJECT NUMBER :

022025

www.dblarofilecits.com
dblarchetk.crr.com
913-206-6060 - office

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PROJECT:

N TARSNEY RD + NE HOOT OWL LN
Grain Valley, Missouri 64020

PROJECT LOG

CONTRACT INITIATION
2/20/25

AS-BUILT MEASURING/COMPLETION
2/9/25

1/1/20	OWNER'S DESIGN REVIEW
2/2/25	

1/1/20
PLANNING PRE-APP REVIEW
2/8/05 (update)

3/6/20 (prelim)	PLANNING SUBMITTAL
	8/1/25

01/11/20	OWNER'S CD REVIEW
	2/2/25

PLANS AVAILABLE FOR PERMIT SUBMITTAL
7/9/25

PLANS PERMIT RESUBMIT
2/9/25

REVISIONS:

REVISÉ PER CITY

1 7/1/25
2 2/2/05
REVISED PER CITY

01/11/20

SHEET TITLE:

ARCHITECTURAL

TURNING PLAN

10

10

10

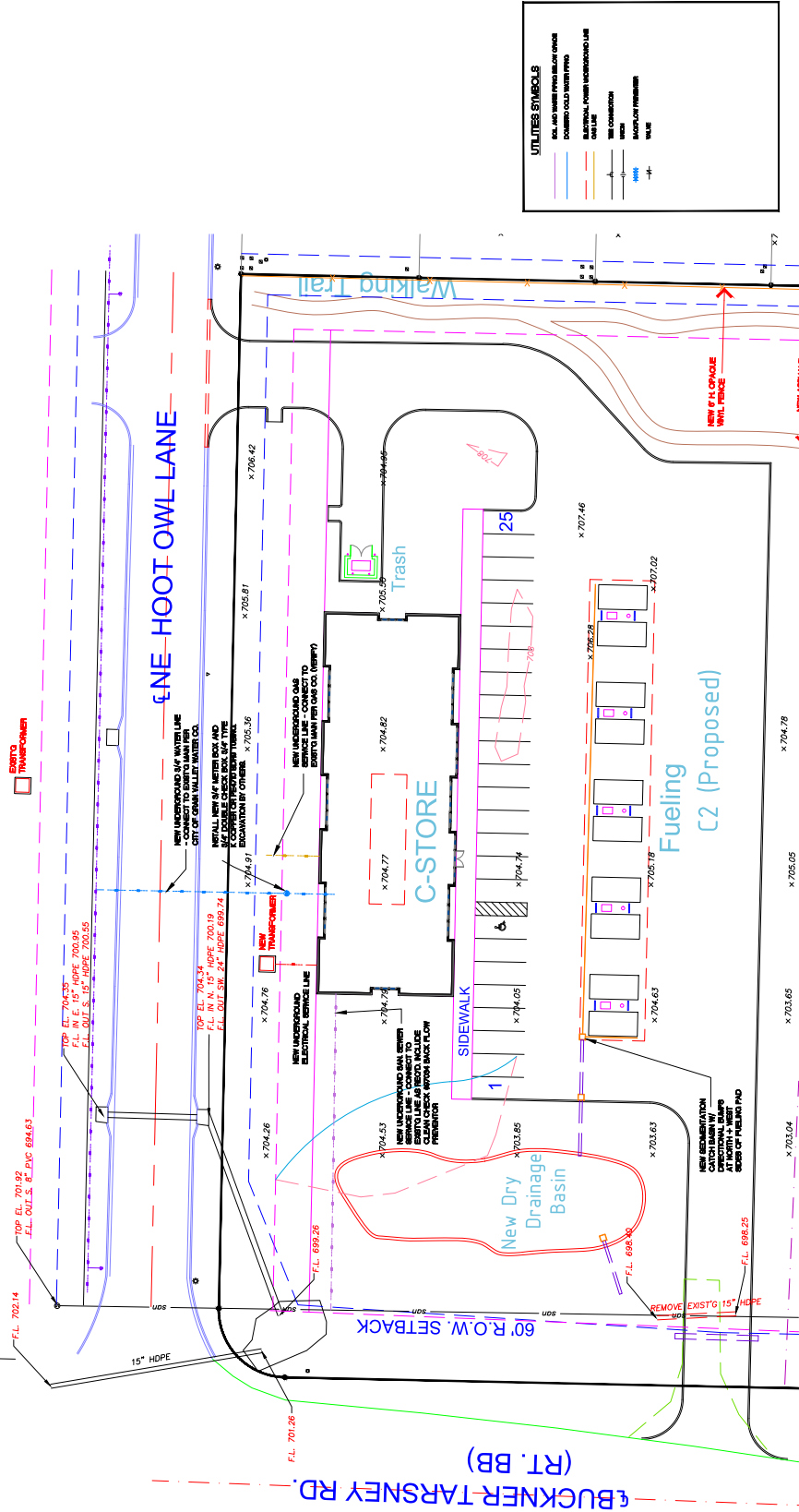
SHEET NO.

ACCOUNT NO: 0117116

AC3

PROJECT NUMBER :

022025

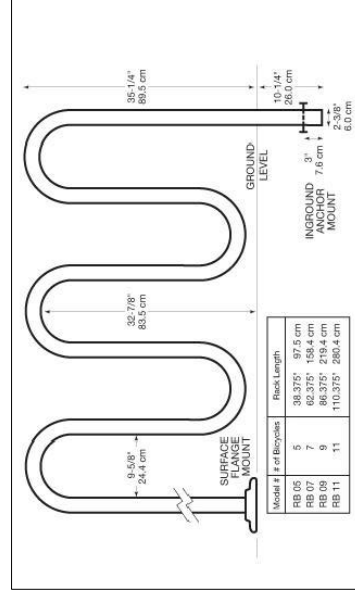
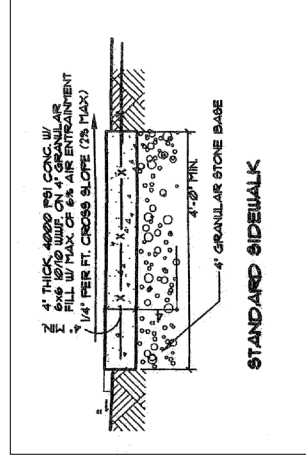
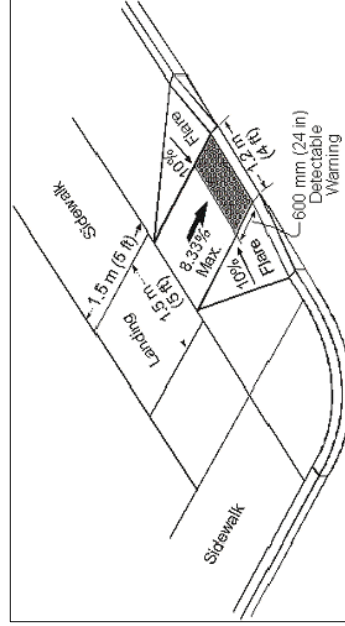
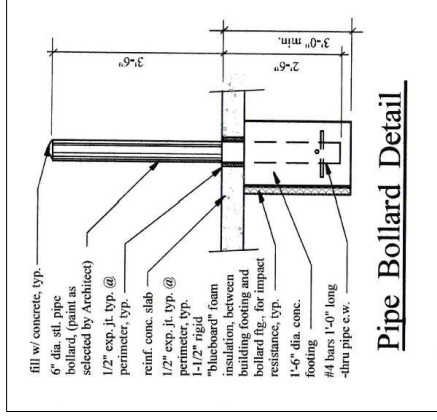
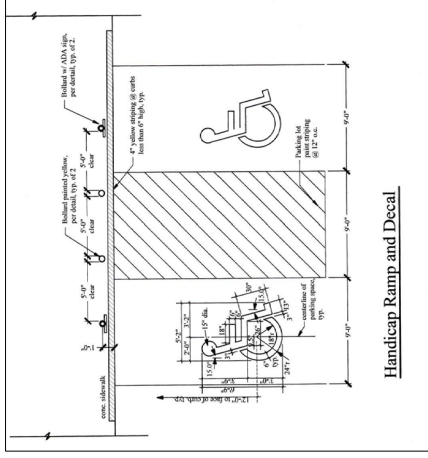
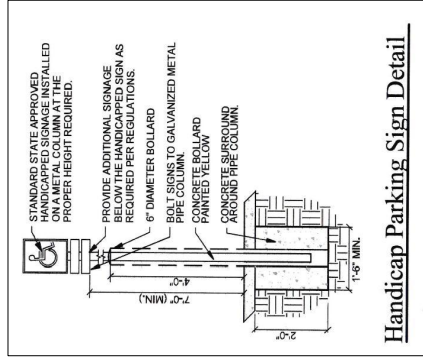
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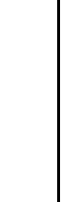
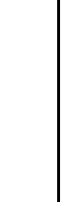
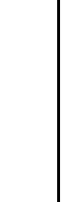
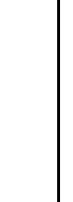
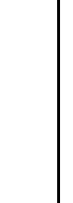
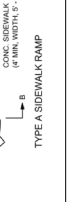
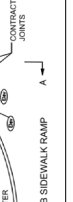
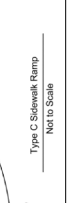
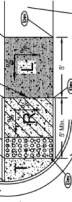
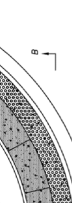
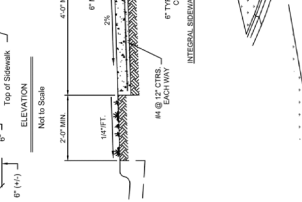
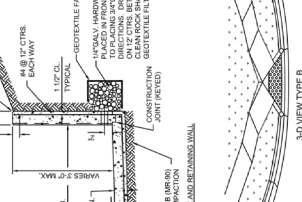
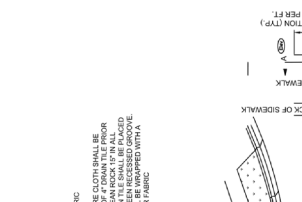
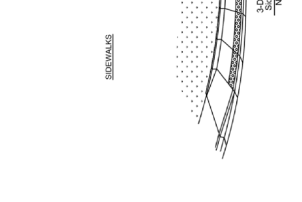
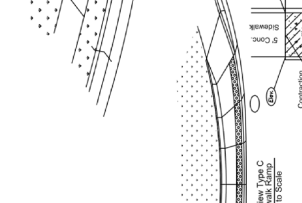
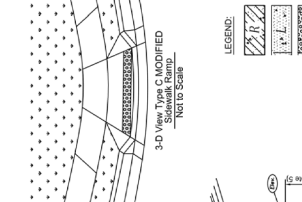
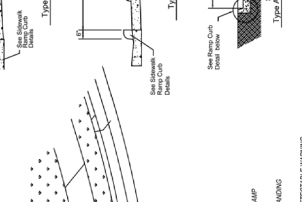
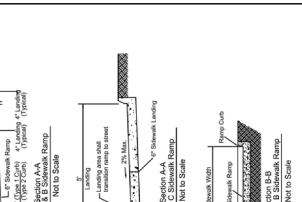
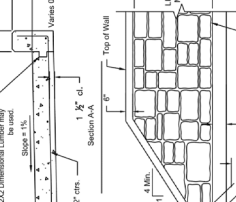
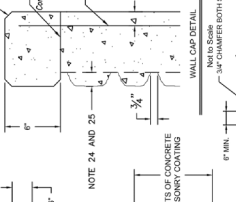
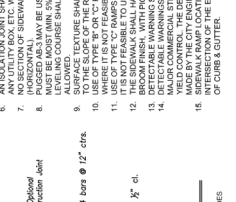
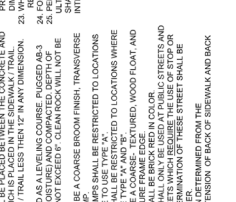
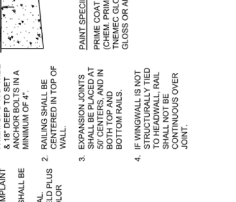
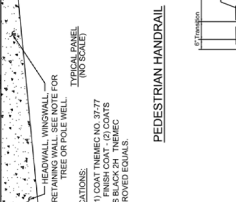
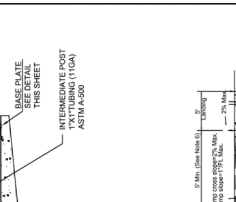
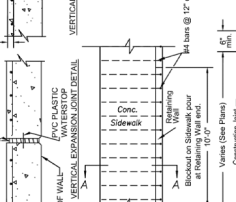
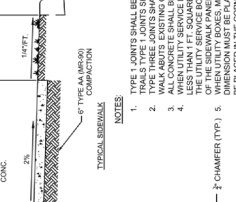
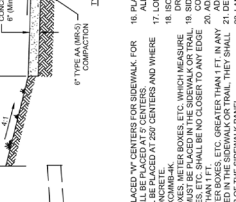
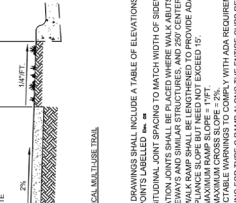
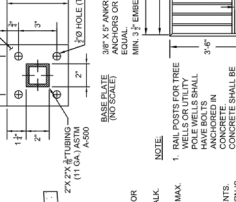
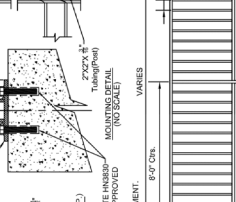
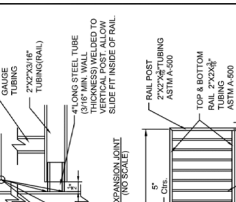
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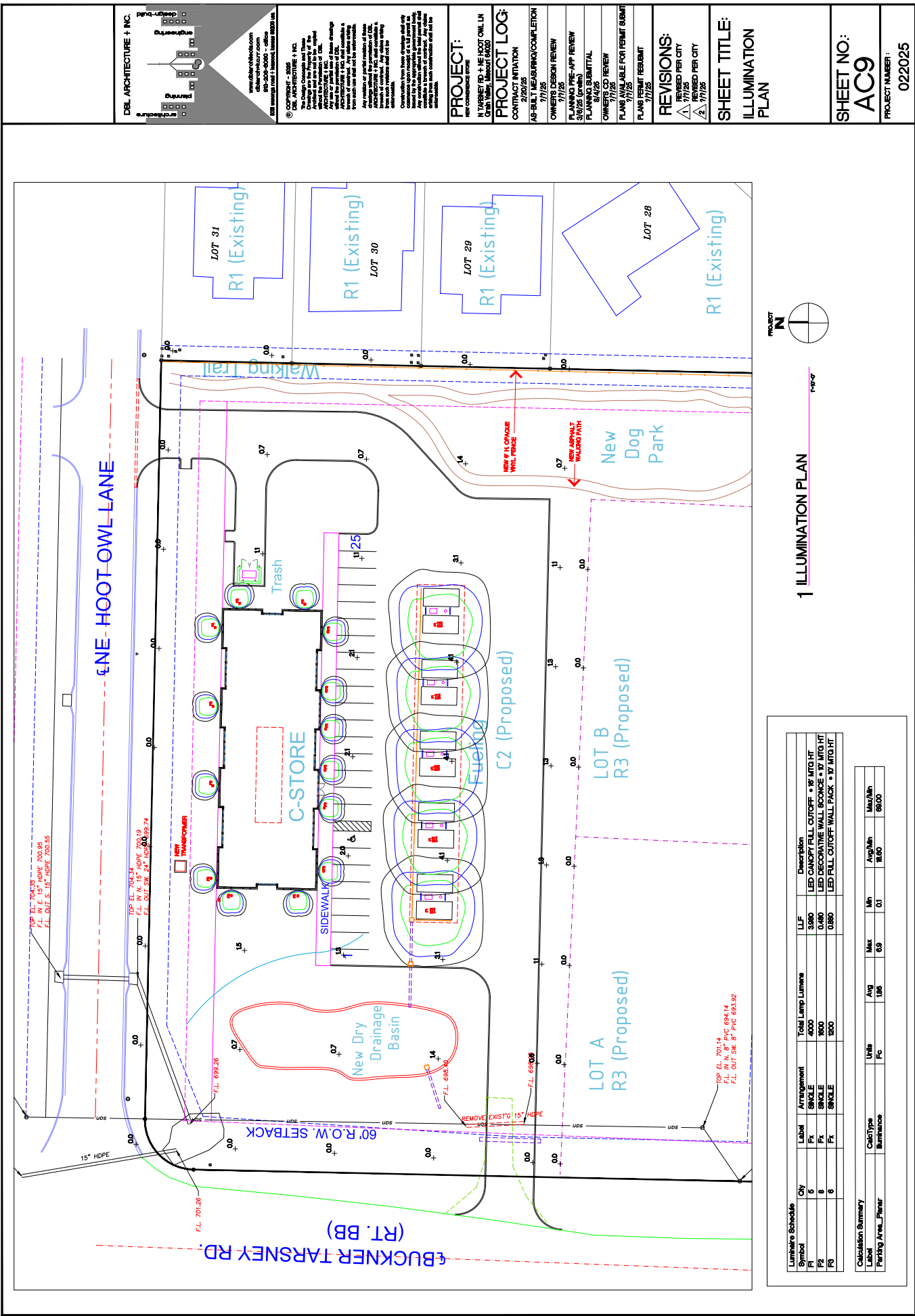
1 UTILITIES SITE PLAN

1"=50'-0"

[illegible]







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planning

architecture

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PROJECT:

N TARSNEY RD + NE HOOT OWL LN

Crash Valley, Missouri 64020

PROJECT LOG:

CONTRACT INTENT

AS-BUILT MEASURING COMPLETION

7/1/25

OWNERS DESIGN REVIEW

7/1/25

PLANNING PRE-APP REVIEW

8/1/25 (BYE)

PLANNING INITIAL

8/1/25

OWNERS CD REVIEW

7/1/25

PLANS AVAILABLE FOR PERMIT SUBMIT

7/1/25

PLANS PERMIT SUBMIT

7/1/25

REVISIONS:

REVISION PER CITY

REVISION PER CITY

REVISION PER CITY

7/1/25

SHEET TITLE:

ILLUMINATION PLAN



1 ILLUMINATION PLAN

Luminaire Schedule		Qty		Label		Arrangement		Total Lamp Lumens		LLF		Description	
Symbol		5		F1		Single		4000		0.80		LED CANOPY FULL CUTOFF • 16' MTG HT	
P1		8		F2		Single		9000		0.400		LED DECORATIVE WALL BOUNCE • 12' MTG HT	
P2		6		F3		Single		9000		0.600		LED FULL CUTOFF WALL PACK • 10' MTG HT	

Calculation Summary		Units		Avg		Min		Max		Avg		Min		Max	
Label		Footcandle		1.00		0.1		6.0		1.00		0.1		6.00	
Parking Area		Planar													

SHEET NO:
AC9

PROJECT NUMBER:
022025

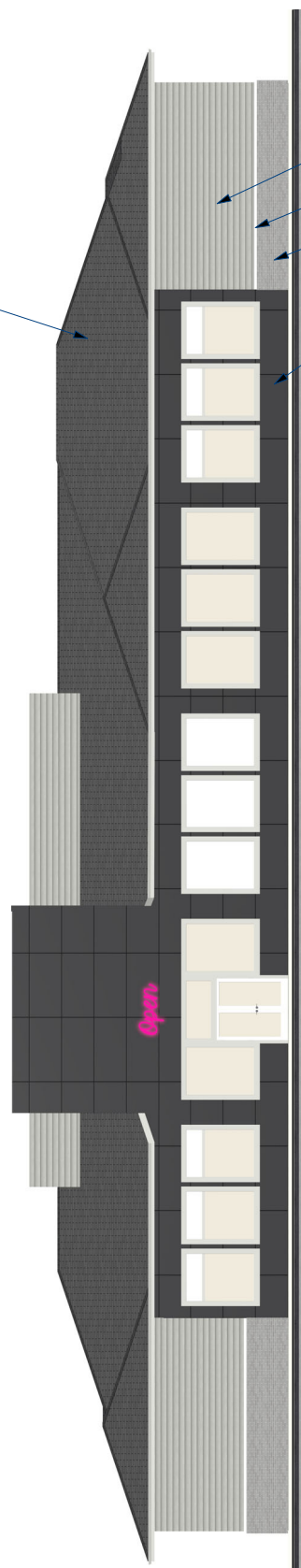


1 FIRST FLOOR PLAN

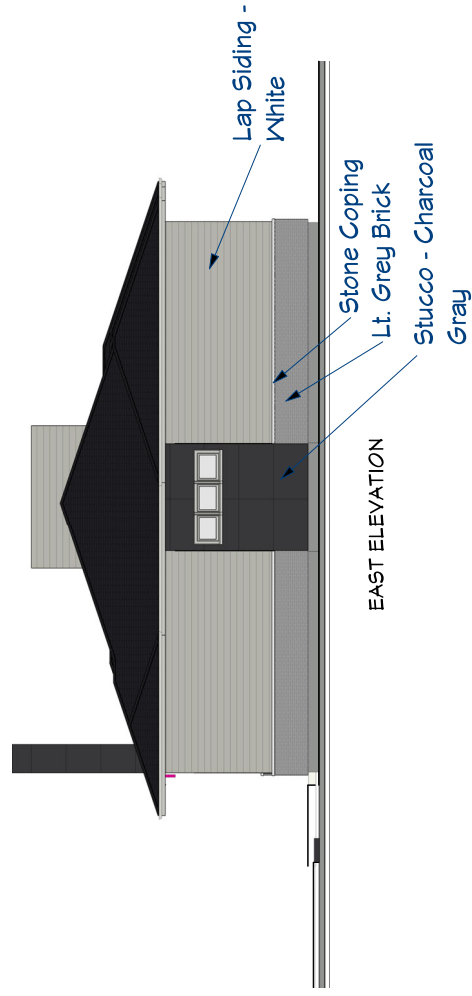
022025

022025

PROJECT NUMBER :	022025
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Lap Siding -
White
Stone Coping
Lt. Grey Brick
Stucco - Charcoal
Gray

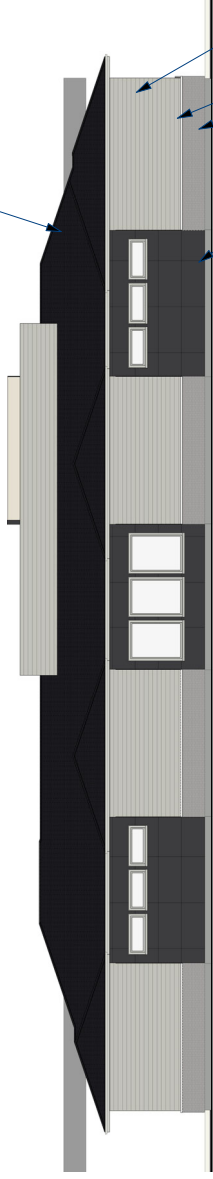


Lap Siding - White

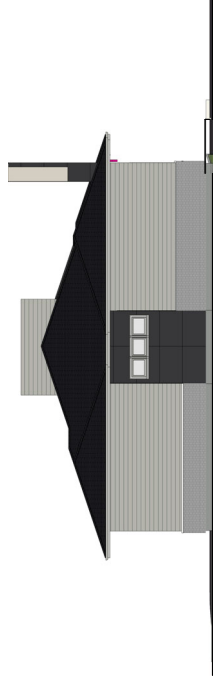
Stone Coping

Lt. Gray Brick

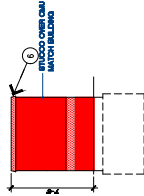
Stucco - Charcoal Gray



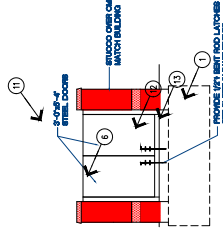
Lap Siding -
White
Stone Coping
Lt. Grey Brick
Stucco - Charcoal
Gray



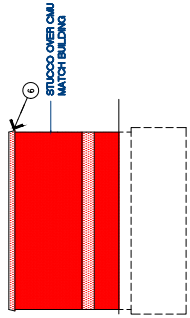
WEST ELEVATION



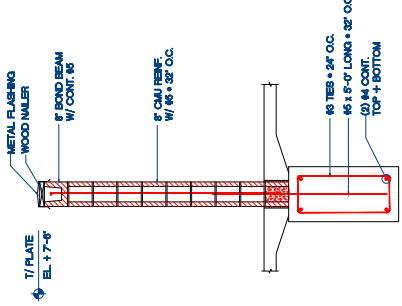
EAST/WEST ELEVATION
SCALE 1/8" = 1'-0"



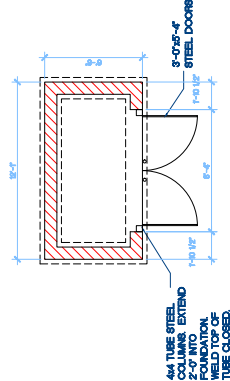
3 WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



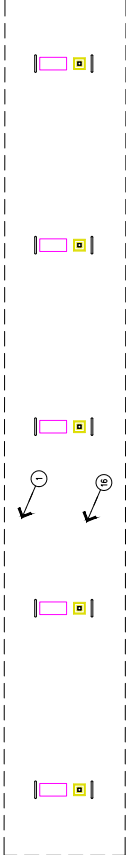
TRASH ENCLOSURE SECTION
SCALE 1/4" = 1'-0"



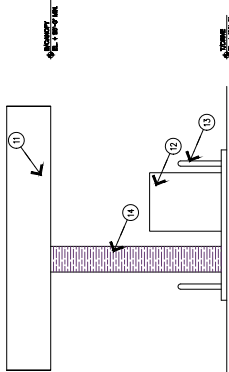
4 TRASH ENCLOSURE PLAN
SCALE 1/8" = 1'-0"

BUILDING ELEVATION NOTES

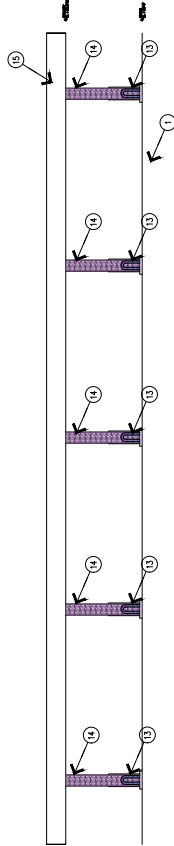
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3. PROVIDE 2" MIN. CONC. OVER CMU
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5. PROVIDE 2" MIN. CONC. OVER CMU
6. PROVIDE 2" MIN. CONC. OVER CMU
7. PROVIDE 2" MIN. CONC. OVER CMU
8. PROVIDE 2" MIN. CONC. OVER CMU
9. PROVIDE 2" MIN. CONC. OVER CMU
10. PROVIDE 2" MIN. CONC. OVER CMU
11. PROVIDE 2" MIN. CONC. OVER CMU
12. PROVIDE 2" MIN. CONC. OVER CMU
13. PROVIDE 2" MIN. CONC. OVER CMU
14. PROVIDE 2" MIN. CONC. OVER CMU
15. PROVIDE 2" MIN. CONC. OVER CMU
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18. PROVIDE 2" MIN. CONC. OVER CMU
19. PROVIDE 2" MIN. CONC. OVER CMU
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1 FUELING STATION FLOOR PLAN
SCALE 1/8" = 1'-0"



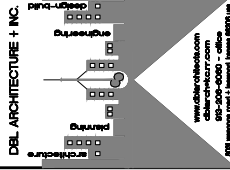
2 NORTH/SOUTH CANOPY ELEVATION
SCALE 1/8" = 1'-0"



5 EAST/WEST BUILDING ELEVATION
SCALE 1/8" = 1'-0"

SHEET NO:
A4

PROJECT NUMBER:
022025



DEL ARCHITECTURE + INC.
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202
303.733.1111
WWW.DELARCHITECTURE.COM

PROJECT:
N. 10TH AVE. + N. 10TH AVE. LN
CRAVENS, ILL. 60420

CONTRACT LOG:
CONTRACT INITIATION
7/1/25

OWNER'S DESIGN REVIEW
7/1/25

PLANNING PRE-APP. REVIEW
8/1/25 (BY OWNER)

PLANNING PRE-APP. REVIEW
8/1/25 (BY OWNER)

OWNER'S CD REVIEW
7/1/25

PLANS PERMIT SUBMIT
7/1/25

REVISIONS:
REVISION PER CITY
7/1/25

REVISION PER CITY
7/1/25

SHEET TITLE:
CANOPY,
TRASH
ENCLOSURE
ELEVATIONS
+ DETAILS



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DOI: 10.1111/j.1469-7610.2008.02018.x
Key words: Autism spectrum disorder, social interaction, communication, cognitive function, IQ, verbal ability, nonverbal ability, IQ, verbal ability, nonverbal ability, IQ, verbal ability, nonverbal ability.

PROJECT: Improvement of the 15th Street Bridge South Valley, Indiana 46033	PROJECT LOG: CONTRACT INITIATION FEBRUARY 20, 2026 CONTRACT AWARD FEBRUARY 20, 2026 OWNER'S DESIGN REVIEW 7/20/26 PLANNING PRE-APPT REVIEW 7/20/26 SUBMITTAL 7/20/26 OWNER'S CD REVIEW 7/20/26 PLANS AVAILABLE FOR OWNER SUBMIT 7/20/26 PLANS PERMIT SUBMIT 7/20/26	REVISIONS: Δ REVISED PER CITY 7/20/26 Δ REVISED PER CITY 7/20/26	SHEET TITLE:
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	SHEET NO.:	PROJECT NUMBER: 022025
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C2) REAR VIEW WEST

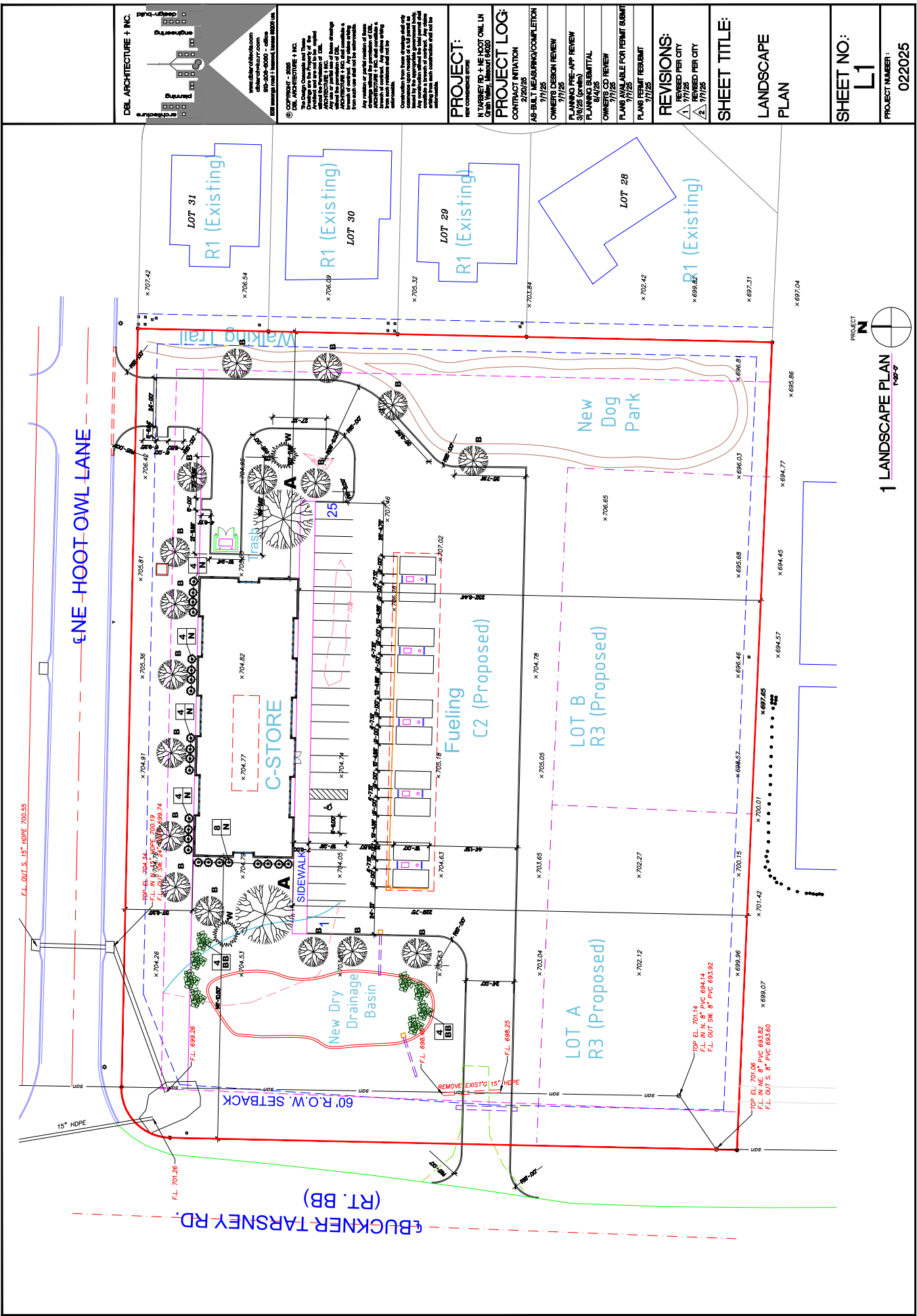
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C4 CAMERA 1

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www.delarchitect.com
1000 N. TARPEN RD. SUITE 100
CRANFORD, NJ 07016
908.261.1111

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Any revision or modification of these plans must be approved by DEL ARCHITECTURE + INC. and must be shown on a separate sheet of paper. Any construction shall be in accordance with the latest revision of these plans.

PROJECT:
N TARPEN RD + NE HOOT OWL LN
Cranford, NJ 07016

PROJECT LOG:
CONTRACT INITIATION
7/1/20
OWNER'S DESIGN REVIEW
7/1/20
PLANNING PRE-APP REVIEW
8/1/20 (OWN)
PLANNING COMMITTEE
8/1/20
OWNER'S CD REVIEW
7/1/20
PLANS AVAILABLE FOR PERMIT SUBMIT
7/1/20
PLANS PERMIT PERMIT
7/1/20

REVISIONS:
REVISION PER CITY
REVISION PER CITY
REVISION PER CITY

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NO.:
L1

PROJECT NUMBER:
022025

NOTE: ALL ISLANDS TO HAVE ANNUAL PLANTINGS AT PERIMETERS.



August 26, 2025

Dear Property Owner:

As an owner of property located within 185 feet of a proposed rezoning application you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, September 10th, 2025, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street to receive input concerning the following requests:

Rezoning- DBL Architecture, INC & Raj Kaur- Requesting a change of zoning from District C-1 "Central Business" to C-2 "Central Business District" and R-3 "Multifamily residential district" for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin". The signature is written in a cursive style with a large, stylized "P" and "M".

Patrick Martin
Community Development Director

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Aug 23, 2025

Printer's Fee: \$89.60

Anjana Bhadoriya

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 08/26/2025



Notary Public

Notarized remotely online using communication technology via Proof.



JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

CITY OF GRAIN VALLEY PLANNING AND ZONING COMMISSION PUBLIC HEARING

The Grain Valley Board of Aldermen will hold a public hearing at 6:30 PM on September 10th, 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

Elevation Onyx Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

Rezoning- DBL Architecture, INC & Raj Kaur- Requesting a change of zoning from District C-1 "Central Business" to C-2 "Central Business District" and R-3 "Multifamily residential district" for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.

All interested parties are encouraged to attend.

Published in the Examiner, Aug 23, 2025

3779080



STAFF REPORT

Rezoning- DBL Architecture, INC & Raj Kaur

September 4, 2025

Purpose:

Requesting a change of zoning from District C-1 “Central Business” to C-2 “Central Business District” and R-3 “Multifamily residential district” for a convenience store with fueling station and two lots proposed as R-3. Property description Lot 56, Hoot Owl Estates, a subdivision in Grain Valley, Jackson County, Missouri. This property is located less than a quarter mile south of Duncan Road on the east side of Buckner Tarsney Road.

ANAYLSIS:

The applicant applied for rezoning and after review has met all requirements to have a public hearing regarding the rezoning process in front of the planning and zoning commission. The applicant has submitted plans to rezone the land from its current zoning of C-1 “Central Business district” to C-2 “Central Business District” and two proposed R-3 lots. The C-2 zoning would allow him to build the proposed fuel station/ convenience store. In 2018 the land was zoned, and the development plan was approved as it currently is. Discussions were had to leave the front lots abutting the R-1 zoned land to the east as C-1 to prevent higher traffic volumes and to limit the commercial availability uses to the area.

PUBLIC INFORMATION AND PROCESS:

Public notice was given in the Examiner on Wednesday, August 23, 2025 and by letter to property owners of records within 185 feet of the applicant’s property.

The Public Hearing September 10, 2025.

STAFF RECOMMENDATION:

Staff does not recommend approval.