

RZ-2024-679

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 8, except that part thereof in Blue Ridge Road, and All that part of Lots 7 and 9, lying West of the West line of Blue Ridge Road, Park View, a subdivision in Jackson County, Missouri

RZ-2024-679

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 18, 2024

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Letter of proposed use from applicant's representative

Site Plan

Pictures of current building

Randy Diehl gave the staff report:

RE: RZ-2024-679

Applicant: 8801 Truman Road LLC

Location: 8801 Truman Road

Area: 1.01 ± acres

Request: Change of zoning from District LB (Agricultural) to District GB (General Business)

Purpose: The purpose is to redevelop the tract for an adult novelty store and laundromat.

Current Land Use and Zoning in the Area:

The zoning in the area is commercial, industrial and residential.

The applicant wants to relocate an existing adult store from 8401 E. Truman Road to this location. The development plan would be to raze the existing Moonlight Book Store and construct a 4,000 square foot retail store. An additional 3,700 square foot retail space would be used as a laundromat or other commercial activity.

The bookstore was operating as a legal non-conforming use within District LB (Local Business) and has been closed since 2019 or 2020.

The Unified Development Code states (24003.26.g) that “When a nonconforming use is discontinued for a consecutive period of 180 days, the property involved may thereafter be used for conforming purposes”.

Adult uses that are subject to Chapter 43 of the Jackson County Code are not allowed within District LB.

Since the 180-day period allowing the non-conformity for adult use has expired the property must be rezoned to District GB (General Business) and have a Condition Use Permit granted.

(An application for Conditional Use Permit is pending as CU-2024-251).

Water service in Blue Summit is provided by the City of Independence and the sanitary sewers are maintained by the City of Kansas City.

Currently there is access from Truman Road and Stark Avenue. The proposed development will not have direct access off Truman Road.

There will be approximately 32 parking spaces provided.

There is an apartment planned for employee use located on the second floor of the 4,000 square foot building.

Permitted uses with District GB also include uses within District LB. An accessory dwelling is allowed as an Accessory Use with District LB.

The property will need to be replatted into one contiguous lot to consolidate the current three lots and to eliminate the 12-foot alley.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-679.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: *Are there any questions for Randy?*

Mr. Lake: This is right at the Stone Arch Bridge?

Mr. Diehl: Correct.

Mr. Lake: There will be no access from Truman Road.

Mr. Diehl: At this time, you can drive onto the property from either Truman Road or Stark Avenue. The applicant has been in contact with MoDOT and direct access from Truman Road will be eliminated.

Mr. Lake: And they own across the street? It's the same color on the map.

Mr. Diehl: No. The coloring is the zoning districts. For clarification the zoning district are color coded as follows:

Purple – LB, Local Business
Blue – GB, General Business
Red – HI, Heavy Industrial
Orange – LI, Light Industrial
Cream – Single Family

Ms. Ryerkerk: This is Local Business, and they are proposing General Business?

Mr. Diehl: Yes, Local Business does not allow the proposed retail use. General Business with a Conditional Use Permit.

Mr. Horn: So, the one business is going to move to this proposed sight. The gas station will be redeveloped. And the buildings removed.

Mr. Diehl: The buildings at the current site will be removed. The gas station will be replaced with the future travel plaza. Currently, they are wanting to relocate the adult store at 8401 E. Truman Road to this location at 8801 E. Truman Road.

Ms. Ryerkerk: What are some of the differences between Local Business and General Business?

Mr. Diehl: Some of the differences are the types of activities, it allows a bigger building footprint. Permitted uses within Local Business are also included in General Business.

Mr. Horn: According to the application will the building be split 50/50?

Mr. Diehl: They are proposing two separate buildings.

Mr. Antey: We are focusing on the current building. Right now, before us is the property with the blue building on it. I would assume that the building will be razed.

Mr. Diehl: It will be razed for the new development.

Mr. Horn: Do they need to rezone for the current store to be in operation?

Mr. Antey: The laundromat falls into GB zoning.

Mr. Diehl: If the other component wasn't involved, they could rezone and develop with any of the permitted uses. They need the General Business zoning for adult use.

Mr. Horn: So, they could open a laundromat today?

Mr. Diehl: Yes.

Mr. So they are rezoning so they can keep up the adult store?

Mr. Antey: Potentially.

Mr. Diehl: If the Conditional Use Permit does not go through, they can still develop the property with any permitted use for General Business.

Mr. Lake: A car lot, a dispensary or a bookstore.

Mr. Farrar: Is the iconic bridge on Truman Road part of the beautification of the area by the City of Independence?

Mr. Diehl: I don't know, that's a city plan. I did look through that plan and it did mention a recommendation for a travel plaza in the Blue Summit area.

Mr. Horn: If they can move forward with some part of this plan, does the rezoning violate Chapter 43?

Mr. Antey: They can still rezone it. They must go through the Conditional Use approval. We can rezone it and the Conditional Use can fail, which gives them the opportunity to some have sort of business there. Passing the rezoning does not give them the right to move the store. They still need the Conditional Use Permit.

Mr. Lake: The way it's zoned right now, what types of businesses can they put there?

Mr. Antey: There's a list of uses in the UDC which are the permitted uses of businesses that can go there now.

Mr. Crawford: Can we get an example of the types of businesses?

Amanda Langenheim (County Counselor's Office) read a list of permitted uses from the UDC.

Mr. Lake: So right now, they can put in a laundromat?

Mr. Horn: That's the point I'm making. Right now, they can put in the laundromat and the two apartments. They can't get a Conditional Use Permit until we rezone it.

Mr. Diehl: Correct. They have the right to ask for a rezoning.

Mr. Antey: They could have come before us and asked for a rezoning because it opens up more opportunities for them and could have said nothing about the adult store. They could have come later for that. The Conditional Use would be a different process. What they intend to put put may not happen.

Mr. Crawford: The Northwest corner at Truman and Stark. Can you tell me what is there?

Mr. Diehl: It's vacant ground. There may have been a plan that never developed.

Mr. Lake: What's the next process?

Mr. Diehl: The Conditional Use is a separate application.

Mr. Lake: The applicant owns the property now. The applicant owns the bookstore?

Mr. Diehl: They acquired the property last year from the former owner's estate.

Mr. Diehl: They are the properly owners, not the owners of the former bookstore that was closed.

Ms. Ryerkerk: If the previous bookstore had not closed or gone out of business, would they (new owners) been able to continue the bookstore?

Mr. Diehl: Yes. That business was grandfathered in. They would be required to obtain a permit from the Environmental Health Division since the ownership changed.

Mr. Lake: Because it sat vacant, it lost the grandfather status?

Mr. Antey: *Is the applicant here?*

Riad Baghdadi, 11661 College Blvd, Overland Park, KS. I'm with RB Architecture Engineering Construction. I am the consulting engineer for the applicant.

Mr. Antey: *Do you have anything to add to the report?*

Mr. Baghdadi: I want to emphasize we are just focusing on the rezoning.

Mr. Lake: The applicant currently owns the gas station down the street.

Mr. Baghdadi: Yes.

Kewal Singh: I am the owner.

Mr. Farrar: Is the driving force the laundromat or the adult use store?

Mr. Singh: We are looking at two buildings.

Mr. Farrar: If at the next step, if you are denied the adult use, would you still bring the laundromat to this specific location?

Mr. Singh: Yes. If we can't move this, we cannot develop the travel plaza. Moonlight was there 20 or 30 years.

Mr. Horn: We have to understand the community we're in. The Blue Summit area has about 600 people. I don't know how this would help them. I know this is your business, it's your right.

Mr. Baghdadi: He's been running this business (as the new owner) for about four years. It's a cleaner business than when he bought it. It's like any other adult store. There's no live entertainment, just novelties.

Mr. Horn: If the store closed, why is there a need to revive it?

Mr. Baghdadi: We want to clean up the property and develop it.

Mr. Antey: They are moving the existing store from here to here. That use in to be is still to be considered upon the Conditional Use. It's not reviving, it's just moving.

Mr. Antey: *Is there anyone else who is in favor of this application?*

Jeff Jewell 18702 E 28th St S, Independence, Mo. I am the Fire Chief with Inter-City Fire Department. Most of the accidents on Truman Road come from this parking lot. One of the things I like about this plan is there being no access onto Truman Road. I've been the Chief for about 23 years. I've worked fatalities and murders. This isn't the greatest part of Kansas City. To redevelop this, we will benefit from the tax generated. What they are trying to do would be a boost. This is a poor area. We have issues with the property being vacant. Growing up we were told to stay out of Blue Summit. I'm doing my part to help clean up the area. We fight homeless, illegals and crime. The bookstore has been

there for 30 plus years. It was a high crime rate area. The plans would be to light that intersection up. We don't have lights, that will help. We'll be able to clean this area. When you come up from 435 you know you are in Dogpatch. This is an opportunity to clean it clean. The current building will be torn down and replaced with the store that's already there. I don't think you'll get opposition from the residents. I hope you all to consider what's going in there, no matter what it is, they are spending money back into the community. The eyesore that is there now. The other property he has bought is much better than before. I have a background in law enforcement and I think this is a good thing.

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Lucy Young: 2325 Viking Dr., Independence, MO. Chief Jewell hit on lot of points. He's right, this will always be known as Dogpatch. If we continue to think of it as Dogpatch, it will always be Dogpatch. The City of Independence has a gateway plan. It's a base that is needed to look beyond the present. The former County Executive has wanted to shut the adult businesses and couldn't. It's their constitutional right to this type of business and it's our right as citizens to say that we object to it moving next to the iconic stone arch bridge. Community of Christ will be having their conference in 2025. In two years, we'll be having the World Cup. These people will be going by this. It will have an impact on the area. I'm asking to turn down the zoning on the pretext of the next case.

Wes Epperson, 3600 Poplar, Independence, MO. I agree with what Lucy said. I spent a lot of time in Blue Summit. My father was the Deacon of Blue Summit Baptist Church. We were opposed to the first adult shop that went in. That store had a lot of riffraff, a lot of crime. Getting sales tax shouldn't justify it. I'm fine with a laundromat. I just wonder about single mothers who live in the apartments that would use the laundromat and having their kids see people going in there and seeing what they bought. The City of Independence is looking at future projects. I don't think this is the kind of welcome we want coming into Independence.

Chris Dahl, 1614 Blue Ridge, Kansas City, MO. I agree with the Fire Chief. Something needs to be done. I agree with the laundromat. I have concerns with the traffic at the intersection. I also agree with the other two folks as well.

Mr. Monaco: Are you opposed to the rezoning to allow more business opportunities, forgetting the bookstore.

Mr. Dahl: When Moonlight was open, it was a dangerous intersection.

Mr. Smead: They could put a business there now.

Mr. Dahl: I know this is zoning and don't know if it will exasperate to the next level. Maybe something that will contract traffic. I not against business.

Ms. Langenheim: Mr. Chairman, if I could. I feel it's pertinent to remind the board that the UDC brings out that the Commission's decision with regards to the rezoning, is whether the rezoning is consistent with the Jackson County Master Plan and whether the owners intended use falls within the authorized uses under the rezoning category. Here rezoning to General Business is consistent with the Master Plan. You can see on the zoning map, there is already General Business in the area. The intended use, laundromat and adult store, falls within the authorized uses for General Business. Now, the Conditional Use

permit is when the Commission can consider things the public is talking about, whether the proposed use is compatible and preserves the character and integrity of the adjacent development. You can consider whether the proposed use is detrimental to public health, safety and welfare of the neighborhood. I just want to make sure we are divorcing the two, the rezoning and the conditional use.

Motion to take under advisement.

Mr. Lake moved to take under advisement. Mr. Horn seconded.

Discussion under advisement

Mr. Monaco moved to approve. Mr. Smead seconded.

Mr. Lake	Disapprove
Mr. Farrar	Disapprove
Mr. Smead	Approve
Mr. Monaco	Approve
Mr. Horn	Approve
Mr. Crawford	Disapprove
Ms. Ryerkerk	Disapprove
Chairman Antey	Approve

Tie Vote 4 – 4 - 0

STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: RZ-2024-679

- Applicant:** 8801 Truman Road LLC
- Location:** 8801 Truman Road
- Area:** 1.01 ± acres
- Request:** Change of zoning from District LB (Agricultural) to District GB (General Business)
- Purpose:** The purpose is to redevelop the tract for an adult novelty store and laundromat.

Current Land Use and Zoning in the Area:

The zoning in the area is commercial, industrial and residential.

The applicant wants to relocate an existing adult store from 8401 E. Truman Road to this location. The development plan would be to raze the existing Moonlight Book Store and construct a 4,000 square foot retail store. An additional 3,700 square foot retail space would be used as a laundromat or other commercial activity.

The bookstore was operating as a legal non-conforming use within District LB (Local Business) and has been closed since 2019 or 2020.

The Unified Development Code states (24003.26.g) that “When a nonconforming use is discontinued for a consecutive period of 180 days, the property involved may thereafter be used for conforming purposes”.

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(An application for Conditional Use Permit is pending as CU-2024-251).

Water service in Blue Summit is provided by the City of Independence and the sanitary sewers are maintained by the City of Kansas City.

Currently there is access from Truman Road and Stark Avenue. The proposed development will not have direct access off Truman Road.

There will be approximately 32 parking spaces provided.

There is an apartment planned for employee use located on the second floor of the 4,000 square foot building.

Permitted uses with District GB also include uses within District LB. An accessory dwelling is allowed as an Accessory Use with District LB.

The property will need to be replatted into one contiguous lot to consolidate the current three lots and to eliminate the 12-foot alley.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

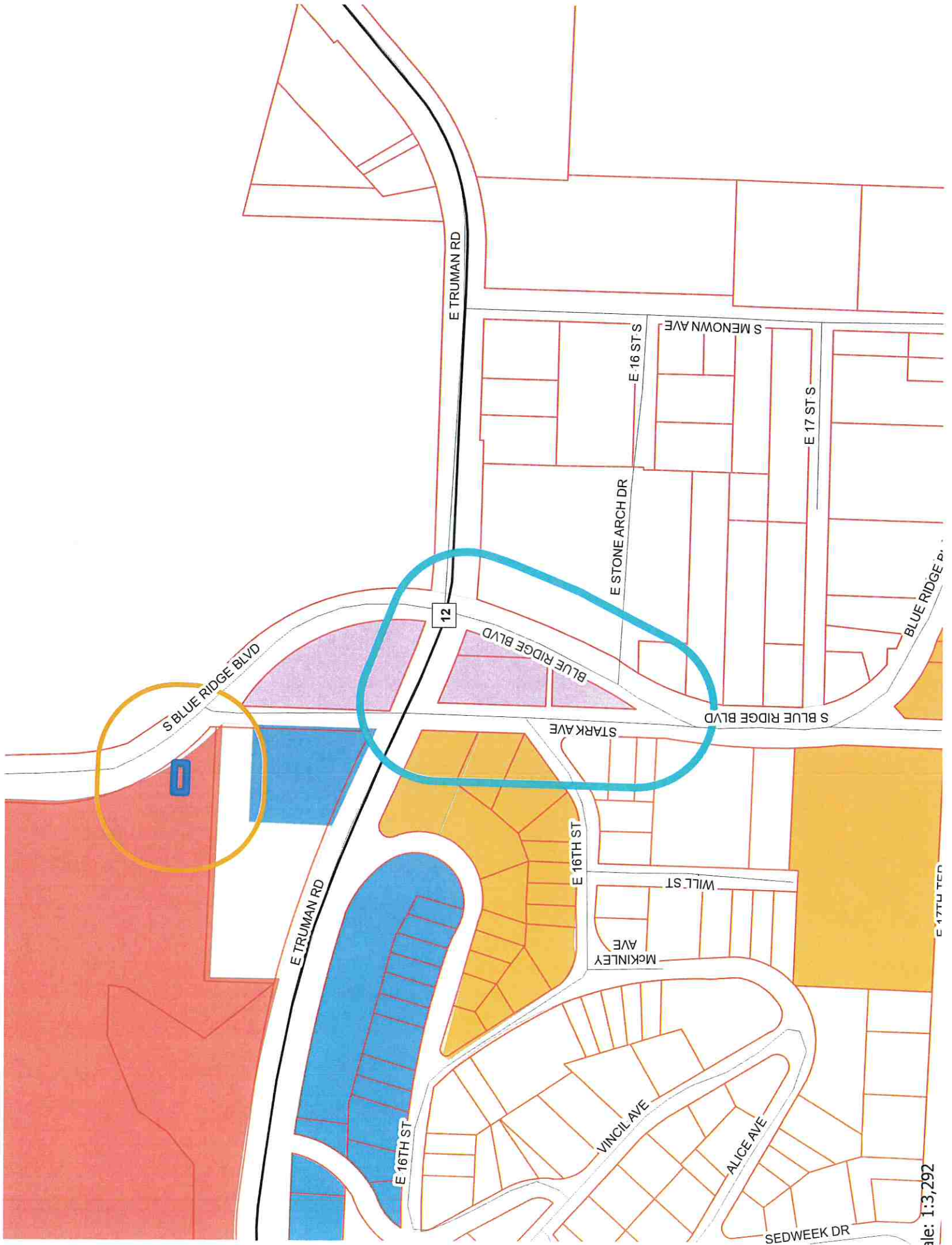
Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-679.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



12

S BLUE RIDGE BLVD

E TRUMAN RD

BLUE RIDGE BLVD

E STONE ARCH DR

E 16 ST S

S MENOWN AVE

E 17 ST S

BLUE RIDGE DR

S BLUE RIDGE BLVD

STARK AVE

BLUE RECTANGLE

E TRUMAN RD

E 16TH ST

WILL ST

McKINLEY AVE

E 17TH ST

E 16TH ST

VINCIL AVE

ALICE AVE

SEDWEEK DR

Scale: 1:3,292

RZ-2024-679 & CU-2024-251

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
27-230-06-19-00-0-00-000	CIM EXPO LLC	4741 CENTRAL AVE STE 230	KANSAS CITY	MO	64112
27-340-09-01-00-0-00-000	SCOGGINS BILLY & SHIRLEY L	600 STARK AVE	KANSAS CITY	MO	64126
27-340-09-37-00-0-00-000	STOTTS ERNEST EUGENE	8015 WILSON RD	KANSAS CITY	MO	64125
27-340-09-38-00-0-00-000	STOTTS ERNEST EUGENE	8015 WILSON RD	KANSAS CITY	MO	64125
27-340-09-35-00-0-00-000	DAHL CHRIS	1614 STARK AV	KANSAS CITY	MO	64126
27-340-08-25-00-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-06-05-00-0-00-000	CEDILLO JOE	518 PROSPECT AVE	KANSAS CITY	MO	64124
27-230-02-01-00-0-00-000	LANDMARK MORTGAGE COMPAN	300 W 11TH ST	KANSAS CITY	MO	64105
27-230-01-14-01-0-00-000	WINNER ROAD PROPERTIES LLC	2345 GRAND BLVD STE 2200	KANSAS CITY	MO	64108
27-340-08-27-02-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-06-17-00-0-00-000	CIM EXPO LLC	4741 CENTRAL AVE STE 230	KANSAS CITY	MO	64112
27-340-08-27-01-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-03-02-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126
27-230-03-01-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126
27-230-03-03-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 3, 2024

RE: Public Hearing: RZ-2024-679 & CU-2024-251
8801 Truman Road LLC

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by 8801 Truman Road LLC for a change of zoning from District LB (Local Business) on 1.01 ± acres to District GB (General Business). The purpose is to redevelop the tract for an adult store and laundromat at 8801 E. Truman Road and requesting a Conditional Use Permit for a period of five years to operate an adult novelty store on 1.01 ± acres in District GB (General Business) at 8801 E. Truman Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 18, 2024, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024-679

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

- a. Applicant(s) Name: RB Architecture Engineering Const
Address: 11661 College Blvd, Ste 104
Overland Park, KS 66210
Phone: (913) 375-7659
- b. Owner(s) Name: Kewal Singh
Address: 8801 E TRUMAN RD, KANSAS CITY, MO 64126
Phone: (913) 856-3982
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: Designer

2. General location (Road Name) 8801 E Truman Road

UNINCORPORATED, MO 64126

3. Present Zoning LB Requested Zoning GB

4. AREA (sq. ft. / acres) 43995.6 s.f./ 1.01 acres

5. Legal Description of Property: (Write Below or Attached 9)

LOT 8, EXCEPT THAT PART THEREOF IN BLUE RIDGE ROAD, AND ALL THAT PART OF LOTS 7 AND 9, LYING WEST OF THE WEST LINE OF BLUE RIDGE ROAD, PARK VIEW, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

6. Present Use of Property: Not used abandoned building to be demolished

7. Proposed Use of Property: Adult store, Retail store, laundromat and apartments (work live residential)

The store will be moved from 8401 E Truman Road to this location to allow for Travel Plaza development.

8. Proposed Time Schedule for Development: Spet 2024 to May 2025

9. What effect will your proposed development have on the surrounding properties?

Improve the area and clean up the site.

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? Grading will increase some and or decrease some parts of the properties.

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water City of Independence

b. Sewage disposal City of Kansas City Missouri

c. Electricity Evergy

d. Fire and Police protection City of Independence

12. Describe existing road width and condition: Located at intersection of Stark and Truman Road. Stark

is paved tow lane street. Truman is MO 12 HWY contains 4 traffic lanes.

13. What effect will proposed development have on existing road and traffic conditions? Driveways to the development will be from Stark only. Existing open access from Truman will be closed.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Plans were send to MODOT for review and they were approved.

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Kewal Singh
KEWAL SINGH

05/24/24

Applicant(s):

Riad Baghdadi
Riad Baghdadi

05/24/24

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 24 day of May, in the year of 2024, before me the undersigned notary public, personally appeared Kewal Singh & Riad Baghdadi

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

TE

Commission Expires

Feb 12, 2027

THERESA BELLAND
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 12, 2027
JACKSON COUNTY
COMMISSION #00414027



Architecture Engineering Construction

June 10, 2024

Randy Diehl
Development Division
Jackson County Public Works
303 W. Walnut Street
Independence, MO 64050

Subject: Rezoning & Conditional Use Application
Adult Store
8801 Truman Road

In the subject applications we are proposing to relocate the existing adult store from 8401 E Truman to the proposed location at 8801 E Truman. This move will allow us to proceed with the development of Travel Plaza at 8401 E Truman.

The proposed development consists of an approximately 4,000 S.F. retail store to be used as adult store, a 3700 S.F. retail space to be used as Laundromat or other commercial activity, and two apartments on the second floor above the retail spaces.

The adult store will open between the hours of 9:00am to 1:00pm Monday through Saturday and from 11:00am to 10:00pm of Sunday. Two employees per shift will work in the store. The store will sell adult magazines, adult toys, DVD's, lubricant oil, Vapes, jewelries and lingerie, etc. Also the store will have approximately 15 DVD video booths.

We have operated the adult store at 8401 for few years and we will maintain the same high quality in operating this store at the new location.

The apartments will be used exclusively for our employees.

11661 College Blvd, Overland Park, KS 66210
Tel (913) 375-7659
Email: riad.baghdadi@yahoo.com



Architecture Engineering Construction

At this time we are considering establishing a Laundromat in the second retail space. In any case, the use of this space will confirm to the new zoning of the lot.

We are looking forward to develop this area and have a high quality and beneficial business operation. We appreciate the County support of our application. We will work with county to insure smooth and successful development.

Applicant:

A handwritten signature in cursive script that reads "Riad Baghdadi".

Riad Baghdadi

Owner:

A handwritten signature in cursive script that reads "Kewal Singh".

Kewal Singh

1161 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
 TEL: (913) 375-7659 EMAIL: red.baghdad@yahoo.com
CONSTRUCTION
ARCHITECTURE ENGINEERING

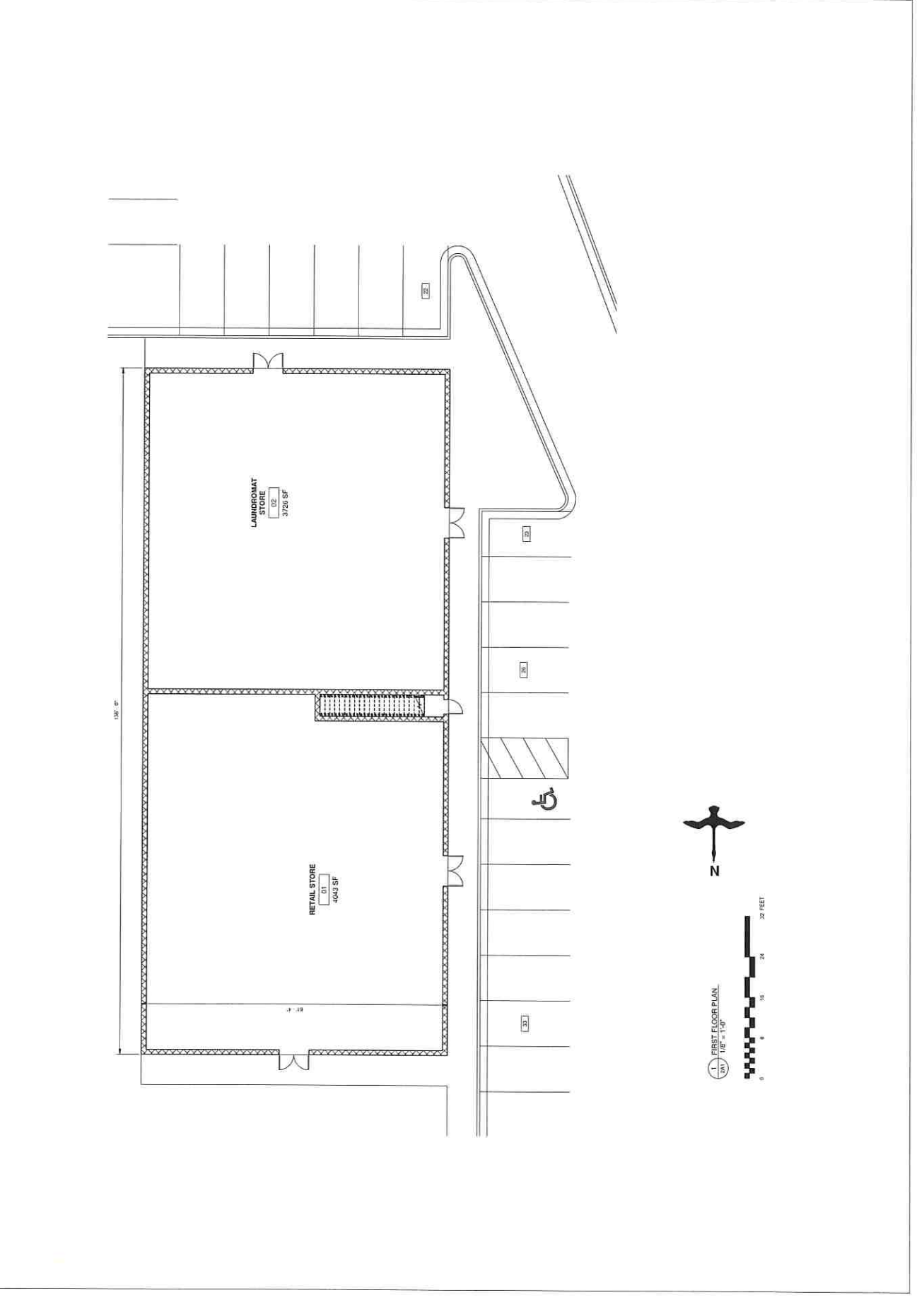
5/05/2018 10:55:17 PM
 MISSOURI
 STATE BOARD OF ARCHITECTS

NO.	DESCRIPTION	DATE

BLUE RIDGE & TRUMAN
DEVELOPMENT
 8801 E TRUMAN ROAD
 INDEPENDENCE MO 64126

THE ARCHITECTURE ENGINEERING & CONSTRUCTION COMPANY
 THESE PLANS ARE THE PROPERTY OF THE ARCHITECTURE ENGINEERING & CONSTRUCTION COMPANY AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE ENGINEERING & CONSTRUCTION COMPANY.
 THE ARCHITECTURE ENGINEERING & CONSTRUCTION COMPANY

FIRST FLOOR
 GROUP 2A1
 SHEET NO. 2A1



FOR ARCHITECTURE ENGINEERING
 & CONSTRUCTION
 COMPANY
 THESE PLANS ARE THE PROPERTY OF
 THE ARCHITECTURE ENGINEERING
 & CONSTRUCTION COMPANY
 THESE PLANS ARE TO BE USED ONLY FOR
 THE PROJECT AND NO PART OF
 THE PLANS MAY BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE
 WRITTEN PERMISSION OF
 ARCHITECTURE ENGINEERING
 & CONSTRUCTION COMPANY
 ENTIRELY PROHIBITED.

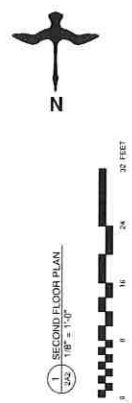
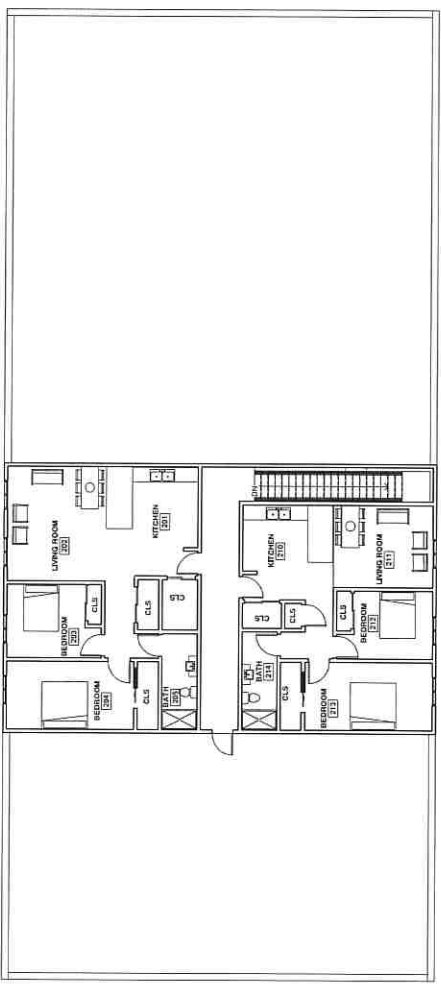
BLUE RIDGE
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 DEVELOPMENT
 8801 E TRUMAN ROAD
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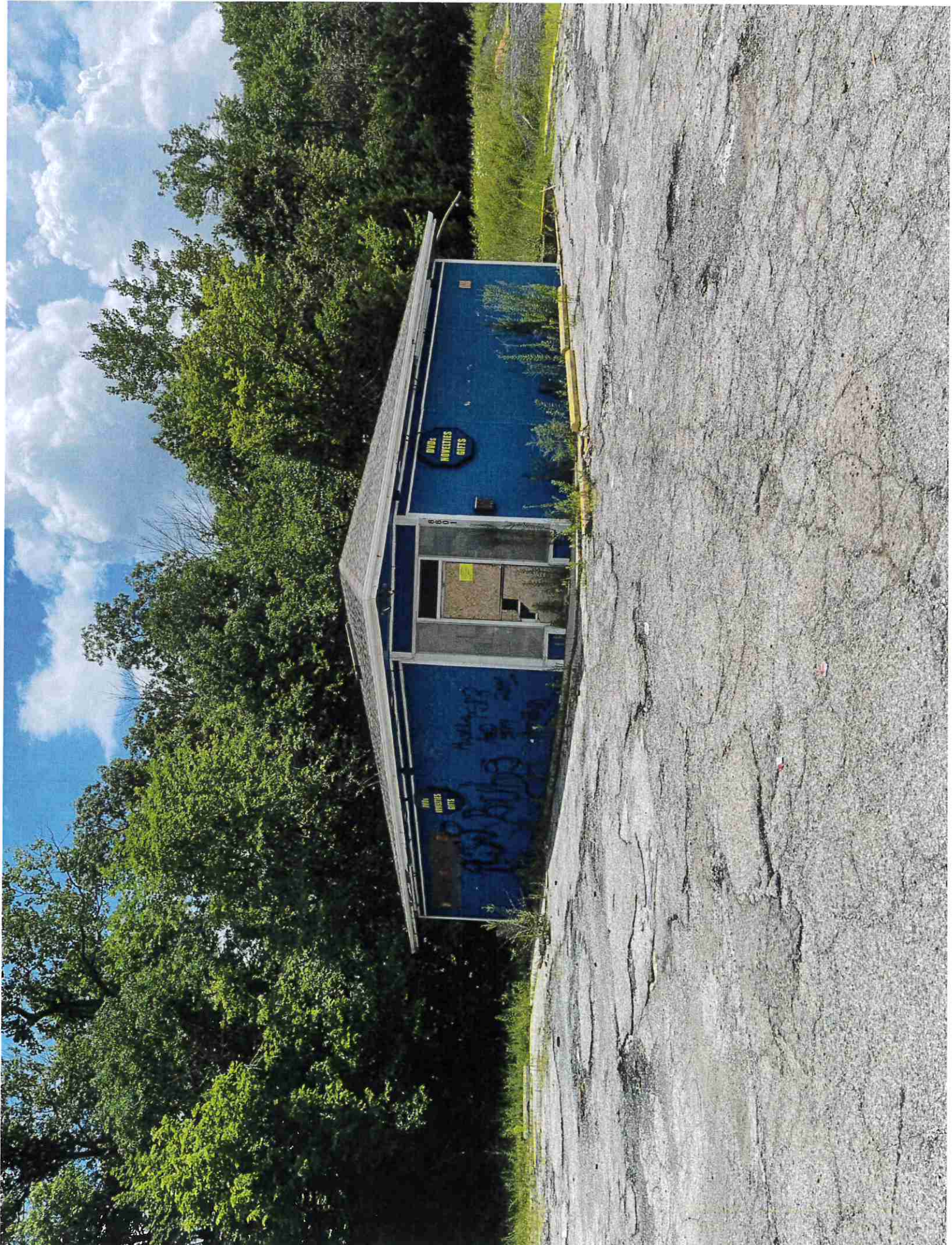
NO.	DESCRIPTION	DATE



**ARCHITECTURE ENGINEERING
 CONSTRUCTION**

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24004.8 LOCAL BUSINESS DISTRICT (LB)

- a. Purpose.** The Local Business District (LB) is intended to provide limited retail, service and office facilities for the convenience of residents in the vicinity of the district. Uses should be designed and operated to be compatible in scale and appearance with a nearby residential development. LB districts should be located at the intersections of collector or major roads. The Local Business District is appropriate in the Urban, Suburban or Rural Development Tier as depicted on the Development Diagram (Exhibit VI.3) of the Master Plan. Service levels should be adequate to meet normal and emergency demands from proposed uses in the LB district.
- b. Permitted Uses.** The following uses are authorized as permitted uses subject to a limitation of 10,000 square feet gross building floor area and any other conditions established in these district provisions:
1. Art and photographic supplies/sales, developing and studios.
 2. Automobile repair with all repair facilities contained within a building and no outside storage of inoperable vehicles;
 3. Bakeries.
 4. Banks, savings and loan associations, credit unions and related financial institutions
 5. Car washes, self-service.
 6. Churches, temples, synagogues, mosques and related community buildings.
 7. Civic clubs, private clubs, fraternal or sororal organizations.
 8. Fire stations and EMS facilities.
 9. Gasoline sales and service stations.
 10. Group day care home or day care center subject to the conditions established in Section 24005.6.
 11. Health clubs, gymnasiums and similar recreational uses.
 12. Hospitals and clinics.
1. Hotels and motels.
 2. Indoor movie or live theaters, excluding adult uses.

3. Libraries.
4. Mortuaries.
5. Museums.
6. Off-premise signs pursuant to Section 24007.
7. Office and service facilities.
8. Personal service shops.
9. Post offices, retail packaging and shipping services.
10. Printing, photocopying and document production/reproduction shops.
11. Public buildings, parks and facilities.
12. Restaurants, with no sales of alcohol, and no dancing or other forms of entertainment.
13. Retail and service - local.
14. Sale, rental and repair of appliances, bicycles and small equipment, conducted within an enclosed building.
15. Schools (public or private), and related structures, for grades K - 12.
16. Sports courts, swimming pools and tennis courts.
17. Telecommunications facilities pursuant to Section 24005.20.
18. Trades shops, for the manufacture or repair and sale of goods comprised of metal, wood, glass, plastic or other products, with manufacturing floor area limited to fifty percent (50%) of gross building floor area.
19. Utility distribution and collection facilities, excluding production, treatment and electrical transmission facilities.
32. Water storage tanks, fill stations or towers on a site including one-half acre or more.

c. **Conditional Uses.** The following conditional uses are authorized, subject to the provisions of Section 244003.21.

1. Cemeteries and burial grounds.

2. Cocktail lounges, bars, taverns, night clubs and other establishments serving alcoholic beverages, excluding adult uses.
3. Electrical transmission lines pursuant to Section 24005.22.
4. Medical Marijuana Dispensary Facility, pursuant to Section 24005.14, except as to any property improved with a residential dwelling unit.
5. Pawnshops and short-term loan establishments pursuant to Section 24005.15.
6. Schools, trade or vocational.
7. Water and wastewater treatment facilities.

d. Accessory Uses. The following uses are authorized as accessory uses which are customarily incident to the primary use. None of the following uses are authorized in the absence of an authorized permitted use.

1. Accessory dwelling, subject to the provisions of Section 24005.2.
2. Greenhouses.
3. On or off-premise signs, subject to the provisions of Section 24007.
4. Medical marijuana Dispensary Facility, pursuant to Section 24005.14, except as to any property improved with a residential dwelling unit.
5. Storage buildings, including garages, sheds and enclosures for temporary storage of refuse.
6. Telecommunications facilities pursuant to Section 24005.21.
7. Other uses customarily incident to authorized uses.

e. Planned Uses. The following uses may be authorized within a planned development district, subject to the requirements of Section 24003.18.

1. Any permitted use occupying more than 10,000 square feet of gross building floor area.
2. Group quarters.
3. Mixed use developments.

4. Multi-family dwellings.
5. Nursing homes pursuant to Section 24005.11.

f. Development Performance Standards.

1. Development in the LB district shall comply with the standards established in Exhibit 240.13 in addition to other standards established in the UDC.

Exhibit 240.13: LB District Design Standards

Minimum lot size	20,000 sq. ft.
Minimum lot depth	120 feet
Minimum lot width	150 feet
Minimum building setback	
front	25 feet
side	25 feet (1)
rear	25 feet
street side	25 feet
Maximum building height	35 feet
Maximum Impervious cover	60%

Notes

(1) See Section 24006.8.

2. Open storage is prohibited.
3. All display, storage and sale of goods shall be provided within the primary structure.
4. No vehicle or equipment, other than a passenger vehicle may be stored or parked in front of a building for more than 48 consecutive hours.
5. Lighting sources shall be designed and located so that the direct source of the light is shielded from view at all property lines abutting residential development.
6. Non-residential development shall be located on a collector or arterial road.
7. Drive-through uses are prohibited, except as permitted through a planned development.

24004.9

GENERAL BUSINESS DISTRICT (GB)

- a. Purpose.** The General Business District (GB) is intended to provide more intensive retail, service and office uses than the LB district. Site development regulations and performance standards are intended to ensure that uses will be compatible and complementary in scale to adjacent developments. Uses in this District should be located, designed and operated to mitigate the impacts of traffic generation, noise and light on nearby residential neighborhoods. The General Business District is appropriate in the Urban Development Tier as depicted on the Development Diagram (Exhibit VI.3) of the Master Plan. Full urban services are required for most uses in the GB district.
- b. Permitted Uses.** The following uses are authorized as permitted uses subject to any conditions established in these district provisions:
1. Amusements and recreational facilities with an enclosed building.
 2. Any use permitted in the LB district, but not subject to the maximum area limitations.
 3. Assembly, lodge or dance halls.
 4. Automobile/truck/trailer/boat sales, rental and repairs, with all repair facilities contained within a building and no open storage of inoperable vehicles.
 5. Broadcast studios.
 6. Chemicals, agricultural - wholesale.
 7. Cocktail lounges, bars and taverns pursuant to 24005.7.
 8. Delivery services.
 9. Group homes pursuant to Section 24005.11.
 10. Lumber yards.
 11. Medical Marijuana Dispensary facility, subject to the conditions established in Section 24005.14, except as to any property improved with a residential dwelling unit.
 12. Mobile home sale and repair.
 13. Museums.

14. Nurseries and greenhouses, retail or wholesale.
15. Off-premise signs, subject to the provisions of Section 24007.
16. Office and service facilities.
17. Printing plants.
18. Restaurants, with sales of alcohol.
19. Schools, colleges and universities, public or private.
20. Sports courts, swimming pools and tennis courts.
21. Stables (public).
22. Truck stops.
23. Veterinary clinics.
24. Wholesale sales.

c. Conditional Uses. The following conditional uses are authorized, subject to the provisions of Section 24003.21.

1. Amusement parks, carnivals or fairgrounds, subject to the conditions established in Section 24005.17.
2. Animal exhibits or zoos, subject to the conditions established in Section 24005.4.
3. Adult uses, not located within 1,500 feet of a church or school and subject to the provisions of Chapter 43.
4. Aviaries.
5. Businesses serving alcoholic beverages and providing live entertainment.
6. Commercial telecommunication structures, subject to the provisions of Section 24005.21.
7. Delivery services.
8. Drive-In theaters.

9. Outdoor swap meets and flea markets, subject to the provisions of Section 24005.10.
10. Pawnshops and short-term loan establishments pursuant to Section 24005.15.
11. Recreational facilities pursuant to Section 24005.17.

d. Accessory Uses. The following uses are authorized as accessory uses which are customarily incident to the primary use. None of the following uses are authorized in the absence of an authorized permitted use.

1. Accessory buildings, subject to the provisions of Section 24005.2
2. On or off-premise signs subject to the provisions of Section 24007.
3. Sports courts, swimming pools and tennis courts - private.
4. Storage buildings.
5. Telecommunications receiving or transmitting structures used in conjunction with a permitted use, subject to the provisions of Section 24005.21.
6. Temporary sales events pursuant to Section 24005.20.
7. Temporary assembly and amusement pursuant to Section 24005.20.
8. Other uses customarily incident to authorized uses.

e. Planned Uses. The following uses are authorized within a planned development district, subject to the requirements of Section 24003.18.

1. Dwellings, multi-family.
2. Group quarters pursuant to Section 24005.11.
3. Mixed use developments.

f. Development Performance Standards.

1. Development in the GB district shall comply with the standards established in Exhibit 240.14 in addition to other standards established in the UDC.
2. Sales areas shall not be located within required landscaping or parking area.
3. Open storage is prohibited, except that vehicles for sale may be displayed in accordance with other district standards.

4. Lighting shall be designed so that the source is not directly visible from adjacent residential properties or streets.

Exhibit 240.14: GB District Design Standards

Minimum lot size	40,000 sq. ft.
Minimum lot depth	120 feet
Minimum lot width	150 feet
Minimum building setback	
front	25 feet
side	25 feet
rear	25 feet
street side	25 feet
Maximum building height	40 feet
Maximum impervious cover	70%