APPEARANCE REVIEW COMMITTEE MEETING
Tuesday, October 1, 2024 at 10:30 pm
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Approve Minutes of the May 2, 2023 Appearance Review Committee Meeting
3. Presentation—AR-09-24-9335/ “Home Depot” / 905 NW Adams Dairy Parkway
4. On-Call Board Policies and Procedures
5. Adjourn

Posted at City Hall and on the City’s website on Friday, September 27, 2024. A quorum of the City Council may be present at the meeting, however no Council votes will be taken.

Traci Breshears
Community Development Administrative Assistant

City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015

Appearance Review Committee
MINUTES
Tuesday, May 2, 2023

A meeting of the Appearance Review Committee of the City of Blue Springs was held in the City Hall Development Conf. Room 128, located at 903 W. Main Street on Tuesday, May 2nd, 2023, with the following members, guests, and staff in attendance.

ATTENDANCE	David Smith, Chair Bob Frost, Vice Chair
STAFF/OTHERS	Cara Elbert, Assistant Director, Community Development Jamarcus Magee, Associate Planner
ABSENT	Alan Ware Aliyah Kincade, Recording Secretary
CALL TO ORDER	Chairperson Dave Smith, called the meeting to order at 10:03 am.
AGENDA ITEM 2 **AR-03-23-8694 / "Gerber-Blue Springs" /** 1550 SE US 40 Highway	Chairperson Smith explains the only item on the agenda. The applicant is requesting Site Plan Design Review approval to permit the construction of an approximately 15,989 sq. ft. auto glass/collision repair shop located at the 1550 SE US 40 Hwy. Jamarcus Magee, Associate Planner presented the case to the Committee. Chairperson Smith, Vice Chair Bob Frost delegate each item on the Appearance Review Checklist. The Committee commented on revisiting the open space requirements and landscaping requirements in the Adams Dairy Parkway Overlay. They also noted adding a comment to the staff report about adding an aggregate or stucco material to the building façade to help make it more visually appealing.

VOTE	David Smith, Chairperson - Aye Bob Frost, Vice Chair - Aye **(APPROVED 2-Aye, 0-No)**
OTHER BUSINESS	None.
MEETING ADJOURN	With no further discussion, a motion was made by Chairperson David Smith and seconded by Vice Chair Bob Frost, the meeting adjourned at 10:42 a.m.

_____

Respectfully Submitted by,
Cara Elbert, Assistant Director of Community Development

_____ _____

David Smith, Chairperson Date

APPEARANCE REVIEW COMMITTEE STAFF REPORT

Meeting Dates:	Appearance Review Committee: October 1, 2024
Project Name:	***Home Depot of Blue Springs***
Site Location:	905 NW Adams Dairy Parkway
Project Request:	AR-09-24-9335 (Appearance Review) related to SPDR-08-24-9284 (Site Plan Design Review)

Applicant: Kaite Fitzjarrald | Kimley-Horn and Associates, Inc
Property Owner: The Home Depot, Inc
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting a Site Plan Design Review to allow the Freestanding/Outdoor Retail Sales/Service land use at Home Depot located at 905 NE Adams Dairy Parkway. The site plan details the location and size of each use. Several parking stalls are being transitioned to storage areas of either products or rental equipment.

Staff Recommendation: Staff recommends approval with conditions of the Site Plan Design Review applications. Conditions are identified under each application.

Future Applications: A Conditional Use Permit will be reviewed by the Planning Commission and City Council with this Site Plan Design Review application.

Previous Actions:

Date	Review Body	Action
1992	City Council	Approved Annexation (A-1-1992)
09/25/95	Planning Commission	Recommended approval of Rezoning "R-A" (Agricultural) District to "G-B" (General Business) District.
11/20/95	City Council	Approved Rezoning (R-6-95) by Ordinance No. 2629
08/12/02	Planning Commission	Recommended Approval of Rezoning (R-9-2002) from RE and A (County) to GB/ADP-O; Recommended Approval of a Comprehensive Plan Amendment (CPA-M-4-2002); Approved an Overlay Amendments (OA-3-2002) increasing the CZ-1 Overlay Zone; Approved the Adams Dairy Crossing Preliminary Plat; and Home Depot Site Plan Design Review
08/19/02	City Council	Approved a Final Plat of Adams Dairy Crossing 1st Plat
09/16/02	City Council	Approved Rezoning (R-9-2002)

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB/PUD/R-O" General Business/Planned Unit Development/Restrictive Overlay	Restaurant, General & Restaurant, Fast-Food
South:	"GB/ADP-O" General Business/Adams Dairy Parkway- Overlay	Vacant
East:	"GB/PUD/R-O" General Business/Planned Unit	Large Retail

	Development/Restrictive Overlay	
West:	"GB/ADP-O" General Business/Adams Dairy Parkway- Overlay	Large Retail

SITE PLAN DESIGN REVIEW ANALYSIS

Land Use: The proposed land use of the property is "Freestanding/Outdoor Retail Sales/Service" and is defined as "*The display of merchandise associated with an otherwise permitted retail use that requires areas to be designed and dedicated for outside display as part of the permanent operations of the use. Typical examples include a garden center or lumber area associated with a home improvement center."* The land use is allowed with an approved Conditional Use Permit in the "GB" (General Business) zoning district and in the "ADP-O" (Adams Dairy Parkway Overlay).

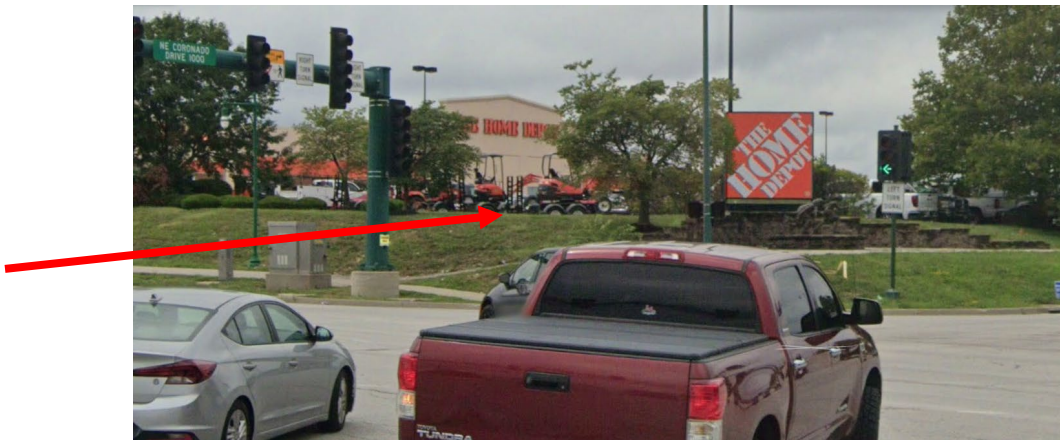
Parking: The proposed drive aisles are at least 26-ft. wide, and the parking spaces are 9-ft. by 18.5-ft. Parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
Retail Sales and Service	1 space per 250 sq. ft.	
Outdoor sales, service or display area (over 3,000 square feet in area)	1 space per 1,000 square feet but in no case greater than 1 space per 750 square feet	
Total	424	479

Screening: Properties located within the Adams Dairy Parkway – Overlay are required to meet the standards of Unified Development Code Section 404.200. Subsection (B)(2)(b)(3) requires:

> *All open space and frontages shall be designed and maintained to screen off-street parking and service and loading areas from view of adjoining roadways and lots.*

The northeast corner of the site, nearest the intersection of Adams Dairy Parkway and Coronado Drive, appears to have a gap (see image below) in the landscape materials and earth berm that serves as a screen from the site and the Adams Dairy Parkway right-of-way.



The map aerial map below identifies the location of the gap (see red rectangle) in landscaping/screening materials.



This gap allows unobstructed visibility of the rental equipment that is been parked in this area of the parking lot. **Staff recommends that the applicant install new landscaping materials to fill this gap in the required frontage/screening in a manner similar in design as the existing materials. This could include shrubs that grow to a height of 3.5 – 4.5-ft. in height and width.**

APPEARANCE REVIEW COMMITTEE ANALYSIS

Review Criteria: *The Appearance Review Committee shall be responsible for review of applications for building permits within the Adams Dairy Parkway Overlay (ADP-O) Zoning District or any other area or district of the City as authorized or directed by the City Council. Committee review shall not be required for single-family detached and duplex residential structures or for alterations and repairs not affecting the outward appearance of a building or site.*

The Appearance Review Committee shall use the review checklist in the Planning Guidebook to ensure the request is compatible with the standards of the Adams Dairy Parkway Overlay.

STAFF ANALYSIS & RECOMMENDATION

Staff Recommendation:

Staff recommends approval of the Appearance Review Committee application with the following condition:

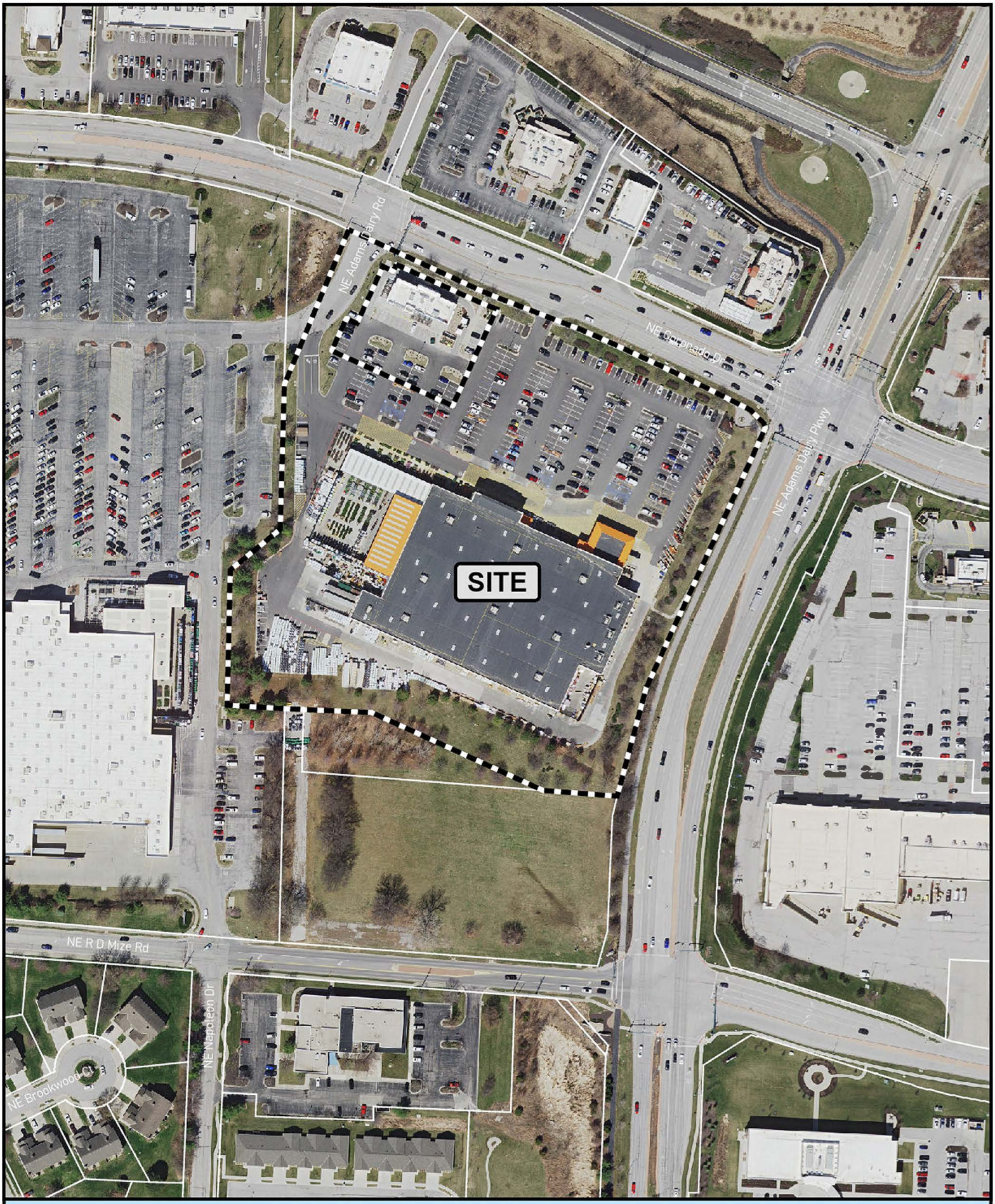
1. Landscape materials at a height of 3.5 – 4.5-ft. in height, shall be installed at the NE corner of the site, as identified in the Screening section of this report, to meet the intent of Unified Development Code Section 404.200 (B)(2)(b)(3), Adams Dairy Parkway – Overlay District.

Final conditions will be added to the staff report for the Site Plan Design Review prior to Planning Commission approval.

EXHIBIT A LEGAL DESCRIPTION

Home Depot of Blue Springs

ADAMS DAIRY CROSSING 1ST PLAT---LOT 1 AND N 1/2 AND NELY 1/2 VAC ST LY SWLY AND ADJ (EX TH PT PLATTED AS LOT 2 OF ADAMS DAIRY CROSSING 1ST PLAT, LOT 2 DAF: BEG NW COR LOT 1 TH S 22 DEG 34 MIN 23 SEC W; 19.55' TH S 65 DEG 31 MIN 19 SEC E 94.05' TO TRU POB TH S 65 DEG 31 MIN 19 SEC E 137.23' TH ALG LF CURV W 511' RAD A DIST OF 34.06' TH S 69 DEG 20 MIN 26 SEC E 9.03' TH S 24 DEG 30 MIN 00 SEC W; 174.41' TH N 65 DEG 31 MIN 19 SEC W 218.11' TH N 24 DEG 30 MIN 00 SEC E 58' TH S 65 DEG 30 MIN 00 SEC E 19.18' TH N 24 DEG 30 MIN 00 SEC E 102.69' TH S 65 DEG 31 MIN 19 SEC E 18.66' TH N 24 DEG 28 MIN; 41 SEC E 12' TO TRU POB AND EX PT IN RD)

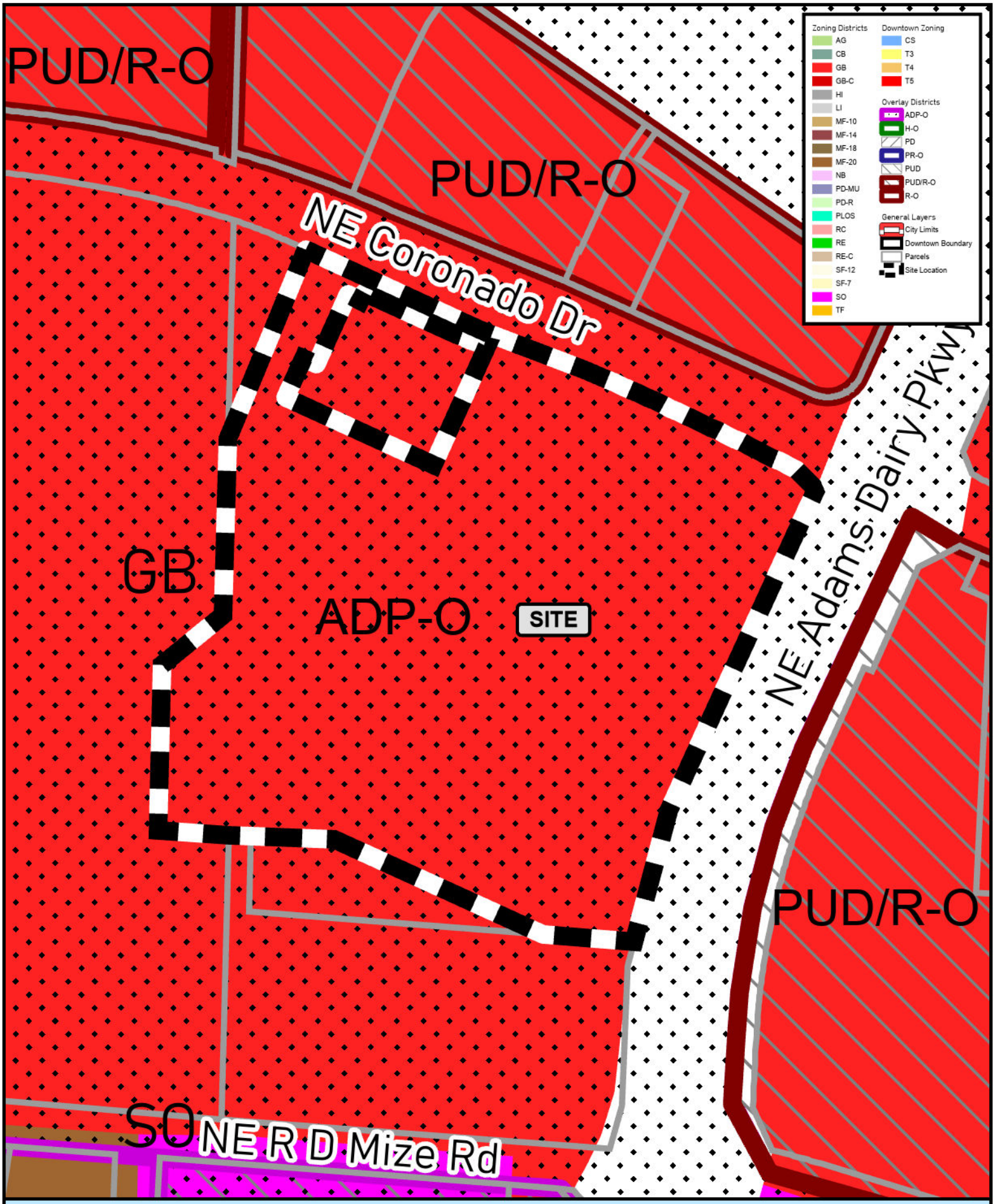


The City of Blue Springs Missouri

CUP-08-24-9283 | SPDR-08-24-9284
Home Depot
Parcel36-500-03-37-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 9/3/2024



The City of Blue Springs Missouri

CUP-08-24-9283 | SPDR-08-24-9284
Home Depot of Blue Springs
Parcel 36-500-03-37-01-0-00-000
SITE LOCATION MAP

N

1 inch = 164 feet
Date: 9/20/2024



VICINITY MAP

SCALE: N.T.S.

SITE PLAN

FOR

HOME DEPOT STORE # 3024
BLUE SPRINGS

905 NE ADAMS DAIRY PKWY

LOCATED IN

BLUE SPRINGS, MO 64014

SECTION 06, TOWNSHIP 51N, RANGE 25W

PROJECT TEAM

OWNER/DEVELOPER
SUZANNE RUSSO
HOME DEPOT U.S.A., LLC
2455 PACES FERRY ROAD
ATLANTA, GA, 30339
PHONE: (770) 384-4442

CIVIL ENGINEER
ANDREW GRIBBLE, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE., SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 652-2333

LANDSCAPE ARCHITECT
ASHLEY SERR, PLA
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (972) 441-4350



VICINITY MAP

SCALE: N.T.S.

CONTRACTOR IS TO REFER TO THE HOME DEPOT SPECIFICATIONS. WHERE MORE STRINGENT THAN AGENCY HAVING JURISDICTION. THE HOME DEPOT SPECIFICATIONS SHALL BE FOLLOWED.

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	SITE PLAN
C-200	LANDSCAPE PLAN
C-201	LANDSCAPE PLAN

PREPARED BY:
Kimley»Horn

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150, KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 047096430
DATE 07/11/2024
SCALE AS SHOWN
DESIGNED BY BPT
DRAWN BY BPT
CHECKED BY PVR

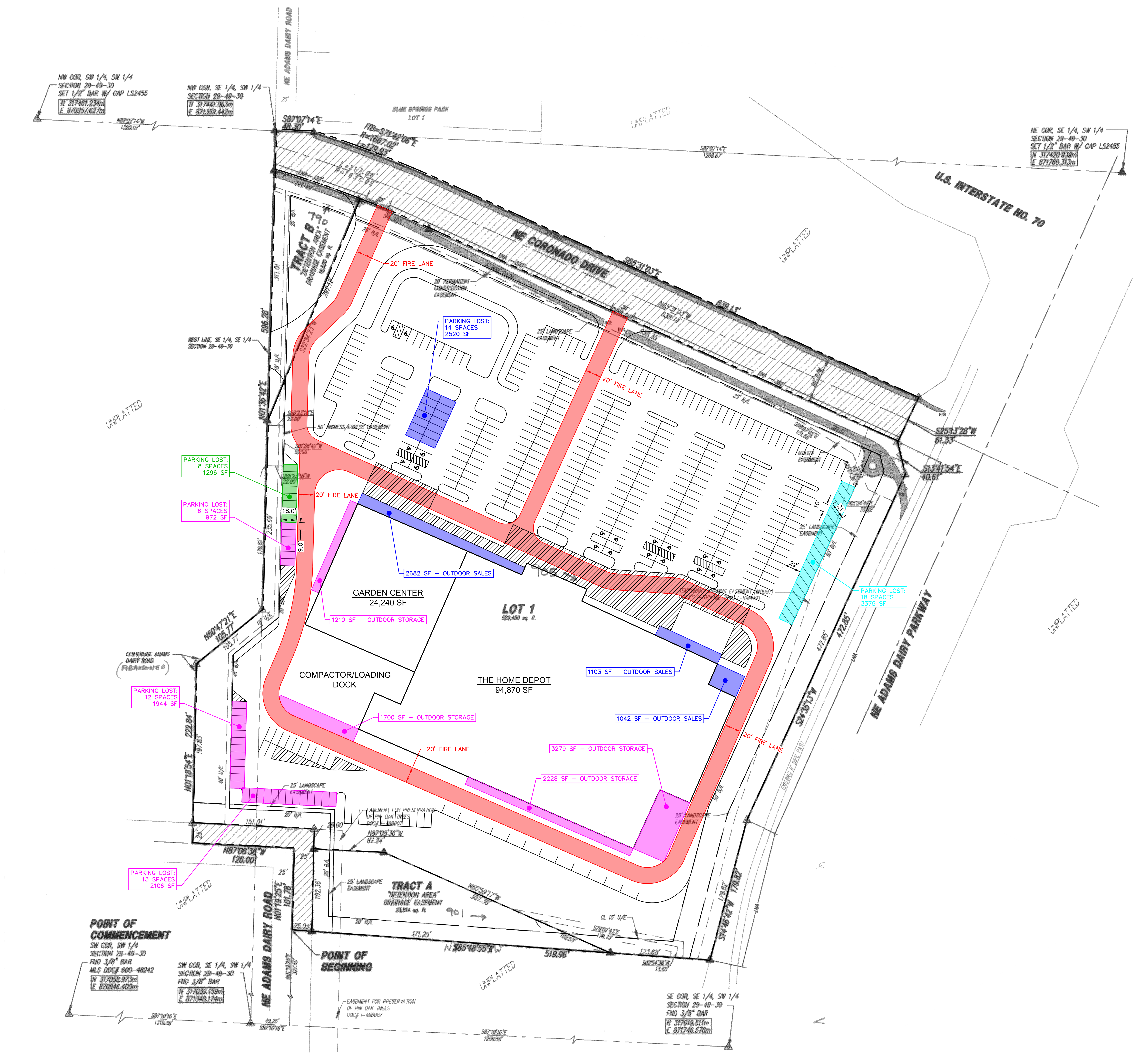
COVER SHEET

THD 3024 BLUE SPRINGS
PREPARED FOR
THE HOME DEPOT
JACKSON COUNTY MO

SHEET NUMBER
C-000

Plotted By:Marenco, Michael Sheet Set:BLUE SPRINGS 3024 Layout:C-000 COVER SHEET September 25, 2024 07:38:51am K:\VRB_LDEV\Home Depot_Legal\3024 Blue Springs\CAD\Plansheets\C-100 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Received
09/26/2024 8:03:01 AM



LEGEND

(pink)	OUTSIDE STORAGE: LUMBER, SOILS, MULCHES, BLOCK, PALLETS, CONCRETE (8417 SF)
(green)	TUFF SHED DISPLAYS/ SOD HUTS
(cyan)	LARGE RETAIL EQUIPMENT
(blue)	OUTDOOR SALES: PLANTS, SOILS MULCHES, WHEEL BARROWS, MOVERS AND GRILLS (4827 SF)

TOTAL PARKING LOST

31 SPACES	5022 SF
14 SPACES	2520 SF
18 SPACES	3375 SF
8 SPACES	1296 SF
71 SPACES	12213 SF

SITE DATA

PROJECT INFORMATION		
PROJECT NAME	HOME DEPOT #3024	
ZONING DESIGNATION	GB/ADP-O GENERAL BUSINESS/ADAMS DAIRY PARKWAY	
BUILDING SIZE	± 94,870	
EXISTING USE	RETAIL SALES	
PROPOSED USE	RETAIL SALES	
SETBACKS (FT)		
	REQUIRED	PROVIDED
FRONT (E) NE ADAMS DAIRY PKWY	50'	50'
INTERIOR SIDE (W)	20'	20'
FRONT (N) NE CORONADO DR	25'	25'
LANDSCAPE BUFFER		
	REQUIRED	PROVIDED
FRONT (E) NE ADAMS DAIRY PKWY	25'	25'
INTERIOR SIDE (W)	N/A	N/A
FRONT (N) NE CORONADO DR	25'	25'
REQUIRED PARKING: STANDARD	1 PER 250 SF = 379	
PROVIDED PARKING	472	
REQUIRED PARKING: OUTDOOR STORAGE	1 PER 1000 SF = 12	
HANDICAP SPACES REQUIRED/PROVIDED	8/16	

Kimley»Horn

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805 PENNSYLVANIA AVE, SUITE 150, KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	047096430
DATE	07/11/2024
SCALE	AS SHOWN
DESIGNED BY	BPT
DRAWN BY	BPT
CHECKED BY	PVR

SITE PLAN

THD 3024 BLUE SPRINGS
PREPARED FOR
THE HOME DEPOT
JACKSON COUNTY MO

SHEET NUMBER
C-100

Received 09/26/2024 8:03:03 AM

September 25, 2024

City of Blue Springs
Attn: Community Development Department
903 West Main Street
Blue Springs, MO 64015

RE: ***Home Depot #3024 – Conditional Use Permit – Outdoor Storage– Project Narrative***

Home Depot is applying for a Conditional Use to allow for outdoor storage of live goods, palleted goods, sheds, conex boxes and large retail equipment.

Permanent:

- Large Retail Equipment – 18 spaces (3375 sf)
- Sheds – 8 spaces (1296 sf)
- Outdoor Storage – 31 spaces (5022 sf)
- Outdoor sales – 14 Spaces (2520 sf)
- Total -71 spaces (12,213 sf)

Said outdoor storage is reflected via color coding on the site plan with an updated data table to reflect the net loss of spaces. The proposed scope is with the intent of staying as harmonious with the surrounding area as possible.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (772)-301-0075 or katie.fitzjarrald@kimley-horn.com should you have any questions.

Sincerely,



Katie Fitzjarrald
Project Coordinator
Kimley-Horn and Associates, Inc.

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Received
09/26/2024 8:03:06 AM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Home Depot 3024 - Outdoor Storage
Project Name

905 NE Adams Dairy Pkwy — See Attached PRC
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB				18.58	

APPLICATION (*check all that apply*)

LAND USE
- ☒ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☒ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Katie Fitzjarrald	Kimley-Horn and Associates, Inc		Katie.Fitzjarrald@kimley-horn.com

Address	City	State	Zip Code
445 24th Street, Suite 200	Vero Beach	FL	32960

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X Katie Fitzjarrald
Digitally signed by Katie Fitzjarrald
DN: cn=Katie Fitzjarrald , c=US, o=Kimley Horn and Associates, Inc. , email=Katie.Fitzjarrald@Kimley-Horn.com
Date: 2024.07.11 16:29:53 -04'00'

Applicant Signature — Date

Name of Property Owner	Phone	Email Address
The Home Depot, Inc	470-649-6766	CELESTE_H_BURR@homedepot.com

Address	City	State	Zip Code
2455 Paces Ferry Road	Atlanta	GA	30339

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X — 8-12-2024

Property Owner Signature — Date

Received
08/29/2024 8:13:58 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☒	**Project Location Information**	Complete 1st page of this Application	
☒	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☒	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☒	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

Potential site plan amendment to obtain outdoor storage and rentals at the Home Depot located at 905 NE Adams Dairy Parkway.

Received
08/29/2024 8:13:59 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Katie Fitzjarrald			
Address	**City**	**State**	**Zip**
445 24th Street, Suite 200	Vero Beach	FL	32960
Email	**Phone**	**Fax**	
Katie.Fitzjarrald@kimley-Horn.com	772-794-4130		

DEVELOPER

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ENGINEER

Name	Company Name		
Andrew Gribble	Kimley-Horn and Associates, Inc		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave. Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
Andrew.Gribble@Kimley-Horn.com	816-652-2333		

ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

SURVEYOR

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Larry Flowers	Kimley-Horn and Associates, Inc		
Address	**City**	**State**	**Zip**
445 24th Street, Suite 200	Vero Beach	FL	32960
Email	**Phone**	**Fax**	
Larry.Flowers@Kimley-Horn.com	772-301-0075		

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08/29/2024 8:13:59 AM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$ _____
DEAX	De-Annexation	$468 + Public Hearing[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$ _____
RZ	Rezoning	$468 + Public Hearing[1]		$ _____
	General Development Plan	$0 + Public Hearing[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____lot(s)	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____lot(s)	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	#_____acre(s)	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____acre(s)	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____acre(s)	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____sq. ft.	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + Public Hearing[1]		$ _____
VAR	Variance	$484 + Public Hearing[1]		$ _____
	Alternative Development Standards	$0 + Public Hearing[1]		$ _____
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$ _____
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		$ _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

Received
08/29/2024 8:13:59 AM

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Katie.Fitzjarrald@kimley-Horn.com	772-794-4130		

DEVELOPER

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ENGINEER

Name	Company Name		
Andrew Gribble	Kimley-Horn and Associates, Inc		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave. Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
Andrew.Gribble@Kimley-Horn.com	816-652-2333		

ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

SURVEYOR

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Larry Flowers	Kimley-Horn and Associates, Inc		
Address	**City**	**State**	**Zip**
445 24th Street, Suite 200	Vero Beach	FL	32960
Email	**Phone**	**Fax**	
Larry.Flowers@Kimley-Horn.com	772-301-0075		

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FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$ _____
DEAX	De-Annexation	$468 + Public Hearing[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$ _____
RZ	Rezoning	$468 + Public Hearing[1]		$ _____
	General Development Plan	$0 + Public Hearing[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____lot(s)	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____lot(s)	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	#_____acre(s)	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____acre(s)	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____acre(s)	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____sq. ft.	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + Public Hearing[1]		$ _____
VAR	Variance	$484 + Public Hearing[1]		$ _____
	Alternative Development Standards	$0 + Public Hearing[1]		$ _____
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$ _____
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		$ _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

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24 APPEARANCE REVIEW COMMITTEE CHECKLIST

CERTIFICATE OF APPROVAL

This certifies that the "exterior design features" related to the attached plan(s) for the subject property have been approved by the Appearance Review Committee of Blue Springs, Missouri subject to the conditions stipulated in the minutes as attached.

_____ Date _____

Chair, Appearance Review Committee

Each Criterion is rated on a scale of 1-5 indicating the degree to which the rater agrees, or disagrees, with the statement. If the statement does not apply, check the box marked "NA", otherwise, circle the number that most closely represents your opinion.

1 = Strongly Disagree 2 = Disagree 3 = Somewhat Agree 4 = Agree 5 = Strongly Agree

A score of 3 or lower should be supported by an explanation in the remarks column. A score of 3 represents an "Average" score. Development in the Adams Dairy Parkway Corridor is expected to be "Above Average".

SITE PLANNING

A. General

							REMARKS
1. The proposed plan is compatible with the desired developing character of the Parkway Corridor.	1	2	3	4	5	NA	
2. The plan will result in a development, which is pleasant in character, human in scale, and facilitates easy circulation.	1	2	3	4	5	NA	
3. The layout recognizes views, climate, and the nature of outside activities in the design of exterior spaces.	1	2	3	4	5	NA	
4. All exterior lighting is architecturally integrated with the building style, material, and colors, and is comparable with exterior lighting of other projects in the corridor.	1	2	3	4	5	NA	

B. Buffering

							REMARKS
1. Exterior trash and storage areas, service yards, loading docks and ramps, and electrical utility boxes, etc. are screened from view of all nearby streets and adjacent structures in a manner that is compatible with building site design.	1	2	3	4	5	NA	
2. The visual impact and presence of vehicles is minimized by generally sitting parking areas to the rear or side of the property rather than along street frontages and screening parking areas from view both interior and exterior to the site.	1	2	3	4	5	NA	
3. Noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area is minimized.	1	2	3	4	5	NA	
4. Noise from the surrounding area that may negatively impact the proposed project is minimized.	1	2	3	4	5	NA	

C. Circulation

							REMARKS
1. Traffic patterns are planned to minimize impact on surrounding streets and property and accommodate emergency vehicles.	1	2	3	4	5	NA	
2. Circulation systems are planned to avoid conflicts between vehicular, bicycle, and pedestrian traffic.	1	2	3	4	5	NA	

BUILDING DESIGN

A. General

							REMARKS
1. The building design is compatible with the developing character of the Corridor. Design compatibility includes harmonious building style, form, size, color, and material.	1	2	3	4	5	NA	
2. The exterior building design is coordinated on all elevations with regard to color, materials, architectural form, and detailing to	1	2	3	4	5	NA	

achieve design harmony and continuity.							
3. The number of materials on the exterior face of the building is not excessive.	1	2	3	4	5	NA	
4. Visual interest is maintained through variations in building plane, materials, colors, entrance canopies and other design features.	1	2	3	4	5	NA	

B. Building-Site Plan Relationships

							REMARKS
1. Buildings are sited so as to avoid crowding and to allow for a functional use of the space between buildings.	1	2	3	4	5	NA	
2. Buildings are sited so as to consider shadows, changing climatic conditions, noise impacts, safety, and privacy on adjacent outdoor spaces.	1	2	3	4	5	NA	

C. Roof Design

							REMARKS
1. Roof shape, color, and texture are coordinated with the treatment of the perimeter walls.	1	2	3	4	5	NA	
2. Grouping all plumbing vents and ducts together minimizes roof penetrations.	1	2	3	4	5	NA	
3. All rooftop mechanical and electrical equipment is designed as an integral part of the building design.	1	2	3	4	5	NA	

LANDSCAPING

A. General

							REMARKS
1. Landscaping is designed to create a pleasing appearance from both within and off the site.	1	2	3	4	5	NA	
2. Tree and shrub plantings are grouped together in order to create strong accent points.	1	2	3	4	5	NA	
3. Landscaping is designed to permit adequate sight distance for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.	1	2	3	4	5	NA	

4. Landscaping is provided adjacent to, and within, parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas. This landscaping should include fast growing deciduous or evergreen trees in parking lots to create maximum summer shade.	1	2	3	4	5	NA	
5. Significant trees such as Oaks, Maples and Walnuts are preserved and integrated into the site plan to the maximum extent feasible.	1	2	3	4	5	NA	

B. Architectural Relationship

							REMARKS
1. Landscaping is utilized to complement building elevations.	1	2	3	4	5	NA	
2. Dense landscaping is provided to screen unattractive views and features such as storage areas, trash enclosures, freeway structures, transformers, generators, and other elements, which do not contribute to the enhancement of the surroundings.	1	2	3	4	5	NA	

DETERMINATION OF THE APPEARANCE REVIEW COMMITTEE

This certifies the Appearance Review Committee has reviewed plans and drawings for development of the site named, and based on the above evaluation recommends the Site Plan/Design Review Application be:

☐ Approved ☐ Approved with Modifications ☐ Denied

If the Appearance Review Committee recommends Approval with Modifications, all modifications required for approval shall be listed below.

Required Modifications (if any) For A Recommendation of Approval:

_____

_____

_____

_____

_____

_____

_____ Date _____

Chair, Appearance Review Committee