CITY COUNCIL MEETING
February 21, 2024 6:00 p.m.
Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith
Blue Springs, Missouri

The meeting can be viewed live on the City's website at
www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Multipurpose Room. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

1. Call meeting to order and Pledge of Allegiance

2. Confirmation of a Quorum

3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

   a. Minutes of the February 5, 2024 City Council Meeting
   b. Resolution No. 12-2024 approving purchase from Athco Acquisition Corp for picnic tables and trash receptacles and rescinding Resolution No. 13-2023
   c. Resolution No. 13-2024 approving a contract with KAT Excavating for Wyatt Road Improvements

4. Public Hearing – Redwood Rezoning and Planned Development Concept Plan (RZ-10-23-8944 & PDC-10-23-8946)

5. Introduction and readings of Bill No. 5186 approving Redwood Rezoning and Planned Development Concept Plan (RZ-10-23-8944 & PDC-10-23-8946)

6. Public Hearing – Lucky Time Dog Car Wash Rezoning and Planned Development Concept Plan (RZ-12-23-8974 & PDC-12-23-8975)

7. Introduction and readings of Bill No. 5187 approving Lucky Time Dog Car Wash Rezoning and Planned Development Concept Plan (RZ-12-23-8974 & PDC-12-23-8975)

8. Public Hearing – Brittany Hill Middle School General Development Plan (GDP-12-23-9004)

9. Introduction and readings of Bill No. 5188 approving Brittany Hill Middle School General Development Plan (GDP-12-23-9004)

10. Introduction and readings of Bill No. 5189 approving Brittany Hill Middle School Final Plat (PF-12-23-9006)

11. Introduction and readings of Bill No. 5190 approving CJCFPD #5 Final Plat (PF-12-23-8993)

12. Introduction and readings of Bill No. 5191 approving Bartow Administration Center Final Plat (PF-12-23-9003)

13. Introduction and readings of Bill No. 5192 amending the Code of Ordinances regarding unlawful use of weapons

14. Introduction and readings of Bill No. 5193 approving a contract with Williams & Campo for legal services

15. Visitors

16. Mayoral Announcements
    Thoughts to Ponder

17. **Executive Session** - Discussion relating to Personnel pursuant to Section 610.021 (3)

Miscellaneous Items

Planning Commission Meeting – Monday, February 26, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, February 27, 6:00 PM
City Council Meeting – Monday, March 4, 6:00 PM
Planning Commission Meeting – Monday, March 11, 6:30 PM
Parks Commission Meeting – Tuesday, March 12, 6:00 PM
Public Arts Commission Meeting – Wednesday, March 13, 3:30 PM
City Council Meeting – Monday, March 18, 6:00 PM

This Agenda was posted at City Hall and on the City's website on February 16, 2024.

Erin Ford, City Clerk

TO: Mayor, City Council,
Department Directors, and Press

FROM: Christine Cates
City Administrator

DATE: February 16, 2024

SUBJECT: Agenda Explanations

Item 3b – Purchase from Athco for Picnic Tables and Trash Receptacles
Adopt a Resolution approving a purchase in the amount of $99,397.20 from Athco Acquisition Corp for Picnic Tables and Trash Receptacles and rescinding Resolution No. 13-2023 approving a purchase from Custom Play Systems, Inc. Refer to Council Information Form from Interim Assistant City Administrator Director Dennis Dovel for additional information.

Item 3c – Contract with KAT Excavating for Wyatt Road Improvements
Adopt a Resolution approving a contract in the amount of $1,040,490.86 with KAT Excavating, Inc. for the Wyatt Road Improvements, Project No. 19-01-02. This project is approved as CIP ST- 54 Wyatt Road Improvement Project. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Items 4 & 5 – Redwood Rezoning and Planned Development Concept Plan
A public hearing is being held at the request of the Applicant, Richard Batt with Redwood Living, on behalf of the property owner, First Baptist Church of Blue Springs, to rezone property from "AG" (Agriculture) and "MF-14" (Moderate Density Multi-Family District) to "PD – R" (Planned Development – Residential) and request approval of a Planned Development (PD) Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension for Redwood Blue Springs Phase 2 (RZ-10-23-8944 & PDC-10-23-8946). Upon conclusion of the public hearing, a Bill rezoning Redwood as well as a Bill approving the Planned Development Concept Plan will be ready for introduction and readings. The public hearing was continued from the January 16, 2024, City Council meeting without testimony. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 6 & 7 – Lucky Time Rezoning and Planned Development Concept Plan
A public hearing is being held at the request of the applicant and property owner, Dale Walkup, for consideration to rezone property from "GB" (General Business) to "PD – Commercial" (Planned Development – Commercial) and request approval of a Planned Development (PD) Concept Plan for the property located at 1800 SW Leonard Street (RZ-12-23-8974 & PDC-12-23-8975) for Lucky Time Dog Car Wash. Upon conclusion of the public hearing, a Bill rezoning the property to PD – Commercial" (Planned Development – Commercial) and a Bill approving the Planned Development Concept Plan will be ready for introduction and readings. The public

hearing was continued from the February 5, 2024, City Council meeting without testimony. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 8, 9 & 10 – Brittany Hill General Development Plan and Final Plat
A public hearing is being held at the request of the by the applicant, J. David Ratley, MKEC Engineering, Inc., on behalf of the property owner, Blue Springs R-IV School District, for approval of a General Development Plan for a building addition consisting of a storm shelter, additional classrooms, and various site improvements located at 2701 NW 1st Street (GDP-12-23-9004). Upon conclusion of the public hearing, a Bill approving the General Development Plan, and a Bill approving the Final Plat for Brittany Hill Middle School (PF-12-23-9006) will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 11 – CJCFPD #5 Final Plat
Passage of a Bill approving the Final Plat for CJCFPD (Central Jackson County Fire Protection District) #5 (PF-12-23-8993), generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane.

Item 12 – Bartow Administration Center Final Plat
Passage of a Bill approving the Final Plat for Bartow Administration Center (PF-12-23-9003), located at 1801 NW Vesper Street. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 13 – Code Amend – Unlawful Use of Weapons
Passage of a Bill amending Section 220.840 of the Code of Ordinances, City of Blue Springs, Missouri, regarding unlawful use of weapons. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 14 – Contract with Willams & Campo for Legal Services
Passage of a Bill approving a Contract (engagement letter) with Williams & Campo, P.C. for on-call legal services. Refer to Council Information Form from City Administrator Christine Cates for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
FEBRUARY 5, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, February 5, 2024, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Carson Ross presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Lievsay.

- **Minutes of the January 16, 2024** City Council Meeting and **Minutes of the January 29, 2024** City Council Work Session
- **Resolution 08-2024** approving the disposition of Information Technology Department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.
- **Resolution 09-2024** approving a purchase in the amount of $216,956.60 from Schulte Supply, Inc. for Water Meters.
- **Resolution 10-2024** approving a purchase in the amount of $215,636.00 from Molle Chevrolet Inc. for four Chevrolet Tahoe patrol vehicles.
- **Resolution 11-2024** approving a five-year engagement letter with Baker Tilly Municipal Advisors, LLC for municipal advisor services as needed in an amount not to exceed $50,000 annually.

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

PUBLIC HEARING – HOOT OWL MEADOWS REZONING AND

Mayor Ross advised the Council that the Applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, requested the public hearing for consideration of a Rezoning

DRAFT

GENERAL DEVELOPMENT PLAN (RZ 10-23-8939 and GDP-10-23-8940) – MOTION TO CONTINUE

and General Development Plan be continued to the March 4, 2024, City Council meeting (RZ-10-23-8939 and GDP-10-23-8940). The public hearing was continued from the December 18, 2023 and January 16, 2024 City Council meetings without testimony. Councilmember Culpepper moved to continue the public hearing on February 5, 2024 to the March 4, 2024 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING – LUCKY TIME DOG CAR WASH (RZ 10-23-8939 and GDP-10-23-8940) – MOTION TO CONTINUE

Mayor Ross advised the Council that the Applicant, and property owner, Dale Walkup, requested the public hearing for consideration to rezone property from General Business to Planned Development – Commercial and request approval of a Planned Development Concept Plan for the property located at 1800 SW Leonard Street be continued to the February 21, 2024 City Council meeting (RZ-12-23-8974 & PDC-12-23-8975). Councilmember Ericson moved to continue the public hearing on February 5, 2024 to the February 21, 2024 Council meeting. Motion seconded by Councilmember Kaylor and carried unanimously.

PUBLIC HEARING - TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT INCENTIVE UPDATE

Mayor Ross opened the Public Hearing to provide the Tax Increment Financing (TIF) and Economic Development Incentive update at 6:02 p.m. Pursuant to Missouri Statutes, a public hearing will be held wherein City Administrator Christine Cates provided the Tax Increment Financing and Economic Development Incentive update. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

City Administrator Christine Cates reviewed the details of the Tax Increment Financing and Economic Development Incentive update as required pursuant to Missouri Statutes and responded to questions from Council. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

The Mayor hearing no further comments for or against, closed the public hearing at 6:10 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5178 – CODE AMENDMENT – CARELESS DRIVING

Councilmember Culpepper introduced Bill No. 5178 amending Section 340.190 of the Code of Ordinances for the City of Blue Springs regarding the definition of the offense of careless driving. City Clerk Erin Ford made the first reading of Bill No. 5178 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5178 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5178

Ms. Ford made the second reading of Bill No. 5178 by title. Councilmember Edmondson moved to adopt Bill No. 5178 upon its second reading and give it **ORDINANCE NO. 5298,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5179 - DETENTION SERVICES FOR CITY OF BUCKNER

Councilmember Culpepper introduced Bill No. 5179 approving a contract for use of the Blue Spring Police Department Detention Facility with Buckner. Clerk Erin Ford made the first reading of Bill No. 5179 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5179 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5179

Ms. Ford made the second reading of Bill No. 5179 by title. Councilmember Edmondson moved to adopt Bill No. 5179 upon its second reading and give it **ORDINANCE NO. 5299,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5180 – DETENTION SERVICES FOR CITY OF GRAIN VALLEY

Councilmember Culpepper introduced Bill No. 5180 approving a contract for use of the Blue Spring Police Department Detention Facility with Grain Valley. City Clerk Erin Ford made the first reading of Bill No. 5180 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5180 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5180

Ms. Ford made the second reading of Bill No. 5180 by title. Councilmember Edmondson moved to adopt Bill No. 5180 upon its second reading and give it **ORDINANCE NO. 5300,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5181 – DETENTION SERVICES FOR GREENWOOD

Councilmember Culpepper introduced Bill No. 5181 approving a contract for use of the Blue Spring Police Department Detention Facility with Greenwood. City Clerk Erin Ford made the first reading of Bill No. 5181 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5181 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5181

Ms. Ford made the second reading of Bill No. 5181 by title. Councilmember Edmondson moved to adopt Bill No. 5181 upon its second reading and give it **ORDINANCE NO. 5301,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5182 – DETENTION SERVICES FOR LAKE LOTAWANA

Councilmember Culpepper introduced Bill No. 5182 approving a contract for use of the Blue Spring Police Department Detention Facility with Lake Lotawana. City Clerk Erin Ford made the first reading of Bill No. 5182 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5182 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5182

Ms. Ford made the second reading of Bill No. 5182 by title. Councilmember Edmondson moved to adopt Bill No. 5182 upon its second reading and give it **ORDINANCE NO. 5302,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5183 – DETENTION

Councilmember Culpepper introduced Bill No. 5183 approving a contract for use of the Blue Spring Police Department Detention Facility with Lake Tapawingo. City Clerk Erin Ford made the first

SERVICES FOR LAKE TAPAWINGO

reading of Bill No. 5183 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5183 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5183

Ms. Ford made the second reading of Bill No. 5183 by title. Councilmember Edmondson moved to adopt Bill No. 5183 upon its second reading and give it **ORDINANCE NO. 5303,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5184 – DETENTION SERVICES FOR LONE JACK

Councilmember Culpepper introduced Bill No. 5184 approving a contract for use of the Blue Spring Police Department Detention Facility with Lone Jack. City Clerk Erin Ford made the first reading of Bill No. 5184 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5184 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5184

Ms. Ford made the second reading of Bill No. 5184 by title. Councilmember Edmondson moved to adopt Bill No. 5184 upon its second reading and give it **ORDINANCE NO. 5304,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5845 – DETENTION SERVICES FOR OAK GROVE

Councilmember Culpepper introduced Bill No. 5185 approving a contract for use of the Blue Spring Police Department Detention Facility with Oak Grove. City Clerk Erin Ford made the first reading of Bill No. 5185 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5185 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5185

Ms. Ford made the second reading of Bill No. 5185 by title. Councilmember Edmondson moved to adopt Bill No. 5185 upon its second reading and give it **ORDINANCE NO. 5305,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

VISITORS

Blue Springs Chamber of Commerce President Lara Vermillion introduced the 2024 Chamber Leadership Class.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:

"History has shown us that courage can be contagious and hope can take on a life of its own."

(Michelle Obama)

CLOSED SESSION

At 6:23 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(2, 3, 12) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to real estate, personnel and contract negotiations and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Ericson and carried with the following votes:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST

_____
Carson Ross, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: January 26, 2024

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a purchase in the amount of $99,397.20 from Athco Acquisition Corp for Picnic Tables and Trash Receptacles and rescinding Resolution No. 13-2023 approving a purchase from Custom Play Systems, Inc.

BACKGROUND/JUSTIFICATION

The purchase of picnic tables and trash receptacles serves both functional and aesthetic purposes within various settings throughout our parks system. Picnic tables offer a designated space for individuals to gather, socialize, and enjoy meals in an outdoor environment. This not only enhances community engagement but also encourages a healthier lifestyle by promoting outdoor activities.

In March 2023, the City Council approved by Resolution No. 13-2023 the purchase of picnic tables and trash cans in the amount of $62,376 from Custom Play Systems, Inc. Shortly thereafter, Custom Play Systems informed the City of insufficient product availability and that they were unable to meet the order.

In January 2024, staff published a request for proposals for the parks equipment and collected five total submittals. In the RFP, the City reserved the right to increase totals of any item bid to meet the needs of the department. The RFP stated minimum order to create a level bidding platform. The RFP provided a minimum of 29 trash cans and lids, but the department will actually purchase 79 trash cans and lids. (Staff recommends the approval to purchase from Athco Acquisition Corp a total of 46 picnic tables along with a total of 79 trash receptacles with lids and liners (liners not included for four 55 gal. receptacles) in the amount of $99,397.20
PO #23-0728 (approving purchase from Resolution 13-2023) was encumbered until staff found the appropriate vendor to supply the tables and receptacles for our parks. PO#23-0278 currently has $62,376.00 as a balance leaving the remaining balance, $37,021.20.00, to be paid out of account 100-40050-540400.

FINANCIAL IMPACT

Contractor:	Athco Acquisition Corp
Amount of Request/ Contract:	$99,397.20
Amount Budgeted:	$102,000
Budget Year:	FY 2023-24
Funding Source/Account #:	100-40050-540400 - $37,021.20 PO#23-0278 - $62,376
Account Balance:	100-40050-540400 - $78,951.92 PO# 23-0278 - $62,376 Date: 2/8/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 29, 2024	August 1, 2024
Years and Months Contract in effect	**Number of times renewable**
6 months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bid Tabulation
2. Resolution with Bid Submittal attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☐	
E-Verify Affidavits:	☐	
E-Verify proof of enrollment:	☐	
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☒	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☐	ATHCO Acquisition Corp. 13500 W 108th St. Lenexa, KS 66215 athco@athcollc.com 800-255-1102
Project Exemption Certificate needed:	☐	
Other:	☐	

January 19, 2024

Bid Tabulation Form

Blue Springs Parks and Recreation

Company	Total Bid
Seasonal Concepts	$89,245.00
Athco	$63,486.20
Recreation Installations	$66,421.12
Q4 Industries	$73,335.00
BSN Sports LLC	$103,509.07
	$
	$
	$
	$
	$
	$
	$
	$
	$
	$

Resolution No. 12-2024

A RESOLUTION APPROVING THE PURCHASE OF PICNIC TABLES AND TRASH RECEPTACLES FROM ATHCO ACQUISITION CORP AND RESCINDING RESOLUTION NO. 13-2023

WHEREAS, the City of Blue Springs is replacing picnic tables and trash receptacles throughout the parks system; and

WHEREAS, the Parks and Recreation Department prepared specifications and secured quotations for the purchase of picnic tables and trash receptacles for replacement in our parks system; and

WHEREAS, the Department recommends rescinding Resolution No. 13-2023 approved on March 20, 2023 which approved the purchase of picnic tables and trash receptacles from Custom Play Systems, Inc. ; and

WHEREAS, the Department published a request for proposals and received five bids and now recommends that the City purchase 46 picnic tables and 79 trash receptacles from Athco Acquisition Corp in the amount of $99,397.20.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

The City Administrator is hereby authorized to purchase from Athco Acquisition Corp, 13500 W 108th St. Lenexa, KS 66215, picnic tables and trash receptacles for the amount of $99,397.20 in accordance with the Bid Submittal attached hereto as Exhibit A and incorporated herein.

Section 1. Resolution No. 13-2023 approved on March 20, 2023 is hereby rescinded. All funds encumbered by this Resolution (PO#23-0278) shall be used for this purchase.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

ATTEST:

_____
Carson Ross, Mayor

_____
Erin Ford, City Clerk

Bid Document

Turn this page in signed with company information at time of bidding.

Please fill out the below spreadsheet showing the specifications of items for bid along with the pricing. Please provide the total at the bottom of the page showing the price including shipping and handling and any other fees associated with this purchase. The City of Blue Springs is tax exempt, and a letter of tax exemption can be provided upon selecting the winning vendor.

Item Description and Color	Distributor	Quantity	Unit Pricing	Total Price
924-3P1-099 6' Champion Perforated Metal Free Standing Picnic Table-Black		40	$905.26	$36,210.40
924-5P1-099 8' Champion Perforated Metal Free Standing Picnic Table-Black		6	$1,069.02	$6,414.12
995-1P1-009 32 Gallon Perforated Metal One Piece Round Receptacle (Liner included)-Black		25	$564.07	$14,101.75
995-001-009 32 Gallon Round Flat Lid with 8" Diameter Center Hole-Black		25	$121.73	$3,043.25
989-131-9 55 Gallon Expanded Metal One-Piece Round Receptacle-Black (Liner Not Included)		4	$360.05	$1,440.20
995-003-009 55 Gallon Round Flat Lid w/ 8" Hole		4	$138.87	$555.48
			$	$
			$	$
Shipping and Handling + Any Fees				$1,721
			TOTAL	$63,486.20

ATHCO

Company Name

Matt Cline

Company Representative Printed Name

1/16/2024

Date

Matt Cline

Company Representative Signature

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: January 22, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Engineering**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $1,040,490.86 with KAT Excavating, Inc. for the Wyatt Road Improvements, Project No. 19-01-02. This project is approved as CIP ST- 54 Wyatt Road Improvement Project.

BACKGROUND/JUSTIFICATION

Staff advertised for the Wyatt Road Improvements, 19-01-02 on the City's website, as well as the plan rooms of AGC/Builders Association, ePlan, Construction Market Data Group L.L.C./Construction Connect. Bids were received from four contractors as follows:

Genesis Environmental Solutions, Inc	$1,000,021.65
KAT Excavation	**$1,040,490.86**
Amino Brother Co., Inc.	$1,206,996.35
VF Anderson Builders LLC	$1,372,282.05
Engineer's Estimate	**$1,332,537.00**

The Public Works – Engineering Department recommends the contract for Wyatt Road Improvements be awarded to the second lowest bidder, KAT Excavation, Inc. This company is currently executing the contract for Carriage Oaks Lift Station. All references for this contractor are favorable.

The apparent low bidder, Genesis Environmental, was disqualified due to not fulfilling a mandatory contractual requirement.

The scope of this project includes reconstruction of an existing 2,220-foot roadway. It consists of earthwork, asphalt pavement, curb, and storm sewer improvements.

The City is required to construct this road pursuant to a Settlement Agreement with Prairie Township Fire Protection District (now Southern Jackson County Fire Protection District).

FINANCIAL IMPACT

Contractor:	KAT Excavation, Inc.
Amount of Request/ Contract:	$ 1,040,490.86
Amount Budgeted:	$933,003.15 PO 23-0827
Budget Year:	FY 2023-24
Funding Source/Account #:	310-72000-543100 ST-54 PO 23-0827

Account Balance:	$ 933,003.15	Date: 2/15/2024
Additional Funds Needed:	$107,487.71	Budget Amendment Required

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 1, 2024	March 31, 2025
Years and Months Contract in effect	**Number of times renewable**
1 year	N/A

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with contract attached as Exhibit “A”.

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☒	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	
Wage Order, by reference	☒	Wage Order Number: 30
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	KAT Excavation, Inc. 309 N. Oak Street Bates City, MO 64011-7800 SBailey@KATExcavation.com
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT WITH KAT EXCAVATION, INC. FOR THE WYATT ROAD IMPROVEMENTS (CIP ST-054), PROJECT 19-01-02

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site

employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Agreement; and

WHEREAS, the Engineering Department prepared specifications and advertised the project on December 14, 2023 on the City of Blue Springs website, as well as the plan rooms of AGC/Builders Association, ePlan and Construction Market Data Group, LLC/Construction Connect; and

WHEREAS, the Department received four bids and now recommends that the City award a contract to KAT Excavation, Inc. for Wyatt Road Improvements (CIP ST-54), Project 19-01-02 in the amount of $1,040,490.86.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with KAT Excavation, Inc., 309 N. Oak Street, Bates City, MO 64011-7800 for Wyatt Road Improvements, Project 19-01-02. A copy of the Contract (Without Bid documents, General Conditions, Supplementary Conditions, Specifications, & Drawings, which are incorporated by reference and are available in the City Clerk's Office for review) is attached as Exhibit "A" and incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract, including submitting a FY 2023-24 budget amendment to Council for approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

ATTEST:

Carson Ross, Mayor

Erin Ford, City Clerk

SECTION VI
CONTRACT AGREEMENT
FOR
Wyatt Road Improvements
Project No. 19-01-02
The City of Blue Springs

THIS AGREEMENT, made and entered into this _____ day of _____, 20__, by and between the City of Blue Springs, Missouri acting through its City Administrator thereunto duly authorized, Party of the First Part and hereinafter called the OWNER, and KAT Excavation Inc, a Corporation, Party of the Second Part and hereinafter called the CONTRACTOR.

WITNESSETH:

THAT WHEREAS, in accordance with law, the Owner has caused contract documents to be prepared and an Advertisement calling for bids to be published, for and in connection with the **Wyatt Road Improvements, Project No. 19-01-02.**

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined, and canvassed the bids submitted, and has determined the aforesaid contractor to be the lowest or best bidder for the work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the contractor's bid, a copy of the Bid Form being attached to and made a part of this contract:

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself, and its successors, and the Contractor for itself, himself, or themselves, its, his or their successors, assigns, executors and administrators, as follows:

ARTICLE I That the Contractor shall furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services, and facilities; furnish all supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work; provide and perform all necessary labor in a good, substantial, and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the Contract Documents as defined in the attached General Conditions and Supplemental Conditions, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein.

ARTICLE II That the Contractor shall comply in all respects with provisions of the Contract Documents regarding Equal Employment Opportunity, handicapped facilities, non-segregated facilities, and **prevailing wage rates as determined by the Division of Labor Standards of the State of Missouri.**

A. **Not less** than the prevailing hourly rate of wages, as set out in the wage order attached to and made part of the specification for work under the contract, **must** be paid to all workers performing work under the contract. (See Section 290.250, RSMo, enclosed in the laws section.)

B. The contractor will forfeit a penalty to the contracting public body of $100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work done under the contract by the contractor or by any subcontractor. (See Section 290.250, RSMo, enclosed in the laws section.) For detailed information on rules and occupational titles, see 8CSR 30-3.010 through 3.060 (enclosed in the laws section, Code of State Regulations-Prevailing Wage rules.)

C. The contractor and all subcontractors to the contract must require all on-site employees to complete the ten-hour safety training program required under Section 292.675, RSMo, (enclosed in the laws section), if they have not previously completed the program and have documentation of having done so.

D. The contractor will forfeit a penalty to the contracting public body of $2,500 plus an additional $100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. (See Section 292.675, RSMo, enclosed in the laws section.)

E. During periods of excessive unemployment (any month immediately following two consecutive calendar months during which the level of unemployment in the state has exceeded five percent as measured by the United States Bureau of Labor Statistics) only Missouri laborers (persons who have resided in Missouri for at least thirty days and intend to become or remain Missouri residents) and laborers from non-restrictive states (persons who are residents of a state which has not enacted state laws restricting Missouri laborers from working on public works projects in that state, as determined by the Labor and Industrial Relations Commission) (see Excessive Unemployment section), may be employed under the contract, except that other laborers may be used when Missouri laborers or laborers from non0restrictive states are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the contracting officer. (See Sections 290.550 through 290.580, RSMo, enclosed in the laws section.)

F. Every transient employer, as defined in Section 285.230, RSMo, Enclosed in the laws section, must post in a prominent and easily accessible place at the work site a clearly legible copy of the following: (1) The notice of registration for employer withholding issued to such transient employer by the director of revenue; (2) Proof of coverage for workers' compensation insurance or self-insurance signed by the transient employer and verified by the Department of Revenue through the records of the Division of Workers' Compensation; and (3) The notice of registration for unemployment insurance issued to such transient employer by the Division of Employment Security. Any transient employer failing to comply with these requirements shall, under Section 285.234, RSMo, enclosed in the laws section, be

liable for a penalty of $500 per day until the notices required by this section are posted as required by that statute. (See list of transient employers, and Missouri Department of Revenue form 3032, enclosed in the forms section.)

ARTICLE III That the Owner will pay the Contractor for the performance of the Agreement, in current funds, subject to additions and deductions as provided for in the Contract Documents, One Million forty thousand four hundred ninety dollars & 80/00 Dollars ($ 1,040,490.80) for all work covered by and designated in the bid. Payment shall be made in the manner and as specified in the GENERAL CONDITIONS and SUPPLEMENTARY CONDITIONS. Five percent (5%) of partial payments shall be retained until all work is accepted.

ARTICLE IV That the contractor will commence work within ten (10) days after receiving written Notice to Proceed from the Owner and will complete all work covered by this Contract within **(240)** consecutive calendar days from and after said date of execution.

ARTICLE V In conformity with the GENERAL CONDITIONS and SUPPLEMENTAL CONDITIONS of the specifications, the amount of liquidated damages for this contract shall be **$1,500.00** per calendar day.

ARTICLE VI Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted then upon the application of either party the contract shall forthwith be physically amended to make such insertion or correction.

ARTICLE VII That the Contractor will provide a Performance, Payment and two-year Maintenance Bond in an amount equivalent to one-hundred percent (100%) of the Contract Price for a period of one calendar year after the date of final acceptance for one hundred percent (100%) of all work.

ARTICLE VIII If this contract awarded to a business entity is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity, and any subcontractors of the business entity, shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. A business entity is any person or groups of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.

IN WITNESS WHEREOF, The OWNER has caused this Agreement to be executed, and the CONTRACTOR has executed six (6) counterparts of this contract in the prescribed form and manner, the day and year first above written.

City of Blue Springs
Party of the First Part (Owner)

By: _____
Christine Cates
Title: City Administrator

ATTEST: _____

Title: Erin Ford City Clerk

KAT Excavation Inc
Party of the Second Part (Contractor)

By: Sto K Bailey

Title: President

ATTEST: Lisa Bailey

Title: Corp Secretary

Approved as to legal form and legal adequacy according to the Law.

_____
City Attorney

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
February 21, 2024

EXHIBITS FOR PUBLIC HEARING

REDWOOD LIVING REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN

(RZ-10-23-8944 & PDC-10-23-8946)

EXHIBIT #1 City Council Information Form dated February 13, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on December 23, 2023; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference); and Letter of Opposition and Bill approving Rezoning and PD Concept Plan.

CITY OF BLUE SPRINGS

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 13, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Richard Batt with Redwood Living, on behalf of the property owner, First Baptist Church of Blue Springs, to rezone property from "AG" (Agriculture) and "MF-14" (Moderate Density Multi-Family District) to "PD – R" (Planned Development – Residential) and request approval of a Planned Development (PD) Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension for Redwood Blue Springs Phase 2 (RZ-10-23-8944 & PDC-10-23-8946). Upon conclusion of the public hearing, a Bill rezoning Redwood as well as a Bill approving the Planned Development Concept Plan will be ready for introduction and readings. The public hearing was continued from the January 16, 2024, City Council meeting without testimony.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval to rezone the subject property from "AG" (Agriculture) and "MF-14" (Moderate Density Multi-Family) to "PD – R" (Planned Development – Residential) generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension. The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the development includes 104 units in 19 single-story buildings ranging from 4 to 8-plexes for Redwood Blue Springs Phase 2. Redwood Blue Springs Phase 1 was approved by City Council on January 25, 2022.

The applicant is proposing the following modifications through the PD Standards.

- Per Unified Development Code (UDC) 407.080, "Residential Design Standards," request the following modifications: o Increase the garage façade coverage from 25% to up to 74%.
    - Modification to the Willowood front stoop requirement, which appears to be smaller than what is required.
    - Eliminate the 6-ft. walkway requirement on one side of the internal access street (407.080.I.2, "any project over 3 acres shall include a pedestrian circulation system connecting all streetscapes, internal access streets and common open areas with direct walkways at least 6' wide"). The same requirement can be found in UDC 407.020.E. (Pedestrian Access Requirements).

Modifications through a PD should be offset by enhancements to other aspects of the development to provide for a higher quality development than what could be achieved under the base zoning district. The following enhancements have been provided:

- Increase in garage façade coverage provides each dwelling unit with a 2-car private garage and 2-car driveway parking area with no parking allowed on the street.

Enhanced garage door design, with added design details and hardware help mitigate the additional façade coverage.

- Decrease in underutilized excessive pavement, while still providing a walkable neighborhood where each unit has direct pedestrian connections to the internal access drives, leasing office, community mailboxes, walking trail, and external public streets.
- Significantly wider landscape buffers than required (50-ft. vs. 15-ft.) along SW Major Road and SW 12th Street.
- An approximately 20 feet wide landscape buffer along much of the SW 12th Street and SW Major Road frontages.
- Preservation of the stream buffer and surrounding natural areas that benefit residents, Southwest Park, and the Bridger Urban Conservation Area.

The Planning Commission continued the Preliminary Plat application for onelot on 18.78 +/- acres to the February 12, 2024.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
February 22, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-10-23-8944).

Staff recommends approval of the PD Concept Plan (PDC-10-23-8946) with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. The request modifications of the development standards are as follows:
        i. Per UDC 407.080, “Residential Design Standards,” request the following modifications:
        ii. Increase the garage façade coverage from 25% to up to 74%.
        iii. Modification to the Willowood front stoop requirement, which appears to be smaller than what is required.
        iv. Eliminate the 6-ft. walkway requirement on one side of the internal access street (407.080.I.2, “any project over 3 acres shall include a pedestrian circulation system connecting all streetscapes, internal access streets and common open areas with direct walkways at least 6’ wide”). The same requirement can be found in UDC 407.020.E. (Pedestrian Access Requirements).

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission

Date:	February 12, 2024
Action:	Recommended approval of Rezoning 8 Aye, 0 No Recommended approval of the PD Concept Plan with conditions 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on December 23, 2023; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference); and Letter of Opposition
2. Bill approving Rezoning and PD Concept Plan.

REVIEWED BY

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024 City Council: February 21, 2024
Project Name:	***Redwood Blue Springs Phase 2***
Site Location:	North of the future extension of SW Major Road and West of SW 7 Hwy
Project Request:	RZ-10-23-8944; Rezoning from "AG" (Agriculture) and "MF-14" (Moderate Density Multi-Family) to "PD-R" (Planned Development-Residential) PDC-10-23-8946; PD Concept Plan to allow for an apartment complex with 104 units PP-10-23-8945; Preliminary Plat for 18.78 +/- acre parent property

Applicant: Richard Batt | Redwood Living
Property Owner: David Judd | Blue Springs Christian Church
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG" (Agriculture) and "MF-14" (Moderate Density Multi-Family) to "PD – Residential" (Planned Development – Residential). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the development of 104 apartment units. The final request is for approval of a Preliminary Plat for 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension. The proposed project will be platted as one (1) lot.

Staff Recommendation: Staff recommends approval of the Rezoning and recommends approval of the, PD Concept Plan, and Preliminary Plat with conditions.

Previous Actions:

Date	Review Body	Action
3/17/2003	City Council	Approved the Annexation (A-6-2003) of Parcel 41-930-03-02-00-0-00-000 into the Blue Springs city limits by Ord. No. 3554.
03/17/2003	City Council	Approved the Annexation (A-10-2003) of Parcel 42-740-99-99-00-0-00-000into the Blue Springs city limits by Ord. No. 3620.
10/20/2003	City Council	Approved the Pre-Annexation Development Agreement (A-10-2003) of Parcel 42-740-99-99-00-0-00-000 into the Blue Springs city limits by Ord. No. 3621.
10/20/2003	City Council	Preliminary approvals (Comprehensive Plan Amendment, Rezoning, PUD Concept Plan) were approved for the "Chapman Woods Village PUD." The PUD Concept Plan expired prior to any development.
02/25/2008	Planning Commission	Approved the Comprehensive Plan Map Amendment from "General Commercial" and "Low Density Residential" to "Multi Use Transition District"
03/03/2008	City Council	Approved an ordinance Rezoning (RZ-1-08-1569) property from County Agriculture (AG) to Central

		Business District (GB), Low Density Multiple Family District (MF-14) to and Two-Family District by Ord. No. 4144.

Future Applications: The Rezoning, PD Concept Plan, and Preliminary Plat will be reviewed concurrently. Future applications required include the PD Final Plan/Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family) & "GB" (General Business)	Single Family Residential (Southgate Hills) & Blue Springs Christian Church
South:	"PLOS" (Public Land and Open Space) & "PD-R" (Planned Development-Residential)	Vacant Land
East:	"MF-14" (Moderate Density Multi-Family)	Vacant Land
West:	"PLOS" (Public Land and Open Space)	Vacant Land

REZONING ANALYSIS

Existing Zoning: "AG" (Agriculture) and "MF-14" (Moderate Density Multi-Family)
Existing Land Use: Undeveloped
Proposed Zoning: "PD – Residential" (Planned Development – Residential)
Proposed Land Use: Multi-Family

Comprehensive Plan: According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The Comprehensive Plan designates the subject property as a *Neighborhood*, which is defined as:

Areas for residential living arranged in a connected pattern of streets and blocks to provide access to civic and neighborhood amenities. Neighborhoods are primarily detached houses, but can include integration of different housing types, institutional/civic uses and spaces, or micro-commercial uses that support the neighborhood pattern and scale. Connection to Gathering Places or Neighborhood Centers is important to access daily services and meet daily needs.

The S1 (South 1) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Mixed Density Neighborhood*, which is defined as:

Mixed Density Neighborhood. Areas for residential living arranged in a neighborhood pattern with access to supporting uses. Net density for these areas is typically 5 to 12 units per acre. A range of housing formats, institutional uses or micro-commercial uses that are compatible with the neighborhood scale may be incorporated at strategic locations.

Rezoning: The intent of the "PD" zoning district is defined in Section 404.260, as follows:

There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.

Through the PD, the development will utilize the "Apartment Complex" building type and certain "MF-10" (Low Density Multi-Family) zoning district standards that are relevant to the development.

The planned development process is a way to facilitate coordinated master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

Review Criteria: *In reviewing any application for an amendment to the Official Zoning Map (zoning change / rezoning), the Planning Commission and City Council shall review the proposed amendment considering the Comprehensive Plan, the general requirements of the Unified Development Code, and the following considerations:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

   STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan and S1 (South 1) Area Plan which classifies most of the subject property as "*Mixed-Density Neighborhood*."

2. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts.

STAFF RESPONSE: The proposed development meets the intent of the "PD District" definition and standards. The intent of the "PD District" zoning district is defined in Section 404.260, as follows: *to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations.* The proposed development is for a low-density multi-family development, designed to accommodate an aging population, that will provide a street network and connectivity to Redwood Phase 1 and future park.

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

   STAFF RESPONSE: Approval of the rezoning application would allow for the existing undeveloped 18.78 +/- acre parcel to be developed and help establish a street network and connectivity to the future park to the east. Furthermore, the project will add new housing units to the City, more specifically, units that are designed to accommodate an aging population. Denial of the rezoning application would result in the property remaining undeveloped for an unknown period of time.

4. Compliance of any proposed development with the requirements of the UDC.

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting modifications through a PD Concept Plan. Staff believes that all requested modifications are warranted due to the proposed development pattern and unique housing product.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

   STAFF RESPONSE: Staff believes this rezoning will not reduce the ability of the City or other government agencies to provide service, facilities, or programs. The subject property is located in a developing area with access to services and facilities. Additional improvements to provide adequate services, including utilities, stormwater, and transportation, will be installed by the developer as part of the development of the site.

6. The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Comprehensive Plan.

   STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The additional reinvestment is likely to have a positive impact on the surrounding area by providing additional residents and housing options.

7. The requested zoning change is justified by a change in conditions since the existing zoning was designated or by an error in the current designation.

STAFF RESPONSE: The eastern portion of the subject property was annexed in 2003 and rezoned in 2008 to a mix of zoning districts, including commercial, townhouses, and duplexes ("Chapman Woods Village PUD"). The PUD expired as the development did not proceed. After annexation, the western portion of the proposed project was never rezoned from its County "AG" Zoning designation. Rezoning is necessary to develop the property and bring it into compliance with the UDC.

8. The consistency of the application with other adopted policies of the City.

   STAFF RESPONSE: Staff believes this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

   STAFF RESPONSE: Based on the review criteria above, staff recommends approval of this rezoning request.

PD CONCEPT PLAN & PLAT ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Planned Development Standards: As part of the PD Standards, the applicant is proposing the following:

- All development standards will follow the "Apartment Complex" building type and the "MF-10" (Low Density Multi-Family) zoning district standards unless otherwise noted.
- Building design, including materials, garage door design, dormers, and front entrance features are provided.
- Buffering and landscaping design descriptions and conceptual images are provided.

Preliminary Plat Requirements: The proposed Preliminary Plat meets the minimum standards described in the Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Preservation: The existing site is undeveloped and includes a stream buffer along its northern boundary running east to west. The development utilizes the natural features of the site to provide open and active space amenities for residents of the subdivision. A proposed retaining wall runs parallel along and slightly encroaches the south side of the stream buffer. Given the location of the retaining wall on the buffer's edge, staff does not believe there will be a significant impact to the stream buffer area. The wall's proposed height is approximately 10'-15' and will reach this maximum height towards its eastern end.

Phasing: This development s is expected to be started and completed in one phase.

Modifications Requested:

The applicant is proposing the following modifications through the PD Standards related to either the building type ("Apartment Complex") or selected base zoning district ("MF-10" – Low Density Multi-Family) regulations and development standards:

- **Per UDC 407.080, "Residential Design Standards," request the following modifications:**
  - **Increase the garage façade coverage from 25% to up to 74%.**
  - **Modification to the Willowood front stoop requirement, which appears to be smaller than what is required.**
  - **Eliminate the 6-ft. walkway requirement on one side of the internal access street (407.080.I.2, "any project over 3 acres shall include a pedestrian circulation system connecting all streetscapes, internal access streets and common open areas with direct walkways at least 6' wide"). The same requirement can be found in UDC 407.020.E. (Pedestrian Access Requirements).**

Modifications through a PD should be offset by enhancements to other aspects of the development to provide for a higher quality development than what could be achieved under the base zoning district. The following enhancements have been provided:

- **Increase in garage façade coverage provides each dwelling unit with a 2-car private garage and 2-car driveway parking area with no parking allowed on the street. Enhanced garage door design, with added design details and hardware help mitigate the additional façade coverage.**
- **Decrease in underutilized excessive pavement, while still providing a walkable neighborhood where each unit has direct pedestrian connections to the internal access drives, leasing office, community mailboxes, walking trail, and external public streets.**
- **Significantly wider landscape buffers than required (50-ft. vs. 15-ft.) along SW Major Road and SW 12th Street.**
- **An approximately 20 feet wide landscape buffer along much of the SW 12th Street and SW Major Road frontages.**
- **Preservation of the stream buffer and surrounding natural areas that benefit residents, Southwest Park, and the Bridger Urban Conservation Area.**

Streets & Sidewalks:

The development includes a private street network with two connections to public streets. As part of Redwood's first development phase, SW Major Road will be extended west of SW 7 Highway to provide access. An additional extension of SW Major Road further west will be constructed to accommodate the access for this second phase and an additional access for the first phase. Furthermore, as part of this second phase, SW 12th Street will be extended south to the projects entrance. Both streets have been adjusted to meet the recommended alignment from the Southwest Park Conceptual Plan. The current right-of-way will be vacated and rededicated with the final plat for this development. **Road improvements and construction of SW Major Road and SW 12th Street shall be completed prior to Occupancy of the first building in this development.**

A 5' wide ADA compliant sidewalk is required along the north side of SW Major Road with an 8' wide ADA compliant multiuse trail on the south side. Along both sides of SW 12th Street, 5' wide ADA compliant sidewalks are required. **Sidewalk and trail**

construction shall be completed prior to Occupancy of the first building in this second phase.

Traffic: A Traffic Impact Study has been completed to determine how the entire development of this area will influence traffic along MO 7, SW Wyatt Road, SW Major Road, SW 12th Street and Liggett Road. A left turn lane will be constructed at Highway 7 and Major Road as part of phase 1. No other traffic improvements are warranted at this time.

Stormwater: A preliminary stormwater management plan has been submitted that includes a detention basin and BMP's to control runoff and water quality. A final stormwater management plan will need to be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Design procedures for each water quality BMP are included in the MARC BMP Manual. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: Gravity sanitary sewer will need to be extended to this site from the existing lift station to the northwest. The City will participate in a cost sharing sanitary sewer extension as the extension will serve Southwest Park and will be extended to serve the SJCFPD station on SW Wyatt Road and the commercial frontage along 7 Highway.

Land Use & Density: The proposed land use of multi-family dwelling units will occupy the 18.78 +/- acre site with a total of 104 apartments. The development's housing density is 5.53 dwelling units per acre. The City's Comprehensive Plan and associated S1 Area Plan, designates this area as a Mixed Density Neighborhood, which recommends a housing density of 5 to 12 units per acre. This project's proposed density is within the recommended range near the bottom end.

Housing Balance: The 2014 Comprehensive Plan set a housing goal to *integrate housing choices into neighborhoods and corridors* with a target to *increase quantity and diversity of housing types so that non-single-family options are to at least 30% of the housing stock*. Based on building permit data through the end of November 2023, the current housing balance is 70.46% single-family and 29.54% multi-family (non-single-family). The estimated future balance is 70.61% single-family and 29.39% multi-family based on approved projects that have not been permitted. As of December 19, 2023, **an additional 207 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.**

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,012 70.46%	750	16,762 70.61%
Multi-Family	6,713 29.54%	264	6,977 29.39%
Total Units	22,725	1,014	23,739

*Approved, unpermitted units is based on Preliminary Plats or Concept Plans approved since January 2018.
**Estimated future units is existing/permitted units + approved, unpermitted units.

Future units: 16,762 single-family units / 0.70 = 23,946 total units
23,946 – 16,762 single-family units = 7,184 multi-family units
7,184 units – 6,977 future units = ***207 multi-family units***

Building Typology: The proposed development uses a building type that has been categorized as an "Apartment Complex." As part of the PD Concept Plan, the Planned Development Standards will utilize the "Apartment Complex" building type as the base building type.

Standard	Requirement	Proposed
Frontage Width	N/A	N/A
Lot Area	MF-10: 4,000-sf. min. per ground floor unit	7,866-sf. per ground floor unit
Max Density	MF-10: 10 units per acre max	104 units (5.53 units/acre)
Front Setback	50-ft. min. on collector; 20-ft. min. on local	50-ft. min. (12th Street and Major Road)
Side & Corner Side Setback	10-ft. min., 20-ft. min. when adjacent to less intensive zoning district	50-ft. min.
Rear Setback	20-ft. min.	50-ft. min.
Building Separation	20-ft. min.	22-ft. min.
Building Coverage	60% max.	25.4%
Building Height	45-ft. max., 3-stories	1-story
Frontage Type	Buffer Edge	Buffer Edge
Open Space	Min. 40% open space; Min. 10% active open space	51.2% open space & 21.1% active open space

Parking: The proposed development is providing double the number of required off-street parking spaces per dwelling unit, plus an additional 26 parking spaces that are distributed around the site.

Land Use	Required	Provided
Multi-Family	2 spaces per unit	4 spaces (2 garage, 2 driveway) + 26 guest parking spaces

Pedestrian Access: The applicant has requested to deviate from the typical pedestrian access requirements within the site. It should be noted that this modification was requested and approved with Redwood Phase I, which was the first townhouse-style development proposed with internal/private drives since the adoption of the 2015 UDC. On similar projects with public streets, 4' sidewalks have been required on both sides of the street. The development is proposing a 6' sidewalk on one side of the street. Furthermore, like Phase I, the internal/private drives will not have curbs, making for an easier transition from building entrances to the street and sidewalks. Based on the design of the community, staff believes that the intent of the pedestrian access requirements has been met with the proposed development plan.

Open Space: Per the "Apartment Complex" building type, the site is required a minimum 40% open space, of which 10% must be active open space. Active open space includes any open space area meeting the Open Space Systems per UDC Section 406.030. Open space

includes outdoor, unenclosed areas, designed and accessible for recreation, pedestrian access, or landscaping, but does not include parking areas, access drives/driveways, or other areas intended for vehicular travel, and building coverage. **All required open space amenities must be installed prior to occupancy of the first building within this second phase.**

The following Open Space standards apply and have been provided with the PD Concept Plan:

Open Space	Required	Proposed
Building & Impervious Pavement Coverage (non-pedestrian)	60% maximum	49.3%
Open Space / Landscaping	40% minimum	51.2%
Active Open Space	10% minimum	21.1%

Active Open Spaces per Concept Plan	Description	Proposed
Lot 1	Preserve & Trail	3.96 acres
Total Active Open Space per Open Space Plan		3.96 acres / 18.78 acres = 21.1%

The active open space includes a trail, which is 8-ft. in width and approximately 1,900-ft. in length. The trail runs along the site's east side connecting to SW Major Road and the north side along the stream buffer connecting to SW 12th Street.

Final details of open space and amenities will be reviewed with the PD Final Plan/Site Plan Design Review.

Frontage & Landscaping: The applicant has provided a conceptual street tree plan. All final landscaping will be reviewed with the PD Final Plan/Site Plan Design Review. Below is a table outlining the requirements for the site.

Landscape Area	**Required Units / PUs (plant units)**
North buffer: Adj. to "AG" zoning / Buffer A (7-ft. Min.)	7 feet wide: 45 units per 100 feet **748'/100 = 7.48 X 45 = 337 PUs** 15 feet wide: 30 units per 100 feet **748'/100 = 7.48 X 30 = 224 PUs**
East buffer: Adj. to "GB" zoning / Buffer B (15-ft. Min.) Adj. to "MF-14" zoning / No buffer required	15 feet wide: 45 units per 100 feet **965'/100 = 9.65 X 45 = 430 PUs** 25 feet wide: 40 units per 100 feet **965'/100 = 9.65 X 40 = 386 PUs**
South buffer: Adj. to "PLOS" zoning / Buffer A (7-ft. Min.) Adj. to "PD-R" (MF-10) zoning / No buffer required	7 feet wide: 45 units per 100 feet **504'/100 = 5.04 X 45 = 227 PUs** 15 feet wide: 30 units per 100 feet **504'/100 = 5.04 X 30 = 151 PUs**
West buffer: Adj. to "PLOS" zoning / Buffer A (7-ft. Min.)	7 feet wide: 45 units per 100 feet **978'/100 = 9.78 X 45 = 441 PUs** 15 feet wide: 30 units per 100 feet **978'/100 = 9.78 X 30 = 294 PUs**
Open Space:	1 PU/per 500-sf. maximum = **1,636 PUs**
Total Plant Units:	**4,126 PUs**

A landscape berm is being proposed along SW Major Road and SW 12th Street to protect views from the future Southwest Park. The berm extends approximately 340 feet north from the property's southwest corner along SW 12th Street and approximately 520 feet east along SW Major Road. It measures approximately 20 feet in total width. The required street trees will be planted along the top of the berm in this area.

Architectural Character: The proposed development includes 104 units in 19 single-story buildings ranging from 4 to 8-plexes. The unit sizes range from 1,294 to 1,620-sf. of livable space. Each unit in also has a two-car garage. Some of the units have larger garage options that provide additional depth.

Each building's facade provides four-sided architecture by utilizing a mix of building materials, including stone/masonry, vinyl lap siding, and vinyl shake siding in a mix of colors. Variations in building footprints and projections, unit entrances, and roof designs help reduce monotony within the development.

As part of the PD Standards, all buildings will be required to meet the Residential Design Standards in UDC Section 407.080, except for the following modifications requested through the PD Concept Plan:

- Increase the garage façade coverage to 74%
- Eliminate the requirement of sidewalks on both sides of the street.

Outdoor Lighting: Outdoor lighting will be reviewed with the PD Final Plan/Site Plan Design Review. All outdoor lighting must comply with the UDC requirements.

Signage: Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process. If proposed signage does not meet the current requirements, the applicant may request a Master/ Alternative Sign Plan, which would be reviewed by the Planning Commission.

Review Criteria: *A Planned Development Concept Plan shall be reviewed according to the following criteria:*

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

   STAFF RESPONSE: The proposed plan is compatible with the nature of the 7 Highway corridor, which generally consists of commercial land uses along its frontages, backed by residential of varying densities. This plan preserves the 7 Highway frontage for future development while proposing low-density multi-family as a transition west towards the future Southwest Park. This second phase of Redwood is consistent with the development's first phase.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

   STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area. As part of this proposed project, the site will retain the natural stream and its associated buffer that runs east to west across the property.

Furthermore, the proposed trail will allow residents to enjoy an active lifestyle by making connections from the development into the future Southwest Park. Finally, the western edge of the development will provide generous setbacks and a landscape berm to diminish its impact to Southwest Park.

3. The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan.

   STAFF RESPONSE: The plan meets the goals of the Comprehensive Plan by providing a housing product that is not common in Blue Springs. Additionally, the plan retains the natural stream that bisects the property, provides ample open space, and proposes generous amounts of trees and landscaping that helps transition from the 7 Highway corridor towards and into the future Southwest Park.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The project's land use can be achieved by one of the current zoning districts in the UDC; however, it is the unique building design that requires deviation from the standards. More specifically, the garage coverage is proposed to be increased to allow the front-loaded design for each unit to have two indoor parking spaces.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: This PD project utilizes the "Apartment Complex" building type and "MF-10" (Low Density Multi-Family) zoning district standards.

   The proposed increase in garage door coverage from 25% to 74% maximum provides a front-loaded option for each of the units. In exchange for this increase, enhanced materials and hardware are being proposed for each door, which should help reduce monotony from building to building.

   The second deviation applies to the requirement for multi-family developments over 3 acres in size, which states a pedestrian system of walkways connecting building entrances, parking, etc., shall be provided with a minimum of 6' walkways. This project proposes private streets that are designed differently that the standard public street. This design removes the need for curbing as the center of the street is the low point where stormwater is collected into the sewer system. The lack of curb provides improved access for pedestrians, especially those who may be less able bodied, to navigate the development. The developer is asking that the standard 4' sidewalk on both sides of the street be replaced with a 6' wide sidewalk on one side. Staff feels that because the lack of curb along the street edge provides a more accessible environment, the request for a wider sidewalk on only one side of the street is warranted.

   Both the garage door coverage and sidewalk requests are consistent with what was approved for Redwood's first phase south of Major Road.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

7. The request for a PD District meets all of the review criteria for a Zoning Map amendment.

   STAFF RESPONSE: The PD Concept Plan meets the minimum review criteria for a rezoning as noted in the staff report.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Review Criteria: *A Preliminary Plat shall be reviewed based on the following criteria:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular, the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: The preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments. All internal drives will remain private; however, the extensions of SW 12th Street and SW Major Road, including sidewalks and the trail, will be added to the City's maintenance responsibilities.

2. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The development includes a private street network with one (1) connection to SW 12th Street. As part of the development, SW Major Road will be extended west of SW 7 Highway, which will provide an additional point of access to the site. There is the ability to provide a second access to SW Major Road if needed in the future. Road improvements and construction of SW Major Road shall be completed prior to Occupancy of the first building.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

   STAFF RESPONSE: The proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development. Redwood Phase 2 will be completed in one phase. Redwood Phase 1 and Redwood Phase 2 will not be developed simultaneously.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

STAFF RESPONSE: The project provided reports and/or memos for stormwater and traffic generation. The stormwater and water quality will be mitigated, and the generated traffic will have a minimal impact to the surrounding traffic network. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan.

6. The design does not impede the construction of future public infrastructure within the area.

   STAFF RESPONSE: The existing site will not impede the construction of future public infrastructure within the area.

7. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. The request modifications of the development standards are as follows:
        i. Per UDC 407.080, “Residential Design Standards,” request the following modifications:
        ii. Increase the garage façade coverage from 25% to up to 74%.
        iii. Modification to the Willowood front stoop requirement, which appears to be smaller than what is required.
        iv. Eliminate the 6-ft. walkway requirement on one side of the internal access street (407.080.I.2, “any project over 3 acres shall include a pedestrian circulation system connecting all streetscapes, internal access streets and common open areas with direct walkways at least 6’ wide”). The same requirement can be found in UDC 407.020.E. (Pedestrian Access Requirements).

Staff recommends approval of the Preliminary Plat application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-10-23-8944) and PD Concept Plan (PDC-10-23-8946) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A PD Final Plan/Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of each building, all parking and access improvements shall be completed.
6. Prior to occupancy of the first building, the following must occur:
    a. All common amenities (trails, common mailboxes, etc.) must be completed.
    b. All required landscaping and buffers shall be installed or financially guaranteed.
    c. All public improvements, unless stated otherwise, shall be completed.
    d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

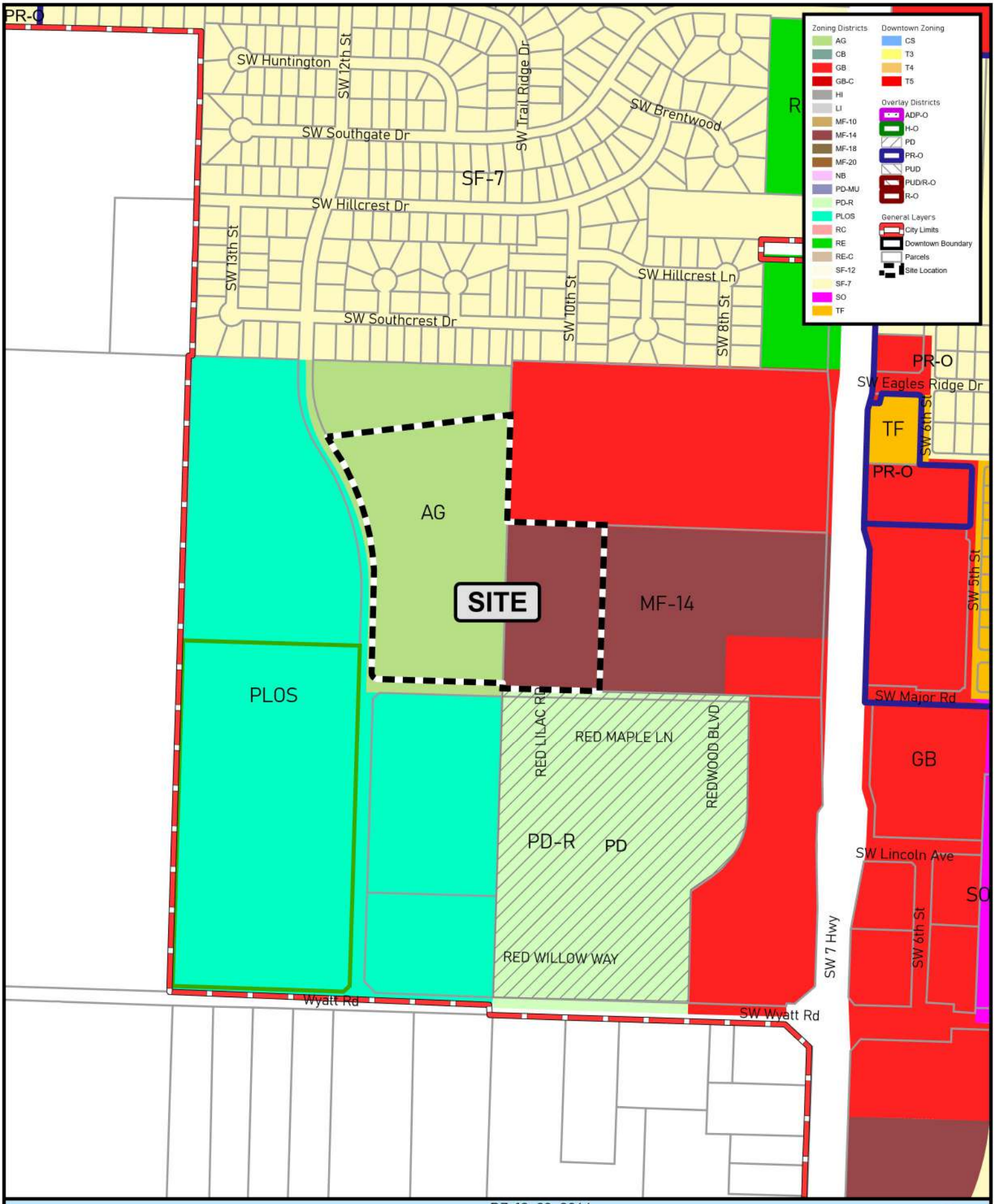


The City of Blue Springs Missouri

RZ-10-23-8944
PP-10-23-8945
PDC-10-23-8946
PARCEL # 42-740-99-99-00-0-00-000
PARCEL # 41-930-03-02-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 12/6/2023



The City of Blue Springs Missouri

RZ-10-23-8944
PP-10-23-8945
PDC-10-23-8946
PARCEL # 42-740-99-99-00-0-00-000
PARCEL # 41-930-03-02-00-0-00-000
SITE LOCATION MAP

N

1 inch = 500 feet

Date: 12/6/2023

REDWOOD HOMES, PHASE 2
REZONING DESCRIPTION

All that part of the Southwest Quarter of Section 18, Township 48 North, Range 30 West, and all that part of the Southeast Quarter of Section 13, Township 48 North, Range 31 West, all situate in the City of Blue Springs, Jackson County, Missouri, being described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 18, said point also being the Northwest corner of Lot 1, BLUE SPRINGS CHRISTIAN CHURCH 1st PLAT, a subdivision of record situate in said City, County, and State and being filed with the Jackson County, Missouri Register of Deeds as Instrument No. 2013E0120419 on November 22, 2013; thence South 2°34'04" West, along the West line of said Lot 1, a distance of 26.65 feet to the Northeast corner of the Southeast Quarter of said Section 13; thence South 1°42'34" West, continuing along the West line of said Lot 1, a distance of 195.00 feet to the Point of Beginning; thence South 1°42'34" West, continuing along the West line of said Lot 1, a distance of 440.75 feet to the Southwest corner thereof, said point also being harmonious with the Northwest corner of a tract of land described in a General Warranty Deed filed with said Register of Deeds as Instrument No. 2010E0095366 on September 30, 2010; thence South 88°03'10" East, along the South line of said Lot 1, a distance of 320.00 feet to a point on a line that is 320.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 18; thence South 1°42'34" West, along the line that is 320.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 18, a distance of 688.75 feet to a point on the South line of said tract of land; thence North 88°03'08" West, along the South line of said tract of land, a distance of 320.00 feet to the intersection with the West line of the Southwest Quarter of said Section 18; thence North 1°42'34" East, along the West line of the Southwest Quarter of said Section 18, a distance of 22.32 feet to the intersection with the North right-of-way line of SW Bentley Drive, as shown on the plat of CHAPMAN WOODS, LOTS 1-3, a subdivision of record situate in said City, County, and State and filed with said Register of Deeds as Instrument No. 2007E0075781 on June 7, 2007; thence along the North right-of-way line of said SW Bentley Drive the following two (2) courses: 1) North 88°18'02" West a distance of 504.98 feet; 2) Westerly, Northwesterly, and Northerly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 25.00 feet, a central angle of 90°00'01", and an arc distance of 39.27 feet to the intersection with the East right-of-way line of SW 12th Street, as shown on said plat; thence along the East right-of-way line of said SW 12th Street the following three (3) courses: 1) North 1°41'58" East a distance of 331.04 feet; 2) Northerly and Northwesterly, around a curve to the left that is tangent with the exit of the last-described course, having a radius of 1,030.00 feet, a central angle of 36°01'18", and an arc distance of 647.56 feet; 3) Northwesterly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 470.00 feet, a central angle of 2°03'28", and an arc distance of 16.88 feet; thence North 81°34'30" East, departing the East right-of-way line of said SW 12th Street, a distance of 748.45 feet to the Point of Beginning.

Containing 826,765 square feet or 18.98 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Received
11/17/2023

REDWOOD HOMES, PHASE 2
PRELIMINARY PLAT DESCRIPTION

All that part of the Southwest Quarter of Section 18, Township 48 North, Range 30 West, and all that part of the Southeast Quarter of Section 13, Township 48 North, Range 31 West, all situate in the City of Blue Springs, Jackson County, Missouri, being described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 18, said point also being the Northwest corner of Lot 1, BLUE SPRINGS CHRISTIAN CHURCH 1st PLAT, a subdivision of record situate in said City, County, and State and filed with the Jackson County, Missouri Register of Deeds as Instrument No. 2013E0120419 on November 22, 2013; thence South 2°34'04" West, along the West line of said Lot 1, a distance of 26.65 feet to the Northeast corner of the Southeast Quarter of said Section 13, said point being the Point of Beginning; thence South 1°42'34" West, continuing along the West line of said Lot 1, a distance of 635.75 feet to the Southwest corner thereof, said point also being harmonious with the Northwest corner of a tract of land described in a General Warranty Deed filed with said Register of Deeds as Instrument No. 2010E0095366 on September 30, 2010; thence South 88°03'10" East, along the South line of said Lot 1, a distance of 1,312.66 feet to the intersection with the West right-of-way line of Missouri State Route 7, as now established and also defined in a Trustee's Deed filed with said Register of Deeds as Instrument No. 1999I0007771 on January 29, 1999; thence South 1°53'21" West, along the West right-of-way line of said Missouri State Route 7, a distance of 688.75 feet to the intersection with the South line of said tract of land; thence North 88°03'08" West, along the South line of said tract of land, a distance of 1,310.50 feet to the intersection with the West line of the Southwest Quarter of said Section 18; thence North 1°42'34" East, along the West line of the Southwest Quarter of said Section 18, a distance of 22.32 feet to the intersection with the North right-of-way line of SW Bentley Drive, as shown on the plat of CHAPMAN WOODS, LOTS 1-3, a subdivision of record situate in said City, County, and State and filed with said Register of Deeds as Instrument No. 2007E0075781 on June 7, 2007; thence along the North right-of-way line of said SW Bentley Drive the following two (2) courses: 1) North 88°18'02" West a distance of 504.98 feet; 2) Westerly, Northwesterly, and Northerly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 25.00 feet, a central angle of 90°00'01", and an arc distance of 39.27 feet to the intersection with the East right-of-way line of SW 12th Street, as shown on said plat; thence along the East right-of-way line of said SW 12th Street the following four (4) courses: 1) North 1°41'58" East a distance of 331.04 feet; 2) Northerly and Northwesterly, around a curve to the left that is tangent with the exit of the last-described course, having a radius of 1,030.00 feet, a central angle of 36°01'18", and an arc distance of 647.56 feet; 3) Northwesterly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 470.00 feet, a central angle of 36°17'29", and an arc distance of 297.70 feet; 4) North 1°58'10" East a distance of 65.79 feet to the intersection with the South line of the plat of SOUTHGATE HILLS – 9TH PLAT, a subdivision of record situate in said City, County, and State and filed with said Register of Deeds as Instrument No. 1995I1389835 on December 20, 1995; thence South 88°01'09" East, along the South line of said plat of SOUTHGATE HILLS – 9TH PLAT, and also along the South line of the plat of SOUTHGATE HILLS – 10TH PLAT, a subdivision of record situate in said City, County, and State and filed with said Register of Deeds as Instrument No. 1996I0055468 on September 3, 1996, a distance of 816.71 feet to the Point of Beginning.

Containing 1,722,908 square feet or 39.55 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

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11/17/2023

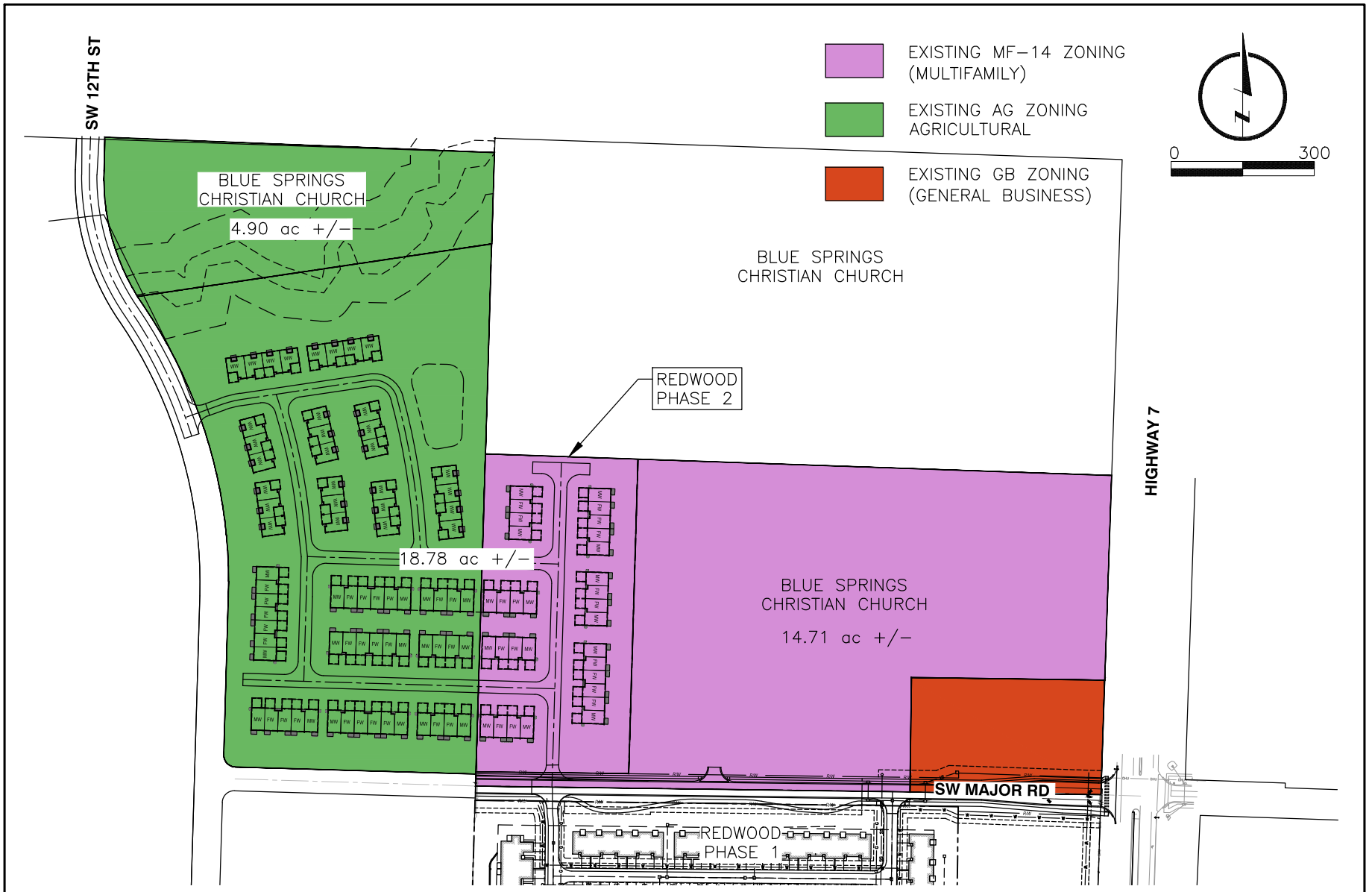


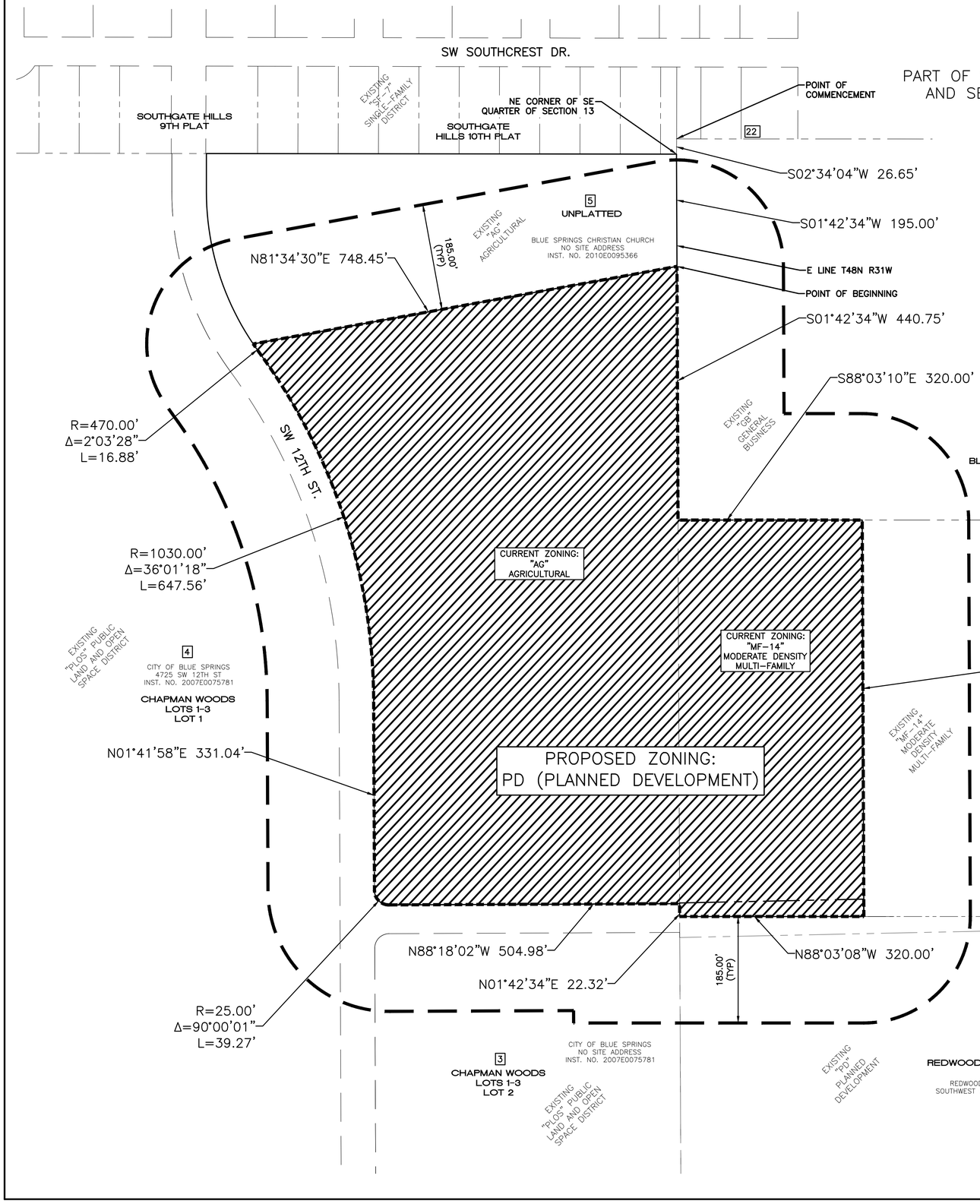
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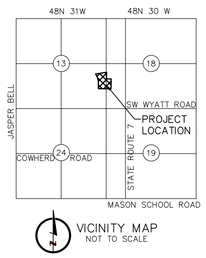
REDWOOD PHASE 2
EXISTING ZONING

Received
10/26/2023

REZONING PLAN
REDWOOD HOMES – PHASE II

LOT 1
PART OF SW ¼, SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST AND SE ¼ SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





VICINITY MAP
NOT TO SCALE

LEGEND

- R/W LINE
- LOT LINE
- PARCEL FOR REZONING
- XX — PARCEL WITHIN 185–FEET OF SUBJECT PROPERTY. REFER TO CITY'S NOTIFICATION LIST.
- PROPOSED PD (PLANNED DEVELOPMENT) ZONING

PD (PLANNED DEVELOPMENT) REZONING DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST, ALL SITUATE IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLUE SPRINGS CHRISTIAN CHURCH 1ST PLAT, A SUBDIVISION OF RECORD SITUATE IN SAID CITY, COUNTY, AND STATE AND BEING FILED WITH THE JACKSON COUNTY, MISSOURI REGISTER OF DEEDS AS INSTRUMENT NO. 2013E0120419 ON NOVEMBER 22, 2013; THENCE SOUTH 2°34'04" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 26.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 1°42'34" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°42'34" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 440.75 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING HARMONIOUS WITH THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2010E0095366 ON SEPTEMBER 30, 2010; THENCE SOUTH 88°03'10" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 320.00 FEET TO A POINT ON A LINE THAT IS 320.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 1°42'34" WEST, ALONG THE LINE THAT IS 320.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 688.75 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND; THENCE NORTH 88°03'08" WEST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 320.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 1°42'34" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 22.32 FEET TO THE INTERSECTION WITH THE NORTH RIGHT–OF–WAY LINE OF SW BENTLEY DRIVE, AS SHOWN ON THE PLAT OF CHAPMAN WOODS, LOTS 1–3, A SUBDIVISION OF RECORD SITUATE IN SAID CITY, COUNTY, AND STATE AND FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2007E0075781 ON JUNE 7, 2007; THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID SW BENTLEY DRIVE THE FOLLOWING TWO (2) COURSES: 1) NORTH 88°18'02" WEST A DISTANCE OF 504.98 FEET; 2) WESTERLY, NORTHWESTERLY, AND NORTHERLY, AROUND A CURVE TO THE RIGHT THAT IS TANGENT WITH THE EXIT OF THE LAST–DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'01", AND AN ARC DISTANCE OF 39.27 FEET TO THE INTERSECTION WITH THE EAST RIGHT–OF–WAY LINE OF SW 12TH STREET, AS SHOWN ON SAID PLAT; THENCE ALONG THE EAST RIGHT–OF–WAY LINE OF SAID SW 12TH STREET THE FOLLOWING THREE (3) COURSES: 1) NORTH 1°41'58" EAST A DISTANCE OF 331.04 FEET; 2) NORTHERLY AND NORTHWESTERLY, AROUND A CURVE TO THE LEFT THAT IS TANGENT WITH THE EXIT OF THE LAST–DESCRIBED COURSE, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 36°01'18", AND AN ARC DISTANCE OF 647.56 FEET; 3) NORTHWESTERLY, AROUND A CURVE TO THE RIGHT THAT IS TANGENT WITH THE EXIT OF THE LAST–DESCRIBED COURSE, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 2°03'28", AND AN ARC DISTANCE OF 16.88 FEET; THENCE NORTH 81°34'30" EAST, DEPARTING THE EAST RIGHT–OF–WAY LINE OF SAID SW 12TH STREET, A DISTANCE OF 748.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 826,765 SQUARE FEET OR 18.98 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

DEVELOPER
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
RICHARD BATT
(216) 970–3236

ENGINEER/SURVEYOR
LAMP RYNEARSON, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
DAN MCGHEE
(816) 361–0440

PROPERTY OWNER
BLUE SPRINGS CHRISTIAN CHURCH
7920 S7 HWY
BLUE SPRINGS, MO 64014

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

0 100 200

STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2008019568
11-17-23
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES
REZONING PLAN
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED UPON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
11/17/2023 – PER CITY COMMENTS

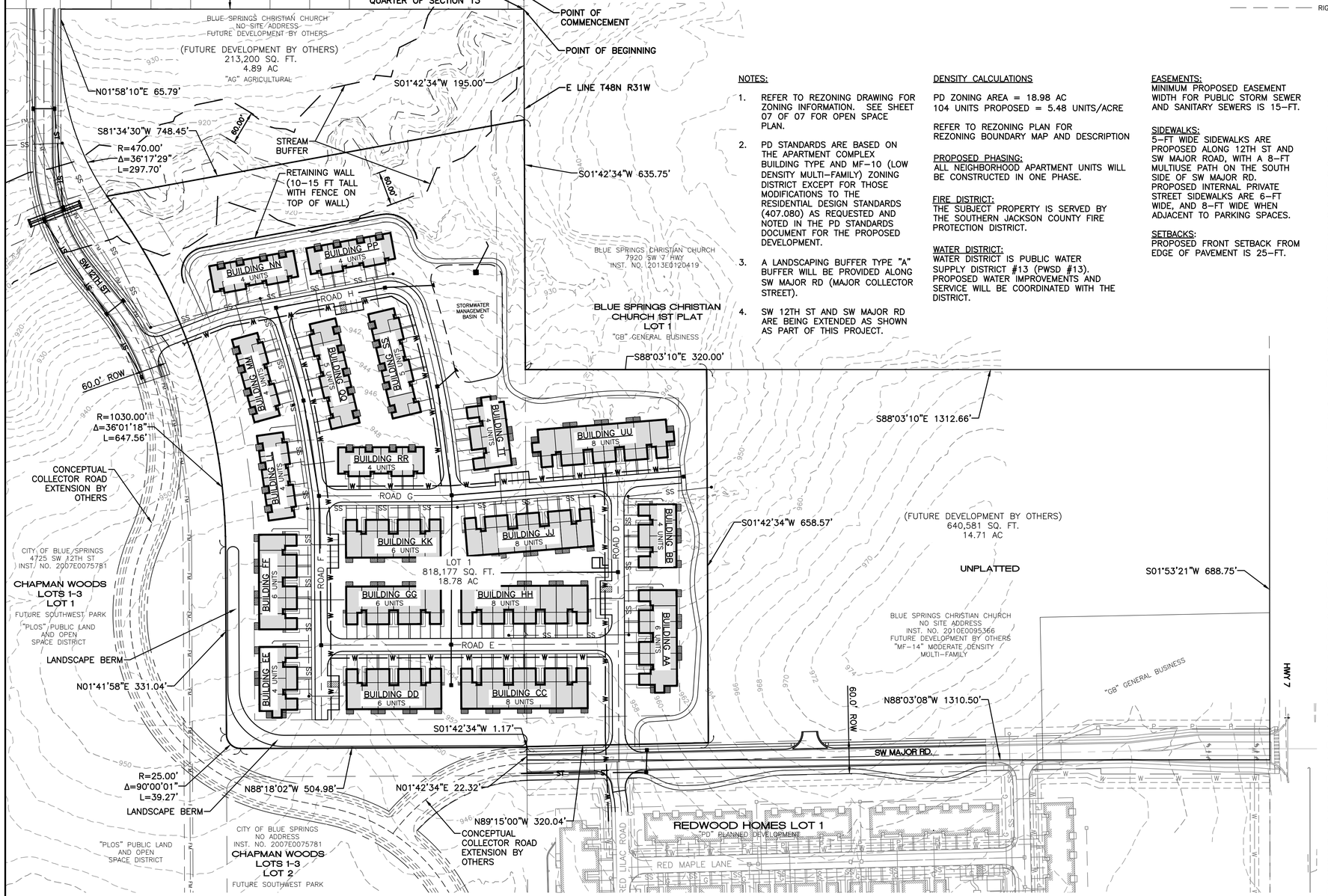
DESIGNER / DRAFTER
BDN
DATE
OCTOBER 2023
PROJECT NUMBER
0322073
BOOK AND PAGE
MISSOURI AUTHORIZATION NUMBER
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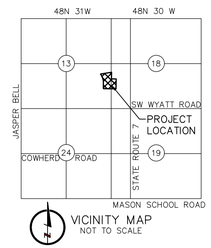
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PRELIMINARY PLAT
REDWOOD HOMES – PHASE II

LOT 1
PART OF SW ¼, SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST AND SE ¼ SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





LEGEND
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE

NOTES:

1. REFER TO REZONING DRAWING FOR ZONING INFORMATION. SEE SHEET 07 OF 07 FOR OPEN SPACE PLAN.
2. PD STANDARDS ARE BASED ON THE APARTMENT COMPLEX BUILDING TYPE AND MF–10 (LOW DENSITY MULTI–FAMILY) ZONING DISTRICT EXCEPT FOR THOSE MODIFICATIONS TO THE RESIDENTIAL DESIGN STANDARDS (407.080) AS REQUESTED AND NOTED IN THE PD STANDARDS DOCUMENT FOR THE PROPOSED DEVELOPMENT.
3. A LANDSCAPING BUFFER TYPE "A" BUFFER WILL BE PROVIDED ALONG SW MAJOR RD (MAJOR COLLECTOR STREET).
4. SW 12TH ST AND SW MAJOR RD ARE BEING EXTENDED AS SHOWN AS PART OF THIS PROJECT.

DENSITY CALCULATIONS

PD ZONING AREA = 18.98 AC
104 UNITS PROPOSED = 5.48 UNITS/ACRE

REFER TO REZONING PLAN FOR REZONING BOUNDARY MAP AND DESCRIPTION

PROPOSED PHASING:
ALL NEIGHBORHOOD APARTMENT UNITS WILL BE CONSTRUCTED IN ONE PHASE.

FIRE DISTRICT:
THE SUBJECT PROPERTY IS SERVED BY THE SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT.

WATER DISTRICT:
WATER DISTRICT IS PUBLIC WATER SUPPLY DISTRICT #13 (PWSD #13). PROPOSED WATER IMPROVEMENTS AND SERVICE WILL BE COORDINATED WITH THE DISTRICT.

EASEMENTS:
MINIMUM PROPOSED EASEMENT WIDTH FOR PUBLIC STORM SEWER AND SANITARY SEWERS IS 15–FT.

SIDEWALKS:
5–FT WIDE SIDEWALKS ARE PROPOSED ALONG 12TH ST AND SW MAJOR ROAD, WITH A 8–FT MULTIUSE PATH ON THE SOUTH SIDE OF SW MAJOR RD. PROPOSED INTERNAL PRIVATE STREET SIDEWALKS ARE 6–FT WIDE, AND 8–FT WIDE WHEN ADJACENT TO PARKING SPACES.

SETBACKS:
PROPOSED FRONT SETBACK FROM EDGE OF PAVEMENT IS 25–FT.

PRELIMINARY PLAT DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST, ALL SITUATE IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLUE SPRINGS CHRISTIAN CHURCH 1ST PLAT, A SUBDIVISION OF RECORD SITUATE IN SAID CITY, COUNTY, AND STATE AND FILED WITH THE JACKSON COUNTY, MISSOURI REGISTER OF DEEDS AS INSTRUMENT NO. 2013E0120419 ON NOVEMBER 22, 2013; THENCE SOUTH 2°34'04" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 26.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 1°42'34" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 635.75 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING HARMONIOUS WITH THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2010E0095366 ON SEPTEMBER 30, 2010; THENCE SOUTH 88°03'10" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1,312.66 FEET TO THE INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF MISSOURI STATE ROUTE 7, AS NOW ESTABLISHED AND ALSO DEFINED IN A TRUSTEE'S DEED FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 1999I0007771 ON JANUARY 29, 1999; THENCE SOUTH 1°53'21" WEST, ALONG THE WEST RIGHT–OF–WAY LINE OF SAID MISSOURI STATE ROUTE 7, A DISTANCE OF 688.75 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT OF LAND; THENCE NORTH 88°03'08" WEST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 1,310.50 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 1°42'34" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 22.32 FEET TO THE INTERSECTION WITH THE NORTH RIGHT–OF–WAY LINE OF SW BENTLEY DRIVE, AS SHOWN ON THE PLAT OF CHAPMAN WOODS, LOTS 1–3, A SUBDIVISION OF RECORD SITUATE IN SAID CITY, COUNTY, AND STATE AND FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2007E0075781 ON JUNE 7, 2007; THENCE ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID SW BENTLEY DRIVE THE FOLLOWING TWO (2) COURSES: 1) NORTH 88°18'02" WEST A DISTANCE OF 504.98 FEET; 2) WESTERLY, NORTHWESTERLY, AND NORTHERLY, AROUND A CURVE TO THE RIGHT THAT IS TANGENT WITH THE EXIT OF THE LAST–DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'01", AND AN ARC DISTANCE OF 39.27 FEET TO THE INTERSECTION WITH THE EAST RIGHT–OF–WAY LINE OF SW 12TH STREET, AS SHOWN ON SAID PLAT; THENCE ALONG THE EAST RIGHT–OF–WAY LINE OF SAID SW 12TH STREET THE FOLLOWING FOUR (4) COURSES: 1) NORTH 1°41'58" EAST A DISTANCE OF 331.04 FEET; 2) NORTHERLY AND NORTHWESTERLY, AROUND A CURVE TO THE LEFT THAT IS TANGENT WITH THE EXIT OF THE LAST–DESCRIBED COURSE, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 36°01'18", AND AN ARC DISTANCE OF 647.56 FEET; 3) NORTHWESTERLY, AROUND A CURVE TO THE RIGHT THAT IS TANGENT WITH THE EXIT OF THE LAST–DESCRIBED COURSE, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 36°17'29", AND AN ARC DISTANCE OF 297.70 FEET; 4) NORTH 1°58'10" EAST A DISTANCE OF 65.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE PLAT OF SOUTHGATE HILLS – 9TH PLAT, A SUBDIVISION OF RECORD SITUATE IN SAID CITY, COUNTY, AND STATE AND FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 1995I1389835 ON DECEMBER 20, 1995; THENCE SOUTH 88°01'09" EAST, ALONG THE SOUTH LINE OF SAID PLAT OF SOUTHGATE HILLS – 9TH PLAT, AND ALSO ALONG THE SOUTH LINE OF THE PLAT OF SOUTHGATE HILLS – 10TH PLAT, A SUBDIVISION OF RECORD SITUATE IN SAID CITY, COUNTY, AND STATE AND FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 1996I0055468 ON SEPTEMBER 3, 1996, A DISTANCE OF 816.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,722,908 SQUARE FEET OR 39.55 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

PROPERTY OWNER
BLUE SPRINGS CHRISTIAN CHRUCH
7920 S 7 HWY
BLUE SPRINGS, MO 64014

ENGINEER/SURVEYOR
LAMP RYNEARSON, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
DAN MCGHEE
(816) 361–0440

DEVELOPER
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
RICHARD BATT
(216) 970–3236

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

0 100 200

STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2008019568
01-24-24
PROFESSIONAL ENGINEER
NOT RELEASED FOR CONSTRUCTION
MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II
PRELIMINARY PLAT
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE AT THE TIME OF PLOTTING. THERE IS NO GUARANTEED ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
11/17/2023 – PER CITY COMMENTS
12/08/2023 – PER CITY COMMENTS
01/11/2024 – PER CITY/PARKS COMMENTS

DESIGNER / DRAFTER
BDN
DATE
OCTOBER 2023
PROJECT NUMBER
0322073
BOOK AND PAGE

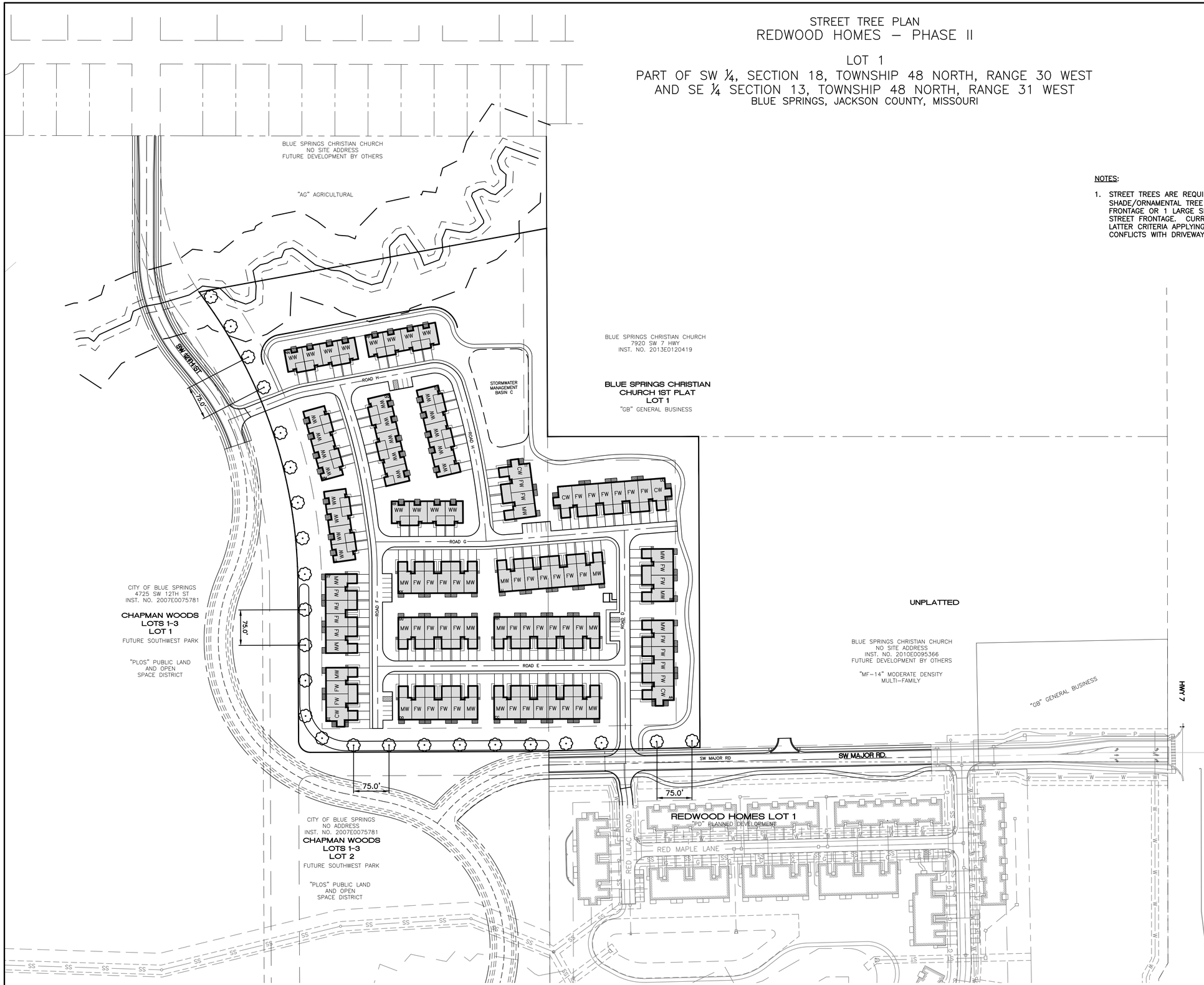
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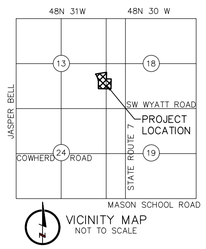
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STREET TREE PLAN
REDWOOD HOMES – PHASE II

LOT 1
PART OF SW ¼, SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST
AND SE ¼ SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





NOTES:

1. STREET TREES ARE REQUIRED TO BE 1 SMALL SHADE/ORNAMENTAL TREE PER 40-FT OF STREET FRONTAGE OR 1 LARGE SHADE TREE PER 75-FT OF STREET FRONTAGE. CURRENT PLAN ANTICIPATES THE LATTER CRITERIA APPLYING TO MINIMIZE POTENTIAL CONFLICTS WITH DRIVEWAYS AND PROPOSED UTILITIES.

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

N

0 100 200

STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2008019568
01-24-24
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II

STREET TREE PLAN

REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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11/17/2023 – PER CITY COMMENTS
01/11/2024 – PER CITY/PARKS COMMENTS

DESIGNER / DRAFTER
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OCTOBER 2023
PROJECT NUMBER
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BOOK AND PAGE

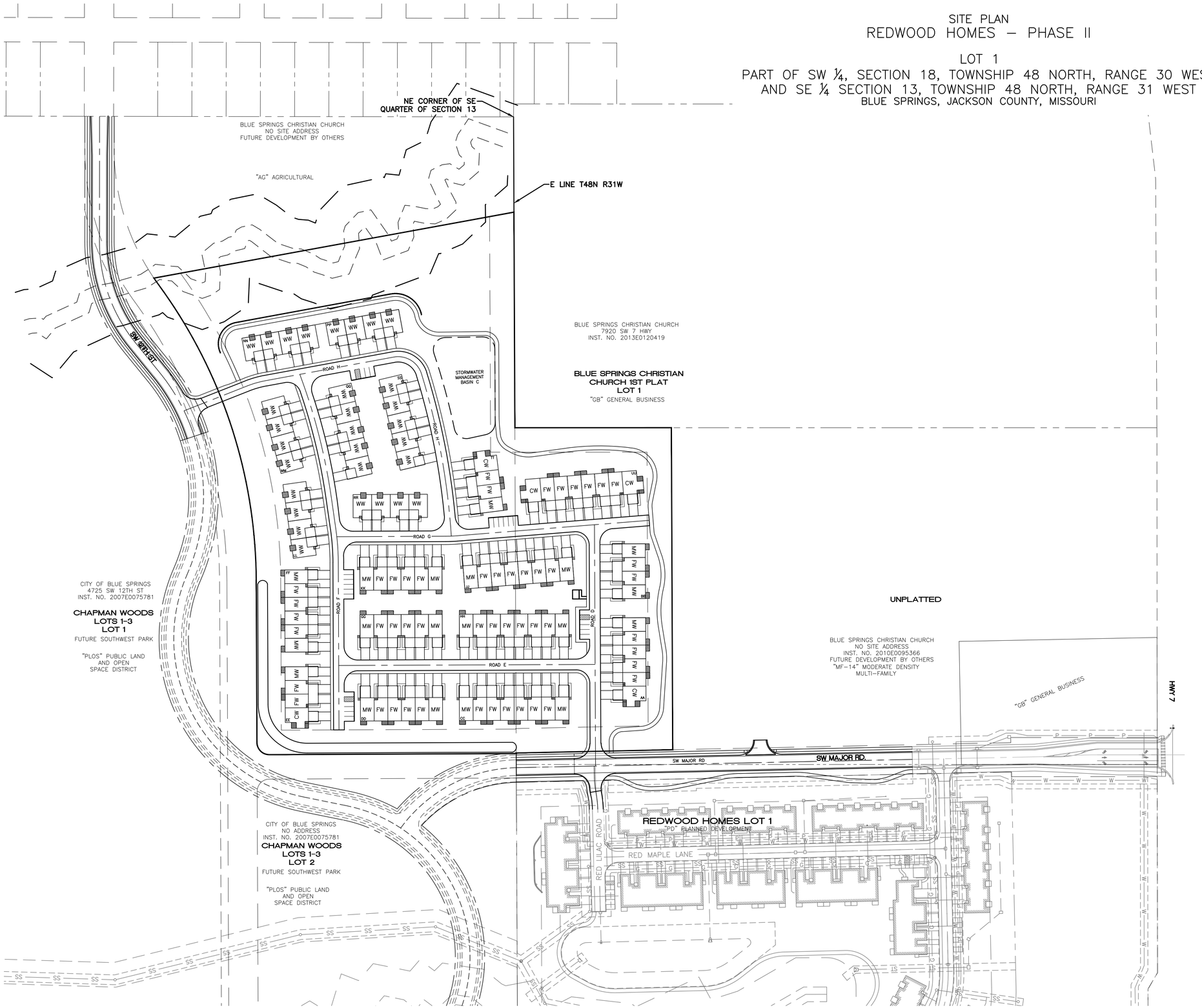
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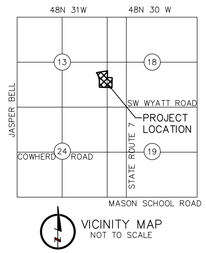
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SITE PLAN
REDWOOD HOMES – PHASE II

LOT 1
PART OF SW ¼, SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST
AND SE ¼ SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





VICINITY MAP
NOT TO SCALE

DEVELOPER
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
RICHARD BATT
(216) 970-3236

ENGINEER/SURVEYOR
LAMP RYNEARSON, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
DAN MCGHEE
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PROPERTY OWNER
BLUE SPRINGS CHRISTIAN CHRUCH
7920 S 7 HWY
BLUE SPRINGS, MO 64014

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KANSAS CITY, MISSOURI
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N
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STATE OF MISSOURI
MARK DANIEL McGHEE JR.
NUMBER PE-2008019568
01-24-24
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II
PRELIMINARY PLAT SITE PLAN
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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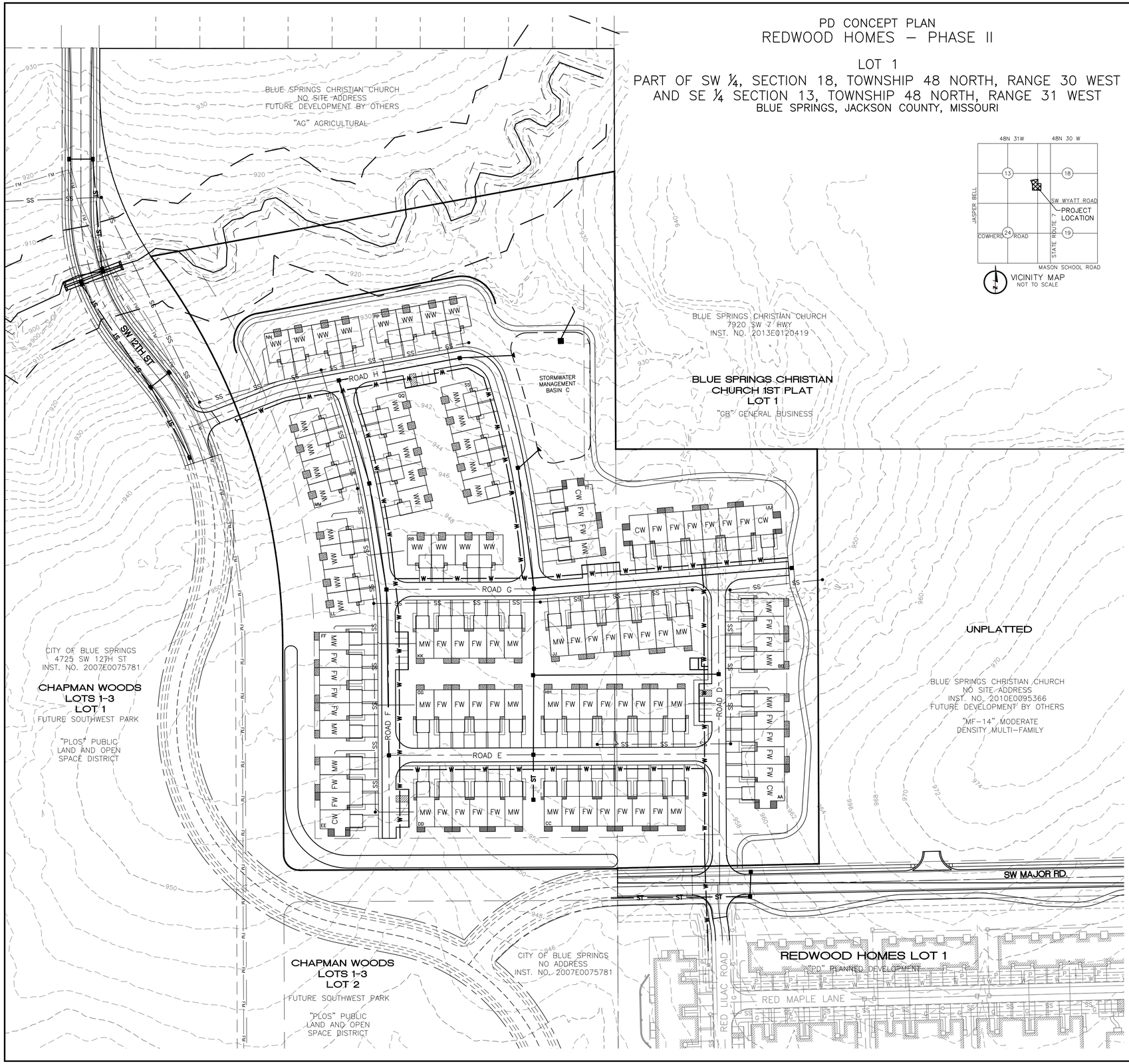
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PD CONCEPT PLAN
REDWOOD HOMES – PHASE II

LOT 1
PART OF SW ¼, SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST AND SE ¼ SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



DEVELOPMENT CALCULATION TABLE	
	TOTAL
MULTI–FAMILY (PLANNED DEVELOPMENT)	9.15 ACRES, 104 UNITS
OPEN SPACE (CALCULATED ON OPEN SPACE PLAN)	9.63 ACRES
TOTAL	18.78 ACRES

BUILDING AREA CALCULATION			
	OVERALL SF	UNITS	TOTAL SF
CAPEWOOD	2,040	5	10,200
FORESTWOOD	1,714	40	68,560
FORESTWOOD EXTENDED GARAGE	1,792	10	17,920
MEADOWOOD	1,747	15	26,205
MEADOWOOD EXTENDED GARAGE	1,835	4	7,340
WILLOWOOD	1,784	30	53,520
CUMULATIVE BUILDING AREA			183,745

APARTMENT COMPLEX COVERAGE CALCULATIONS	
SITE AREA	818,177 SF
TOTAL BUILDING FOOTPRINT AREA	183,745 SF
BUILDING COVERAGE	25.4%
PRIVATE ON STREET PARKING SPACE AREA	4,600 SF
DRIVES, SIDEWALKS, STOOPS, PATIOS	194,807 SF
MISCELLANEOUS (UTILITIES, GRAVEL, ETC)	20,000 SF
TOTAL IMPERVIOUS AREA	403,152 SF
IMPERVIOUS SITE COVERAGE	49.3%

DENSITY CALCULATIONS

PD ZONING AREA = 18.78 AC
104 UNITS PROPOSED = 5.64 UNITS/ACRE

REFER TO REZONING PLAN FOR REZONING BOUNDARY MAP AND DESCRIPTION

PROPOSED PHASING:
ALL NEIGHBORHOOD APARTMENT UNITS WILL BE CONSTRUCTED IN ONE PHASE.

FIRE DISTRICT:
THE SUBJECT PROPERTY IS SERVED BY THE SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT.

WATER DISTRICT:
WATER DISTRICT IS PUBLIC WATER SUPPLY DISTRICT #13 (PWSD #13). PROPOSED WATER IMPROVEMENTS AND SERVICE WILL BE COORDINATED WITH THE DISTRICT.

EASEMENTS:
MINIMUM PROPOSED EASEMENT WIDTH FOR PUBLIC STORM SEWER AND SANITARY SEWERS IS 15–FT.

SIDEWALKS:
5–FT WIDE SIDEWALKS ARE PROPOSED ALONG 12TH ST AND SW MAJOR ROAD, WITH A 8–FT MULTIUSE PATH ON THE SOUTH SIDE OF SW MAJOR RD. PROPOSED INTERNAL PRIVATE STREET SIDEWALKS ARE 6–FT WIDE, AND 8–FT WIDE WHEN ADJACENT TO PARKING SPACES.

SETBACKS:
PROPOSED FRONT SETBACK FROM EDGE OF PAVEMENT IS 25–FT.

NOTES:

1. REFER TO PRELIMINARY PLAT FOR LOT BEARINGS AND DISTANCES. REFER TO REZONING DRAWING FOR ZONING INFORMATION. SEE SHEET 07 OF 07 FOR OPEN SPACE PLAN.
2. PD STANDARDS ARE BASED ON THE APARTMENT COMPLEX BUILDING TYPE AND MF–10 (LOW DENSITY MULTI–FAMILY) ZONING DISTRICT EXCEPT FOR THOSE MODIFICATIONS TO THE RESIDENTIAL DESIGN STANDARDS (407.080) AS REQUESTED AND NOTED IN THE PD STANDARDS DOCUMENT FOR THE PROPOSED DEVELOPMENT.
3. A TYPE "A" LANDSCAPING BUFFER WILL BE PROVIDED ALONG SW MAJOR RD (MAJOR COLLECTOR STREET).
4. BUILDINGS CC AND DD HAVE EXTENDED GARAGES.
5. SW 12TH ST AND SW MAJOR RD ARE BEING EXTENDED AS SHOWN AS PART OF THIS PROJECT.

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PE - 2008019568

REDWOOD HOMES – PHASE II
PD CONCEPT PLAN – OVERALL
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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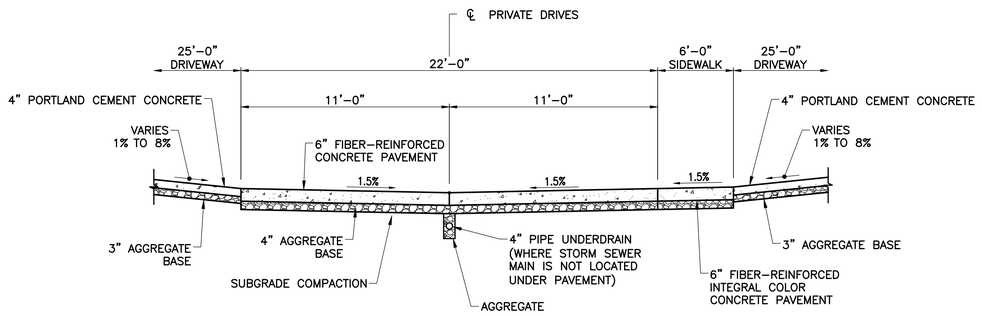
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TYPICAL PAVEMENT SECTION W/O CURB
N.T.S.

NOTES:

SIDEWALK TO BE INTEGRALLY CAST WITH SOLOMON COLORS, INC. READY MIX COLOR 920 ONYX

NOTES:

1. REFER TO PRELIMINARY PLAT FOR ADDITIONAL LOT DIMENSIONS. REFER TO REZONING DRAWING FOR ADJACENT PROPERTY OWNER AND ZONING INFORMATION.
2. ALL APARTMENT UNITS ARE ONE STORY, WITH TWO (2) BEDROOMS AND TWO (2) CAR GARAGE. ALL DRIVEWAYS ARE 18–FT WIDE.
3. NUMBER OF UNITS PER ATTACHED BUILDING VARIES FROM FOUR (4) UNITS TO EIGHT (8) UNITS PER BUILDING.
4. PROPOSED WATER INFRASTRUCTURE LOCATIONS AND SERVICE WILL BE COORDINATED WITH PWSD #13.
5. INTERNAL APARTMENT STORM SEWER SHOWN FOR REFERENCE ONLY. PUBLIC STORM SEWER INCLUDES PROPOSED UTILITY EASEMENT.
6. MINIMUM CLEAR SEPARATION BETWEEN BUILDINGS IS 20–FT.
7. PROPOSED PARKING SPACES ARE 10–FT WIDE BY 19–FT LONG.
8. INTERNAL STREETS ARE PRIVATE AND INVERTED TO DRAIN TO CENTER OF DRIVE LANES. 6–FT SIDEWALK IS INTEGRAL TO STREET (NO CURB AND GUTTER).

SEE SHEET 6 OF 7 FOR SW 12TH ST AND SW MAJOR RD TYPICAL STREET SECTIONS

PARKING CALCULATIONS

TOTAL APARTMENT UNITS = 104
ALL UNITS ARE 2–BEDROOM UNITS

APARTMENT PARKING SPACES REQUIRED =
104 x 2 SPACES/UNIT = 208 SPACES

2 GARAGE SPACES AND 2 DRIVEWAY SPACES ARE PROVIDED FOR EACH UNIT.

ADDITIONAL DEVELOPMENT PARKING:

CLIENT DESIRED: ONE (1) OFF–STREET (NON–DRIVEWAY) SPACE EQUIVALENT TO 25% OF TOTAL UNIT COUNT.

0.25 * 104 UNITS = 26 SPACES DESIRED

26 ADDITIONAL SPACES PROVIDED

LEGEND

PROPERTY LINE
LOT LINE
RIGHT OF WAY LINE

(2) 60" CULVERTS UNDER ROAD
EXISTING 8" DIP FORCE MAIN (TO REMAIN, OR TO BE RELOCATED BY OTHERS)
60.00'
STREAM BUFFER
RETAINING WALL (LARGE BLOCK, 10–15 FT TALL WITH FENCE ON TOP OF WALL)
MINOR STREAM BUFFER ENCROACHMENT
EXISTING RIGHT–OF–WAY (TO BE VACATED BY OTHERS)
SW 12TH ST EXTENSION
PUBLIC STORM SEWER (TYP)
SW 12TH ST
SANITARY SEWER EXTENSION TO EXISTING LIFT STATION
5' SIDEWALK ALONG SW 12TH ST
PROPOSED 60' RIGHT–OF–WAY (TO BE DEDICATED BY OTHERS)
32.00'
END OF COLLECTOR ROAD CONSTRUCTION
"PLOS" PUBLIC LAND AND OPEN SPACE DISTRICT
CONCEPTUAL COLLECTOR ROAD EXTENSION BY OTHERS
22.00'
BUILDING NN – 4 UNITS
25.00'
BUILDING PP – 4 UNITS
SANITARY SEWER (TYP)
6' SIDEWALK
ROAD H
PARKING SPACES
26.97'
25.11'
BUILDING SANITARY SEWER SERVICE LATERAL (TYP)
29.24'
25.08'
72.78'
BUILDING MM – 4 UNITS
BUILDING QQ – 5 UNITS
BUILDING SS – 5 UNITS
ROAD F
ROAD H
6' SIDEWALK
23.17'
PRIVATE STORM SEWER (TYP)
72.15'
BUILDING LL – 4 UNITS
BUILDING RR – 4 UNITS
29.48'
28.17'
WATERLINE (TYP)
22.00'
ROAD G
STORMWATER MANAGEMENT BASIN C
BLUE SPRINGS CHRISTIAN CHURCH
7920 SW 7 HWY
INST. NO. 2013E0120419
LOT 1
BLUE SPRINGS CHRISTIAN CHURCH 1ST PLAT LOT 1
"GB" GENERAL BUSINESS
BUILDING TT – 4 UNITS
25.23'
BUILDING UU – 8 UNITS
6 PARKING SPACES
25.00'
112.23'
7.50'
6' SIDEWALK

MATCHLINE SEE NEXT SHEET

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REDWOOD HOMES – PHASE II
ENLARGED PD CONCEPT PLAN – NORTH
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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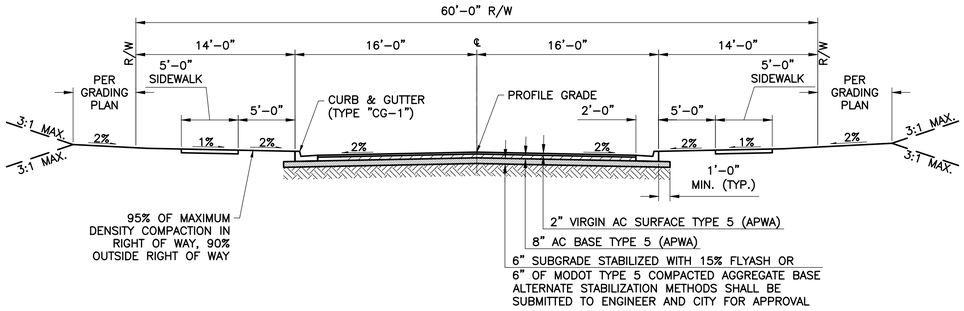
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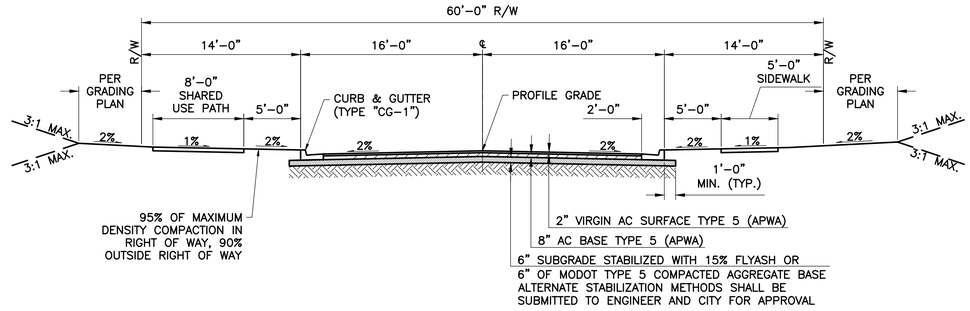
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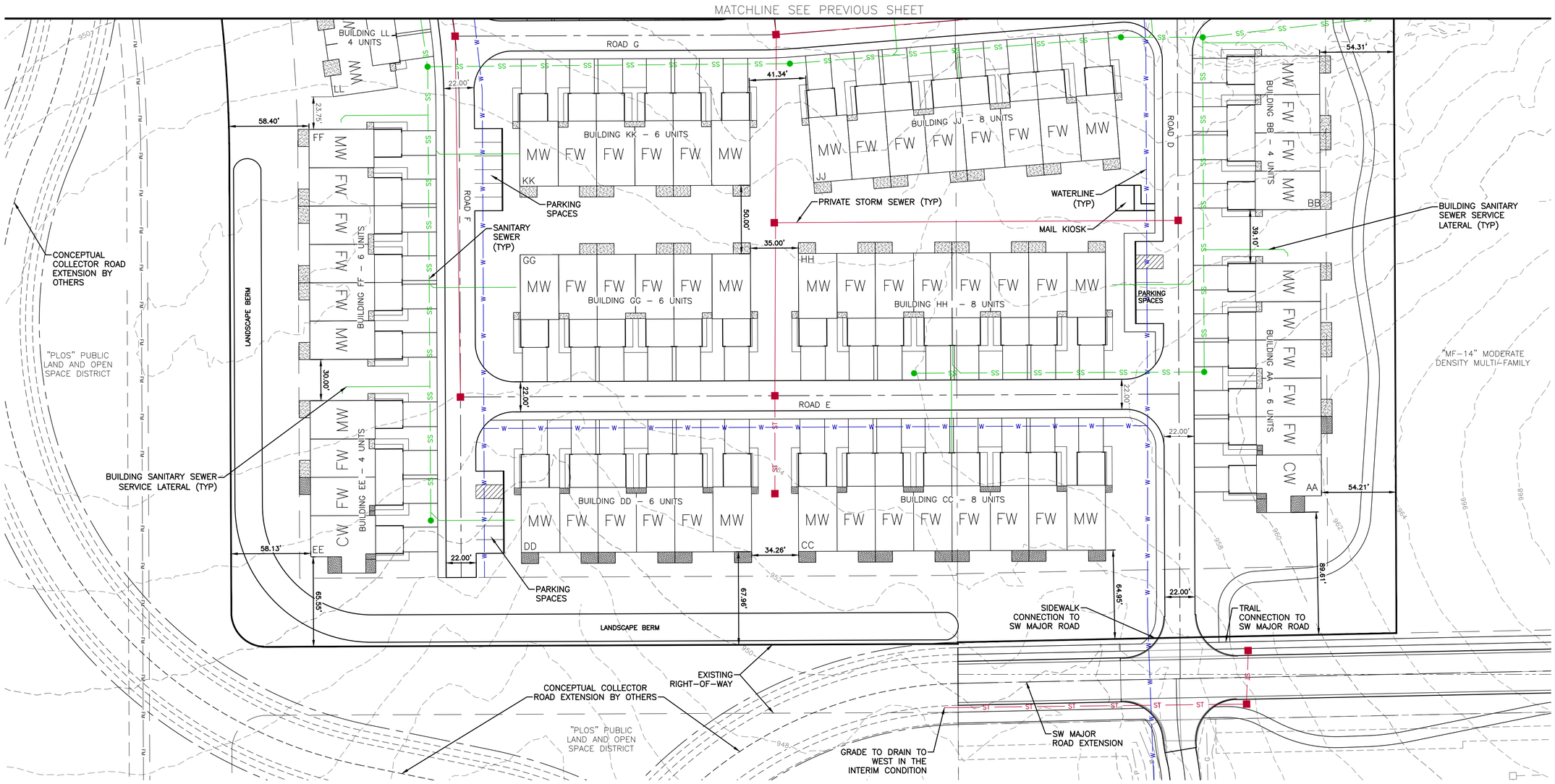
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TYPICAL 32' RESIDENTIAL COLLECTOR STREET SECTION
(SW 12TH ST)
N.T.S.



TYPICAL 32' RESIDENTIAL COLLECTOR STREET SECTION
(SW MAJOR RD)
N.T.S.



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REDWOOD HOMES – PHASE II
ENLARGED PD CONCEPT PLAN – SOUTH
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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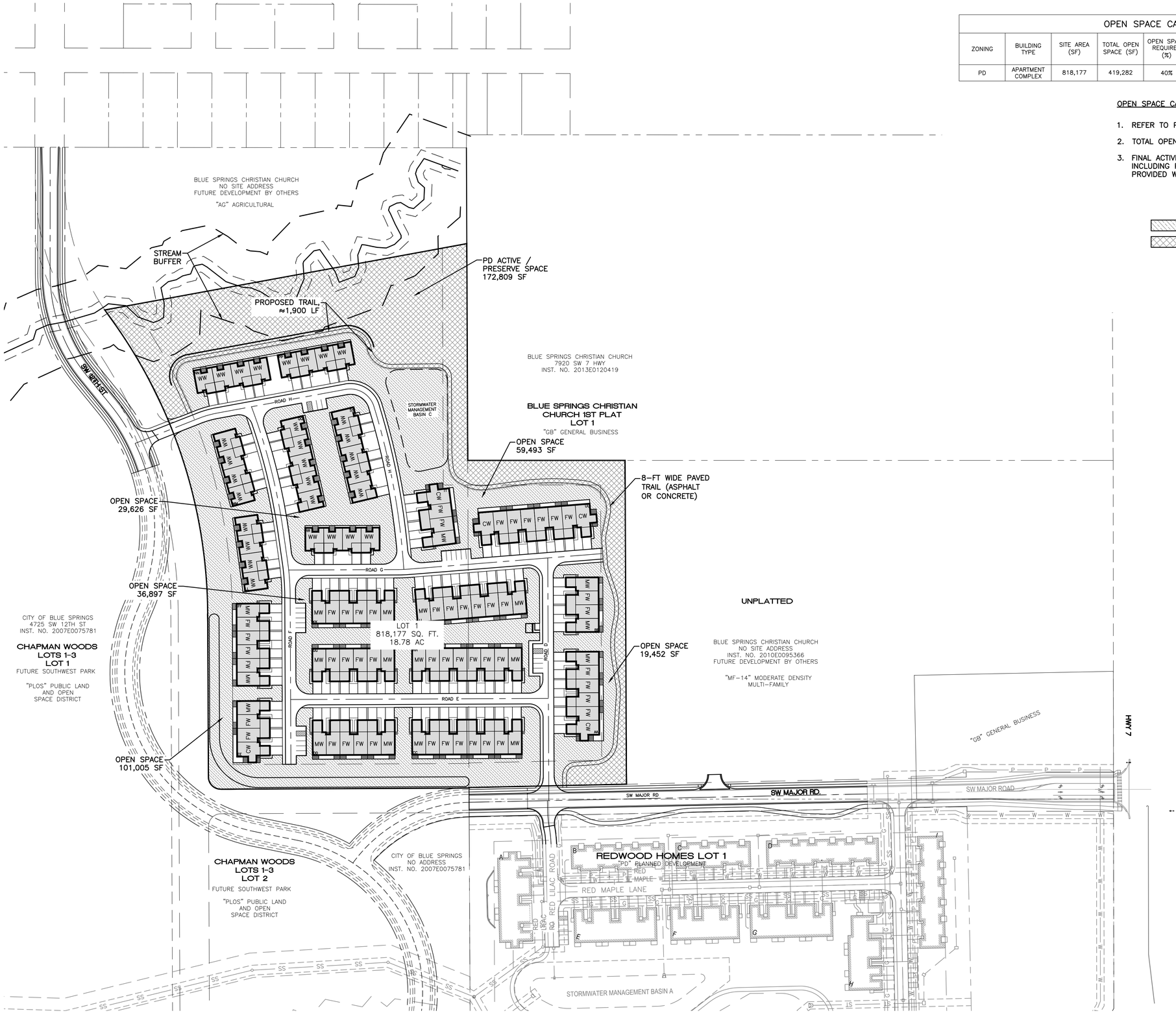
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OPEN SPACE CALCULATIONS								
ZONING	BUILDING TYPE	SITE AREA (SF)	TOTAL OPEN SPACE (SF)	OPEN SPACE REQUIRED (%)	OPEN SPACE PROVIDED (%)	ACTIVE OPEN SPACE (SF)	ACTIVE OPEN SPACE REQUIRED (%)	ACTIVE OPEN SPACE PROVIDED (%)
PD	APARTMENT COMPLEX	818,177	419,282	40%	51.2%	172,809	10%	21.1%

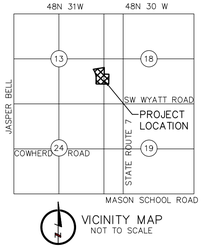
OPEN SPACE CALCULATION NOTES:

1. REFER TO PLAN FOR OPEN SPACE LOCATIONS AND AREAS.
2. TOTAL OPEN SPACE INCLUDES ACTIVE OPEN SPACE.
3. FINAL ACTIVE OPEN SPACE AREA SUBJECT TO FINAL DESIGN, INCLUDING PROPOSED GRADING. ACTIVE OPEN SPACE PROVIDED WILL EXCEED REQUIRED AREA.

LEGEND

PD PASSIVE OPEN SPACE

PD ACTIVE OPEN SPACE



VICINITY MAP
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DEVELOPER
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REDWOOD HOMES – PHASE II
OPEN SPACE PLAN
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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REDWOOD HOMES – PHASE II

OFFSITE SANITARY SEWER EXHIBIT

REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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Redwood Blue Springs Phase 2

Planned Development District Application

October 2023

Revised December 2023



Applicant:

Richard Batt, Vice President of Acquisitions

Ali Karolczak, Director of Acquisitions

For:

Redwood Living

7007 E. Pleasant Valley Road

Independence, OH 44131

216-360-9441

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12/11/2023

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- Surrounding Neighborhood Characteristics 12
- Traffic Considerations 12
- Development & Construction Timeline 13

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12/11/2023

Redwood Living

Since 1991, Redwood Living has been growing and operating with the mission of bringing single-story apartment living to renters throughout suburban America. We are excited for the opportunity to expand our Neighborhood into the City of Blue Springs, MO.

We pride ourselves in learning from our past successes and challenges to take a data-driven approach as we enter markets and consider potential locations for development. While we are based in Cleveland, OH and new to Kansas City, there is an immediate sense of Midwestern familiarity to the area. We recognize Blue Springs as a location that is desirable for our particular product type, based on the current demographics, future projections, and strong sense of identity. Evidencing our commitment to Blue Springs, we have already purchased the land for the first phase of our Neighborhood and plan on starting construction this summer.

At Redwood, we live by our eight Core Values:

Do One Thing Really Well
Be Entrepreneurial
Serve Those You Lead
Deliver More Than Expected
Communicate Openly & Honestly
Instill Family & Team Spirit
Demonstrate Integrity & Authenticity
Be Nice & Have Fun

We listen to our existing residents, as well as the concerns of those that will one day be our neighbors. Starting with Core Value #1, our fundamental product has remained the same over the years: two-bedroom, two-bathroom, single-story, pet-friendly apartment homes with private attached garages and personal patios. However, we are constantly making adjustments in our materials and living space layout designs to improve the quality of product that we can offer our residents.

To date, we have built nearly 16,000 apartment homes, and have never sold anything that we have built. Like you, we are invested in the long-term sustainability of our Neighborhoods.



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Written Narrative

Following on our original Neighborhood, Redwood Living is proposing a Phase 2 Neighborhood of all single-story apartment homes. Our goal is to provide a product that feels like a single-family living space, while allowing for the flexibility that comes with renting from a dedicated and professional property management company. The submitted Concept Plan Proposal includes 104 units in addition to the 124 units in Phase 1.

While floor plans will range in size from 1,294 to 1,620 square feet, each home will be designed with two-bedrooms, two-bathrooms, a private attached two-car garage, and a personal patio. Homes can be accessed through the garage or through the private front entrance, allowing residents the security and cleanliness of being able to enter their home without having to encounter shared doors, hallways, or enclosed common spaces. In addition to our standard features, premium units will include covered and screened-in patio spaces.

Zoning Designation

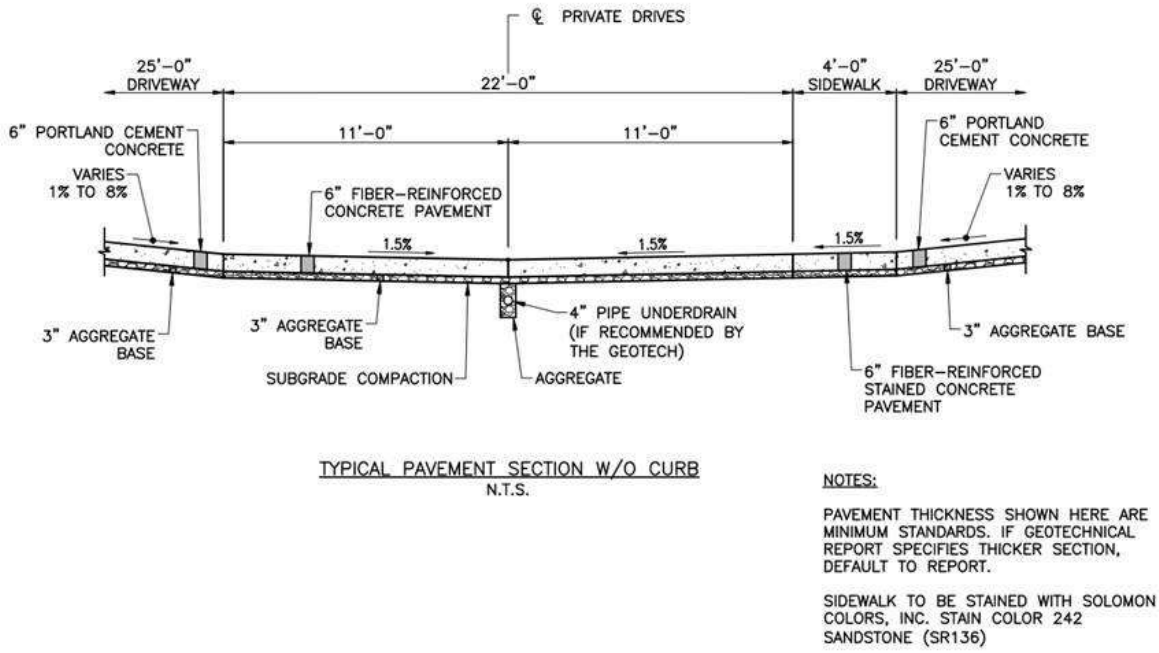
The site location that Redwood is proposing for development is approximately 18.78 acres located at MO-7 and SW Major Road. Redwood is requesting to re-zone this area, which is currently mixed with MF 14 (Multifamily), GB (General Business), and AG (Agricultural), to a Planned Development (PD) District (please see attached map). The site is in the S1 Area of the Comprehensive Plan that designates the land as included in a Mixed Density Neighborhood. At 5.64 units per acre the Redwood neighborhood fits in the lower end of the 5 to 12 units per acre expectation for the area. After working with the Planning Department to maintain the spirit of the Mixed Density Neighborhood, we are leaving the MO-7 frontage available for commercial development. As part of the PD, the Concept Plan is being developed under the Apartment Complex building type and "MF-10" (Low Density Multi-Family) zoning district standards, with exceptions listed under the "Residential Design" section. We believe that our plan provides for an appropriate transitional use between the commercially zoned land to the east and the proposed city park to the west.

While the City of Blue Springs currently offers zoning designations that could potentially be modified to accommodate the product that Redwood is proposing, there is nothing that fully encapsulates our development needs. Redwood aims to bring an innovative, high-quality housing type to the area. Potential residents of this Neighborhood are those looking for the ease of navigation into and throughout their home, due to our intentional architectural design of no stairs and FHA compliance; peace and quiet, which is afforded with no one above you or below you, extra insulation between unit walls, and no noisy amenities (such as pools, clubhouses, or basketball courts); and maintenance-free living, with a site Neighborhood Manager, site Service Technician, and full landscaping services incorporated into the rent.

Redwood's product type is uniquely situated to be able to maximize the developable area of this particular location. The current existence of wetlands on the north side of the property would make it difficult for other developers, potentially requiring additional mitigation. Redwood's proposed site plan is designed to almost entirely work around these areas, allowing for significant areas of preservation and conservation. Unlike some options available, Redwood Neighborhoods offer substantial open space, even in addition to the areas of wetlands preservation. Additionally, we have worked with the Parks Department on unit arrangement, landscaping, the road configuration and placement of SW 12th Street and the extension of SW Major Road to best accommodate access to the park and park amenities for the benefit of our and Blue Springs residents.

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Something somewhat unique to Redwood's business model is the development and long-term maintenance of private drive aisles throughout the Neighborhood. These are concrete 22'-wide, inverted crown drive aisles, typically with an integral 4'-wide sidewalk on one side. However, Redwood will be expanding our standard design to accommodate Blue Springs' 6'-wide sidewalk requirement. This design is FHA compliant, allowing residents to navigate the site with particular ease, as there are no curbs to traverse. The FHA route is specifically designated as separate from the drive aisles with color differentiated concrete. While traffic is required to drive down the drive aisles, the integral sidewalk is full depth, effectively rendering the entire paved surface (28' wide) as a fire lane in the event of an emergency. Additionally, we prohibit on-street parking as part of our lease with enforcement that's part of our Neighborhood Manager's responsibilities, which reserves the full use of this drive aisle by emergency vehicles at all times. Redwood handles all snow removal and road repair maintenance for the Neighborhood.



Redwood Drive Aisle Typical (to be expanded to 6' sidewalk)

Platting

The site is currently two parcels 42-740-99-99-00-0-00-000 and 41-930-03-02-00-0-00-000. Redwood is requesting that these parcels be re-platted into one lot and two future development parcels, one that will be the Redwood Blue Springs Neighborhood outlined in this application, and two future development parcels that will remain agricultural zoning and MF 14 / General Business zoning and will remain owned by Blue Springs Christian Church.

Residential Design

Redwood's intended product-type and site plan design falls within the residential standards category. These single-story apartment homes will provide a unique housing choice to the city, while respecting the natural features of the location. Though technically multi-family, because of the non-traditional elements of the project, Redwood is pursuing PD zoning in order to accommodate these variations.

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The residential design, including building orientations and streetscapes, is largely determined by the placement of the natural features on the site. Redwood intends to break up the monotony of adjacent buildings through following the natural borders of the stream buffer, providing four different floor plans with unique elevations, and offering a variety of color options for the vinyl portions of the homes.



Interior Forestwood Units with Meadowood End Units (Rendering)



Interior Forestwood Units (Existing)

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Meadowood End Unit (Existing)



Capewood End Unit (Existing)

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12/11/2023



Willowood Units (Rendering)



Willowood Units (Existing)

Redwood takes pride in designing Neighborhoods that allow residents with mobility concerns to navigate their home and the property with minimal restrictions. This includes eliminating steps

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wherever possible. Each home has a forecourt, with either an individual or shared FHA walkway leading up to the personal entrance of their home. In addition, each entrance has a stoop that is level with the FHA walkway. Redwood has taken into account Blue Springs' stoop requirements, and we are modifying our typical dimensions to comply for the Forestwood, Meadowood, and Capewood floor plan types. In the case of the Willowood floor plan, the entryway is not amenable to this adjustment, and therefore will need to deviate from the standard.

The facades of the buildings will be constructed with two different building materials, vinyl and stone. Redwood has an upgraded architectural element of a dormer that we will be using for this project. In addition, several buildings are currently anticipated to include building steps, which will adjust the roof pitch line within those buildings.



Dormer Example



Building Step/ Roof Pitch Example

Redwood acknowledges that garages play a predominate role in the streetscape. This design is intentional for the overall improved functionality of the space for our residents. Forestwood, Meadowood, and Capewood unit types have 74% of the façade as garage-prominent, and Willowoods have 54% of the façade as garage-prominent. Since these percentages do not comply with Blue Springs' Residential Design Code, Redwood has proposed using upgraded garage doors and hardware for this project.

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Example of Upgraded Door / Hardware

There is a substantial amount of open space throughout this Neighborhood, with Redwood's site plan providing 51% total open space which includes 21% active space. Furthermore, we will connect through Redwood's FHA Route, onto Major Road and SW 12th Street, which will lead directly into the proposed park to the west.



As noted in the Zoning Designation section, Redwood is proposing that Blue Springs allow for the construction of private drive aisles throughout the Neighborhood. Redwood is willing to build and dedicate the portion of the extensions of Major Road and SW 12th Street shown in the Concept Plan submittal; however, the remainder of the site will not be built to public road standards (see typical). The exception to this design is that Redwood will expand the sidewalk to 6' from its typical 4' design.

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Blue Springs' Comprehensive Plan

The City of Blue Springs' Comprehensive Plan recognizes the benefits of adaptability and looking at each project through the lens of an incremental and strategic investment opportunity. This application is requesting a change to the zoning code; however, a PD District will allow the city to have control over the approval of the site plan and its architectural and development elements, which Redwood believes follow suit of the long-term goals of the Comprehensive Plan.

The Comprehensive Plan specifically identifies that the population of Blue Springs is growing older, increasing specifically in the areas of empty nesters and retirees. While Redwood Neighborhoods are not formally age restricted, they are especially attractive to these two categories of individuals. Throughout our current count of nearly 17,000 units, approximately 70% of the portfolio is made up of empty nesters and the average resident age is 51. The single-story lifestyle, particularly with in-suite washer and dryer hook-ups, is beneficial to anyone with mobility concerns. With Redwood being entirely comprised of rental units, it provides an opportunity for aging adults to unlock the potential of the built-up equity in their house as they age in place. Traditional owner-occupied units could only achieve this through the use of a reverse mortgage or refinance, which could result in unnecessary debt when the house is sold.

Our Redwood Neighborhood intends to benefit the proposed park to the west of our site through granting access and cooperative planning and preserve the stream buffer that currently exists. The Comprehensive Plan speaks to the importance of nature and recreational areas in Blue Springs. Not only will this development benefit connectivity to the city park, but it is also designed to balance the creation of a needed product with the conservation of natural resources. At Redwood, we are familiar and fond of being neighbors to local parks; and are more than happy to work with the city/county to provide connectivity.







Redwood Hudson, Located Adjacent to the Norton Road Trailhead for Summit Metro Parks

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This Land Use & Development Plan for this location is Mixed Density Neighborhood and Mixed-Use – Employment Dominant. The Mixed Density Neighborhood designation calls for residential living arranged in a neighborhood pattern with access to supporting uses. Not only will Redwood's proposed contribution to the extension of Major Road and SW 12th Street act as an entryway into the future park to the west, the walking trail and internal sidewalks will connect to sidewalks on Major Road and Wyatt Road, providing residents with pedestrian access to the park and future commercial development along MO-7. Mixed Density Neighborhood typically calls for 5 to 12 units per acre. Redwood's product type allows for this particular site to accommodate a multi-family housing type, while staying on the low end of this range. Partially due to the stream buffer, the proposed site plan calculates to 5.64 units per acre. The proposed site plan primarily avoids the area designated for Mixed-Use – Employment Dominant. However, it also allows for a larger portion of the frontage along MO-7 to remain General Business for future commercial use.



Land Use & Development Plan

Surrounding Neighborhood Characteristics

The existing surrounding neighborhood is a mix of single-family residential, institutional, and commercial uses, either built or planned. Redwood is proposing a product that is compatible with these designations in a mixed-use area of the city. Our elevations are designed to keep up with the single-family residential look and feel. Redwood apartment homes are not modern, boxy structures; but rather, incorporate classical gable-end architecture with sloped roofs. We believe that the proposed plan does not create an isolated district surrounded by unrelated districts. Instead, it serves as a transitional product for uses that traditionally are less compatible to be near each other.

Traffic Considerations

A traffic study was completed in December 2021 by Merge Midwest Engineering to review existing traffic volume and identify any potential improvements regarding the intersections of MO-7 & SW Wyatt Road and MO-7 & SW Major Road. This study is part of the submittal package for Redwood's Re-zoning and Concept Plan Proposal. Recommendations were presented in the report after fieldwork was

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completed and findings were analyzed in conjunction with MoDOT's *Access Management Guidelines*. The study concludes that no turn lane or traffic signal improvements are warranted for Redwood's proposed development.

Development & Construction Timeline

Redwood anticipates having Zoning, PD Plan Approval, Civil Engineering Plan Approval, Architectural Plan Approval, and all other required approvals for Phase 2 and permits in Fall of 2024 with a construction start in mid-2025. Based on historical estimates, it is anticipated that earthwork will be completed, and the first building will receive its certificate of occupancy in Fall of 2026. Following a continuous building schedule and delivery of an average of eight units per month, Redwood is projecting the completion of this project in Spring of 2027. Evidencing our commitment to Blue Springs, Redwood has purchased the Phase 1 land. Given the turmoil in the construction material availability and pricing and the recent interest rate volatility we have not started construction on Phase 1. However, with recent retreats in construction costs and increasing rents we are now expected to start construction in mid-2024.

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The City of Blue Springs Missouri

RZ-10-23-8944
PP-10-23-8945
PDC-10-23-8946

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING: TBD
CC MEETING: TBD
BOA MEETING:
NEWSPAPER: TBD
NOTICE LETTERS: TBD
PLANNER: Jamarcus Magee, Associate Planner

Planning Application

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

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

Redwood Blue Springs MO P2

Project Name

42-740-99-99-00-0-00-000 and portion of 41-930-03-02-00-0-00-000 See attached

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
AG / MF-14	Vacant, undeveloped	PD	Single-story apartments	18.78	1

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
Richard Batt	Redwood Living	216-970-3236	RBatt@byRedwood.com

Address	City	State	Zip Code
7007 E. Pleasant Valley Road	Independence	OH	44131

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 RBatt — Digitally signed by RBatt Date: 2023.10.24 10:07:50 -04'00'

Applicant Signature | **Date**

Name of Property Owner	Phone	Email Address
David Judd	816-229-7311	djudd@bscc.org

Address	City	State	Zip Code
7920 S. 7 Hwy	Blue Springs	MO	64014

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 David Judd — Digitally signed by David Judd Date: 2023.10.23 15:14:03 -05'00' — October 23, 2023

Property Owner Signature | **Date**

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10/26/2023

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:

Redwood Living is requesting the rezoning of approximately 18.98 acres located southwest of Blue Springs Christian Church. The proposal is for a zoning change from Agricultural and MF-14 to Planned Development, in order to build 104 two-bedroom, two-bathroom, single-story apartment homes with private attached two-car garages as shown in the PD Concept Plan containing one 18.78 acre lot. This plan is designed to work around the existing stream corridor, impacting as little as possible.

As part of this development, Redwood intends to build concrete 22'-wide private, inverted crown drive aisles with an integral 6'-wide sidewalk on one side of the drive. This design allows for FHA compliance, with a color-differentiated concrete FHA route. It also allows for a 26'-wide fire lane, as the concrete sidewalk is full depth.

In addition to the development of these apartment homes, Redwood will extend SW Major Road to the proposed Southwest Park boundary, and will extend SW 12th Street south to the proposed entrance to Redwood Phase 2. The remainder of SW 12th Street and SW Major Road will be constructed in the future when Southwest Park is improved (by others).

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10/26/2023

(Richard Batt and Dan McGhee are primary contacts for City Correspondence)

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Richard Batt	Redwood Living		
Address	**City**	**State**	**Zip**
7007 E Pleasant Valley Road	Independence	OH	44131
Email	**Phone**	**Fax**	
RBatt@byRedwood.com	216-970-3236		

DEVELOPER

Name	Company Name		
Richard Batt	Redwood Living		
Address	**City**	**State**	**Zip**
7007 E Pleasant Valley Road	Independence	OH	44131
Email	**Phone**	**Fax**	
RBatt@byRedwood.com	216-970-3236		

ENGINEER

Name	Company Name		
Dan McGhee	Lamp Rynearson		
Address	**City**	**State**	**Zip**
9001 State Line Road, Suite 200	Kansas City	MO	64114
Email	**Phone**	**Fax**	
Dan.McGhee@LampRynearson.com	816-305-6264	816-361-0045	

ARCHITECT

Name	Company Name		
James Keys	MPG Architects		
Address	**City**	**State**	**Zip**
7007 E Pleasant Valley Road	Independence	OH	44131
Email	**Phone**	**Fax**	
james@mpg-architects.com	330-814-3331		

SURVEYOR

Name	Company Name		
Kellan Gregory	Lamp Rynearson		
Address	**City**	**State**	**Zip**
9001 State Line Road, Suite 200	Kansas City	MO	64114
Email	**Phone**	**Fax**	
Kellan.Gregory@LampRynearson.com	816-361-0440		

LANDSCAPE ARCHITECT

Name	Company Name		
Regan Pence	Lamp Rynearson		
Address	**City**	**State**	**Zip**
14710 W Dodge Road, Suite 100	Omaha	NE	68154
Email	**Phone**	**Fax**	
Regan.Pence@LampRynearson.com	402-496-2498		

ATTORNEY

Name	Company Name		
Lauren May	Redwood Living		
Address	**City**	**State**	**Zip**
7007 E Pleasant Valley Road	Independence	OH	44131
Email	**Phone**	**Fax**	
LMay@byRedwood.com			

OTHER CONTACT

Name	Company Name		
Lyle Winn	Lombardo Homes		
Address	**City**	**State**	**Zip**
13001 23 Mile Road, Suite 200	Shelby Township	MI	48315
Email	**Phone**	**Fa**	
lwinn@lombardocompanies.com	586-855-9563		

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10/26/2023

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]		$ 468
	General Development Plan	$0 + Public Hearing[1]		$
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	# 1 lot(s)	$ 444
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]	# 18.78 acre(s)	$ 919.16
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: #		$ 1831.16

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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PUBLIC NOTICE

Rezoning | RZ-10-23-8944
Planned Development Concept Plan | PDC-10-23-8946
"Redwood Living 2nd Phase"
North of the future extension of SW Major Road and West of SW 7 Highway
Parcel # 42-740-99-99-00-0-00-000 and 41-930-03-03-00-0-00-00

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, January 8, 2024 at 6:30 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Richard Batt with Redwood Living, on behalf of the property owner, First Baptist Church of Blue Springs, to rezone property from "AG" (Agriculture) and "MF-14" Moderate Density Multi-Family District to "PD – Residential" (Planned Development – Residential) and request approval of a Planned Development (PD) Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W. Main Street, Blue Springs, MO.

The site is legally described as follows:

All that part of the Southwest Quarter of Section 18, Township 48 North, Range 30 West, and all that part of the Southeast Quarter of Section 13, Township 48 North, Range 31 West, all situate in the City of Blue Springs, Jackson County, Missouri, being described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 18, said point also being the Northwest corner of Lot 1, BLUE SPRINGS CHRISTIAN CHURCH 1st PLAT, a subdivision of record situate in said City, County, and State and being filed with the Jackson County, Missouri Register of Deeds as Instrument No. 2013E0120419 on November 22, 2013; thence South 2°34'04" West, along the West line of said Lot 1, a distance of 26.65 feet to the Northeast corner of the Southeast Quarter of said Section 13; thence South 1°42'34" West, continuing along the West line of said Lot 1, a distance of 195.00 feet to the Point of Beginning; thence South 1°42'34" West, continuing along the West line of said Lot 1, a distance of 440.75 feet to the Southwest corner thereof, said point also being harmonious with the Northwest corner of a tract of land described in a General Warranty Deed filed with said Register of Deeds as Instrument No. 2010E0095366 on September 30, 2010; thence South 88°03'10" East, along the South line of said Lot 1, a distance of 320.00 feet to a point on a line that is 320.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 18; thence South 1°42'34" West, along the line that is 320.00 feet East of and parallel with the West line of the Southwest

Quarter of said Section 18, a distance of 688.75 feet to a point on the South line of said tract of land; thence North 88°03’08” West, along the South line of said tract of land, a distance of 320.00 feet to the intersection with the West line of the Southwest Quarter of said Section 18; thence North 1°42’34” East, along the West line of the Southwest Quarter of said Section 18, a distance of 22.32 feet to the intersection with the North right-of-way line of SW Bentley Drive, as shown on the plat of CHAPMAN WOODS, LOTS 1-3, a subdivision of record situate in said City, County, and State and filed with said Register of Deeds as Instrument No. 2007E0075781 on June 7, 2007; thence along the North right-of-way line of said SW Bentley Drive the following two (2) courses: 1) North 88°18'02" West a distance of 504.98 feet; 2) Westerly, Northwesterly, and Northerly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 25.00 feet, a central angle of 90°00'01", and an arc distance of 39.27 feet to the intersection with the East right-of-way line of SW 12th Street, as shown on said plat; thence along the East right-of-way line of said SW 12th Street the following three (3) courses: 1) North 1°41'58" East a distance of 331.04 feet; 2) Northerly and Northwesterly, around a curve to the left that is tangent with the exit of the last-described course, having a radius of 1,030.00 feet, a central angle of 36°01'18", and an arc distance of 647.56 feet; 3) Northwesterly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 470.00 feet, a central angle of 2°03'28", and an arc distance of 16.88 feet; thence North 81°34'30" East, departing the East right-of-way line of said SW 12th Street, a distance of 748.45 feet to the Point of Beginning.

Containing 826,765 square feet or 18.78 acres, more or less.

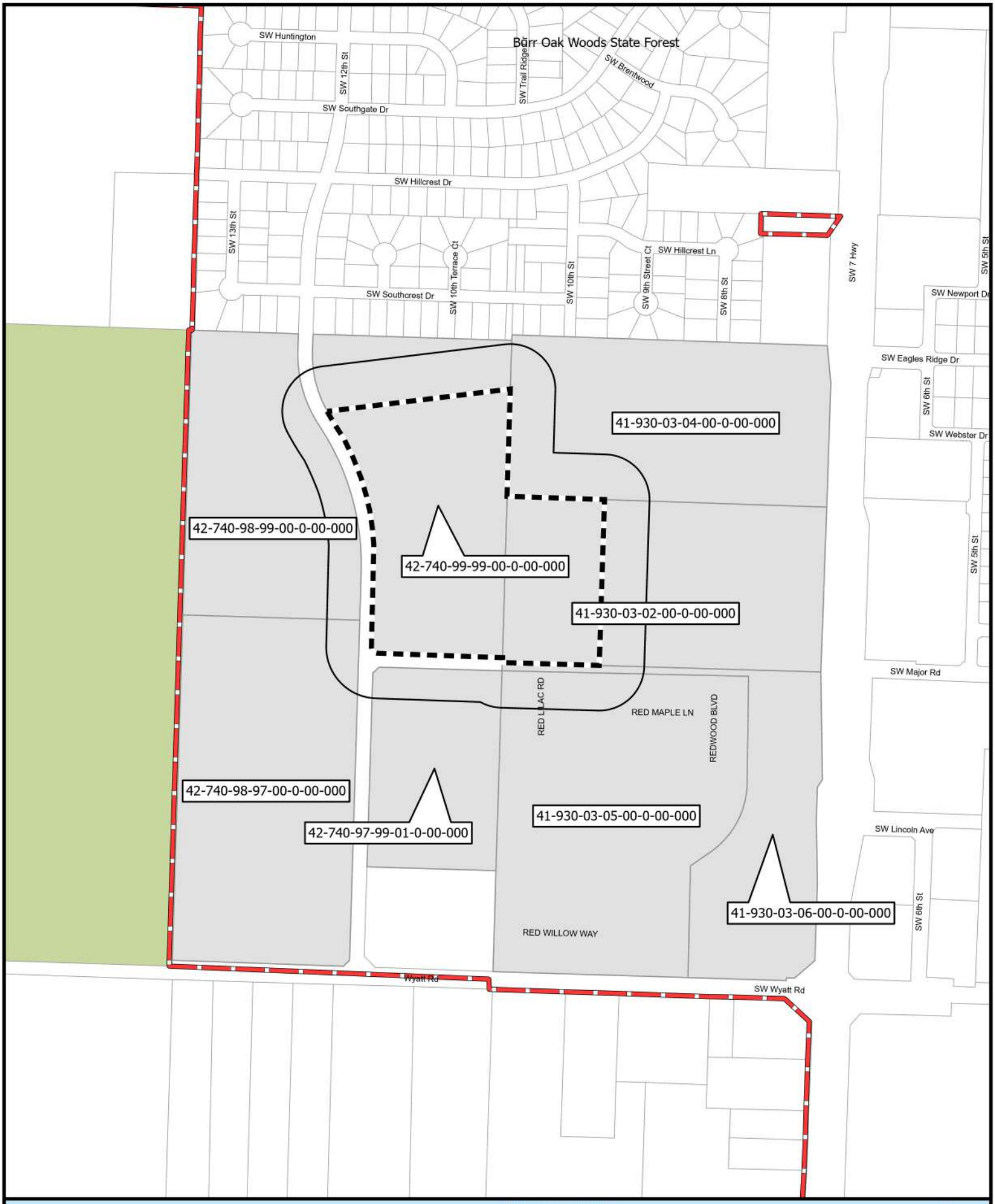
The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

CITY OF BLUE SPRINGS
Planning Commission
By: Jamarcus Magee, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8944 and PD Concept Plan / PDC-10-23-8946 on **Tuesday, January 16, 2024, at 6:00 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, December 23, 2023
E-MAIL TO THE EXAMINER: legals@examiner.net
12/19/2023



The City of Blue Springs Missouri

RZ-10-23-8944
PP-10-23-8945
PDC-10-23-8946
PARCEL # 42-740-99-99-00-0-00-000
PARCEL # 41-930-03-02-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 500 feet
Date: 12/6/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
41-930-03-04-00-0-00-000	7920 SW 7 HWY	BLUE SPRINGS	MO	64015	BLUE SPRINGS CHRISTIAN CHURCH	7920 S M 7 HWY BLUE SPRINGS, MO 64014
42-740-97-99-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
42-740-98-97-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
42-740-98-99-00-0-00-000	4725 SW 12TH ST	BLUE SPRINGS	MO	64015	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
42-740-99-99-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	BLUE SPRINGS CHRISTIAN CHURCH	7920 S M 7 HWY BLUE SPRINGS, MO 64014
41-930-03-02-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	REDWOOD BLUE SPRINGS SOUTHWEST WYATT ROAD P1 LLC	7007 E PLEASANT VALLEY RD INDEPENDENCE, OH 44131
41-930-03-06-00-0-00-000	26310 SW WYATT RD	BLUE SPRINGS	MO	64015	FIRST BAPTIST CHURCH OF BLUE SPRINGS	4500 LITTLE BLUE PARKWAY INDEPENDENCE, MO 64057
41-930-03-05-00-0-00-000	800 SW RED WILLOW WAY	BLUE SPRINGS	MO	64014	REDWOOD BLUE SPRINGS SOUTHWEST WYATT ROAD P1 LLC	7007 E PLEASANT VALLEY RD INDEPENDENCE, OH 44131

Blue Springs, Missouri
Community Development

December 22, 2023

Ref: Public Hearing: Rezoning | RZ-10-23-8944
Planned Development Concept Plan | PDC-10-23-8946
"Redwood Living 2nd Phase"
North of the future extension of SW Major Road and West of SW 7 Highway
Parcel # 42-740-99-99-00-0-00-000 and 41-930-03-03-00-0-00-00

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by applicant, Richard Batt with Redwood Living, on behalf of the property owner, First Baptist Church of Blue Springs, to rezone property from "AG" (Agriculture) and "MF-14" Moderate Density Multi-Family District to "PD – Residential" (Planned Development – Residential) and request approval of a Planned Development (PD) Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W. Main Street, Blue Springs, MO.

The hearing will be held in the Council Chamber at the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, January 8, 2024 @ 6:30 p.m.
&
City Council – Tuesday, January 16, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS / COMMUNITY DEVELOPMENT
Jamarcus Magee
Associate Planner


Redwood
APARTMENT NEIGHBORHOODS

Redwood APARTMENT NEIGHBORHOODS™

ABOUT US

- Founded in 1991
- All of the comforts of the home, without the stresses of home ownership
- **High-quality, single-story apartment homes, with attached garages**

- Over **160** Neighborhoods
- Over **17,000** Apartment Homes
- Across **9** states
- Redwood has **never sold** a Neighborhood we've built

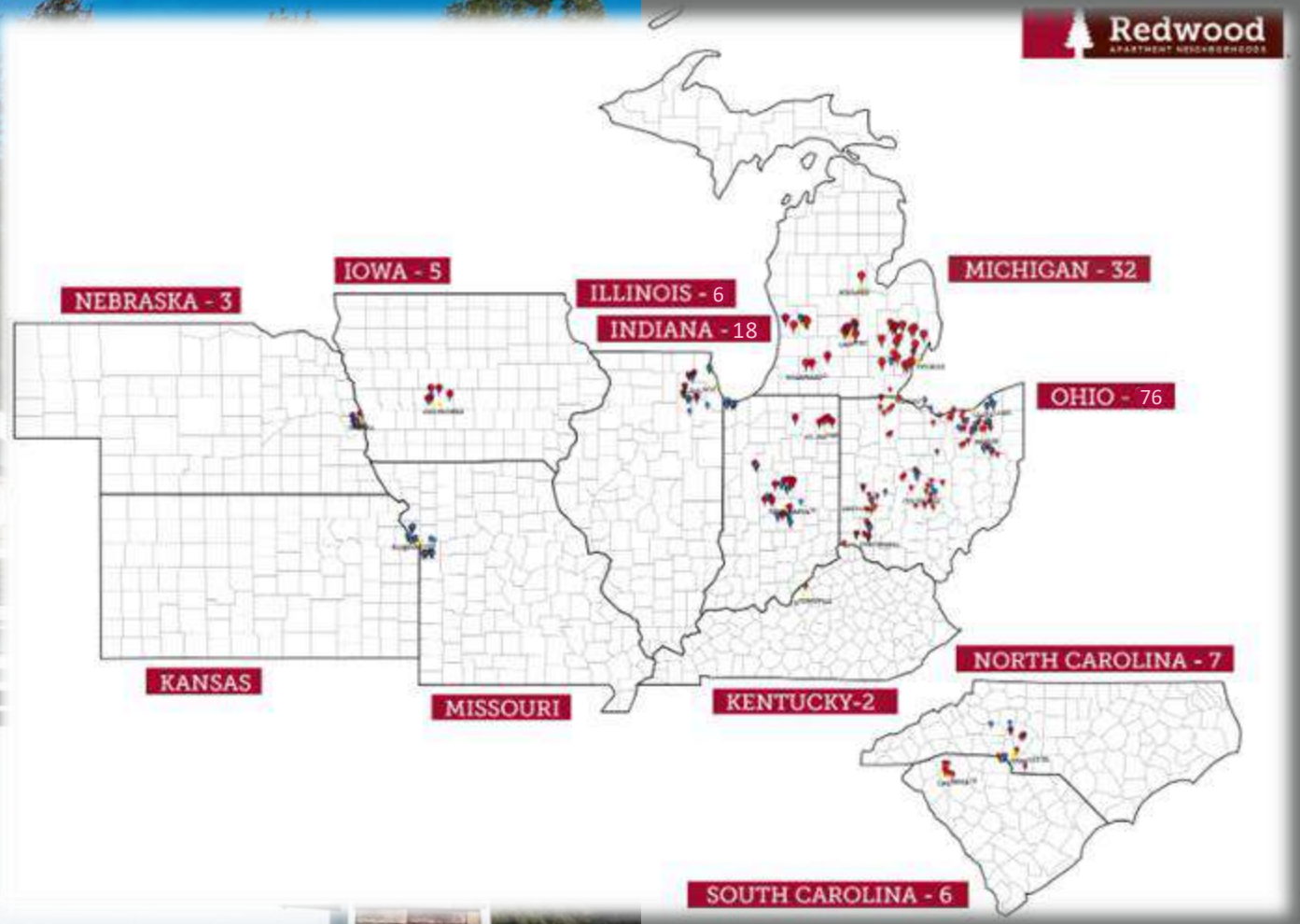


Our Core Values:

1. Do One Thing Really Well
2. Be Entrepreneurial
3. Serve Those You Lead
4. Deliver More Than Expected
5. Communicate Openly & Honestly
6. Instill Family & Team Spirit
7. Demonstrate Integrity & Authenticity
8. Be Nice & Have Fun

MARKET PRESENCE





History of Lombardo Companies

- Founded in 1961 by Cosimo and Antoinette
- Mostly northern Macomb County until 2004
- Major expansion in 2008 w/Centex acquisition
- 2,400+ market-rate apartment units, owned and managed
- Opened Cranbrook luxury custom home division in 2011
- Opened St. Louis, Missouri division in 2011
- Launched Anywhere Lombardo in 2017
- Opened Columbia, Missouri division in 2021
- Opened St. Louis, Missouri apartment division in 2022
- Opened Kansas City, Missouri division in 2023
- 17,000+ Total single family homes since founding (across all divisions)



Cosimo and Antoinette



Anthony Cathy Anna Lisa Sebastian

Third Generation making an impact!
Cosimo, Joe and Annalisa

11/2023

Lombardo Companies - Michigan



- Collective name encompassing all brands
- Land Acquisition, Land Development, Purchasing and Estimating, Marketing, Finance, Human Resources
- 170+/- full time employees and senior leadership team
- Consistently ranked in top 75 largest builders in US



- Single family homes and multi-family (duplex/townhomes)
- 1,450 – 3,800 sf
- 500+/- units per year



- Develop, build and manage market-rate rental communities
- In house construction management, leasing and maintenance staff
- Substantial growth plans
- 1450 Units under ownership



- Luxury custom homes
- 3,000 sf to 14,000 sf
- 30+/- homes per year



- Single family homes on customer's land
- 1,450 – 3,800 sf
- 30+/- homes per year

11/2023



REDWOOD RESIDENTS



- Empty Nesters
- Young Professionals
- Residents who want a single-story design
- Those who want a “peace and quiet” neighborhood
- Those who want a maintenance-free lifestyle
- Our design and features generate long-term residents



About Redwood Neighbors

50.6 Years Young
70% Empty Nesters
5-Mile Radius

1.89 Residents per Home
1.5 Cars per Home

7 School-Age Children per 100 Homes

Standard Lease Term = 1 year
Average Resident Stay = 2.07 years
18.8% of Residents Stay More than Five Years

Redwood
APARTMENT NEIGHBORHOODS™

RELIABLE RENTERS &

GREAT NEIGHBORS



Consistent application of rigorous background screening

Who?

- Every leaseholder living in a Redwood apartment home

What Are Those Checks?

- Credit score
- Rental history
- Civil judgment
- Criminal background checks

What Applications are Denied?

- Previous eviction
- Passed a bad check
- Felony assault conviction
- DUI/ OVI (within a certain number of years)

What Does This Mean?

Redwood's application screening criteria is more robust and allows us more control than most single-family subdivisions.

EQUAL HOUSING OPPORTUNITY



EXTERIORS OUR RESIDENTS DESERVE

- Single-Story Apartment Neighborhoods
- Two Car Attached Private Entrance Garage
- Personal Patios or Decks
- Stone and Shake Siding Accents
- Extensive Landscaping



















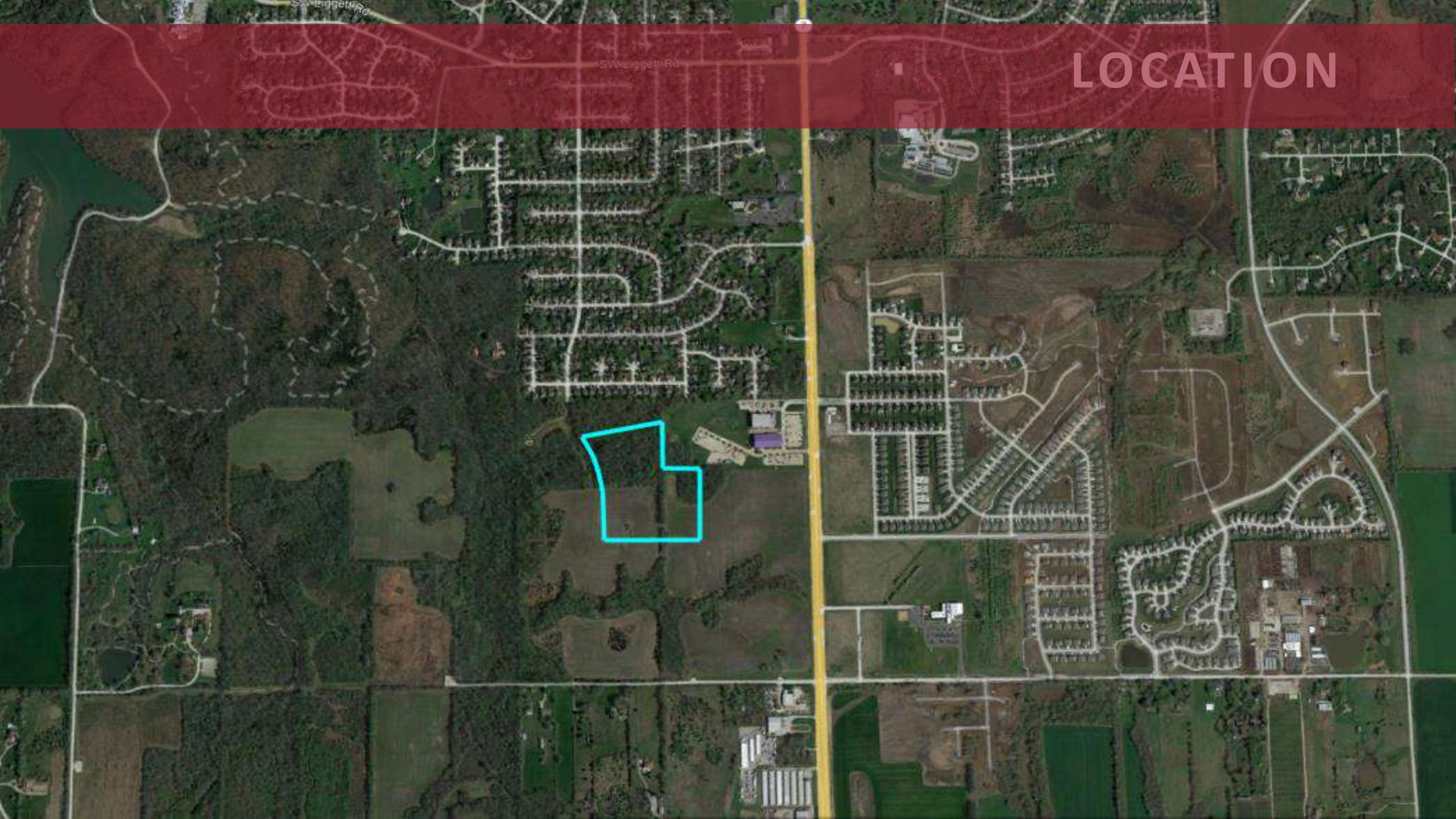



INTERIORS OUR RESIDENTS DESERVE

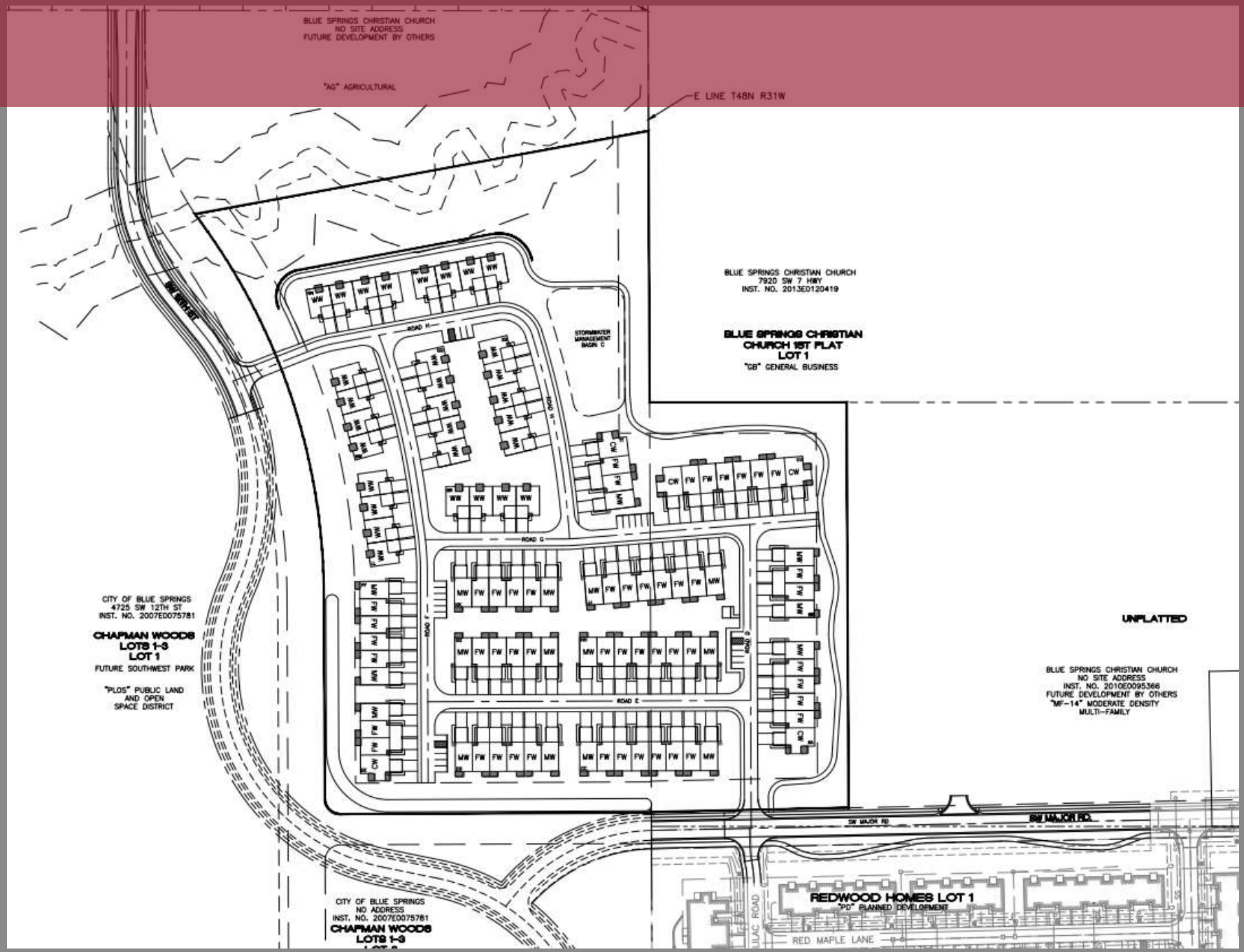
- 1300+ Square Foot Living Spaces
- Open Floor Plans
- Granite Counter Tops
- Private Entryways
- Vaulted Ceilings
- Energy Star Certified Construction



LOCATION



SITE PLAN


BLUE SPRINGS CHRISTIAN CHURCH
NO SITE ADDRESS
FUTURE DEVELOPMENT BY OTHERS
"AG" AGRICULTURAL
E LINE T48N R31W
BLUE SPRINGS CHRISTIAN CHURCH
7920 SW 7 HWY
INST. NO. 2013E0120419
BLUE SPRINGS CHRISTIAN CHURCH 1ST PLAT
LOT 1
"CB" GENERAL BUSINESS
STORMWATER MANAGEMENT BASIN C
ROAD H
ROAD G
ROAD F
ROAD E
ROAD D
CITY OF BLUE SPRINGS
4725 SW 12TH ST
INST. NO. 2007E0075781
CHAPMAN WOODS
LOTS 1-3
LOT 1
FUTURE SOUTHWEST PARK
"PLOS" PUBLIC LAND AND OPEN SPACE DISTRICT
UNPLATTED
BLUE SPRINGS CHRISTIAN CHURCH
NO SITE ADDRESS
INST. NO. 2010E0095366
FUTURE DEVELOPMENT BY OTHERS
"MF-14" MODERATE DENSITY MULTI-FAMILY
SW MAJOR RD
CITY OF BLUE SPRINGS
NO ADDRESS
INST. NO. 2007E0075781
CHAPMAN WOODS
LOTS 1-3
REDWOOD HOMES LOT 1
"PD" PLANNED DEVELOPMENT
LILAC ROAD
RED MAPLE LANE



FLOOR PLANS

- Attached Garage (Private Entry)
- Walk-In Closet
- Vaulted Ceilings
- Walk-In Kitchen Pantry
- Full-Size Washer & Dryer Hookups (Available for Rent)

Forestwood

1,294 SQFT



Meadowood

1,327 SQFT





Capewood

1,620 SQFT



Willowood

1,381 SQFT









Thank You

Redwood
APARTMENT NEIGHBORHOODS

216.360.9441 | byRedwood.com

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Introduced by Councilmember _____ BILL NO. 5186
(RZ-10-23-8944 & PDC-10-23-8946)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "AG" (AGRICULTURE) and "MF-14" (MODERATE DENSITY MULTI-FAMILY) to "PD –R" (PLANNED DEVELOPMENT– RESIDENTIAL) AND APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN FOR REDWOOD BLUE SPRINGS PHASE 2

WHEREAS, proper application having been made for Rezoning and a Planned Development (PD) Concept Plan of property hereinafter described; and

WHEREAS, after review of the PD Concept Plan with respect to such issues as density, impacting surrounding areas, and the adequacy of facilities and services, basic parameters are established for the development of the PD project; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held February 12, 2024, which Commission, after said hearing, recommended that the application for Rezoning and PD Concept Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on February 21, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the change of zoning was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has regulated the development at this location by requiring that it be developed as a PD Concept Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. That following described tract of real estate is hereby rezoned from "AG" (Agriculture) and "MF-14" Moderate Density Multi-Family District to "PD – Residential" (Planned Development – Residential). The site is legally described as:

All that part of the Southwest Quarter of Section 18, Township 48 North, Range 30 West, and all that part of the Southeast Quarter of Section 13, Township 48 North, Range 31 West, all situate in the City of Blue Springs, Jackson County, Missouri, being described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 18, said point also being the Northwest corner of Lot 1, BLUE SPRINGS CHRISTIAN CHURCH 1st PLAT, a subdivision of record situate in said City, County, and State and being filed with the Jackson County, Missouri Register of Deeds as Instrument

No. 2013E0120419 on November 22, 2013; thence South 2°34'04” West, along the West line of said Lot 1, a distance of 26.65 feet to the Northeast corner of the Southeast Quarter of said Section 13; thence South 1°42'34” West, continuing along the West line of said Lot 1, a distance of 195.00 feet to the Point of Beginning; thence South 1°42'34" West, continuing along the West line of said Lot 1, a distance of 440.75 feet to the Southwest corner thereof, said point also being harmonious with the Northwest corner of a tract of land described in a General Warranty Deed filed with said Register of Deeds as Instrument No. 2010E0095366 on September 30, 2010; thence South 88°03'10" East, along the South line of said Lot 1, a distance of 320.00 feet to a point on a line that is 320.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 18; thence South 1°42'34" West, along the line that is 320.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 18, a distance of 688.75 feet to a point on the South line of said tract of land; thence North 88°03’08” West, along the South line of said tract of land, a distance of 320.00 feet to the intersection with the West line of the Southwest Quarter of said Section 18; thence North 1°42’34” East, along the West line of the Southwest Quarter of said Section 18, a distance of 22.32 feet to the intersection with the North right-of-way line of SW Bentley Drive, as shown on the plat of CHAPMAN WOODS, LOTS 1-3, a subdivision of record situate in said City, County, and State and filed with said Register of Deeds as Instrument No. 2007E0075781 on June 7, 2007; thence along the North right-of-way line of said SW Bentley Drive the following two (2) courses: 1) North 88°18'02" West a distance of 504.98 feet; 2) Westerly, Northwesterly, and Northerly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 25.00 feet, a central angle of 90°00'01", and an arc distance of 39.27 feet to the intersection with the East right-of-way line of SW 12th Street, as shown on said plat; thence along the East right-of-way line of said SW 12th Street the following three (3) courses: 1) North 1°41'58" East a distance of 331.04 feet; 2) Northerly and Northwesterly, around a curve to the left that is tangent with the exit of the last-described course, having a radius of 1,030.00 feet, a central angle of 36°01'18", and an arc distance of 647.56 feet; 3) Northwesterly, around a curve to the right that is tangent with the exit of the last-described course, having a radius of 470.00 feet, a central angle of 2°03'28", and an arc distance of 16.88 feet; thence North 81°34'30" East, departing the East right-of-way line of said SW 12th Street, a distance of 748.45 feet to the Point of Beginning.

Containing 826,765 square feet or 18.78 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Section 2. That the above-described tract of real estate is hereby declared subject to Redwood Blue Springs Phase 2 PD Concept Plan.

Section 3. No land covered within this PD designation, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with Redwood Blue Springs Phase 2 PD Planned Development Concept Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said PD Concept Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its February 12, 2024, meeting and to the City Council at its February 21, 2024, meeting, and approved by the City

Council as conditions of development passage by this Ordinance and of this PD, and shall be deemed to include those conditions in addition to those contained in the Unified Development Code and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

Section 4. The Planned Development (PD) Standards, attached and entered as an Exhibit A to the Ordinance, that outline the development regulations shall govern the development within the PD. The PD Concept Plan and PD Standards shall remain in place as long as the PD zoning remains on the property, unless the PD Concept Plan is amended.

Section 5. A Planned Development Final Plan shall be submitted and approved prior to the issuance of any building permits for the PD Final Plan area. Approval of the PD Final Plan shall only be granted if it is substantial compliance with the approved Redwood Blue Springs PD Concept Plan.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor of Blue Springs.

Section 7. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Redwood Blue Springs Phase 2

Planned Development District Application

October 2023

Revised December 2023



Applicant:
Richard Batt, Vice President of Acquisitions
Ali Karolczak, Director of Acquisitions

For:
Redwood Living
7007 E. Pleasant Valley Road
Independence, OH 44131
216-360-9441

Received
12/11/2023

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Received
12/11/2023

Redwood Living

Since 1991, Redwood Living has been growing and operating with the mission of bringing single-story apartment living to renters throughout suburban America. We are excited for the opportunity to expand our Neighborhood into the City of Blue Springs, MO.

We pride ourselves in learning from our past successes and challenges to take a data-driven approach as we enter markets and consider potential locations for development. While we are based in Cleveland, OH and new to Kansas City, there is an immediate sense of Midwestern familiarity to the area. We recognize Blue Springs as a location that is desirable for our particular product type, based on the current demographics, future projections, and strong sense of identity. Evidencing our commitment to Blue Springs, we have already purchased the land for the first phase of our Neighborhood and plan on starting construction this summer.

At Redwood, we live by our eight Core Values:

Do One Thing Really Well
Be Entrepreneurial
Serve Those You Lead
Deliver More Than Expected
Communicate Openly & Honestly
Instill Family & Team Spirit
Demonstrate Integrity & Authenticity
Be Nice & Have Fun

We listen to our existing residents, as well as the concerns of those that will one day be our neighbors. Starting with Core Value #1, our fundamental product has remained the same over the years: two-bedroom, two-bathroom, single-story, pet-friendly apartment homes with private attached garages and personal patios. However, we are constantly making adjustments in our materials and living space layout designs to improve the quality of product that we can offer our residents.

To date, we have built nearly 16,000 apartment homes, and have never sold anything that we have built. Like you, we are invested in the long-term sustainability of our Neighborhoods.



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Written Narrative

Following on our original Neighborhood, Redwood Living is proposing a Phase 2 Neighborhood of all single-story apartment homes. Our goal is to provide a product that feels like a single-family living space, while allowing for the flexibility that comes with renting from a dedicated and professional property management company. The submitted Concept Plan Proposal includes 104 units in addition to the 124 units in Phase 1.

While floor plans will range in size from 1,294 to 1,620 square feet, each home will be designed with two-bedrooms, two-bathrooms, a private attached two-car garage, and a personal patio. Homes can be accessed through the garage or through the private front entrance, allowing residents the security and cleanliness of being able to enter their home without having to encounter shared doors, hallways, or enclosed common spaces. In addition to our standard features, premium units will include covered and screened-in patio spaces.

Zoning Designation

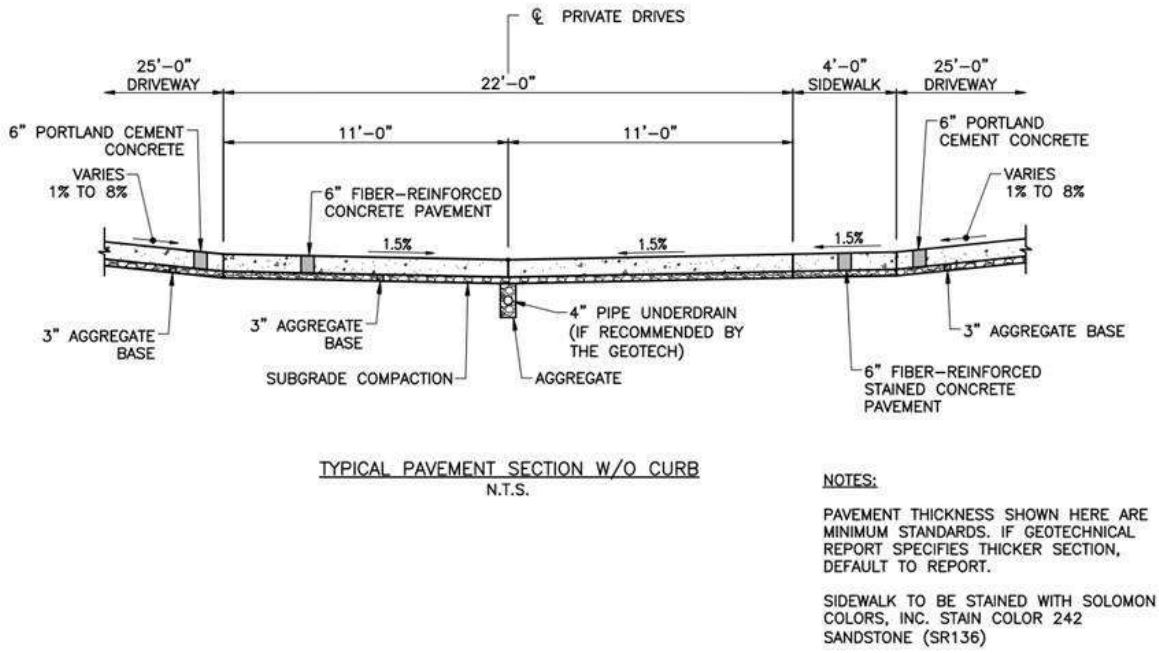
The site location that Redwood is proposing for development is approximately 18.78 acres located at MO-7 and SW Major Road. Redwood is requesting to re-zone this area, which is currently mixed with MF 14 (Multifamily), GB (General Business), and AG (Agricultural), to a Planned Development (PD) District (please see attached map). The site is in the S1 Area of the Comprehensive Plan that designates the land as included in a Mixed Density Neighborhood. At 5.64 units per acre the Redwood neighborhood fits in the lower end of the 5 to 12 units per acre expectation for the area. After working with the Planning Department to maintain the spirit of the Mixed Density Neighborhood, we are leaving the MO-7 frontage available for commercial development. As part of the PD, the Concept Plan is being developed under the Apartment Complex building type and “MF-10” (Low Density Multi-Family) zoning district standards, with exceptions listed under the “Residential Design” section. We believe that our plan provides for an appropriate transitional use between the commercially zoned land to the east and the proposed city park to the west.

While the City of Blue Springs currently offers zoning designations that could potentially be modified to accommodate the product that Redwood is proposing, there is nothing that fully encapsulates our development needs. Redwood aims to bring an innovative, high-quality housing type to the area. Potential residents of this Neighborhood are those looking for the ease of navigation into and throughout their home, due to our intentional architectural design of no stairs and FHA compliance; peace and quiet, which is afforded with no one above you or below you, extra insulation between unit walls, and no noisy amenities (such as pools, clubhouses, or basketball courts); and maintenance-free living, with a site Neighborhood Manager, site Service Technician, and full landscaping services incorporated into the rent.

Redwood’s product type is uniquely situated to be able to maximize the developable area of this particular location. The current existence of wetlands on the north side of the property would make it difficult for other developers, potentially requiring additional mitigation. Redwood’s proposed site plan is designed to almost entirely work around these areas, allowing for significant areas of preservation and conservation. Unlike some options available, Redwood Neighborhoods offer substantial open space, even in addition to the areas of wetlands preservation. Additionally, we have worked with the Parks Department on unit arrangement, landscaping, the road configuration and placement of SW 12th Street and the extension of SW Major Road to best accommodate access to the park and park amenities for the benefit of our and Blue Springs residents.

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Something somewhat unique to Redwood's business model is the development and long-term maintenance of private drive aisles throughout the Neighborhood. These are concrete 22'-wide, inverted crown drive aisles, typically with an integral 4'-wide sidewalk on one side. However, Redwood will be expanding our standard design to accommodate Blue Springs' 6'-wide sidewalk requirement. This design is FHA compliant, allowing residents to navigate the site with particular ease, as there are no curbs to traverse. The FHA route is specifically designated as separate from the drive aisles with color differentiated concrete. While traffic is required to drive down the drive aisles, the integral sidewalk is full depth, effectively rendering the entire paved surface (28' wide) as a fire lane in the event of an emergency. Additionally, we prohibit on-street parking as part of our lease with enforcement that's part of our Neighborhood Manager's responsibilities, which reserves the full use of this drive aisle by emergency vehicles at all times. Redwood handles all snow removal and road repair maintenance for the Neighborhood.



Redwood Drive Aisle Typical (to be expanded to 6' sidewalk)

Platting

The site is currently two parcels 42-740-99-99-00-0-00-000 and 41-930-03-02-00-0-00-000. Redwood is requesting that these parcels be re-platted into one lot and two future development parcels, one that will be the Redwood Blue Springs Neighborhood outlined in this application, and two future development parcels that will remain agricultural zoning and MF 14 / General Business zoning and will remain owned by Blue Springs Christian Church.

Residential Design

Redwood's intended product-type and site plan design falls within the residential standards category. These single-story apartment homes will provide a unique housing choice to the city, while respecting the natural features of the location. Though technically multi-family, because of the non-traditional elements of the project, Redwood is pursuing PD zoning in order to accommodate these variations.

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The residential design, including building orientations and streetscapes, is largely determined by the placement of the natural features on the site. Redwood intends to break up the monotony of adjacent buildings through following the natural borders of the stream buffer, providing four different floor plans with unique elevations, and offering a variety of color options for the vinyl portions of the homes.



Interior Forestwood Units with Meadowood End Units (Rendering)



Interior Forestwood Units (Existing)

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Meadowood End Unit (Existing)



Capewood End Unit (Existing)

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Willowood Units (Rendering)



Willowood Units (Existing)

Redwood takes pride in designing Neighborhoods that allow residents with mobility concerns to navigate their home and the property with minimal restrictions. This includes eliminating steps

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12/11/2023

wherever possible. Each home has a forecourt, with either an individual or shared FHA walkway leading up to the personal entrance of their home. In addition, each entrance has a stoop that is level with the FHA walkway. Redwood has taken into account Blue Springs' stoop requirements, and we are modifying our typical dimensions to comply for the Forestwood, Meadowood, and Capewood floor plan types. In the case of the Willowood floor plan, the entryway is not amenable to this adjustment, and therefore will need to deviate from the standard.

The facades of the buildings will be constructed with two different building materials, vinyl and stone. Redwood has an upgraded architectural element of a dormer that we will be using for this project. In addition, several buildings are currently anticipated to include building steps, which will adjust the roof pitch line within those buildings.



Dormer Example



Building Step/ Roof Pitch Example

Redwood acknowledges that garages play a predominate role in the streetscape. This design is intentional for the overall improved functionality of the space for our residents. Forestwood, Meadowood, and Capewood unit types have 74% of the façade as garage-prominent, and Willowoods have 54% of the façade as garage-prominent. Since these percentages do not comply with Blue Springs' Residential Design Code, Redwood has proposed using upgraded garage doors and hardware for this project.

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Example of Upgraded Door / Hardware

There is a substantial amount of open space throughout this Neighborhood, with Redwood's site plan providing 51% total open space which includes 21% active space. Furthermore, we will connect through Redwood's FHA Route, onto Major Road and SW 12th Street, which will lead directly into the proposed park to the west.



As noted in the Zoning Designation section, Redwood is proposing that Blue Springs allow for the construction of private drive aisles throughout the Neighborhood. Redwood is willing to build and dedicate the portion of the extensions of Major Road and SW 12th Street shown in the Concept Plan submittal; however, the remainder of the site will not be built to public road standards (see typical). The exception to this design is that Redwood will expand the sidewalk to 6' from its typical 4' design.

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Blue Springs' Comprehensive Plan

The City of Blue Springs' Comprehensive Plan recognizes the benefits of adaptability and looking at each project through the lens of an incremental and strategic investment opportunity. This application is requesting a change to the zoning code; however, a PD District will allow the city to have control over the approval of the site plan and its architectural and development elements, which Redwood believes follow suit of the long-term goals of the Comprehensive Plan.

The Comprehensive Plan specifically identifies that the population of Blue Springs is growing older, increasing specifically in the areas of empty nesters and retirees. While Redwood Neighborhoods are not formally age restricted, they are especially attractive to these two categories of individuals. Throughout our current count of nearly 17,000 units, approximately 70% of the portfolio is made up of empty nesters and the average resident age is 51. The single-story lifestyle, particularly with in-suite washer and dryer hook-ups, is beneficial to anyone with mobility concerns. With Redwood being entirely comprised of rental units, it provides an opportunity for aging adults to unlock the potential of the built-up equity in their house as they age in place. Traditional owner-occupied units could only achieve this through the use of a reverse mortgage or refinance, which could result in unnecessary debt when the house is sold.

Our Redwood Neighborhood intends to benefit the proposed park to the west of our site through granting access and cooperative planning and preserve the stream buffer that currently exists. The Comprehensive Plan speaks to the importance of nature and recreational areas in Blue Springs. Not only will this development benefit connectivity to the city park, but it is also designed to balance the creation of a needed product with the conservation of natural resources. At Redwood, we are familiar and fond of being neighbors to local parks; and are more than happy to work with the city/county to provide connectivity.







Redwood Hudson, Located Adjacent to the Norton Road Trailhead for Summit Metro Parks

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12/11/2023

This Land Use & Development Plan for this location is Mixed Density Neighborhood and Mixed-Use – Employment Dominant. The Mixed Density Neighborhood designation calls for residential living arranged in a neighborhood pattern with access to supporting uses. Not only will Redwood's proposed contribution to the extension of Major Road and SW 12th Street act as an entryway into the future park to the west, the walking trail and internal sidewalks will connect to sidewalks on Major Road and Wyatt Road, providing residents with pedestrian access to the park and future commercial development along MO-7. Mixed Density Neighborhood typically calls for 5 to 12 units per acre. Redwood's product type allows for this particular site to accommodate a multi-family housing type, while staying on the low end of this range. Partially due to the stream buffer, the proposed site plan calculates to 5.64 units per acre. The proposed site plan primarily avoids the area designated for Mixed-Use – Employment Dominant. However, it also allows for a larger portion of the frontage along MO-7 to remain General Business for future commercial use.



Land Use & Development Plan

Surrounding Neighborhood Characteristics

The existing surrounding neighborhood is a mix of single-family residential, institutional, and commercial uses, either built or planned. Redwood is proposing a product that is compatible with these designations in a mixed-use area of the city. Our elevations are designed to keep up with the single-family residential look and feel. Redwood apartment homes are not modern, boxy structures; but rather, incorporate classical gable-end architecture with sloped roofs. We believe that the proposed plan does not create an isolated district surrounded by unrelated districts. Instead, it serves as a transitional product for uses that traditionally are less compatible to be near each other.

Traffic Considerations

A traffic study was completed in December 2021 by Merge Midwest Engineering to review existing traffic volume and identify any potential improvements regarding the intersections of MO-7 & SW Wyatt Road and MO-7 & SW Major Road. This study is part of the submittal package for Redwood's Re-zoning and Concept Plan Proposal. Recommendations were presented in the report after fieldwork was

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completed and findings were analyzed in conjunction with MoDOT's *Access Management Guidelines*. The study concludes that no turn lane or traffic signal improvements are warranted for Redwood's proposed development.

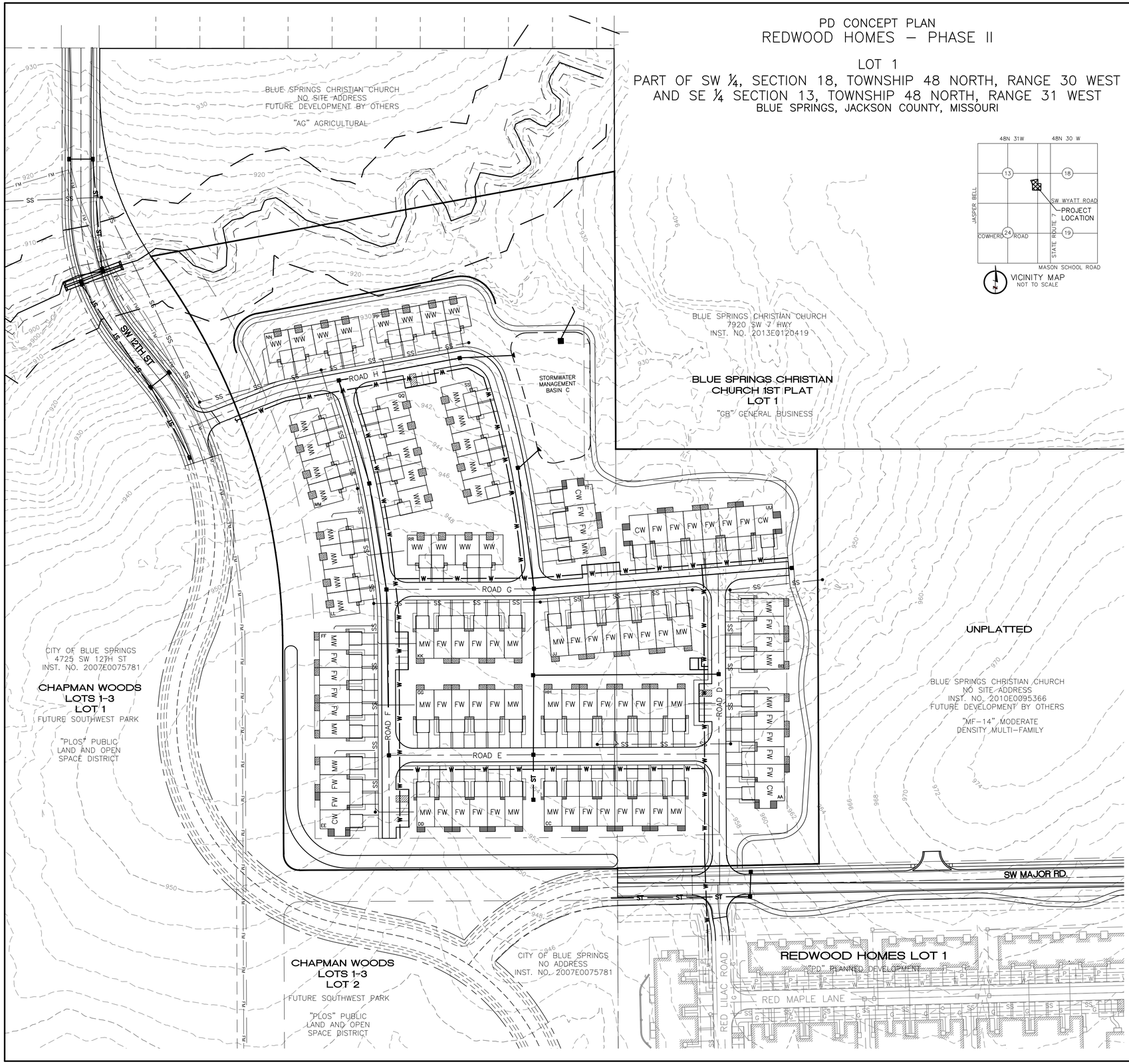
Development & Construction Timeline

Redwood anticipates having Zoning, PD Plan Approval, Civil Engineering Plan Approval, Architectural Plan Approval, and all other required approvals for Phase 2 and permits in Fall of 2024 with a construction start in mid-2025. Based on historical estimates, it is anticipated that earthwork will be completed, and the first building will receive its certificate of occupancy in Fall of 2026. Following a continuous building schedule and delivery of an average of eight units per month, Redwood is projecting the completion of this project in Spring of 2027. Evidencing our commitment to Blue Springs, Redwood has purchased the Phase 1 land. Given the turmoil in the construction material availability and pricing and the recent interest rate volatility we have not started construction on Phase 1. However, with recent retreats in construction costs and increasing rents we are now expected to start construction in mid-2024.

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PD CONCEPT PLAN
REDWOOD HOMES – PHASE II

LOT 1
PART OF SW ¼, SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST
AND SE ¼ SECTION 13, TOWNSHIP 48 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



DEVELOPMENT CALCULATION TABLE	
	TOTAL
MULTI–FAMILY (PLANNED DEVELOPMENT)	9.15 ACRES, 104 UNITS
OPEN SPACE (CALCULATED ON OPEN SPACE PLAN)	9.63 ACRES
TOTAL	18.78 ACRES

BUILDING AREA CALCULATION			
	OVERALL SF	UNITS	TOTAL SF
CAPEWOOD	2,040	5	10,200
FORESTWOOD	1,714	40	68,560
FORESTWOOD EXTENDED GARAGE	1,792	10	17,920
MEADOWOOD	1,747	15	26,205
MEADOWOOD EXTENDED GARAGE	1,835	4	7,340
WILLOWOOD	1,784	30	53,520
CUMULATIVE BUILDING AREA			183,745

APARTMENT COMPLEX COVERAGE CALCULATIONS	
SITE AREA	818,177 SF
TOTAL BUILDING FOOTPRINT AREA	183,745 SF
BUILDING COVERAGE	25.4%
PRIVATE ON STREET PARKING SPACE AREA	4,600 SF
DRIVES, SIDEWALKS, STOOPS, PATIOS	194,807 SF
MISCELLANEOUS (UTILITIES, GRAVEL, ETC)	20,000 SF
TOTAL IMPERVIOUS AREA	403,152 SF
IMPERVIOUS SITE COVERAGE	49.3%

DENSITY CALCULATIONS

PD ZONING AREA = 18.78 AC
104 UNITS PROPOSED = 5.64 UNITS/ACRE

REFER TO REZONING PLAN FOR REZONING BOUNDARY MAP AND DESCRIPTION

PROPOSED PHASING:
ALL NEIGHBORHOOD APARTMENT UNITS WILL BE CONSTRUCTED IN ONE PHASE.

FIRE DISTRICT:
THE SUBJECT PROPERTY IS SERVED BY THE SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT.

WATER DISTRICT:
WATER DISTRICT IS PUBLIC WATER SUPPLY DISTRICT #13 (PWSD #13). PROPOSED WATER IMPROVEMENTS AND SERVICE WILL BE COORDINATED WITH THE DISTRICT.

EASEMENTS:
MINIMUM PROPOSED EASEMENT WIDTH FOR PUBLIC STORM SEWER AND SANITARY SEWERS IS 15–FT.

SIDEWALKS:
5–FT WIDE SIDEWALKS ARE PROPOSED ALONG 12TH ST AND SW MAJOR ROAD, WITH A 8–FT MULTIUSE PATH ON THE SOUTH SIDE OF SW MAJOR RD. PROPOSED INTERNAL PRIVATE STREET SIDEWALKS ARE 6–FT WIDE, AND 8–FT WIDE WHEN ADJACENT TO PARKING SPACES.

SETBACKS:
PROPOSED FRONT SETBACK FROM EDGE OF PAVEMENT IS 25–FT.

NOTES:

1. REFER TO PRELIMINARY PLAT FOR LOT BEARINGS AND DISTANCES. REFER TO REZONING DRAWING FOR ZONING INFORMATION. SEE SHEET 07 OF 07 FOR OPEN SPACE PLAN.
2. PD STANDARDS ARE BASED ON THE APARTMENT COMPLEX BUILDING TYPE AND MF–10 (LOW DENSITY MULTI–FAMILY) ZONING DISTRICT EXCEPT FOR THOSE MODIFICATIONS TO THE RESIDENTIAL DESIGN STANDARDS (407.080) AS REQUESTED AND NOTED IN THE PD STANDARDS DOCUMENT FOR THE PROPOSED DEVELOPMENT.
3. A TYPE "A" LANDSCAPING BUFFER WILL BE PROVIDED ALONG SW MAJOR RD (MAJOR COLLECTOR STREET).
4. BUILDINGS CC AND DD HAVE EXTENDED GARAGES.
5. SW 12TH ST AND SW MAJOR RD ARE BEING EXTENDED AS SHOWN AS PART OF THIS PROJECT.

DEVELOPER
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
RICHARD BATT
(216) 970–3236

ENGINEER/SURVEYOR
LAMP RYNEARSON, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
DAN MCGHEE
(816) 361–0440

PROPERTY OWNER
BLUE SPRINGS CHRISTIAN CHRUCH
7920 S 7 HWY
BLUE SPRINGS, MO 64014

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
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4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

0 80 160

STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2008019568
01-24-24
PROFESSIONAL ENGINEER
NOT RELEASED FOR CONSTRUCTION
MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II
PD CONCEPT PLAN – OVERALL
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATIONS SHOWN OR THE SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
11/17/2023 – PER CITY COMMENTS
12/08/2023 – PER CITY COMMENTS
01/11/2024 – PER CITY/PARKS COMMENTS

DESIGNER / DRAFTER
BDN
DATE
OCTOBER 2023
PROJECT NUMBER
0322073
BOOK AND PAGE

SHEET
4 OF 7

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CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
February 21, 2024

EXHIBITS FOR PUBLIC HEARING

LUCKY TIME DOG CAR WASH REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN

(RZ-12-23-8974 & PDC-12-23-8975)

EXHIBIT #1 City Council Information Form dated February 13, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on January 6, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference); and Letter of Opposition And Bill approving Rezoning and PD Concept Plan.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 13, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the applicant and property owner, Dale Walkup, for consideration to rezone property from "GB" (General Business) to "PD – Commercial" (Planned Development – Commercial) and request approval of a Planned Development (PD) Concept Plan for the property located at 1800 SW Leonard Street (RZ-12-23-8974 & PDC-12-23-8975) for Lucky Time Dog Car Wash. Upon conclusion of the public hearing, a Bill rezoning the property to PD – Commercial" (Planned Development – Commercial) and a Bill approving the Planned Development Concept Plan will be ready for introduction and readings. The public hearing was continued from the February 5, 2024, City Council meeting without testimony.

BACKGROUND/JUSTIFICATION

The applicant is requesting to rezone a 0.95 +/- acre parcel from "GB" (General Business) to "PD-C" (Planned Development – Commercial) and approval of a Planned Development (PD) Concept Plan to allow for a "Car Wash" and "Storage – Residential Warehouse" land use in addition to the "GB" General Business land uses outlined in the Unified Development Code (UDC) at 1800 SW Leonard Street for Lucky Time Dog Car Wash.

In 2023, the applicant requested to rezone to Regional Commercial and a Conditional Use Permit to allow Lucky Time Car Dog Wash to operate a "Car wash" and "Storage - residential warehouse" uses. On July 17, 2023, City Council denied the request.

Through the PD zoning, the applicant is requesting, a "Car Wash" and a "Storage – Residential Warehouse" in addition to the "GB" General Business land uses outlined in the UDC at the subject property.

As part of the PD Standards, the applicant is proposing the following:

- The only land uses that will be permitted are "Car wash" and "Storage - Residential Warehouse," as well as all the land uses allowed in "GB" General Business zoning district.
- The subject property will utilize the General Commercial Building Type. Modifications Requested of The Underlying Zoning District.

The proposed modifications include waiving the requirements to bring the site into conformance, waive the required setbacks, bicycle parking, pedestrian access, and landscape requirements.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
February 22, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-12-23-8974).

Staff recommends approval of the PD Concept Plan (PDC-12-23-8975) with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    1. Per UDC Section 405.080, when a property undergoes a change in use, only site improvements are required to be brought into conformance with current development standards. Thus, no building improvements are required at this time, and it may remain as a legal non-conforming structure. However, any future building addition cannot increase the non-conformity of the building.
    2. Per UDC Section 405.030, Non-Residential Building Type Standards, request a waiver from all required setbacks not met since the building is existing.
    3. Per UDC Section 407.010, Parking and Loading, waive the requirement for bicycle parking.
    4. Per UDC Section 407.020, Block and Lot Access, waive pedestrian access requirements.
    5. Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time. Buffers shall be reserved solely for open space and landscaping. No proposed building addition, structure, parking area or any other type of physical land improvement shall be located in a required buffer.
2. The PD Standards shall only permit “GB” General Business land uses outlined in the UDC, with the addition of “Car wash” and “Storage - Residential Warehouse” land uses.
3. If further site development is proposed in the future, compliance with the UDC will be required.
4. Prior to occupancy of the building, the required vehicle parking must be provided.
5. Since the applicant is requesting to wave the landscape and buffer requirements to the north, the site cannot be screened from vehicle headlights and noises to the neighboring residential properties, the hours of operation shall be restricted to between the hours of 6:00 a.m. and 10:00 p.m.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	February 12, 2024
Action:	Recommended approval of Rezoning 8 Aye, 0 No Recommended approval of the PD Concept Plan with conditions 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on January 6, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference); and Letter of Opposition
2. Bill approving Rezoning and PD Concept Plan.

REVIEWED BY

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024 City Council: February 21, 2024
Project Name:	***Lucky Time Dog Car Wash***
Site Location:	1800 SW Leonard Street
Project Request:	RZ-12-23-8974; Rezoning from "GB" (General Business) to "PD-C" (Planned Development – Commercial) PDC-12-23-8975; PD Concept Plan to allow for Car Wash and Storage – Residential Warehouse at the subject property

Applicant: Dale Walkup
Property Owner: Dale Walkup
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting to rezone a 0.95 +/- acre parcel from "GB" (General Business) to "PD-C" (Planned Development – Commercial) and approval of a Planned Development (PD) Concept Plan to allow for a "Car Wash" and "Storage – Residential Warehouse" land use in addition to the "GB" General Business land uses outlined in the UDC at 1800 SW Leonard Street.

Staff Recommendation: Staff recommends approval of the Rezoning and approval of the PD Concept Plan with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
07/10/2023	Planning Commission	Recommended approval to Rezone (RZ-05-23-8773) property from "GB" (General Business) to "RC" (Regional Commercial) and a Conditional Use Permit with Alternative Development Standards (CUP-05-23-8774).
07/17/2023	City Council	Denied the Recommended approval to Rezone (RZ-05-23-8773) property from "GB" (General Business) to "RC" (Regional Commercial) and a Conditional Use Permit with Alternative Development Standards (CUP-05-23-8774).

Future Applications: No additional applications are anticipated. **The property is currently developed and there are no additional site improvements proposed for the site at this time. All required building permits for the buildout of the existing building will be required.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	Right-of-Way/ "GB" (General Business)	SW Leonard Street

South:	"RC" (Regional Commercial)	Car dealership (Vehicle Sales)
East:	"GB" (General Business)	Retail Businesses
West:	Right-of-Way	SW 19th Street

REZONING ANALYSIS

Existing Zoning: "GB" (General Business)
Existing Land Use: Car Wash
Proposed Zoning: "PD-C" (Planned Development – Commercial)
Proposed Land Use: Car Wash and Storage – Residential Warehouse

Comprehensive Plan: According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The Future Land Use Policy Map designates the subject property as "Corridor Reinvestment," which is defined as areas along the primary corridors in Blue Springs, outside of Neighborhood Centers, Business Hubs, or Distinct Destinations that require strategic investments to improve both the immediate area as well as the relationship to other potential places elsewhere in the corridors. Priority land uses in these areas include employment or residential uses that can support the other places, or commercial uses that require format, location or access needs that are not compatible with more compact or mixed-use places. Development patterns in the Corridor Reinvestment Areas require balancing access and visibility along the corridor with incremental investment strategies that can restore value to the corridor as a whole.

According to the 2014 Comprehensive Plan, "*Specific Plans"* are detailed, area-specific perspectives of the patterns and coordination of the built and natural environment, and how these details contribute to unique places in Blue Springs. These plans offer a more refined and location-specific application of the Policies, Goals, and Targets of the General Plan to a particular context."

The subject property is part of the C1 Area Specific Plan, which was completed as part of the Comprehensive Plan in 2014. The C1 Area Plan classified the subject property as "Mixed Use – Employment Dominant," which is defined as *"a mix of businesses that can include office, service, craft manufacturing, or light industrial uses, and any small-scale retail or institutional uses that help support the primary function of other job-creating uses. Appropriate locations include Business Hubs, Corridor Reinvestment Areas, or on the periphery to support Neighborhood Centers or Distinct Destinations. These areas may include residential uses in formats that support the principle employment uses or serves as a transition to adjacent neighborhoods."*

Rezoning: The intent of the "PD" zoning district is defined in Section 404.260, as follows:

There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.

Through the PD, the development will utilize the "General Commercial" building type and certain "GB" (General Business) zoning district standards that are relevant to the development. The applicant is requesting to only allow the "Car wash" and "Storage - Residential Warehouse" land uses in addition to the "GB" General Business land uses outlined in the UDC at the subject property.

The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

Review Criteria: *In reviewing any application for an amendment to the Official Zoning Map (zoning change / rezoning), the Planning Commission and City Council shall review the proposed amendment considering the Comprehensive Plan, the general requirements of the Unified Development Code, and the following considerations:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

   STAFF RESPONSE: Staff believes the rezoning is in accordance with the 2014 Comprehensive Plan. Rezoning the property will complement the adjacent Regional Commercial zoning to the south and act as a buffer from that more intense zoning district and the Single-Family Residential District to the north. Staff believes the rezoning request will encourage redevelopment and supports entrepreneurs and small business development.

2. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts.

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments which include mixed-use

developments. The proposed project will accommodate two unique land uses, a "Car Wash" and a "Storage – Residential Warehouse" in addition to the "GB" General Business land uses outlined in the UDC at the subject property by converting some of the wash bays to storage units.

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

   STAFF RESPONSE: Staff believes the request to rezone to "PD-C" (Planned Development – Commercial) would not set a precedent that is out of character for the surrounding area.

4. Compliance of any proposed development with the requirements of the UDC.

   STAFF RESPONSE: The subject property is already developed. Limited modifications are being requested through the Planned Develpment. The applicant is not proposing any additional site improvements at this time. If any new development is proposed in the future, UDC requirements may be required to be brought into conformance (landscape, buffering, sidewalks, etc.).

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

   STAFF RESPONSE: The site is located in an already developed and built-out area where services are available. Staff does not believe that there would be any significant increase in the demand for services beyond what would be normal for new development.

6. The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Comprehensive Plan.

   STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas.

7. The requested zoning change is justified by a change in conditions since the existing zoning was designated or by an error in the current designation.

   STAFF RESPONSE: The subject property is currently zoned "GB" (General Business). The proposed car wash and warehouse residential storage land uses are not allowed in GB zoning. The property is being rezoned to "PD-C" (Planned Development – Commercial), to allow for "GB" (General Business) with the addition of car wash and storage.

   The proposed zoning request is compatible with surrounding land uses such as the former Triad (Apple Roofing) and Lake View Center Business Park to the west which was approved to allow building/construction contractor land use with storage. Another compatible use is StorageMart, a self-storage south of the proposed project across 40 Highway.

8. The consistency of the application with other adopted policies of the City.

STAFF RESPONSE: Staff believes this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

STAFF RESPONSE: Based on the review criteria above, staff recommends approval of this rezoning request.

Special Use Standards: Car Wash use is defined in the UDC as follows: *A use primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.*

Car Wash — Vehicle Repair (General And Limited). The following standards shall apply to car washes and vehicle repair (general and limited):

a. Service bays and other vehicular use areas shall be designed so that they do not face any residential uses. The Director of Community Development may recommend, and the Planning Commission may approve an increase of the landscape buffer to protect neighboring residential property.

Staff Response: The current site was an existing legal non-conforming car wash in "GB" (General Business). Lucky Time Dog Car Wash has been operating for over 11+ years. Since the car was existing the building is not expanding or increasing the footprint of the building. Through the Planned Development, the applicant is requesting to waive all landscaping requirements since no further development is proposed at this time.

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Planned Development Standards: As part of the PD Standards, the applicant is proposing the following:

- The only land uses that will be permitted are "*Car wash" and "Storage - Residential Warehouse,"* as well as all the land uses allowed in "GB" General Business zoning district.
- The subject property will utilize the General Commercial Building Type.

PD CONCEPT PLAN ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Preservation: The site is currently developed. There are mature trees at the northwest corner of the site, which are proposed to remain.

Phasing: There is no further development proposed at this time.

Modifications Requested of The Underlying Zoning District: The applicant has requested modifications to the following regulations through the Planned Development process:

- **Per UDC Section 405.080, when a property undergoes a change in use, only site improvements are required to be brought into conformance with current development standards. Thus, no building improvements are required at this time, and it may remain as a legal non-conforming structure. However, any future building addition cannot increase the non-conformity of the building.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request a waiver from all required setbacks not met since the building is existing.**
- **Per UDC Section 407.010, Parking and Loading, waive the requirement for bicycle parking.**
- **Per UDC Section 407.020, Block and Lot Access, waive pedestrian access requirements.**
- **Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time. Buffers shall be reserved solely for open space and landscaping. No proposed building addition, structure, parking area or any other type of physical land improvement shall be located in a required buffer.**

Streets & Sidewalks: The current site has an existing access point on SW 19th Street and along SW Leonard Street. There is no existing sidewalk along SW 19th Street or along SW Leonard, but since no development is proposed at this time, the applicant is not being required to install one.

Traffic: The property is currently fully developed. There are property modifications proposed as part of this rezoning and PD Concept Plan. Therefore, no additional impacts are expected for traffic.

Stormwater: The property is currently fully developed. There are property modifications proposed as part of this rezoning and PD Concept Plan. Therefore, no additional impacts are expected for stormwater

Sanitary Sewer: The property is currently fully developed. There are property modifications proposed as part of this rezoning and PD Concept Plan. Therefore, no additional impacts are expected for sanitary sewer.

Open Space: Since this property is smaller than five (5) acres, the site is exempt from Open Space System requirements per UDC Section 406.030.

Land Use: The applicant's PD Standards have specified proposed land uses. The proposed land use of the property is "Car Wash" and "Storage –Residential Warehouse" at 1800 SW Leonard Street to utilize the existing building. The requested use is classified as a "Storage – Residential Warehouse," which is defined by the UDC as "an enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for

long-term storage of their household goods or personal property." **If approved, the only land uses allowed on the subject property are the "GB" General Business land uses outlined in the UDC, with the addition of "Car wash" and "Storage - Residential Warehouse land uses.**

Parking: Minimum parking requirements for Warehouse residential storage are 1 per 5 storage bays or 1 per 1,000 square feet, whichever produces less spaces. If allowed, Warehouse residential storage shall provide one (1) parking space per five (5) storage bays (Section 407.010.C). **Based on the proposed storage bays, the applicant must provide three (3) parking spaces to meet the required vehicle parking. Parking must be stripped and meet parking dimensions. Prior to occupancy of the building, the required vehicle parking must be provided.**

Pedestrian Access: The applicant is not proposing to modify the site; therefore, they are not required to bring it up to the current code requirements.

Frontage & Landscaping: The applicant is requesting the landscaping requirements to be waived since no development is proposed at this time. **If development is proposed in the future, the site will have to come into conformance with the landscaping and buffering.**

Architectural Character: The current site was an existing legal non-conforming car wash in "GB" General Business zoning. The site includes one (1) 5,810 sq. ft. metal building car wash with car wash bays facing SW Leonard Street.

According to UDC Section 405.080, when a property undergoes a change in use, only site improvements are required to be brought into conformance with current development standards. Thus, no building improvements are required at this time, and it may remain as a legal non-conforming structure. However, any future building addition cannot increase the non-conformity of the building.

The applicant intends to add storage bays to the east façade of the existing building. Prior to construction, a building permit must be obtained for the proposed work.

Screening:

No dumpster or other ground- or roof-mounted equipment is proposed at this time. However, any future equipment or dumpsters shall meet the screening requirements in UDC Section 407.040.

Outdoor Lighting: The building has existing wall-mounted light fixtures. Any additional lighting must meet the City of Blue Springs Outdoor Lighting requirements.

Signage: The applicant has not proposed signage at this point. Any signs will be reviewed through an Administrative Sign Permit so long as they meet the Sign Code.

Review Criteria: *A Planned Development Concept Plan shall be reviewed according to the following criteria:*

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

   STAFF RESPONSE: The plan is compatible with present development in the area and is not expected to have a significant, adverse effect on the surrounding area.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

   STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area. Staff believes the PD district is also consistent with the efficiency and economy in the use of the land.

3. The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan.

   STAFF RESPONSE: The proposal will be consistent with the general land uses identified in the Comprehensive Plan as Corridor Reinvestment.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The plan reflects a creative and innovative land use restrictions and expected outcome that could not be achieved under the zoning regulations for the districts listed in the UDC.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: The applicant believes the requested exceptions through the proposed PD are warranted due to no proposed development.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

   STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

7. The request for a PD District meets all of the review criteria for a Zoning Map amendment.

   STAFF RESPONSE: The PD Concept Plan meets the minimum review criteria for a rezoning as noted in the staff report.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a) Per UDC Section 405.080, when a property undergoes a change in use, only site improvements are required to be brought into conformance with current development standards. Thus, no building improvements are required at this time, and it may remain as a legal non-conforming structure. However, any future building addition cannot increase the non-conformity of the building.
    b) Per UDC Section 405.030, Non-Residential Building Type Standards, request a waiver from all required setbacks not met since the building is existing.
    c) Per UDC Section 407.010, Parking and Loading, waive the requirement for bicycle parking.
    d) Per UDC Section 407.020, Block and Lot Access, waive pedestrian access requirements.
    e) Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time. Buffers shall be reserved solely for open space and landscaping. No proposed building addition, structure, parking area or any other type of physical land improvement shall be located in a required buffer.
2. The PD Standards shall only permit “GB” General Business land uses outlined in the UDC with the addition of “Car wash” and “Storage - Residential Warehouse land uses.
3. If further site development is proposed in the future, compliance with the UDC will be required.
4. Prior to occupancy of the building, the required vehicle parking must be provided.
5. Since the applicant is requesting to wave the landscape and buffer requirements to the north, the site cannot be screened from a residential property such that vehicle headlights and vehicle noises, the hours of operation shall be restricted to being only open between the hours of 6:00 a.m. and 10:00 p.m.

tdc, inc.
2429 South Whitney Ave.
Independence, Missouri 64057
(816) 835-3201

December 8, 2023

UPDATE TO PLANNED DEVELOPMENT/REZONING

RE: "Lucky Time Dog & Car Wash"

Existing Zoning:	*GB, General Business District*
Existing Land Use	Car Wash/Storage
Proposed Zoning	PD- Planned Development Commercial
Proposed Land Use:	Storage/Car Wash

Comprehensive Plan:

According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects the planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The *Future Land Use Policy Map* designates the subject property as "Corridor Reinvestment," which is defined as areas along the prairie corridors in Blue Springs, outside of *Neighborhood Centers, Business Hubs,* or *Distinct Destinations that require strategic investments to improve both the immediate area as well as the relationship to other potential places elsewhere in the corridors. Priority land uses in these areas include employment or residential uses that can support the other places, or commercial uses that require format, location or access needs that are not with more compact or mixed-use places. Development patterns in the Corridor Reinvestment Areas require balancing access and visibility along the corridor with incremental investment strategies that can restore value to the corridor.*

According to the 2014 Comprehensive Plan, *"Specific Plans* are detailed, area-specific perspectives of the patterns and coordination of the built and natural environment, and how these details contribute to the unique places in Blue Springs. These plans offer a more refined and location-specific application of the Policies, Goals, and Targets of the General Plan to a particular context." The subject property is part of the C3 Area Specific Plan, which is currently not completed.

Rezoning:

The intent of the "PD" district is defined in Section 403.040, as follows: *The PD, District is a Special Purpose Zoning District, as described in Section **404.260**. Each planned development district shall be established by a separate ordinance.*

Section 404.260

Intent. There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space. The following are specific objectives of the PD District:

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(816) 835-3201

Note, The Car Wash is not allowed in the GB zoning district, the facility was existing when the 2014 Comprehensive Plan was implemented. Allowing the facility to provide more storage for public use and maintain the car wash system inside the structure allows the owner/renter the ability to use both the rented space for storage and car wash.

Proposed “PD” zoning is to allow /add Carwash & Storage/Residential Warehouse uses to “GB” zoning.

The hours of operation will be limited, 6 to 10 has been discussed. Controlling the Storage section operation may be easier than the car wash. With that said, we believe with the amount of automated car wash facilities available to the public (creating the need to change the car wash function to more storage) has reduced the car wash flow at the facility. Per the plan of the updated facility provides access to most of the storage units on the south side, away from the residential area to the North.

“Public realm”, simple. We will be reducing the clutter and parked vehicles on site. No outside storage is planned currently. Outside Storage is not permitted.

The planned development process is a way to facilitate coordinated master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

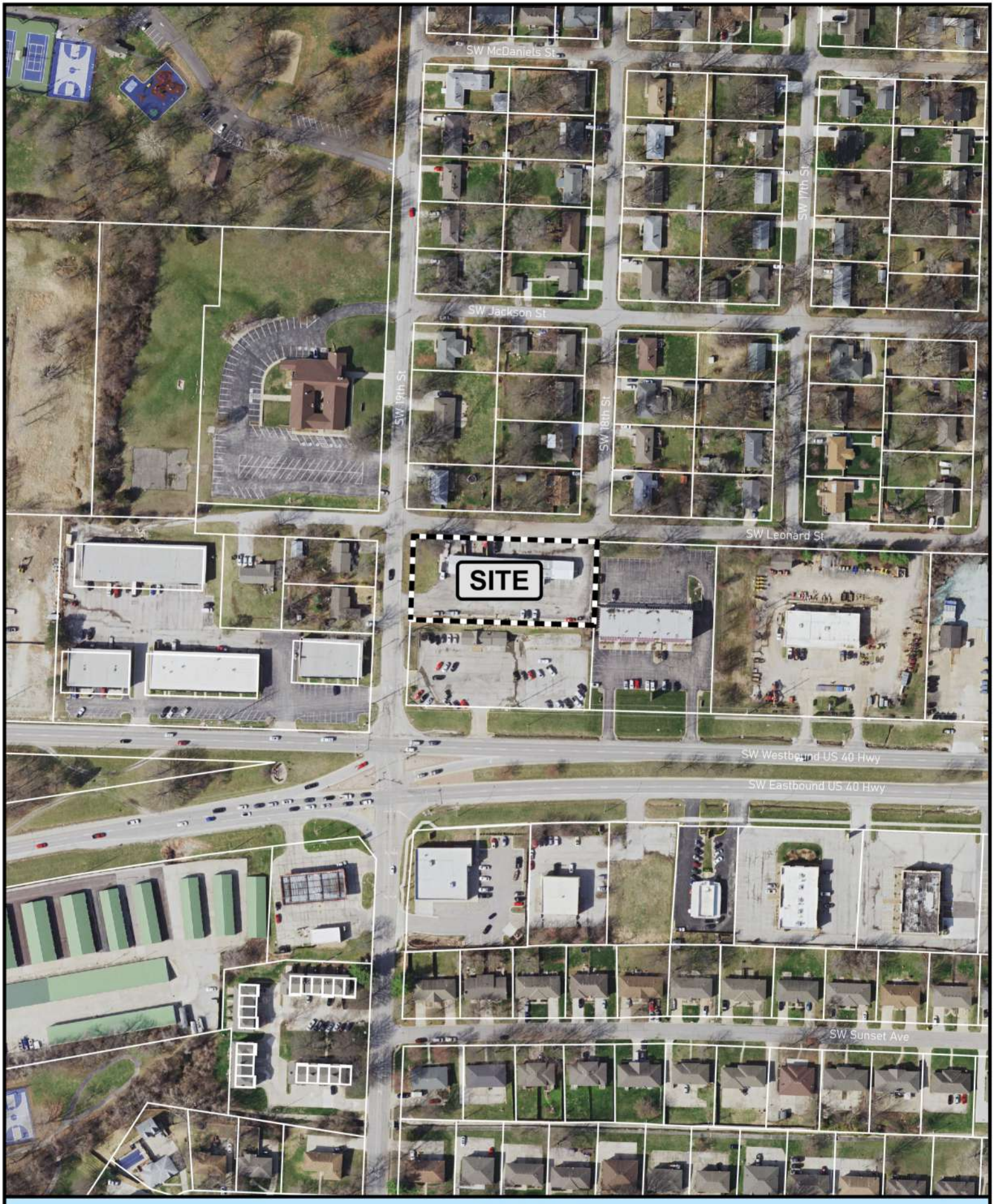
Thank you and we look forward to the completion of this project.

Respectfully,

Jim Delmont,
Architect
tdc, inc.
2429 South Whitney Ave.
Independence, Missouri 64057



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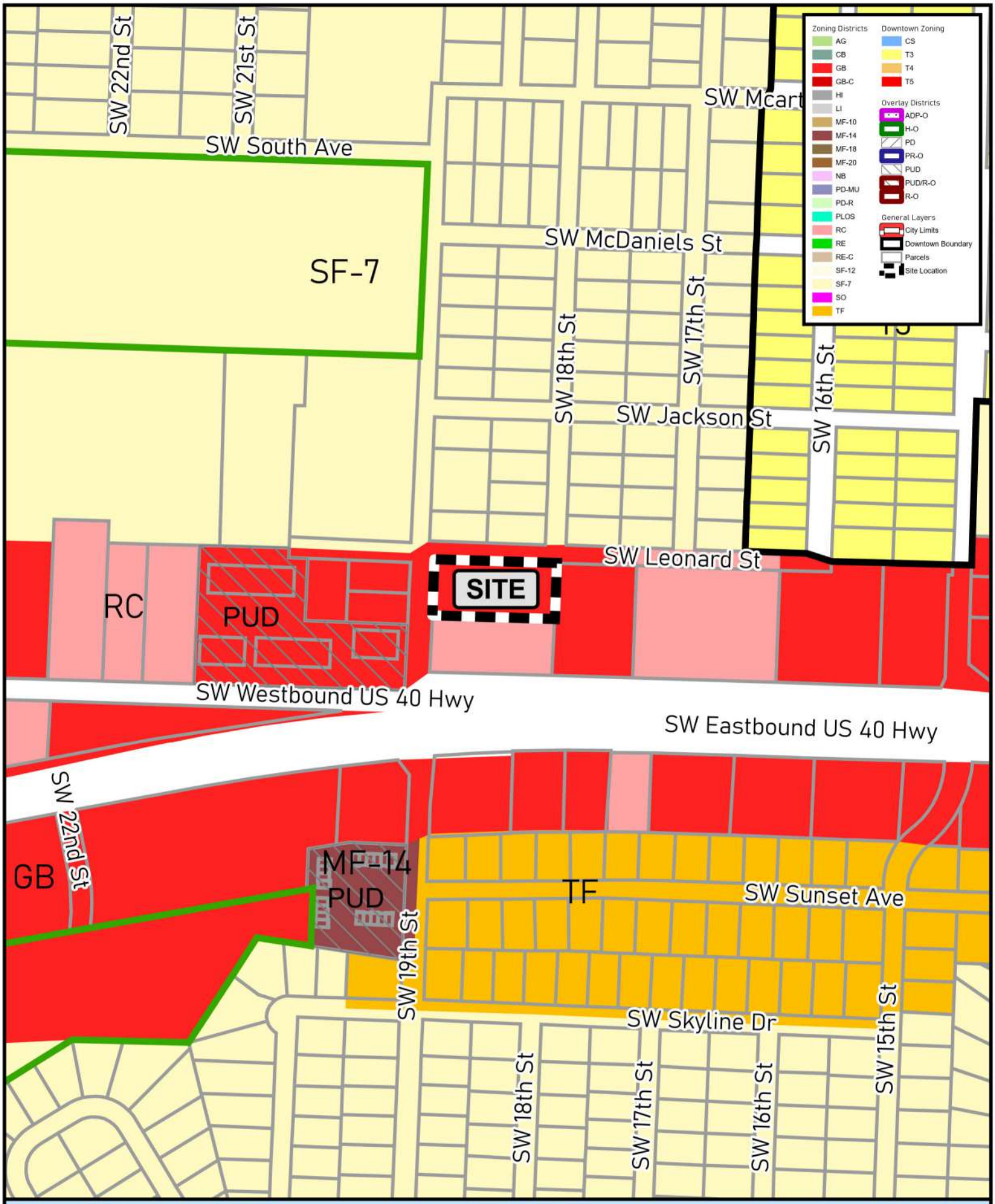


The City of Blue Springs Missouri

RZ-12-23-8974
PDC-12-23-8975
PARCEL # 35-740-28-08-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 12/18/2023



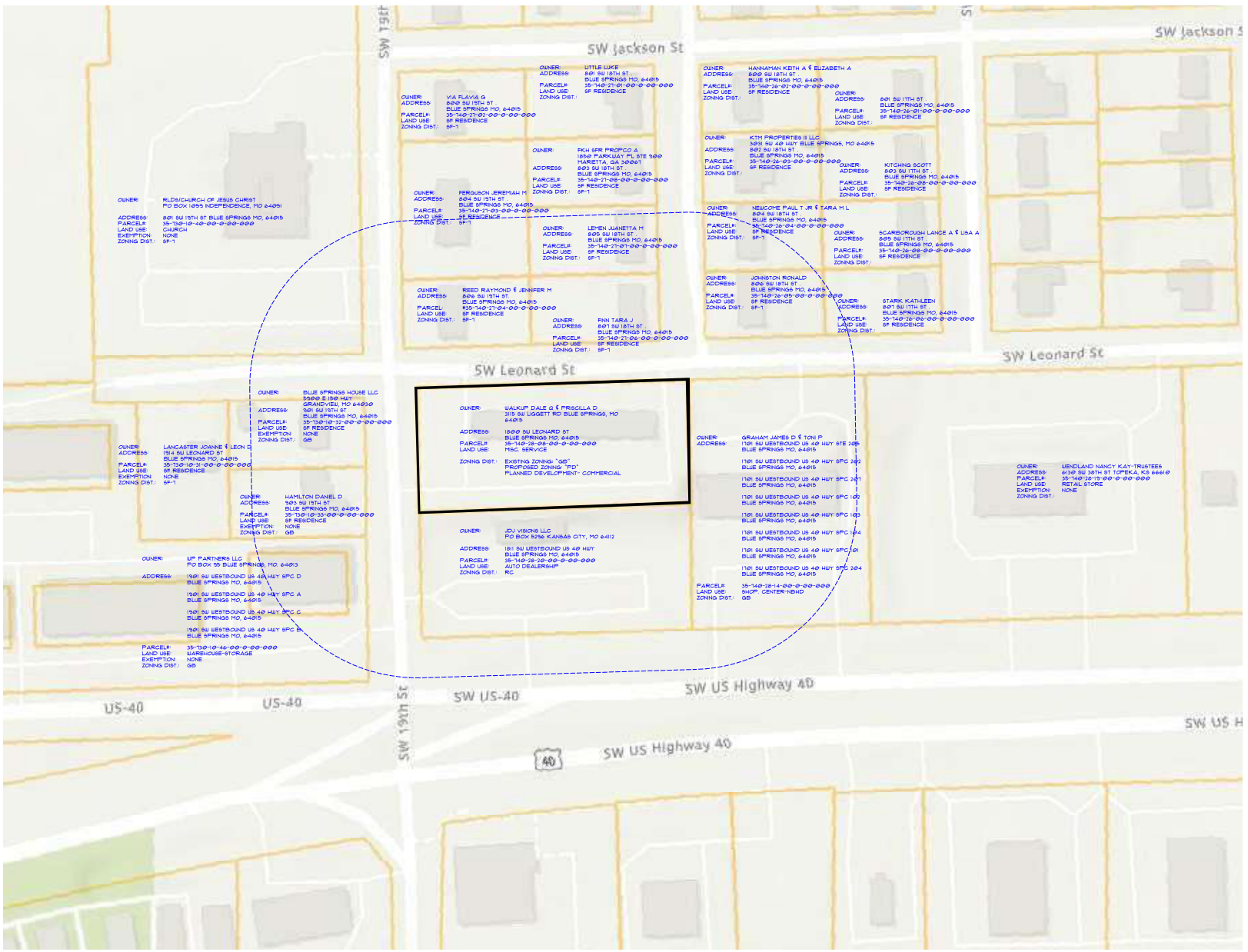
The City of Blue Springs Missouri

RZ-12-23-8974
PDC-12-23-8975
PARCEL # 35-740-28-08-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 12/18/2023



1 FIN. FL.
SCALE: 1" = 50'

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tde, inc. Architecture
2459 South Whitney Ave.
Independence, MO 64057
816.833.1313
Matthew Thede
Principal
The design club, inc.
Missouri State Certificate of Authority
000.10.23

CONSULTANTS

LUCKY TIME DOG CAR WASH/STORAGE
SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

MARK	DATE	DESCRIPTION
	12.22.23	RE-ZONING DOCUMENTS
	01.11.23	RE-ZONING DOCUMENTS

SHEET TITLE
ZONING PARCEL

PROJECT NO 1023014
MODEL FILE:
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REZONING
12.22.23

PROJECT LOCATION

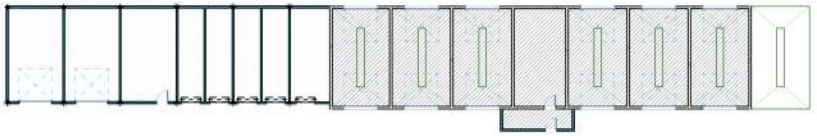
LUCKY TIME DOG CAR WASH/ STORAGE

SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

DALE WALKUP, OWNER

DRAWING INDEX

SHEET INDEX	
ID	NAME
A0	COVER SHEET
A1	PLANS
A2	ELEVATIONS & SECTIONS
Z1	ZONING PARCEL



REFERENCE BOOK and PAGE: N/A When Recorded Mail to Grantee
LEGAL DESCRIPTION OF PROPERTY LOCATED IN Jackson COUNTY, STATE OF MISSOURI: 1800 SW Leonard Street, Blue Springs, MO, 64015

Beginning at a point 342.35 feet north and 25 feet East of the Southwest Corner of the Southwest Quarter of the SOutheast Quarter of Section 36, Township 48 Range 31,thence east 300 feet,thence SOuth 137 1/2 feet, thence West 300 feet, thence North 137 1/2 feet to the point of beginning, in Blue Springs, Jackson County,Missouri.

1 LIFE SAFETY

SCALE: 1/16" = 1'-0"



2 SITE LAYOUT

SCALE: 1/16" = 1'-0"

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	CPT	CARPET	E	EAST	GA	GAGE, GAUGE	LAB	LABORATORY	P	PAINT	SCHED	SCHEDULE	VNR	VENEER
ACT	ACOUSTICAL CEILING TILE	CPT1	CARPET TILE	EA	EACH	GC	GENERAL CONTRACTOR	LAM	LAMINATED	PART BD	PARTICAL BOARD	SCRN	SCREEN	VERT	VERTICAL
AMC	ACOUSTICAL WALL COVERING	CB	CARPET BASE	EB	EDGE BANDING	GL	GLASS / GLAZING	LAV	LAVATORY	PTH	PATCH TO MATCH	SC	SEALED CONCRETE	VCO	VINYL CEILING COVERING
AP	ACOUSTICAL / RESINOUS PANEL	CLK	CAULKING	ELEV	ELEVATION	GLBK	GLASS BLOCK	LVT	LAY'N VINYL CEILING TILE	PLAM	PLASTIC LAMINATE	SECT	SECTION	VCT	VINYL COMPOSITION TILE
ADJ	ADJACENT	CLNG	CEILING	ELEC	ELECTRICAL	GWT	GLASS WALL TILE	LH	LEFT HAND	PL	PLATE	SHT	SHEET	VET	VINYL ENHANCED TILE
AGGR	AGGREGATE	CPT	CERAMIC FLOOR TILE	EM	EMERGENCY	GD	GRADE	LT	LIGHT	PNT	PAINT	SVT	SHEET VINYL FLOORING	VPB	VINYL PLANK FLOORING
A/C	AIR CONDITIONING	CT	CERAMIC TILE	ENGR	ENGINEER	GVL	GRAVEL	LWT	LIGHTWEIGHT	PRT	PORCELAIN FLOOR TILE	SPH	SPHERE	VWC	VINYL WALL COVERING
ALT	ALTERNATE	CBT	CERAMIC WALL TILE	EP	EPOXY PAINT	GR	GROUT	LWC	LIGHTWEIGHT CONCRETE	PTB	PORCELAIN TILE BASE	S	SOUTH		
AL	ALUMINUM	CR	CHAIR RAIL	EPB	EPOXY / POURED FLOORING	GYP BD	GYPSUM BOARD	LVO	LOU VOLUPN CHANGE	PLT	PORCELAIN WALL TILE	SC	SOLID CORE	WINSCOT	
ANOD	ANODIZED	CLR	CLEARANCE	EQ	EQUAL			LG	POUND	PSF	POUNDS PER SQUARE FOOT	SS	SOLID SURFACING / STAINLESS STEEL	WSCT	WALK-OFF MAT
APPROX	APPROXIMATE	CLOS	CLOSET	EST	ESTIMATE	HR	HAND RAIL			PSI	POUNDS PER SQUARE INCH	SPEC	SPECIFICATIONS	WP	WALL PROTECTION
ARCH	ARCHITECT / ARCHITECTURAL	CLG	COLD WATER	EXIST	EXISTING TO REMAIN	HVAC	HEATING/VENTILATION/AIR CONDITIONING			PREFIN	PREFINISHED	SQFT	SQUARE FOOT	WPS	WALL PROTECTION SHEET
AVE	AVENUE	CW	COLD WATER	EX	EXISTING TO REMAIN			MFG	MANUFACTURE	PROP	PROPOSED	SQRF	SQUARE ROOF	WC	WATER CLOSET
		CO	CLEAN OUT	EXP	EXPANSION JOINT	HB	HARDER BOARD	MB	MARKER BOARD	PVC	PVC FREE FLANK FLOORING	STC	STAIN CONCRETE	WH	WATER HEATED
B/O	BACKER ROD & SEALANT	CONC	CONCRETE			HDWD	HEIGHT	MAS	MASONRY	PVF	PVC FREE SHEET FLOORING	STL	STEEL	W	WEST
BSMT	BASEMENT	CMU	CONCRETE MASONRY UNIT			HD	HIGH IMPACT DOOR	MO	MASONRY OPENING			STV	STONE VENEER	WF	WIDE FLANGE
BLK	BLOCK	CONST	CONSTRUCTION			HPR	HIGH PERFORMANCE RESIN	MAX	MAXIMUM	QTY	QUANTITY	STOR	STORAGE	WT	WIDE FLANGE
BLKG	BLOCKING	CONT	CONTINUOUS OR CONTINUE	F	FILLER	HC	HANDICAP / HOLLOW CORE	MECH	MECHANICAL	QT	QUARRY TILE	ST	STREET	WTH	WITH
BLVD	BOULEVARD	CJ	CONTROL JOINT	FAB	FABRIC WRAPPED PANEL	HM	HOLLOW METAL	MED	MEDICAL / MEDIUM	QTB	QUARRY TILE BASE	STRUCT	STRUCTURAL	WO	WITHOUT
BLDG	BUILDING	CB	CORNER GUARD	FPM	FEET PER MINUTE	HOR	HORIZONTAL	MTL	METAL	QT	QUARTZ	SUSP	SUSPENDED	WD	WOOD
BR	BUFFER RAIL	CORR	CORRUGATED	FH	FINISH	HR	HOUR	ML	METAL LAMINATE	QCT	QUARTZ COMPOSITION TILE			WDW	WOOD DOOR STAINED
		CR	CRASH RAIL	FRE	FINISH FLOOR ELEVATION			MW	MILLWORK TILE	QS	QUARTZ SURFACING	TB	TACKABLE SURFACE	WF	WOOD FLOOR
		CRWN	CROWN MOLDING	FFL	FINISH FLOOR LINE	IN	INCH	MIN	MINIMUM			TB	TACK BOARD	WS	WOOD STAIN
		CU FT	CUBIC FEET	FE	FIRE EXTINGUISHER	INCL	INCLUDED	MISC	MISCELLANEOUS	RADIO	RADIUS	TV	TELEVISION	WV	WOOD VENEER
		CU YD	CUBIC YARD	FEC	FIRE EXTINGUISHER CABINET	INFO	INFORMATION			RGC	RUGGED COMPUTER FLOORING	TRZ	TERRAZZO FLOORING		
		CU YD	CUBIC YARD	FHC	FIRE HOSE CABINET	IB	INTEGRAL BASE	NP	NO FINISH	REF	REFERENCE	TLT	TOILET		
		CL	CURVILIA CURTAIN	FHT	FIRE HYDRANT	IBC	INTERNATIONAL BUILDING CODE	NOFH	NOTFINIL	RE	REFER TO	TLT PTN	TOILET PARTITION		
				FL	FLOOR	IMB	INTEGRAL MIX BOWL	N	NORTH	RCP	REFLECTED CEILING PLAN	TG	TONGUE & GROOVE		
		DPLY	DECORATIVE PLE	FD	FLOOR DRAIN	INT	INTERIOR	NIC	NO IN CONTRACT	REINF	REINFORCING	TO	TOP OF		
		DSPY	DISPYUNIT	FRT	FIRE RETARDANT TREATED			NTS	NOT TO SCALE	REQD	REQUIRED	TYP	TYPICAL		
		DTL	DETAIL	FT	FOOT / FEET	J1	JOINT			RB	RESILIENT BASE / RUBBER BASE				
		DLS	DUMPSTER	FTG	FOOTING					REV	REVISIONS/ REVISED	UL	UNDERWRITERS LAB		
		DPI	DIMENSION	FND	FOUNDATION			CC	ON CENTER	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE		
		DW	DISHWASHER	FUR	FURRING			OPNG	OPENING	RDY	ROOFY				
		DMP	DOOR MAGNE PLANT	FUT	FUTURE			OPP	OPPOSITE	RO	ROUGH OPENING				
		DN	DOWN	FV	FIELD VERIFY			OHD	OVERHEAD DRAIN	RB	RUBBER BASE				
		DWG	DRAWING					OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	RT	RUBBER TILE				
								OFOI	OWNER FURNISHED, OWNER INSTALLED						



3 ZONING MAP

NOT TO SCALE

APPLICABLE BUILDING CODES:

BLUE SPRINGS, MO ZONE, CR

ARCHITECTURAL	2018 INTERNATIONAL BUILDING CODE
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODI
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE
PLUMBING	2018 UNIFORM PLUMBING CODE
FIRE	2018 INTERNATIONAL FIRE CODE
	AMERICAN DISABILITIES ACT

FIRE RESISTANCE RATING (TABLE 601)

BEARING WALLS EXTERIOR	0 - HOUR
BEARING WALLS INTERIOR	0 - HOUR
NON-BREARING WALLS - INTERIOR	0 - HOUR
STRUCTURE	0 - HOUR
FLOOR AND FLOOR CEILINGS	0 - HOUR
ROOFS AND ROOF CEILING	0 - HOUR

OCCUPANCY CLASSIFICATION:

OCCUPANCY	S2
TYPE OF CONSTRUCTION	II-B
ALLOWABLE FLOOR AREA (TABLE 503)	13,500 SF

ALLOWABLE AREA INCREASE (SECTION 506)

AREA MODIFICATIONS

$A_a = A_T + [A_T \times I_F \times 0.01] + [A_T \times I_S \times 0.01]$

A_a = 20,250 SF.

A_T = 13,500 SF.

I_F = 50%

I_S = 0 SF.

FRONTAGE INCREASE

$I_F = [100 (F/P - 0.25) W/30$

I_F = 50%

F = 462 LF, P = 462 LF, W = 30 FT

SPRINKLER INCREASE	0 SF
TOTAL ALLOWABLE FLOOR AREA (S/ EQUATION 506.1 + 506.2)	20,250 SF
TOTAL ACTUAL AREA	5,630 SF
ALLOWABLE HEIGHT / NUMBER OF STORIES	60 FT / 2
HEIGHT INCREASE ALLOWED	20 FT / 0
LOCATION ON SITE	20' OR GREATER
OCCUPANCY LOAD STORAGE AREA OCCUPANT LOAD OF 300 SF/PERSON (5,630 SF)/(300 SF/P) = 19 PEOPLE	19 PEOPLE
TRAVEL DISTANCE	200 FT. W/O SPRINKLER

GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED IN STRICT COMPLIANCE OF ALL GOVERNING CODES AND CONSTRUCTION STANDARDS.
2. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY THE DESIGN CLUB INC. OF DISCREPANCIES. CONTRACTOR SHALL INSPECT VERIFY EXISTING CONDITIONS PRIOR TO BIDDING.
3. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FACE OF FINISH. DIMENSIONS ON NEW CONSTRUCTION ARE TO FACE OF STUD.
4. THESE NOTES APPLY EQUALLY TO THE FULL SET OF DOCUMENTS AND ARE TO BE CONSIDERED COMPLIMENTARY TO THE PROJECT MANUAL SPECIFICATIONS.
5. NOTES AND SYMBOLS INDICATED ON THESE DRAWINGS ARE FOR THE GUIDANCE OF ALL TRADES INVOLVED IN THE PROJECT AND MUST BE FOLLOWED TO EXECUTE THE INTENDED ASSEMBLIES.
6. DO NOT SCALE DRAWINGS. IF ADDITIONAL INFORMATION IS REQUIRED CONTACT THE ARCHITECT.
7. CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE WORK TOGETHER. COORDINATION MEETINGS ON A REGULAR BASIS THROUGHOUT THE PROJECT SHALL BE THE RESPONSIBLE OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE & ARCHITECT OF TIME & DATES OF COORDINATION MEETINGS. CONTRACTOR SHALL PROVIDE MEETING AGENDAS AND MEETING MINUTES TO OWNER'S REPRESENTATIVE & ARCHITECT.
8. DRAWINGS REPRESENT THE EXISTING CONDITIONS BASED ON DRAWINGS PROVIDED. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY THE DESIGN CLUB INC. OF DISCREPANCIES.
9. CONTRACTOR SHALL EXERCISE CARE DURING THE DEMOLITION TO PROTECT EXISTING SURFACES, VENTS, DUCTS, LIGHTING, AND OTHER EQUIPMENT TO REMAIN.
10. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO CONTROL DUST AND DEBRIS DURING CONSTRUCTION. IT WILL BE THE CONTRACTOR RESPONSIBILITY TO REMOVE DEBRIS AND LEGALLY DISPOSE.
11. ALL WORK SHALL BE COORDINATED WITH THE OWNER TO MAINTAIN OPERATION OF ALL EXISTING OPERATIONS IN THE FACILITY OR SITE COMPLEX.
12. EXISTING CONDITIONS SHOWN HAVE BEEN BASED UPON AVAILABLE DRAWINGS INFORMATION AND ACTUAL WORK IN PLACE AND MAY VARY WITH ACTUAL CONDITIONS. CORRECTNESS & COMPATIBILITY OF DOCUMENTS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ANY CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, OR PLUMBING INFORMATION INDICATED ON THE ARCHITECTURAL DRAWINGS WILL BE FOR REFERENCE PURPOSES ONLY, UNLESS NOTED OTHERWISE.
14. GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
15. WHERE WALL INFILL OCCURS AND NEW ADJOIN EXISTING WALLS, NEW WALL FINISH SURFACES SHALL MATCH EXISTING, UNLESS NOTED OTHERWISE.
16. PATCH & REPAIR EXISTING PARTITIONS SCHEDULED TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION. MAINTAIN FIRE RATINGS OF ALL PARTITIONS, FLOORS, CEILINGS AND STRUCTURAL ELEMENTS AS REQUIRED BY CODE SUMMARY SHEET, STATE & LOCAL CODES.
17. DUCT SHAFT ENCLOSURE SHALL BE CONTINUOUS FLOOR TO FLOOR, INCLUDING OFFSETS IN DUCTWORK.

tde, inc. Architecture
2429 South Whitney Ave
Independence, MO 64057
816.833.1313

CONSULTANTS

LUCKY TIME DOG CAR WASH/STORAGE
SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

MARK	DATE	DESCRIPTION
	12.22.23	REZONING DOCUMENTS
	01.17.23	REZONING DOCUMENTS

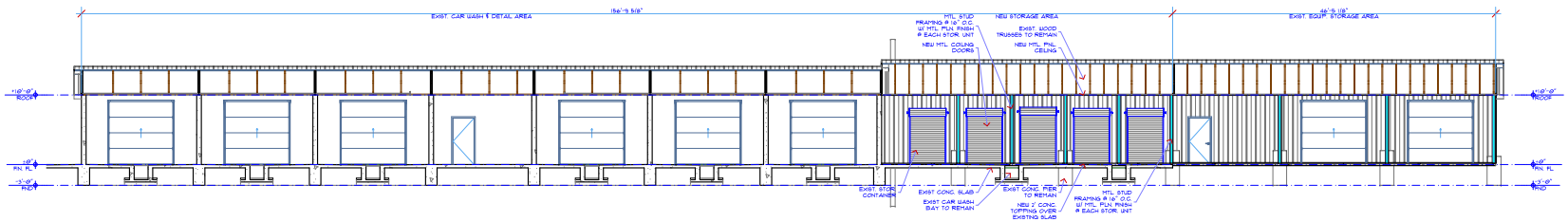
SHEET TITLE: COVER SHEET

PROJECT NO: 10123014
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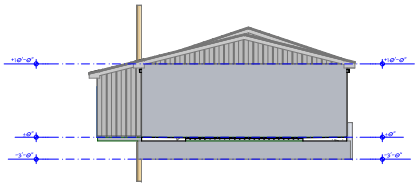
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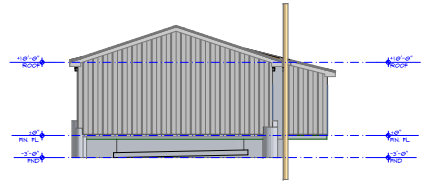
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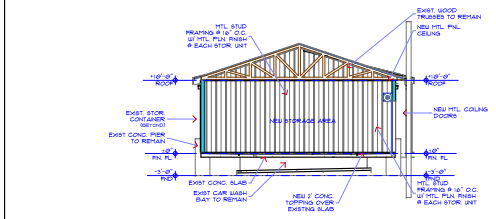
5 BUILDING SECTION
SCALE: 1/8" = 1'-0"



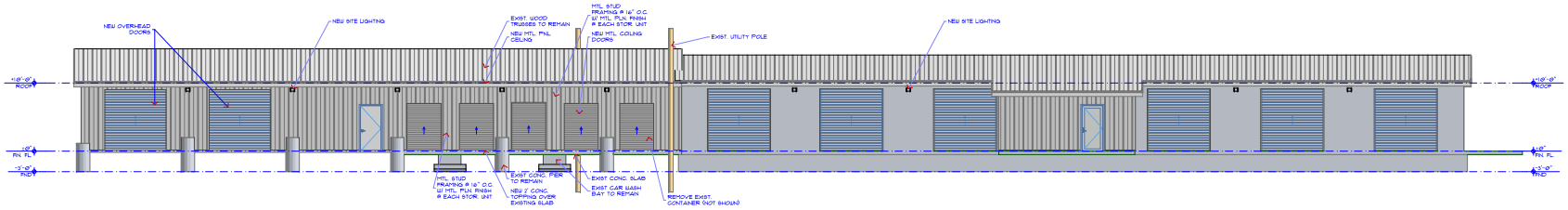
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



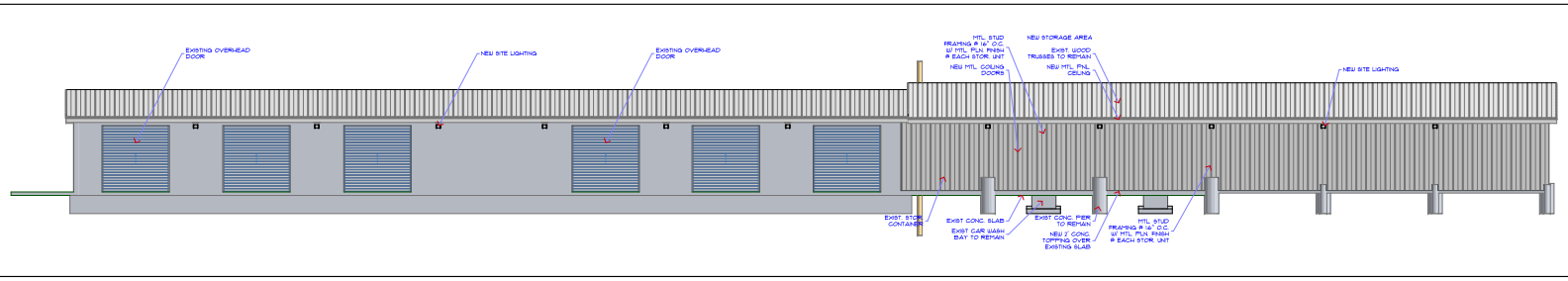
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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



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

C:\USERS\THEDE\ONEDRIVE\PROJECTS\BLUE SPRINGS\WALKER\FLN\REZONING\1023014_LDC_@11123.PLN

tdc, inc. Architecture
2459 South Whitney Ave.
Independence, MO 64057
(816) 836-5050
Matthew Thede
the design club, inc.
Missouri State Certificate of Authority
000999

CONSULTANTS

LUCKY TIME DOG CAR WASH/STORAGE

SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

MARK	DATE	DESCRIPTION
1	12.22.23	REZONING DOCUMENTS
2	@11123	REZONING DOCUMENTS

SHEET TITLE: ELEVATIONS & SECTIONS

PROJECT NO: 1023014
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2023

A2

Received
12/26/2023 9:16:31 AM

The City of Blue Springs Missouri

RZ-12-23-8974
PDC-12-23-8975

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	
PC MEETING:	1/22/2024
CC MEETING:	2/5/2024
BOA MEETING:	N/A
NEWSPAPER:	1/6/2024
NOTICE LETTERS:	1/5/2024
PLANNER:	Jamarcus Magee

Planning Application

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

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

Lucky Time Dog Car Wash
Project Name

1800 SW Leonard Street, Blue Springs, Mo.
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	Car Wash/Storage	RC	Storage/Car Wash	.95	1

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
Dale Walkup		(816) 589-3975	lucktimedogcarwash@yahoo.com

Address	City	State	Zip Code
3115 SW LIGGETT RD	Blue Springs	Mo.	64015

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 Dale Walkup Priscilla Walkup — 12-10-23
Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Dale & Priscilla Walkup	(816) 589-3975	luckytimedogcarwash@yahoo.com

Address	City	State	Zip Code
3115 SW LIGGETT RD	Blue Springs	Mo.	64015

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 Dale Walkup Priscilla Walkup — 12-10-23
Property Owner Signature — **Date**

Received
12/11/2023

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:

Currently the facility is operating as a car/dog wash with the three east wash bays used as public storage units.

Received
12/11/2023

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Jim Delmont | the design club inc.

Name | Company Name

2429 South Whitney Ave. | Independence | Mo. | 64057

Address | City | State | Zip

ugojimmyd@gmail.com | (816) 835-3201

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

Address | City | State | Zip

Email | Phone | Fax

Received
12/11/2023

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
12/11/2023

PUBLIC NOTICE

Rezoning | RZ-12-23-8974
Planned Development Concept Plan | PDC-12-23-8975
"Lucky Time Dog Car Wash"
1800 SW Leonard Street

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, January 22, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant and property owner, Dale Walkup, for consideration to rezone property from "GB" (General Business) to "PD – Commercial" (Planned Development – Commercial) and request approval of a Planned Development (PD) Concept Plan to allow for Carwash & Storage/Residential Warehouse land uses on property located at 1800 SW Leonard Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

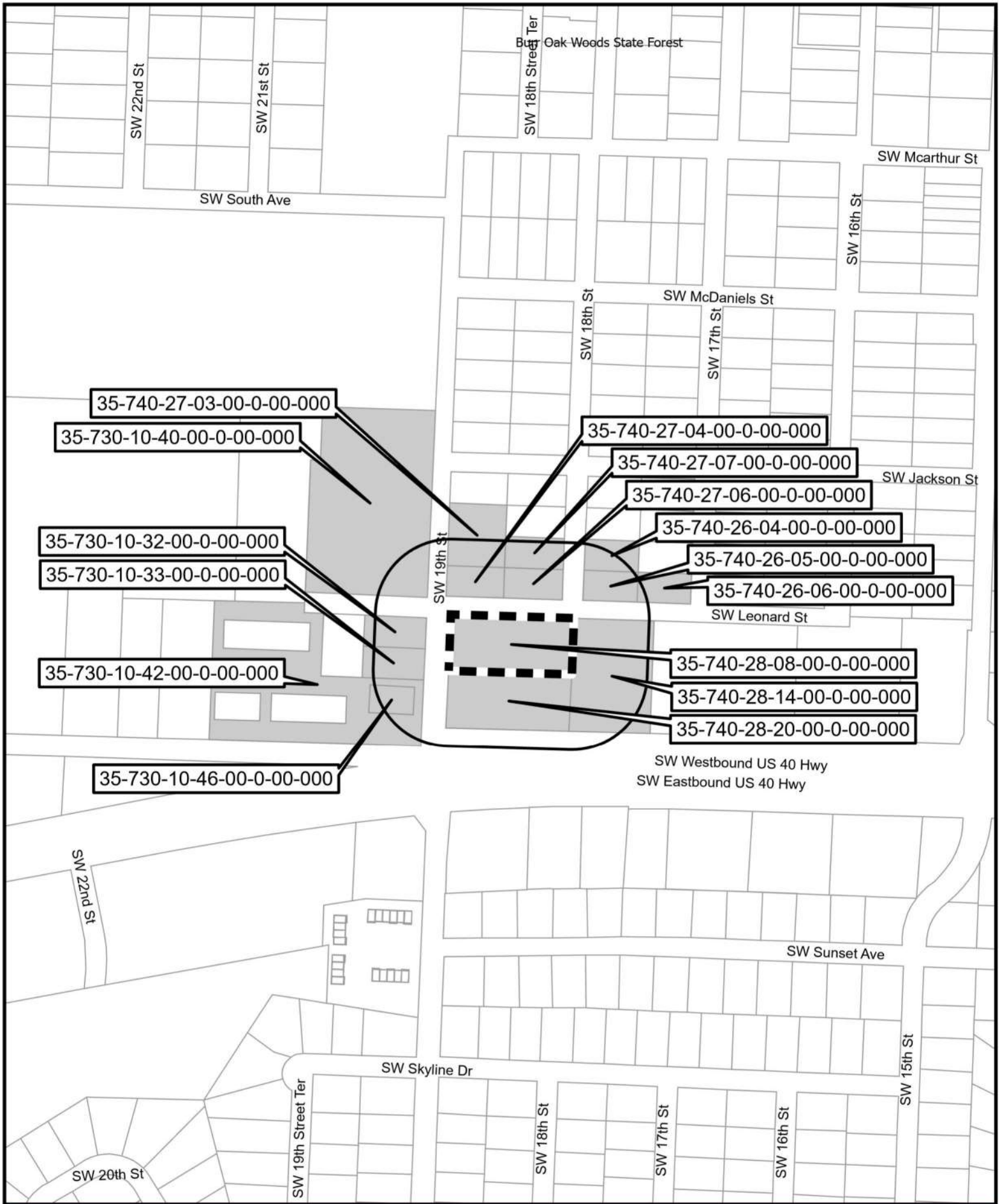
Beginning at a point 342.35 feet north and 25 feet East of the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 49, Range 31, thence east 300 feet; thence South 137 1/2 feet; thence West 300 feet; thence North 137 1/2 feet to the point of beginning, in Blue Springs, Jackson County, Missouri.

CITY OF BLUE SPRINGS
By: Jamarcus Magee, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-12-23-8974 and PD Concept Plan / PDC-12-23-8975 on **Monday, February 5, 2024 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, January 6, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
01/03/2024



The City of Blue Springs Missouri

RZ-12-23-8974
PDC-12-23-8975
PARCEL # 35-740-28-08-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 300 feet
Date: 12/18/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
35-740-26-06-00-0-00-000	807 SW 17TH ST	BLUE SPRINGS	MO	64015	STARK KATHLEEN	807 SW 17TH ST BLUE SPRINGS, MO 64015
35-740-26-05-00-0-00-000	806 SW 18TH ST	BLUE SPRINGS	MO	64015	JOHNSTON RONALD	806 S 18TH ST BLUE SPRINGS, MO 64015
35-740-27-07-00-0-00-000	805 SW 18TH ST	BLUE SPRINGS	MO	64015	LEMEN JUANETTA M	805 SW 18TH ST BLUE SPRINGS, MO 64015
35-740-26-04-00-0-00-000	804 SW 18TH ST	BLUE SPRINGS	MO	64015	NEWCOME PAUL T JR & TARA M L	804 SW 18TH ST BLUE SPRINGS, MO 64015
35-740-28-08-00-0-00-000	1800 SW LEONARD ST	BLUE SPRINGS	MO	64015	WALKUP DALE Q & PRISCILLA D	3115 SW LIGGETT RD BLUE SPRINGS, MO 64015
35-730-10-46-00-0-00-000	1901 SW WESTBOUND US 40 HWY SPC A	BLUE SPRINGS	MO	64015	WP PARTNERS LLC	PO BOX 95 BLUE SPRINGS, MO 64013
35-740-28-14-00-0-00-000	1701 SW WESTBOUND US 40 HWY SPC 101	BLUE SPRINGS	MO	64015	GRAHAM JAMES D & TONI P	1701 W US 40 HWY STE 205 BLUE SPRINGS, MO 64015
35-740-27-03-00-0-00-000	804 SW 19TH ST	BLUE SPRINGS	MO	64015	FERGUSON JEREMIAH M	804 SW 19TH ST BLUE SPRINGS, MO 64015
35-740-27-04-00-0-00-000	806 SW 19TH ST	BLUE SPRINGS	MO	64015	REED RAYMOND & JENNIFER M	806 SW 19TH ST BLUE SPRINGS, MO 64015
35-740-27-06-00-0-00-000	807 SW 18TH ST	BLUE SPRINGS	MO	64015	FINN TARA J	807 SW 18TH ST BLUE SPRINGS, MO 64015
35-740-28-20-00-0-00-000	1811 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	JDJ VISIONS LLC	PO BOX 5296 KANSAS CITY, MO 64112
35-730-10-33-00-0-00-000	903 SW 19TH ST	BLUE SPRINGS	MO	64015	HAMILTON DANIEL D	903 SW 19TH ST BLUE SPRINGS, MO 64015
35-730-10-40-00-0-00-000	801 SW 19TH ST	BLUE SPRINGS	MO	64015	RLDS/CHURCH OF JESUS CHRIST	PO BOX 1059 INDEPENDENCE, MO 64051
35-730-10-42-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64015	WP PARTNERS LLC	PO BOX 95 BLUE SPRINGS, MO 64013
35-730-10-32-00-0-00-000	901 SW 19TH ST	BLUE SPRINGS	MO	64015	BLUE SPRINGS HOUSE LLC	5900 E 150 HWY GRANDVIEW, MO 64030

Blue Springs, Missouri
Community Development

January 5, 2024

Ref: Public Hearing: Rezoning | RZ-12-23-8974
Planned Development Concept Plan | PDC-12-23-8975
"Lucky Time Dog Car Wash"
1800 SW Leonard Street

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant and property owner, Dale Walkup, for consideration to rezone property from "GB" (General Business) to "PD – Commercial" (Planned Development – Commercial) and request approval of a Planned Development (PD) Concept Plan to allow for Carwash & Storage/Residential Warehouse land uses on property located at 1800 SW Leonard Street.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, January 22, 2024 @ 6:30 p.m.
&
City Council – Monday, February 5, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Jamarcus Magee
Associate Planner

Introduced by Councilmember _____ BILL NO. 5187
(RZ-12-23-8974 & PDC-12-23-8975)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "GB" (GENERAL BUSINESS) TO "PD – COMMERCIAL" (PLANNED DEVELOPMENT – COMMERCIAL) AND APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN FOR LUCKY TIME DOG CAR WASH AT 1800 SW LEONARD STREET

WHEREAS, proper application having been made for Rezoning and a Planned Development (PD) Concept Plan of property hereinafter described; and

WHEREAS, after review of the PD Concept Plan with respect to such issues as density, impacting surrounding areas, and the adequacy of facilities and services, basic parameters are established for the development of the PD project; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held February 12, 2024, which Commission, after said hearing, recommended that the application for Rezoning and PD Concept Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on February 21, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the change of zoning was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has regulated the development at this location by requiring that it be developed as a PD Concept Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. That following described tract of real estate is hereby rezoned from "GB" (General Business) to "PD – Commercial" (Planned Development –Commercial). The site is legally described as:

Beginning at a point 342.35 feet north and 25 feet East of the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 49, Range 31, thence east 300 feet; thence South 137 1/2 feet; thence West 300 feet; thence North 137 1/2 feet to the point of beginning, in Blue Springs, Jackson County, Missouri.

Section 2. That the above-described tract of real estate is hereby declared subject to Lucky Time Dog Car Wash PD Concept Plan.

Section 3. No land covered within this PD designation, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the

Lucky Time Dog Car Wash Planned Development Concept Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said PD Concept Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its February 12, 2024, meeting and to the City Council at its February 21, 2024, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this PD, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby.

Section 4. The Planned Development (PD) Standards, attached and entered as an Exhibit A to the Ordinance, that outline the development regulations shall govern the development within the PD. The PD Concept Plan and PD Standards shall remain in place as long as the PD zoning remains on the property, unless the PD Concept Plan is amended.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor of Blue Springs.

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

tdc, inc.
2429 South Whitney Ave.
Independence, Missouri 64057
(816) 835-3201

December 8, 2023

UPDATE TO PLANNED DEVELOPMENT/REZONING

RE: "Lucky Time Dog & Car Wash"

Existing Zoning:	*GB, General Business District*
Existing Land Use	Car Wash/Storage
Proposed Zoning	PD- Planned Development Commercial
Proposed Land Use:	Storage/Car Wash

Comprehensive Plan:

According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects the planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The *Future Land Use Policy Map* designates the subject property as "Corridor Reinvestment," which is defined as areas along the prairie corridors in Blue Springs, outside of *Neighborhood Centers, Business Hubs,* or *Distinct Destinations that require strategic investments to improve both the immediate area as well as the relationship to other potential places elsewhere in the corridors. Priority land uses in these areas include employment or residential uses that can support the other places, or commercial uses that require format, location or access needs that are not with more compact or mixed-use places. Development patterns in the Corridor Reinvestment Areas require balancing access and visibility along the corridor with incremental investment strategies that can restore value to the corridor.*

According to the 2014 Comprehensive Plan, *"Specific Plans* are detailed, area-specific perspectives of the patterns and coordination of the built and natural environment, and how these details contribute to the unique places in Blue Springs. These plans offer a more refined and location-specific application of the Policies, Goals, and Targets of the General Plan to a particular context." The subject property is part of the C3 Area Specific Plan, which is currently not completed.

Rezoning:

The intent of the "PD" district is defined in Section 403.040, as follows: *The PD, District is a Special Purpose Zoning District, as described in Section **404.260**. Each planned development district shall be established by a separate ordinance.*

Section 404.260

Intent. There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space. The following are specific objectives of the PD District:

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12/26/2023 9:15:54 AM

tdc, inc.
2429 South Whitney Ave.
Independence, Missouri 64057
(816) 835-3201

Note, The Car Wash is not allowed in the GB zoning district, the facility was existing when the 2014 Comprehensive Plan was implemented. Allowing the facility to provide more storage for public use and maintain the car wash system inside the structure allows the owner/renter the ability to use both the rented space for storage and car wash.

Proposed “PD” zoning is to allow /add Carwash & Storage/Residential Warehouse uses to “GB” zoning.

The hours of operation will be limited, 6 to 10 has been discussed. Controlling the Storage section operation may be easier than the car wash. With that said, we believe with the amount of automated car wash facilities available to the public (creating the need to change the car wash function to more storage) has reduced the car wash flow at the facility. Per the plan of the updated facility provides access to most of the storage units on the south side, away from the residential area to the North.

“Public realm”, simple. We will be reducing the clutter and parked vehicles on site. No outside storage is planned currently. Outside Storage is not permitted.

The planned development process is a way to facilitate coordinated master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

Thank you and we look forward to the completion of this project.

Respectfully,

Jim Delmont,
Architect
tdc, inc.
2429 South Whitney Ave.
Independence, Missouri 64057



Received
12/26/2023 9:15:56 AM

Exhibit A

REZONING
12.22.23

PROJECT LOCATION

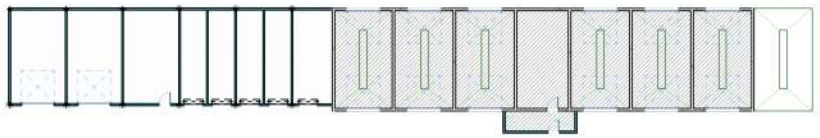
LUCKY TIME DOG CAR WASH/ STORAGE

SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

DALE WALKUP, OWNER

DRAWING INDEX

SHEET INDEX	
ID	NAME
A0	COVER SHEET
A1	PLANS
A2	ELEVATIONS & SECTIONS
Z1	ZONING PARCEL



REFERENCE BOOK and PAGE: N/A When Recorded Mail to: Grantee
LEGAL DESCRIPTION OF PROPERTY LOCATED IN Jackson COUNTY, STATE OF MISSOURI: 1800 SW Leonard Street, Blue Springs, MO, 64015

Beginning at a point 940.30 feet north and 25 feet East of the Southwest Corner of the Southwest Quarter of the SOutheast Quarter of Section 36, Township 49 Range 31,thence east 300 feet,thence SOuth 137 1/2 feet, thence West 300 feet, thence North 137 1/2 feet to the point of beginning, in Blue Springs, Jackson County,Missouri.

1 LIFE SAFETY
SCALE: 1/16" = 1'-0"



2 SITE LAYOUT
SCALE: 1/16" = 1'-0"

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	CPT	CARPET	E	EAST	GA	GAGE, GUAGE	LAB	LABORATORY	P	PAINT	SCHED	SCHEDULE	VNR	VENEER
ACT	ACOUSTICAL CEILING TILE	CPT'D	CARPET TILE	EA	EACH	GC	GENERAL CONTRACTOR	LAM'D	LAMINATED	PART. BD	PARTICAL BOARD	SCRN	SCREEN	VERT	VERTICAL
ASC	ACOUSTICAL WALL COVERING	CB	CARPET BASE	EB	EDGE BANDING	GL	GLASS / GLAZING	LAV	LAVATORY	PTCH	PATCH TO MATCH	SC	SEALED CONCRETE	VCC	VINYL CEILING COVERING
AP	ACCESS / RESINOUS PANEL	CLK	CAULKING	ELEV	ELEVATION	GLBK	GLASS BLOCK	LVT	LAY'D VINYL CEILING TILE	PLAM	PLASTIC LAMINATE	SEC	SECTION	VCT	VINYL COMPOSITION TILE
ADJ	ADJACENT	CLNG	CEILING	ELEC	ELECTRICAL	GWT	GLASS WALL TILE	LH	LEFT HAND	PL	PLATE	SHT	SHEET	VET	VINYL ENHANCED TILE
AGGR	AGGREGATE	CPT	CERAMIC FLOOR TILE	EM	EMERGENCY	GD	GRADE	LT	LIGHT	PNT	PAINT	SVT	SHEET VINYL FLOORING	VPB	VINYL PLANK FLOORING
A/C	AIR CONDITIONING	CT	CERAMIC TILE	ENGR	ENGINEER	GVL	GRAVEL	LWT	LIGHTWEIGHT	PPT	PORCELAIN FLOOR TILE	SPH	SPHERE	VWC	VINYL WALL COVERING
ALT	ALTERNATE	CWT	CERAMIC WALL TILE	EP	EPOXY PAINT	GR	GROUT	LWC	LIGHTWEIGHT CONCRETE	PTB	PORCELAIN TILE BASE	S	SOUTH		
AL	ALUMINUM	CR	CHAIR RAIL	EPB	EPOXY / POURED FLOORING	GYP. BD	GYPSUM BOARD	LVC	LOU VOLUPN CHANGE	PLT	PORCELAIN WALL TILE	SC	SOLID CORE	SSC	SANISCOT
ANOD	ANODIZE	CLR	CLEARANCE	EQ	EQUAL			LS	POUND	PSF	POUNDS PER SQUARE FOOT	SS	SOLID SURFACING / STAINLESS STEEL	SCM	SKIM COAT MAT
APPROX.	APPROXIMATE	CLOS	CLOSET	EST	ESTIMATE	HR	HAND RAIL			PSI	POUNDS PER SQUARE INCH	SPEC	SPECIFICATIONS	SP	WALL PROTECTION
ARCH	ARCHITECT / ARCHITECTURAL	CS	COLD SAFER	EXIST	EXISTING TO REMAIN	HVAC	HEATING/VENTILATION/AIR CONDITIONING			PREFIN	PREFINISHED	SQ	SQUARE	SPS	SNEEZE PROTECTION SHEET
AVE	AVENUE	CW	COLD WATER	EX	EXISTING TO REMAIN			MFG	MANUFACTURE	PROP	PROPERTY	SQFT	SQUARE FOOT	SC	SAUNA CLOSET
		CO	CLEAN OUT	EJ	EXPANSION JOINT	HT	HEIGHT	MB	MARKER BOARD	PPB	PVC FREE PLANK FLOORING	STC	STAIN CONCRETE	SC	WATER HEATED
BRG	BEARING WOOD & SEALANT	CONC	CONCRETE	EXP		HEC	HIGH IMPACT DOOR	MAS	MASONRY	PS	PVC FREE SHEET FLOORING	STL	STEEL	W	WEST
BSMT	BASEMENT	CMU	CONCRETE MASONRY UNT	EXT		HPR	HIGH PERFORMANCE RESIN	MO	MASONRY OPENING			STN	STONE VENEER	WP	SIDE FLANGE
BLK	BLOCK	CONST	CONSTRUCTION			HC	HANDICAP / HOLLOW CORE	MAH	MAHTAN	QTY	QUANTITY	STOR	STORAGE	WT	WINDOW TREATMENT
BLKG	BLOCKING	CONT	CONTINUOUS OR CONTINUE	F	FILLER	HM	HOLLOW METAL	MECH	MECHANICAL	QT	QUARRY TILE	ST	STREET	WTH	WITH
BLVD	BOULEVARD	CJ	CONTROL JOINT	FAP	FABRIC WRAPPED PANEL	HORIZ	HORIZONTAL	MED	MEDICAL / MEDIUM	QTB	QUARRY TILE BASE	STRUCT	STRUCTURAL	WO	WITHOUT
BLDG	BUILDING	CG	CORNER GUARD	FPH	FEET PER HOUTE	HR	HOT WATER	MTL	METAL	Q	QUARTZ	SUSP	SUSPENDED	WD	WOOD
BR	BUFFER RAIL	CORR	CORRUGATED	FIN	FINISH	HR	HOUR	MTL	METAL LAMINATE	QCT	QUARTZ COMPOSITION TILE			WDS	WOOD DOOR STAINED
		CR	CRASH RAIL	FFE	FINISH FLOOR ELEVATION			MT	MILLWORK TILE	QS	QUARTZ SURFACING	TB	TACKABLE SURFACE	WF	WOOD FLOOR
		CRPT	CROWN MOLDING	FFL	FINISH FLOOR LINE	IN	INCH	MISC	MISCELLANEOUS			TB	TACK BOARD	WS	WOOD STAIN
		CU FT	CUBIC FEET	FE	FIRE EXTINGUISHER	INCL	INCLUDED			RAD	RADIUS	TV	TELEVISION	EV	WOOD VENEER
		CU YD	CUBIC YARD	FEC	FIRE EXTINGUISHER CABINET	INFO	INFORMATION			RCF	RAISED COMPUTER FLOORING	TPD	TOILET PAPER HOLDER		
		CU. YD	CUBIC YARD	FHC	FIRE HOSE CABINET	IB	INTEGRAL BASE			RBR	REINFORCED	TLT	TOILET		
			CURCUIT CURTAIN	FHY	FIRE HYDRANT	IBC	INTERNATIONAL BUILDING CODE			RB	RISER TO	TLT PTN	TOILET PARTITION		
				FL	FLOOR	IMB	INTEGRAL MIX. BOWL			RCP	REFLECTED CEILING PLAN	TG	TONGUE & GROOVE		
		DPLT	DECORATIVE PLE	FD	FLOOR DRAIN	INT	INTERIOR			REINF	REINFORCING	TO	TOP OF		
		DEPT	DEPTHMENT	FRT	FIRE RETARDENT TREATED					REQ'D	REQUIRED	TYP	TYPICAL		
		DTL	DETAIL	FT	FOOT / FEET	J1	JOINT			RB	RESILIENT BASE / RUBBER BASE				
		DIA	DIAMETER	FTG	FOOTING					REV	REVISIONAL REVISED	UL	UNDERWRITERS LAB		
		DIM	DIMENSION	FND	FOUNDATION			CC	ON CENTER	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE		
		DW	DISHWASHER	FUR	FURRING			OPNG	OPENING	RDY	ROODY				
		DMP	DOOR PRAME Paint	FUT	FUTURE			OPP	OPPOSITE	RO	ROUGH OPENING				
		DN	DOWN	FV	FIELD VERIFY			OHD	OVERHEAD DRAIN	RB	RUBBER BASE				
		DWG	DRAWING					OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	RT	RUBBER TILE				
								OFOI	OWNER FURNISHED, OWNER INSTALLED						



3 ZONING MAP
NOT TO SCALE

APPLICABLE BUILDING CODES:

BLUE SPRINGS, MO ZONE, CR

ARCHITECTURAL	2018 INTERNATIONAL BUILDING CODE
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODI
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE
PLUMBING	2018 UNIFORM PLUMBING CODE
FIRE	2018 INTERNATIONAL FIRE CODE
	AMERICAN DISABILITIES ACT

FIRE RESISTANCE RATING (TABLE 601)

BEARING WALLS EXTERIOR	0 - HOUR
BEARING WALLS INTERIOR	0 - HOUR
NON-BREARING WALLS - INTERIOR	0 - HOUR
STRUCTURE	0 - HOUR
FLOOR AND FLOOR CEILINGS	0 - HOUR
ROOFS AND ROOF CEILING	0 - HOUR

OCCUPANCY CLASSIFICATION:

OCCUPANCY	S2
TYPE OF CONSTRUCTION	II-B
ALLOWABLE FLOOR AREA (TABLE 503)	13,500 SF

ALLOWABLE AREA INCREASE (SECTION 506)

AREA MODIFICATIONS

$A_a = A_t + [A_t \times I_f \times 100] + [A_t \times I_s \times 100]$

A_a = 20,250 SF.

A_t = 13,500 SF.

I_f = 50%

I_s = 0 SF.

FRONTAGE INCREASE

$I_f = [100 (F/P - 0.25) W]/30$

I_f = 50%

F = 462 LF, P = 462 LF, W = 30 FT

SPRINKLER INCREASE	0 SF
TOTAL ALLOWABLE FLOOR AREA (S/ EQUATION 506.1 + 506.2)	20,250 SF
TOTAL ACTUAL AREA	5,600 SF
ALLOWABLE HEIGHT / NUMBER OF STORIES	60 FT / 2
HEIGHT INCREASE ALLOWED	20 FT / 0
LOCATION ON SITE	20' OR GREATER
OCCUPANCY LOAD STORAGE AREA OCCUPANT LOAD OF 300 SF/PERSON (5,600 SF/300SF = 18.65) 19 PEOPLE	19 PEOPLE
TRAVEL DISTANCE 200 FT. W/O SPRINKLER	

GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED IN STRICT COMPLIANCE OF ALL GOVERNING CODES AND CONSTRUCTION STANDARDS.
2. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY THE DESIGN CLUB INC. OF DISCREPANCIES. CONTRACTOR SHALL INSPECT VERIFY EXISTING CONDITIONS PRIOR TO BIDDING.
3. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FACE OF FINISH. DIMENSIONS ON NEW CONSTRUCTION ARE TO FACE OF STUD.
4. THESE NOTES APPLY EQUALLY TO THE FULL SET OF DOCUMENTS AND ARE TO BE CONSIDERED COMPLIMENTARY TO THE PROJECT MANUAL SPECIFICATIONS.
5. NOTES AND SYMBOLS INDICATED ON THESE DRAWINGS ARE FOR THE GUIDANCE OF ALL TRADES INVOLVED IN THE PROJECT AND MUST BE FOLLOWED TO EXECUTE THE INTENDED ASSEMBLIES
6. DO NOT SCALE DRAWINGS. IF ADDITIONAL INFORMATION IS REQUIRED CONTACT THE ARCHITECT.
7. CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE WORK TOGETHER. COORDINATION MEETINGS ON A REGULAR BASIS THROUGHOUT THE PROJECT SHALL BE THE RESPONSIBLE OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE & ARCHITECT OF TIME & DATES OF COORDINATION MEETINGS. CONTRACTOR SHALL PROVIDE MEETING AGENDA AND MEETING MINUTES TO OWNER'S REPRESENTATIVE & ARCHITECT.
8. DRAWINGS REPRESENT THE EXISTING CONDITIONS BASED ON DRAWINGS PROVIDED. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY THE DESIGN CLUB INC. OF DISCREPANCIES.
9. CONTRACTOR SHALL EXERCISE CARE DURING THE DEMOLITION TO PROTECT EXISTING SURFACES, VENTS, DUCTS, LIGHTING, AND OTHER EQUIPMENT TO REMAIN.
10. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO CONTROL DUST AND DEBRIS DURING CONSTRUCTION. IT WILL BE THE CONTRACTOR RESPONSIBILITY TO REMOVE DEBRIS AND LEGALLY DISPOSE.
11. ALL WORK SHALL BE COORDINATED WITH THE OWNER TO MAINTAIN OPERATION OF ALL EXISTING OPERATIONS IN THE FACILITY OR SITE COMPLEX.
12. EXISTING CONDITIONS SHOWN HAVE BEEN BASED UPON AVAILABLE DRAWINGS INFORMATION AND ACTUAL WORK IN PLACE AND MAY VARY WITH ACTUAL CONDITIONS. CORRECTNESS & COMPATIBILITY OF DOCUMENTS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ANY CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, OR PLUMBING INFORMATION INDICATED ON THE ARCHITECTURAL DRAWINGS WILL BE FOR REFERENCE PURPOSES ONLY, UNLESS NOTED OTHERWISE.
14. GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
15. WHERE WALL INFILL OCCURS AND NEW ADJOIN EXISTING WALLS, NEW WALL FINISH SURFACES SHALL MATCH EXISTING, UNLESS NOTED OTHERWISE.
16. PATCH & REPAIR EXISTING PARTITIONS SCHEDULED TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION. MAINTAIN FIRE RATINGS OF ALL PARTITIONS, FLOORS, CEILINGS AND STRUCTURAL ELEMENTS AS REQUIRED BY CODE SUMMARY SHEET, STATE & LOCAL CODES.
17. DUCT SHAFT ENCLOSURE SHALL BE CONTINUOUS FLOOR TO FLOOR, INCLUDING OFFSETS IN DUCTWORK.

tde, inc. Architecture
2429 South Whitney Ave
Independence, MO 64057
816.833.1313
the design club, inc.
MISSOURI State Certificate of Authority

CONSULTANTS

LUCKY TIME DOG CAR WASH/STORAGE
SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

MARK	DATE	DESCRIPTION
	12.22.23	RE-ZONING DOCUMENTS
	@11.1.23	RE-ZONING DOCUMENTS

SHEET TITLE: COVER SHEET

PROJECT NO: 1923614
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2023

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CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
February 21, 2024

EXHIBITS FOR PUBLIC HEARING

BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN

(GDP-12-23-9004)

EXHIBIT #1 City Council Information Form dated February 13, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on January 27, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); and 2014 Comprehensive Plan (by reference), Bill approving General Development Plan and Bill approving Final Plat.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 13, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the by the applicant, J. David Ratley, MKEC Engineering, Inc., on behalf of the property owner, Blue Springs R-IV School District, for approval of a General Development Plan for a building addition consisting of a storm shelter, additional classrooms, and various site improvements located at 2701 NW 1st Street (GDP-12-23-9004). Upon conclusion of the public hearing, a Bill approving the General Development Plan, and a Bill approving the Final Plat for Brittany Hill Middle School (PF-12-23-9006) will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval of a General Development Plan and Final Plat for a 22.69 +/- acre lot, generally located south of NW Pink Hill Road and east of NW 7 Highway, to expand the existing middle school. The proposed expansion would increase the building footprint by approximately 14,300-sf. which will consist of a storm shelter, additional classrooms, and various site improvements. The increase represents a 11.4% increase in the total floor area. The property is not currently platted; therefore, a General Development Plan, Preliminary Plat, Final Plat, and Site Plan Design Review are required. The existing sidewalk and ramps along NW 1st Street shall be replaced to meet Americans with Disability Act regulations. The applicant is not proposing any changes with parking and landscaping.

The City Council is the decision-making body for the General Development Plan and the Final Plat. The Planning Commission approved a Site Plan/Design Review and Preliminary Plat, contingent on the City Council's approval of the General Development Plan and Final Plat.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
February 22, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the General Development Plan application with the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard

contained in the Unified Development Code (UDC) unless modified under the General Development Plan.

Staff recommends approval of the Final Plat application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	February 12, 2024
Action:	Recommended approval of the General Development Plan with condition 8 aye, 0 no Recommended approval of the Final Plat with conditions 8 aye, 0-no

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on January 27, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); and 2014 Comprehensive Plan (by reference).
2. Bill approving General Development Plan.
3. Bill approving Final Plat.

REVIEWED BY

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024	City Council: February 21, 2024 (General Development Plan & Final Plat Only)
Project Name:	***Brittany Hill Middle School***	
Site Location:	2701 NW 1st Street	
Project Request:	GDP-12-23-9004; General Development Plan to show general plan for the site SPDR-12-23-9007; Site Plan Design Review for a building addition PP-12-23-9005; Preliminary Plat to show the general layout of the site PF-12-23-9006; Final Plat for 21.74 +/- acres into one (1) lot	

Applicant: J. David Ratley | MKEC Engineering, Inc.
Property Owner: Blue Springs R-IV School District
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting approval of a General Development Plan, Site Plan Design Review, Preliminary Plat and Final Plat for a 21.74 +/- acre one (1) lot generally located south of NW Pink Hill Road and east of NW 7 Highway to expand the existing middle school. The proposed expansion would increase the building footprint by approximately 14,300-sf. which will consist of a storm shelter, additional classrooms, and various site improvements. The increase represents a 11.4 % increase in the total floor area. The property is not currently platted; therefore, a General Development Plan, Preliminary Plat, and Final Plat are required.

Staff Recommendation: Staff recommends approval with conditions of the General Development Plan, Site Plan Design Review, Preliminary Plat, and Final Plat applications. Conditions are identified at the end of this report.

Previous Actions: N/A

Future Applications: The Rezoning, General Development Plan, Preliminary Plat, and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family) "MF-14" (Moderate Density Multi-Family District)	Single-Family Residential
South:	"SF-7" Single-Family District / Right-of-Way	(Vacant) /(Local) NW Arbor Drive
East:	Right-of-Way / "SF-7" (Single-Family)	(Local) NW 1st Street

West:	"MF-14" Moderate Density Multi-Family District	(Residential) Sherwood Village

DEVELOPMENT PLAN ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Existing Conditions. *Analysis identifying the general layout of any existing structures, streets or infrastructure and the location of natural features such as watercourses, steep grades, significant strands of trees, specimen trees or other features available on the most refined scale of the Natural Resources Inventory identified in the Comprehensive Plan.*

Preservation: The property is currently developed with the existing Brittney Hill Middle School. There is also existing landscaping on the property. All existing landscaping will remain untouched.

Phasing or Implementation. *A strategy indicating the estimated timing of development and any other administrative details of implementing the plan through future final plans.*

Phasing: As one (1) lot, this will be platted and developed in one (1) phase.

Community Character Plan. *A plan outlining the general location, design characteristics, and functions of all proposed streets, stormwater management, open spaces, civic spaces, and circulation networks – whether public, common or private – that will create the public realm for the plan.*

Preliminary Plat
Requirements: The proposed Preliminary Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Final Plat
Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Streets & Sidewalks: The site has two (2) existing access points one along NW 1st Street and the other along NW Arbor Street. There is also existing sidewalk along NW 1st Street and on the north side and rear side of the building. **The existing sidewalk and ramps along NW 1st Street shall be replaced to meet Americans with Disability Act regulations.** The applicant is providing a 6-ft. sidewalk along the west side on the proposed building.

Traffic: Based on current traffic volumes and anticipated traffic generation a Traffic Impact Study is not required for this project.

Stormwater: A stormwater runoff and water quality review has been conducted per APWA 5600. The proposed site improvements will have negligible impact to the overall watershed. However, water quality BMP's shall be constructed as part of this project.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since the proposed development is minimal.

Land Use and Development Plan. *A plan indicating the specific land uses and their density/intensity, block and lot patterns, building types and scale, materials and design characteristics, and other building and site design elements. This plan shall have a particular emphasis on how these elements relate to the community character plan and where transitions between these elements occur at a parcel or block scale both within the development and in coordination with abutting property. The land use and development plan shall specifically identify where development standards may differ from those otherwise applicable the base zoning districts and general development requirements of the Unified Development Code.*

Land Use & Density: The land use of the subject property is classified as a "School – Elementary, Middle or High," which is defined as "the use of a site for instructional purposes of an elementary, middle, or secondary level. This use is permitted in the "SF-7" (Single-Family) zoning district.

Building Typology: The existing elementary school is classified as a "Prominent Civic Building," which is defined as a "building designed for a significant civic, institutional, or public use, with the building design and site design creating a focal point for the surrounding area." The UDC only permits the "Prominent Civic Building" type in the "GB," "RC," and "PLOS" zoning districts. However, since the building area is not being increased by more than 25 percent, a rezoning is not required to maintain and expand the existing building type and land use.

Prominent Civic Building		
Standard	**Requirement**	**Proposed**
Frontage Width	150-ft. min.	150-ft. min.
Lot Area	2.5 to 30 acres; larger lot sizes permitted only as part of a campus plan through the planned development process that considers internal access and circulation with surrounding areas.	21.74 acres
Front Setback	20-ft. min.	20-ft. min.
Side Setback	25-ft. min.	25-ft. min.
Corner Side Setback	25-ft. min.	25-ft. min.
Rear Setback	25-ft. min.	25-ft. min.
Building Height	52 feet up to 4 stories; up to 75 feet may be permitted with a conditional use review or	30-ft. proposed

	through planned development application	
Frontage Type	Yard and setback; terrace	Yard and setback

Architectural Character: **The proposed additions are complementary to the existing building and include an approximately 14,300-sf. footprint area consisting of a storm shelter and additional classrooms to the rear southwest corner of the school. Materials for the building addition will be masonry, brick, and metal paneling. The proposed building addition will be designed to match the existing brick. Overall, the building design and materials are durable, high-quality and exceed the minimum design standards for non-residential buildings Staff believes the proposed plan integrates the principles of Crime Prevention through Environmental Design (CPTED) as required by Code.**

Outdoor Lighting: Exterior electrical/lighting panel location to remain the same. Any additional lighting will be reviewed through the Building Permit review process.

Frontage & Landscaping: Since building area is not increasing by greater than 25%, no additional landscaping is required for the site. Existing landscaping must be maintained. Any landscaping that is removed as part of construction shall be replaced.

Screening: In accordance with Section 407.090.H, all roof-mounted and ground level equipment shall be completely screened from view (one hundred percent [100%] opacity) or isolated so as not to be visible from any public right-of-way or residential zoning district within three hundred (300) feet of the subject lot. Roof screens, ground level screens and enclosures, when used, shall be coordinated with the building to maintain a unified appearance. **All screening shall be shown on building permit plans and is subject to administrative approval by staff prior to the issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy.**

Parking:

Middle school parking requirements are subject to a “Schedule C” parking study to determine the appropriate number of parking spaces to accommodate staff, students, and visitors, based on maximum enrollment. The existing site includes 111 parking spaces including ADA and 23 bus parking. The site will utilize the existing parking lot installed. The existing drive aisle width is approximately 22’ and the existing stalls are approximately 16’ x 8.30’. The existing parking is legal non-conforming, and the applicant is not proposing any no changes at this time.

Illustrative Plan. *The concept plan may include an illustrative plan that includes renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards.*

Review Criteria: *A General Development Plan shall be reviewed according to the following criteria:*

1. The proposed General Development Plan is consistent with the Comprehensive Plan and all requirements of the UDC;

   STAFF RESPONSE: The site is used for a middle school and will continue to be used as such. The proposal is for the expansion of the building to accommodate a storm shelter and additional classrooms. The proposed General Development Plan is consistent with the Comprehensive Plan and all requirements of the UDC.

2. The proposed General Development Plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning map amendment.

   STAFF RESPONSE: The proposal is consistent with the current zoning of the subject property.

3. The General Development Plan is in compliance with all applicable use, development and design standards set forth in this Code, unless Alternative Design Standards have been approved for the development.

   STAFF RESPONSE: The proposed General Development Plan is in compliance with all applicable use, development, and design standards set forth in this Code. No Alternative Design Standards have been requested.

4. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.

   STAFF RESPONSE: The site is an existing middle school. Adequate facilities and services exist to accommodate the development during the time of construction.

5. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.

   STAFF RESPONSE: The property's land use will remain the same. It is an existing middle school along 2701 NW 1st Street and surrounded by single-family homes.

6. The general development plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

   STAFF RESPONSE: Approval of the General Development Plan will help to accommodate students and staff of Brittany Hill Middle School. The storm shelter will provide protection for students and staff.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The application is in Compliance with the requirements of this Development Code.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

   STAFF RESPONSE: The plan is compatible with the design and development policies of the UDC.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: There are no additional site-specific conditions necessary to meet the intent and design objectives of any of the applicable development standards.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

   STAFF RESPONSE: The application does meet the criteria for all other reviews needed to build the project as proposed.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review with the conditions as below.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

Review Criteria: *A Preliminary Plat shall be reviewed based on the following criteria*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular, the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan.

2. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

   STAFF RESPONSE: The development is proposed to occur in one (1) phase. No public improvements are required for this project.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

   STAFF RESPONSE: The project provided a report or memo for stormwater. The stormwater and water quality will be mitigated. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan.

6. The design does not impede the construction of future public infrastructure within the area.

   STAFF RESPONSE: The proposed design will not impede the construction of future public infrastructure within the area.

7. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria*

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The plan is compatible with the developing character of the surrounding residential area.

2. The construction plans meet all technical specifications.

STAFF RESPONSE: The request is for the approval of a Final Plat for the site. Construction plans are not required at this time.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: After final plat is approved, construction plans will be submitted and reviewed for accuracy.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: Although staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

6. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval with conditions of the Preliminary Plat.

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff Recommendation:

Staff recommends approval of the General Development Plan application with the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.

Staff recommends approval of the Site Plan Design Review application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Schedule C parking memo is required with building permit to justify the parking requirement and parking count needs to accommodate the anticipated number of employees that will work on the site.

3. Existing sidewalk and ramps along NW 1st Street shall be replaced to meet Americans with Disability Act regulations.

Staff recommends approval of the Preliminary Plat application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

Staff recommends approval of the Final Plat application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

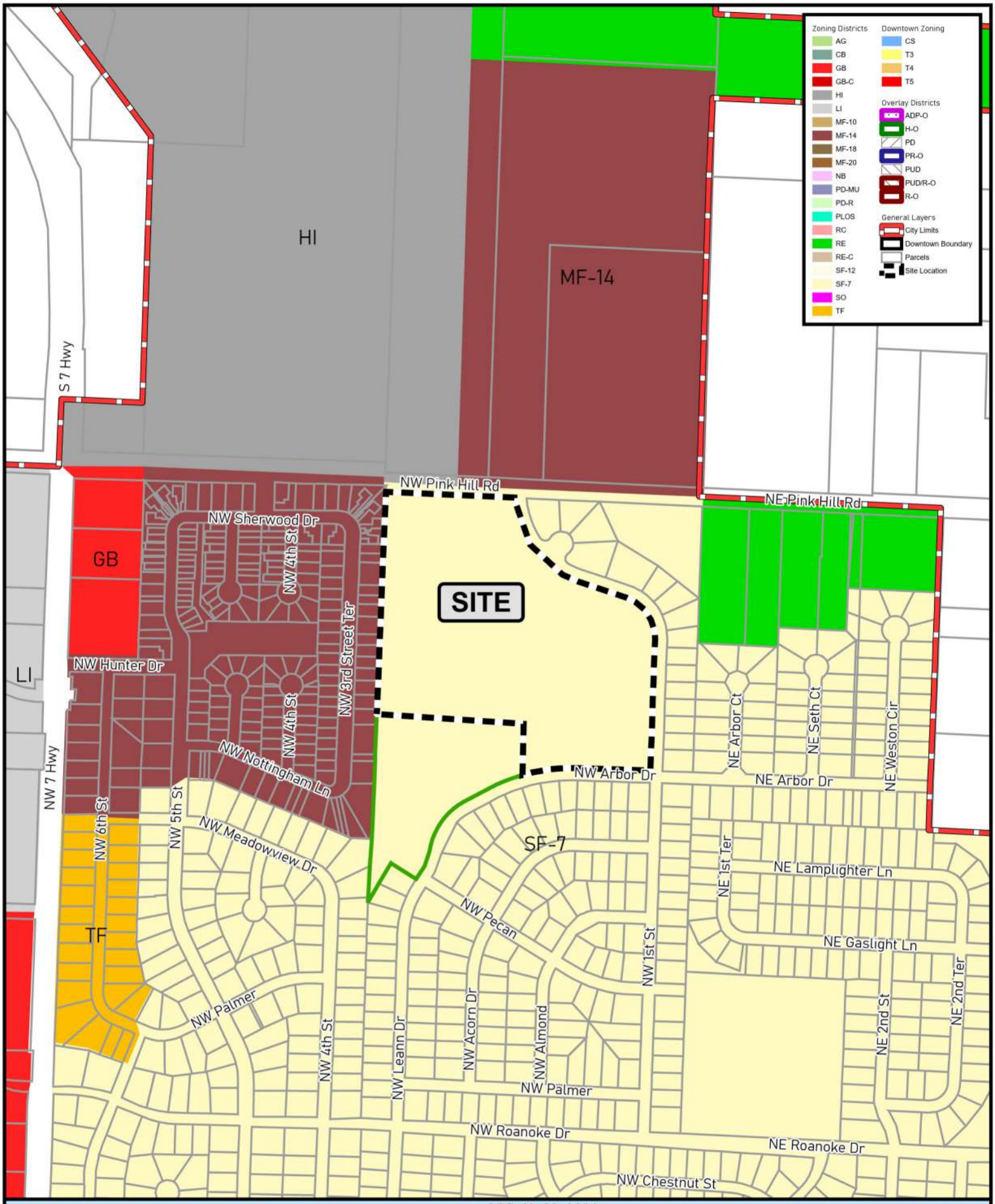


The City of Blue Springs Missouri

GDP-12-23-9004
SPDR-12-23-9007
PF-12-23-9006
PP-12-23-9005
PARCEL # 36-310-12-01-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 1/4/2024



The City of Blue Springs Missouri

GDP-12-23-9004
SPDR-12-23-9007
PF-12-23-9006
PP-12-23-9005
PARCEL # 36-310-12-01-01-0-00-000
SITE LOCATION MAP

N

1 inch = 500 feet

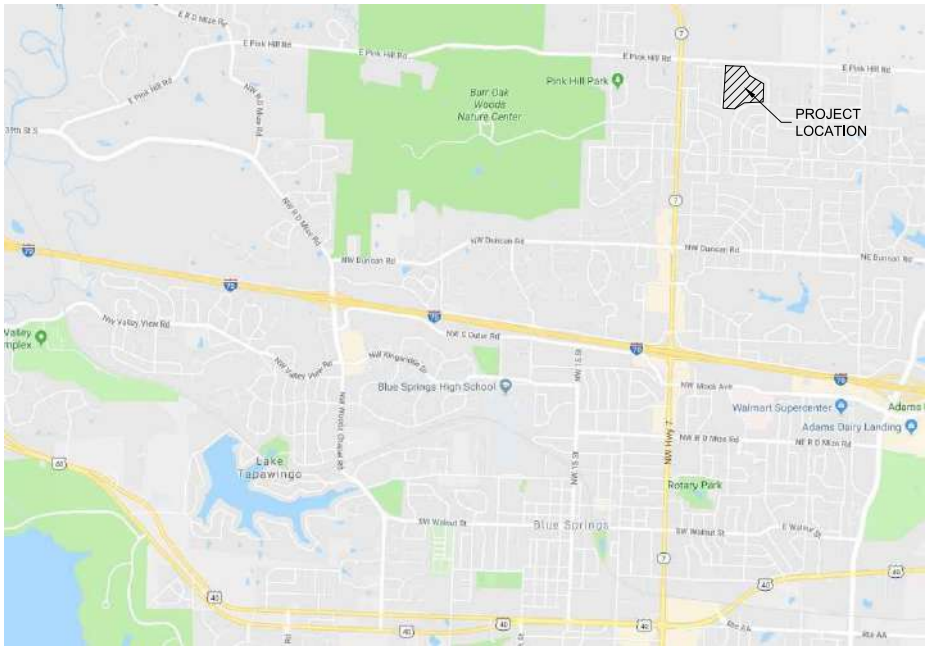
Date: 1/4/2024

SITE PLAN/DESIGN REVIEW PLANS

BRITTANY HILL MIDDLE SCHOOL STORM SHELTER ADDITION

2701 NW FIRST STREET, BLUE SPRINGS, MO 64014

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	EXISTING CONDITIONS PLAN
C102	SITE PLAN
A101	FLOOR PLAN - OVERALL
A101A	FLOOR PLAN - ENLARGED
A201	EXTERIOR ELEVATIONS



LOCATION MAP

SCALE: N.T.S.

LEGEND

- TREE AND DIAMETER
- TREE AND DIAMETER
- TREE STUMP AND DIAMETER
- SIGN
- BUSH
- MAIL BOX
- POLE
- GATE
- POST / BOLLARD
- FLAG POLE
- FENCE
- EDGE OF TREES
- TELEPHONE RISER
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- CABLE TV RISER
- FIBER OPTICS INDICATOR SIGN
- UNDERGROUND CABLE TV LINE
- UNDERGROUND FIBER OPTIC CABLE
- POWER POLE AND DEADMAN
- LIGHT POLE
- ELECTRIC TRANSFORMER
- SCHOOL ZONE SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS METER
- GAS VALVE
- GAS LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER LINE
- INLET
- STORM WATER MANHOLE
- ROOF DRAIN
- GRATE INLET
- STORM SEWER PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONITORING WELL
- WATER METER VAULT
- WATER SPIGOT
- WATER LINE
- IRRIGATION CONTROL VALVE

GENERAL NOTES:

1. THE CONTRACTOR, PRIOR TO ANY EXCAVATION OR NEW CONSTRUCTION, SHALL HAVE UTILITIES FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY AND/OR CITY/COUNTY DEPARTMENT.
2. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THESE PLANS, REPRESENTS THE BEST INFORMATION AVAILABLE TO THE ENGINEER. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS, NOT SHOWN ON THE PLANS, OR SHOWN INCORRECTLY. UTILITIES DAMAGED THROUGH THE FAILURE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF THOSE UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR SHALL PRIOR TO ANY EXCAVATION OR NEW CONSTRUCTION, HAVE ALL UTILITIES FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY, CITY OR COUNTY DEPARTMENT, OR ONE-CALL SERVICE.
3. THE SITE PLAN IS BASED ON A SURVEY OF THE SITE. CONDITIONS OF THE SITE AT THE TIME OF CONSTRUCTION MAY VARY FROM THE SURVEYED CONDITIONS. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS SHALL BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
5. NO CHANGES TO THE APPROVED CONSTRUCTION PLANS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY PINS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY PINS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS, SUCH PINS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
7. CONTRACTOR TO HAVE REGISTERED LAND SURVEYOR RESET SECTION CORNER MONUMENT IF DISTURBED DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, DIMENSIONS, AND PLAN SCALES AND SHALL IMMEDIATELY NOTIFY THE OWNER/ENGINEER/ARCHITECT OF ANY SUCH DISCREPANCIES. ALL QUANTITIES, DIMENSIONS, AND PLAN SCALES PROVIDED ARE FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL QUANTITIES NECESSARY FOR THE COMPLETION OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IRRESPECTIVE OF THE QUANTITIES, DIMENSIONS, AND PLAN SCALES NOTED, NOT NOTED, OR NOTED INCORRECTLY.
9. ANY CURB, GUTTER, SIDEWALKS, AND PAVING THAT IS DAMAGED IN EXCESS OF THE CONSTRUCTION SHOWN IN THIS PLAN SET SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
10. ALL REMOVALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PER APPLICABLE STANDARDS (UNLESS OTHERWISE NOTED).
11. THE PAVEMENT SECTIONS SHOWN IN THESE PLANS ARE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL WHEN WORKING WITHIN THE PUBLIC RIGHT-OF-WAY. ALL SUCH TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AND/OR LOCAL JURISDICTION SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEAN, PROPERLY VISIBLE, OPERATING CORRECTLY, AND LOCATED PROPERLY. THE CONTRACTOR SHALL IMMEDIATELY REPLACE ANY DAMAGED, DEFACED, OR NONOPERABLE, OR MISSING TRAFFIC CONTROL DEVICES.
13. THE CONTRACTOR IS TO PROVIDE PERMANENT SEEDING, FERTILIZING, MULCHING OR SODDING OF ALL DISTURBED AREAS. THIS WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
14. ALL SITE WORK FOR THIS PROJECT IS CONSIDERED 'UNCLASSIFIED.' THE TERM 'UNCLASSIFIED' EXCAVATION SHALL BE DEFINED AS MEANING THE SITE CONTRACTOR BEARS THE ENTIRE RISK OF THE SOIL QUANTITIES AND/OR TYPES (E.G. ROCK, CLAY, PEAT, SILT, SHALE, ETC.) ENCOUNTERED ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS AND OVER-EXCAVATED / TREATED SOILS AREAS. ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS, THE SITE CONTRACTOR SHALL BEAR THE ENTIRE COST OF SUCH ADDITIONAL WORK IN THE EVENT IT BECOMES NECESSARY FOR UNSUITABLE SOILS TO BE HANDLED, REMOVED FROM THE SITE, OR FOR SUITABLE FILL MATERIAL TO BE IMPORTED TO THE SITE. THIS DEFINITION OF 'UNCLASSIFIED' SUPERSEDES ANY CONTRARY DEFINITIONS OR STATEMENTS WHICH MAY BE CONTAINED IN THE SPECIFICATIONS, PLANS, OR OTHER CONTRACT DOCUMENTS. THE UNCLASSIFIED SITE SHALL INCLUDE ALL WORK ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS AND/OR REQUIRED SOIL REMEDIATION/REPLACEMENT.
15. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT. BUILDING SHALL NOT BE STAKED FROM CIVIL DRAWINGS.
16. PROPOSED CONTOURS SHOWN ON THESE PLANS ARE FINAL SURFACE CONTOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS FOR PAVEMENT THICKNESS, SUBGRADE THICKNESS, TOPSOIL, REMOVALS, ETC.

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87°18'49" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 539.29 FEET TO THE INTERSECTION OF THE WEST LINE (EXTENDED) OF NW 1ST STREET AS DESCRIBED IN DOCUMENT RECORDED IN BOOK I-2477 AT PAGE 1411 IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WEST LINE (AND WEST LINE EXTENDED) OF SAID NW 1ST STREET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°36'10" WEST, A RADIUS OF 385.76 FEET FOR AN ARC LENGTH OF 498.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°29'42" EAST, CONTINUING ALONG SAID WESTERLY LINE OF NW 1ST STREET, A DISTANCE OF 205.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, FOR AN ARC LENGTH OF 224.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°06'07" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID NW 1ST STREET, A DISTANCE OF 539.66 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE, AS NOW EXISTS, OF ARBOR ROAD, AS DEDICATED ON THE FINAL PLAT OF BRITTANY PLACE – 5TH PLAT, AS RECORDED IN BOOK I-46 AT PAGE 69 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 87°59'10" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 297.59 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 731.52 FEET FOR AN ARC LENGTH OF 252.25 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS BY DOCUMENT RECORDED IN BOOK I-2690 AT PAGE 682 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 02°48'31" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 204.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS; THENCE NORTH 87°11'29" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 595.76 FEET (MEASURED, 600' DESCRIBED) TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SHERWOOD VILLAGE, A RECORDED SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS; THENCE NORTH 02°04'09" EAST, ALONG THE EAST LINE OF SAID SHERWOOD VILLAGE, A DISTANCE OF 976.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 988,507.34 SQ. FT. OR 22.69 ACRES, MORE OR LESS.

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Surveying: 2006027138
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Kansas State Certificate of Authority
Architecture # 2001
Structure # Pro Tem

Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SPDR - Not For Construction

REVISIONS:

#	Description	Date



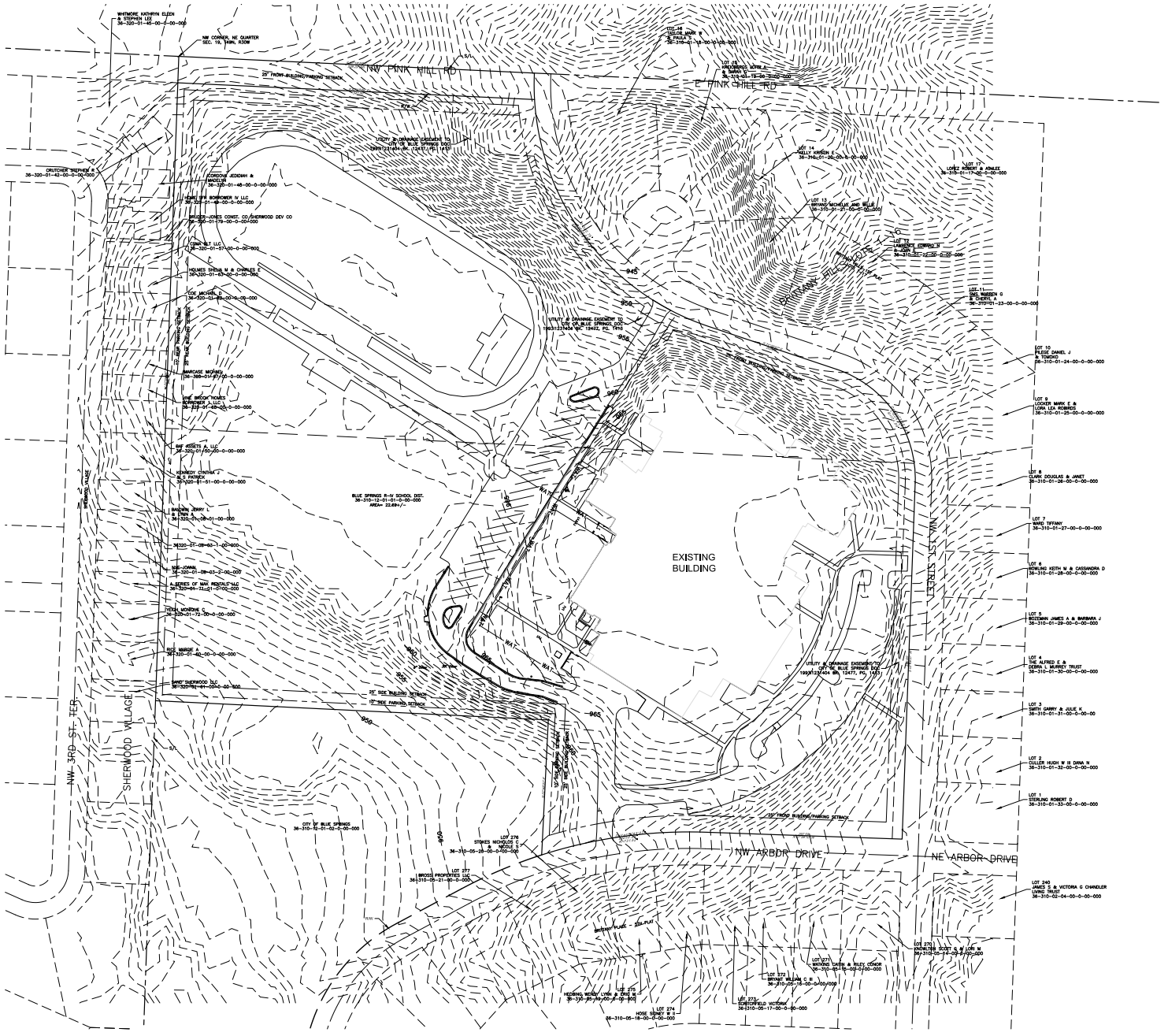
James D. Ratley, PE
2011027860

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COVER SHEET

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Brittany Hill Middle School Storm Shelter Addition

Blue Springs School District

2701 NW First Street, Blue Springs, MO 64014

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REVISIONS:

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2011027860

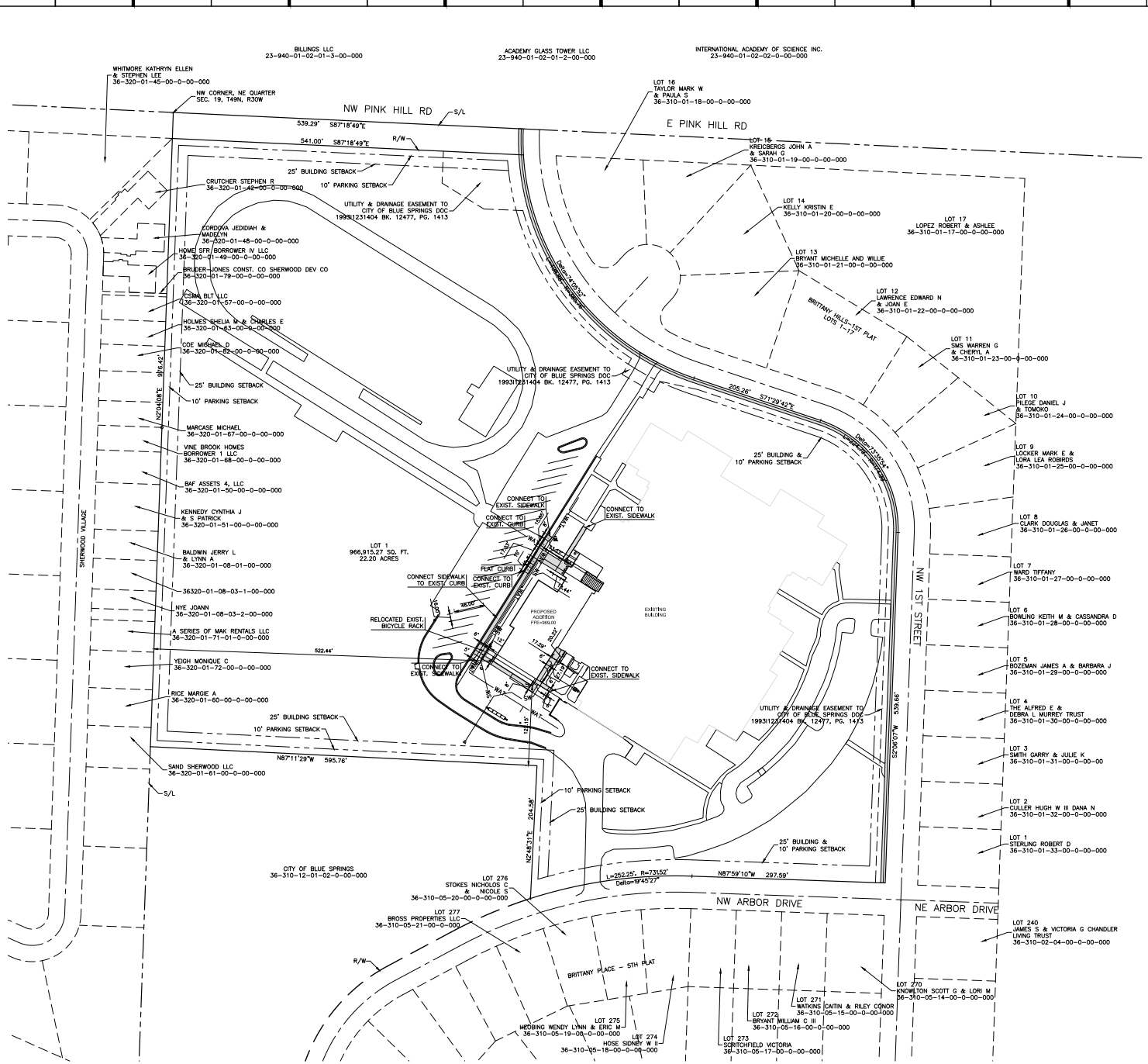
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EXISTING CONDITIONS PLAN

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PAVING NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB.
2. ALL ASPHALT PARKING LOTS AND DRIVES SHALL CONFORM TO CURRENT APWA KC METRO CHAPTER SPECIFICATIONS WITH THICKNESS AND SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS. RECYCLED CONTENT IS ALLOWED WITHIN THE APWA LIMITS.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM WITH THE KANSAS CITY METRO MATERIALS BOARD MINIMUM 4000 PSI GRANITE MIX (KCMMB 4K).
4. ALL SIDEWALKS SHALL BE 4" UN-REINFORCED CONCRETE.
5. COMPACTED SUBGRADE AND AGGREGATE BASE UNDER PAVEMENTS SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB, WHICHEVER IS APPLICABLE.
6. INSTALL GRAVEL BLANKET DRAINS AT ALL PARKING LOT AND ROADWAY CURB INLETS PER DETAIL PRIOR TO SUBGRADE AND PAVEMENT INSTALLATION.
7. ALL CURBS SHALL BE CG-1 UNLESS OTHERWISE NOTED.
8. 5' WIDE SIDEWALKS SHALL HAVE A MAXIMUM OF 5' CONTRACTION JOINT SPACING. 6' WIDE SIDEWALKS SHALL HAVE A MAXIMUM CONTRACTION JOINT SPACING OF 6'. 8' WIDE SIDEWALKS SHALL HAVE A MAXIMUM 4' CONTRACTION JOINT SPACING WITH A LONGITUDINAL CONTRACTION JOINT DOWN THE MIDDLE OF THE SIDEWALK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TRAFFIC CONTROL NECESSARY ON SURROUNDING STREETS FOR CONSTRUCTION. TRAFFIC CONTROL SHALL COMPLY WITH THE LATEST EDITION OF MUTCD AND CITY SPECIFICATIONS.
10. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF MUTCD.
11. COORDINATE WITH CONSTRUCTION MANAGER AND CITY OFFICIALS AS TO ALL REPAIRS, REPLACEMENT AND OR UPGRADES TO THE EXISTING SIDEWALK ALONG FIRST ST SHALL BE MADE TO INDIVIDUALLY DAMAGED SECTIONS AND OR SECTIONS THAT DO NOT CURRENTLY MEET ADA SLOPE REQUIREMENTS ON AN AS NEEDED BASIS ALONG THE ENTIRETY OF THE SIDEWALK FROM NW ARBOR DR EXTENDING TO NW PINK HILL RD.

SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

SITE DATA TABLE		
TOTAL LOT AREA	988,376 SF	22.69 AC
PROPOSED BUILDING FOOTPRINT AREA	14,300 SF	0.33 AC
EXISTING BUILDING FOOTPRINT AREA	125,022 SF	2.87 AC

PARKING TABLE			
CONDITION	PARKING STALLS	ADA STALLS	TOTALS
EXISTING	105	6	111
PROPOSED	105	6	111

PAVING LEGEND

– 4" CONCRETE SIDEWALK

SCALE: 1"=60'

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Architecture # 4299
Missouri # 2170

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Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SPDR - Not For Construction

REVISIONS:

#	Description	Date

James D. Ratley, PE
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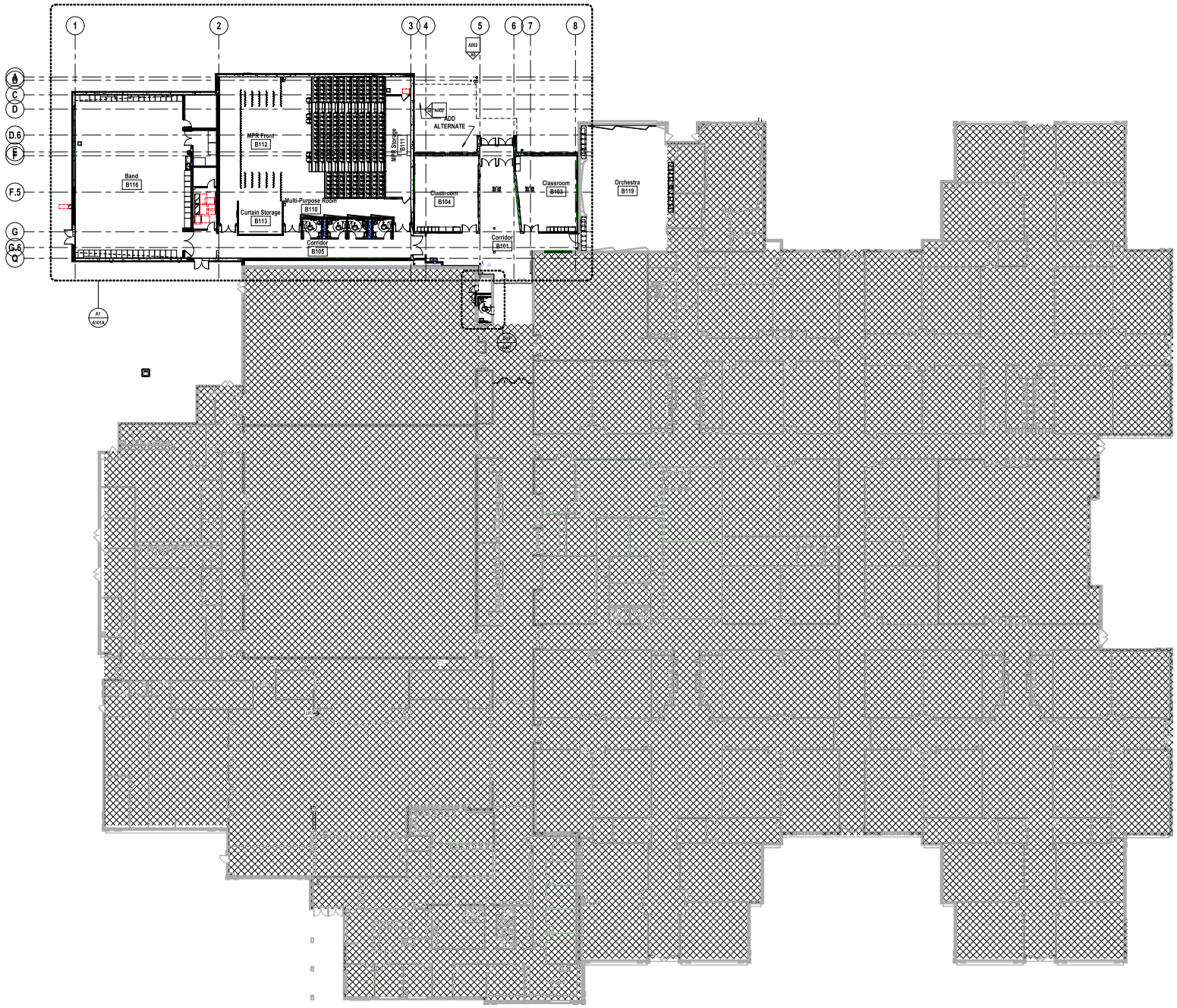
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SITE PLAN

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SHEET KEYNOTE LEGEND

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. ALL INTERIOR WALLS ARE WALL TYPE 3B UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS ARE WALL TYPE P2 UNLESS NOTED OTHERWISE.
5. INTERIOR DIMENSIONS ARE TO THE FOLLOWING, UNLESS NOTED OTHERWISE:
   A. TO FACE OF STUD
   B. TO FACE OF MASONRY UNIT
   C. TO FACE OF DOOR AND WINDOW ROUGH OPENINGS
6. EXTERIOR DIMENSIONS ARE TO _____
7. COORDINATE LOCATIONS WHERE BACKING IS REQUIRED FOR WALL HUNG CASEWORK, MARKERBOARDS, WALL HUNG ACCESSORIES AND TECHNOLOGY
8. COORDINATE WALL REPAIR AND INSTALLATION OF NEW DOORS AND WINDOWS WITH DEMOLITION SHEETS
9. COORDINATE FINISHES TO REMAIN WITH DEMOLITION SHEET

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Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SITE DEVELOPMENT PLANNING REVIEW SET

REVISIONS:

#	Description	Date

CHECK SET

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All unauthorized changes to and uses of this sheet shall be at the user's sole risk and without liability to the Architect and the Architect expressly disclaims any and all responsibility for such uses. Drawings, or documents not sealed by...

JOB NO: 23004
DRAWN BY: JK
CHECKED BY: JB
DATE: 01.18.2024

A101

FLOOR PLAN - OVERALL

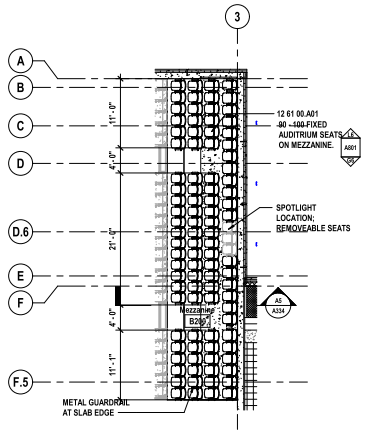
A1 | Scale 1/16" = 1'-0" | Level 1

TRUE PLAN

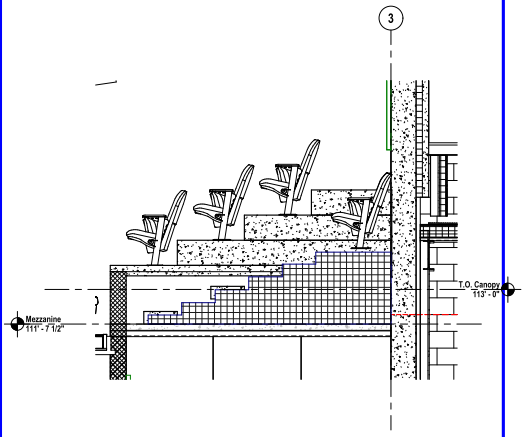
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1/18/2024 10:54:57 AM



L1 Scale 1/8" = 1'-0" — Mezzanine Floor Plan



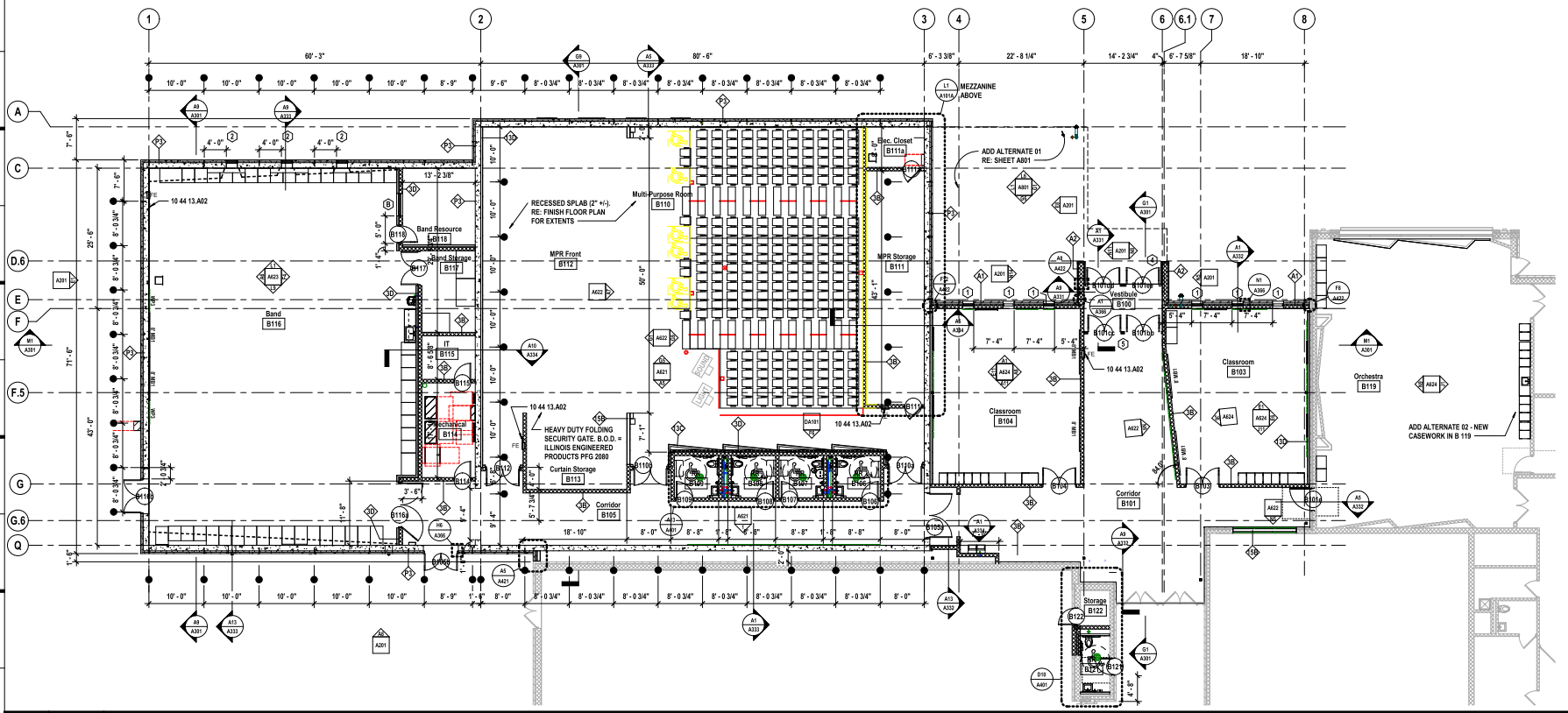
L5 Scale 1/2" = 1'-0" — Mezzanine Stair - Section Detail

SHEET KEYNOTE LEGEND

10 44 13.A02	SEMI-RECESSED STEEL CABINET
12 61 00.A01	FIXED AUDIENCE SEATING

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. ALL INTERIOR WALLS ARE WALL TYPE 3B UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS ARE WALL TYPE P2 UNLESS NOTED OTHERWISE.
5. INTERIOR DIMENSIONS ARE TO THE FOLLOWING, UNLESS NOTED OTHERWISE:
   A. TO FACE OF STUD
   B. TO FACE OF MASONRY UNIT
   C. TO FACE OF DOOR AND WINDOW ROUGH OPENINGS
6. EXTERIOR DIMENSIONS ARE TO ____
7. COORDINATE LOCATIONS WHERE BACKING IS REQUIRED FOR WALL HUNG CASEWORK, MARKERBOARDS, WALL HUNG ACCESSORIES AND TECHNOLOGY
8. COORDINATE WALL REPAIR AND INSTALLATION OF NEW DOORS AND WINDOWS WITH DEMOLITION SHEETS
9. COORDINATE FINISHES TO REMAIN WITH DEMOLITION SHEET



A1 Scale 1/8" = 1'-0" — Floor Plan Level 1 Addition

TRUE PLAN

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hollis + miller architects

we design the future

1828 Walnut Street Suite 922
Kansas City, MO 64108
t 816.482.7700

170 Mikes Street Suite 230
Santa Rosa, CA 95401
t 707.848.4480

HOLLISANDMILLER.COM

Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # E007901

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Overland Park, KS 66210
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Henderson Engineers
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Lenexa, KS 66214
913.742.6000 phone

Bob D. Campbell Engineers
Structural Engineer
State Certificate of Authority # 000442
4338 Belleview Ave.
Kansas City, MO.
816.531.4144 phone

Brittany Hill Middle School Storm Shelter Addition

Blue Springs School District

2701 NW First Street, Blue Springs, MO 64014

SITE DEVELOPMENT PLANNING REVIEW SET

REVISIONS:

#	Description	Date

CHECK SET

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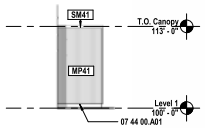
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CHECKED BY: JB
DATE: 01.18.2024

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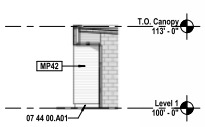
FLOOR PLAN - ENLARGED

Received
2/2/2024

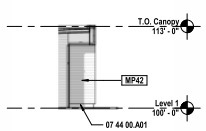
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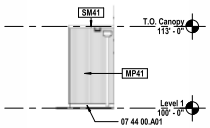
N5 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry - East



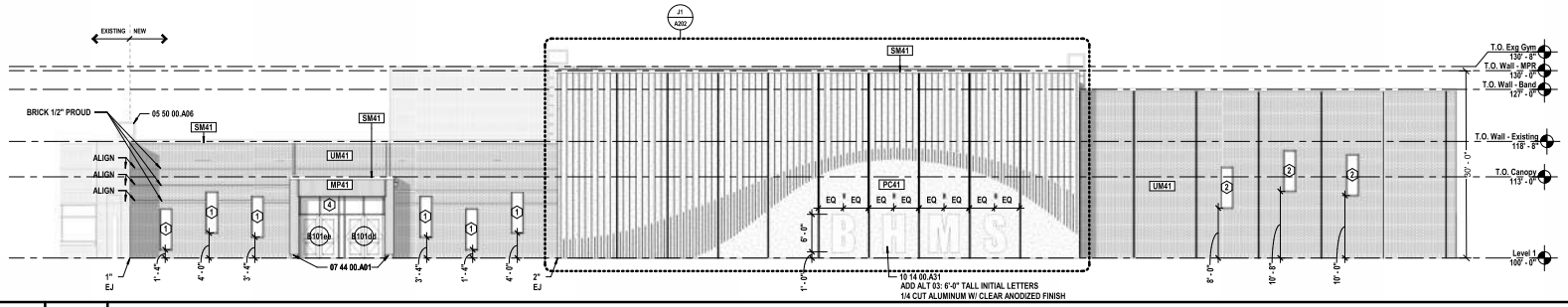
N8 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry Canopy - East



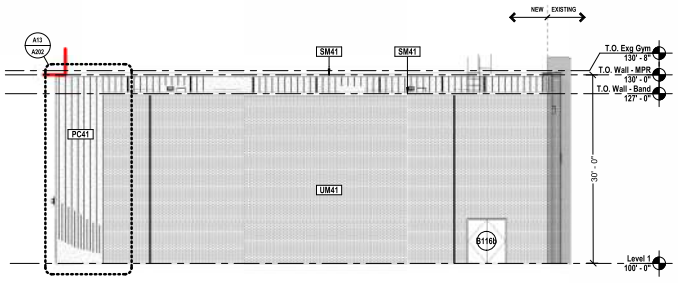
N11 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry Canopy - West



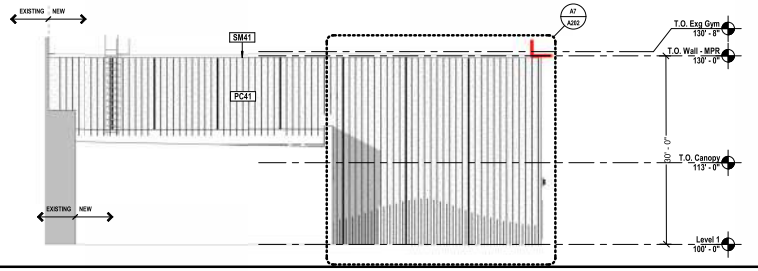
N14 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry - West



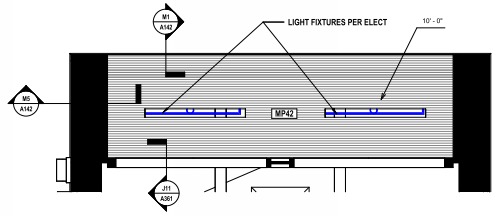
J1 | Scale 1/8" = 1'-0" | Enlarged Elevation - North



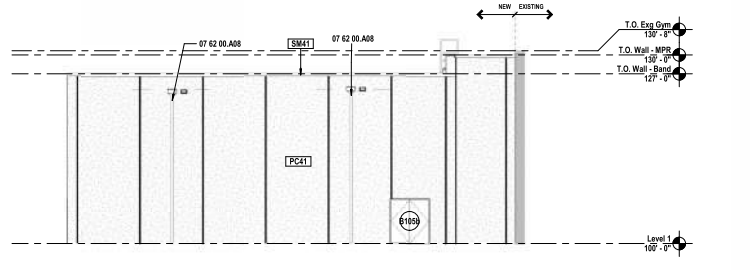
E1 | Scale 1/8" = 1'-0" | Enlarged Elevation - West



E8 | Scale 1/8" = 1'-0" | Enlarged Elevation - East



A1 | Scale 1/2" = 1'-0" | Reflected Ceiling Plan - Canopy



A8 | Scale 1/8" = 1'-0" | Enlarged Elevation - South

SHEET KEYNOTE LEGEND

03 41 00.A03	BRICK-FACED PRECAST STRUCTURAL CONCRETE
03 41 00.A21	ABRASIVE-BLAST FINISH
04 20 00.A12	FACE BRICK
05 50 00.A06	METAL LADDER
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 44 00.A01	CONCRETE-FACED RIGID INSULATION
07 62 00.A08	SCUPPERS
07 62 00.A13	COPING
08 41 13	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
10 14 00.A31	CUSTOM

EXTERIOR MATERIAL LEGEND

AF41 = ALUMINUM FRAMES
08 41 13 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
BOD: KAWNEER PERMACOAT
COLOR: CUSTOM COLOR, TBD
SIZE/ PATTERN: N/A

MP41 = METAL PANEL TYPE 1
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE CONCEALED PANEL
COLOR: CITYSCAPE
SIZE/ PATTERN: HORIZONTAL, HS-8

MP42 = METAL PANEL TYPE 2
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: FAST PLANK SYSTEMS
COLOR: LIGHT CHERRY
SIZE/ PATTERN: HORIZONTAL

PC41 = PRECAST W/ SANDBLAST
03 41 00.A21 ABRASIVE-BLAST FINISH
BOD: N/A
COLOR: BUFF
SIZE/ PATTERN: CUSTOM "V" REVEAL PATTERN PER ELEVATIONS

PCB41 = PRECAST W/ THIN BRICK (FIELD)
03 41 00.A03 BRICK-FACED PRECAST STRUCTURAL CONCRETE
BOD: SUMMITVILLE
COLOR: 19 - NEW AMSTERDAM
SIZE/ PATTERN: MODULAR / RUNNING BOND

SM41 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: COLOR TBD
SIZE/ PATTERN: PER DETAILS

UM41 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: KANSAS BRICK & TILE CO.
COLOR: 590 MAHOGANY MODULAR
SIZE/ PATTERN: MODULAR / RUNNING BOND

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

hollis + miller architects
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816.531.4144 phone

Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SITE DEVELOPMENT PLANNING REVIEW SET

REVISIONS:

#	Description	Date

CHECK SET

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A201

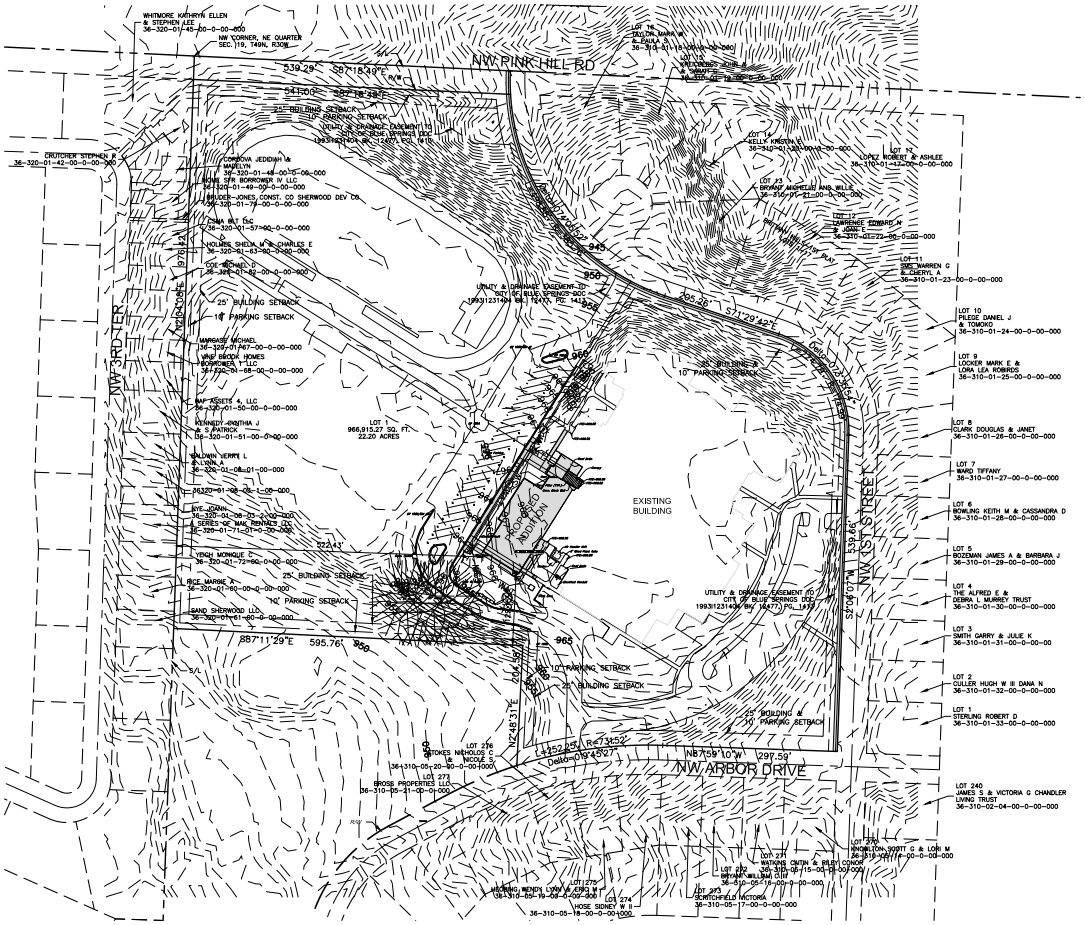
EXTERIOR ELEVATIONS

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2/2/2024

1/18/2024 10:55:12 AM

BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87°18'49" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 539.29 FEET TO THE INTERSECTION OF THE WEST LINE (EXTENDED) OF NW 1ST STREET AS DESCRIBED IN DOCUMENT RECORDED IN BOOK I-2477 AT PAGE 1411 IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WEST LINE (AND WEST LINE EXTENDED) OF SAID NW 1ST STREET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°36'10" WEST, A RADIUS OF 385.76 FEET FOR AN ARC LENGTH OF 498.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°29'42" EAST, CONTINUING ALONG SAID WESTERLY LINE OF NW 1ST STREET, A DISTANCE OF 205.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, FOR AN ARC LENGTH OF 224.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°06'07" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID NW 1ST STREET, A DISTANCE OF 539.66 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE, AS NOW EXISTS, OF ARBOR ROAD, AS DEDICATED ON THE FINAL PLAT OF BRITTANY PLACE – 5TH PLAT, AS RECORDED IN BOOK I-46 AT PAGE 69 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 87°59'10" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 297.59 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 731.52 FEET FOR AN ARC LENGTH OF 252.25 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS BY DOCUMENT RECORDED IN BOOK I-2690 AT PAGE 682 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 02°48'31" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 204.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS; THENCE NORTH 87°11'29" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 595.76 FEET (MEASURED, 600' DESCRIBED) TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SHERWOOD VILLAGE, A RECORDED SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS; THENCE NORTH 02°04'08" EAST, ALONG THE EAST LINE OF SAID SHERWOOD VILLAGE, A DISTANCE OF 976.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 988,507.34 SQ. FT. OR 22.69 ACRES, MORE OR LESS.

SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

PARKING TABLE			
CONDITION	PARKING STALLS	ADA STALLS	TOTALS
EXISTING	105	6	111
PROPOSED	105	6	111

SITE DATA TABLE		
TOTAL LOT AREA	988,376 SF	22.69 AC
PROPOSED BUILDING FOOTPRINT AREA	14,300 SF	0.33 AC
EXISTING BUILDING FOOTPRINT AREA	125,022 SF	2.87 AC

NOTES:

PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING: "SF-7" SINGLE FAMILY DISTRICT

LAND USE: MIDDLE SCHOOL CAMPUS

BUILDING TYPE: PROMINENT CIVIC BUILDING

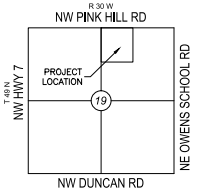
CERTIFICATION

I, JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PREMESIS ON THE ACCOMPANYING PLAT UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE.

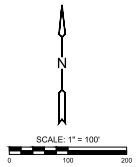
JAMES W. SINCOX, MO PLS 2521

OWNER/DEVELOPER

BLUE SPRINGS R-IV SCHOOL DISTRICT
1801 VESPER ST.
BLUE SPRINGS, MO. 64015



VICINITY MAP



MKEC ENGINEERING, INC.
JAMES D. RATLEY, P.E.

GENERAL DEVELOPMENT PLAN

BRITTANY HILL MIDDLE SCHOOL

2701 NW 1ST ST, BLUE SPRINGS, MO 64014

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GENERAL DEVELOPMENT PLAN

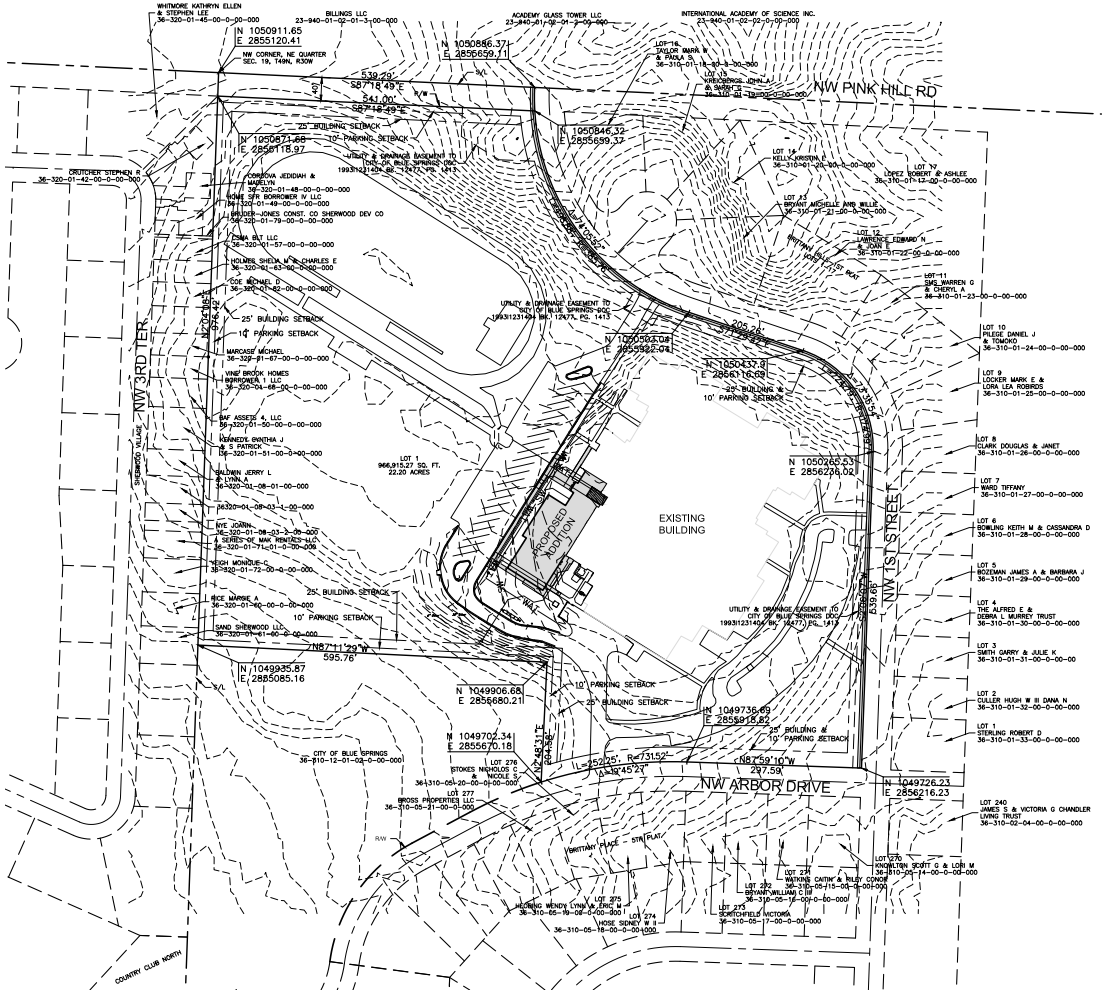
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DATE	01-19-2024
SCALE	1"=100'
DESIGNED	WH
DRAWN	JDR
CHECKED	

NO.	REVISION	DATE

SHEET NO.

1 OF 1

Received
2/2/2024



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

SITE DATA TABLE		
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PROPOSED BUILDING FOOTPRINT AREA	14,300 SF	0.33 AC
EXISTING BUILDING FOOTPRINT AREA	125,022 SF	2.87 AC

NOTES:

PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING: "SF-7" SINGLE FAMILY DISTRICT

LAND USE: MIDDLE SCHOOL CAMPUS

BUILDING TYPE: SCHOOL BUILDING

U/E=UTILITY EASEMENT
L/E=LANDSCAPE EASEMENT
R/W=RIGHT OF WAY
P/L=PROPERTY LINE

BEARINGS BASED ON GPS OBSERVATIONS USING THE MODOT GRS NETWORK.
MISSOURI STATE PLANE, WEST ZONE

CERTIFICATION

I, JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PREMESIS ON THE ACCOMPANYING PLAT UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE.

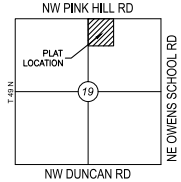
JAMES W. SINCOX, MO PLS 2521

OWNER/DEVELOPER

BLUE SPRINGS R-IV SCHOOL DISTRICT
1801 VESPER ST.
BLUE SPRINGS, MO. 64015

N

SCALE: 1" = 100'
0 100 200



VICINITY MAP

MKEC
MISSOURI CERTIFICATE OF AUTHORITY NO. 2001001744
Engineering, Inc. 2004000010
SURVEYING, LLC 2004000010

JAMES W. SINCOX
PLS #2521

PRELIMINARY PLAT FOR

BRITTANY HILL MIDDLE SCHOOL

2701 NW 1ST ST, BLUE SPRINGS, MO 64014

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PRELIMINARY PLAT

PROJECT NO.	2302010732
DATE	02-01-2024
SCALE	1"=100'

DESIGNED	DRAWN	CHECKED
KWM	KWM	JDR

NO.	REVISION	DATE

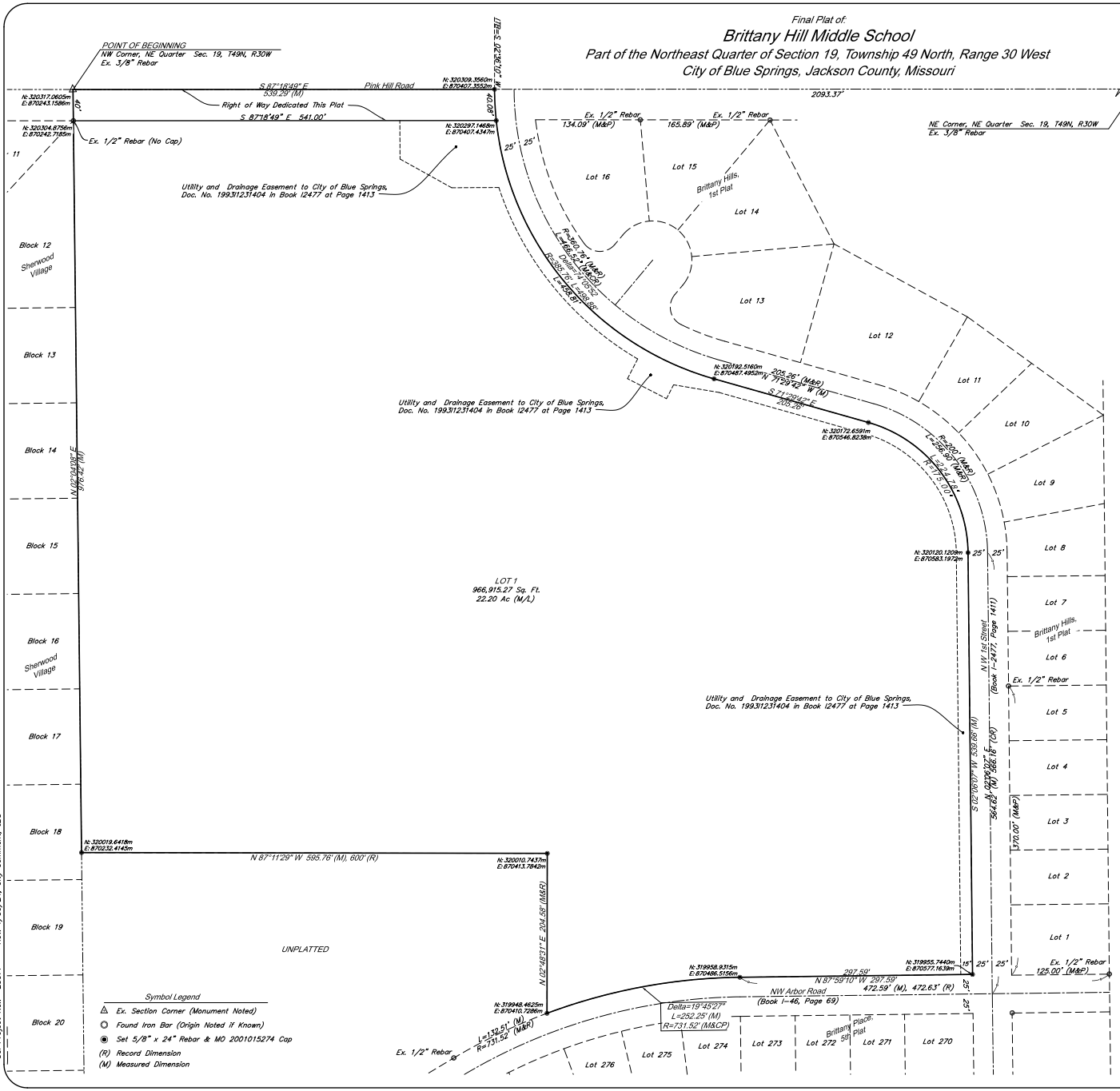
SHEET NO.
1 OF 1

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2/2/2024

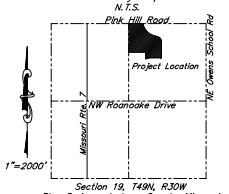
Final Plat of:

Brittany Hill Middle School

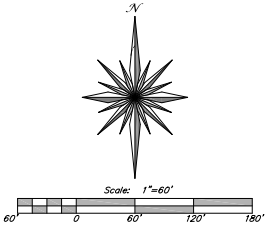
Part of the Northeast Quarter of Section 19, Township 49 North, Range 30 West
City of Blue Springs, Jackson County, Missouri



Vicinity Map
N.T.S.



Section 19, T49N, R30W
Blue Springs, Jackson County, Missouri



Basis of Bearings:
Missouri Coordinate System of 1983 (2003) based upon Missouri Geographic Reference System Monument JA-140, KC Metro Aluminum GRS Disk stamped JA-140A, 1994

DESCRIPTION:
A tract of land in the Northeast Quarter of Section 19, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 19; thence South 87°17'49" East, along the North line of said Northeast Quarter, a distance of 539.29 feet to the intersection of the West line (extended) of NW 1st Street as described in document recorded in Book I-2477 at Page 1411 in the Office of the Recorder of Deeds, Jackson County, Missouri; thence Southerly and Southeasterly along the west line (and west line extended) of said NW 1st Street along a curve to the left, said curve having an Initial Tangent Bearing of South 02°36'10" West, a Radius of 385.76 feet for an Arc Length of 498.88 feet to a point of tangency; thence South 71°29'42" West, continuing along said Westerly line of NW 1st Street, a distance of 205.26 feet to a point of curvature; thence Southeasterly and Southerly along a curve to the right, said curve having a Radius of 175.00 feet, for an Arc Length of 224.78 feet to a point of tangency; thence South 02°06'07" West, continuing along the Westerly line of said NW 1st Street, a distance of 539.66 feet to the intersection of said Westerly line with the Northerly line, as now exists, of Arbor Road, as dedicated on the Final Plat of Brittany Place – 5th Plat, as recorded in Book I-46 at Page 69 in said office of the Recorder of Deeds; thence North 87°59'10" West, along said North line, a distance of 297.59 feet to a point of curvature; thence Westerly and Southwesterly along a curve to the left, said curve having a Radius of 731.52 feet for an Arc Length of 252.25 feet to the intersection of said North line with the Easterly line of parcel conveyed to the City of Blue Springs by document recorded in Book I-2690 at Page 682 in said office of the Recorder of Deeds; thence North 02°48'31" East, along the East line of said parcel, a distance of 204.58 feet to the Northeast corner of said parcel conveyed to the City of Blue Springs; thence North 87°11'29" West, along the North line thereof, a distance of 595.76 feet (measured, 600' described) to the intersection of said North line with the East line of Sherwood Village, a recorded subdivision of land in the City of Blue Springs; thence North 02°04'08" East, along the East line of said Sherwood Village, a distance of 976.42 feet to the POINT OF BEGINNING and containing 988,507.34 sq. ft. or 22.69 acres, more or less.

DEDICATION:
The undersigned representatives for the Owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Brittany Hill Middle School".

PUBLIC STREET/ROAD RIGHT OF WAY DEDICATION:
That portion reserved for public use for street and/or road Right of Way and designated hereon as "R/W Dedicated by This Plat", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

EXECUTION:
IN TESTIMONY WHEREOF: Blue Springs R-IV School District, has caused this instrument to be executed this _____ day of _____, 20____.

Blue Springs R-IV School District

_____
Charlie Belt – Assistant Superintendent – Operations

ACKNOWLEDGMENT:
STATE OF _____ } ss
COUNTY OF _____ }

On this ____day of _____, 20_____, before me, a Notary Public, personally appeared Charlie Belt, Assistant Superintendent – Operations of the Blue Springs R-IV School District, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the Date last above written.

My Commission Expires: _____

Notary Public: _____

APPROVALS:
This hereby certifies that the accompanying plat of "BRITTANY HILL MIDDLE SCHOOL" was submitted to and approved by the Mayor and City Council of Blue Springs, Jackson County, Missouri, on this _____ day of _____, 20_____, by Ordinance No. _____.

_____ _____
Carson Ross, Mayor — Erin Ford, City Clerk

_____ _____
Byron Craddolph, Planning Commission Chair — Mike Mallon, Senior Director of City Development

_____
James Burgess, City Engineer

APPROVED by the Jackson County Assessment Department:

By:_____ Date: _____

Printed Name: _____

PURPOSE STATEMENT:
The subject property is being platted to allow for the expansion of an existing middle school.

SURVEYORS NOTES:
1) Title information shown hereon is limited to that information contained in Title Commitment No. 1198686, issued by First American Title Insurance Company, Effective Date of November 13, 2023 at 8:00 a.m.

2) An easement to Jones Intercable Investors, L.P. a Colorado limited patnership recorded December 26, 1995 in Document No. 1995113905I3 in Book 2780, Page 1874 is not plottable and is not shown on the plat.

SURVEYORS CERTIFICATE:

This survey was executed in accordance with the Missouri Standards for Property Boundary Surveys as set forth in Chaper 16 of the Rules of Department of Insurance Financial Institutions and Professional Registration, Division 2030 – Missouri Board for Professional Land Surveyors.

_____
Joseph B. Strick, MO LS-2001015274

STRICK & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
806 S. Creekside Drive, Gardner KS 66030 • 913.856.0161
Missouri Certificate of Authority: 2007022756-F
Kansas Certificate of Authority: [illegible]

Received
2/2/2024

SCI Project No.: 23077 Rev. 1/30/24, City Comment, JBS

PUBLIC NOTICE

General Development Plan | GDP-12-23-9004
"Brittany Hill Middle School" Addition
2701 NW 1st Street
Parcel # 36-310-12-01-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 12, 2024 at 6:30 p.m.** in the Multi-Purpose Room of the Howard L. Brown Public Safety Facility at 1100 SW Smith for the purpose of hearing interested parties and citizens on a request by the applicant, J. David Ratley, MKEC Engineering, Inc., on behalf of the property owner, Blue Springs R-IV School District, for the approval of a General Development Plan to Plan to add a building addition and site improvements located at 2701 NW 1st Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.. The site is legally described as follows:

A tract of land in the Northeast Quarter of Section 19, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 19; thence South 87°18'49" East, along the North line of said Northeast Quarter, a distance of 539.29 feet to the intersection of the West line (extended) of NW 1st Street as described in document recorded in Book I-2477 at Page 1411 in the Office of the Recorder of Deeds, Jackson County, Missouri; thence Southerly and Southeasterly along the west line (and west line extended) of said NW 1st Street along a curve to the left, said curve having an Initial Tangent Bearing of South 02°36'10" West, a Radius of 385.76 feet for an Arc Length of 498.88 feet to a point of tangency; thence South 71°29'42" East, continuing along said Westerly line of NW 1st Street, a distance of 205.26 feet to a point of curvature; thence Southeasterly and Southerly along a curve to the right, said curve having a Radius of 175.00 feet, for an Arc Length of 224.78 feet to a point of tangency; thence South 02°06'07" West, continuing along the Westerly line of said NW 1st Street, a distance of 539.66 feet to the intersection of said Westerly line with the Northerly line, as now exists, of Arbor Road, as dedicated on the Final Plat of Brittany Place - 5th Plat, as recorded in Book I-46 at Page 69 in said office of the Recorder of Deeds; thence North 87°59'10" West, along said North line, a distance of 297.59 feet to a point of curvature; thence Westerly and Southwesterly along a curve to the left, said curve having a Radius of 731.52 feet for an Arc Length of 252.25 feet to the intersection of said North line with the Easterly line of parcel conveyed to the City of Blue Springs by document recorded in Book I-2690 at Page 682 in said office of the Recorder of Deeds; thence North 02°48'31" East, along the East line of said parcel, a distance of 204.58 feet to the Northeast corner of said parcel conveyed to the City of Blue Springs; thence North 87°11'29" West, along the North line thereof, a distance of 595.76 feet (measured, 600' described) to the intersection of said North line with the East line of Sherwood Village, a recorded subdivision of land in the City of Blue Springs; thence North 02°04'08"

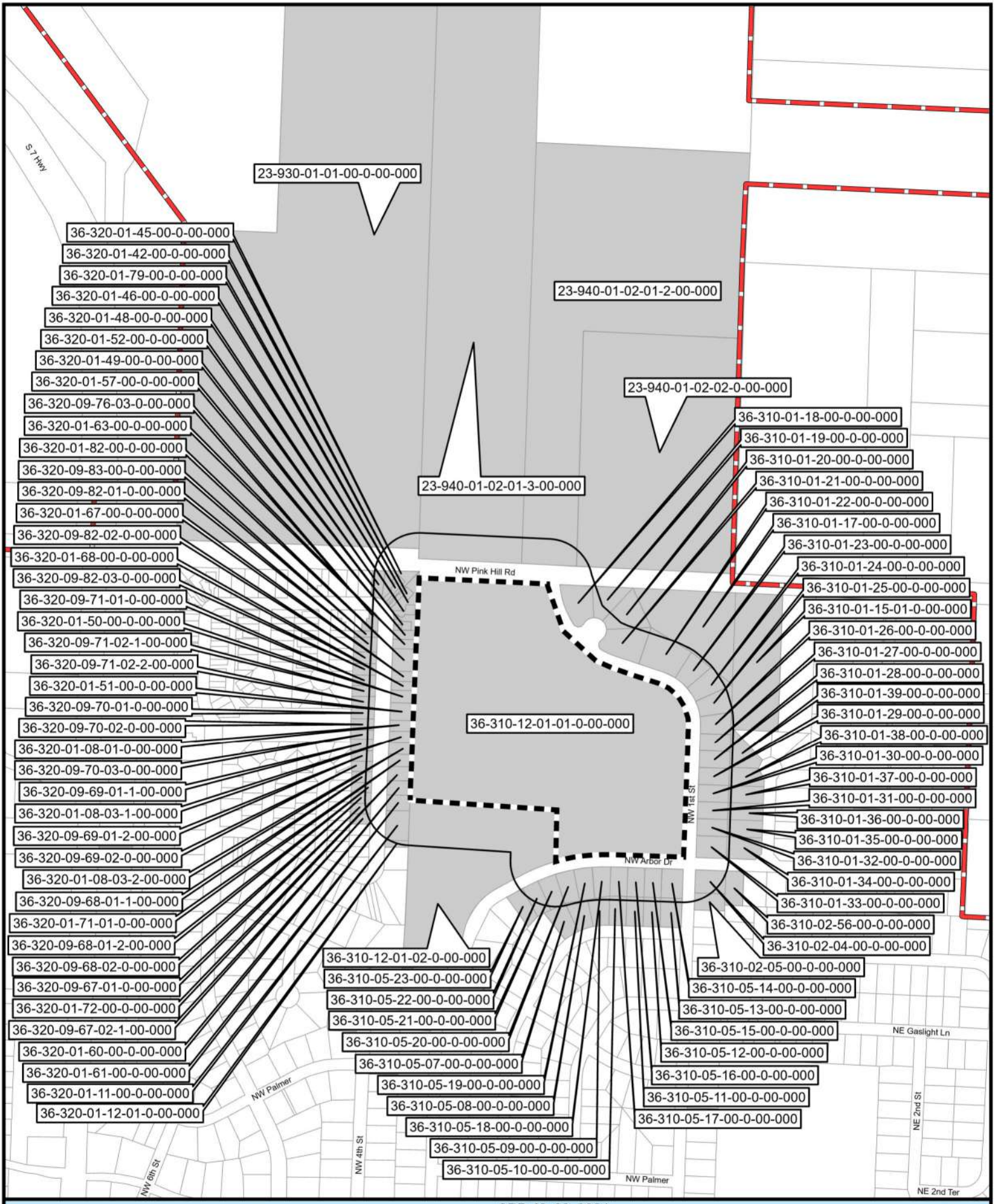
East, along the East line of said Sherwood Village, a distance of 976.42 feet to the POINT OF BEGINNING and containing 988,507.34 sq. ft. or 22.69 acres, more or less.

CITY OF BLUE SPRINGS
By: Jamarcus Magee, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-06-21-7823 on **Tuesday, July 21, 2024 at 6:00 p.m.** in the Multi-Purpose Room of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, January 27, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
01/24/2024



The City of Blue Springs Missouri

GDP-12-23-9004
SPDR-12-23-9007
PF-12-23-9006
PP-12-23-9005
PARCEL # 36-310-12-01-01-0-00-000
185' NOTIFICATION MAP

N

1 inch = 500 feet

Date: 1/4/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-320-01-57-00-0-00-000	2910 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	CSMA BLT LLC	1850 PARKWAY PL STE 900 MARIETTA, GA 30067
23-940-01-02-02-0-00-000	303 NW PINK HILL RD	BLUE SPRINGS	MO	64057	INTERNATIONAL ACADEMY OF SCIENCE INC	26900 E PINK HILL RD INDEPENDENCE, MO 64057
36-320-01-42-00-0-00-000	2914 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	CRUTCHER STEPHEN R	1609 NW ASHLAND PL BLUE SPRINGS, MO 64015
23-940-01-02-01-2-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64057	ACADEMY GLASS TOWER LLC	11020 N AMBASSADOR DR KANSAS CITY, MO 64153
36-310-01-17-00-0-00-000	100 NE PINK HILL RD	BLUE SPRINGS	MO	64014	LOPEZ ROBERT & ASHLEE	100 NE PINK HILL RD BLUE SPRINGS, MO 64014
36-320-01-11-00-0-00-000	2708 NW 3RD STREET TER UNIT A	BLUE SPRINGS	MO	64014	SANDS SHERWOOD LLC	7912 NW SCENIC DR KANSAS CITY, MO 64152
36-310-05-12-00-0-00-000	109 NW ACORN DR	BLUE SPRINGS	MO	64014	DOWELL GREGORY K & KRISTAL D	109 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-01-32-00-0-00-000	2706 NW 1ST ST	BLUE SPRINGS	MO	64014	CULLER HUGH W III & DANA N	2706 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-15-00-0-00-000	108 NW ARBOR DR	BLUE SPRINGS	MO	64014	WATKINS CAITLIN & RILEY CONOR	108 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-27-00-0-00-000	2802 NW 1ST ST	BLUE SPRINGS	MO	64014	WARD TIFFANY A	2802 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-68-01-2-00-000	2709 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HOENSHELL KRISTEN | BUCKNER CARL T & LINDA J	2709 NW 3RD TER BLUE SPRINGS, MO 64014 | 2709 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-24-00-0-00-000	2814 NW 1ST ST	BLUE SPRINGS	MO	64014	PILEGE DANIEL J & TOMOKO	2814 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-16-00-0-00-000	200 NW ARBOR DR	BLUE SPRINGS	MO	64014	BRYANT WILLIAM C III	200 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-01-08-01-0-00-000	2806 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BALDWIN JERRY L & LYNN A	2806 N 3RD TER BLUE SPRINGS, MO 64015
36-310-05-13-00-0-00-000	2605 NW 1ST ST	BLUE SPRINGS	MO	64014	BENNY BRAD	2605 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-28-00-0-00-000	2722 NW 1ST ST	BLUE SPRINGS	MO	64014	BOWLING KEITH M & CASSANDRA D	2722 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-67-02-1-00-000	2703 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	ISEMAN MARLISE C	2703 N 3RD STREET TER BLUE SPRINGS, MO 64014
36-320-01-61-00-0-00-000	2708 NW 3RD STREET TER UNIT C	BLUE SPRINGS	MO	64014	SANDS SHERWOOD LLC	7912 NW SCENIC DR KANSAS CITY, MO 64152
36-310-05-23-00-0-00-000	412 NW ARBOR DR	BLUE SPRINGS	MO	64014	PEOLA AARON & SIERRA	412 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-09-71-01-0-00-000	2811 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BROOKS DORIS A TRUSTEE	2811 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-09-69-01-1-00-000	2717 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	STEWART TERESA A	2717 NW 3RD ST BLUE SPRINGS, MO 64014
36-310-05-19-00-0-00-000	304 NW ARBOR DR	BLUE SPRINGS	MO	64014	HEOBING WENDY LYNN & ERIC M	304 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-09-71-02-1-00-000	2809 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	FONTEINSTAD 5 LLC	9000 LEES SUMMIT RD KANSAS CITY, MO 64139
36-320-09-82-03-0-00-000	2813 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	GARRETT JUNE C TRUSTEE	2813 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-50-00-0-00-000	2810 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BAF ASSETS 4, LLC	5001 PLAZA ON THE LAKE STE 200 AUSTIN, TX 78746
36-320-09-68-01-1-00-000	2711 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BLEDSOE RITA A	2711 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-71-01-0-00-000	2716 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	2716 NW 3RD, A SERIES OF MAK RENTALS LLC	2716 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-33-00-0-00-000	2702 NW 1ST ST	BLUE SPRINGS	MO	64014	STERLING ROBERT D	2702 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-34-00-0-00-000	2701 NE ARBOR CT	BLUE SPRINGS	MO	64014	SHERYL A FIRUCCIA TRUST AGREEMENT	2701 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-01-12-01-0-00-000	2700 NW 3RD STREET TER UNIT A	BLUE SPRINGS	MO	64014	SANDS SHERWOOD LLC	7912 NW SCENIC DR KANSAS CITY, MO 64152
36-310-05-07-00-0-00-000	401 NW ACORN DR	BLUE SPRINGS	MO	64014	STEWARD MICHAEL D & DONITA P	401 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-02-56-00-0-00-000	102 NW ARBOR DR	BLUE SPRINGS	MO	64014	DODGE JOHNNY L	102 NE ARBOR DR BLUE SPRINGS, MO 64014
36-320-01-60-00-0-00-000	2712 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	RICE MARGIE A	2712 NW 3RD TER BLUE SPRINGS, MO 64015
36-310-01-23-00-0-00-000	2818 NW 1ST ST	BLUE SPRINGS	MO	64014	SIMS WARREN G & CHERYL A	2818 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-70-02-0-00-000	2803 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	DUHON BEN D & DENA L-TRUSTEES	110 SW LITTLE GARDEN LN LEES SUMMIT, MO 64064
36-310-05-08-00-0-00-000	305 NW ACORN DR	BLUE SPRINGS	MO	64014	ENOS WENDY ANNE | ANCELL JOSEPHSCOTT	305 NW ACORN DR BLUE SPRINGS, MO 64014 | 305 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-01-25-00-0-00-000	2810 NW 1ST ST	BLUE SPRINGS	MO	64014	LOCKER MARK E & LORA LEA ROBIRDS-	2810 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-14-00-0-00-000	2613 NW 1ST ST	BLUE SPRINGS	MO	64014	KNOWLTON SCOTT G & LORI M	2613 NW 1ST ST BLUE SPRINGS, MO 64015
36-310-01-26-00-0-00-000	2806 NW 1ST ST	BLUE SPRINGS	MO	64014	CLARK DOUGLAS & JANET	2806 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-01-68-00-0-00-000	2812 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	VINEBROOK HOMES BORROWER 1 LLC	3500 PARK CENTER DR STE 100 DAYTON, OH 45414
36-320-09-70-03-0-00-000	2801 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	TRIBBLE AARON	2801 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-30-00-0-00-000	2714 NW 1ST ST	BLUE SPRINGS	MO	64014	THE ALFRED E & DEBRA L MURREY TRUST	2714 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-21-00-0-00-000	404 NW ARBOR DR	BLUE SPRINGS	MO	64014	BROSS PROPERTIES LLC	1786 SW SUMMIT VALLEY DR LEES SUMMIT, MO 64081
36-320-09-69-01-2-00-000	2715 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	GILLAN KARA E	2700 NW 3RD STREET TER UNIT C BLUE SPRINGS, MO 64014
36-310-05-11-00-0-00-000	201 NW ACORN DR	BLUE SPRINGS	MO	64014	JOHNSON BRENNAN DEAN & BROOKE ANN	201 NW ACORN DR BLUE SPRINGS, MO 64014
36-320-01-51-00-0-00-000	2808 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	KENNEDY CYNTHIA J & S PATRICK	2808 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-72-00-0-00-000	2714 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	WISEMORE MARK J | YEIGH MONIQUE C	2714 NW 3RD TER BLUE SPRINGS, MO 64014 | 2714 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-15-01-0-00-000	200 NE PINK HILL RD	BLUE SPRINGS	MO	64014	BARHAM JERRY W	200 NE PINK HILL RD INDEPENDENCE, MO 64057
36-310-05-18-00-0-00-000	300 NW ARBOR DR	BLUE SPRINGS	MO	64014	HOSE SIDNEY W II	300 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-31-00-0-00-000	2710 NW 1ST ST	BLUE SPRINGS	MO	64014	SMITH GARRY & JULIE K	2710 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-39-00-0-00-000	2805 NE ARBOR CT	BLUE SPRINGS	MO	64014	PEDERSEN JAMES C & LINDA R	2805 NE ARBOR CRT BLUE SPRINGS, MO 64014
36-310-01-36-00-0-00-000	2709 NE ARBOR CT	BLUE SPRINGS	MO	64014	KING ROSE M	2709 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-09-71-02-2-00-000	2807 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BRUCE NANCY H & MASSEY JIMMY L | BRUCE JERA D	203 NW CHATEAU BLUE SPRINGS, MO 64014 | 203 NW CHATEAU BLUE SPRINGS, MO 64014
36-310-01-22-00-0-00-000	2902 NW 1ST ST	BLUE SPRINGS	MO	64014	LAWRENCE EDWARD N & JOAN E	2902 NW 1ST ST BLUE SPRINGS, MO 64015
36-320-01-08-03-1-00-000	2804 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	2804 NW 3RD	2716 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-09-76-03-0-00-000	2901 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	LARSEN DIANA RENE	2901 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-02-05-00-0-00-000	2608 NW 1ST ST	BLUE SPRINGS	MO	64014	GERBER STEVEN D	677 NE NEWPORT DR LEES SUMMIT, MO 64064
36-320-01-67-00-0-00-000	2814 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	MARCASE MICHAEL	2814 3RD TER N BLUE SPRINGS, MO 64014
36-310-12-01-01-0-00-000	2701 NW 1ST ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS R-IV SCHOOL DIST	1801 VESPER BLUE SPRINGS, MO 64015
36-310-12-01-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	901 MAIN ST BLUE SPRINGS, MO 64015
36-320-09-69-02-0-00-000	2713 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HARDIN LINDA S-TRUSTEE	8629 FLOYD ST OVERLAND PARK, KS 66212
36-310-01-35-00-0-00-000	2705 NE ARBOR CT	BLUE SPRINGS	MO	64014	DEPUGH DENNIS AARON & BETHANY JEAN	2705 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-01-63-00-0-00-000	2906 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HOLMES SHELIA M & CHARLES E	2904 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-19-00-0-00-000	2914 NW 1ST ST	BLUE SPRINGS	MO	64014	KREICBERGS JOHN A & SARAH G	2914 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-21-00-0-00-000	2906 NW 1ST ST	BLUE SPRINGS	MO	64014	BRYANT MICHELLE AND WILLIE	2906 NW 1ST ST BLUE SPRINGS, MO 64014

36-320-01-49-00-0-00-000	2910 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HOME SFR BORROWER IV LLC	PO BOX 4090 SCOTTSDALE, AZ 85261
36-310-01-38-00-0-00-000	2801 NE ARBOR CT	BLUE SPRINGS	MO	64014	WILLIAMS AARON & RACHEL	2801 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-01-79-00-0-00-000	2910 NW 3RD TER	BLUE SPRINGS	MO	64014	BRUDER-JONES CONST CO SHERWOOD DEV CO	2800 N 5TH BLUE SPRINGS, MO 64015
36-310-05-22-00-0-00-000	408 NW ARBOR DR	BLUE SPRINGS	MO	64014	WELCH JAY C & SHARON L	408 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-18-00-0-00-000	2918 NW 1ST ST	BLUE SPRINGS	MO	64014	TAYLOR MARK W & PAULA S	2918 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-83-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	PROUT KATHRYN S	2819 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-46-00-0-00-000	301 NW SHERWOOD DR	BLUE SPRINGS	MO	64014	WHITMORE KATHRYN ELLEN & STEPHEN LEE	301 NW SHERWOOD DR BLUE SPRINGS, MO 64014
36-320-09-82-01-0-00-000	2817 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	MAYHEW ALBERT & JOYCE-TRUSTEES	2817 N 3RD TER BLUE SPRINGS, MO 64014
36-310-01-20-00-0-00-000	2910 NW 1ST ST	BLUE SPRINGS	MO	64014	KELLY KRISTIN E | FINNIGAN THOMAS F JR	2910 NW 1ST ST BLUE SPRINGS, MO 64014 | 2910 NW 1ST ST BLUE SPRINGS, MO 64014
23-930-01-01-00-0-00-000	575 NW PINK HILL RD	BLUE SPRINGS	MO	64057	BILLINGS LLC	26900 E PINK HILL RD INDEPENDENCE, MO 64057
23-940-01-02-01-3-00-000	350 NW PINK HILL RD	BLUE SPRINGS	MO	64057	BILLINGS LLC	26900 E PINK HILL RD INDEPENDENCE, MO 64057
36-320-01-08-03-2-00-000	2802 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	NYE JOANN | NYE MARTIN P	2802 3RD TER BLUE SPRINGS, MO 64014 | 2802 3RD TER BLUE SPRINGS, MO 64014
36-310-02-04-00-0-00-000	2612 NW 1ST ST	BLUE SPRINGS	MO	64014	JAMES S & VICTORIA G CHANDLER LIVING TRUST DATED 03/14/2016	12644 OAKTHORN LN LA MIRADA, CA 90638
36-320-01-82-00-0-00-000	2816 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	COE MICHAEL D	2605 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-05-10-00-0-00-000	205 NW ACORN DR	BLUE SPRINGS	MO	64014	WOODARD KENNETH III & LYNN L	205 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-05-09-00-0-00-000	301 NW ACORN DR	BLUE SPRINGS	MO	64014	CLEERE AMANDA NICHOLE & JONATHAN WESLEY	301 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-01-29-00-0-00-000	2718 NW 1ST ST	BLUE SPRINGS	MO	64014	BOZEMAN JAMES A & BARBARA J	2718 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-20-00-0-00-000	400 NW ARBOR DR	BLUE SPRINGS	MO	64014	STOKES NICHOLAS C & NICOLE S	400 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-37-00-0-00-000	2713 NE ARBOR CT	BLUE SPRINGS	MO	64014	WELCH CHRISTOPHER D & LISA A	2713 NE ARBOR CT BLUE SPRINGS, MO 64014
36-310-05-17-00-0-00-000	204 NW ARBOR DR	BLUE SPRINGS	MO	64014	SCRITCHFIELD VICTORIA	204 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-09-67-01-0-00-000	2705 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	DEHART BRANDON M	2705 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-09-70-01-0-00-000	2805 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	WHITE LEE THOMAS & WHITE SHERRI ANNE	2805 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-45-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64014	QUIGLEY ALLAN J & JENNIFER S	301 NW SHERWOOD DR BLUE SPRINGS, MO 64014
36-320-09-68-02-0-00-000	2707 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	PHILLIP L ACCARDO & GLENDA S ACCARDO TRUST DATED 6/29/11	6171 NE KENSINGTON DR LEES SUMMIT, MO 64064
36-320-09-82-02-0-00-000	2815 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BROCKMAN AMELIA L	2815 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-48-00-0-00-000	2912 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	CORDOVA JEDIDIAH & MADELYN	2912 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-52-00-0-00-000	303 NW SHERWOOD DR	BLUE SPRINGS	MO	64014	OMEROD NERVYLIZA & KERSTAN	303 NW SHERWOOD DR BLUE SPRINGS, MO 64014

Blue Springs, Missouri
Community Development

January 29, 2024

Ref: Public Hearing: General Development Plan | GDP-12-23-9004
"Brittany Hill Middle School" Addition
2701 NW 1st Street
Parcel # 36-310-12-01-01-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, J. David Ratley, MKEC Engineering, Inc., on behalf of the property owner, Blue Springs R-IV School District, for the approval of a General Development Plan to add a building addition and site improvements located at 2701 NW 1st Street.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, February 12, 2024 @ 6:30 p.m.
&
City Council – Wednesday, February 21, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Very truly yours,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Jamarcus Magee
Associate Planner

Introduced by Councilmember _____ BILL NO. 5188
(GDP-12-23-9004)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR BRITTANY HILL MIDDLE SCHOOL

WHEREAS, proper application having been made to approve a General Development Plan (GDP) for property hereinafter described; and

WHEREAS, after review of the General Development Plan with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achievement quality development, in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code (UDC) of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on February 12, 2024, which Commission, after said hearing, recommended that the application for General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on February 21, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has determined that the General Development Plan is appropriate at this location and be approved concurrently with the Final Plat of the subject property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the General Development Plan for Brittany Hill Middle School. The site is legally described as:

A tract of land in the Northeast Quarter of Section 19, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 19; thence South 87°18'49" East, along the North line of said Northeast Quarter, a distance of 539.29 feet to the intersection of the West line (extended) of NW 1st Street as described in document recorded in Book I-2477 at Page 1411 in the Office of the Recorder of Deeds, Jackson County, Missouri; thence Southerly and Southeasterly along the west line (and west line extended) of said NW 1st Street along a curve to the left, said curve having an Initial Tangent Bearing of South 02°36'10" West, a Radius of 385.76 feet for an Arc Length of 498.88 feet to a point of tangency; thence South 71°29'42" East, continuing along said Westerly line of NW

1st Street, a distance of 205.26 feet to a point of curvature; thence Southeasterly and Southerly along a curve to the right, said curve having a Radius of 175.00 feet, for an Arc Length of 224.78 feet to a point of tangency; thence South 02°06'07" West, continuing along the Westerly line of said NW 1st Street, a distance of 539.66 feet to the intersection of said Westerly line with the Northerly line, as now exists, of Arbor Road, as dedicated on the Final Plat of Brittany Place - 5th Plat, as recorded in Book I-46 at Page 69 in said office of the Recorder of Deeds; thence North 87°59'10" West, along said North line, a distance of 297.59 feet to a point of curvature; thence Westerly and Southwesterly along a curve to the left, said curve having a Radius of 731.52 feet for an Arc Length of 252.25 feet to the intersection of said North line with the Easterly line of parcel conveyed to the City of Blue Springs by document recorded in Book I-2690 at Page 682 in said office of the Recorder of Deeds; thence North 02°48'31" East, along the East line of said parcel, a distance of 204.58 feet to the Northeast corner of said parcel conveyed to the City of Blue Springs; thence North 87°11'29" West, along the North line thereof, a distance of 595.76 feet (measured, 600' described) to the intersection of said North line with the East line of Sherwood Village, a recorded subdivision of land in the City of Blue Springs; thence North 02°04'08" East, along the East line of said Sherwood Village, a distance of 976.42 feet to the POINT OF BEGINNING and containing 988,507.34 sq. ft. or 22.69 acres, more or less.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its February 12, 2024 meeting and to the City Council at its February 21, 2024 meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following condition:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan or modified with Alternative Development Standards with a future Site Plan Design Review.

Section 3. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan except those regulations that are modified and allowed under the General Development Plan process.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without

the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5189
(PF-12-23-9006)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR BRITTANY HILL MIDDLE SCHOOL BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, proper application having been made for the Final Plat of property hereinafter described; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, which was held on February 12, 2024, which Commission, after said hearing, recommended that the application for Final Plat be approved; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the Amendment to the Final Plat was appropriate at the location herein described; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Final Plat of BRITTANY HILL MIDDLE SCHOOL, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number PF-12-23-9006 submitted to the Planning Commission at its February 12, 2024 meeting including the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

Section 2. The Final Plat for Brittany Hill Middle School shall be effective upon the approval by City Council.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor of Blue Springs.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 13, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for CJCFPD (Central Jackson County Fire Protection District) #5 (PF-12-23-8993), generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval of a Final Plat for CFCFPD #5. The Final Plat will consist of splitting the lot into two lots. Lot 1 for the Water Tower and Lot 2 for the fire station. The site is generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane. The applicant does not intend to modify the existing site from what it is currently there but wants to separate the fire station and water tower into two lots.

A Preliminary Plat and Final Plat were reviewed concurrently on February 12, 2024, by the Planning Commission. The Commission voted unanimously in favor of approval of the Preliminary Plat with conditions. The Final Plat for CJCFPD #5 was recommended for approval by the Planning Commission. No development is being proposed at this time. A Cross Access easement is provided to Lot 1 through Lot 2 to access SE Adams Dairy Parkway.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
February 22, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application with conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Unified Development Code.
2. The Final Plat must be approved and recorded with the County.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	February 12, 2024

Action:	Recommended approval of the Final Plat with conditions 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Final Plat Map; Application
2. Bill approving the Final Plat

REVIEWED BY

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024 City Council: February 21, 2024 (Final Plat Only)
Project Name:	***CJCFPD #5***
Site Location:	2590 SE Adams Dairy Parkway
Project Request:	PP-12-23-8992; Preliminary Plat to show the general layout of the site PF-12-23-8993; Final Plat for 3.68 +/- acres to separate the fire station and water tower into two (2) lots

Applicant: James Holdcroft | Olsson
Property Owner: City of Blue Springs
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting approval of a Preliminary and Final Plat to split the lot into two (2) lots. Lot 1 is 1.95 acres and Lot 2 is 1.72 acres. The site is generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane. The applicant does not intend to modify the existing site from what it is currently there but wants to separate the fire station and water tower into two (2) lots.

Staff Recommendation: Staff recommends approval with conditions of the Preliminary Plat and Final Plat. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
11/10/2002	Planning Commission	Approved a Site Plan/Design Review

Future Applications: The Preliminary Plat and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7/ PR-O" (Single-Family/Planned Restricted Overlay)	Single-Family Residential
South:	"SF-7/ PR-O" (Single-Family/Planned Restricted Overlay)	Single-Family Residential
East:	"SF-7/ PR-O" (Single-Family) (Planned Restricted Overlay)	Single-Family Residential
West:	"SF-7/ PR-O" (Single-Family/Planned Restricted Overlay)	Single-Family Residential

PRELIMINARY PLAT, & FINAL PLAT ANALYSIS

The site plan design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code.

Preliminary Plat
Requirements: The proposed Preliminary Plat meets the minimum standards described in Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Final Plat
Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Preservation: The property is currently developed with two (2) existing structures, a water tower and Central Jackson County Fire Protection District Station 5. There is also existing landscaping on the property. All existing landscaping and structures will remain untouched.

Phasing: No development is being proposed at this time.

Transportation & Access: The current site has one (1) existing access point off of SE Adams Dairy Parkway. A cross access easement is provided to Lot 1 through Lot 2 to access SE Adams Dairy Parkway.

Sidewalks: Public sidewalk exists along SE Adams Dairy Parkway and SE Shamrock Lane.

Traffic: Traffic is not expected to be impacted by the proposal since no development is proposed.

Stormwater: Stormwater is not expected to be impacted by the proposal since no additional development is proposed.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no development is proposed.

Lot Standards:

Based on the proposed lot sizes, the building types will be classified as a Small Civic Building. Small Civic Building is defined as “a building designed for a small civic, institutional or public use, with the building design and site design creating compatibility with the residential scale and neighborhood character of the area.” According to the UDC, “Non-Conformities Created By Public Action” When lot area or setbacks are reduced as a result of conveyance to a Federal, State or local government for a public purpose and the remaining area is at least seventy-five percent (75%) of the required minimum standard for the district in which it is located, then that lot shall be deemed to be in compliance with the minimum lot size and setback standards of this Development Code without resort to the Board of Adjustment.” The applicable development standards are provided in the table below.

Small Civic Building

Standard	Requirement	Proposed
Frontage Width	50 feet to 150 feet in RE, SF-12, SF-7 Districts; 50 feet to 300 feet in all other districts	Lot 1 is 212.80-ft. Lot 2 is 187.20-ft.
Lot Area	5,000 square feet to 1 acre in RE, SF-12, SF-7 Districts; 5,000 square feet to 2.5 acres in all other districts	1 acre minimum
Front Setback	20 feet to 50 feet	25-ft. min.
Side Setback	25-ft. min.	The existing Water tower on Lot 1 and existing Fire Station on Lot 2 shall establish a new side setback. No further encroachment is allowed.
Corner Side Setback	25-ft. min.	20-ft. min.
Rear Setback	25-ft. min.	25-ft. min.
Building Coverage	70% max.	70% max.
Building Height	30 feet up to 2 stories; 60 feet up to 4 stories with a conditional use review or through planned development application	35-ft. max.
Frontage Type	Yard and setback; terrace	Yard and setback

Pedestrian Access: The applicant is not proposing to modify the site; therefore, they are not required to bring it up to the current code requirements.

Frontage & Landscaping: No landscape improvements are proposed as no substantial development activity is occurring.

Review Criteria: *A Preliminary Plat shall be reviewed based on the following criteria*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular, the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan.

2. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

   STAFF RESPONSE: No development is being proposed at this time.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

   STAFF RESPONSE: The existing property is already developed and there will not be any additional development. Therefore, no studies or technical reports are required for this plat.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan.

6. The design does not impede the construction of future public infrastructure within the area.

   STAFF RESPONSE: The proposed design will not impede the construction of future public infrastructure within the area.

7. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria*

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The plat is compatible with the developing character of the area. The Water Tower and Fire Station are both existing.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: The request is for the approval of the Final Plat for CJCFPD #5. Construction plans are not needed at this time.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: The purpose of these applications is to split the existing parcel only. No phasing is proposed and/or needed at this time.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: Although staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

6. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval with conditions of the Final Plat.

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

Staff recommends approval of the Final Plat application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Final Plat must be approved and recorded with the County.

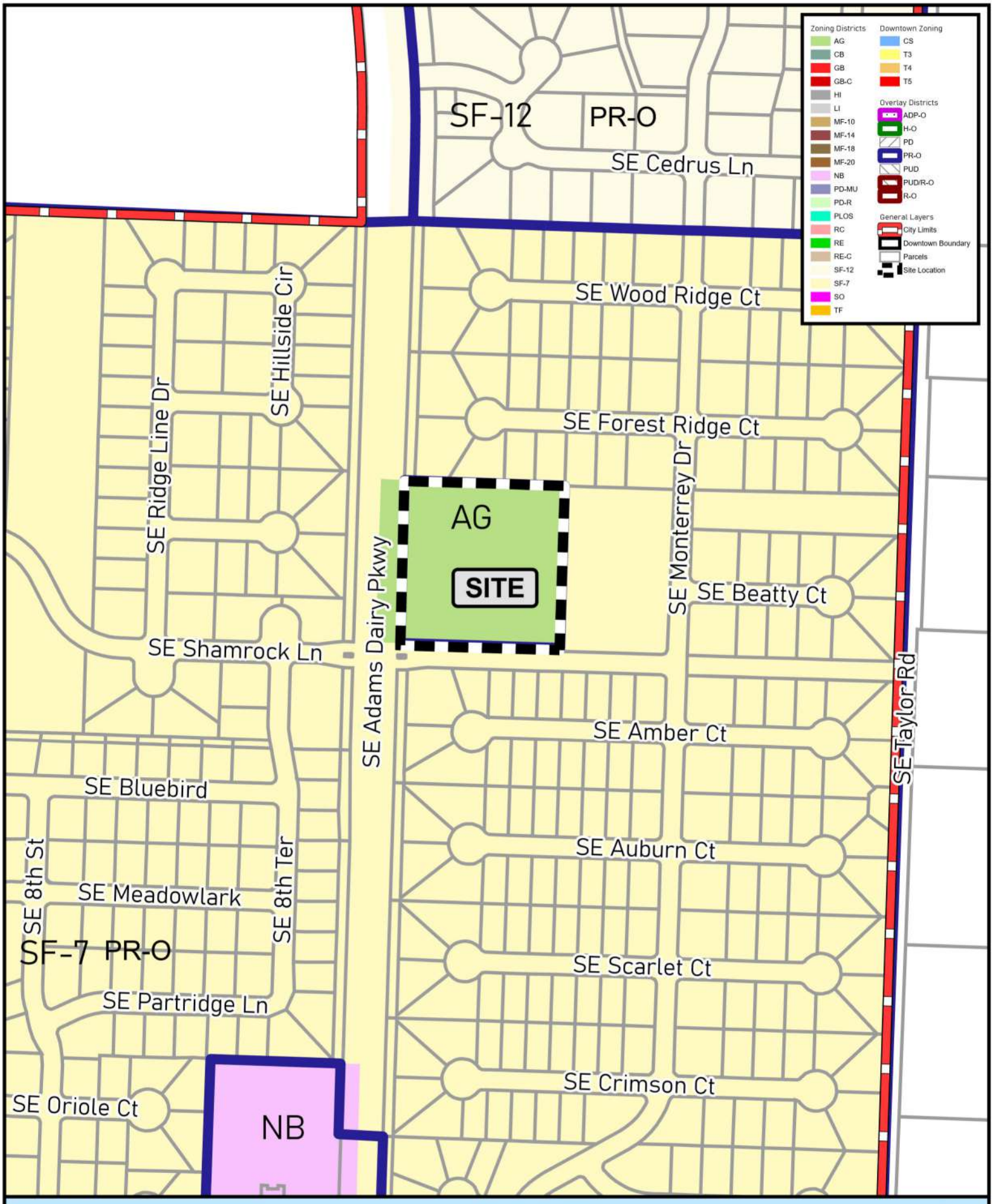


The City of Blue Springs Missouri

PP-12-23-8992
PF-12-23-8993
PARCEL # 41-520-01-02-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 1/3/2024



The City of Blue Springs Missouri

PP-12-23-8992
PF-12-23-8993
PARCEL # 41-520-01-02-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 1/3/2024

CJCFPD
Olsson No. 023-07518
December 13, 2023

Property Description

A tract of land in the Northwest Quarter of Section 8 Township 48 North, Range 30 West of the 5th Principal Meridian in Blue Springs, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 88°06'23" West on the North line of said Northwest Quarter, 863.38 feet; thence leaving said North line South 01°53'37" West, 634.01 feet to the Point of Beginning of the tract of land to be herein described; thence South 01°44'56" West on the Westerly line of Tract A, PARKWAY ESTATES PR-O 8TH PLAT TRACT A, a subdivision of land in said Blue Springs Recorded as Instrument Number 2014E0020999 in Book 149 at Pages 43-48 in the Jackson County Recorder of Deeds Office, 400.00 feet; thence North 88°15'04" West on the Southerly line of said Tract A, 400.00 feet to a point on the existing Easterly right-of-way line of Southeast Adams Dairy Parkway as now established; thence North 01°44'56" East on said existing Easterly right-of-way line, 400.00 feet to a point on the South line of PARKWAY ESTATES PR-O PLAT LOTS 76 THRU 87, 114 THRU 127 AND TRACT Q-1 a subdivision of land in said Blue Springs Recorded as Instrument Number 2016e00112624 in Book 166 at Pages 46-47 in said Jackson County Recorder of Deeds Office; thence South 88°15'04" East on said South line, 400.00 feet to the Point of Beginning. Containing 160,000 square feet or 3.67 acres, more or less.

Received
1/02/2024

PRELIMINARY PLAT OF

CJCFPD #5

NW 1/4, SEC 8 - T48N. - R30W.

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48, RANGE 30, BLUE SPRINGS JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 631.83 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST, 862.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS WEST, 400.00 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 04 SECONDS WEST, 400.00 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 400.00 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS EAST, 400.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS:

THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS AND ALONG THE ACCESS DRIVES DESIGNATED AS "A.E." IS HEREBY GRANTED.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CJCFPD #5

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0435G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY TITLE RESOURCES GROUP. FILE NO. KCT-245670, EFFECTIVE DECEMBER 04, 2023 AT 8:00 A.M.

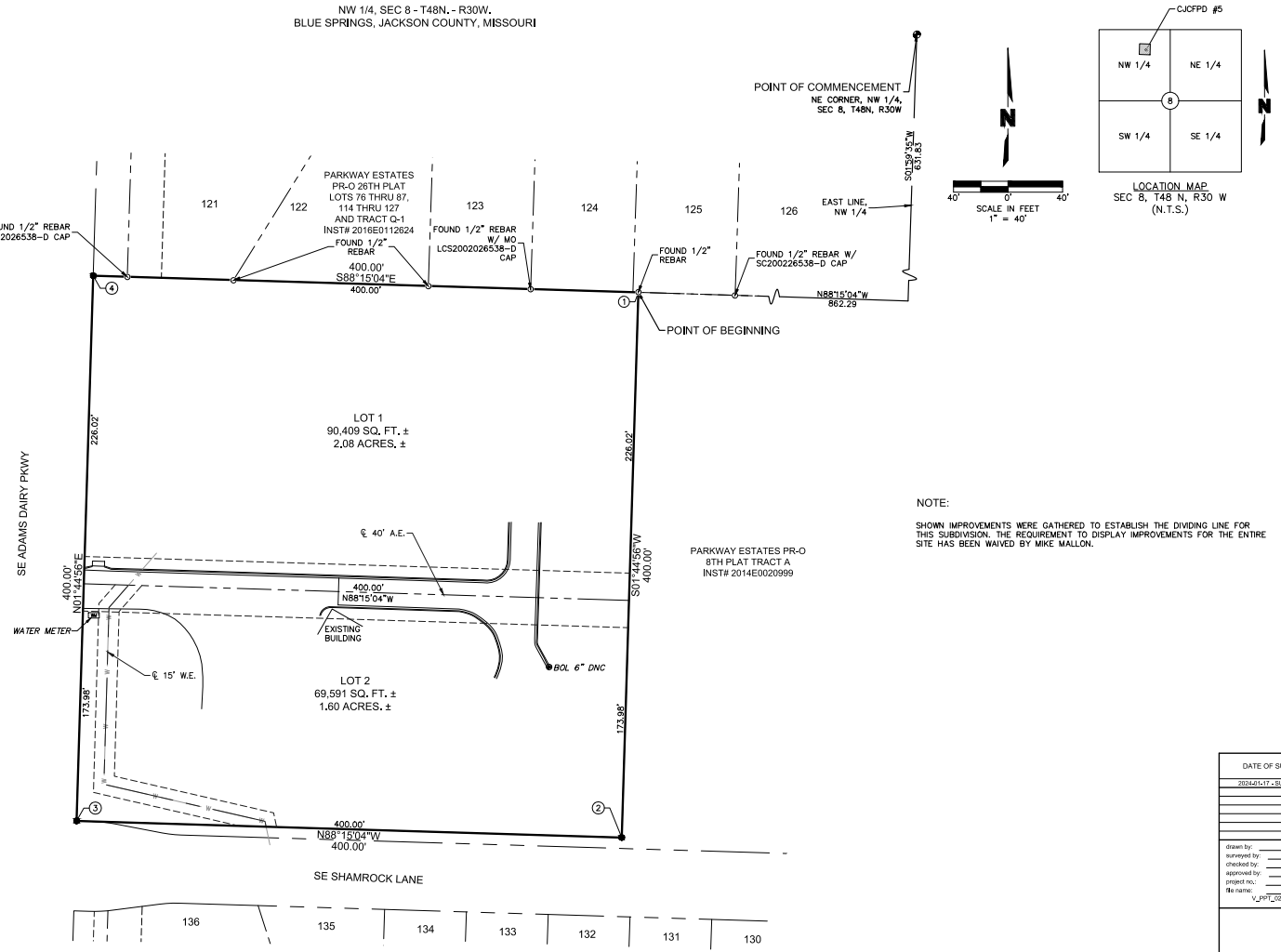
NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE AND THE PLAT OF PARKWAY ESTATES PR-O 8TH PLAT TRACT A, UNDER INST. #2014E0020999 IN BK. 149 AT PG. 43-48.

3. THE SUBJECT PROPERTY IS BEING PLATTED TO DIVIDE TWO MUNICIPAL LOTS.

WATER EASEMENT:

A WATER EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN BLUE SPRINGS, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.



NOTE:

SHOWN IMPROVEMENTS WERE GATHERED TO ESTABLISH THE DIVIDING LINE FOR THIS SUBDIVISION. THE REQUIREMENT TO DISPLAY IMPROVEMENTS FOR THE ENTIRE SITE HAS BEEN WAIVED BY MIKE MALLON.

LOCATION MAP
SEC 8, T48 N, R30 W
(N.T.S.)

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	313632.721	871384.770
2	313510.858	871381.049
3	313514.579	871259.186
4	313636.442	871262.907

LEGEND	
O FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
W.E.	WATER EASEMENT

DATE OF SURVEY
2024-01-17 - SUBMITTAL

drawn by: JRH
surveyed by: AA-KH
checked by: JPM
approved by: JPM
project no.: 023-07518
file name: V_PPT_023-07518.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

Received
01/18/2024 8:04:41 AM

DWG: F:\2023\07501-08000\023-07518\40-Design\Survey\SRVY\Sheets\Preliminary Plat\V_PPT_023-07518.dwg
DATE: Jan 17, 2024 4:01PM
USER: jholdcroft

FINAL PLAT OF
CJCFPD #5
NW 1/4, SEC 8 - T48N. - R30W.
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48, RANGE 30, BLUE SPRINGS JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 631.83 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST, 862.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS WEST, 400.00 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 04 SECONDS WEST (NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST FROM PARKWAY ESTATES PR-O 8TH PLAT), 400.00 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 400.00 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS EAST, 400.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS:

A CROSS LOT ACCESS EASEMENT IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION AS SHOWN ON THE PLAT AND DESIGNATED BY "A.E" FOR THE PURPOSE OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. THE OWNER OF LOT 2 OR ASSIGNS IS RESPONSIBLE FOR ALL MAINTENANCE OF THE EASEMENT AREA, INCLUDING THE STRUCTURAL INTEGRITY OF ALL PORTIONS OF THE ACCESS DRIVE AND CURB, REMOVAL OF SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM THE DRIVE AREA.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CJCFPD #5

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0435G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY TITLE RESOURCES GROUP. FILE NO. KCT-245670, EFFECTIVE DECEMBER 04, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE AND THE PLAT OF PARKWAY ESTATES PR-O 8TH PLAT TRACT A, UNDER INST. #2014E0020999 IN BK. 149 AT PG. 43-48.

3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND TO DEDICATED EASEMENTS. ONE LOT FOR THE CITY OF BLUE SPRINGS, MISSOURI AND THE OTHER FOR CJCFPD #5.

WATER EASEMENT:

A WATER EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN BLUE SPRINGS, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

IN WITNESS WHEREOF:

CITY OF BLUE SPRINGS, A MUNICIPAL CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

CITY OF BLUE SPRINGS,
A MUNICIPAL CORPORATION

_____
CHRISTINE CATES CITY ADMINISTRATOR

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME CHRISTINE CATES, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS CHRISTINE CATES CITY ADMINISTRATOR OF CITY OF BLUE SPRINGS, A MUNICIPAL CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION AND THAT SAID CHRISTINE CATES ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

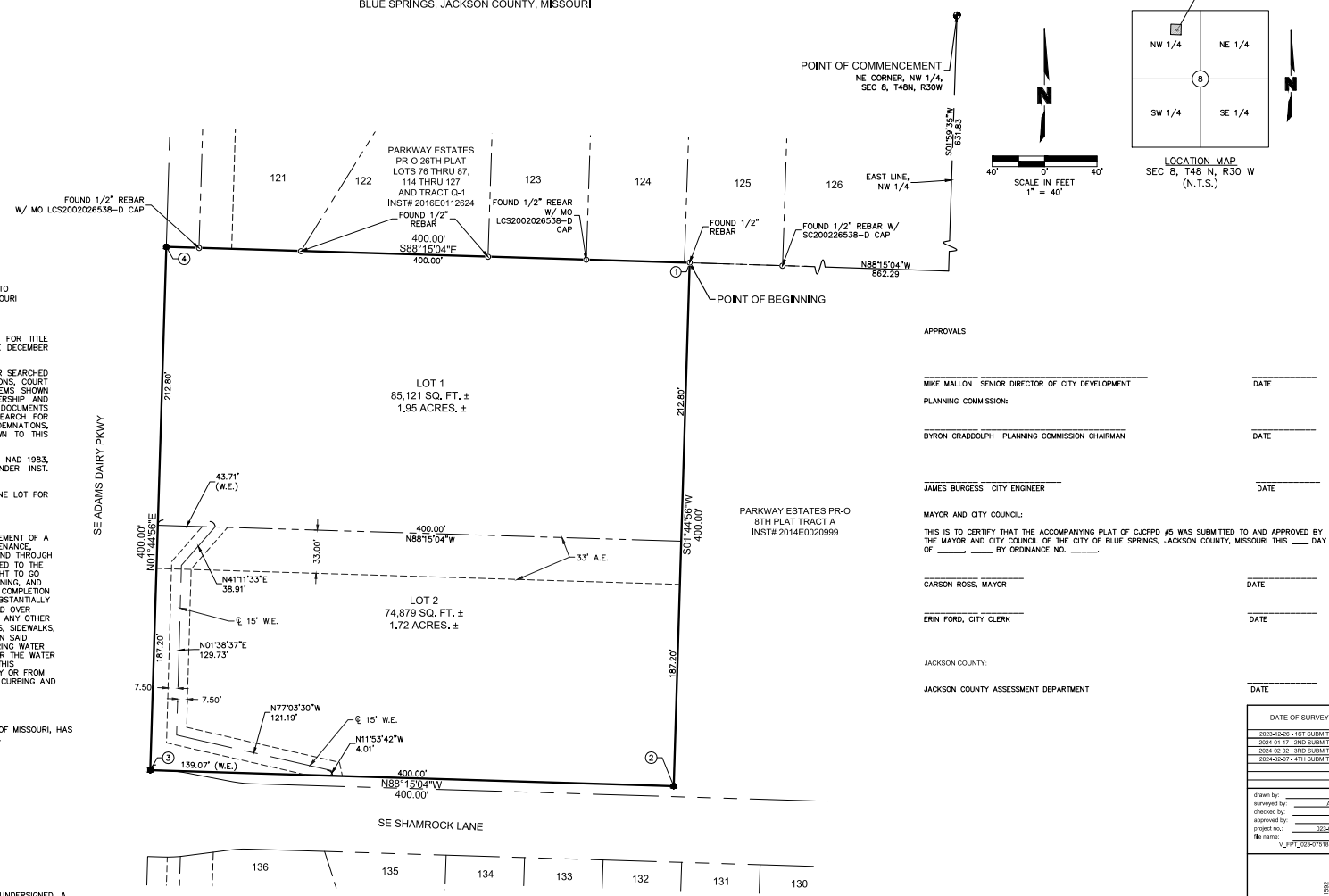
IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEY PREPARED FOR:
CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT
ATTN: KIRK LAIR
805 NE JEFFERSON
BLUE SPRINGS, MO 64014



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	313632.721	871384.770
2	313510.858	871381.049
3	313514.579	871259.186
4	313636.442	871262.907

LEGEND	
O FND	FOUND MONUMENT
● SET	SET 1/2" REBAR W/ CLS 366 CAP
A.E.	ACCESS EASEMENT
W.E.	WATER EASEMENT

APPROVALS

_____ _____
MIKE MALLON SENIOR DIRECTOR OF CITY DEVELOPMENT DATE

PLANNING COMMISSION:

_____ _____
BYRON CRADDOLPH PLANNING COMMISSION CHAIRMAN DATE

_____ _____
JAMES BURGESS CITY ENGINEER DATE

MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF CJCFPD #5 WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI THIS ___ DAY OF _____, _____ BY ORDINANCE NO. _____.

_____ _____
CARSON ROSS, MAYOR DATE

_____ _____
ERIN FORD, CITY CLERK DATE

JACKSON COUNTY:

_____ _____
JACKSON COUNTY ASSESSMENT DEPARTMENT DATE

THIS PLAT AND SURVEY OF CJCFPD #5 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CJCFPD #5 SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
FEBRUARY 07, 2024
JMEANS@OLSSON.COM

DATE OF SURVEY
2023-12-26 - 1ST SUBMITTAL
2024-01-17 - 2ND SUBMITTAL
2024-02-02 - 3RD SUBMITTAL
2024-02-07 - 4TH SUBMITTAL

drawn by: JRH
surveyed by: AA-KH
checked by: JPM
approved by: JPM
project no.: 023-07518
file name: V_FPT_023-07518.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1989
www.olsson.com

SHEET
1 OF 1

Received
2/7/2024

DWG: F:\2023\07501-080000\023-07518\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_023-07518.dwg
DATE: Feb 07, 2024 - 2:17PM
USER: jholdcroft

The City of Blue Springs Missouri

PP-12-23-8992
PF-12-23-8993

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING: 2/12/2024
CC MEETING: 2/21/2024
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER: Jamarcus Magee, Associate Planner

Planning Application

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

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

CJCFPD #5

Project Name

2590 SE ADAMS DAIRY PKWY BLUE SPRINGS MO, 64014 See attached

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
	Fire Station		Fire Station	3.67	2

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
James Holdcroft	Olsson	816-442-6069	jholdcroft@olsson.com

Address	City	State	Zip Code
1301 Burlington St, STE 100	North Kansas CIty	MO	64116

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 [signature] 2023-12-27
Applicant Signature — Date

CITY OF BLUE SPRINGS

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code
903 W. MAIN ST	BLUE SPRINGS	MO	64015

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 Christine Cates 12.27.23
Property Owner Signature — Date

Received
1/02/2024

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:

Subdivision of city owned lot to separate the fire station and water tower into their own lots.

Received
1/02/2024

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

SURVEYOR

James Holdcroft | Olsson

Name | Company Name

1301 Burlington St, STE 100 | North Kansas City | MO | 64116

Address | City | State | Zip

jholdcroft@olsson.com | 816-442-6069

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

Address | City | State | Zip

Email | Phone | Fax

Received
1/02/2024

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: #_____		$ waived

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
1/02/2024

Introduced by Councilmember _____ BILL NO. 5190
(PF-12-23-8993)

ORDINANCE NO._____

AN ORDINANCE APPROVING THE FINAL PLAT FOR CJCFPD #5, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, proper application having been made for the CJCFPD (Central Jackson County Fire Protection District) #5 Final Plat of property hereinafter described; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, was held February 12, 2024, which Commission, after said hearing, recommended that the application for Final Plat be approved; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the Final Plat was appropriate at the location herein described; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Final Plat of CJCFPD #5, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number PF-12-23-8993 submitted to the Planning Commission at its February 12, 2024 meeting including the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Final Plat must be approved and recorded with the County.

Section 2. The Final Plat for CJCFPD #5 shall be effective upon the approval by City Council.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor of Blue Springs.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 13, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for Bartow Administration Center (PF-12-23-9003), located at 1801 NW Vesper Street.

BACKGROUND/JUSTIFICATION

This Final Plat is related to the adjacent development of the Blue Springs School District (BSSD) Career Innovation Center. The improvements to this site include a parking lot expansion and the realignment of two driveways that will improve site circulation and off-street parking availability.

The property was originally platted in 1919, as the Stanley Homestead, which was comprised of 13 lots across the northern edge of the Original Town of Blue Springs from this property east to about 10th Street. Lots 12 and 13 of Stanley Homestead make up this Final Plat, which once approved will be known as Lot 1 of the Bartow Administration Center.

In 2006, BSSD received approval of a Site Plan Design Review (SPD-9-2006) to expand the Bartow Administration building and provide parking lot improvements. This Final Plat is for the first development on the property since then and is largely to serve the new development to the west.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediate	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application subject to the following 3 conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Unified Development Code.
2. Prior to issuance of a building permit, the Final Plat must be recorded with Jackson County.

3. Prior to issuance of Building Occupancy, all public sidewalk panels must comply with American Disabilities Act standards and pass inspection.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	February 12, 2024
Action:	Recommended approval of the Final Plat with three staff conditions. 8 Aye 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the Final Plat.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024 City Council: February 21, 2024
Project Name:	***Bartow Administrative Center Plat***
Site Location:	1801 NW Vesper Street
Project Request:	PP-12-23-9004; Preliminary Plat for parking lot improvements associated with the neighboring development of the Blue Springs School District (BSSD) Career Innovation Center (CIC). PF-12-23-9003; Final Plat for 9.43 +/- acres on one (1) lot.

Applicant: Hollis + Miller Architects | Christopher Koch
Property Owner: Blue Springs R-IV School District | Seth Shippy
Staff Planner: Dave McCumber | Development Review Manager

Project Description: Christopher Koch, Hollis + Miller Architects, on behalf of the property owner, Blue Springs R-IV School District, is requesting approval of Preliminary and Final Plats for the property at 1801 NW Vesper Street. This project is related to the parking lot improvements for the district's neighboring CIC development.

Staff Recommendation: Staff recommends approval of the Preliminary and Final Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
06/12/2006	Planning Commission	Approved a Site Plan Design Review (SPD-9-2006) to expand the district's central office location on this property.

Future Applications: A building permit will be required prior to the parking lot improvements and said improvements shall be in accordance with the approved CIC Planned Development Final Plan (PDFS-12-23-8997).

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family District)	Transportation (Railroad) and Residential
South:	"CS" (Civic Service)	School – Elementary, Middle, or High
East:	"SF-7" (Single-Family District)	Single-Family Residential
West:	"SF-7/PD" (Single-Family/Planned Development)	School – Elementary, Middle, or High

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future, and potential capital improvements; and that all lots are

buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements: The proposed Preliminary Plat meets the minimum standards described in Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Final Plat Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Preservation: The site is currently developed as part of the BSSD campus. The area of the parking lot improvements is .25 +/- acres in size and comprises 2.65 percent of the total lot area. Today, the area of the future parking lot consists mostly of green space.

Phasing: The project is anticipated to be done in a single phase with the neighboring Career Innovation Center development.

Streets & Sidewalks: No new streets are being proposed as part of this Plat. Sidewalks currently exist along the lot's frontage. The applicant will be required to inspect the sidewalk for ADA compliance and if it does not meet current standards, they will be required to repair the necessary segments.

Traffic: No development is part of the plat; therefore, no traffic study is warranted.

Stormwater: A stormwater management plan has been prepared by a professional engineer registered in the state of Missouri as part of the CIC development and the plan has been reviewed by Public Works. Stormwater detention and stormwater quality requirements shall be met with the project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no development is proposed.

Open Space: Per UDC Section 406.030.B., the open space system requirements "apply to all divisions of land involving more than 5 acres." However, there is an exception for public uses, which includes public school sites. Therefore, no formal dedication of open space is required with this Plat.

Land Use & Density: The land use on the developed property is Public Service/Government Office, which is defined as, "Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include post office, public safety and emergency services, administrative offices of government agencies and utility billing offices." This land use usually requires a Conditional Use/Discretionary Review in the "SF-7" (Single-Family) zoning district, however, the property is considered developed making it a legal non-conforming land use.

Building Typology: The existing building typology is categorized as Small Civic. The Bartow Administrative Center building meets all building setbacks, except for the front. The UDC requires a front setback of 20 – 50 feet. The existing building sits approximately 122 feet from the front property line.

Small Civic Building			Proposed
Setbacks	Front	20'-50'	Existing Legal Non-Conformity
	Side	25' Minimum	Existing
	Corner Side	25' Minimum	Existing
	Rear	25' Minimum	Existing

Pedestrian Access: The existing site includes all internal pedestrian access requirements. The site is an existing legal non-conformity.

Frontage & Landscaping: The Frontage Type is Yard and Setback; Terrace. No landscape improvements are proposed as no substantial development activity is occurring.

Review Criteria: *A Preliminary Plat shall be reviewed based on the following criteria:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular, the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan and does not propose modifications to the public realm or private property that would be misaligned with the principles and concepts of the plan.

2. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The existing Bartow Administration Center building, which was originally constructed in the early 1970s under the development code at the time, does not meet the building type standards for its front yard setback. However, since there is no significant development being proposed on this property, including modifications to existing or new buildings, staff recommends the building be classified as a non-conforming structure and have no impact on this application. Accordingly, the proposed plan is in compliance with the requirements of this Development Code.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

   STAFF RESPONSE: There is no phasing associated with this application.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning,

engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

STAFF RESPONSE: This application for platting of the property is associated with the BSSD CIC development, which is adjacent to this property. Following this plat, construction documents will be submitted for review.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan.

6. The design does not impede the construction of future public infrastructure within the area.

   STAFF RESPONSE: The existing site will not impede the construction of future public infrastructure within the area.

7. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria:*

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The final plat is in substantial compliance with the proposed preliminary plat considering the number of lots, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans will be submitted for review following the Final Plat.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: The phasing and timing of public improvements ensures construction and performance guarantees.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: No covenants or restrictions are being proposed as part of this Final Plat.

6. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Final Plat with conditions.

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

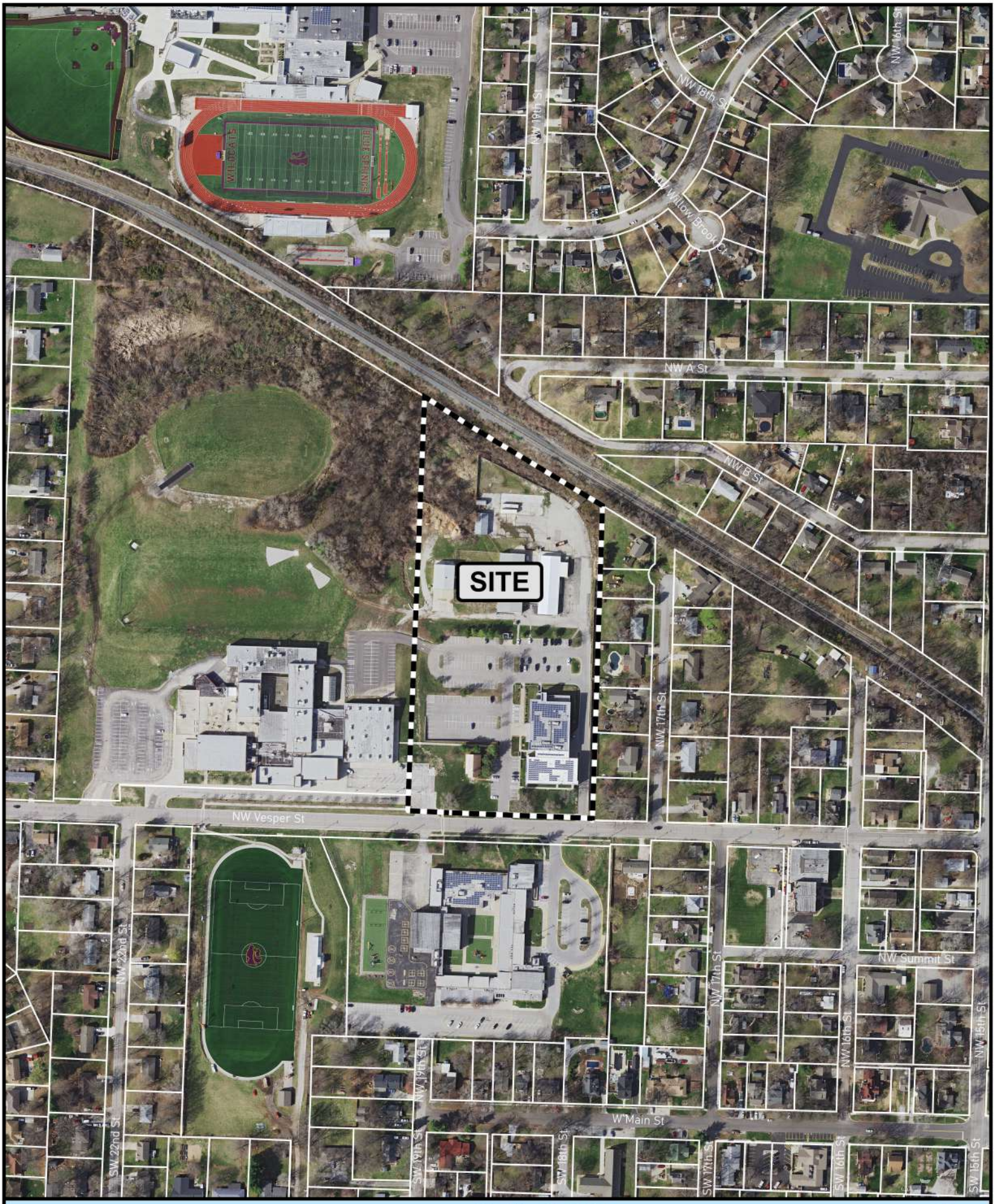
Staff Recommendation:

Staff recommends approval of the Preliminary Plat application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

Staff recommends approval of the Final Plat application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to issuance of a building permit, the Final Plat must be recorded with Jackson County.
3. Prior to issuance of Building Occupancy, all public sidewalk panels must comply with ADA standards and pass inspection.

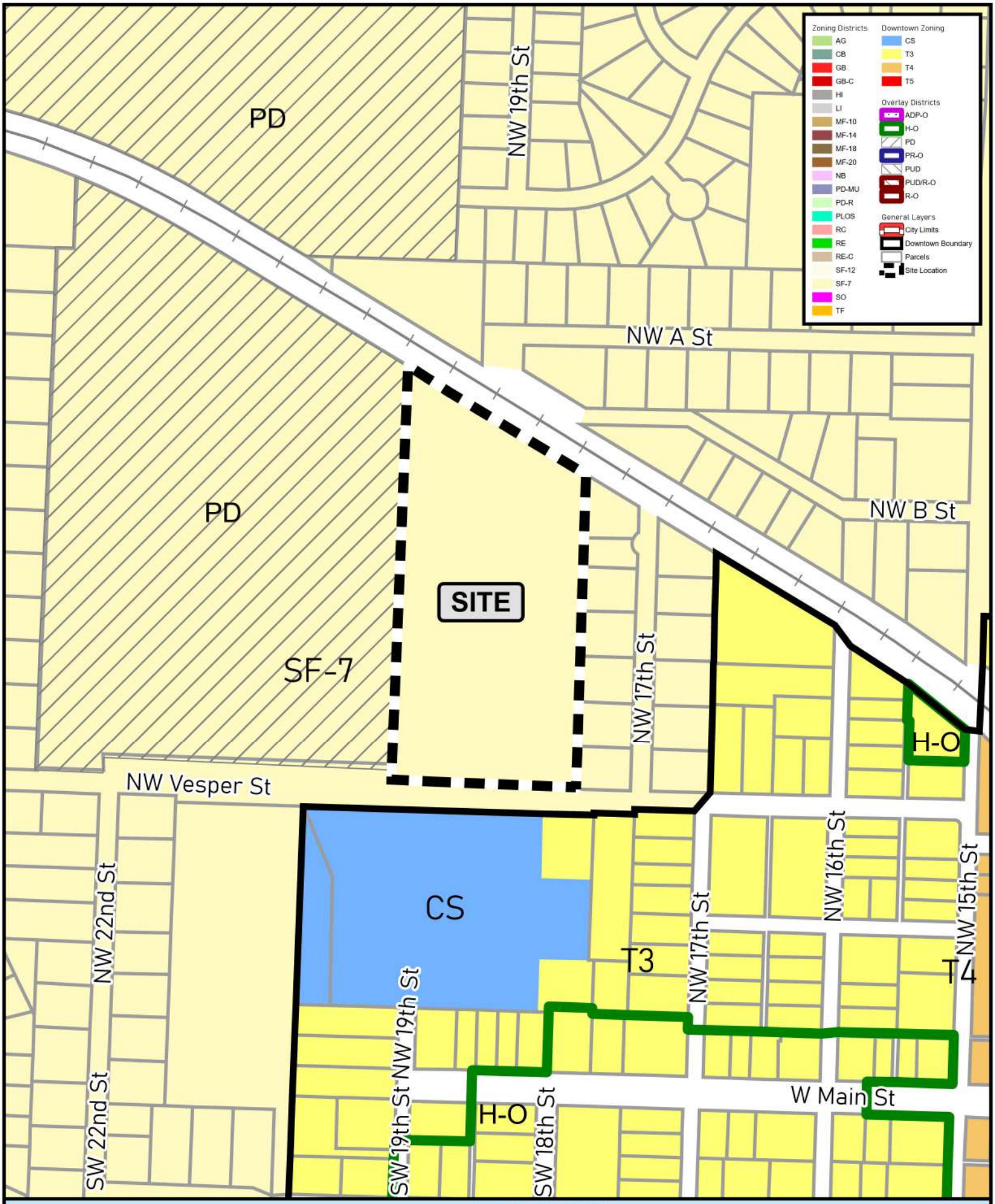


The City of Blue Springs Missouri

PF-12-23-9003
PP-12-23-9004
PARCEL # 35-710-13-02-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 1/3/2024



The City of Blue Springs Missouri

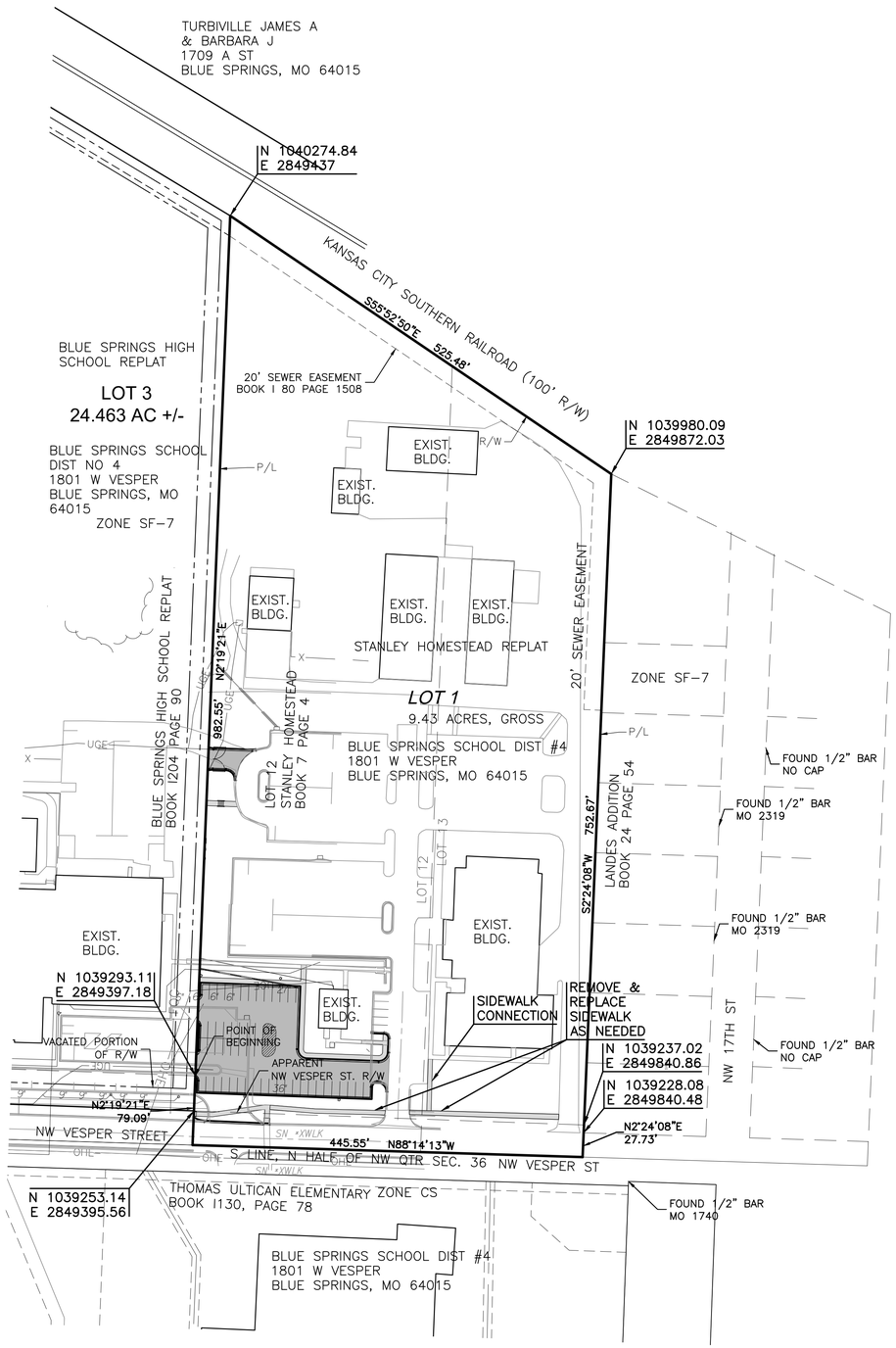
PF-12-23-9003
PP-12-23-9004
PARCEL # 35-710-13-02-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 1/3/2024

PLOTTED: Wednesday, February 07, 2024 @ 03:37PM



PRELIMINARY PLAT OF BARTOW ADMINISTRATIVE CENTER

PART OF THE NORTHWEST QUARTER OF SECTION 36, T49N, R31W
CITY OF BLUE SPRINGS, JACKSON COUNTY, MO.

LEGAL DESCRIPTIONS:

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 12 AND 13, STANLEY HOMESTEAD, AS RECORDED IN BOOK 7, PAGE 4 IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLUE SPRINGS HIGH SCHOOL REPLAT, AS RECORDED AT BOOK I205, PAGE 90 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT N02°19'21"E A DISTANCE OF 982.55' TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ON SAID LINE S55°52'50"E A DISTANCE OF 525.48'; THENCE DEPARTING SAID RIGHT OF WAY S02°24'08"W A DISTANCE OF 780.40' TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 36; THENCE ON SAID LINE N88°14'13"W A DISTANCE OF 445.55'; THENCE N02°19'21"E A DISTANCE OF 79.09' TO THE POINT OF BEGINNING, SUBJECT TO THAT PART TAKEN FOR VESPER ST. COMPRISING 9.43 ACRES, MORE OR LESS, GROSS AREA AND SUBJECT TO EASEMENTS OF RECORD.

NOTES:

PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING IS "SF-7" SINGLE FAMILY DISTRICT, AND WILL BE REZONED TO BE SF-7/PD.

RECORD TITLE INFORMATION TAKEN FROM THOMSON-AFFINITY TITLE, LLC FILE COMPANY REPORT, FILE NO. 231091, EFFECTIVE NOV. 16TH, 2021.

PROPOSED LAND USE IS SCHOOL CAMPUS

BUILDING TYPE: PROMINENT CIVIC BUILDING

U/E=UTILITY EASEMENT
L/E=LANDSCAPE EASEMENT
R/W=RIGHT OF WAY
P/L=PROPERTY LINE

BEARINGS BASED ON GPS OBSERVATIONS USING THE MODOT GRS NETWORK.
MISSOURI STATE PLANE, WEST ZONE

CERTIFICATION

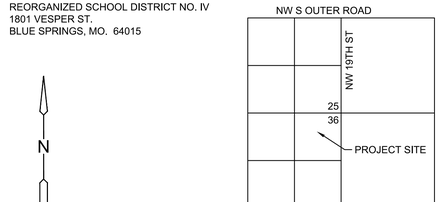
I, JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PREMESIS ON THE ACCOMPANYING PLAT UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE.

DATE

JAMES W. SINCOX, MO PLS 2521

OWNER/DEVELOPER

REORGANIZED SCHOOL DISTRICT NO. IV
1801 VESPER ST.
BLUE SPRINGS, MO. 64015



VICINITY MAP
SECTION 25, T49N, R 31 W
SECTION 36, T49N, R 31 W

SCALE: 1"=80'

0 80 160

MKEC
11627 W. 112th Street, Suite 200
Overland Park, KS 66210
9 1 3 3 1 7 9 3 9 0
Engineering No. 2001009384
Landscape No. 2006027139
Surveying No. 2006027138

JAMES W SINCOX
MO PLS 2521

PRELIMINARY PLAT
BARTOW ADMINISTRATIVE CENTER
1801 NW VESPER STREET

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PRELIMINARY PLAT

PROJECT NO.	2302010397
DATE	02-01-2024
SCALE	1"=80'

DESIGNED	DRAWN	CHECKED
JS		JDR

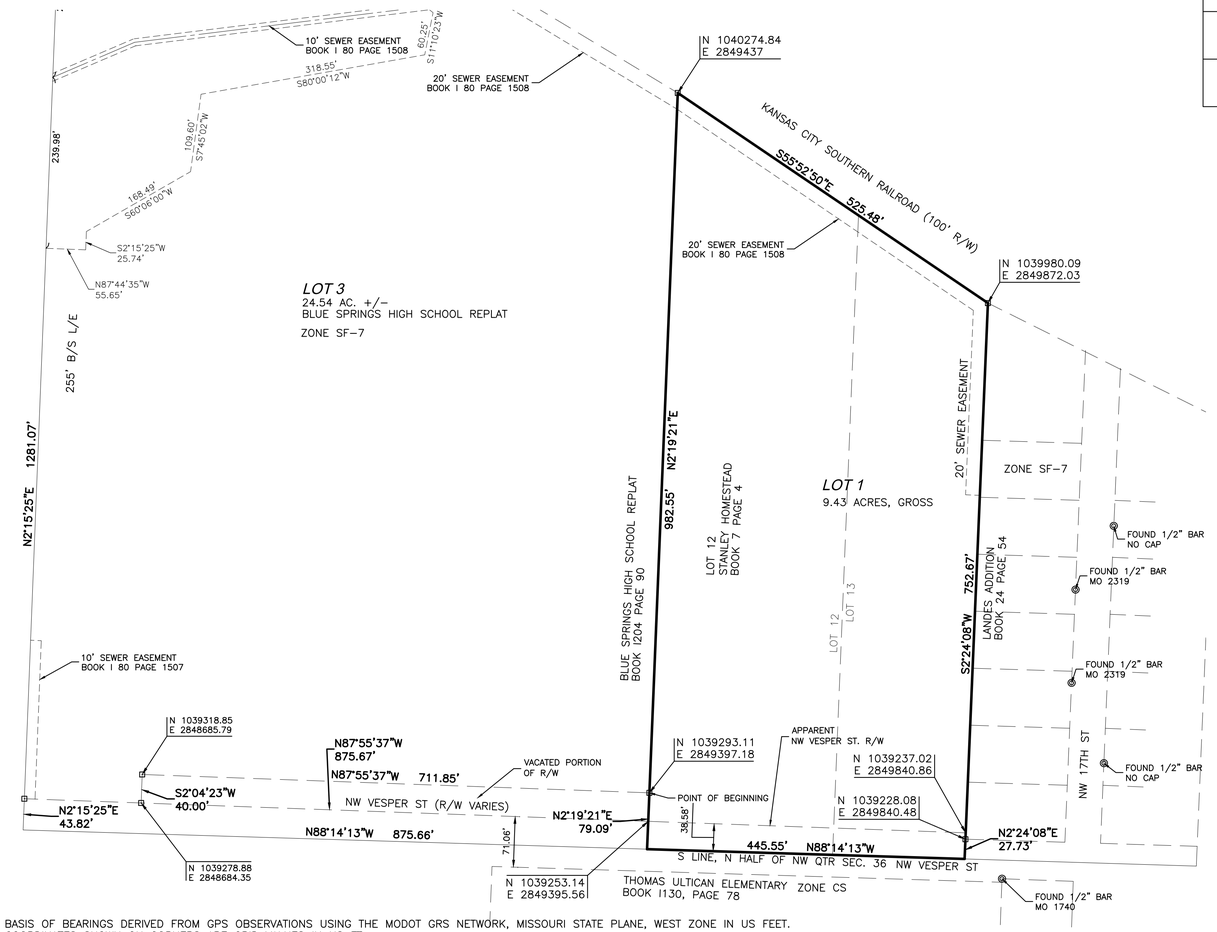
NO.	REVISION	DATE
1	CITY COMMENTS	1-16-24

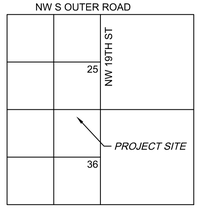
SHEET NO.

1 OF 1

P:\PROJECTS\2023\2302010397_HKM_BSSD_NEW CIC\00 230397 CAD\SHTS\05 CIVIL\PRELIM PLAT\230397-PRELIM-PLAT REVISION.DWG

PLOTTED: Wednesday, February 07, 2024 @ 03:34PM





VICINITY MAP
SECTION 25, T49N, R 31 W
SECTION 36, T49N, R 31 W

BASIS OF BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE MODOT GRS NETWORK, MISSOURI STATE PLANE, WEST ZONE IN US FEET.
COORDINATES SHOWN ON CORNERS ARE GRID VALUES IN US FT.

TITLE INFORMATION TAKEN FROM THOMSON–AFFINITY TITLE COMPANY REPORT, FILE NO. 231091, EFFECTIVE NOV. 16TH, 2021.

PURPOSE STATEMENT:
THIS PROPERTY IS BEING REPLATTED FOR THE PURPOSE OF EXPANDING THE EXISTING SCHOOL CAMPUS.

PROPERTY IS ZONED SF–7.

PROPERTY IS LISTED AS ZONE X, HAVING A 0.2% CHANCE OR LESS CHANCE OF ANNUAL FLOOD PER THE FEMA FLOOD INSURANCE RATE MAP 29095C0318G EFFECTIVE 1/20/17.

NO NEW PUBLIC STREETS ARE DEDICATED WITH THIS PLAT.

CITY OF BLUE SPRINGS:
THIS IS TO CERTIFY THAT THE PLAT OF "BARTOW ADMINISTRATIVE CENTER" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI THIS _____ DAY OF 2024, BY ORDINANCE NO. _____.

_____ _____
CARSON ROSS, MAYOR — MIKE MALLON, SENIOR DIRECTOR CITY DEVELOPMENT

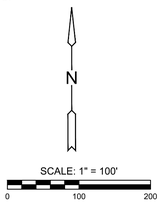
_____ _____
ERIN FORD, CITY CLERK — JAMES BURGESS, CITY ENGINEER

_____
BYRON CRADDOLPH, CHAIRMAN
PLANNING COMMISSION

_____
APPROVED BY JACKSON COUNTY GIS DEPARTMENT

I JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PROPERTY SHOWN HEREON UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.
FIELD WORK PERFORMED APRIL 20TH, 2020.

_____
JAMES W. SINCOX MO PLS 2521



BARTOW ADMINISTRATIVE CENTER

A REPLAT OF LOT 12 AND PART OF LOT 13, STANLEY HOMESTEAD IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 12 AND 13, STANLEY HOMESTEAD, AS RECORDED IN BOOK 7, PAGE 4 IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLUE SPRINGS HIGH SCHOOL REPLAT, AS RECORDED AT BOOK I205, PAGE 90 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT N02°19'21"E A DISTANCE OF 982.55' TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ON SAID LINE S55°52'50"E A DISTANCE OF 525.48'; THENCE DEPARTING SAID RIGHT OF WAY S02°24'08"W A DISTANCE OF 780.40' TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 36; THENCE ON SAID LINE N88°14'13"W A DISTANCE OF445.55'; THENCE N02°19'21"E A DISTANCE OF 79.09' TO THE POINT OF BEGINNING, SUBJECT TO THAT PART TAKEN FOR VESPER ST. COMPRISING 9.43 ACRES, MORE OR LESS, GROSS AREA AND SUBJECT TO EASEMENTS OF RECORD.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

"BARTOW ADMINISTRATIVE CENTER".

EASEMENTS

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

RIGHTS OF ENTRANCE:

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR THE PURPOSES OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO

THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL; PROVIDED HOWEVER, SUCH RIGHTS OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER BLUE SPRINGS, MISSOURI, NOR THE UNITED

STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS THEREOF:
REORGANIZED SCHOOL DISTRICT NO. 4 OF JACKSON COUNTY, MISSOURI HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF_____, A.D. 2024.

_____
CHARLIE BELT, ASSISTANT SUPERINTENDENT-OPERATIONS

NOTARY CERTIFICATION:
STATE OF MISSOURI)
SS
COUNTY OF JACKSON),
ON THIS _____ DAY OF _____, A.D. 2024
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLIE BELT, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE ASSISTANT SUPERINTENDENT-OPERATIONS OF THE BLUE SPRINGS SCHOOL DISTRICT AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID DISTRICT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

MONUMENTATION

△	SECTION CORNER MONUMENT AS NOTED
●	SET 1/2" REBAR WITH MKEC PLASTIC CAP
⊗	FOUND MONUMENT AS NOTED
⊡	SET 5/8" REBAR WITH MKEC ALUMINUM CAP
B/S	BUILDING SETBACK
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
(R)	RECORD
(M)	MEASURED
R/W	RIGHT OF WAY

BASIS OF BEARINGS IS GRID NORTH,MISSOURI STATE PLANE, WEST ZONE, NAD 1983.

MKEC
11627 W. 112th Street, Suite 200
Overland Park, KS 66210
9 1 3 3 1 7 9 3 9 0
Engineering No. 2001009384
Landscape No. 2006027139
Surveying No. 2006027138

JAMES W SINCOX
MO PLS 2521

FINAL PLAT
BARTOW ADMINISTRATIVE CENTER
1801 NW VESPER ST

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FINAL PLAT

PROJECT NO.	2002010424
DATE	2024-02-01
SCALE	1"=100'

DESIGNED	DRAWN	CHECKED
JS		JDR

NO.	REVISION	DATE
1	CITY COMMENTS	2-2-22

SHEET NO.
1 OF 1

P:\PROJECTS\2023\23020103097_H&M_BSSD NEW CIC\00 230397 CAD\SHTS\05 CIVIL\FINAL PLAT\230397-DISTRICT OFFICE FINAL-PLAT REVISION.DWG

Blue Springs, Missouri
Community Development

DATE: **12/29/2023**

TO: Dave McCumber, CD; Adam Hilgedick, Eng.; CJCFPD; File

FROM: Traci Breshears, Administrative Assistant, Community Development

SUBJECT: **NEW PLAN REVIEW**

"BSSD Bartow Administrative Center"

1801 NW Vesper Street

Final Plat | PF-12-23-9003
Preliminary Plat | PP-12-23-9004

Please review the attached plan and return written comments to:

Dave McCumber
by **Friday, January 12, 2024**

Also, please advise if/what type of Performance Guarantee or Agreement will be required and **include any other prerequisites** that you feel are necessary for approval of this submission.

We would like to place this item on the next available Planning Commission Agenda.

Planning Commission – February 12, 2024 @ 6:30PM
&
City Council – February 20, 2024 @ 6:00PM

The City of Blue Springs Missouri

Planning Application

903 W. Main Street, Blue Springs, MO 64015 | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 03-07-2022*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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

BSSD BARTOW ADMINISTRATIVE CENTER
Project Name

1801 NW VESPER STREET — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

STANLEY HOMESTEAD REPLAT OF LOTS 12 & 13 — 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
SF-7	PROMINENT CIVIC BLDG			9.43	1

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 (*if more than 1 property owner – see page 2*)

Name of Applicant	Company	Phone	Email Address
CHRISTOPHER KOCH	HOLLIS + MILLER ARCHITECTS	816.442.7700	CKOCH@HOLLISANDMILLER.COM

Address	City	State	Zip Code
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108

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 _____ — Applicant Signature — 12.28.2023 — Date

Name of Property Owner	Phone	Email Address
BLUE SPRINGS R-IV SHCOOL DISTRICT	816.916.4709	SSHIPPY@BSSD.NET

Address	City	State	Zip Code
1801 NW VESPER STREET	BLUE SPRINGS	MO	64015

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 _____ — Property Owner Signature — 4-6-23 — Date

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12/28/2023 5:04:31 PM

ADDITIONAL PROPERTY OWNER SIGNATURES *(if project boundaries include more than 1 owner)*

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

Property Owner Signature	Date

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

Property Owner Signature	Date

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).	

BRIEF PROJECT DESCRIPTION ***(separate narrative required for all applications)*****:**

REPLAT OF EXISTING BSSD PROPERTY AS NECESSARY TO CONSTRUCT PARKING IMPROVEMENTS RELATED TO THE ADJACENT BSSD CAREER INNOVATION CENTER PROJECT.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

DEVELOPER

Name	Company Name		
SETH SHIPPY (OWNER'S REPRESENTATIVE)	BLUE SPRINGS R-IV SCHOOL DISTRICT		
Address	**City**	**State**	**Zip**
1801 NW VESPER STREET	BLUE SPRINGS	MO	64108
Email	**Phone**	**Fax**	
SSHIPPY@BSSD.NET	816.916.4709		

ENGINEER

Name	Company Name		
DAVID RATLEY, PE	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
DRATLEY@MKEC.COM	913.317.9390		

ARCHITECT

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

SURVEYOR

Name	Company Name		
JIM SINCOX	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
JSINCOX@MKEC.COM	913.317.9390		

LANDSCAPE ARCHITECT

Name	Company Name		
GERALD PHILBIN	LAND3 STUDIO LLC		
Address	**City**	**State**	**Zip**
317 SE MAIN STREET	LEE'S SUMMIT	MO	64063
Email	**Phone**	**Fax**	
GPHILBIN@LAND3STUDIO.COM	713.301.0375		

ATTORNEY

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

OTHER CONTACT

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

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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.*

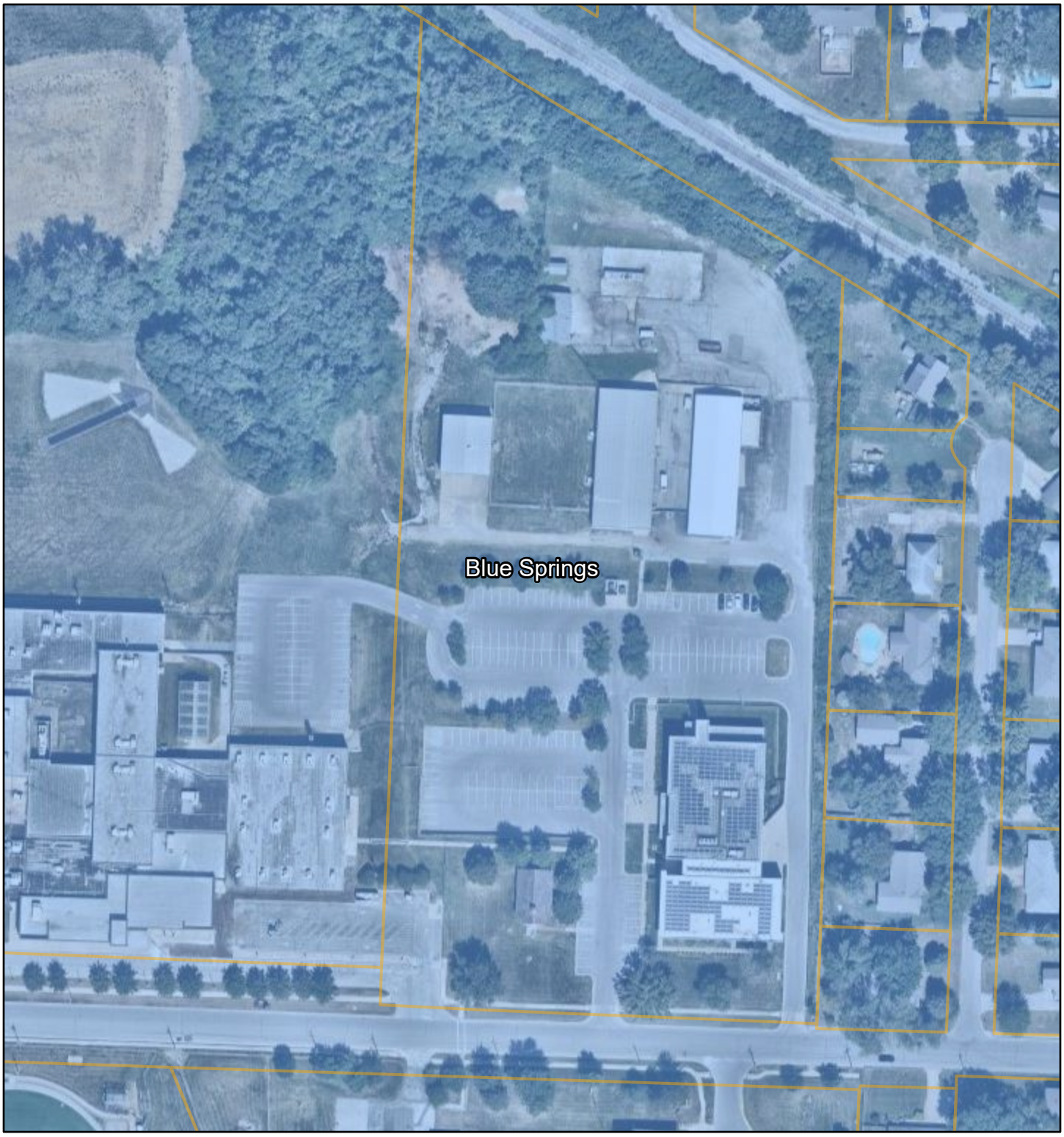
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PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 12 AND 13, STANLEY HOMESTEAD, AS RECORDED IN BOOK 7, PAGE 4 IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLUE SPRINGS HIGH SCHOOL REPLAT, AS RECORDED AT BOOK I205, PAGE 90 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT N02^{o}19’21”E A DISTANCE OF 1061.63’ TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ON SAID LINE S55^{o}52’50”E A DISTANCE OF 525.48’; THENCE DEPARTING SAID RIGHT OF WAY S02^{o}24’08”W A DISTANCE OF 749.04’ TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 36; THENCE ALONG SAID LINE N88^{o}14’13”W A DISTANCE OF445.55’ TO THE POINT OF BEGINNING, SUBJECT TO THAT PART TAKEN FOR VESPER ST. COMPRISING 9.43 ACRES, MORE OR LESS, GROSS AREA AND SUBJECT OT EASEMENTS OF RECORD.

Letter ANSI A Portrait



12/28/2023

Tax Parcels

Address Points

City Boundaries

Blue Springs

Nearmap

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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Report Created: Thu Dec 28 2023 16:01:25 GMT-0600 (Central Standard Time)

Basic Information

Parcel #	35-710-13-02-00-0-00-000
Address:	1801 NW VESPER ST BLUE SPRINGS, MO 64015
Lot Size:	406,122 Sq. Ft.
Bldg sq ft:	0 Sq. Ft.
#Beds: 0	**#Baths:** 0
Year Built:	N/A
Tax Code Area:	42
Land Use Code:	SCHOOL-PUBLIC
Exemption:	E07 - E07 Schools

Legal Description:
STANLEY HOMESTEAD; 5.97 AC OF LOT 12 AND 5 AC (EX E 72.8') OF LT 13 (EX S; 10' THOF)

Property Values

Year:	**2023**	**2022**	**2021**	**2020**
Total Market Value:	$6,038,800	$4,831,000	$4,831,000	$4,830,460
Total Assessed Value:	$1,932,416	$1,545,920	$1,545,920	$1,545,747
Total Taxable Value:	$0	$0	$0	$0

Primary Owner

BLUE SPRINGS SCHOOL DIST #4
1801 VESPER BLUE SPRINGS, MO 64015

Introduced by Councilmember _____ BILL NO. 5191
(PF-12-23-9003)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF BARTOW ADMINISTRATION CENTER, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on December 28, 2023, the Applicant, Christopher Koch of Hollis + Miller Architects, submitted a Planning Application on behalf of the Blue Springs R-IV School District for the Bartow Administration Center Final Plat; and

WHEREAS, on February 12, 2024, the City Planning Commission held a public hearing for the Bartow Administration Center where the Commission voted unanimously in favor of the Final Plat and sent their recommendation of approval to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The final plat of Bartow Administration Center, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number PF-12-23-9003 submitted to the Planning Commission at its February 12, 2024, meeting including the following conditions:

Conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to issuance of a building permit, the Final Plat must be recorded with Jackson County.
3. Prior to issuance of Building Occupancy, all public sidewalk panels must comply with Americans with Disabilities Act standards and pass inspection.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: January 23, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police Department**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Section 220.840 of the Code of Ordinances, City of Blue Springs, Missouri, regarding unlawful use of weapons.

BACKGROUND/JUSTIFICATION

The Missouri Legislature amended RSMo Section 571.030 adding 7(1) exempting School Officers and School Protection Officers from unlawful use of weapon restrictions. Section 220.840 of the Municipal Code is being amended to align with the Missouri statute amendment.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
February 21, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending Code.

REVIEWED BY

Requesting Director: ***Bob Muenz***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5192

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 220.840 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, REGARDING UNLAWFUL USE OF WEAPONS

WHEREAS, Section 220.840 of the Code of Ordinances of Blue Springs, Missouri establishes the offense of Unlawful Use of Weapons and Exceptions to the offense; and

WHEREAS, the legislature of the State of Missouri amended Section 571.030, RSMo, adding (7)(1) exempting school officers and school protection officers from the penalties of the section, Section 220.840 needs to be amended adding (G)(1) to be consistent with the amendment of the Missouri Revised Statutes; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That 220.840 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 220.840 Unlawful Use Of Weapons; Exceptions.

G. (1) Subdivision (10) of subsection (A) of this section shall not apply to a person who is a school officer commissioned by the district school board under RSMo Section 162.215 or who is a school protection officer, as described under RSMo Section 160.665.

(2) Nothing in this Section shall make it unlawful for a student to actually participate in school-sanctioned gun safety courses, student military or ROTC courses, or other school-sponsored or club-sponsored firearm-related events, provided the student does not carry a firearm or other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any other function or activity sponsored or sanctioned by school officials or the district school board.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3: Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February, 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 12, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving a Contract (engagement letter) with Williams & Campo, P.C. for on-call legal services.

BACKGROUND/JUSTIFICATION

On November 30, 2023, City Attorney Sarah Carnes submitted her resignation effective December 22, 2023. On December 18, 2023, the City Council approved Ordinance No. 5292 authorizing a Contract for Legal Services with Williams & Campo, P.C. in an amount not to exceed $30,000 for interim special counsel legal services. Attorney John Mullane has been serving as the City's interim City Attorney since Ms. Carnes' departure.

In order to allow for additional time for the City Council to consider the in-house City Attorney position, the contract with Williams & Campo, P.C. has been modified to reflect an in-house attorney hourly rate effective February 1, 2024 for six months by lowering the monthly rate from $250/hour to $212/hour. At the conclusion of the six-month period, if the City has not hired an in-house City Attorney, the City can evaluate the services provided by Williams & Campo and discuss amendments or extensions to the Contract.

The Contract approved by Ordinance No. 5292 reflecting the rates for special counsel legal services will be terminated.

FINANCIAL IMPACT

Contractor:	Williams & Campo, P.C.
Amount of Request/ Contract:	$ 81,408
Amount Budgeted:	$0
Budget Year:	FY 2024-25
Funding Source/Account #:	100-12300-530100
Account Balance:	$3,229.85 Date: 2/15/2024
Additional Funds Needed:	Balance is being monitored to determine if a budget amendment is needed.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
February 1, 2024	August 1, 2024

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill with Engagement Letter in-house attorney services attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☐	On file
Certificate of Insurance:	☐	On file
E-Verify Affidavits:	☐	On file
E-Verify proof of enrollment:	☐	On file
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	On file
Bid/RFP/RFQ: (submit all)	☐	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☐	
Project Exemption Certificate needed:	☐	
Other:	☐	

Introduced by Councilmember _____ BILL NO. 5193

ORDINANCE NO. ____

AN ORDINANCE APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND WILLIAMS & CAMPO, P.C. FOR IN-HOUSE LEGAL SERVICES AND TERMINATING CONTRACT APPROVED BY ORDINANCE NO. 5292 DATED DECEMBER 18, 2023

WHEREAS, City Attorney Sarah Carnes submitted her letter of resignation effective December 21, 2023; and

WHEREAS, on December 18, 2023 the City Council approved Ordinance No. 5292 authorizing a Contract for Legal Services with Williams & Campo, P.C. for interim special counsel legal services; and

WHEREAS, the City desires to retain Williams & Campo, P.C. to provide in-house legal services until the in-house City Attorney position has been filled; these services will include, but not be limited to attending Planning Commission and City Council meetings, contract review, drafting legislative documents and other general legal services; and

WHEREAS, Attorney John Mullane of Williams & Campo, P.C. will serve as Interim City Attorney until further action by the City Council; and

WHEREAS, in order to allow additional time for the City Council to consider the in-house City Attorney position, the Contract with Williams & Campo, P.C. will be modified to reflect an in-house attorney hourly rate effective February 1, 2024 for six months by lowering the hourly rate from $250 per hour to $212 per hour. The Contract for Legal Services approved by Ordinance No. 5292 will be terminated; and

WHEREAS, Section 115.030 *Special Counsel-Authority of Mayor and Council to Employ-Compensation* of the Code of Ordinances, City of Blue Springs, Missouri provides that the Mayor and City Council may by Ordinance employ an additional attorney who, with the City Attorney, shall perform any legal services required by the City, and that the compensation shall be prescribed by Ordinance or Resolution.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a Contract for Legal Services (engagement letter) for six months with Williams & Campo, P.C. for in-house attorney services. A copy of the proposed engagement letter is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. The Contract for Legal Services approved by Ordinance No. 5292 is hereby terminated.

Section 3. John Mullane of Williams & Campo, P.C. shall serve as Interim City Attorney until further action by the City Council.

Section 4. City staff is directed to perform all necessary tasks to implement said appointment.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of February 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

WILLIAMS & CAMPO, P.C.

John P. Mullane
Phone: 816.524.4646
Facsimile: 816.524.4645
jmullane@publiclawfirm.com

200 Unity Circle North, Suite G
Lee's Summit, Missouri 64081
www.publiclawfirm.com

AMENDMENT TO CONTRACT NO. 2023-204

February 8, 2024

Sheryl Morgan
Assistant to the City Administrator
City of Blue Springs, Missouri
903 W. Main Street
Blue Springs, MO 64015

Re: On-Call Legal Services

You have communicated your request for us to provide on-call legal services for the City of Blue Springs, Missouri. I am submitting this letter to you to serve as the written agreement for our firm's engagement to provide legal services concerning this matter.

The City of Blue Springs will be our client in this engagement. I will be the primary contact from our firm for the City, including attending City Council and Planning and Zoning Commission meetings. Of course, all other members of our firm are available to assist in providing legal services to the City as may be needed or appropriate.

Our fees for this engagement will be based upon and billed at our current hourly rate for the purposes of this engagement for the time devoted to it. Our hourly rate applicable for this engagement is $212. We will not charge mileage or attorney time to travel to and from City Hall. Beginning January 1, 2025, hourly rates are subject to annual adjustment on January 1 of each year based on the Consumer Price Index (CPI). In addition, we will bill for or request direct payment for disbursements or expenses that we incur pursuant to the enclosed Additional Terms of Engagement which shall govern the relationship unless otherwise agreed in this engagement letter.

If you have any questions concerning the terms of our engagement, or if you ever have a question about our charges or their reasonableness, please contact us at your convenience to discuss the matter. Our engagement as counsel for the City will begin upon our receipt of a signed copy of this agreement. Thank you for choosing us to provide these important legal services to the City. We look forward to a good and productive relationship.

Best regards,

WILLIAMS & CAMPO, P.C.

John P. Mullane

Enclosure

ACCEPTED AND AGREED:

CITY OF BLUE SPRINGS, MISSOURI

BY: _____

TITLE: _____

DATED: _____

Additional Terms of Engagement

Williams & Campo, P.C., appreciates the opportunity to serve you. Our goal is to provide legal services that address your legal needs effectively and efficiently through our office in Lee's Summit.

The following information explains the client service practices and billing procedures that apply to our representation of your interests (unless you have reached a different written understanding with us). We encourage you to discuss these practices with our lawyers whenever you have questions during the course of our engagement.

Provision of Legal Services. This engagement is for provision of professional legal services, and not for the provision of business, personal, accounting, technical or other advice not constituting legal services. It is agreed that the client is not relying upon counsel in this engagement for advice in areas other than professional legal services, even if such matters should be discussed in connection with the engagement.

Entire Agreement. The accompanying engagement letter together with these Additional Terms of Engagement shall constitute the entire agreement between us concerning the engagement, and shall not be modified or supplemented, except in a subsequent writing signed by the parties.

Subcontractors. From time-to-time, it may be necessary to engage subcontractors to assist in the provision of services to you. It is agreed that we are not authorized to engage any such subcontractors without your prior approval.

Periodic Billings for Legal Services. Unless other arrangements have been made, it is our policy to render periodic statements for legal services on a monthly basis. We normally base these statements on hourly rates of lawyers working on the matter. Statements will be due upon presentation, and are to be paid no later than 30 days following the invoice date. If any statement amount remains unpaid 60 days after the invoice date, the firm reserves the right to terminate its services, consistent with applicable Rules of Professional Conduct.

Client Disbursements. Some matters require, from time to time, certain monetary advances to be made on your behalf by the firm. Some "client disbursements" represent out-of-pocket charges we advance, others represent internal costs (including costs such as fees for service of process, court filing fees, deliveries, etc.). It is understood that while acting as your lawyers, we have the authority to use our best judgment in making such expenditures on your behalf. Unless we have made prior arrangements with you, we will send you monthly billings for client disbursements incurred during the preceding month. Substantial individual items in excess of $250, such as expert witness fees, the costs of deposition transcripts, etc., may be billed directly to you by the vendor of such services.

File Retention. After our services conclude, we will, upon your request, deliver the file for this engagement to you. If you do not request the file, we will retain it for a period of ten years after the matter is closed. If you do not request delivery of the file before the end of the ten year period, we will have no further obligation to retain the file and may, at our discretion, destroy it without further notice to you. At any point during the ten year period, you may request delivery of the file.

Disbursements and Other Charges. We will also charge you for certain expense items listed below that we provide in connection with our legal services:

Photocopying. We will not charge the City for in-house photocopies which do not exceed 200 copies in a month. If in-house photocopies exceed 200 in a month, then we reserve the right to charge $0.10 per page (or our cost, whichever is less) but only for each page over 200 in number. If the need for an outside copying job arises, we only bill the actual cost incurred for photocopying without markup.

Computer Research. We do not charge for our service agreement with Westlaw in which we have computerized legal research access to Missouri, 8th Circuit (federal) and U.S. Supreme Court databases, as well as databases for the Missouri and federal statutes, among others. In the event that computerized research in databases other than these is necessary, the actual cost we incur is charged without markup.

Telecommunications. We do not charge for local or long-distance phone calls or facsimiles.

Mail/Messengers. We do not charge for regular mail; however, bulk mailings, packages and special postal services may be charged at our actual cost. Messengers are used as appropriate to assure expedited delivery. The actual cost of such messenger services is charged without markup.

Internet Usage. We may be asked to use the Internet as a means for communicating about matters concerning your representation. Any such communication could be randomly intercepted and otherwise used or disclosed by anyone, including someone specifically interested in your matter or business. This could cause you to lose your confidentiality and attorney/client privilege protections. However, to facilitate your representation, you approve the use of Internet communications during your representation by us unless we are instructed otherwise.

Termination of Services. In the event that you choose to terminate our services, please advise us of such in writing. We retain the right to cease performing legal services and to terminate our legal representation for any reason consistent with ethical rules, including conflicts of interest or the failure to pay legal fees and expenses when due. Our termination or your termination of services does not affect your obligation to pay legal fees and expenses incurred prior to the effective date of such termination.

Questions. One of our goals is to ensure that legal services are delivered effectively and efficiently, and that all billings are accurate and understandable. Please direct any questions about services, billing, or payment status of your account to me.