CITY COUNCIL MEETING
November 18, 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.

Invocation and Pledge of Allegiance

1. Call meeting to order

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 November 4, 2024 City Council meeting
   b. Resolution No. 94-2024 approving a purchase from Doosan Bobcat North America, Inc. for two Bobcat Compact Excavators
   c. Resolution No. 95-2024 authorizing the offering for sale of General Obligation Bonds to provide funding for street projects
   d. Approve Board and Commission Appointments

4. Proclamation for Jim and Jackie Fairbanks

5. Public Hearing – The Links – Rezoning and Planned Development Concept Plan (RZ-08-24-9287 and PDC-08-24-9288) – **Opened, testimony was taken, and continued from October 18, 2021 Council Meeting.**

6. Introduction and readings of Bill No. 5271 approving a Rezoning and Planned Development Concept Plan for The Links (RZ-08-24-9287 and PDC-08-24-9288)

7. Public Hearing – The Home Depot – Conditional Use Permit (CUP-08-24-9283) – **Continued from October 21, 2024**

8. Introduction and readings of Bill No. 5273 approving a Conditional Use Permit for

The Home Depot (CUP-08-24-9283)

9. Public Hearing – 209 NW 11th Street – Rezoning (RZ-09-24-9341)

10. Introduction and readings of Bill No. 5274 approving a Rezoning for 209 NW 11th Street (RZ-09-24-9341)

11. Public Hearing – Vibe – Conditional Use Permit - (CUP-09-24-9342) – **Withdrawn by Applicant**

12. Introduction and readings of Bill No. 5275 approving a Facility Use Agreement with the Metropolitan Community College

13. Introduction and readings of Bill No. 5276 approving a Memorandum of Understanding with the City of Oak Grove for Central Square Records Management System and Computer Aided Dispatch Suite

14. Introduction and readings of Bill No. 5277 amending the Code of Ordinances related to Backyard Hens

15. Visitors

16. Councilmember Comments

17. Mayoral Announcements

18. Adjourn

Miscellaneous Items

Charter Review Commission Meeting – Thursday, November 21, 2:00 PM
Planning Commission Meeting – Monday, November 25, 6:30 PM
Public Safety Citizens Advisory Board Meeting – Tuesday, November 26, 6:00 PM
Thanksgiving – City Offices Closed – Thursday, November 28
Friday After Thanksgiving – City Offices Closed – Friday, November 29
City Council Meeting – Monday, December 2, 6:00 PM
Planning Commission Meeting – Tuesday, December 9, 6:30 PM
Public Arts Commission Meeting – Wednesday, December 11, 4:00 PM
Land Bank Meeting – Monday, December 16, 3:00 PM
City Council Meeting – Monday, December 16, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Thursday, November 14, 2024.

Erin Ford
City Clerk

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

FROM: Christine Cates
City Administrator

DATE: November 14, 2024

SUBJECT: Agenda Explanations

Item 3b – Purchase of Two Bobcat Compact Excavators
Adopt a Resolution approving a purchase in the amount of $113,655.11 from Doosan Bobcat North America, Inc. for an E60 R2-Series Bobcat Compact Excavator ($75,909.42), CIP project SAN-17, and an E88 R2-Series Bobcat Compact Excavator ($37,745.69 after trade-in), CIP project WA-04. Refer to Council Information Form from Public Works Superintendent Nathan Lea for additional information.

Item 3c– Sale of General Obligation Bonds for Street Projects.
Adopt a Resolution to authorize the offering for sale of General Obligation Bonds for the benefit of the City of Blue Springs, Missouri to provide funding for street projects. Refer to Council Information Form from Finance Senior Director Karen Van Winkle for additional information.

Item 3d – Board and Commission Appointments
Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A list of appointments is submitted to the Council for approval. Refer to Council Information Form from Assistant to the City Administrator Sheryl Morgan for additional information.

Items 5 & 6 – The Links Rezoning and Planned Development Concept Plan
A public hearing was held on November 4, 2024 at the request of the Applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D. Estate, and Bruce M. Bellington Trust dated 09/30/2003, for consideration to rezone property from “AG-C” (Agriculture-County) to “PD-R/ADP-O” (Planned Development-Residential/Adams Dairy Parkway-Overlay) (RZ-08-24-9287) for the 18.47 +/- acre property with a Planned Development Concept Plan (PDC-08-24-9288) located west of the Adams Point Village subdivision and north of the Adams Pointe Golf Course for The Links at Adams Pointe. At the November 4, 2024 City Council meeting, exhibits were entered and testimony was taken, and the public hearing was continued to the November 18, 2024 City Council meeting. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 7 & 8 – The Home Depot Conditional Use Permit

A public hearing is being held at the request of the Applicant, Katie Fitzjarrald of Kimley-Horn and Associates, on behalf of the property owner, The Home Depot, Inc, for consideration to approve a Conditional Use Permit (CUP-08-24-9283) for the property zoned "GB/ADP – O" (General Business/Adams Dairy Parkway – Overlay) consisting of 11.11 +/- acres generally located at the SW corner of Adams Dairy Parkway and Coronado Drive. The applicant is requesting to allow the Freestanding/Outdoor Retail Sales/Service land uses on the property addressed as 905 NE Adams Dairy Parkway. Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings. The public hearing was continued from the October 21, 2024 City Council meeting without testimony. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 9 & 10 – 209 NW 11th Street Rezoning

A public hearing is being held at the request of the applicant and the property owner, Jaime Rusell, for consideration to approve a Rezoning (RZ-09-24-9341) of 0.13+/- acres of property from "LI" (Light Industrial) to "GB" (General Business) generally located northwest of the intersection of NW 11th Street and W Main Street. The property is addressed 209 NW 11th Street. Upon conclusion of the public hearing, a Bill approving the Rezoning will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 11 – Vibe Conditional Use Permit – **WITHDRAWN BY APPLICANT**

The public hearing for the consideration of a Conditional Use Permit for fine-line tattoos, a Board Art Services land use, on a property 0.13 +/- acres in size generally located at 209 NW 11th Street (CUP-09-24-9342) has been withdrawn by the Applicant, Riley Smith.

Item 12 - Facility Use Agreement with the Metropolitan Community College

Passage of a Bill approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri, also known as the Metropolitan Community College. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 13 – Memorandum of Understanding with Oak Grove for Shared Servers

Passage of a Bill approving a Memorandum of Understanding with the City of Oak Grove Missouri Police Department, for the shared use of the Central Square Records Management System and Computer Aided Dispatch Suite. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 14 – Code Amendment Relating to Backyard Hens

Passage of a Bill Amending Chapter 215: Dogs, Cats, and Dangerous Animals, of the Code of Ordinances, City of Blue Springs, Missouri, adding Section 215.127: Regulation of Backyard Hens. Refer to Council Information Form from Mayor Lievsay for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
November 4, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, November 4, 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 Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen - ABSENT
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

INVOCATION AND PLEDGE

Pastor Michael Scott with The Table gave the invocation and Councilmember Fowler led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Edmondson moved to approve the Consent Agenda and the motion was seconded by Councilmember Ericson.

- Minutes of the October 21, 2024 City Council Meeting.
- **Resolution No. 91-2024** approving the disposition of Information Technology, Police, and Public Works 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 No. 92-2024** approving an Encroachment Agreement with Paxvesta, LLC, for the use of City Right-of-Way (ROW) for existing site improvements for the adjacent Smalls Sliders development, generally located at the southwest corner of 7 Highway and NW South Outer Road.
- Board and Commission Appointments
  A list of Mayoral appointments to the City's boards and Commissions is as follows:
  <u>Charter Review Commission:</u>
  New appointment: Douglas Stacer, District 2

The Consent Agenda was approved with the following vote:

Kaylor – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Tholen – Absent
Mayor Lievsay – Aye

PUBLIC HEARING – THE LINKS REZONING

Mayor Lievsay opened the Public Hearing to consider a rezoning from Agriculture-County to Planned Development-Residential/Adams Dairy

DRAFT

(RZ-08-24-9287) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9288) – CONTINUED TO NOVEMBER 18

Parkway-Overlay for 18.47 +/- acre property with a Planned Development Concept Plan located west of Adams Point Village PR-O and north of the Adams Pointe Golf Course for The Links at Adams Pointe at 6:01 p.m. (RZ-08-24-9287 and PDC-08-24-9288). 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

Associate Planner Shantele Frie reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

The Applicant Chad Risinger and Project Engineer Robert Walquist addressed questions from Council.

IN SUPPORT OF

Shawn Wiegers spoke in support of the proposed project.

MOTION TO CONTINUE

Councilmember Kaylor moved to continue the Public Hearing to the November 18, 2024 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5271 – THE LINKS REZONING (RZ-08-24-9287) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9288) – NOT INTRODUCED, CONTINUED TO NOVEMBER 18, 2024

Mayor Lievsay stated that since the Public Hearing for The Links Rezoning and Planned Development Concept Plan (RZ-08-24-9287 and PDC-08-24-9288) was continued to the November 18, 2024 City Council meeting Bill 5271 would be continued to that date as well.

RESOLUTION 93-2023

Councilmember Culpepper moved to adopt Resolution No. 93-2023 approving the extension of the Main Center Redevelopment Corporation Incentive Policy for one additional year. Motion seconded by Councilmember Edmondson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5272 – CODE AMENDMENT REGARDING MAIN CENTER REDEVELOPMENT CORPORATION CREDITS

Councilmember Culpepper introduced Bill No. 5272 amending Section 805.030.D of the Code of Ordinances to allow for the continuation of credits for certain fees in the Main Center Redevelopment Corporation for a period of one additional year. City Clerk Erin Ford made the first reading of Bill No. 5272 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5272 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5272

Ms. Ford made the second reading of Bill No. 5272 by title. Councilmember Edmondson moved to adopt Bill No. 5272 upon its second reading and give it **ORDINANCE NO. 5377,** 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
Tholen – Absent
Mayor Lievsay – Aye

MAYORAL ANNOUNCEMENTS

- Election Day will be Tuesday, November 5, 2024.
- November 11, 2024 is Veteran's Day and City Services will be closed.

ADJOURNMENT

At 6:26 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Ericson and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 16, 2024

SUBMITTED BY: Nathan Lea **DEPARTMENT: Public Works**

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

ISSUE/REQUEST

Adopt a Resolution approving a purchase in the amount of $113,655.11 from Doosan Bobcat North America, Inc. for an E60 R2-Series Bobcat Compact Excavator ($75,909.42), CIP project SAN-17, and an E88 R2-Series Bobcat Compact Excavator ($37,745.69 after trade-in), CIP project WA-04.

BACKGROUND/JUSTIFICATION

The 12,000-pound Hydraulic Excavator was approved in the CIP project SAN-17 for the 2024-2025 fiscal year. The City's Public Works Department secured quotations for a E60 R2-Series Bobcat Compact Excavator from Doosan Bobcat North America, Inc. through utilization of the National Joint Power Alliance (NJPA), new name Sourcewell – Resolution 36-2014. The cost of this machine, after additional cab package, arm and bucket outfitting, dealer and freight charges, is $75,909.42. This E60 R2-Series Bobcat Compact Excavator will be replacing Unit 1074. Unit 1074 will then be transferred to the City's Parks Department to be utilized.

The 18,000-pound Hydraulic Excavator was approved in the CIP project WA-04 for the 2024-2025 fiscal year. The City's Public Works Department secured quotations for a E88 R2-Series Bobcat Compact Excavator from Doosan Bobcat North America, Inc. through utilization of the National Joint Power Alliance (NJPA) new name Sourcewell – Resolution 36-2014. The cost of this machine, after additional cab package, arm and bucket outfitting, dealer and freight charges, is $102,745.69. The trade in allowance on the Department's existing TB290 is $65,000, bringing the total requested amount for the E88 R2-Series Bobcat Compact Excavator to $37,745.69. The E88 R2-Series Bobcat Compact Excavator will be replacing Unit 1000; Unit 1000 will be traded in for the purchase of the R2-Series Bobcat Compact Excavator.

Both pieces of equipment will play a vital role in the Public Works Sewer and Water Departments ability to maintain and repair the City's sewer and water infrastructure. The combined purchase total being paid to Doosan Bobcat North America, Inc., after outfitting, fees, and trade in, for the E60 R2-Series Bobcat Compact Excavator and the E88 R2-Series Bobcat Compact Excavator will be $113,655.11.

FINANCIAL IMPACT

Contractor:	Doosan Bobcat North America, Inc.
Amount of Request/ Contract:	$113,655.11
Amount Budgeted:	460-75000-543500 SAN-17 $78,373 430-75000-543500 WA-04 $108,000
Budget Year:	FY 2024-25
Funding Source/Account #:	460-75000-543500 SAN-17 - $75,909.42

	430-75000-543500 WA-04 - $102,745.69 -$65,000 Trade-in = $37,745.69
Account Balance:	460-75000-543500 SAN-17 - $78,373 430-75000-543500 WA-04 $108,000 Date: 10/16/2024
Revenue Account No.	The trade in allowance on the Department's existing TB290 is $65,000, bringing the total requested amount for the E88 R2-Series Bobcat Compact Excavator to $37,745.69. The E88 R2-Series Bobcat Compact Excavator will be replacing Unit 1000; Unit 1000 will be traded in for the purchase of the R2-Series Bobcat Compact Excavator

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
November 18, 2024	September 30, 2025
Years and Months Contract in effect	**Number of times renewable**
10 Months	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. Resolution with Product Quotations attached as Exhibit A and Exhibit B

REVIEWED BY:

Requesting Director: ***Nathan Lea***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☐	N/A
E-Verify Affidavits:	☐	N/A
E-Verify proof of enrollment:	☐	N/A
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A
Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☐	250 E Beaton Drive West Fargo, ND 58078 jhicks@kcbobcat.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	N/A

Resolution No. 94-2024

ADOPT A RESOLUTION APPROVING A PURCHASE FROM DOOSAN BOBCAT NORTH AMERICA, INC. FOR AN E60 R2-SERIES BOBCAT COMPACT EXCAVATOR AND AN E88 R2-SERIES BOBCAT COMPACT EXCAVATOR

WHEREAS, the Capital Improvement Plan of the City of Blue Springs approved the purchase of a 12,000-pound Hydraulic Excavator in Project SAN-17 and the purchase of an 18,000-pound Hydraulic Excavator in Project WA-04 for the 2024-2025 fiscal year; and

WHEREAS, the Public Works Department prepared specifications and secured quotations for an E60 R2-Series Bobcat Compact Excavator and an E88 R2-Series Bobcat Compact Excavator; and

WHEREAS, the Public Works Department received pricing information through the National Joint Power Alliance, new name Sourcewell – Resolution 36-2014, and now recommends purchase of an E60 R2-Series Bobcat Compact Excavator in the amount of $75,909.42 and an E88 R2-Series Bobcat Compact Excavator in the amount of $102,745.69, with a trade in value of $65,000 for Unit 1000, a TB290, for an adjust purchase price of $37,745.69.

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 purchase from Doosan Bobcat North America, Inc., 250 E Beaton Drive, West Fargo, ND 58078 (address), an E60 R2-Series Bobcat Compact Excavator and an E88 R2-Series Bobcat Compact Excavator for the total amount of $113,655.11 as outlined in the Product Quotations attached hereto as Exhibit A and Exhibit B.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

Bobcat

Quotation Number: **JH692156**
Quote Sent Date: **Aug 15, 2024**
Expiration Date: **Sep 14, 2024**
Prepared By**Jim Hicks**
Phone: 8163654669
Email: jhicks@kcbobcat.com

Customer
CITY OF BLUE SPRINGS 291006 - BLUE SPRINGS - MO
903 W MAIN ST
BLUE SPRINGS, MO, 64015-3779

Contact

Dealer
K.C. Bobcat, Blue Springs, MO
1450 SE US 40 HWY

Item Name	Item Number	Quantity	Price Each	Total
E60 R2-Series Bobcat Compact Excavator	M3321	1	60,982.73	60,982.73
Standard Equipment: 55.7 HP Turbocharged, Bobcat 2.4L, Tier 4 Diesel Engine, Non-DPF Auto-Idle Auto-Shift, Two-Speed Travel Auxiliary Hydraulics with Selectable Flow w/ Arm Mounted Flush Face Quick Couplers Canopy: Includes: Cup Holder, Retractable Seat Belt, Vinyl Suspension Seat Roll Over Protective Structure (ROPS) - Meets Requirements of ISO 12117-2: 2008 Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000 Falling Object Protective Structure (FOPS) - Meets Requirements of ISO 10262 Control Console Locks Control Pattern Selector Valve (ISO/STD) Conventional Tail Swing Dozer Blade with Float Engine/Hydraulic Monitor with Shutdown Fingertip Auxiliary Hydraulic Control Fingertip Boom Swing Control Horn Hydraulic Joystick Controls Keyless Start LED Work Lights Lift Eye Long Arm Rubber Tracks Spark Arrestor Deluxe Instrument Panel Vandalism Protection X-Change Attachment Mounting System Telematics with 2-year Machine IQ Basics Subscription +90-Day Machine IQ Health & Security Trial Warranty: 2 years, or 2000 hours whichever occurs first				
Cab Plus Package *Included:* Cab Plus Package:, Enclosed Cab with HVAC, Deluxe Instrument Panel with Keyless Start, Cloth Suspension Seat, Travel Motion Alarm, Radio	M3321-P11-C07	1	6,683.25	6,683.25
Hydraulic X-Change - Long Arm	M3321-R06-C04	1	1,646.86	1,646.86
Hydraulic Clamp - Long Arm - Class IV w/ Diverter Valve	M3321-R08-C15	1	2,671.29	2,671.29
24" Class 4 SD MX Bucket	7457592	1	1,465.29	1,465.29
	Total for E60 R2-Series Bobcat Compact Excavator			73,449.42

Quote Total - USD	73,449.42
Dealer P.D.I.	460.00
Freight Charges	2,000.00

Sales total before Taxes	75,909.42
Taxes	0.00
Quote Total - USD	**75,909.42**

Customer acceptance:
Quotation Number:: **JH692156** Purchase Order:_____
Sourcewell / Canoe Procurement Group Contract - #020223-CEC

Authorized Signature:

Print:_____ Sign:_____

Date:_____ Email:_____ Tax Exempt: Y ☐ / N ☐

EXHIBIT B

Bobcat

Quotation Number: **JH692155**
Quote Sent Date: **Aug 15, 2024**
Expiration Date: **Sep 14, 2024**
Prepared By**Jim Hicks**
Phone: 8163654669
Email: jhicks@kcbobcat.com

Customer
CITY OF BLUE SPRINGS 291006 - BLUE SPRINGS - MO
903 W MAIN ST
BLUE SPRINGS, MO, 64015-3779

Contact

Dealer
K.C. Bobcat, Blue Springs, MO
1450 SE US 40 HWY

Item Name	Item Number	Quantity	Price Each	Total
E88 R2-Series Bobcat Compact Excavator	M3327	1	84,734.90	84,734.90
Standard Equipment: 65.9 HP Turbocharged, Bobcat 2.4L, Tier 4 Diesel Engine, Non-DPF Auto-Idle Auto-Shift, Two-Speed Travel Auxiliary Hydraulics with Selectable Flow w/ Arm Mounted Flush Face Quick Couplers Cab, Enclosed with HVAC - ROPS/TOPS & Level 1 FOPS: Includes: Cup Holder, Retractable Seat Belt, Cloth Suspension Seat Control Console Locks Control Pattern Selector Valve (ISO/STD) Conventional Tail Swing Dozer Blade w/ Float Engine/Hydraulic Monitor with Engine Idle Fingertip Auxiliary Hydraulics Fingertip Boom Swing Control Horn Hydraulic Joystick Controls Integrated Bucket Link Lift Point Keyless Start LED Work Lights - 2 front facing cab mounted, 1 under boom Lift Eye Long Arm Mirrors - Left and Right Side Pin - On Attachment Mounting System Rubber Tracks Deluxe Instrument Panel Telematics with 2-year Machine IQ Basics Subscription +90-Day Machine IQ Health & Security Trial Warranty: 2 years, or 2000 hours whichever occurs first				
Cab Deluxe Package *Included:* Cab Deluxe Package:, *MUST SELECT HYDRAULIC PIN-GRABBER READY OR HYDRAULIC PIN-GRABBER*, Enclosed Cab with Auto HVAC, Telematics with 3-year Machine IQ Health & Security Subscription, Keyless Start, Bobcat 7" Touch Display with Radio and Bluetooth, Heated High Back Cloth Suspension Seat, Travel Motion Alarm	M3327-P11-C12	1	2,541.98	2,541.98
Hydraulic Clamp - Long Arm - Class VI w/ Diverter Valve	M3327-R08-C15	1	3,835.08	3,835.08
Long Arm + Additional Bolt-on Counterweight	M3327-R03-C09	1	1,493.43	1,493.43
Hydraulic Activated Pin-Grabber Quick Coupler	M3327-R06-C17	1	4,627.69	4,627.69
24" Class 6 SD MX Bucket. 55mm pins not included.	7457616	1	1,730.61	1,730.61
	Total for E88 R2-Series Bobcat Compact Excavator			98,963.69
		Quote Total - USD		98,963.69

Dealer P.D.I.	550.00
Freight Charges	3,100.00
Destination Charges	132.00
Sales total before Taxes	102,745.69
Trade – TB290	65,000.00
Quote Total - USD	**37,745.69**

Customer acceptance:

Quotation Number:: **JH692155** Purchase Order:_____

Sourcewell / Canoe Procurement Group Contract - #020223-CEC

Authorized Signature:

Print:_____ Sign:_____

Date:_____ Email:_____ Tax Exempt: Y ☐ / N ☐

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 28, 2024

SUBMITTED BY: Karen Van Winkle **DEPARTMENT: Finance**

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

ISSUE/REQUEST

Adopt a Resolution to authorize the offering for sale of General Obligation Bonds for the benefit of the City of Blue Springs, Missouri to provide funding for street projects.

BACKGROUND/JUSTIFICATION

On August 6, 2024, a special election took place regarding the issuance of General Obligation bonds to fund street projects as outlined below. The measure was approved with 74.63% of the vote (6,829 in favor) and 25.37% (2,322 opposed). On August 19, 2024, the City officially adopted Ordinance 5363, confirming the election results.

This Resolution authorizes the issuance of approximately $40,000,000 in general obligation bonds to finance the costs of acquiring rights of way, designing, and constructing streets within the City, including, but not limited to:

PROJECT DESCRIPTION	ESTIMATED BUDGET
Downtown Master Plan Implementation	$ 5,000,000
Neighborhood Street Preservation	$ 15,000,000
Woods Chapel Road at 40 Hwy Intersection	$ 450,000
Adams Dairy Parkway to Duncan Road Right Turn Lane	$ 1,725,000
SW 12th Street from Southwest Southcrest Road to Wyatt Road	$ 4,885,000
Adams Dairy Parkway Streetlight Improvements	$ 2,100,000
Walnut Street Improvements from Woods Chapel Rd to 15th Street	$ 8,250,000
Mock Avenue from 7 Hwy to Sunnyside	$ 5,925,000

The bonds will be issued for a term of 20 years with payments made utilizing the debt service property tax levy and annual marijuana sales tax revenues. The size of this bond issue will be determined based upon revenue projections and interest rates. To complete the full list of projects, two bond issues may be necessary and will not exceed the $40 million authorized by the voters.

The 2012 General Obligation bonds may also be refunded with this issuance if savings on total debt service payments is possible.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 18, 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. Resolution authorizing sale of General Obligation Bonds

REVIEWED BY:

Requesting Director: ***Karen Van Winkle***	Budget: ***N/A***
Legal: ***Gilmore & Bell, P.C.***	City Administrator:

A RESOLUTION AUTHORIZING THE CITY OF BLUE SPRINGS, MISSOURI, TO OFFER GENERAL OBLIGATION BONDS FOR SALE

WHEREAS, the City of Blue Springs , Missouri (the "City") desires to finance the costs of acquiring rights of way, designing, constructing, extending and improving the streets and roads within the City, including but not limited to (a) implementing the City's Neighborhood Street Preservation Program, (b) improvements to Mock from 7 Highway to Sunnyside, (c) improvements to Adams Dairy Parkway at Duncan Road, (d) implementing the Downtown Master Plan Capital Improvements, (e) widening and improving Walnut Street from Woods Chapel Road to 15th Street, (f) making Adams Dairy Parkway street light improvements, (g) constructing SW 12th Street from SW Southcrest Drive to Wyatt Road, and (h) improving the intersection of Woods Chapel Road and US 40 Highway (collectively, the "Project") authorized at the August 6, 2024 election held in the City; and

WHEREAS, the City has selected the firm of Baker Tilly Municipal Advisors LLC (the "Municipal Advisor"), as municipal advisor, and Gilmore & Bell, P.C., as bond counsel ("Bond Counsel"), for a series of general obligation bonds in an aggregate principal amount of approximately $40,000,000 (the "Bonds") to finance the costs of the Project; and

WHEREAS, the City desires to authorize the Municipal Advisor and Bond Counsel to proceed with the preparation of documents for the offering for sale of the Bonds pursuant to a competitive public sale and to authorize the Municipal Advisor and Bond Counsel to proceed with the preparation, review and distribution of documents for said sale.

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

Section 1. The Municipal Advisor and Bond Counsel are hereby authorized to proceed with preparation of a notice of sale (the "Notice of Sale"), a preliminary official statement (the "Preliminary Official Statement") and a final official statement (the "Official Statement") to provide for the competitive public sale of the Bonds. The final terms of the Bonds shall be determined and approved by subsequent ordinance of the City Council of the City.

Section 2. The City Council hereby authorizes the execution of the final Official Statement by the Mayor, the City Administrator or other appropriate officers of the City with such changes and additions thereto as such officials shall deem necessary or appropriate, such official's signature thereon being conclusive evidence of such official's and the City's approval thereof. The City Council hereby consents to the use and public distribution by the Municipal Advisor of the Notice of Sale, the Preliminary Official Statement and the final Official Statement in connection with the offering for sale of the Bonds.

Section 3. For the purpose of enabling the purchaser of the Bonds to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the Mayor, the City Administrator or other appropriate officers of the City are hereby authorized, if requested, to provide the purchaser a letter or certification to the effect

that the City deems the information contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the purchaser to comply with the requirements of such Rule.

Section 4. The City agrees to provide to the purchaser of the Bonds within seven business days of the date of the agreement to purchase the Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the purchaser to comply with the requirements of Rule 15c2 12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G 32 of the Municipal Securities Rulemaking Board.

Section 5. The Mayor, the City Administrator and other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to carry out the offering for sale of the Bonds.

Section 6. This Resolution shall be in full force and effect from and after its adoption by the City Council.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 14, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A list of appointments is submitted to the Council for approval.

BACKGROUND/JUSTIFICATION

A list of Mayoral appointments to the City's boards and commissions is as follows:

Economic Development Council:

New Appointment:	Becky Nace (term expiring 5/2027)
	Roy Boyd (term expiring 5/2026)
	Zachary Harrell (term expiring 5/2026)
	Becky Nace, Chair (term expiring 5/2025)

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 18, 2024	See above

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Sheryl Morgan***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
November 18, 2024

EXHIBITS FOR PUBLIC HEARING

THE LINKS
REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN
(RZ-08-24-9287 AND PDC-08-24-9288)

EXHIBIT #2 City Council Information Form dated November 12, 2024 with the following attachments: Exhibit 1 as entered into the record during the public hearing on November 4, 2024, City Council meeting which includes City Council Information form with attachments; Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on September 28, 2024; 185' Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Email in opposition; Title IV, Land Use Section- Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference); Bill approving Rezoning and the Planned Development Concept Plan with Alternative Planned Development Standards attached as Exhibit A and Rezoning and Planned Development Concept Plan attached as Exhibit B

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 12, 2024

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

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

ISSUE/REQUEST

A public hearing was held on November 4, 2024 at the request of the Applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D. Estate, and Bruce M. Bellington Trust dated 09/30/2003, for consideration to rezone property from "AG-C" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) (RZ-08-24-9287) for the 18.47 +/- acre property with a Planned Development Concept Plan (PDC-08-24-9288) located west of the Adams Point Village subdivision and north of the Adams Pointe Golf Course for The Links at Adams Pointe. At the November 4, 2024 City Council meeting, exhibits were entered and testimony was taken, and the public hearing was continued to the November 18, 2024 City Council meeting.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval to rezone the subject property from "AG" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) and approval of a Planned Development Concept Plan for 30 single-family neighborhood lots and four open space tracts. The property encompasses 18.47 +/- acres and is located west of the Adams Pointe Village subdivision and north of the Adams Pointe Golf Course for The Links as Adams Pointe. Through the Planned Development Concept Plan, the applicant is requesting Alternative Development Standards related to the connection of NE Greenview to Adams Pointe Village subdivision.

The applicant has modified the original Planned Development Concept Plan to remove the NE Greenview Drive connection with the Adams Pointe Village subdivision. Furthermore, the Links at Adams Pointe is now proposing 30 single-family neighborhood lots with four open space tracts, a reduction of seven lots as compared to the original plan. The Links as Adams Pointe subdivision includes front-loaded three-car garage homes with a mix of ranch, reverse 1.5 story, and traditional two-story homes. The subdivision will consist of various elevations, color schemes, and masonry materials. The single-family homes will be a minimum of 2,200 square feet of livable floor area. The Alternative Planned Development Concept Plan has removed the proposed extension of NE Greenview Drive, a residential street within Adams Pointe Village and westward connecting to NE Scenic Valley Road.

Spanning a total of 18.47 +/- acres, the subdivision has a density of 1.95 units per acre, lower than the achievable densities if the property was developed in accordance with the Comprehensive Plan's C2: Specific Area Plan, which designates it as a small-scale multi-family development type. A 15-foot landscape easement along the adjacent lots to the golf course will

require two evergreen trees in addition to the required 45 plants units per lot. Open Space System Tracts provide walking trails, landscape buffers, and stormwater detention.
The subject property was recently annexed into the City at the May 20, 2024, City Council meeting.

The Planning Commission held a public hearing on October 28, 2024, where zero spoke in favor and zero spoke in opposition to the Rezoning and Planned Development Concept Plan. The Planning Commission voted to recommend approval of the Rezoning and approval of the Planned Development Concept Plan with conditions. Planning Commission also approved the Preliminary Plat with conditions for The Links at Adams Pointe.

The City Council held a Public Hearing on November 4, 2024, where one spoke in favor and zero spoke in opposition to the Rezoning and the Planned Development Concept Plan. The Public Hearing was continued after testimony and Council discussion to November 18, 2024.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 18, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-08-24-9287). Staff also recommends approval of the Planned Development Concept Plan (PDC-08-24-9288) with the following seven 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 Concept Plan which includes:
    a. Reduction of the open space tract/buffer on the north side of the property from 25-feet to a 15-feet.
    b. Reduction of the 25-feet minimum corner setback to a 15-feet minimum
    c. A 15-feet landscape easement along the adjacent lots to the golf course except for lot 20 with the placement of the walking trail. Two evergreen trees per lot within the landscape easement are required in addition to the 45-plant unit minimum.
2. The Developer is requesting a Minimum Livable Floor Area step down to classification C (2,200 sq ft Min.) from the adjacent subdivision's, Adams Point Village, A classification (2,600 sq ft Min.)
3. Only black ornamental steel fences are allowed on lots adjacent to the golf course.
4. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
5. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
6. A 5-ft wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
7. A PD Final Plan and Final Plat of each phase will be required prior to the issuance of

building permits.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	10/28/2024
Action:	Recommended Rezoning: 7 Aye 0 No Recommended Planned Development Concept Plan with conditions: 7 Aye 0 No
Name of Board or Commission:	City Council
Date:	11/04/2024
Action:	The Public Hearing was opened for a Rezoning and PD Concept Plan. Testimony was heard and after Council discussion the Public Hearing, Bill approving the Rezoning and Planned Development Concept Plan were continued to November 18, 2024.

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Exhibit 1 as entered into the record during the public hearing on November 4, 2024, City Council meeting which includes City Council Information form with attachments; Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on September 28, 2024; 185' Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Email in opposition; Title IV, Land Use Section- Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving Rezoning and the Planned Development Concept Plan with Alternative Planned Development Standards attached as Exhibit A and Rezoning and Planned Development Concept Plan attached as Exhibit B

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Exhibit 1

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
November 4, 2024

EXHIBITS FOR PUBLIC HEARING

THE LINKS
REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN
(RZ-08-24-9287 AND PDC-08-24-9288)

EXHIBIT #1 City Council Information Form dated October 29, 2024 with the following attachments: Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on September 28, 2024; 185' Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Email in opposition; Title IV, Land Use Section- Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference); Bill approving Rezoning and the Planned Development Concept Plan with Planned Development Standards attached as Exhibit A and Planned Development Concept Plan attached as Exhibit B

EE BA

Exhibit 1
CITY COUNCIL
THE LINKS RZ AND PDC
(RZ-08-24-9287 AND PDC-08-24-9288)
11/04/2024

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 28, 2024 City Council: November 04, 2024
Project Name:	***The Links at Adams Pointe***
Site Location:	29607 W. R.D. Mize Road
Project Request:	**RZ-08-24-9287**; Rezoning from "AG" (Agriculture – County) to "PD-R/ADP-O" (Planned Development-Residential /Adams Dairy Parkway-Overlay) **PDC-08-24-9288**; PD Concept Plan to allow for 37 single-family lots on 18.47 +/- acres with open spaces and walking trails **PP-08-24-9289**; Preliminary Plat for 37 single-family lots, and four open space tracts

Applicant: Chad Risinger | Risinger Development, LLC
Property Owner: Bellington/Smith/Bellington Estates
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property, "AG" (Agriculture – County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) located north of the Adams Pointe Golf Club, south of W R.D. Mize Road and west of Adams Pointe Village subdivision. The applicant is also requesting approval of a Planned Development (PD) Concept Plan/Preliminary Plat to allow for the development of 37 single-family homes with four open space tracts.

Staff Recommendation: Staff recommends approval of the Rezoning application. Staff also recommends approval of the PD Concept Plan with conditions and Preliminary Plat with conditions, which are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
05/20/2024	City Council	Approval of Annexation (ANNX-03-24-9089)
06/10/2024	Planning Commission	Recommended approval for Rezoning (RZ-04-24-9115), Conditional Use Permit (CUP-04-24-9117), General Development Plan (GDP-04-24-9116), and the Preliminary Plat (PP-04-24-9118) for Scenic Valley RV Park.
06/17/2024	City Council	Denial for Rezoning (RZ-04-24-9115), Conditional Use Permit (CUP-04-24-9117), General Development Plan (GDP-04-24-9116), and the Preliminary Plat (PP-04-24-9118) for Scenic Valley RV Park.

Future Applications: The Rezoning, PD Concept Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include the PD Final Plan and Final Plat. 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)

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #1

North:	"LI" (Light Industrial)	Warehouse/Distribution Center
South:	"AG" (Agriculture)	Recreation and Entertainment, Outdoor
East:	"SF-7/ADP-O/PR-O" (Single-Family Residential/Adams Dairy Parkway-Overlay/Planned Residential-Overlay)	Detached Housing
West:	"RE/ADP-O" (Residential Estate/Adams Dairy Parkway-Overlay)	Recreation and Entertainment, Outdoor

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture – County)
Existing Land Use: Undeveloped
Proposed Zoning: "PD – R"/"ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay)

Proposed Land Use: Detached Housing

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 C2 (Central 2) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Small-Scale Multi-Family*, which is defined as:

Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of SPECIFIC DEVELOPMENT TYPES APPENDIX A: CITY-WIDE POLICY MAPS neighborhoods. This includes multi-unit houses (2-, 3-, and 4-plexes), townhouses, walk-up apartments (4 to 12 units/ 2 to 4 stories). The lot sizes are comparable to lots for detached houses, and all buildings types retain a similar scale and relationship to the neighborhood streetscapes. Appropriate locations are typically the corners of important intersections, along block faces that front civic space, the end caps of blocks on larger streets, or on transition blocks between Neighborhoods and corridors or centers.

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 provide 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 regulations specified in the provided standards. The proposed building types are most closely related to the "Detached House – Neighborhood Lot." 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: The proposed rezoning is in an area identified by the 2014 Comprehensive Plan as C2 (Central 2) Area Plan which classifies the subject property as "Small-Scale Multi-Family." The rezoning to PD-R/ADP-O would comply with the Comprehensive Plan Designation.

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-R/ADP-O zoning district is to encourage innovative, unique, and high-quality developments which includes mixed-use developments. Staff believe the PD-R/ADP-O zoning district supports the intent of the abutting zoning districts by securing the property for residential land uses.

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 18.47 +/- acre parcel to be developed in accordance with the standards of the "PD-R/ADP-O" zoning district. 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 specified standards and modifications through a PD Concept Plan. Staff believes that requested modifications are warranted due to the proposed development pattern, building types, and intent of the district.

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 in a developing area with access to services and facilities. Additional improvements to provide adequate services, including utilities, stormwater, and street improvements will be provided by the developer.

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 investment in the site and in the city 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 requested zoning change is justified by a change in conditions since the existing zoning was designated. The property is currently zoned "AG" (Agriculture – County) and was recently annexed into City Limits. For development to occur, the property must be rezoned to a City zoning district.

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.

PLAT & 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.

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 the Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Planned Development And Building Type Standards: All regulations not specified in the provided Planned Development and Building Type Standards for the development shall conform to the requirements for each use or most compatible zoning district as outlined in the City of Blue Springs Unified Development Code in effect at the time of development. The PD and Building Type Standards provided supply the necessary zoning and development standards with modifications to the Blue Springs Unified Development Code. Below is the list of PD Standards for The Links at Adams Pointe:

Detached House-Neighborhood Lot

	Required	Proposed
Frontage Width	65 feet to 120 feet; minimum 50 for lots fronting on the radius of a cul-de-sac	65 feet minimum; 50 feet minimum for lots fronting on the radius of a cul-de-sac
Area	7,200 square feet to 21,780 square feet	7,200 square feet minimum
Front setback	25 feet minimum	25 feet minimum
Side setback	8 feet minimum	8 feet minimum
Corner Side setback	25 feet minimum	15 feet minimum
Rear yard setback	15 feet minimum	15 feet minimum
Height	35 feet maximum	35 feet maximum
Frontage Type	Yard and setback; terrace	Yard and setback; terrace
Design and Performance Standards	Building coverage=40% of lot area maximum	Building coverage=40% of lot area maximum

Land Use

& Density: The proposed land use for the Links at Adams Pointe Subdivision is Detached Housing. The C2 Area Plan of the Comprehensive Plan indicates that the property should be developed with Small-scale Multi-family buildings.

37 units/18.47 acres = 2.00 units per acre

The development is proposing a density of 2.00 units per acre, which is likely on the lower end of the scale as compared to achievable densities associated with the Small-scale Multi-family development types listed in the Comprehensive Plan.

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 August 2024, the current housing balance is 70.38% single-family and 29.62% multi-family (non-single-family). The estimated future balance is 70.49% single-family and 29.51% multi-family based on approved projects that have not been permitted. As of August 30, 2024, an additional 169 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	16,105 70.38%	846	17,006 70.49%
Multi-Family	6,779 29.62%	340	7,119 29.62%
Total Units	22,884	1,186	24,125

*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: 17,006 single-family units / 0.70 = 24,294 total units
24,294 – 17,006 single-family units = 7,288 multi-family units
7,288 units – 7119 future units = *169 multi-family units*

If approved, this development would add to the Single-Family Approved, Unpermitted Unit count.

Minimum Livable Floor Area: Per the UDC, Section 407.110, Minimum Livable Floor Area Standards, subdivisions are to be classified in a manner that minimizes the differences in dwelling sizes within and between adjacent residential development. The minimum livable floor area classification is (C) is 2,200-sf; this does not complies with Adams Pointe Village of (A) 2,600-sf livable floor area. The developer is seeking a modification with the PD Concept.

Architectural Character: The PD Standards outline specific architectural design requirements, which include a mix of ranch, reverse 1.5 story, and traditional two-story homes with varied elevations, color schemes, and masonry materials. The elevations incorporate materials such as lap siding,

cedar shake siding, and hardy boards, with many featuring details in stone, masonry, and brick.

Parking: Each Single-Family Detached Housing unit requires two off-street parking spaces. The submitted building elevations states all units will feature a three-car garage. There is additional parking provided in the driveway.

Land Use	Required	Provided
"Detached Housing"	2 spaces per dwelling units	>2 spaces provided

Streets & Sidewalks: Access to the site will be provided from a new north/south street, NE Scenic Valley Road, that will intersect with NE R.D. Mize Road at the north side. In the northeast portion of the site, NE Greenview Drive will be extended from the east property line to the new north/south street. This will provide a connection to the Adams Pointe Village residential subdivision.

Per the UDC section 406.020: Transportation Networks: *Streets shall provide for the continuation of streets in adjacent subdivisions and to future growth areas at intervals that meet these standards, unless such continuation is considered unnecessary by the City Council based on generally accepted sound planning principles applied to that particular context.*

The developer is seeking to avoid connecting the street through the adjoining subdivision due to several significant factors. Firstly, there is considerable public opposition from the neighboring community, which has expressed concerns about the potential impact of such connection. Additionally, the cost of construction would be substantially increased by the need to cross a significant stream buffer in the area. Finally, the proposed grading on Tract B and Tract C would pose challenges to maintaining the existing sanitary sewer infrastructure. This may necessitate realignment of the sewer system, further complicating the project.

The applicant will be required to install 5-ft. wide ADA compliant sidewalks along NE Scenic Valley Road and the other public streets within the development.

The applicant is required to complete half of the road improvements, including sidewalks, along R.D. Mize Road. The adjacent property to the north has provided escrow, and this development will be responsible for constructing the full road along the property's frontage.

Pedestrian Access: The site provides 5-ft. public sidewalks along one side of all public streets within the subdivision, which are required to meet ADA Standards. Furthermore, a proposed walking trail in Tract A., which allows residents to access the open space tracts and other areas of the subdivision, minimizing street crossings for those on foot.

Traffic: A traffic memo, prepared by a Professional Engineer registered in the State of Missouri, states that the anticipated traffic generated by this development does not warrant a Traffic Impact Study per City of Blue Springs Design and Construction Manual.

Stormwater: A preliminary stormwater management plan has been submitted that includes multiple detention basins and BMPs 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 is available to the south of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property in order to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Signage: The PD Standards have identified a conceptual monument sign. All signs will have to be approved with a sign permit. If the signs do not comply with the Sign Code, the applicant may request a Master / Alternative Sign Plan.

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping, including required plant units will be reviewed with the PD Final Plan. Each single-family lot is required to meet the 45-plant unit minimum plus applicable street tree requirements prior to issuance of a certificate of occupancy. Below is a table outlining the buffer requirements for the site.

Landscape Area	Buffer Type
North buffer: Adj. to "LI"-Light Industrial	Buffer C: 25 feet wide: 60 units per 100 ft
East buffer: Adj. to "SF-7/ADP-O" Adams Pointe Village	N/A
South buffer: Adj. to Adams Pointe Golf Course	Buffer B- 15 feet wide: 45 units per 100 feet; 24 feet wide: 40 units per 100 feet.
West Buffer: "RE/ADP-O" (Residential Estate/Adams Dairy Parkway-Overlay)	N/A

Open Space: Since the proposed development falls within the Adams Dairy Parkway-Overlay (ADP-O) district, the applicant is required to provide a minimum of 15% open space meeting the Open Space Standards of Section 406.030. The site is required 2.30 +/- acres of open space and the applicant is currently providing 2.32 +/- acres or 15.5% of open space across two (2) of the five (5) tracts. While five (5) tracts are proposed with the development, only two (2) are counted towards the Open Space Systems as outlined in the UDC. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Tract	Area	Open Space System
A	2.09 +/- acres	Active Open Space
B	0.23 +/- acres	Active Open Space
C	0.50 +/- acres	Detention Area
D	0.18 +/- acres	Required Tract for Buffer

E	3.10 +/- acres	Not part of Open Space Requirement
Total Open Space:	Tract A and Tract B=2.32 acres	

Preservation: The site is currently undeveloped, wooded, and slopes from the Northeast to the Southwest. The applicant is proposing a 15-foot landscape easement along the south property line which abuts the Adams Point Golf Course. The easement will provide a much denser buffer between the development and those neighboring properties.

Phasing: The site is proposed to be developed as a single-phase.

Modifications Requested: The applicant is proposing the following modifications through the PD Standards (Alternative Development Standards) related to either the building type (Detached House-Neighborhood Lot) or selected base zoning district regulations and development standards:

- Reduction of the open space tract/buffer on the north side of the property from 25-foot to a 15-foot tract.
- Reduction of the 25-foot minimum corner setback due to the available right of way to 15-foot minimum.
- 15-Foot landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail.
- The developer is requesting to step down to minimum livable floor classification (C) 2,200 sq feet.
    - There is approximately 0.50 acres of open space between this subdivision and Adams Pointe Village.

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

- Adding two evergreen trees per lot in the landscape easement with the required 45 plant units along the golf course side.
- Only black ornamental steel fencing will be allowed on golf course adjacent lots and to the rear property line.

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 the redeveloping character of the area which includes recently redeveloped commercial areas and newer single-family development.

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.

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

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

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 design that is not well accommodated by any base zoning districts which is why a PD is the most appropriate approval process for the development.

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: Through the PD, several modifications are requested, most of which are minor or are enhancements.

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 review criteria for a rezoning as noted in the staff report.

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.

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 preliminary plat 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 proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development.

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 or memos for stormwater and traffic generation. The stormwater and water quality will be mitigated, and the generated traffic will have 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 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.

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 six (6) 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 Concept Plan, which include:
   a. Reduction of the open space tract/buffer on the north side of the property from 25-foot to a 15-foot tract

   b. Reduction of the 25-foot minimum corner setback due to the available right of way 15-foot minimum
   c. 15-Foot landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail
2. The developer is requesting to step down to minimum livable floor classification (C) 2,200 sq feet.
      i. There is approximately 0.50 acres of open space between this subdivision and Adams Pointe Village.
3. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
4. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
5. A 5-ft. wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
6. A PD Final Plan and a Final Plat of each phase will be required prior to the issuance of building permits.

Staff recommends approval of the Preliminary Plat application with the following five (5) 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, unless otherwise approved through the PD Concept Plan.
2. Prior to approval of each Final Plat, the following must occur:
   a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
   b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
   c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
3. Prior to issuance of building permits, the following must occur:
   a. An approved Final Plat must be recorded at Jackson County.
   b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded.
4. Prior to issuance of a Certificate of Occupancy, the following must occur:
   a. All required landscaping (45 plant units) plus two evergreen trees for lots along the golf course and street tree(s) shall be installed or financially guaranteed.
   b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
5. The minimum livable floor area classification must be noted on the Final Plat.

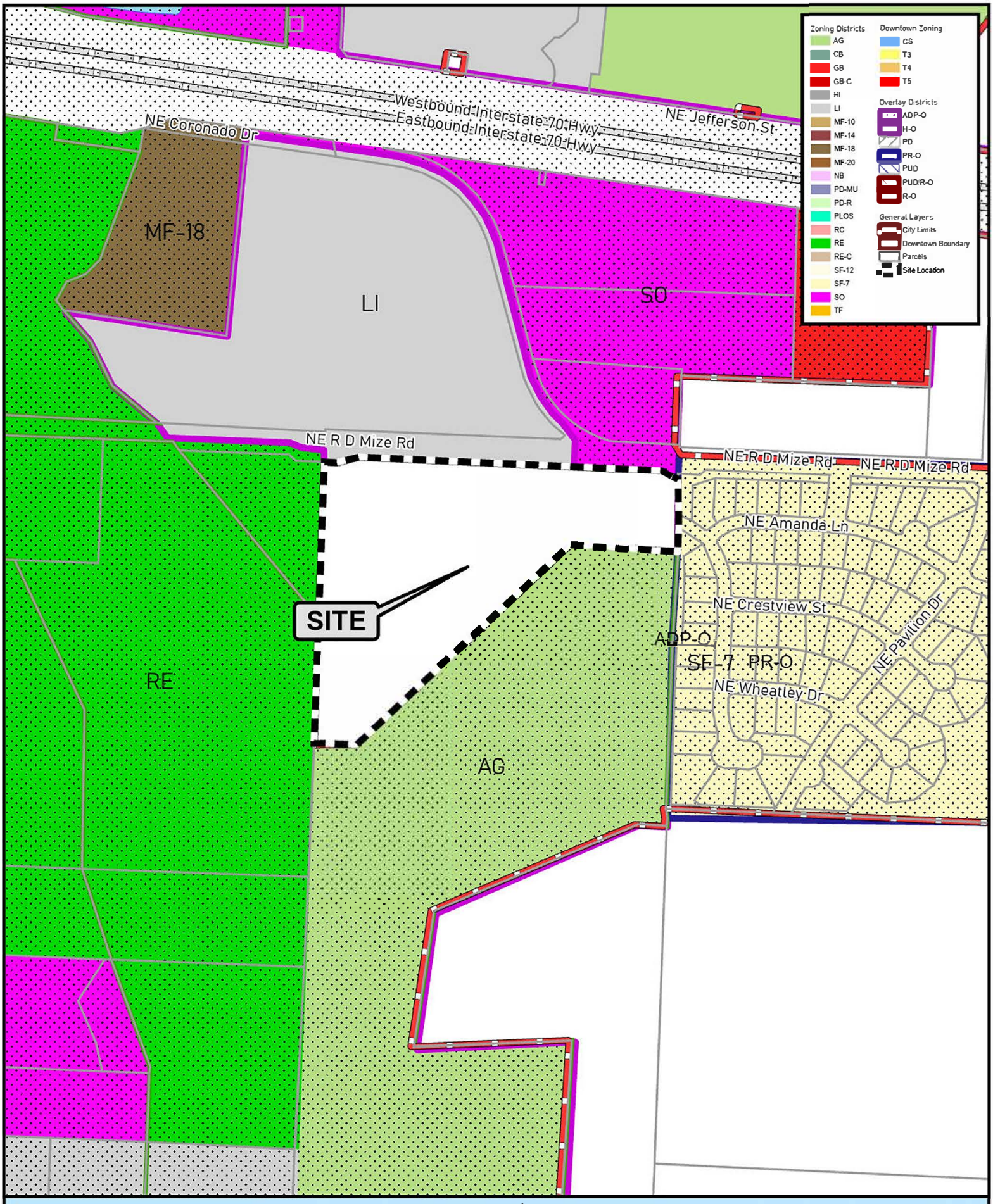


The City of Blue Springs Missouri

RZ-08-24-9287 | PDC-08-24-9288
PP-08-24-9289
PARCEL # 36-720-02-01-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 09/27/2024



The City of Blue Springs Missouri

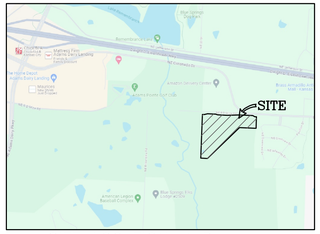
RZ-08-24-9287 | PDC-08-24-9288
PP-08-24-9289
PARCEL # 36-720-02-01-01-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

Date 09/27/2024

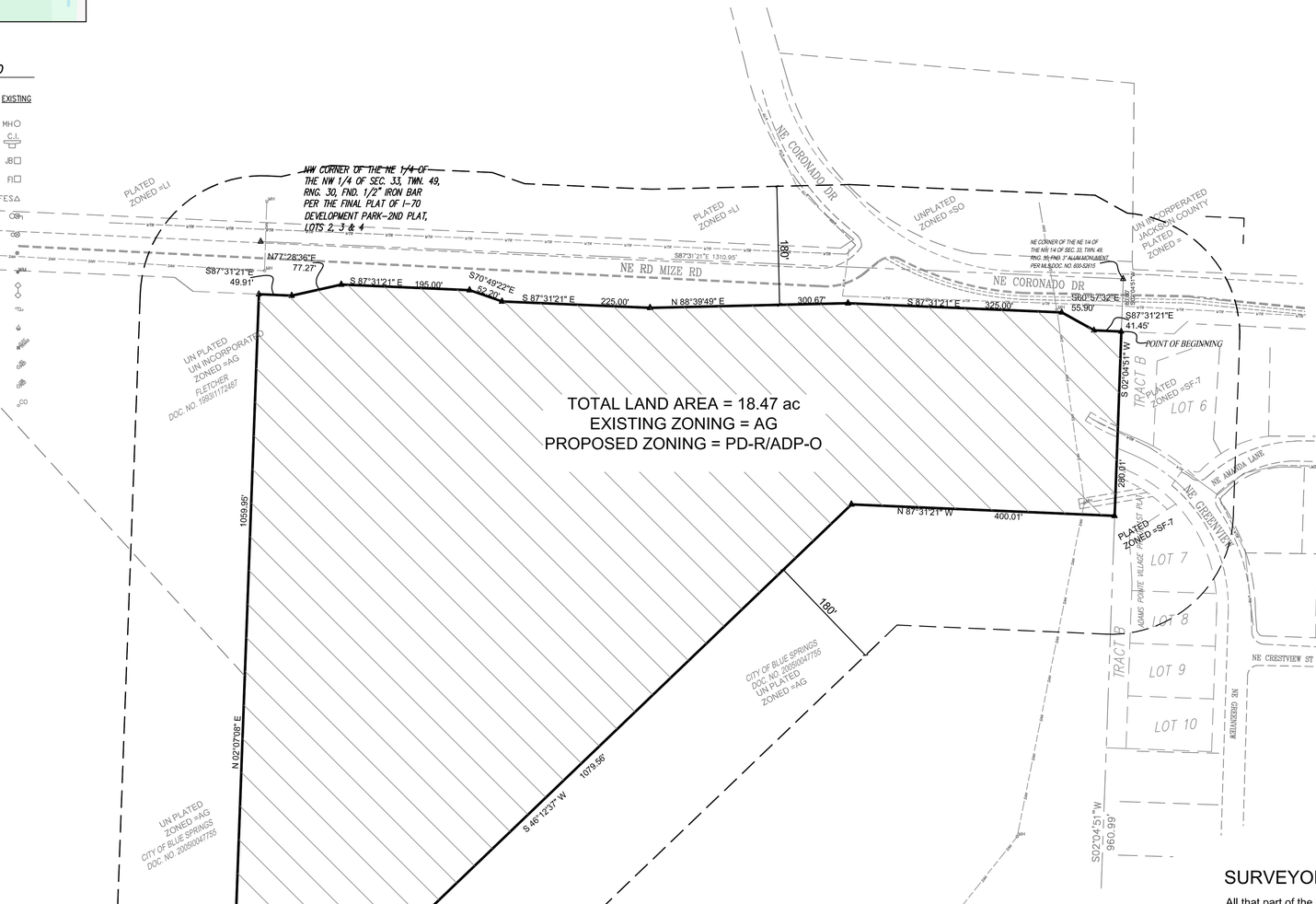
REZONING PLAN FOR "THE LINKS AT ADAMS POINTE" BLUE SPRINGS, JACKSON COUNTY MISSOURI



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	
WM ⊙	Water Meter	
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	



SURVEYORS DESCRIPTION :

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #2

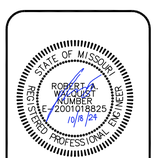
DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796

DATE	REVISION	BY
8-29-24	PER CITY COMMENTS	-
9-19-24	PER CITY COMMENTS	
10-3-24	PER CITY COMMENTS	
10-14-24	PER CITY COMMENTS	
10-18-24	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwquist@quistengineering.com

RE ZONING PLAN
"THE LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI



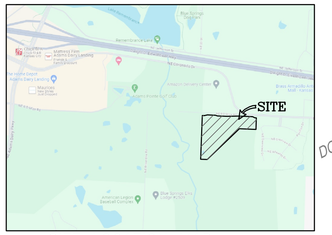
DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

PLANNED DEVELOPMENT CONCEPT PLAN FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	⊗
WM ⊙	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

LOTS 2, 3 & 4

END OF HALF ROAD IMPROVEMENTS

N77°28'36"E 77.27'

S87°31'21"E 49.91'

S 87°31'21" E 195.00'

S87°31'21" E 1310.95'

5' SIDEWALK

S70°49'22"E 52.20'

PROPOSED FUTURE VACATED ROW

15' TRACT

S 87°31'21" E 225.00'

7,791 sq. ft. 0.18 acres

N 88°39'49" E 300.67'

S 87°31'21" E 325.00'

S60°57'32"E 55.90'

S87°31'21"E 41.45'

POINT OF BEGINNING

NE CORONADO DR

NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 49, RNG. 30; FND. 3" ALUM MONUMENT PER MLS DOC. NO. 600-52615

S02°10'45"W 80.00'

S02°10'45"W 1059.95'

UN INCORPORATED JACKSON COUNTY PLATED ZONED =

UN PLATED UN INCORPORATED ZONED =AG FLETCHER DOC. NO. 199311172487

TRACT D

TRACT C
21,739 sq. ft.
0.50 acres
DETENTION AREA FOR LOTS 19 THRU 26

TRACT B
10,061 sq. ft.
0.23 acres
ACTIVE OPEN SPACE

TRACT E
133,103 sq. ft.
3.10 acres

TRACT A
90,908 sq. ft.
2.09 acres
ACTIVE OPEN SPACE

DETENTION AREA FOR LOTS 1 THRU 18 AND 27 THRU 37

NE GREENVIEW

NE TIMBER RIDGE CT

NE SCENIC VALLEY RD

NE AMANT

S87°31'21"E 426.67'

S 46°12'37" W 1079.56'

N 87°31'21" W 400.01'

N 02°07'08" E 489.33'

N 87°28'29" W 160.00'

S 02°07'08" E 280.01'

15' LANDSCAPING EASEMENT

SCENIC WALKING TRAIL

PUBLIC SANITARY SEWER EXTENSION

EXISTING PUBLIC SANITARY SEWER

UN PLATED ZONED =AG Y OF BLUE SPRINGS OC. NO. 200510047755

PLATED ZONED =SF-7

LOT 6

LOT 7

LOT 8

ADAMS POINTE VILLAGE PLAT

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
3. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
4. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

60 0 60
Scale In Feet
1"= 60'

SURVEYORS DESCRIPTION :

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REVISION	DATE	BY
PER CITY COMMENTS	8-29-24	-
PER CITY COMMENTS	9-19-24	
PER CITY COMMENTS	10-3-24	
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PER CITY COMMENTS	10-18-24	

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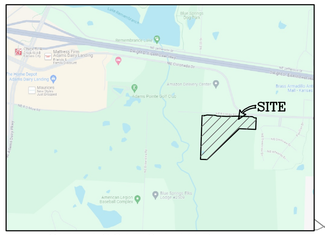
PLANNED DEVELOPMENT CONCEPT PLAN
"THE LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUIST
NUMBER 2001018825
PROFESSIONAL ENGINEER
10/18/24

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

PRELIMINARY PLAT FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	WV○
WM ⊙	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

DEVELOPER:

RISINGER DEVELOPMENT, LLC
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PHONE-816-739-4796

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DATE		
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Lee's Summit, Missouri 64063
Phone: (816) 500-5675
e-mail = rwquist@quistengineering.com

PRELIMINARY PLAT
"LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUET
NUMBER 2001018825
10/18/24
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

3

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15 MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

NOTE:

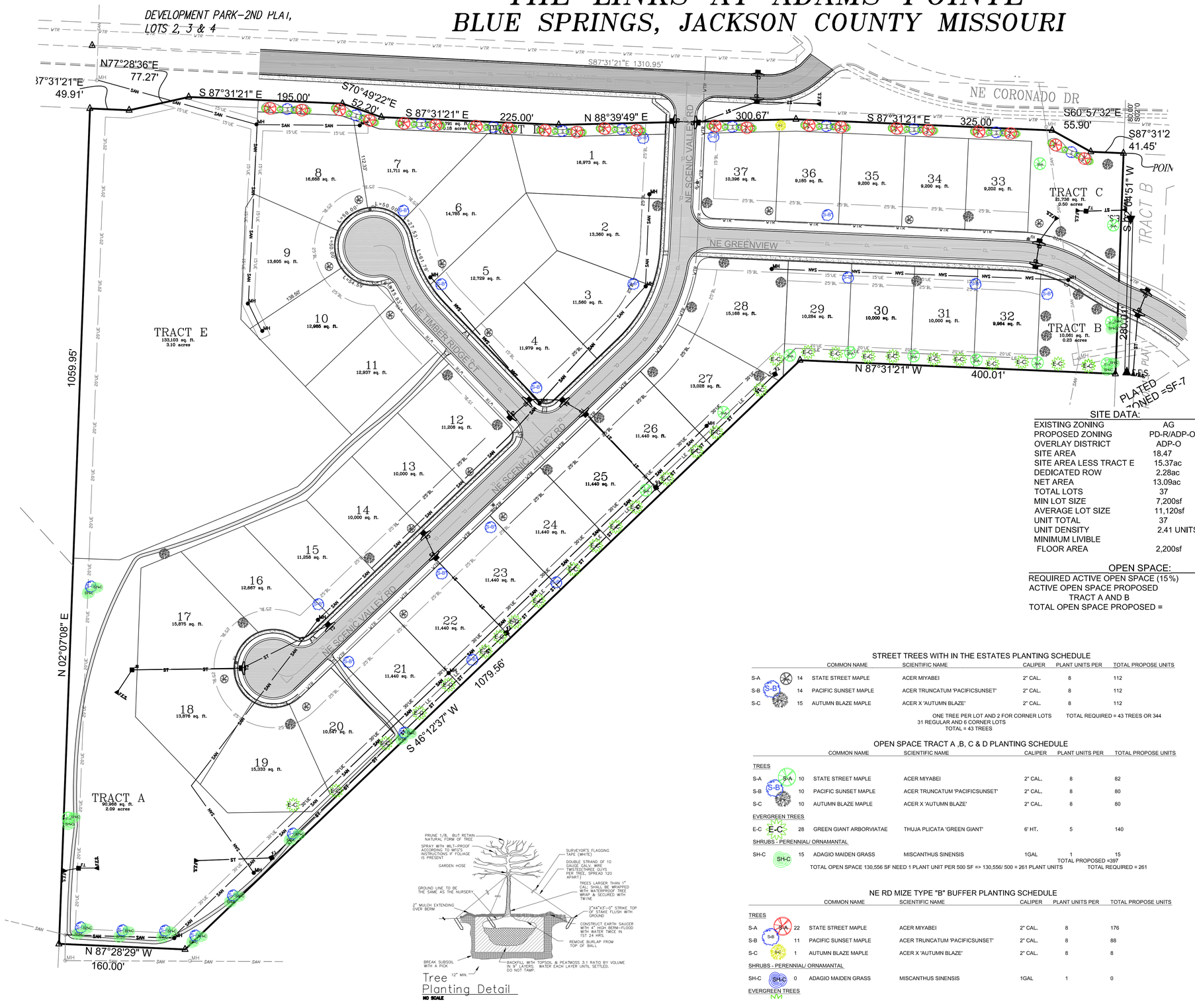
1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
3. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
4. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

60 0 60 N
Scale In Feet
1"= 60'

SURVEYORS DESCRIPTION :

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

LANDSCAPE PLAN FOR "THE LINKS AT ADAMS POINTE"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



Tree Planting Detail

NO SCALE

DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH ○
C.I. ■	Curb Inlet	C.I. □
JB ■	Junction Box	JB □
FI ■	Field Inlet	FI □
FES ▲	Flared End Section	FES △
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	⊗
WM ○	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

PLANNING NOTES:

1. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
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OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

STREET TREES WITH IN THE ESTATES PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
S-A	14	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	112
S-B	14	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	112
S-C	15	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	112

ONE TREE PER LOT AND 2 FOR CORNER LOTS — TOTAL REQUIRED = 43 TREES OR 344
31 REGULAR AND 6 CORNER LOTS
TOTAL = 43 TREES

OPEN SPACE TRACT A ,B, C & D PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	10	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	82
S-B	10	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	80
S-C	10	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	80
EVERGREEN TREES						
E-C	28	GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	6' HT.	5	140
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	15	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	15

TOTAL PROPOSED =397
TOTAL OPEN SPACE 130,556 SF NEED 1 PLANT UNIT PER 500 SF => 130,556/ 500 = 261 PLANT UNITS — TOTAL REQUIRED = 261

NE RD MIZE TYPE "B" BUFFER PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	22	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	176
S-B	11	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	88
S-C	1	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	8
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
EVERGREEN TREES						

60 0 60
Scale In Feet
1"= 60'

DATE	REVISION	BY
8-29-24	PER CITY COMMENTS	-
9-19-24	PER CITY COMMENTS	
10-3-24	PER CITY COMMENTS	
10-14-24	PER CITY COMMENTS	
10-18-24	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwquist@quistengineering.com

LANDSCAPE PLAN
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI — ROBERT W. WALQUIST — NUMBER PE-2001018825 — 10/8/24 — REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

The Links at Adams Pointe

Risinger Development is requesting support and approval for the development of 37 single family lots on 18.47 acres located west of the Adams Pointe Village development. This development will utilize a property between RD Mize Road the Adams Pointe Golf Club. These 37 lots will be referred to as “The Links at Adams Pointe”. The Links will deliver both golf course view lots and wooded lots. The Links at Adams Pointe will add additional amenities like open spaces and walking trails throughout the development.

The Links will improve the current zoning to PD-R/ADP-O by bringing additional single-family residential homes to the land versus the current future use plan for low density multi-family. The addition of this single-family development will create the feel of a private community and family-friendly neighborhood for the city. The open space on Tract A will include walking trails, sidewalks, and park benches. The open space on Tract B will be maintained by the HOA and preserve natural habitat. The Links at Adams Pointe will offer a variety of floor plan options including Ranch, Reverse 1.5 Story, and 2 Story plans. All homes will feature a 3-car garage and full basements. Current Plan offering have sizes ranging from 2200 minimum livable square footages and up. Total home square footage with a finished lower level can be as large as 4000 livable square feet. The homes will be Class C. Adjacent property at Adams Pointe Village are Class B. Work is estimated to begin in Fall of 2024 and be completed in 1 phase with a total of 37 lots.

Risinger Development is excited to bring this beautiful wooded property to the Blue Springs Community. We ask for your support and approval for The Links at Adams Pointe.

The Links at Adams Pointe

The Albatross






Asphalt Shingles 6/12 Pitch
Stucco
Shake or Horizontal Lap Siding
¾ x 6 Fascia
Manuf. Stacked Stone
12” Soffit
Metal Flashing

The Links at Adams Pointe



The Links at Adams Pointe

The Birdie





The Links at Adams Pointe

The Eagle





The Links at Adams Pointe

The Ace

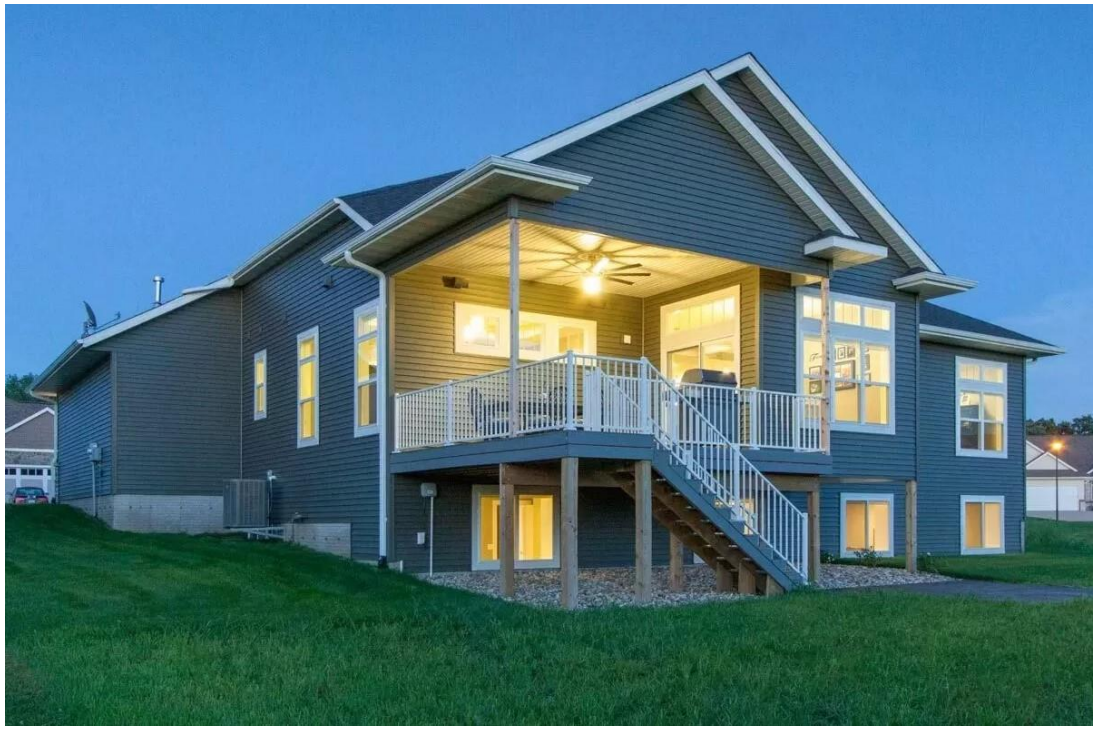




The Links at Adams Pointe

The Mulligan





The Links at Adams Pointe

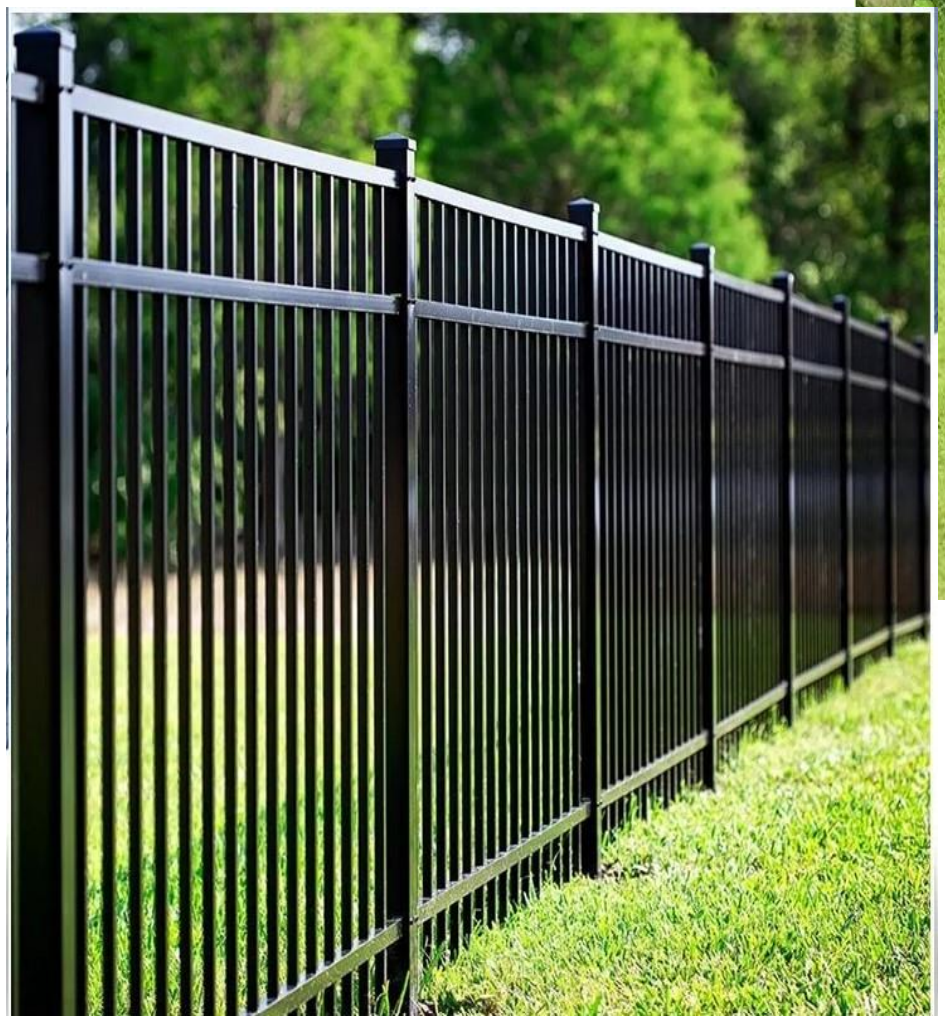
Material List

Elevations may include the following materials:
- Lap siding, smart lap siding, speed lap siding or similar of varying reveals
- Cedar shake siding or similar
- Hardy Board or similar
- Manufactured Stone/Masonry/Brick
- Site applied stucco
- Manufactured stucco panels

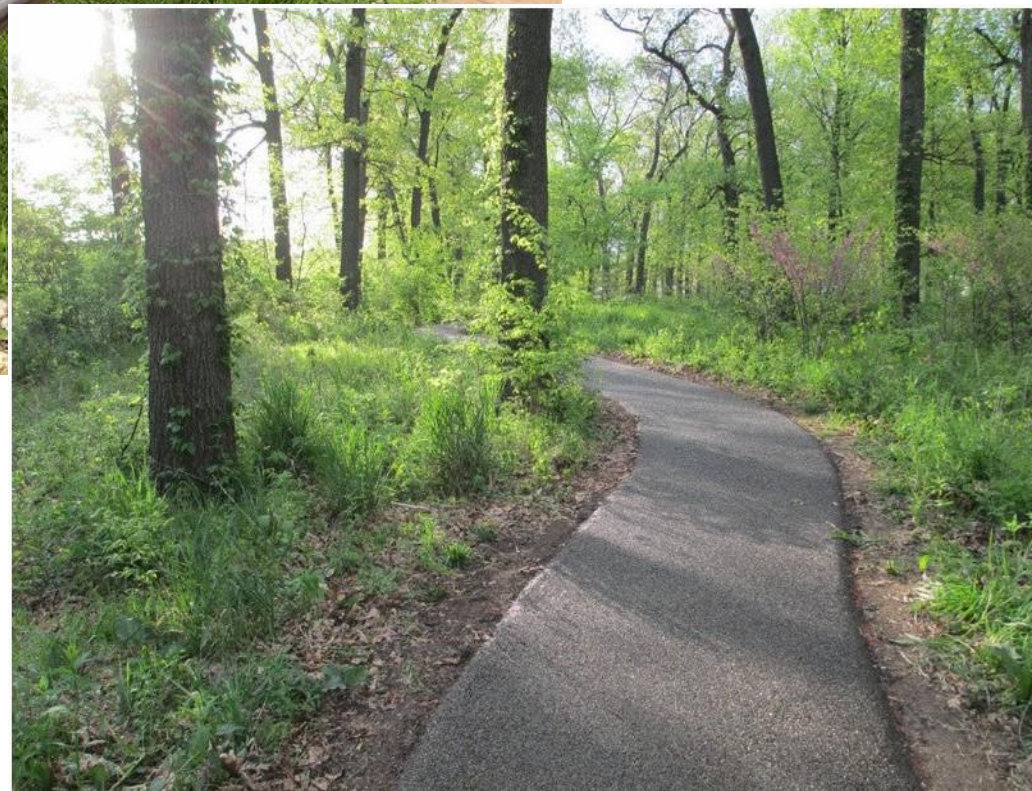
Roof composition may include the following materials:
- Composite Shingles
- Standing seam metal roof

The Links









Quist Engineering, Inc.

Civil Engineering for Residential & Commercial Site Development

821 Columbus At.
Lee's Summit, Missouri 64063
Phone: (816)550-5675
Email: rwalquist@quistengineering.com

September 19, 2024

The Links at Adams Pointe
Request for Alternative Design Standards for PD Plan

1. **Reduce the open space tract on the north side of property to a 15' tract**

2. **Reduce the corner lot building line from 25' to 15'**

3. **Reduce the 25' requirement in the PD Design Alternative Plan due to available right of way**

4. **15' landscape easement along all adjacent lots to the golf course except lot 20 with walking trail**

5. **Add two evergreen trees per lot in the landscape easement with the required 45 plant units**

6. **Only black ornamental steel fencing allowed on golf course adjacent lots and to back property line.**

Developer is also seeking to not connect the street through to the adjoining subdivision for the following reasons:

Public opposition from neighboring community

Large cost of construction to cross the significant stream buffer

Proposed grading on tract B and C could potentially limit the ability to maintain the existing sanitary sewer structure which might result in requiring a realignment

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

If you have any questions please call me at (816) 550-5675 or e-mail me at rwalquist@quistengineering.com

Sincerely, Quist Engineering Inc.
Robert Walquist, P.E. Project Engineer

RZ-08-24-9287; PDC-08-24-9288; PP-08-24-9289

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*

CASE #:	
PC MEETING:	10.17.2024
CC MEETING:	10.21.2024
BOA MEETING:	
NEWSPAPER:	9.28.2024
NOTICE LETTERS:	9.27.2024
PLANNER:	Shantele Frie

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

The Links at Adams Pointe

Project Name

29607 E RD Mize Road

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	AG	SF-7	Residential	18.47	~~32~~ 37

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
Chad Risinger	Risinger Development	8167394796	kcfieldservices@gmail.com

Address	City	State	Zip Code
114 SW Eagle's Parkway	Grain Valley	MO	64029

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 _____ 08/26/2024
Applicant Signature — Date

Bellington/Smith/Bellington Estates

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 Jo Lynn Bellington personal representative docusign verified 08/29/24 11:39 AM CDT 2TSL-YB1B-ALIL-BKXM | Bruce M. Bellington, Trustee docusign verified 08/29/24 12:02 PM CDT AUAX-NVWI-DPVG-SNC | Judy D. Smith, Trustee docusign verified 08/29/24 5:03 PM CDT HR5-KEWP-QUFR-QPVI

Property Owner Signature — Date

Received
08/29/2024 4:28:13 PM

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:

The Links at Adams Pointe is a proposed 37 lot single family development.

Received
08/29/2024 4:28:15 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Chad Risinger	Risinger Development		
Address	**City**	**State**	**Zip**
114 SW Eagle's Parkway	Grain Valley	MO	64029
Email	**Phone**	**Fax**	
kcfieldservices@gmail.com	8167394796		

DEVELOPER

Name	Company Name		
Chad Risinger	Risinger Development		
Address	**City**	**State**	**Zip**
114 SW Eagle's Parkway	Grain Valley	MO	64029
Email	**Phone**	**Fax**	
kcfieldservices@gmail.com	8167394796		

ENGINEER

Name	Company Name		
Robert Walquist	Quist Engineering		
Address	**City**	**State**	**Zip**
821 NE Columbus Street	Lee's Summit	MO	64063
Email	**Phone**	**Fax**	

ARCHITECT

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

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig and Associates		
Address	**City**	**State**	**Zip**
33604 E 235th	Pleasant Hill	MO	64080
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	8163096621		

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
08/29/2024 4:28:15 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: 3P4DtaOMQ6i9gA7wnjpL
The Links

AFFIDAVIT OF PUBLICATION: #2716970

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Sep. 28, 2024

Sherry Groves
Authorized Agent

Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $284.59

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE

Rezoning | RZ-08-24-9287 and Planned Development Concept Plan | PDC-08-24 -9288
"The Links"
West of Adams Point Village PR-O and North of the Adams Pointe Golf Club
Parcel # 36-720-02-01-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday October 14, 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, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D Estate, and Bruce M Bellington Trust dated 9/30/2003 , to Rezone 18.47 +/- acres of property from "AG-C" (Agriculture – County) to "PD-R/ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay) and approve a Planned Development Concept Plan to develop a 37 lot residential subdivision comprised of 37 single family homes and open space tracts. 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 Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #3

South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie | Associate Planner

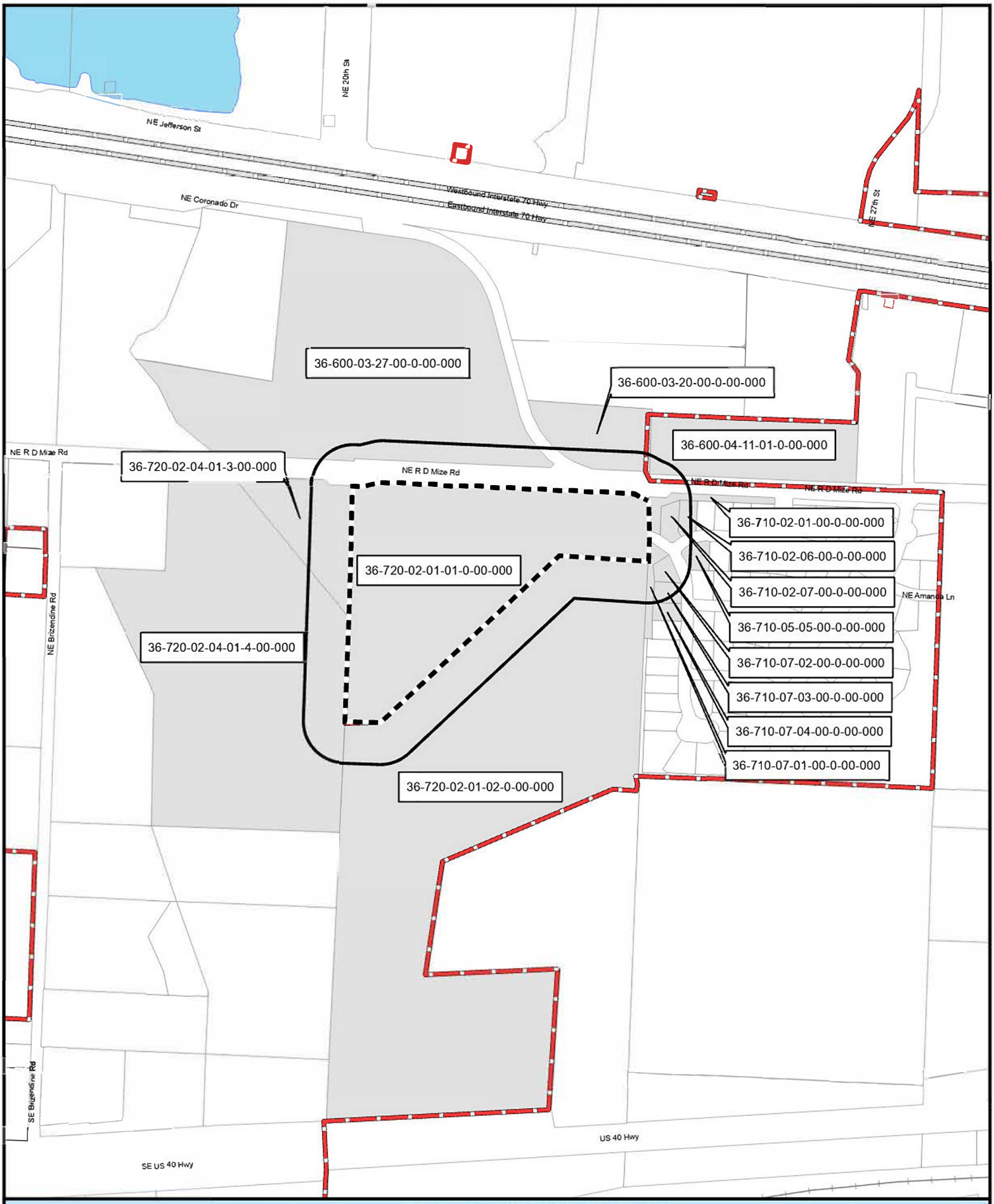
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-08-24-9287) and Planned Development Concept Plan (PDC-08-24-9288) on **Monday, October 21, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 28, 2024
E-MAIL TO THE EXAMINER :
legals@examiner.net
09-25-2024

Published in the Examiner, Sep 28, 2024

2716970



The City of Blue Springs Missouri

RZ-08-24-9287 | PDC-08-24-9288
PP-08-24-9289
PARCEL # 36-720-02-01-0-00-000
185' NOTIFICATION MAP

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #4

N

1 inch = 540 feet

Date 09/27/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-710-02-06-00-0-00-000	2505 NE AMANDA LN	BLUE SPRINGS	MO	64029	TURNER LORI KAY	2505 NE AMANDA LN BLUE SPRINGS, MO 64029
36-720-02-01-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64029	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
36-710-07-02-00-0-00-000	605 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	GREEN GARY & CHERYL A	605 NE GREENVIEW GRAIN VALLEY, MO 64029
36-710-05-05-00-0-00-000	2500 NE AMANDA LN	BLUE SPRINGS	MO	64029	KRSKA WESTON & MENDOLYN D	2500 NE AMANDA LN BLUE SPRINGS, MO 64029
36-710-07-01-00-0-00-000	701 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	ADAM'S POINTE VILLAGE HOME OWNERS ASSOCIATION INC	1951 NE RICE RD LEES SUMMIT, MO 64064
36-710-07-03-00-0-00-000	601 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	MOYER LAUREN JEAN	601 NE GREENVIEW DR BLUE SPRINGS, MO 64029
36-720-02-04-01-4-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
36-710-07-04-00-0-00-000	515 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	NICAS NICHOLAS A & ANGELA R	515 NE GREENVIEW BLUE SPRINGS, MO 64029
36-720-02-04-01-3-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	FLETCHER WILLIAM KEITH-TR	PO BOX 268 BLUE SPRINGS, MO 64013-0268
36-710-02-07-00-0-00-000	2501 NE AMANDA LN	BLUE SPRINGS	MO	64029	WIEGERS SHAWN & KIMBERLY	2501 NE AMANDA LN BLUE SPRINGS, MO 64029
36-720-02-01-01-0-00-000	29607 E R D MIZE RD	UNINCORPORAT	MO	64029	JUDY D SMITH REVOCABLE LIVING TRUST 12-23-1996 | BELLINGTON LARRY D ESTATE	1565 CHAMPIONSHIP BLVD FRANKLIN, TN 37064 | 1101 W MAIN ODESSA, MO 64076
36-600-03-20-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	SMITH DAVID D III & JOY A	2315 SW APOSSUM HOLLOW RD BLUE SPRINGS, MO 64015
36-600-04-11-01-0-00-000	1550 E R D MIZE RD	UNINCORPORAT	MO	64029	SMITH-MARTENS INVESTMENTS LLC	1545 NE NEAWANNA DR LEES SUMMIT, MO 64086
36-710-02-01-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64029	ADAM'S POINTE VILLAGE HOME OWNERS ASSOCIATION INC	1951 NE RICE RD LEES SUMMIT, MO 64064
36-600-03-27-00-0-00-000	2298 NE CORONADO DR	BLUE SPRINGS	MO	64029	APOLLO PROPCO LLC	3701 WILSHIRE BLVD STE 820 LOS ANGELES, CA 90010

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #5

Blue Springs, Missouri
Community Development

September 23, 2024

Ref: Public Hearing: **Rezoning | RZ-08-24-9287 and Planned Development Concept Plan | PDC-08-24-9288**
"The Links"
West of Adams Point Village PR-O and North of the Adams Pointe Golf Club
Parcel # 36-720-02-01-01-0-00-000

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, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D Estate, and Bruce M Bellington Trust dated 9/30/2003, to Rezone 18.47 +/- acres of property from "AG-C" (Agriculture – County) to "PD-R/ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay) and approve a Planned Development Concept Plan to develop a 37 lot residential subdivision comprised of 37 single family homes and open space tracts.

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, October 14, 2024 @ 6:30 p.m.
&
City Council – Monday, October 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.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Shantele Frie
Associate Planner

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #6

Shantele Frie

From: Mike Mallon
Sent: Tuesday, October 1, 2024 10:10
To: Shantele Frie; Dave McCumber
Subject: FW: Rezoning

Mike Mallon, AICP
Senior Director
City Development

City of Blue Springs, Mo.
903 W. Main St.
Blue Springs, MO 64015

Office (816) 228-0124
Email mmallon@bluespringsgov.com

www.bluespringsgov.com

From: Jerry Kaylor <jkaylor@bluespringsgov.com>
Sent: Tuesday, October 1, 2024 10:08 AM
To: Christine Cates <CCates@bluespringsgov.com>; Mike Mallon <mmallon@bluespringsgov.com>; City Clerk <CityClerk@bluespringsgov.com>; Galen Ericson <gericson@bluespringsgov.com>
Subject: Fwd: Rezoning

Please add this to the record
Thank you

Jerry Kaylor
Councilman District 1
City Of Blue Springs
816-560-5557 (cell)
jkaylor@bluespringsgov.com

Begin forwarded message:

> **From:** Kim <kimwiegers20@yahoo.com>
> **Date:** October 1, 2024 at 10:04:10 AM CDT

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #7

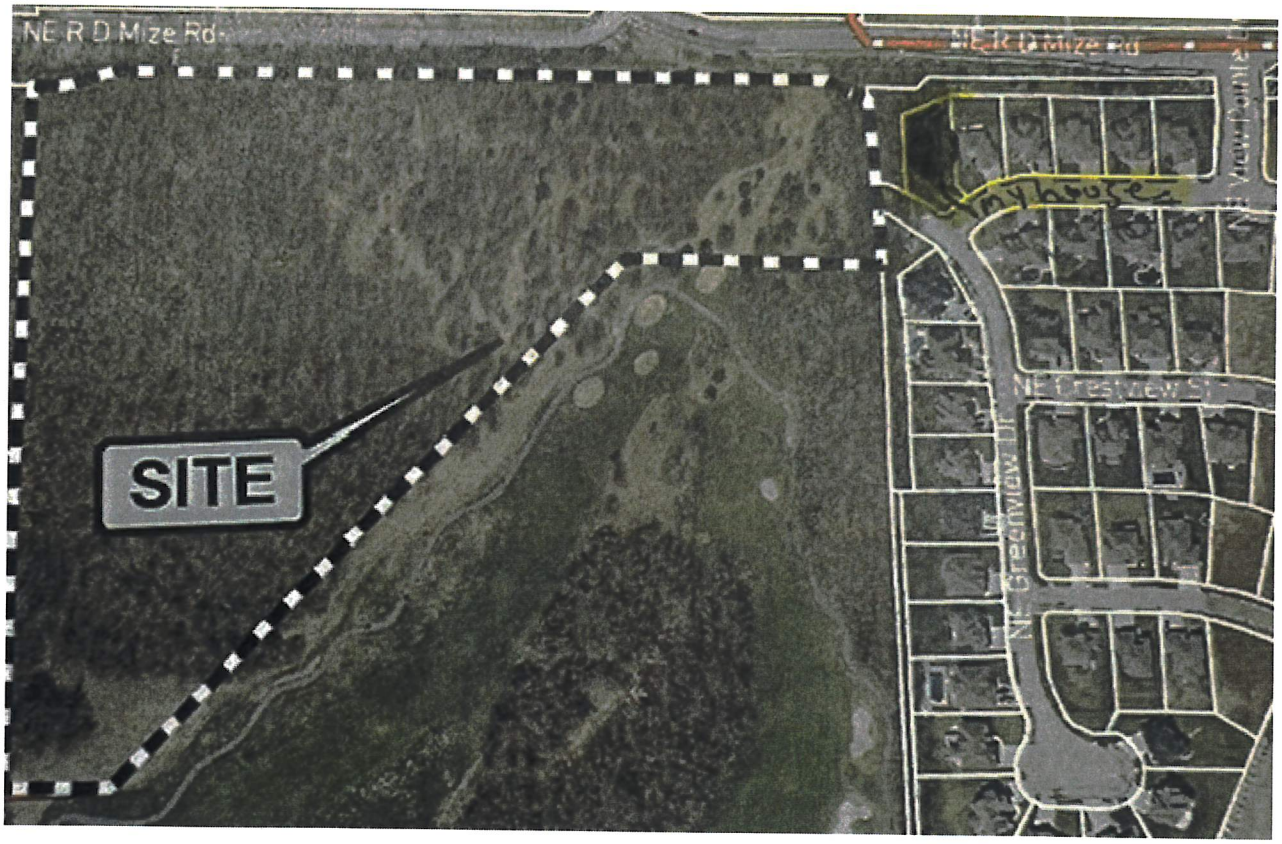
To: Jerry Kaylor <jkaylor@bluespringsgov.com>
Subject: Rezoning

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Im writing on the rezoning of
RZ-08-24-9287

We are ok with the subdivision plans but we are against the connection of the two neighborhoods.
We are against
Adding a road through Adams point village for the Terrain and expense there would be.
Mr Risinger can add a curb.
You can see on the map where my house is.

Thanks you
Kim wiegers



Sent from my iPhone

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 29, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City 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, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D. Estate, and Bruce M. Bellington Trust dated 09/30/2003, for consideration to rezone property from "AG-C" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) (RZ-08-24-9287) for 18.47 +/- acre property with a Planned Development Concept Plan (PDC-08-24-9288) located west of Adams Point Village PR-O and north of the Adams Pointe Golf Course for The Links at Adams Pointe. Upon conclusion of the public hearing a Bill rezoning the Links at Adams Pointe and approving a Planned Development Concept Plan will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is proposing 37 single-family neighborhood lots with four open space tracts. The Links at Adams Pointe subdivision includes front-loaded three-car garage homes with a mix of ranch, reverse 1.5 story, and traditional two-story homes. The subdivision will consist of various elevations, color schemes, and masonry materials. The single-family homes will be a minimum of 2,200 sq ft of livable floor area. The proposed development will extend NE Greenview Drive, a residential street within Adams Pointe Village, westward connecting to NE Scenic Valley Road, as shown on the PD Concept Plan. This connection will improve traffic and emergency services' access and circulation. The Links at Adams Pointe will be completed in a single phase.

Spanning a total of 18.47 +/- acres, the subdivision has a density of 2.00 units per acre, lower than the achievable densities if the property was developed in accordance with the Comprehensive Plan's C2: Specific Area Plan, which designates it as a small-scale multi-family development type. A 15-foot landscape easement along the adjacent lots to the golf course will require two evergreen trees in addition to the required 45 plant units per lot. Open Space System tracts provide walking trails, landscape buffers, and stormwater detention.

The subject property was recently annexed into the City at the May 20, 2024, City Council meeting. On October 28, 2024, the Planning Commission held a public hearing where the rezoning and PDC was recommended for approval with conditions. The Commission approved the Preliminary Plat. There were no members of the public who spoke in favor of or in opposition to the applications.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 5, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-08-24-9287). Staff also recommends approval of the Planned Development Concept Plan (PDC-08-24-9288) with the following seven 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 Concept Plan which includes:
    a. Reduction of the open space tract/buffer on the north side of the property from 25-feet to a 15-feet.
    b. Reduction of the 25-feet minimum corner setback to a 15-feet minimum
    c. A 15-feet landscape easement along the adjacent lots to the golf course except for lot 20 with the placement of the walking trail. Two evergreen trees per lot within the landscape easement are required in addition to the 45-plant unit minimum.
2. The Developer is requesting a Minimum Livable Floor Area step down to classification C (2,200 sq ft Min.) from the adjacent subdivision's, Adams Point Village, A classification (2,600 sq ft Min.)
3. Only black ornamental steel fences are allowed on lots adjacent to the golf course.
4. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
5. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
6. A 5-ft wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
7. A PD Final Plan and Final Plat of each phase will be required prior to the issuance of building permits.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	10/28/2024
Action:	Recommended Rezoning: 7 Aye 0 No Recommended Planned Development Concept Plan with conditions: 7 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 September 28, 2024; 185' Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Email in opposition; Title IV, Land Use Section- Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving Rezoning and the Planned Development Concept Plan with Planned Development Standards attached as Exhibit A and Planned Development Concept Plan attached as Exhibit B

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5271
(RZ-08-24-9287& PDC-08-24-9288)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "AG-C" (AGRICULTURAL-COUNTY) TO "PD-R/ADP-O" (PLANNED DEVELOPMENT-RESIDENTIAL/ADAMS DAIRY PARKWAY-OVERLAY) AND APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN FOR THE LINKS AT ADAMS POINTE

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 for the Municipal Code of the City of Blue Springs, Missouri, said application was referred to Planning Commission for report and recommendation, and a public hearing was held October 28, 2024, which Commission, after said hearing, recommended that the applications for Rezoning and PD Concept Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on November 4, 2024 with testimony and said hearing was continued to November 18, 2024; and

WHEREAS, thereafter a public hearing was held by City Council on November 18, 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 COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. That the following described tract of real estate is hereby rezoned from "AG-C" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay). The site is legally described in Section 2.

Section 2. That the following described tract of real estate is hereby subject to the PD Concept Plan and standards for The Links at Adams Pointe. The site is legally described as:

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams

Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

Section 3. No land covered within this PD designation, or contained within the area described by Section 2 of this Ordinance, may be developed except in compliance with The Links at Adams Pointe 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 October 28, 2024, meeting and to the City Council at its November 18, 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 (UDC) and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, 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, unless modified by the Planned Development which include:

a. Reduction of the open space tract/buffer on the north side of the property from 25-feet to 15-feet.
b. Reduction of the 25-feet minimum corner setback to a 15-feet minimum.
c. 15-feet landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail. Two evergreen trees per lot within the landscape easement are required in addition to the 45-plant unit minimum.

2. The developer is requesting a Minimum Livable Floor Area step down to classification C (2,200 sq ft Min.)from the adjacent subdivision's, Adams Pointe Village, A classification (2,600 sq ft Min.).
3. Only black ornamental steel fences are allowed on lots adjacent to the golf course.
4. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
5. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
6. A 5-foot wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
7. A PD Final Plan and Final Plat of each phase will be required prior to the issuance of building permits.

Section 4. The Alternative Planned Development Standards, attached and entered as **Exhibit A** to the Ordinance, that outline the development regulations shall govern the development within the PD. The 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. The Rezoning and PD Concept Plan, attached and entered as **Exhibit B** to the Ordinance, shall regulate the development pattern of the property.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and approval.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Exhibit A

Quist Engineering, Inc.

Civil Engineering for Residential & Commercial Site Development

821 Columbus At.
Lee's Summit, Missouri 64063
Phone: (816)550-5675
Email: rwalquist@quistengineering.com

September 19, 2024

The Links at Adams Pointe
Request for Alternative Design Standards for PD Plan

1. **Reduce the open space tract on the north side of property to a 15' tract**
2. **Reduce the corner lot building line from 25' to 15'**
3. **Reduce the 25' requirement in the PD Design Alternative Plan due to available right of way**
4. **15' landscape easement along all adjacent lots to the golf course except lot 20 with walking trail**
5. **Add two evergreen trees per lot in the landscape easement with the required 45 plant units**
6. **Only black ornamental steel fencing allowed on golf course adjacent lots and to back property line.**

Developer is also seeking to not connect the street through to the adjoining subdivision for the following reasons:

Public opposition from neighboring community

Large cost of construction to cross the significant stream buffer

Proposed grading on tract B and C could potentially limit the ability to maintain the existing sanitary sewer structure which might result in requiring a realignment

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

If you have any questions please call me at (816) 550-5675 or e-mail me at rwalquist@quistengineering.com

Sincerely, Quist Engineering Inc.
Robert Walquist, P.E. Project Engineer

The Links at Adams Pointe

Exhibit B

Risinger Development is requesting support and approval for the development of 30 single family lots on 18.47 acres located west of the Adams Pointe Village development. This development will utilize a property between RD Mize Road the Adams Pointe Golf Club. These 30 lots will be referred to as “The Links at Adams Pointe”. The Links will deliver both golf course view lots and wooded lots. The Links at Adams Pointe will add additional amenities like open spaces and walking trails throughout the development.

The Links will improve the current zoning to PD-R/ADP-O by bringing additional single-family residential homes to the land versus the current future use plan for low density multi-family. The addition of this single-family development will create the feel of a private community and family-friendly neighborhood for the city. The open space on Tract A will include walking trails, sidewalks, and park benches. The open space on Tract B will be maintained by the HOA and preserve natural habitat. The Links at Adams Pointe will offer a variety of floor plan options including Ranch, Reverse 1.5 Story, and 2 Story plans. All homes will feature a 3-car garage and full basements. Current Plan offering have sizes ranging from 2,200 minimum livable square footages and up. Total home square footage with a finished lower level can be as large as 4000 livable square feet. The homes will be Class C. Adjacent property at Adams Pointe Village are Class B. Work is estimated to begin in Winter of 2024 and be completed in 1 phase with a total of 30 lots.

Risinger Development is excited to bring this beautiful wooded property to the Blue Springs Community. We ask for your support and approval for The Links at Adams Pointe.

The Links at Adams Pointe

The Albatross






Asphalt Shingles 6/12 Pitch
Stucco
Shake or Horizontal Lap Siding
¾ x 6 Fascia
Manuf. Stacked Stone
12” Soffit
Metal Flashing

The Links at Adams Pointe



The Links at Adams Pointe

The Birdie





The Links at Adams Pointe

The Eagle





The Links at Adams Pointe

The Ace

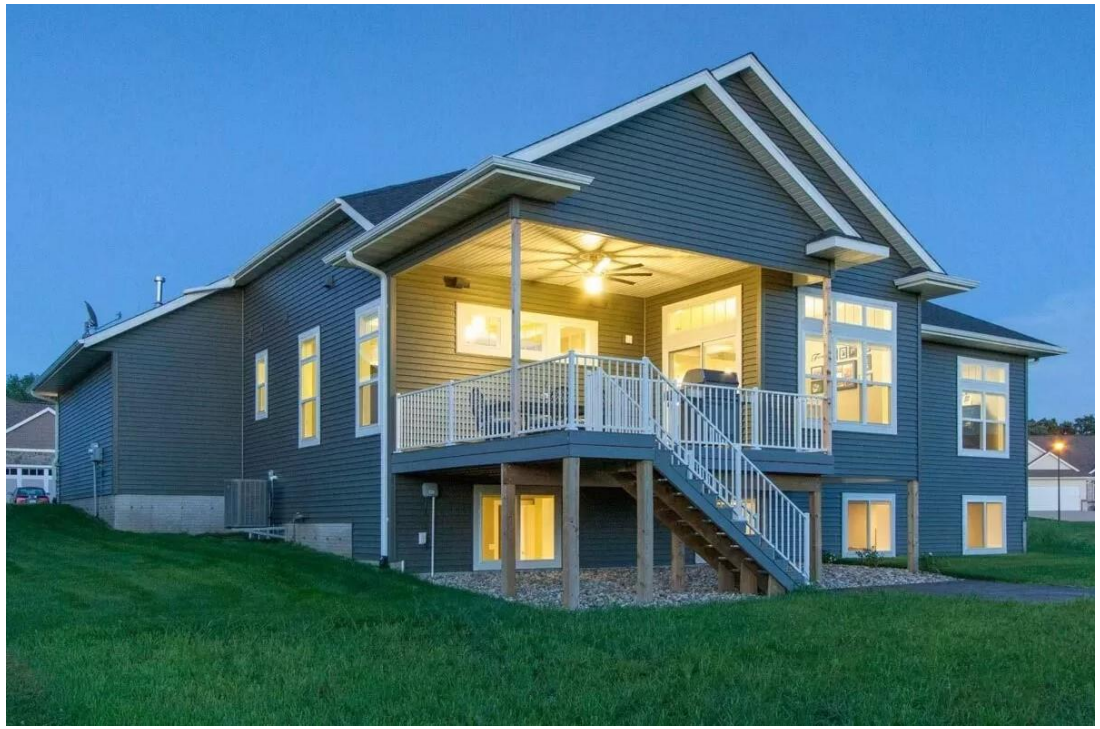




The Links at Adams Pointe

The Mulligan





The Links at Adams Pointe

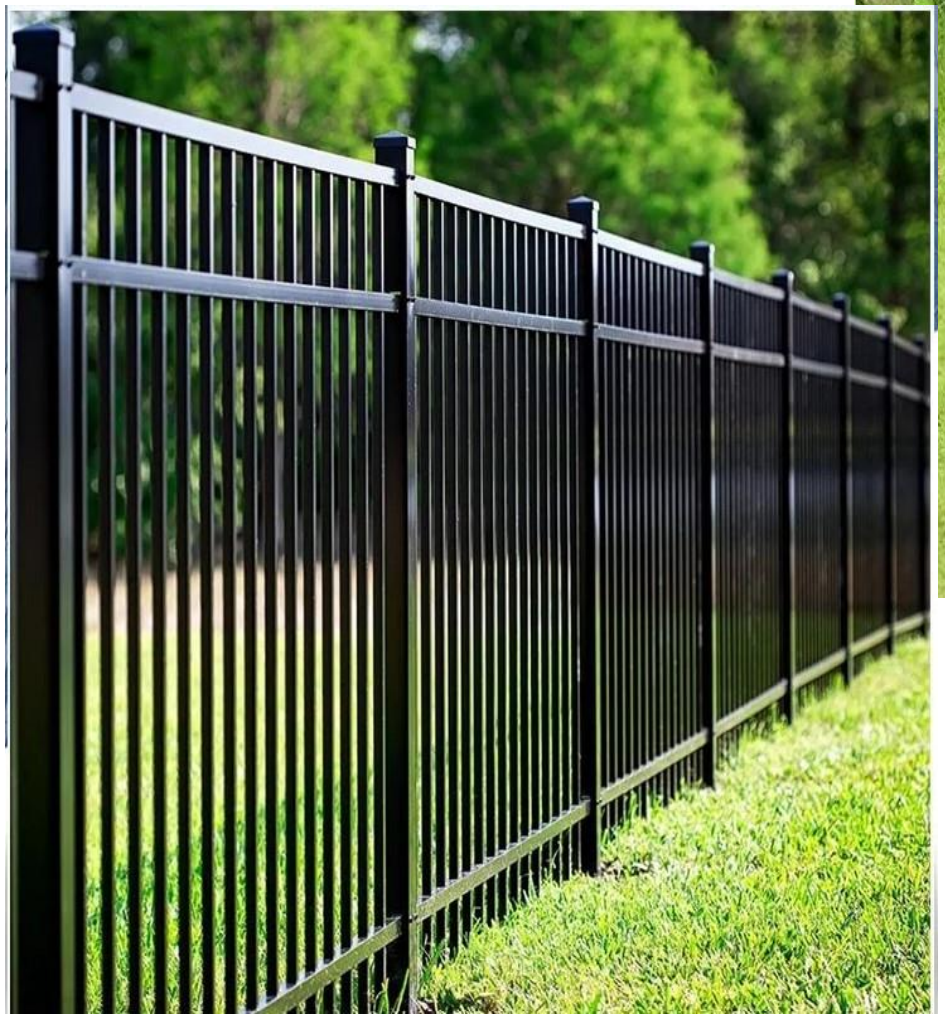
Material List

Elevations may include the following materials:
- Lap siding, smart lap siding, speed lap siding or similar of varying reveals
- Cedar shake siding or similar
- Hardy Board or similar
- Manufactured Stone/Masonry/Brick
- Site applied stucco
- Manufactured stucco panels

Roof composition may include the following materials:
- Composite Shingles
- Standing seam metal roof

The Links



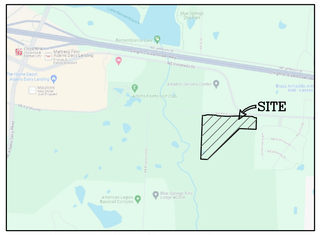






REZONING PLAN FOR "THE LINKS AT ADAMS POINTE"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

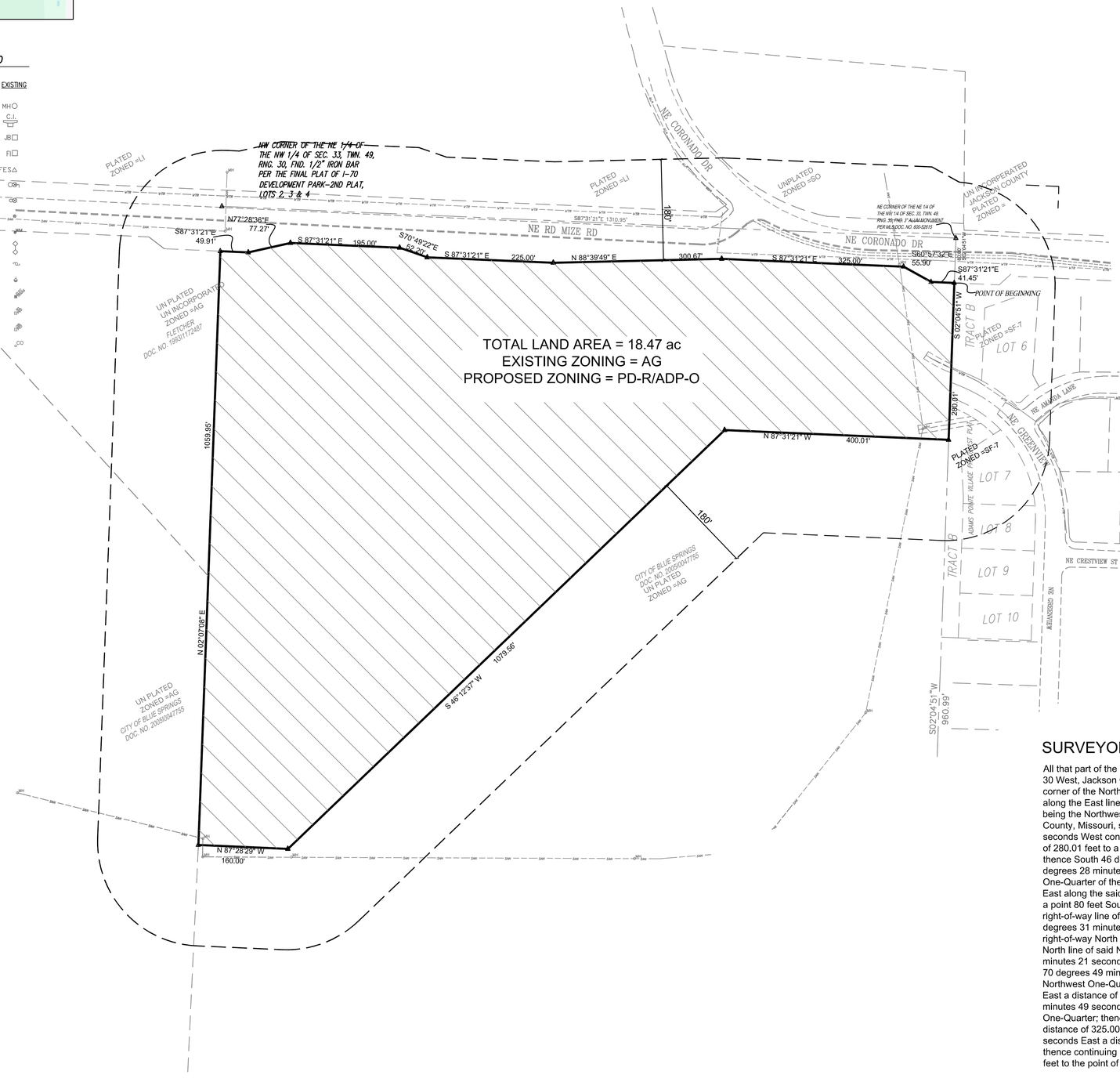
DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	
WM ⊙	Water Meter	
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	



SURVEYORS DESCRIPTION :

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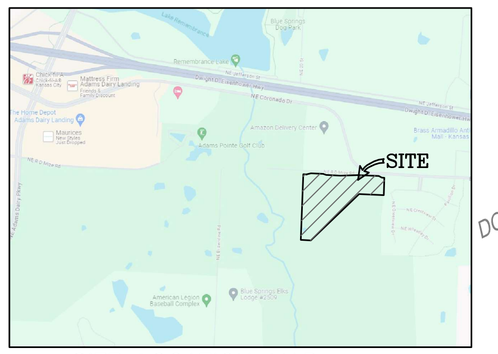
RE ZONING PLAN
"THE LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUET
NUMBER 2001018825
10/8/24
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

PLANNED DEVELOPMENT CONCEPT PLAN FOR "THE LINKS AT ADAMS POINTE"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

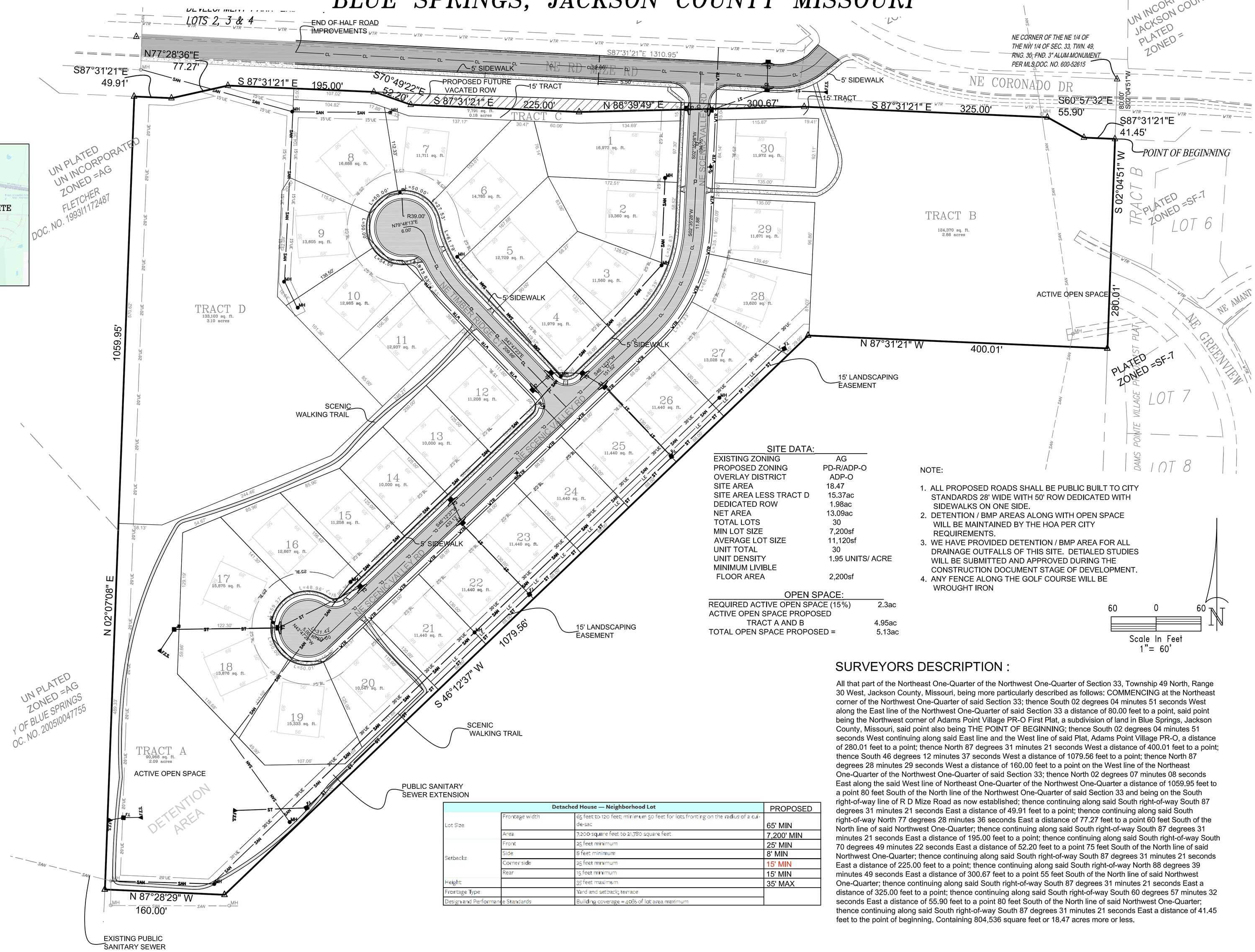
DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH ○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB □
FI ■	Field Inlet	FI □
FES ▲	Flared End Section	FES △
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	
WM	Water Meter	
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	



SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT D	15.37ac
DEDICATED ROW	1.98ac
NET AREA	13.09ac
TOTAL LOTS	30
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	30
UNIT DENSITY	1.95 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	4.95ac
TOTAL OPEN SPACE PROPOSED =	5.13ac

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
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4. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

60 0 60
Scale In Feet
1"= 60'

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback, terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

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PLANNED DEVELOPMENT CONCEPT PLAN
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STATE OF MISSOURI
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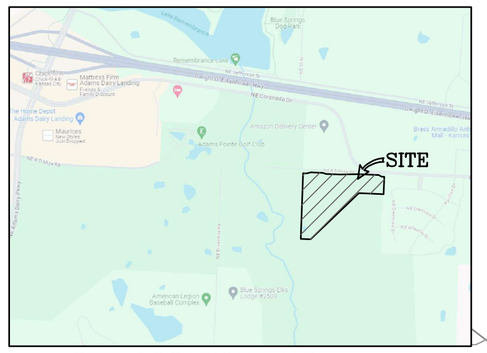
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PRELIMINARY PLAT FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:

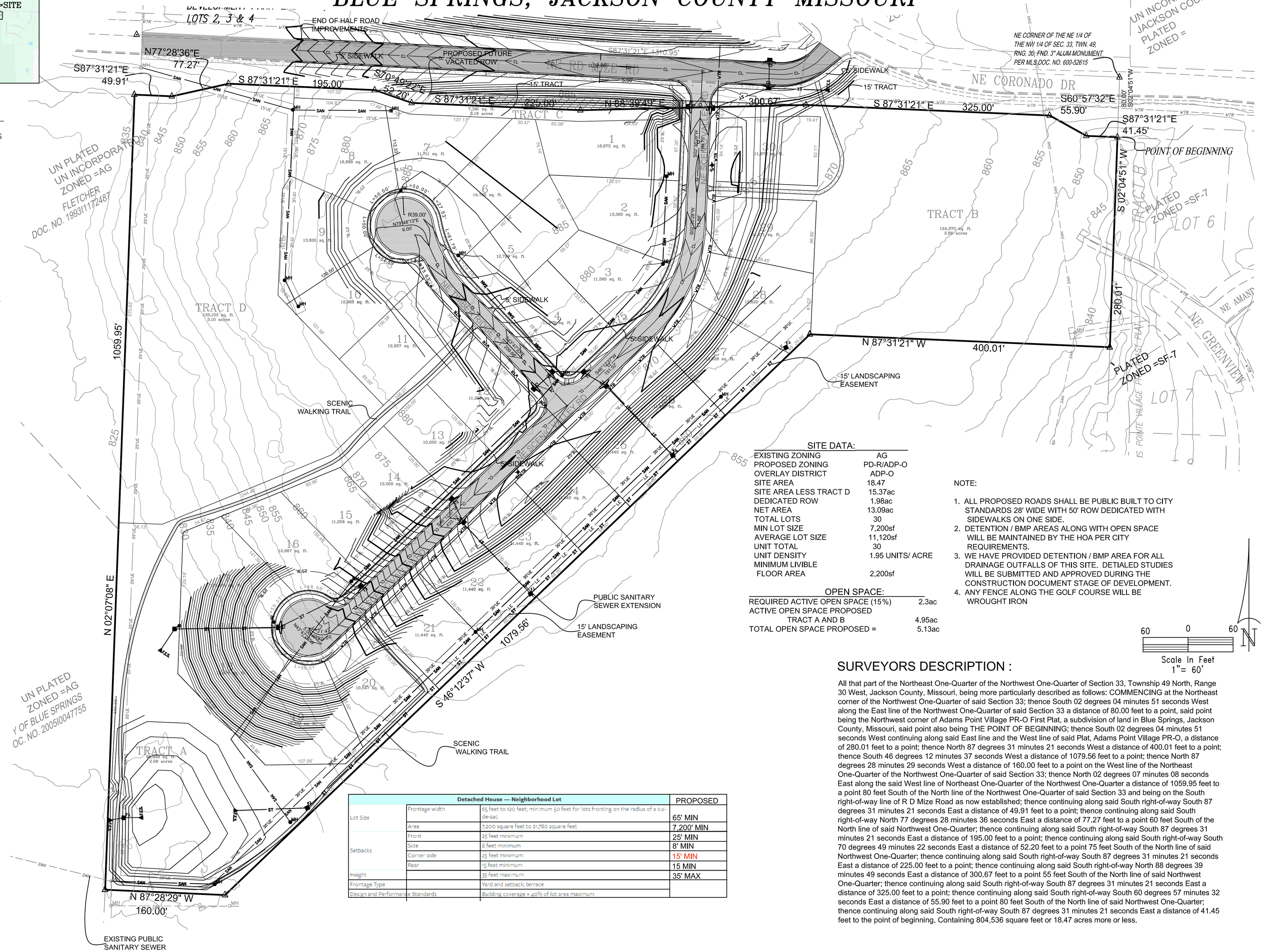
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PRELIMINARY PLAT
"LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUET
NUMBER 2001018825
11/8/24

DRAWN BY	RAW
CHECKED BY	RAW
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PROJECT NO.	E24-305
SCALE	-

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
November 18, 2024

EXHIBITS FOR PUBLIC HEARING

THE HOME DEPOT
CONDITIONAL USE PERMIT
(CUP-08-24-9283)

EXHIBIT #1 City Council Information Form dated November 13, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in the Examiner on September 28, 2024; 185-ft Notification Map; Names/addresses of property owners within 185-ft of site; Copy of letter sent of said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference) and Bill approving the Conditional Use Permit.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 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, Katie Fitzjarrald of Kimley-Horn and Associates, on behalf of the property owner, The Home Depot, Inc, for consideration to approve a Conditional Use Permit (CUP-08-24-9283) for the property zoned "GB/ADP – O" (General Business/Adams Dairy Parkway – Overlay) consisting of 11.11 +/- acres generally located at the SW corner of Adams Dairy Parkway and Coronado Drive. The applicant is requesting to allow the Freestanding/Outdoor Retail Sales/Service land uses on the property addressed as 905 NE Adams Dairy Parkway. Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings. The public hearing was continued from the October 21, 2024 City Council meeting without testimony.

BACKGROUND/JUSTIFICATION

In April 2024, a Pre-Application Meeting was held with the applicant to discuss the process of obtaining a Conditional Use Permit to allow the "Freestanding/Outdoor Retail Sales/Service" land uses at 905 NE Adams Dairy Parkway, which is within a "GB/ADP-O" zoning district. The Home Depot operates an equipment rental area, expanded summer garden center, tuff shed display area, etc. on the property without necessary approvals. The Home Depot has hired the applicant to apply for approvals to sell products and rent equipment outside of their building.

Most of the proposed land uses are within designated required parking stalls. According to the UDC, the mix of land uses currently on the property requires 415 parking stalls. The applicant has provided a Schedule C Parking Study, performed by a traffic engineer to analyze the current supply and demand for parking on the property. Per the site plan, 343 parking spaces are dedicated exclusively for Home Depot parking. The Parking Study indicates that at peak times 331 parking spaces are needed to meet demand. A previously approved application on the property to develop the pad site near NE Coronado Drive required the two properties to share eight parking spaces. Those eight shared parking spaces specifically designated for the pad site are not impacted by this Conditional Use Permit application and will remain.

The public hearing for the CUP was continued from the October 14, 2024 Planning Commission meeting to November 12, 2024, and from the October 21, 2024 City Council meeting to the November 18, 2024 meeting.

On November 12, 2024, the Planning Commission held a public hearing where they voted unanimously in favor of recommending approval of the Conditional Use Permit with conditions. There were no members from the public who spoke in favor of or against the application. The Commission also voted to approve the Site Plan Design Review (8284) with conditions.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 19, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit 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.
2. The conditionally permitted land uses approved with this application shall remain in the areas on the site depicted on the Site Plan and shall not expand in footprint without approval of a revised Conditional Use Permit or a revised Schedule C Parking Study.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	11/12/2024
Action:	Recommended Conditional Use Permit: 7 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 September 28, 2024; 185-ft Notification Map; Names/addresses of property owners within 185-ft of site; Copy of letter sent of said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the Conditional Use Permit.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: November 12, 2024	City Council: November 18, 2024 (Conditional Use Permit Only)
Project Name:	***Home Depot of Blue Springs***	
Site Location:	905 NE Adams Dairy Parkway	
Project Request:	CUP-08-24-9283: A Conditional Use Permit for Freestanding/Outdoor Retail Sales/Service land uses. SPDR-08-24-8284: A Site Plan Design Review for the exterior display of merchandise and equipment rental at Home Depot.	

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

Project Description: The applicant is requesting a Conditional Use Permit and Site Plan Design Review to allow the Freestanding/Outdoor Retail Sales/Service land use on a 11.11 +/- acre site located at 905 NE Adams Dairy Parkway. The proposed land use is allowed only by an approved Conditional Use Permit in both the "GB" (General Business) zoning and "ADP-O" (Adams Dairy Parkway – Overlay) districts. The site plan details the location and size of each use. A majority of the proposed land uses exist today and have for some time. The applicant has been hired by the Home Depot to bring their properties in compliance across the country. A significant number of parking stalls have been transitioned to areas for either merchandise or rental equipment.

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

Previous Actions:

Date	Review Body	Action
1992	City Council	Approved Annexation (A-1-1992)
09/25/95	Planning Commission	Recommended approval of Rezoning "R-A" (Agricultural) District to "G-B" (General Business) District.
11/20/95	City Council	Approved Rezoning (R-6-95) by Ordinance No. 2629
08/12/02	Planning Commission	Recommended Approval of Rezoning (R-9-2002) from RE and A (County) to GB/ADP-O; Recommended Approval of a Comprehensive Plan Amendment (CPA-M-4-2002); Approved an Overlay Amendments (OA-3-2002) increasing the CZ-1 Overlay Zone; Approved the Adams Dairy Crossing Preliminary Plat; and Home Depot Site Plan Design Review
08/19/02	City Council	Approved a Final Plat of Adams Dairy Crossing 1st Plat
09/16/02	City Council	Approved Rezoning (R-9-2002)
10/01/24	Appearance Review Committee	Recommended approval of the Site Plan & Design Review Application (SPDR-08-24-9284) for outdoor sales/service areas.

Future Applications: The Conditional Use Permit and Site Plan Design Review will be reviewed concurrently.

Adjacent Properties:

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

CONDITIONAL USE PERMIT AND SITE PLAN DESIGN REVIEW ANALYSIS

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses that due to their varying design and operational characteristics of the use or due to conditions in the area are not generally appropriate in that district but require a case-specific review to determine the compatibility in a specific context and location.

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

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

Zoning/Land Use	Required	Provided	Schedule C Study Recommendation
Retail Sales and Service	1 space per 250 sq. ft.		
Outdoor sales, service or display area (over 3,000 square feet in area)	1 space per 1,000 square feet but in no case greater than 1 space per 750 square feet		
Total Spaces	**415**	**343**	**Peak Upper Demand (331)**

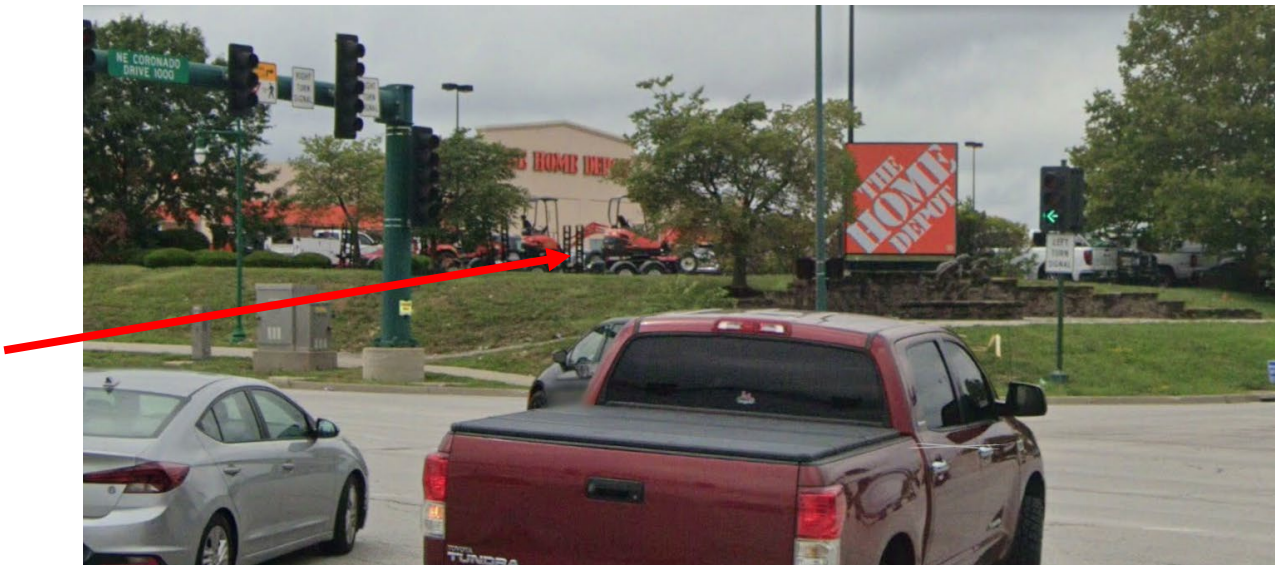
*Parking totals listed in the table above account for the Home Depot Parking spaces exclusively. The shared parking (8 spaces) on the property for the pad site remains and are not impacted by this application.

Considering the reduction of parking spaces on the site and the mix of land uses that make up The Home Depot's business, the applicant has submitted a Schedule C Parking Study performed by a traffic engineer that analyzes the supply and demand for off-street parking on the property. The Home Depot has operated with a variety of land-uses for many years and to staff's knowledge, parking has not been an issue. Staff has reviewed the Schedule C Parking Study and determined the supply of off-street parking spaces to be adequate as proposed. Any further expansion of the "Freestanding/Outdoor Retail Sales/Service" will require an amendment to the Conditional Use Permit or a new Permit and an updated Schedule C Parking Study to ensure parking demand can be adequately met.

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

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

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



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



This gap allows unobstructed visibility of the rental equipment that is been parked in this area of the parking lot.

The applicant has provided a landscape plan addressing this area of the site as it pertains to screening. Staff has reviewed the proposed landscape plan and has determined that it meets the requirements of the UDC for the Adams Dairy Parkway-Overlay.

Review Criteria: *A Conditional Use Permit shall be reviewed according to the following criteria:*

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

   STAFF RESPONSE: The application furthers the intent of the zoning district as the Freestanding/Outdoor Retail Sales/Service land use is listed as a Conditionally Permitted land use in the Adams Dairy Parkway-Overlay/General Business zoning district.

2. Compliance of any proposed development with the requirements of this Development Code.

   STAFF RESPONSE: The application will bring the property into compliance with the Development Code by approving the proposed land uses.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

STAFF RESPONSE: The Adams Dairy Parkway – Overlay requires that all open space and frontages to screen off-street parking and service and loading areas from view of adjoining roadways and lots. Staff recommends that area identified in the Screening Section of this report located along the Adams Dairy Parkway frontage be further screened with landscaping as shown on the Landscape Plan.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   STAFF RESPONSE: This application does not impact the design and functions of the public realm, streetscapes, and relationships of buildings and site elements.

5. The adequacy of drainage, utilities and other public facilities.

   STAFF RESPONSE: This application does not impact drainage, utilities, and other public facilities.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

   STAFF RESPONSE: This application does not negatively impact the character of the area as the Conditionally Permitted land uses are generally screened from Adams Dairy Parkway and surrounding sites.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

   STAFF RESPONSE: The application will not further impact the general operating characteristics of the area and adjacent properties.

8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

   STAFF RESPONSE: The application will not prevent development and use of the neighboring properties in accordance with the applicable development regulations.

9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   STAFF RESPONSE: The long-range plans for the site and surrounding area will not be negatively impacted by approving this application.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with conditions as identified at the end of this report.

Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

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: Approval of the application would bring the property in compliance with the 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 application is consistent with approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

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: The Adams Dairy Parkway – Overlay requires all open space and frontages screen off-street parking and service and loading areas from view of adjoining roadways and lots. Staff recommends that area of the Adams Dairy Parkway frontage be further screened with landscaping as shown on the Landscape Plan.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

STAFF RESPONSE: There are no other reviews required for this application, if approved.

5. The recommendations of professional staff.

STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review with conditions as identified at the end of this report.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following two (2) conditions:

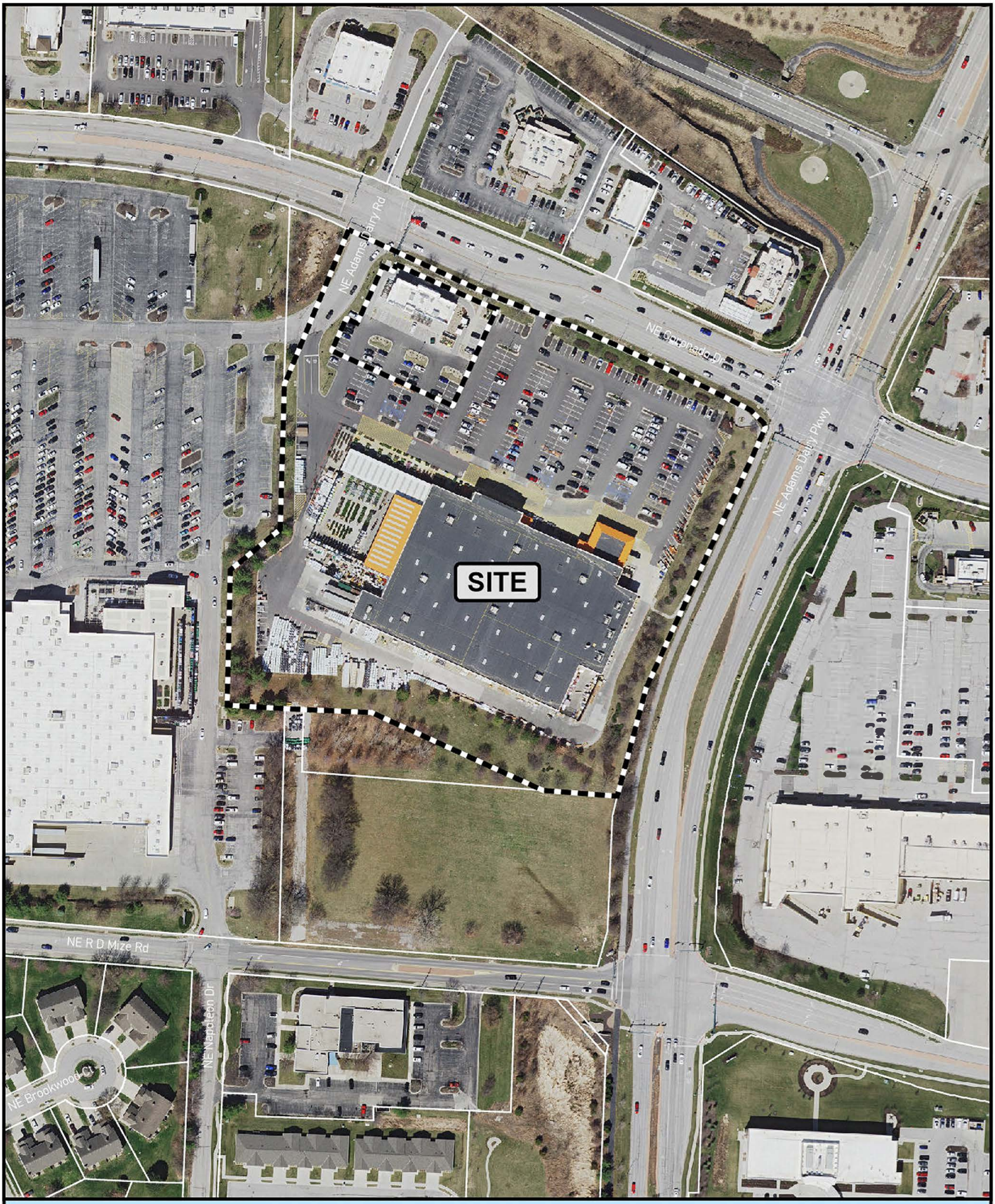
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

2. The conditionally permitted land uses approved with this application shall remain in the areas on the site depicted on the Site Plan and shall not expand in footprint without approval of a revised or new Conditional Use Permit and/or revised Schedule C Parking Study.

Staff recommends approval of the Site Plan and Design Review application with the following two (2) 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.

2. The Site Plan and Design Review (SPDR-08-24-9284) shall be rescinded if the City Council denies the Conditional Use Permit (CUP-08-24-9283)

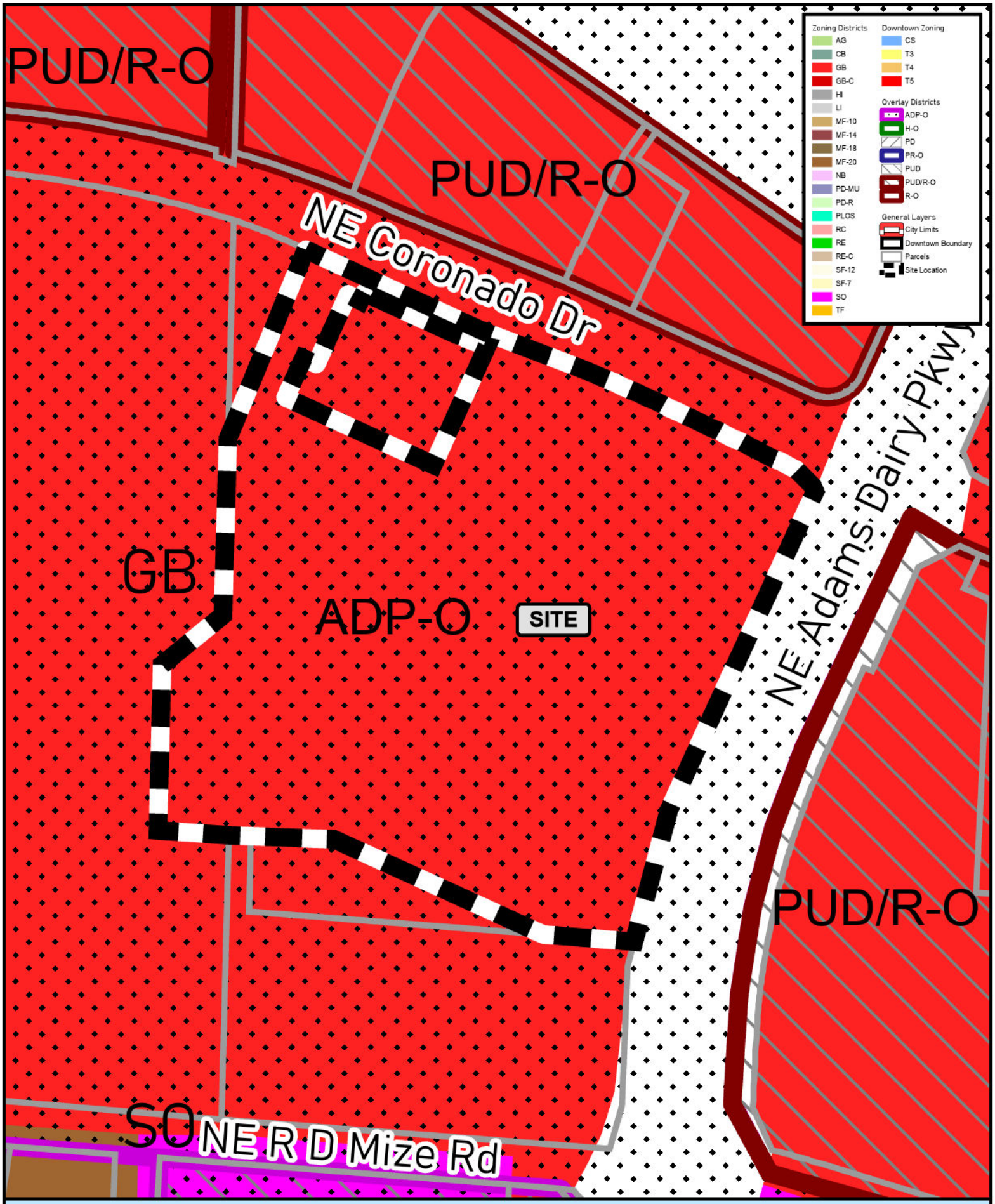


The City of Blue Springs Missouri

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

N

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



The City of Blue Springs Missouri

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

N

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



VICINITY MAP
SCALE: N.T.S.

SITE PLAN

FOR

HOME DEPOT STORE # 3024
BLUE SPRINGS

905 NE ADAMS DAIRY PKWY

LOCATED IN

BLUE SPRINGS, MO 64014

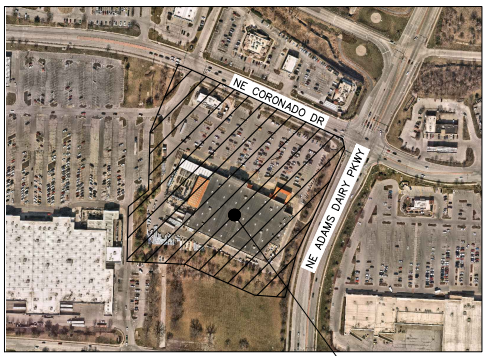
SECTION 06, TOWNSHIP 51N, RANGE 25W

PROJECT TEAM

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

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

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



VICINITY MAP
SCALE: N.T.S.

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

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	SITE PLAN
C-200	OVERALL LANDSCAPE PLAN
C-201	LANDSCAPE ENLARGEMENTS
C-202	LANDSCAPE SPECIFICATIONS

PREPARED BY:
Kimley»Horn

Received
10/29/2024

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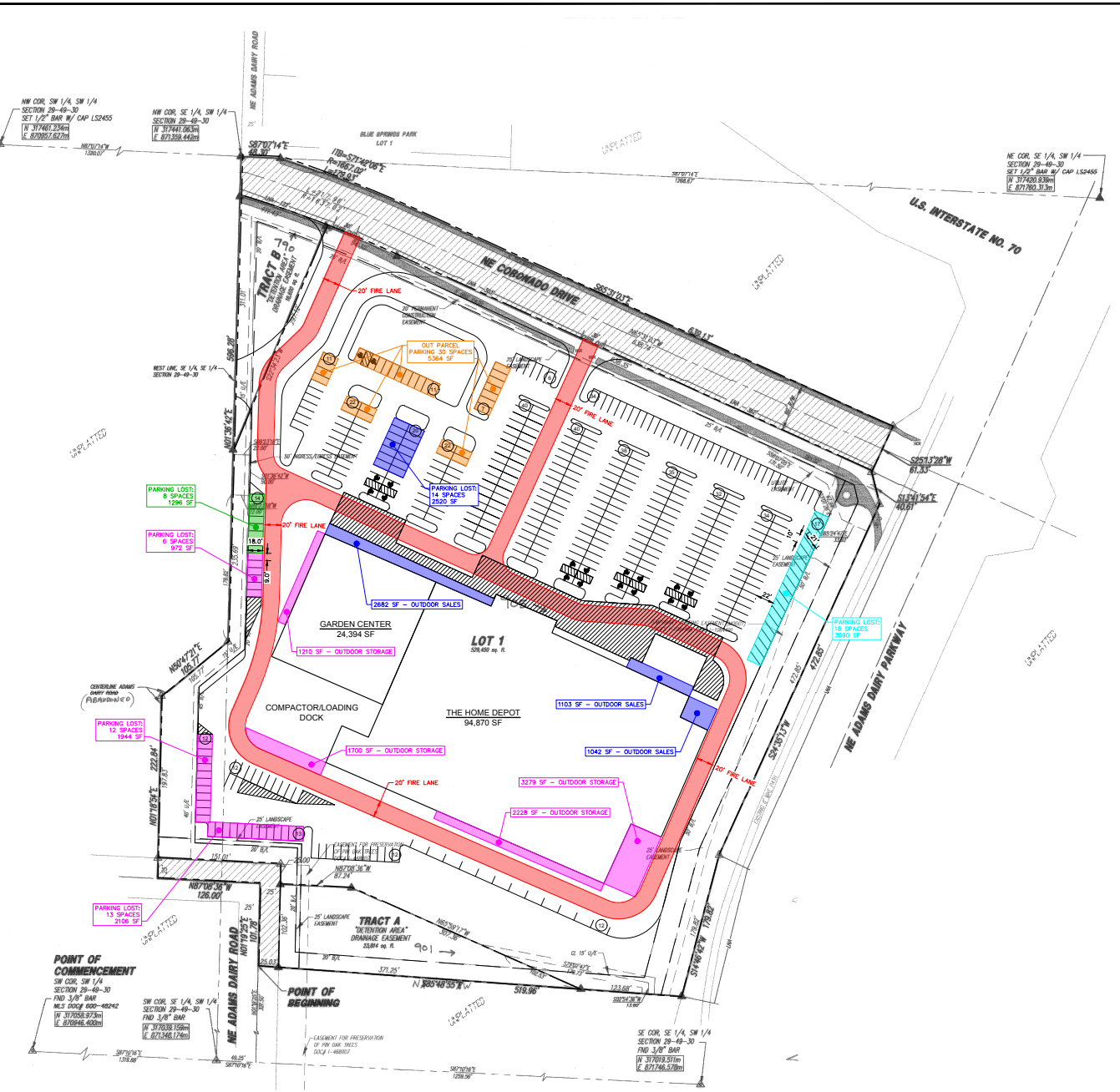
KHA PROJECT 047096430
DATE 07/11/2024
SCALE AS SHOWN
DESIGNED BY BPT
DRAWN BY BPT
CHECKED BY PVR

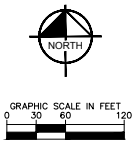
COVER SHEET

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

SHEET NUMBER
C-000

Plotted By:Marenco, Michael Sheet Set:BLUE SPRINGS_3024 Layout:C-000 COVER SHEET October 29, 2024 01:23:12pm K:\MRB_LDEV\home depot_Legal\3024_blue springs\CAD\plansheets\C-100 SITE PLAN.dwg
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LEGEND

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

TOTAL PARKING LOST

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

SITE DATA

PROJECT INFORMATION		
PROJECT NAME	HOME DEPOT #3024	
ZONING DESIGNATION	GB/ADP-O GENERAL BUSINESS/ADAMS DAIRY PARKWAY	
BUILDING SIZE	± 94,870	
GARDEN CENTER	± 24,394	
EXISTING USE	RETAIL SALES	
PROPOSED USE	RETAIL SALES	
SETBACKS (FT)		
	REQUIRED	PROVIDED
FRONT (E) NE ADAMS DAIRY PKWY	50'	50'
INTERIOR SIDE (W)	20'	20'
FRONT (N) NE CORONADO DR	25'	25'
LANDSCAPE BUFFER		
	REQUIRED	PROVIDED
FRONT (E) NE ADAMS DAIRY PKWY	25'	25'
INTERIOR SIDE (W)	N/A	N/A
FRONT (N) NE CORONADO DR	25'	25'
PARKING		
REQUIRED PARKING: STANDARD	1 PER 250 SF = 379	
REQUIRED PARKING: GARDEN CENTER	1 PER 750 SF = 33	
REQUIRED PARKING: OUTDOOR STORAGE	1 PER 1000 SF = 12	
TOTAL REQUIRED:	424	
PROVIDED PARKING (WITH ADA)	414	
NEW PROPOSED PROVIDED	343	

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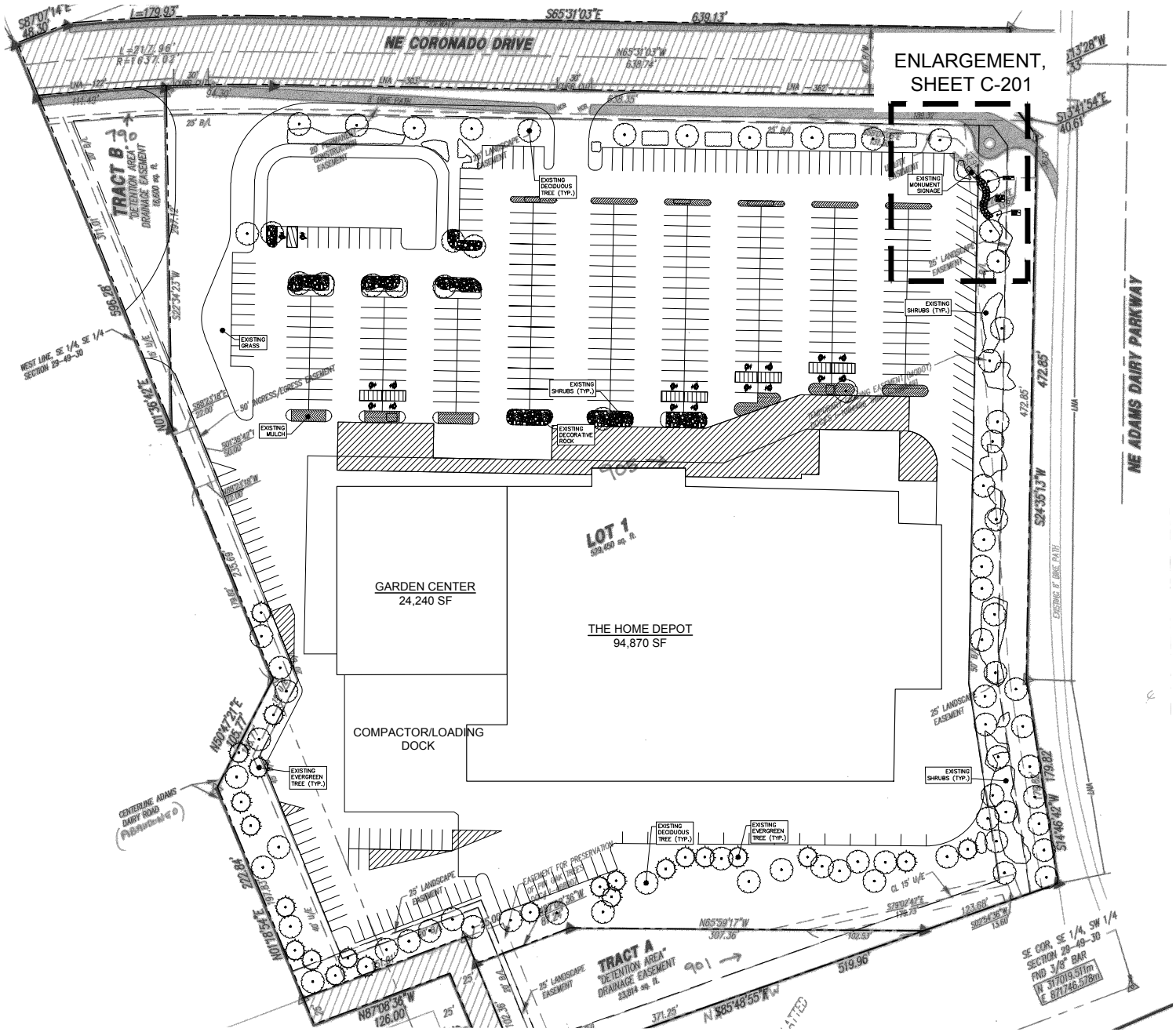
KHA PROJECT 047096430
DATE 07/11/2024
SCALE AS SHOWN
DESIGNED BY BPT
DRAWN BY BPT
CHECKED BY PVR

SITE PLAN

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

SHEET NUMBER
C-100

30 SPACES
101 SPACE



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	ED		EXISTING DECIDUOUS TREE / EXISTING DECIDUOUS TREE
	EE		EXISTING EVERGREEN TREE / EXISTING EVERGREEN TREE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	EM		EXISTING MULCH / EXISTING MULCH
	ER		EXISTING ROCK / EXISTING ROCK
			EXISTING SHRUBS

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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KHA PROJECT	047096430
DATE	10/28/2024
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMS

OVERALL LANDSCAPE PLAN

THD 3024 BLUE SPRINGS

PREPARED FOR
THE HOME DEPOT

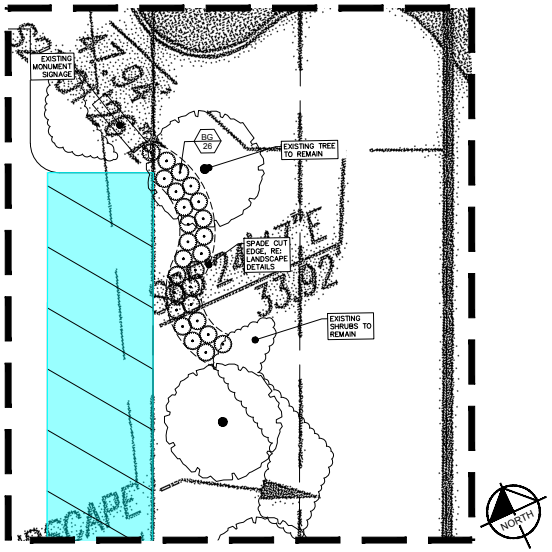
JACKSON COUNTY MO

SHEET NUMBER
C-200

Plotted By: Moreno, Michael Sheet Set: BLUE SPRINGS, 3024 Layout: C-200_OVERALL LA PLAN October 28, 2024 01:23:44pm K:\MSR_LDEV\Home depot_Legal\3024 blue springs\CAD\standard\C-200_LANDSCAPE PLAN.dwg
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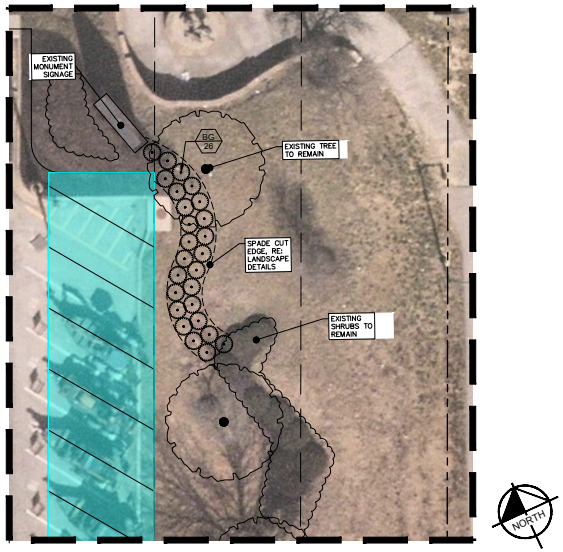
ENLARGEMENT SITE PLAN

SCALE: 1-10



ENLARGEMENT AERIAL

SCALE: 1-10



PLANT SCHEDULE

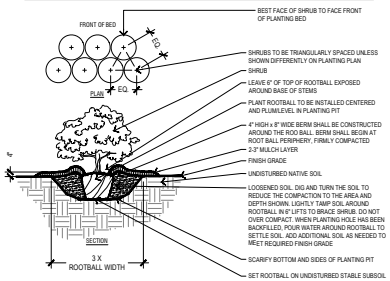
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	ED		EXISTING DECIDUOUS TREE / EXISTING DECIDUOUS TREE
	EE		EXISTING EVERGREEN TREE / EXISTING EVERGREEN TREE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS							
	BG	26	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	CONT.	3' HT. MIN.	36" O.C.	FULL & MATCHING

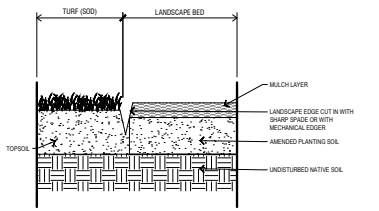
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	EM		EXISTING MULCH / EXISTING MULCH
	ER		EXISTING ROCK / EXISTING ROCK
			EXISTING SHRUBS

NOTES:
1. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT
2. RE: PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT



A TYPICAL SHRUB PLANTING

3" = 1'



B LANDSCAPE EDGE

1 1/2" = 1'

PLANTING NOTES:

1. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
2. CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
3. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
5. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
6. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
7. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
8. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS---REFERENCE LANDSCAPE PLAN.
9. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH---REFERENCE LANDSCAPE PLAN.
10. LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
12. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
14. ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
15. FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

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10/29/2024

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KHA PROJECT 047096430
DATE 10/28/2024
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMS

LANDSCAPE ENLARGEMENTS

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

SHEET NUMBER C-201

Plotted By:Moreno, Michael Sheet Set:BLUE SPRINGS, 3024 Layout:C-200 LANDSCAPE PLAN October 28, 2024 01:23:49pm K:\KBR_LSD\Norma_dwgs_Legal\3024 blue springs\CAD\standards\C-200 LANDSCAPE PLAN.dwg
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October 30, 2024

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

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

Home Depot is applying for a Conditional Use and review of Schedule C Off-Street Parking Study to allow for outdoor storage of live goods, palleted goods, sheds, and large retail equipment.

Permanent:

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

Supplemental Materials:

- Schedule C Off-Street Parking Study: 71 space impact
- Site Plan dated October 29, 2024

Said outdoor storage is reflected via color coding on the site plan with an updated data table to reflect the net loss of spaces.

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

Sincerely,



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

Received
10/30/2024

Kimley»Horn

MEMORANDUM

To: Katie Fitzjarrald

From: Cory H. Greene, P.E., PTOE

Date: 10/30/2024

Subject: Parking Evaluation – The Home Depot #3024, Blue Springs, MO

INTRODUCTION

As requested by Blue Springs, we have performed an evaluation of parking related impacts from the proposed parking space reductions for the Home Depot located at 905 NE Coronado Drive, Blue Springs, Missouri. The proposed reductions will decrease the number of available parking spaces from four hundred fourteen (414) to three hundred forty-three (343). The evaluation of parking related impacts includes parking generation comparison to other home improvement stores based on Institute of Transportation Engineers (ITE) *Parking Generation Manual 6th Edition* data and parking lot sizes from other similar Home Depot facilities. The results of the evaluation are discussed below.

ITE Parking Generation

The parking generation for the store size was estimated based on data contained in the Institute of Transportation Engineers (ITE) *Parking Generation Manual 6th Edition* for Land Use Code 862 – Home Improvement Superstore. The lower and upper bounds of the ninety-fifth (95th) percentile were used to estimate a range for the ***peak parking demand on a Saturday***. The data for the Home Depot in Blue Springs is shown below.

Location/Land Use Code & Description	Indoor Space (S.F.)	Peak demand (Lower bound)	Peak demand (Upper bound)
905 NE Coronado Drive, Blue Springs, MO 64014 / Land Use Code 862	*94,870*	*284*	*331*

The proposed reduction at the Blue Springs parking lot to 343 spaces exceeds the minimum required upper bound peak demand on a Saturday, based on data contained in the ITE *Parking Generation Manual 6th Edition.* Based on the information above, the site can operate with the proposed decrease in overall parking spaces.

Received
10/30/2024

Parking Generation

Kimley-Horn received data for three (3) other parking lots and Home Depot facilities in Missouri and has sample data from two (2) other stores outside of Missouri for comparison purposes.

The data for the facilities is shown below.

Location	Indoor Space (S.F.)	Lot Size (# Spaces)	Indoor Space (1,000SF)/ Lot Size
905 NE Coronado Drive, Blue Springs, MO 64014	*94,870*	*414 (existing)*	*0.23*
		343 (proposed)	*0.28*
4210 S. Lees Summit Road, Independence, MO 64055	*111,847*	*595*	*0.19*
651 SE Oldham Pkwy, Lee's Summit, MO 64081	*116,082*	*577*	*0.20*
4707 Bannister Road, Kansas City, MO 64137	*113,969*	*571*	*0.20*
60 SW 12th Ave, Deerfield Beach, FL 33442	*83,130*	*258*	*0.32*
41 Spring St, Wilkes-Barre, PA 18702	*126,365*	*367*	*0.34*
Average of 5 Comparable Stores	***110,279***	***474***	***0.25***

Based on the results from the data provided for the similar facilities, the following averages were calculated:

- Indoor Space = 110,279 square feet
- Lot Size = 474 spaces
- Ratio of building square footage to parking spaces = 0.25

The data for the existing Home Depot facility in Blue Springs indicates that based on the ratio of square footage to parking size, with the proposed reduction in parking spaces, the site is very similar to the average of other comparable stores.

Received
10/30/2024

Summary

Based on the results of the comparison to ITE Parking Generation Data the proposed reduction in parking spaces (343 proposed) still exceeds the highest projected peak demand of the store on a Saturday (331). Based on the comparison to other stores within the area, and other samples outside of the region, the proposed reduction in parking spaces still yields a building square footage to parking lot size ratio that is similar to the overall average.

If you have any questions, please feel free to contact me at (717) 803-8192 or Cory.Greene@Kimley-Horn.com.

Sincerely,

Cory H. Greene, P.E., PTOE
Transportation Engineer

Received
10/30/2024

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: SoAXoFWz9eQhH9UhXW4b
Home Depot

AFFIDAVIT OF PUBLICATION: #2717000

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Sep. 28, 2024

Sherry Groves
Authorized Agent

Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $148.76

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE

Conditional Use Permit I CUP-08-24-9283
"Home Depot of Blue Springs"
905 NE Adams Dairy Parkway
Parcel # 36-500-03-37-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 14, 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, Katie Fitzjarrald of Kimley-Horn and Associates, on behalf of the property owner, The Home Depot, for approval of a Conditional Use Permit to allow for the Freestanding/ Outdoor Retail Sales/Service land use on 11.11 +/- acres at 905 NE Adams Dairy Parkway. 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:

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

CITY OF BLUE SPRINGS
Planning Commission
By: Traci Breshears I Community Development

The City Council of the City of

Blue Springs will also hold a public hearing on the above noted Conditional Use Permit on **Monday, October 21, 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, September 28, 2024
E-MAIL TO THE EXAMINER :
legals@examiner.net
09/25/2024

Published in the Examiner, Sep 28, 2024

2717000

The City of Blue Springs Missouri

Planning Application

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

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

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

Home Depot 3024 - Outdoor Storage
Project Name

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

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

APPLICATION (*check all that apply*)

LAND USE
- [x] 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
- [x] 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 - parking
- [ ] Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

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

Applicant Signature — Date

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

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

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

X — 8-12-2024

Property Owner Signature — Date

Received
10/30/2024

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~~ memo; etc. on 8.5"x11"	2 sets
☒	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

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

Received

10/30/2024

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

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

ENGINEER

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
10/30/2024

FEE CALCULATION TABLE

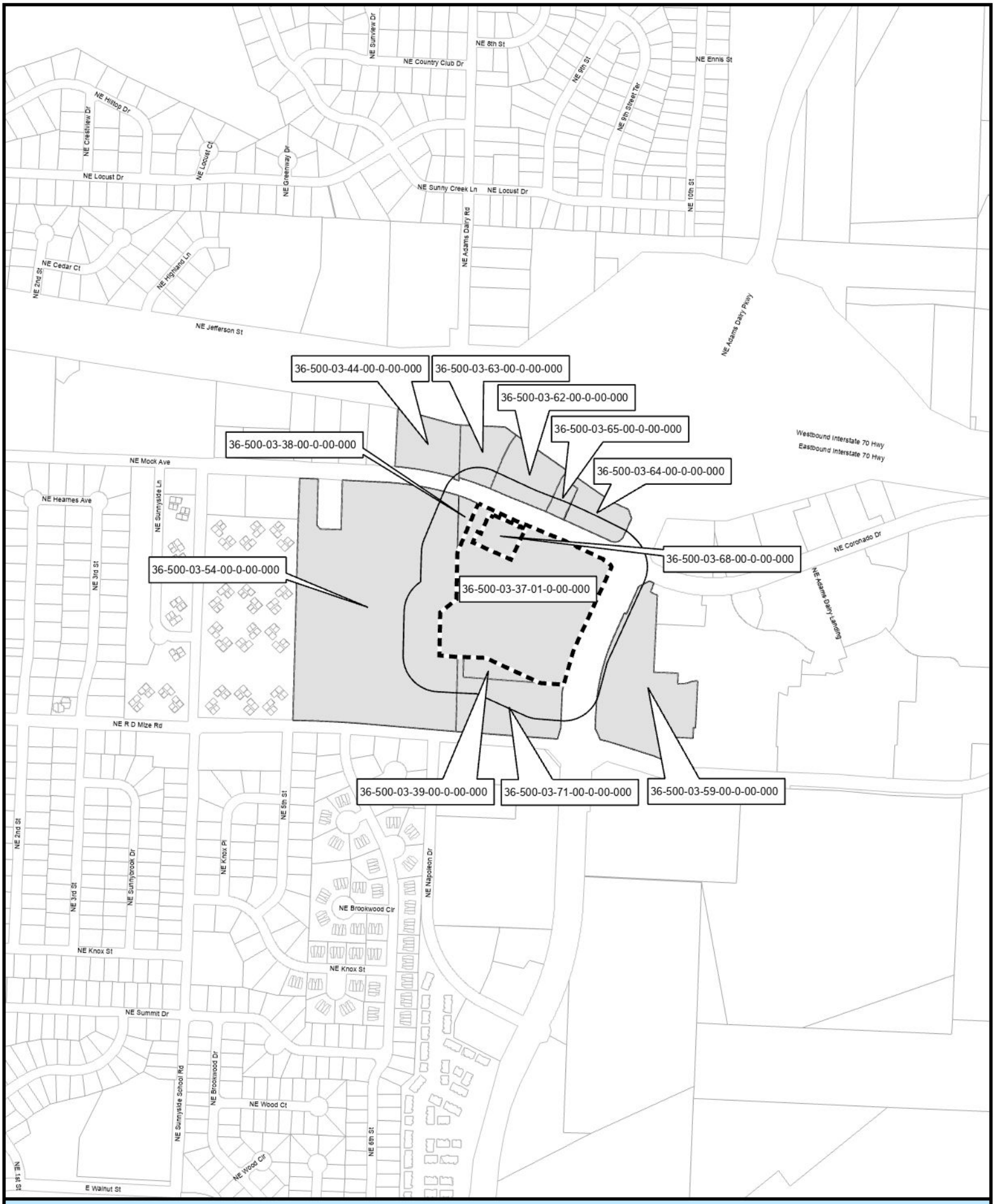
	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$ _____
DEAX	De-Annexation	$468 + Public Hearing[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$ _____
RZ	Rezoning	$468 + Public Hearing[1]		$ _____
	General Development Plan	$0 + Public Hearing[1]		$ _____
	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: #_____		$ _____

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

10/30/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-500-03-44-00-0-00-000	621 NE CORONADO DR	BLUE SPRINGS	MO	64014	LUCKY DOG HOLDINGS LLC	7701 E KELLOGG STE 220 WICHITA, KS 67207
36-500-03-59-00-0-00-000	1010 NE CORONADO DR	BLUE SPRINGS	MO	64014	ACS ADAMS DAIRY LANDING MO LLC	350 PINE ST STE 800 BEAMONT, TX 77701
36-500-03-68-00-0-00-000	800 NE CORONADO DR	BLUE SPRINGS	MO	64014	FAT PROPERTIES VI LLC	4010 MORATALLA DR SAN DIEGO, CA 92130
36-500-03-63-00-0-00-000	701 NE CORONADO DR	BLUE SPRINGS	MO	64014	NADG NNN ATT-SN (MO) LP	3131 MCKINNEY AVE STE L-10 DALLAS, TX 75204
36-500-03-64-00-0-00-000	951 NE CORONADO DR	BLUE SPRINGS	MO	64014	CHICK-FIL-A INC	5200 BUFFINGTON RD ATLANTA, GA 30349
36-500-03-65-00-0-00-000	901 NE CORONADO DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS CORONADO LLC	1221 BRICKELL AVE STE 1400 MIAMI, FL 33131
36-500-03-37-01-0-00-000	905 NE ADAMS DAIRY PKWY	BLUE SPRINGS	MO	64014	HD DEVELOPMENT OF MARYLAND INC	PO BOX 105842 ATLANTA, GA 30348-5842
36-500-03-54-00-0-00-000	600 NE CORONADO DR	BLUE SPRINGS	MO	64014	WAL MART REAL ESTATE BUSINESS TRUST	PO BOX 8050 MS 0555 BENTONVILLE, AR 72716
36-500-03-38-00-0-00-000	790 NE CORONADO DR	BLUE SPRINGS	MO	64014	HD DEVELOPMENT OF MARYLAND INC	PO BOX 105842 ATLANTA, GA 30348-5842
36-500-03-62-00-0-00-000	801 NE CORONADO DR	BLUE SPRINGS	MO	64014	JEONG MOC	853 DEERING CT WEST CHICAGO, IL 60185
36-500-03-39-00-0-00-000	901 NE ADAMS DAIRY PKWY	BLUE SPRINGS	MO	64014	HD DEVELOPMENT OF MARYLAND INC	PO BOX 105842 ATLANTA, GA 30348-5842
36-500-03-71-00-0-00-000	807 NE R D MIZE RD	BLUE SPRINGS	MO	64014	CENTERPOINT MEDICAL CENTER OF INDEPENDENCE LLC	ONE PARK PLZ NASHVILLE, TN 37202



The City of Blue Springs Missouri

CUP-08-24-9283 | SPDR-08-24-9284
Home Depot of Blue Springs
Parcel 36-500-03-37-31-0-00-000
185' NOTIFICATION MAP

N

1 inch = 625 feet
Date: 9/20/2024

Blue Springs, Missouri
Community Development

September 27, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-08-24-9283
"Home Depot of Blue Springs"
905 NE Adams Dairy Parkway
Parcel # 36-500-03-37-01-0-00-000

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, Katie Fitzjarrald of Kimley-Horn and Associates, on behalf of the property owner, The Home Depot, for approval of a Conditional Use Permit to allow for the Freestanding/Outdoor Retail Sales/Service land use on 11.11 +/- acres at 905 NE Adams Dairy Parkway.

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, October 14, 2024 @ 6:30 p.m.
&
City Council – Monday, October 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.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Introduced by Councilmember _____ BILL NO. 5273
(CUP-08-24-9283)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE "OUTDOOR RETAIL SALES/SERVICE" AND (FREESTANDING RETAIL SALES/SERVICE) LAND USES IN THE "GB/ADP-O" (GENERAL BUSINESS/ADAMS DAIRY PARKWAY-OVERLAY ZONING DISTRICT) LOCATED AT 905 NE ADAMS DAIRY PARKWAY IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR THE HOME DEPOT

WHEREAS, proper application having been made to approve a Conditional Use Permit (CUP) for property hereinafter described; and

WHEREAS, after review of the CUP 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, where said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on October 14, 2024, where the applicant requested to continue said hearing to a date certain of November 12, 2024; and

WHEREAS, a public hearing was held on November 12, 2024, by the Planning Commission, after said hearing, recommended that the application for the CUP be approved; and

WHEREAS, thereafter a public hearing was held by the City Council on November 18, 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 CUP is appropriate at this location and be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE 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 CUP approved by this Ordinance. The site is legally described as:

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

00 SEC E 19.18' TH N 24 DEG 30 MIN 00 SEC E 102.69' TH S 65 DEG 31 MIN 19 SEC E 18.66' TH N 24 DEG 28 MIN; 41 SEC E 12' TO TRU POB AND EX PT IN RD)

Section 2. The land covered within this CUP and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the CUP approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said CUP shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its November 12, 2024, meeting and to the City Council at its November 18, 2024, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this CUP, 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 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.

2. The conditionally permitted land uses approved with this application shall remain in the areas on the site depicted on the Site Plan and shall not expand in footprint without approval of a revised Conditional Use Permit or a revised Schedule C Parking Study.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
November 18, 2024

EXHIBITS FOR PUBLIC HEARING

209 NW 11TH STREET
REZONING
(RZ-09-24-9341)

EXHIBIT #1 City Council Information Form dated November 13, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in the Examiner on October 26, 2024; 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 Ordinances (by reference); 2014 Comprehensive Plan (by reference) and Bill approving Rezoning

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 13, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City 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 the property owner, Jaime Rusell, for consideration to approve a Rezoning (RZ-09-24-9341) of 0.13+/- acres of property from "LI" (Light Industrial) to "GB" (General Business) generally located northwest of the intersection of NW 11th Street and W Main Street. The property is addressed 209 NW 11th Street. Upon conclusion of the public hearing, a Bill approving the Rezoning will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant and property owner, Jaime Russell is requesting to rezone 0.13 +/- acres of property from "LI" (Light Industrial) to "GB" (General Business). Since the property is already developed, and no new property improvements are proposed, a General Development Plan (GDP) is not required. A photography studio previously operated at 209 NW 11th Street. More recently, the exterior of the building was improved by adding height to the front parapet wall, the installation of three awnings over the front entrance, new windows, and new paint.

The applicant desires to rezone the property to better align with the intent of the Downtown Master Plan (Plan), by allowing the permitted uses in the "GB" zoning district, as opposed to those allowed in the "LI" district. The property is located within the Core Area identified in the Plan and is north of Main Street. Staff believes that the zoning request to "GB" will act as an appropriate transition from the "T5" Urban Center district, which is characterized as mixed-use commercial and residential, towards the industrial land uses further north.

On November 12, 2024, the Planning Commission held a public hearing where they voted unanimously in favor of recommending approval of the Rezoning. There were no members from the public who spoke in favor or against the application.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 19, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of this rezoning request.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	November 12, 2024
Action:	Recommended Conditional Use Permit: 7 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 October 26, 2024; 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 Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving Rezoning

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: November 12, 2024 City Council: November 18, 2024
Project Name:	***209 NW 11th Street***
Site Location:	209 NW 11th Street
Project Request:	RZ-09-24-9341; Rezoning from "LI" (Light Industrial) to "GB" (General Business)

Applicant: Jaime Russell
Property Owner: Jaime Russell
Staff Planner: Christopher Willis, Associate Planner

Project Description: The applicant is requesting to rezone a 0.13 +/- acre property from "LI" (Light Industrial) to "GB" (General Business). Since the property is already developed, request for a General Development Plan (GDP) is not included.

Staff Recommendation: Staff recommends approval with conditions of the Rezoning application.

Previous Actions:

Date	Review Body	Action
N/A	N/A	No previous action at the subject property.

Future Applications: A building permit is required for any interior tenant finish.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" Light Industrial	Warehouse/Distribution Center
South:	"LI" Light Industrial	Office, Small
East:	"LI" Light Industrial	Health Club
West:	"LI" Light Industrial	Warehouse/Distribution Center

REZONING ANALYSIS

Existing Zoning: "LI" (Light Industrial)
Existing Land Use: Vacant
Proposed Zoning: "GB" (General Business)
Proposed Land Use: Any permitted land uses allowed in the "GB" zoning district.

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 "Distinct Destination," which is defined as a mix of larger-scale and regionally significant land uses that are

different from other places in Blue Springs and the region. These areas may include a mix of retail, service/entertainment, office, institutional/civic or light industrial land uses, but a unique land use policy for each area emphasizes different uses, patterns and characteristics that make the destinations distinct. The scale and intensity of development in these areas requires a supporting system of street networks, pedestrian circulation and civic/open spaces to strengthen the destination and created a defined focal point as a catalyst for development.

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 was designated to be part of the C3 Area Specific Plan. However, the C3 Area Specific Plan was never studied in enough to be formulated and included in the 2014 Comprehensive Plan. This property and request more appropriately aligns with the Downtown Master Plan (DMP), published in March 2024. The goal of the DMP is to ensure that Downtown is supported and connected. The DMP classified the subject property as being in the "Core Area," which is described in the Master Plan as:

> The Core of Main Street is the image-center of downtown. The area boasts signature businesses that are key to building momentum for downtowns, such as restaurants, bars, retail stores, coffee shops and a brewery. While these amenities exist, the district is still working towards enhancing activities for customers to demonstrate downtown as a "unified district".

The proposed zoning for the property helps contribute towards the goals of the DMP. The applicant has stated in their narrative that the intention would be to attract new businesses to Downtown and nearby properties, including but not limited to restaurants, breweries, and other retail shops that more closely align with the DMP.

Rezoning: The intent of the "GB" zoning district is defined in Section 404.140, as follows:

> The GB, General Business District is intended to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts. The GB District is particularly appropriate adjoining a major highway. Such an area draws highway uses such as restaurants, service stations, and motels, which are not totally compatible with shopping center developments, but which may be grouped together advantageously as highway service centers.

Section 404.110.C references the building types permitted in the "GB" district, including small commercial, general commercial, pad site, and small industrial/workshop as outright permitted, and live/work, mixed-use, small civic, and prominent civic as limited. The existing building on the property is approximately 2,000 sq ft and is categorized as a small commercial building.

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 from "LI" to "GB" is in accordance with the 2014 Comprehensive Plan as it encourages land uses that are more appropriately aligned with the DMP and are compatible with the neighboring and adjacent properties to the east, which are business and service related. The location of this property and immediate surrounding area to the east spanning to Hwy 7, largely consists of office and service uses.

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

   STAFF RESPONSE: The "GB" (General Business) zoning district is intended to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts. While the property is within the "Core Area" of the DMP, it is geographically on the northern fringe. With this in mind, staff believes this request will help transition the more intense commercial land uses and development types along Main Street towards the north and promote uses that are better aligned with the intent of the "Core Area" than the current "LI" zoning designation.

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: The rezoning request will complement the existing zoning district of the properties to the east and help further the intent of the DMP. As stated, the goal of the DMP is to ensure that Downtown is supported and connected. The DMP classified the subject property as being in the "Core Area". The proposed rezoning from "LI" to "GB" would allow permitted uses that further the goals stated in the DMP. Staff does not believe that a negative precedent would result from the approval of the application, however, a denial could show that the City is unwilling to rezone properties within the "Core Area," limiting the DMP's effectiveness.

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

   STAFF RESPONSE: The subject property is already developed with a small parking lot and a 2,000 +/- sq ft small commercial building.

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 existing, and no significant development is being proposed as part of the scope of this application. Staff does not believe that there would be any significant increase in the demand for service, facilities or programs.

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 request to rezone the property from “LI” to “GB” is justified as the permitted land uses will better align with the intent of the “Core Area” of the DMP. The approval of the new DMP is considered a change in conditions for the property and general area.

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: Staff recommends approval of this rezoning request.

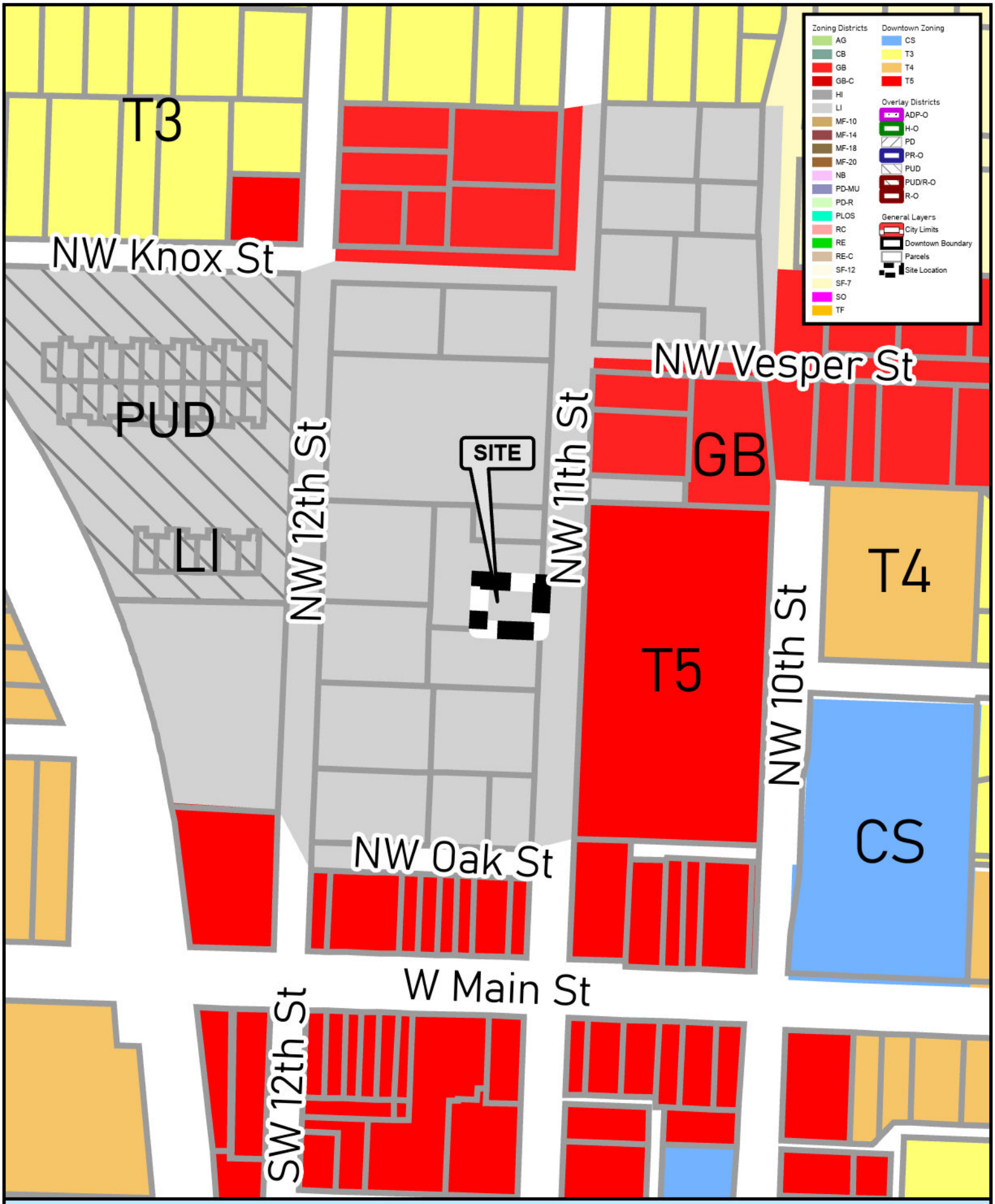


The City of Blue Springs Missouri

RZ-09-24-9341
209 NW 11TH STREET
Parcel 35-710-19-39-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 167 feet
Date: 10/10/2024



The City of Blue Springs Missouri

RZ-09-24-9341
209 NW 11TH STREET
Parcel 35-710-19-39-00-0-00-000
SITE LOCATION MAP

N

1 inch = 167 feet

Date: 10/10/2024

209 NW 11t St - Rezoning Request
Narrative

Rezoning is requested for the commercial property at 209 NW 11th St, Blue Springs, MO 64015 (legal description provided below) for the purpose of expanding allowable use types for potential new tenants to operate in the facility according to the zoning ordinances of the City of Blue Springs. The property is currently zoned Light Industrial (LI) and has been operating as a photography studio since 2020.

Rezoning of the property is in alignment with current Development Policies, especially as they relate to the Downtown Master Plan 2024. Rezoning to General Business will expand the possible business types that can operate in the building, encouraging the revitalization and growth of businesses and activities in the northwest quadrant of the Core Area.

The immediately surrounding neighborhood has benefitted from new businesses investing in the Downtown district in the last five years. The 2019-2020 remodel of 209 NW 11th St boosted the visual appeal of the area, which continued with the 2022 remodel and improvement of the adjacent building at 201 NW 11th St (Loving Cup). The neighborhood is changing for the better as businesses see the blight transforming to reinvestment in the area. This zoning change will allow for continued growth in the Downtown district that will hopefully encourage additional development and improvements in the future.

There are other General Business zoned areas close to the property: north along 11th Street and also along Vesper Street from 7 Highway to 11th St.

Rezoning this property is not expected or anticipated to result in a significant increase of traffic or to cause any concerns with traffic conditions.

The applicant assumes no platting or re-platting is required for this request.

Legal Description:

“All that part of the Northeast Quarter, Section 36, Township 49, Range 31 Blue Springs, Jackson County, Missouri, described as follows: Beginning at a point 520.00 feet South of the Southeast corner of Lot 1, Block 1, TOWN OF BLUE SPRINGS, said point being the Southeast corner of Lot 4, Block 7, said TOWN OF BLUE SPRINGS;

thence West along the South line of said Lot 4, 86.65 feet; thence North 65.00 feet; thence East. 86.65 feet to the East line of said Lot 4; thence South 65.00 feet to the point of beginning."

SEC 36 TWP 49 RNG 31; PT OF NE 1/4 BEG 520' S OF SE COR LOT 1 BLK 1 TH W 86.65' TH; N 65' TH E 86.65' TH S 65' TO POB

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #: RZ-09-24-9341
PC MEETING: 11/12/2024
CC MEETING: 11/18/2024
BOA MEETING:
NEWSPAPER: 10/26/2024
NOTICE LETTERS: 10/25/2024
PLANNER: Chris Willis

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

Rezoning Commercial Property at 209 NW 11th St

Project Name

209 NW 11th St, Blue Springs, MO 64015	See Page 2 and Attachment
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)	**Legal Description (attach as a separate page if too large)**

LI	GB		0.13	1
Existing Zoning	**Existing Land Use**	**Proposed Zoning**	**Proposed Land Use**	**Total Acreage**	**# of Proposed Lots**

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

Jaime Russell	Anthem Photography	816-914-2651	jaimeruss@gmail.com
Name of Applicant	**Company**	**Phone**	**Email Address**

2006 SW Sandstone Ct	Blue Springs	MO	64014
Address	**City**	**State**	**Zip Code**

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 _____ 9/25/24

Applicant Signature **Date**

Jaime Russell	816-914-2651	jaimeruss@gmail.com
Name of Property Owner	**Phone**	**Email Address**

2006 SW Sandstone Ct	Blue Springs	MO	64015
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 _____ 9/25/24

Property Owner Signature **Date**

Received
09/27/2024 8:14:48 AM

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

PROJECT DESCRIPTION:

Request is to rezone the existing commercial property at 209 NW 11th St from current zoning of Light Industrial (LI) to General Business (GB).

Legal Description:

"All that part of the Northeast Quarter, Section 36, Township 49, Range 31 Blue Springs, Jackson County, Missouri, described as follows: Beginning at a point 520.00 feet South of the Southeast corner of Lot 1, Block 1, TOWN OF BLUE SPRINGS, said point being the Southeast corner of Lot 4, Block 7, said TOWN OF BLUE SPRINGS; thence West along the South line of said Lot 4, 86.65 feet; thence North 65.00 feet; thence East. 86.65 feet to the East line of said Lot 4; thence South 65.00 feet to the point of beginning."

SEC 36 TWP 49 RNG 31; PT OF NE 1/4 BEG 520' S OF SE COR LOT 1 BLK 1 TH W 86.65' TH; N 65' TH E 86.65' TH S 65' TO POB

Received
09/27/2024 8:14:50 AM

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

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
09/27/2024 8:14:50 AM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 **+ Public Hearing[1]**		$ _____
DEAX	De-Annexation	$468 **+ Public Hearing[1]**		$ _____
	LAND USE			
CUP	Conditional Use	$468 **+ Public Hearing[1]**		$ _____
RZ	Rezoning	$468 **+ Public Hearing[1]**		$ 468
	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
09/27/2024 8:14:50 AM

EXHIBIT A - LEGAL DESCRIPTION

All that part of the Northeast Quarter, Section 36, Township 49, Range 31, Blue Springs, Jackson County, Missouri, described as follows: Beginning at a point 520.00 feet South of the Southeast corner of Lot 1, Block 1, TOWN OF BLUE SPRINGS, said point being the Southeast corner of Lot 4, Block 7, said TOWN OF BLUE SPRINGS; thence West along the South line of said Lot 4, 86.65 feet;· thence North 65.00 feet; thence East. 86.65 feet to the East line of said Lot 4; thence South 65.00 feet to the point of beginning.

Received
09/27/2024 8:14:40 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: 3XsUt3xoFDH3ut6ukDDG
Rezone | RZ-08-24-009290

AFFIDAVIT OF PUBLICATION: #2822190

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Oct. 26, 2024

Sherry Groves

Authorized Agent

Leanne Kaufenberg

Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $101.87

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE

Rezone | RZ-08-24-009290
"209 NW 11th Street"
209 NW 11th Street
Parcel
 # 35-710-19-39-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Tuesday, November 12, 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, Jaime Russell, of Anthem Photography. Ms. Russell has applied for approval of a Rezoning from "LI" Light Industrial to "GB" General Business for the 0.13+/- acre property located at 209 NW 11th 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:

SEC 36 TWP 49 RNG 31: PT OF NE 1/4 BEG 520' S OF SE COR LOT 1 BLK 1 TH W 86.65' TH; N 65' TH E 86.65' TH S 65' TO POB

CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis,
Associate Planner

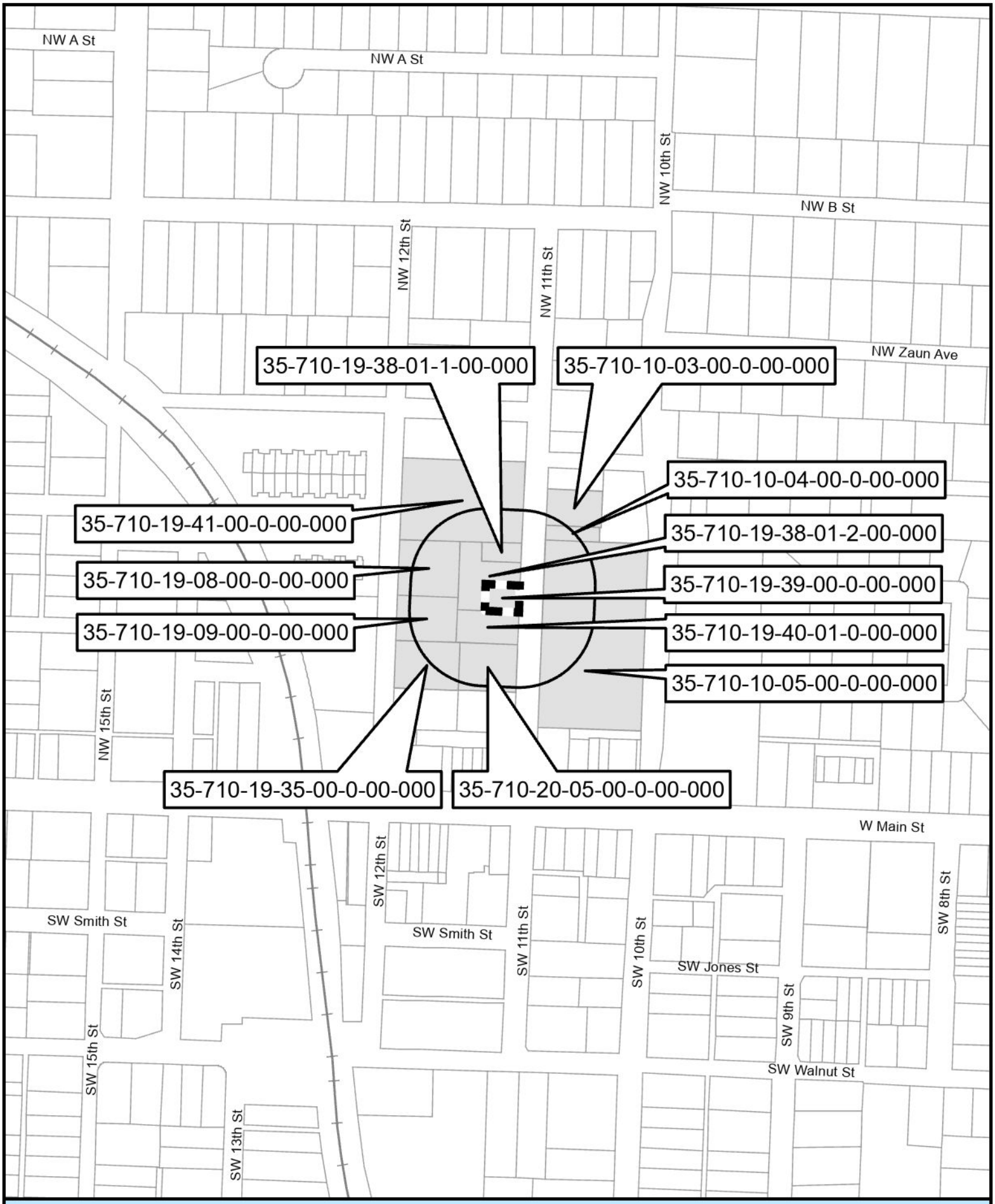
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning application on Monday, November 18, 2024, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Oct 26, 2024

2822190

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
35-710-19-39-00-0-00-000	209 NW 11TH ST	BLUE SPRINGS	MO	64015	RUSSELL JAMIE	2006 SW SANDSTONE CT BLUE SPRINGS, MO 64014
35-710-10-03-00-0-00-000	306 NW 11TH ST	BLUE SPRINGS	MO	64015	OSBORNE CHARLES WESLEY & RUTH ZELMA	2514 STILL MEADOWS LN BLUE SPRINGS, MO 64015
35-710-19-41-00-0-00-000	304 NW 12TH ST	BLUE SPRINGS	MO	64015	BROGDON MACHINE INC	304 NW 12TH ST BLUE SPRINGS, MO 64015
35-710-19-09-00-0-00-000	202 NW 12TH ST	BLUE SPRINGS	MO	64015	REGION LAND PROPERTIES LLC	800 NW BLOSSOM CT BLUE SPRINGS, MO 64015
35-710-19-40-01-0-00-000	201 NW 11TH ST	BLUE SPRINGS	MO	64015	GRAEVE ENTERPRISES LLC	700 FAIRACRES RD OMAHA, NE 68132
35-710-19-35-00-0-00-000	110 NW 12TH ST	BLUE SPRINGS	MO	64015	MOJO BUILDINGS LLC	34 R ST LAKE LOTAWANA, MO 64086
35-710-10-05-00-0-00-000	200 NW 11TH ST	BLUE SPRINGS	MO	64015	MAXIMUS DEVELOPMENT LLC	200 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-10-04-00-0-00-000	304 NW 11TH ST	BLUE SPRINGS	MO	64015	EBERT JAMES LEE & LINDA LEE-TRUSTEES	33604 E CORN SPUR LONE JACK, MO 64070
35-710-20-05-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	MOJO BUILDINGS LLC	34 R ST LAKE LOTAWANA, MO 64086
35-710-19-38-01-1-00-000	301 NW 11TH ST	BLUE SPRINGS	MO	64015	MORRIS MIKE J & D JEANNE	8903 S HARDWAW RD OAK GROVE, MO 64075
35-710-19-08-00-0-00-000	206 NW 12TH ST	BLUE SPRINGS	MO	64015	RICZO ANTHONY J | RICZO ROBERT F | RICZO	206 NW 12TH ST BLUE SPRINGS, MO 64015 | 206 NW 12TH ST BLUE SPRINGS, MO 64015 | 206 NW 12TH ST BLUE SPRINGS, MO 64015
35-710-19-38-01-2-00-000	303 NW 11TH ST	BLUE SPRINGS	MO	64015	DUMAS VIRGIL W & DOROTHY L	2400 ROANOKE CRT BLUE SPRINGS, MO 64015



The City of Blue Springs Missouri

RZ-09-24-9341
209 NW 11TH STREET
Parcel 35-710-19-39-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 300 feet
Date: 10/10/2024

Blue Springs, Missouri
Community Development

October 25, 2024

Ref: Public Hearing: Rezone | RZ-09-24-9341
209 11th Street
209 NW 11th Street
Parcel # 35-710-19-39-00-0-00-000

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, Jaime Russell, of Anthem Photography, for approval of a Rezoning from "LI" Light Industrial to "GB" General Business for the 0.13 +/- acres located at 209 NW 11th 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 - Tuesday, November 12, 2024 @ 6:30 p.m.
&
City Council – Monday, November 18, 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

Traci Breshears
Administrative Assistant

Introduced by Councilmember _____ BILL NO. 5274
(RZ-09-24-9341)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY ADDRESSED 209 NW 11TH STREET, CONSISTING OF 0.13 +/- ACRES OF LAND, FROM "LI" (LIGHT INDUSTRIAL) TO "GB" (GENERAL BUSINESS)

WHEREAS, proper application having been made to approve a Rezoning (RZ-09-24-9341) for property hereinafter described; and

WHEREAS, after review of the Rezoning with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achieve quality development, in which it has been determined that the application has met; 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 on November 12, 2024, which Commission, after said hearing, recommended that the application for the Rezoning 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 application was appropriate at the location herein described; and

WHEREAS, thereafter a public hearing was held by City Council on November 18, 2024; and

WHEREAS, the City of Blue Spring, Missouri has determined that the Rezoning is appropriate at this location and be approved.

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

Section 1. The following described tract of real estate is hereby rezoned from LI to GB. This site is legally described as:

SEC 36 TWP 49 RNG 31; PT OF NE 1/4 BEG 520' S OF SE COR LOT 1 BLK 1 TH W 86.65' TH; N 65' TH E 86.65' TH S 65' TO POB

Section 2. The Unified Development Code (UDC) Section 403.045 requirement that a General Development Plan application must accompany any Rezoning application is hereby waived for this Rezoning application (RZ-09-24-9341). Future development of the site including Rezoning, Preliminary Plat, or other development applications, as determined by the Director of Community Development, shall be required to obtain General Development Plan approval.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 21, 2024 **CONTRACT NO.**

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

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

ISSUE/REQUEST

Passage of a Bill approving a Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri, also known as the Metropolitan Community College.

BACKGROUND/JUSTIFICATION

The Police Department has previously used the Emergency Vehicle Operations Course (EVOC) for high-speed emergency vehicle operation training located at the Precision Driving Center operated bythe Metropolitan Community College (MCC). The Department conducts this type of training at least biennially to satisfy training requirements. MCC requires a Facility Use Agreement to use the EVOC for these training purposes. This type of training is essential for Officers in the handling of police patrol vehicles at high speeds.

FINANCIAL IMPACT

Contractor:	Junior College District of Metropolitan Kansas City, Missouri a/ka/ the Metropolitan Community College
Amount of Request/ Contract:	$ 2,480
Amount Budgeted:	$155,000
Budget Year:	FY 2024-25
Funding Source/Account #:	100-20050-530300
Account Balance:	$138,785 Date: 11/7/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 2, 2025	May 30, 2025
Years and Months Contract in effect	**Number of times renewable**
1 month	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. Ordinance with Facility Use Agreement attached as Exhibit "A."

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5275

ORDINANCE NO. ____

AN ORDINANCE APPROVING A FACILITY USE AGREEMENT BETWEEN THE CITY OF BLUE SPRINGS AND THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI

WHEREAS, the Blue Springs Police Department requires use of the Precision Driving Center operated by the Junior College District Metropolitan Kansas City, Missouri also known as Metropolitan Community College (MCC) for two days for training purposes; and,

WHEREAS, MCC requires the completion of a Facility Use Agreement and subsequent payment for use of the Precision Driving Center

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 Facility Use Agreement between the City of Blue Springs and the Junior College District of Metropolitan Kansas City, Missouri for use of the Precision Driving Center in the amount of $2,480.00. A copy of the Contract is attached hereto as Exhibit "A" and is incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said contract.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

FACILITY USE AND SERVICE AGREEMENT

This Facility Use Agreement (Agreement) is made by and between the Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College (MCC), a public community college district and political subdivision of the State of Missouri, whose principal office is located at 3200 Broadway, Kansas City, Missouri 64111, and **City of Blue Springs, Missouri** (Lessee), whose principal office is located at **1100 SW Smith Street, Blue Springs, MO 64015.**

For good and valuable consideration as described herein, the parties hereto agree as follows:

1. Use and Condition of Premises and Equipment

1.1. Use and Condition of Premises. MCC agrees to grant to Lessee the use of the **Precision Driving Track**, at **MCC-Blue River East, located at 21227 E. 78 Highway, Indepedence, MO 64055** (Premises), for the express purpose of **Training** (Event). Lessee shall not use the Premises for any other purpose nor shall it use any other part of the Premises other than as stated hereunder. Lessee accepts the Premises in present condition and agrees to keep and maintain the same in as good condition as at present, free from debris, danger of fire or any nuisance, to commit no acts of destruction or other acts tending to injure or deface the property, or which may invalidate the insurance or increase the rates thereon, and at the expiration of this Agreement will deliver the same without notice to MCC in as good condition as when it received the same, ordinary wear and tear excepted. MCC shall not permit alcoholic drinks to be sold or provided on the Premises under any circumstance.

1.2. Use and Condition of Equipment. MCC agrees to grant to Lessee the use of the equipment as standard to the Premises, and additional equipment that may be mutually agreed upon by the parties as described herein. Lessee understands and agrees that during the term of this Agreement, it shall be solely responsible for all equipment used or present in the Premises. Any equipment or services requested upon arrival may be invoiced after the conclusion of the Event.

2. Non-Standard Equipment. MCC agrees to provide to Lessee:

None requested

3. Term and Termination.

3.1. Term. The term of this Agreement shall take place **May 2, 2025 and May 30, 2025**, unless terminated earlier in accordance with the terms and conditions set forth herein. The term may be extended upon the mutual written agreement of the parties.

3.2. Termination. Each party reserves the right to terminate this Agreement with or without cause upon seven (7) days' written notice to the other party. Each party reserves the right to terminate this Agreement immediately if the other party fails to comply with any of the terms and conditions herein.

4. Schedule. MCC shall grant Lessee use of the Premises on the dates and times as **follows: May 2, 2025 and May 30, 2025, from 8:00 a.m. to 4:00 p.m.** Use of Premises excludes holidays, inclement weather closings, closures due to emergencies, or for any reason that use of the Premises is impracticable.

Such use of Premises excludes holidays, inclement weather closings, closures due to emergencies, or for any reason that use of the Premises is impracticable.

5. Minors. Each party acknowledges that if the Event activities involve minors, each party agrees to inform the other party if they have any knowledge of any injuries, or suspected abuse, or neglect of any minor Participant. Lessee will bear responsibility for reporting the same to the appropriate authorities, advise MCC that such a report was made, and provide verification of the same.

6. Fees. For and in consideration of the Use of the Premises and Equipment, Lessee shall pay MCC a total sum of **TWO THOUSAND FOUR HUNDRED AND EIGHTY DOLLARS AND ZERO CENTS ($2,480.00) per the payment schedule below.**

Due Date	Amount
Friday, April 12, 2025	$1,240.00
Monday, May 12, 2025	$1,240.00
Total	$2,480.00

7. Liability Requirements.

7.1. Insurance. Lessee agrees to maintain the following insurance throughout the term of this Agreement: a) workers' compensation and employer's liability for its employees in amounts as required by Missouri law; b) automobile insurance, to include uninsured and underinsured motorists, in the minimum amounts of $1,000,000 per occurrence and $2,000,000 in the aggregate; and c) general liability in the amounts of $1,000,000 per occurrence and $2,000,000 in the aggregate, which shall include students, participants, volunteers, property damage, and contractually assumed liability and name MCC as an additional insured listed as follows: **Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College; 3200 Broadway, Kansas City, MO 64111.** Upon the execution of this Agreement, Lessee agrees to provide MCC proof of insurance which shall include the stipulations hereunder and state that such coverage will not be cancelled without thirty (30) days written notice. Failure to so provide or maintain any insurance as requested hereunder will not relieve it of any contractual obligation or responsibility herein.

7.2. INDEMNIFICATION. ***TO THE EXTENT PERMITTED BY LAW,*** **LESSEE SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS MCC, ITS TRUSTEES, OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, COSTS, JUDGMENTS, OR OTHER FORMS OF LIABILITY, ACTUAL OR CLAIMED, INCLUDING REASONABLE ATTORNEYS' FEES, FOR INJURY OR DAMAGE TO PERSONS OR LOSS OR DAMAGE TO PROPERTY OCCURRING OR ALLEGEDLY OCCURRING IN CONNECTION WITH ANY ACTION, INACTION, OR CONDUCT COMMITTED BY LESSEE OR BY ITS OFFICERS, DIRECTORS, EMPLOYEES, STUDENTS, VOLUNTEERS, AGENTS, OR REPRESENTATIVES DURING THE TERM OF THIS AGREEMENT.**

7.3. No Waiver. The foregoing provisions shall not be deemed a relinquishment or waiver of any kind of applicable limitations of liability provided or available to MCC under applicable Missouri governmental immunities law.

8. Order of Precedence. In the event of a conflict or inconsistency between the terms and conditions of this Agreement and the terms and conditions of any exhibit, invoice, purchase order, website or other document attached hereto or incorporated herein by reference, the terms and conditions of this Agreement shall govern.

9. Notices. All communications relating to this Agreement shall be in writing and may be (i) hand delivered, (ii) sent by overnight courier, (iii) shall be deemed received within five (5) business days after mailing if sent by registered or certified mail, return receipt requested, or (iv) upon confirmation of receipt when sent by electronic mail to the parties at the addresses written below.

Notices to MCC shall be sent to:

Attn: Auxiliary and Contract Services
Metropolitan Community College
3200 Broadway
Kansas City, MO 64111
Email address for notices: Auxiliary.Services@mcckc.edu

Notices sent to Lessee shall be sent to:

Attn: Teri Horton-Sandlin
Blue Springs Police Department
City of Blue Springs, MO
1100 SW Smith St
Blue Springs, MO 64015
Email address for notices: tsandlin@bluespringsgov.com

10. No Solicitation. MCC does not permit on MCC's Premises the solicitation of products and/or services. Lessee acknowledges and agrees that solicitation is prohibited and warrants that Lessee shall not do any Solicitation.

11. Compliance with Law. Lessee will comply with all statutes, rules, regulations, and codes of the governmental agencies having jurisdiction over the property, project, and/or the Services; in addition, Lessee represents and warrants it will comply with all applicable local, state, and federal laws, rules, regulations, directives, and orders pertaining to the operations and activities undertaken by Lessee, including but not limited to those pertaining to public health, safety, and welfare.

12. Non-Discrimination. Lessee agrees not to discriminate against any employee or applicant for employment because of race, color, religion, age, sex, sexual orientation, gender identity, disability, national origin, veteran status or any other status protected by applicable law. **Lessee shall also abide by the requirements of 41 CFR § 60-300.5(a), and 41 CFR § 60-741.5(a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.**

13. Anti-Discrimination Against Israel. In accordance with Missouri Revised Statute Section 34.600, titled the "Anti-Discrimination Against Israel Act," each party certifies it is not currently actively or indirectly engaged in and shall not, for the duration of this agreement, actively or indirectly engage in a boycott of goods or services from the State of Israel and shall otherwise comply with the provisions of R.S.Mo. § 34.600.

14. No Debarment. Lessee represents that it is not debarred or suspended from doing business with the federal government and/or any state government and shall notify MCC if it becomes debarred or suspended during the Term of this Agreement.

15. Powers and Authority. Neither party may sign any document, perform any act, or make any commitment nor undertaking on behalf of the other party without such other party's express written consent.

16. No Agency. Nothing in this Agreement shall create an agency, partnership, or joint venture between MCC and Lessee.

17. Tobacco-Free Policy. Lessee agrees to strictly abide by MCC's tobacco-free policy, meaning all types of smoking and smokeless tobacco products are prohibited. At all times, MCC shall have the right to enforce such policy pursuant to the terms of this Agreement and under law.

18. Governing Law. This Agreement is governed by and constructed in accordance with the substantive laws of the State of Missouri, without regard to choice of law principals. The forum for all disputes, claims, causes, and actions arising under this Agreement shall be Kansas City, Jackson County, Missouri.

19. Severability. If, for any reason, any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.

20. Waiver. Failure of either party to insist upon strict performance of the terms of this Agreement shall not be construed as a waiver of such party's rights to later enforce any provision thereof.

21. Remedies. All rights and remedies of the parties, in law or equity, are cumulative and may be exercised concurrently or separately. The exercise of one remedy will not be an election of that remedy to the exclusion of other remedies.

22. Successors and Assignments. This Agreement shall not be assigned by either party without the prior written consent of the other party and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

23. Force Majeure.

(a) If a Force Majeure Event occurs, the party that is prevented by that Force Majeure Event from performing any one or more obligations under this Agreement (the "Nonperforming Party") will be excused from performing those obligations, on condition that: (1) the Nonperforming Party used reasonable efforts to perform its obligations; (2) the Nonperforming Party's inability to perform its obligations is not due to its failure to take reasonable measures to protect itself against the event or circumstances giving rise to the Force Majeure Event, and (3) the Nonperforming Party complies with its obligations under Subsection (c).

(b) "Force Majeure Event" means, with respect to a party, any event or circumstance, regardless of whether it was foreseeable, that was not caused by that party and that prevents a party from complying with any of its obligations under this Agreement, except that a Force Majeure Event will not include the Covid-19 Pandemic of 2020.

(c) Upon occurrence of a Force Majeure Event, the Nonperforming Party shall promptly notify the other party of occurrence of the Force Majeure Event, its effect on

performance, and how long that party expects it to last. Thereafter the Nonperforming Party shall update that information as reasonably necessary. During a Force Majeure Event, the Nonperforming Party shall use reasonable efforts to limit damages to the other party and to resume its performance under this Agreement.

24. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all offers, negotiations, discussions, and other agreements that occurred prior to the date of the execution of this written Agreement. Any amendments to this Agreement must be in writing and executed by both parties.

25. Execution. This Agreement may be executed in counterparts, which together constitute one and the same Agreement. If a party sends a signed copy of this Agreement via digital transmission, such party will, upon request by the other party, provide an originally signed copy of this Agreement. No member or officer of MCC incurs personal liability by the execution or default of this Agreement. All such liability is released by Lessee as a condition of and consideration of the execution of this Agreement.

The parties have caused this Agreement to be executed by their authorized representatives on the day and year written below.

Junior College District of Metropolitan Kansas City, Missouri	**City of Blue Springs, MO**
Signature: _____	Signature: _____
Name: Patricia Amick	Name: Christine Cates
Title: AVC Fin Svcs & CFO	Title: City Administrator
Date: _____	Date: _____

Approved as to form:

Jennifer Baird

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 25, 2024 **CONTRACT NO.**

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

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

ISSUE/REQUEST

Passage of a Bill approving a Memorandum of Understanding with the City of Oak Grove Missouri Police Department, for the shared use of the Central Square Records Management System and Computer Aided Dispatch Suite.

BACKGROUND/JUSTIFICATION

Staff recommends approval of a Memorandum of Understanding (MOU) with the City of Oak Grove Police Department for the shared use of the Central Square Records Management System and Computer Aided Dispatch Suite. Each entity will maintain its own access to records and data located on two servers. The servers are in the Blue Springs Police Department, and the Oak Grove Police Department will gain access to their portion of the server containing their data through an existing virtual connection. There is no financial impact to the City of Blue Springs, and there is a mutual benefit to the sharing of information.

This is an update of a previous five-year MOU, passed by Resolution 66-2019.

FINANCIAL IMPACT

Contractor:	Central Square
Amount of Request/ Contract:	$0
Amount Budgeted:	$0
Budget Year:	FY 2024-25
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 11/6/2024

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
January 1, 2025	December 31, 2029
Years and Months Contract in effect	**Number of times renewable**
Five years	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. Resolution with Memorandum of Understanding attached as Exhibit "A".

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***Lori Turner***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5276

ORDINANCE NO. ____

AN ORDINANCE APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BLUE SPRINGS AND THE CITY OF OAK GROVE FOR THE SHARED USE OF THE CENTRAL SQUARE MANAGEMENT SYSTEM AND COMPUTER AIDED DISPATCH SUITE

WHEREAS, the City of Blue Springs Police Department has the Central Square Records Management System and Computer Aided Dispatch System; and,

WHEREAS, the City of Oak Grove Police Department seeks to continue to access servers (at their cost) located at the Blue Springs Police Department containing the Central Square Records Management System and Computer Aided Dispatch System; and,

WHEREAS, both entities have agreed upon the Memorandum of Understanding attached outlining the shared use of servers located at the Blue Springs Police Department.

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 Memorandum of Understanding between the City of Blue Springs and the City of Oak Grove for shared access to Central Square Management System and Computer Aided Dispatch Suite. A copy of the agreement is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said contract.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

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, 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 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

MEMORANDUM OF UNDERSTANDING

CITY OF OAK GROVE POLICE DEPARTMENT

AND

CITY OF BLUE SPRINGS, MISSOURI

I. Purpose

To continue a cooperative and mutually beneficial relationship between the City of Oak Grove Police Department (OGPD) and the City of Blue Springs, Missouri on behalf of the Blue Springs Police Department (BSPD) on the shared use of the Central Squarer Records Management System and Computer Aided Dispatch Suite.

II. Duration of Agreement

This Memorandum of Understanding (Agreement) shall become effective on January 1st, 2025 and shall remain in full force and effect until the Agreement is canceled by the parties in accordance with the terms set forth herein. Either party can cancel the agreement with 180-day notice in writing to the other party. The agreement will be in effect for 5 years, with the option to renew at that time.

III. General Provisions

This Agreement does not create additional jurisdiction or limit or modify existing jurisdiction vested in the parties. It is understood by both parties that each should fulfill its responsibilities under this Agreement in accordance with the provisions of law and regulations that govern their activities. Nothing in this Agreement is intended to negate or otherwise render ineffective any such provision or operating procedures. If at any time either party is unable to perform its functions under this Agreement, the affected party shall immediately provide written notice to the other to establish a date for mutual resolution of the conflict.

IV. Responsibilities

In consideration of the mutual aims and desires of the parties of this Agreement and in recognition of the public benefit derived from effective implementation of the following provision, the parties agree their responsibilities under this Agreement shall be as follows:

Both parties shall:

1. Participate in the development and executions of the software system and any server storage.
2. Ensure adequate training for command and staff personnel having access and use of the software.

V. System Security

Agency administrators can change settings and assign other administrator accounts. Each agency will be responsible for establishing administrators and controlling access their portion of the software suite. Those possessing any type of administrator access shall be advised not to convey access to unauthorized persons. All Administrator accounts should be assigned as unique to the person authorized and not shared among personnel. Each agency shall immediately disable account access

should any person with knowledge of Administrator account credential terminate employment either voluntarily or involuntarily or in a situation which an Administrator account may have been compromised. Disabling account access extends to any and all Administrator accounts affected or comprised. Each agency shall also immediately disable account access for any user whose employment is terminated either voluntarily or involuntarily. The BSPD system administrator should have exclusive control and approval of any settings or configuration that affect both agencies. However, the BSPD system administrator will make no changes to settings or configurations that affect OGPD without first contacting the OGPD administrator for approval.

VI. Cost Sharing

The use of the system by OGPD shall not increase the established cost to BSPD. Each agency's separate contract with Central Square sets forth the costs to install and maintain the product for that agency.

VII. Effective Administration and Execution of this Agreement:

A. This Agreement shall remain in full force and effect until specifically abrogated by one of the parties to this Agreement with sixty (180) days notices to the other party.
B. Effective implementation of the Agreement can only be achieved through continuing communication and dialogue between parties. It is the intent of this Agreement that a constant channel of communication be used to resolve questions, misunderstandings, or complaint that may arise that are not specifically addressed in this Agreement.
C. Personnel from the OGPD and BSPD shall meet, as necessary and appropriate, to share information regarding the quality of services provided to the citizens and employees affected by Zuercher software suite. The purpose of these meetings shall be to review system utilizations and guidelines.

The undersigned agrees and to abide by and uphold the conditions set forth in this Agreement.

Executed this_____ day of_____, 2024.

City of Oak Grove Police Department

_____
Michael D. Childs
Printed Name
Chief of Police
Title

City of Blue Springs, Missouri

_____
Christine Cates
Printed Name
City Administrator
Title

Approved as to form

_____
Jennifer Baird, City Attorney

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 27, 2024

SUBMITTED BY: Mayor Lievsay **DEPARTMENT: City Council**

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

ISSUE/REQUEST

Passage of a Bill Amending Chapter 215: Dogs, Cats, and Dangerous Animals, of the Code of Ordinances, City of Blue Springs, Missouri, adding Section 215.127: Regulation of Backyard Hens.

BACKGROUND/JUSTIFICATION

Mayor Lievsay asked staff to develop the proposed Code amendment for regulations of backyard hens in the City based upon the City of Lee's Summit City Code for chickens, with the inclusion of female ducks.

Backyard chickens have been discussed and reviewed numerous times since 1999. A timeline of events is included below:

Date	Action Taken	Explanation
11/01/1999	Ord 3179	Amended Chapter 215 of the Code to add sections to define animal, preclude the raising of livestock in residential areas without a conditional use, and to require owners of animals to immediately remove defecated fecal matter from property other than their own.
05/08/2012	None	Discussion at Public Safety Citizen Advisory Board meeting. Unanimously recommended no change to existing Ordinance.
03/26/2013	None	Memo and research regarding Urban Chicken Ordinances for surrounding cities prepared by Staff.
03/20/2017	None	Citizens spoke in favor of allowing chickens at a Council Meeting.
10/01/2018	Ord 4769	Amended Section 215.125 of the Code to include poultry as farm animals and livestock that are not allowed in any residentially zoned district unless approved as a conditional use.
01/27/2020	CUP Denied	The City received one application for a conditional use permit to allow chickens, which was denied by the Planning Commission.
07/17/2023	None	Citizens spoke in favor of allowing backyard hens at a Council Meeting.
09/05/2023		City Council discussion regarding backyard chickens and City Council directed staff to bring back an Ordinance amending the City Code to allow backyard chickens

10/02/2023		Pursuant to Section 9.2 of the Blue Springs Home Rule Charter, an Affidavit of Petitioner's Committee for Citizens for Blue Springs for Backyard Hens was filed with the City which included a proposed Bill amending the Code of Ordinances
11/06/2023		City Council discussion regarding backyard chickens and Motion approved to direct Staff to discontinue the research and drafting of Bill related to backyard chickens as directed at the September 5, 2023 meeting until further direction from the Council.
01/03/2024		After a review and re-review of the initial Citizens for Blue Springs for Backyard Hens Petition and Amended Petition, the Jackson County Election Board verified 2,462 signatures, leaving 416 signatures required to constitute a valid Petition.
01/16/2024	Failed	Bill 5177, calling for an election – Backyard Hens failed. City Council directed staff to bring forward City Code amendments to allow backyard chickens in the City for the March 4, 2024 City Council meeting.
3/4/2024	Failed	Bill 5196, Code Amendment relating to regulations for Backyard Chickens

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 19, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending the Code of Ordinances related to Backyard Hens

REVIEWED BY:

Requesting Director: ***Mayor Lievsay***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5277

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 215: DOGS, CATS, ANIMALS AND DANGEROUS ANIMALS OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, ADDING SECTION 215.127: REGULATION OF BACKYARD HENS

WHEREAS, the City Council is elected to promote the community's health, safety, and welfare, which duty includes proper planning and ordinances designed to provide for a coordinated development of the City and the reduction of conflicting use to promote the general welfare; and

WHEREAS, the Council recognizes that there are impacts to the community from the keeping of backyard hens in the City; and

WHEREAS, City Council directed staff to draft an Ordinance amending the City Code to allow for Backyard Hens in the City at the September 5, 2023 City Council meeting; and

WHEREAS, the initiative petition process by residents of the City of Blue Springs undertaken in the fall of 2023 failed to meet City Charter requirements; and

WHEREAS, at the January 16, 2024 City Council meeting, Bill No. 5177 calling for an election on April 4, 2023 to place an ordinance adopting the same language as the citizen petition process failed by a vote of 2-5; and

WHEREAS, at the same January 16, 2024 meeting, City Council directed staff to bring forward an Ordinance amending the City Code to regulate Backyard Hens in the City; and

WHEREAS, at the March 4, 2024 City Council meeting, Bill No. 5196 amending the City Code to outline a set of regulations failed by a vote of 2-5 of and City Council voted to not adopt the regulations; and

WHEREAS, at the November 18, 2024 City Council meeting, Staff presented a new Ordinance that is similar to surrounding cities and allows for backyard hens, and proposes amendments similar to those in other cities, as well as allowing for female ducks.

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

NOTE: LANGUAGE TO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Chapter 215 Dogs, Cats, Animals and Dangerous Animals of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a Section,

to be numbered 215.127: Regulation of Backyard Hens which said Section reads as follows:

Section 215.127. Regulation Of Backyard Hens

A. Purpose

The purpose of these regulations is to provide for the allowance of backyard hens upon single residential properties in the City, or upon an agricultural property of less than 3 acres being used for residential purposes, there is a need to regulate and set minimum standards for the keeping of such backyard hens in order to mitigate any detrimental impact to neighboring properties and to protect the public health, safety, and welfare of the residents of the City.

B. Applicability

The regulations contained in this Section shall apply to the keeping of backyard hens in the City, as outlined herein. The keeping of Backyard Hens shall not be considered or be interpreted to fall under the Agriculture – General land use as defined by Section 411.030.A.9 of the City Code and therefore, shall be exempt from the provisions of the Unified Development Code, unless otherwise stated in this Section. Backyard hens shall be utilized for residential purposes only and no commercial agricultural production shall be permitted, including but not limited to breeding or fertilizer production shall be permitted. The keeping of Backyard Hens shall be permitted on any property containing a single-family home in any residential zoning district, provided the property and all structures comply with the provisions of this Section.

C. Definitions

For the purposes of this Section, these words and phrases shall have the following meaning:

Backyard Hen

Shall mean Gallus gallus domesticus of the female sex and female ducks. This definition does not include male chickens or roosters, or other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, or other waterfowl, all of which are not permitted under this Section. This Section only allows hens as defined herein and does not allow any other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, or waterfowl, are not permitted under this Chapter.

Backyard hen Coop or Coop

Shall mean an enclosed and roofed structure for housing backyard hens that provides shelter from the elements.

Backyard hen Run or Run

Shall mean an enclosed outside yard or area for keeping backyard hens.

Backyard hen Tractor or Tractor

Shall mean a movable backyard hen coop lacking a floor.

Humane standards of care

Shall be defined to include, but not be limited to, accessibility of the backyard hens to food and water, proper medical attention, proper shelter from the elements, and cleanliness in animal waste areas with regular waste removal.

Nuisance

Shall mean any act which is unreasonably annoying or vexatious to another or substantially interferes with the rights of others and shall include, but not be limited to, obnoxious odors, excessive noise, and creation of an environment attractive to other animals or insects or more broadly defined under Section 245.060.

D. Number and type of backyard hens allowed.

1. The maximum number of backyard hens allowed is six (6) per tract of land regardless of how many dwelling units are on the track.
2. Only female backyard hens are allowed. There is no restriction on the backyard hen species, as defined in Section 245.160, Nuisances Enumerated.
3. Subparts 1. and 2. of this subsection shall not apply when the backyard hen(s) kept are four hundred (400) feet or more from the residence of any other inhabitant.

E. Non-commercial use only.

It shall be unlawful to engage in backyard hen breeding or fertilizer production for commercial purposes.

F. Enclosures.

1. Backyard hens must be kept in an enclosure or fenced area at all times. During daylight hours, backyard hens may be allowed outside of their backyard hen pens in a securely fenced yard if under supervision as defined in herein. Backyard hens shall be secured within a henhouse or backyard hen tractor during non-daylight hours.
2. Enclosures must be kept in a clean, dry, odor-free, neat and sanitary condition at all times.
3. Henhouses, backyard hen tractors and backyard hen pens must provide adequate ventilation and adequate sun and shade and must be impermeable to rodents, wild birds and predators, including dogs and cats.
4. Henhouses and backyard hen tractors shall be designed to provide safe and healthy living conditions for the backyard hens while minimizing adverse impacts to other residents in the neighborhood.
5. A henhouse or backyard hen tractor shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator and bird proof wire of less than one inch openings.

G. Materials.

1. The materials used in making a henhouse or backyard hen tractor shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal or similar materials is prohibited.
2. Materials used shall be impervious to moisture so that the surface does not permit the absorption of fluids. This may be accomplished by sealing with paint, or using a material that is impervious to moisture by nature, i.e., plastic, metal, concrete, glazed faced tile, etc. The surface shall be routinely maintained. If paint is peeling, it must be repainted to seal the surface.
3. Henhouses and backyard hen tractors shall be well maintained.

H. Location.

1. No henhouse, backyard hen tractor or backyard hen pen shall be placed in any area of property that is considered frontage, as defined by Title IV, Unified Development Code, .
2. Henhouses, backyard hen tractors and backyard hen pens must be located at least ten (10) feet from the property line and at least forty (40) feet from any adjacent residential dwelling, church, school, or place of business.

I. Henhouse and backyard hen tractor size.

1. The minimum size of any henhouse or backyard hen tractor shall be two (2) square feet per backyard hen.
2. The maximum size of any structure henhouse or backyard hen tractor shall be four (4) square feet per backyard hen.
3. The interior roosting area of any henhouse or backyard hen tractor shall be not less than two (2) feet in height.
4. The exterior height of any henhouse or backyard hen tractor, including any risers or pedestals, shall not to exceed ten (10) feet.
5. A backyard hen pen shall consist of sturdy wire fencing. The pen must be covered with wire, aviary netting, or solid roofing.
6. Subparts 1 through 6. of this section shall not apply when backyard hen(s) are kept four hundred (400) feet or more from the residence of any other inhabitant.

J. Backyard Hens at large.

1. Backyard hens shall not be allowed to run at large. It shall further be unlawful to picket or tie any such animal in any of the streets of the City for the purpose of grazing or feeding.
2. No dog, cat or other domesticated animal, which kills a backyard hen running at large will, for that reason alone, be considered a dangerous or prohibited animal.

K. Odor and noise impacts.

1. Odors from backyard hens, backyard hen manure or other backyard hen related substances shall not be perceptible at the property boundaries.
2. Perceptible noise from the backyard hens shall not be loud enough at the property boundaries to disturb persons of reasonable sensitivity.
3. It shall be unlawful for any person to park over one (1) hour within the City limits any truck loaded with backyard hens that would cause an offensive smell or noise, or which would unnecessarily annoy the rest of others.

L. Predators, rodents, insects, and parasites.

The backyard hen owner shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Backyard hens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an animal control officer.

M. Feed and water.

Backyard hens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds and predators.

N. Waste storage and removal.

The backyard hen owner must provide for the storage and removal of backyard hen manure. All stored manure shall be covered in a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed. The henhouse, backyard hen tractor and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.

O . Unlawful acts.

1. It shall be unlawful for any person to keep backyard hens in violation of any provision of this article.
2. It shall be unlawful for any owner, renter or leaseholder of property to allow backyard hens to be kept on the property in violation of the provisions of this article.

P. Violation.

1. It shall be unlawful for any person to keep backyard hens in violation of any provision of this article.
2. It shall be unlawful for any owner, renter or leaseholder of property to allow backyard hens to be kept on the property in violation of the provisions of this article.
3. Any person who shall violate a provision of Chapter 215.127 or fail to comply therewith, or with any of the requirements thereof, in addition to any other remedy or action available to the City or Codes Administrator, shall be punished, upon conviction, pursuant to Section 100.080(C) of the Blue

Springs Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 2. That Section 215.030 Number Of Animals — Residential Restriction of the Code of Ordinances, City of Blue Springs, Missouri shall be amended to read as follows:

It shall be unlawful for any person to own, keep or harbor more than four (4) adult animals over the age of six (6) months in a zoned residential neighborhood. Five (5) or more animals will constitute a commercial kennel and require proper zoning and an occupational license issued by the City License Collector. Backyard Hens as permitted by Section 215.127 do not count towards the Number of Animals contained within this Section.

Section 3. That Section 215.125 Livestock And Farm Animals of the Code of Ordinances, City of Blue Springs, Missouri shall be amended to read as follows:

No livestock or farm animals, including poultry, except as otherwise permitted under Section215.127 Backyard Hens, even if considered pets by the owner, shall be kept in any residentially zoned district within the City of Blue Springs unless they are allowed and approved as a conditional use pursuant to Title IV of the Code of Ordinances, City of Blue Springs, Missouri.

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, 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 18th day of November, 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____