PLANNING COMMISSION MEETING
AGENDA

Monday, January 22, 2024 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The meeting can be viewed live only on Blue Springs Channel 7, AT&T Channel 99 and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

(All items under Consent Agenda are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.)

a) **MINUTES** January 8, 2024

2 PUBLIC HEARING / REZONING / RZ-12-23-8974 / Lucky Time Dog & Car Wash / 1800 SW Leonard St.
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on January 6, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8975 / Lucky Time Dog & Car Wash / 1800 SW Leonard St.
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on January 6, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 **PUBLIC HEARING / REZONING / RZ-10-23-8939 /** Hoot Owl Meadows / SW Corner of E Wyatt Rd. and S Litchford Rd. **(This item has been requested to be continued to the February 26, 2024, Planning Commission Meeting).**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on November 25, 2023
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 **PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-10-23-8940 /** Hoot Owl Meadows / SW Corner of E Wyatt Rd. and S Litchford Rd. **(This item has been requested to be continued to the February 26, 2024, Planning Commission Meeting).**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on November 25, 2023
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

6 **PRELIMINARY PLAT / PP-10-23-8941 /** Hoot Owl Meadows / SW Corner of E Wyatt Rd and S Litchford Rd. **(This item has been requested to be continued to the February 26, 2024, Planning Commission Meeting).**

7 **OTHER BUSINESS:** Community Development Monthly Report December 2023.
The next scheduled meeting is **Monday, February 12, 2024.**

8 **ADJOURN**

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
January 22, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, January 8, 2024

Media Link: January 8, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, January 8, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Tom Rohr, Vice-Chairperson Robert Morton Chad Sanderson Chris Henning Travis Graham Richard How
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Jim Burgess, City Engineer John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Jennifer Ritschel-Smith Susan Stokenbury
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Morton and a second from Commissioner Henning and a unanimous vote, the minutes of December 11, 2023, were approved.
AGENDA ITEM 4 / PUBLIC HEARING / REZONING / RZ-10-23-8939 / "Hoot	The public hearing for Agenda items 4, 5, and 7 was opened at 6:32 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for all three agenda items: Rezoning RZ-10-23-8939; General

Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

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AGENDA ITEM 5 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-10-23-8940 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

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AGENDA ITEM 7 / PUBLIC HEARING / PRELIMINARY PLAT / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

Development Plan GDP-10-23-8940; and Preliminary Plat PP-10-23-8941 to the Monday January 22, 2024, Planning Commission meeting.

MOTION

Commissioner Morton motioned to approve the continuance of Rezoning / RZ-10-23-8939, General Development Plan / GDP-10-23-8940, and Preliminary Plat / PP-10-23-8941 of the Hoot Owl Meadows Project to the requested date of January 22, 2024.

SECOND

Commissioner How seconded the motion.

VOTE

Byron Craddolph, Chair – Aye	Chad Sanderson - Aye
Tom Rohr – Aye	Chris Henning – Aye
Richard How – Aye	Travis Graham – Aye
Robert Morton-Aye	

RECOMMENDED APPROVAL
(7-Aye, 0-No)

These items will be continued to the January 22, 2024, Planning Commission Meeting.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-10-23-8944 / "Redwood Blue Springs Phase II" / North of the future SW Major Rd extension and West of SW 7 Hwy.

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AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-10-23-8946 / "Redwood Blue Springs Phase II" / North of the future SW Major Rd extension and West of SW 7 Hwy

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AGENDA ITEM 6 / PRELIMINARY PLAT / PP-10-23-8945 / "Redwood Blue Springs Phase II" / North of the future SW Major Rd extension and West of SW 7 Hwy

The public hearing for Agenda items 2, 3 and 6 was opened at 6:35 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for all three agenda items: Rezoning RZ-10-23-8944; Planned Development Concept Plan PDC-10-23-8946; and Preliminary Plat PP-10-23-8945 to the Monday February 12, 2024, Planning Commission meeting.

MOTION

Commissioner Morton motioned to approve the continuance of Rezoning / RZ-10-23-8944, Planned Development Concept Plan / PDC-10-23-8946, and Preliminary Plat / PP-10-23-8945 of the Redwood Blue Springs Phase II Project to the requested date of February 12, 2024.

SECOND

VOTE

Commissioner Smith seconded.

Byron Craddolph, Chair – Aye	Chad Sanderson - Aye
Tom Rohr – Aye	Chris Henning – Aye
Richard How – Aye	Travis Graham – Aye
Robert Morton-Aye	

RECOMMENDED APPROVAL
(7-Aye, 0-No)
These items will be continued to the February 12, 2024, Planning Commission Meeting

OTHER BUSINESS

Mike Mallon restated the dates that the continued projects will not be reissued as they were continued through the Planning Commission and given a specified date of continuance. Mr. Mallon also stated that they had reached out to the people in the community who have reached out in opposition to the projects to let them know of the continuances and that they will have the applicant post new signs with the corrected new dates.

Mr. Craddolph asked that in the future if there is nothing or very little on the agenda that sessions be made to discuss outcomes, concerns, or ways to accomplish goals.

Mr. Mallon stated that it is a great idea and that he will look at the upcoming schedule to set aside a date for an informal meeting with Commission to discuss questions, concerns, new trends in development, code criteria, and go over the development process.

Mr. Mallon also stated that the Comprehensive Plan Update process will begin in the 2nd or 3rd quarter of 2024, and that having a less formal dialog throughout would be beneficial.

MEETING ADJOURN

The next scheduled meeting is Monday, January 22, 2024.

With no further discussion, a motion was made by Commissioner Henning and seconded by Commissioner Morton and the meeting adjourned at 6:40 p.m.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

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Byron Craddolph, Chairperson

_____
Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: January 22, 2024 City Council: February 5, 2024
Project Name:	***Lucky Time Dog Car Wash***
Site Location:	1800 SW Leonard Street
Project Request:	RZ-12-23-8936; Rezoning from "GB" (General Business) to "PD-C" (Planned Development – Commercial) PDC-12-23-8936; PD Concept Plan to allow for Car Wash and Storage – Residential Warehouse at the subject property

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

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

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

Previous Actions:

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

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

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	Right-of-Way/ "GB" (General Business)	SW Leonard Street
South:	"RC" (Regional Commercial)	Car dealership (Vehicle Sales)

Rezoning and Planned Development Concept Plan
RZ-12-23-8974 / PDC-12-23-8975
Lucky Time Dog & Car Wash
PC Exhibit: #1

East:	"GB" (General Business)	Retail Businesses
West:	Right-of-Way	SW 19th Street

REZONING ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments which includes mixed-use developments. The proposed project will accommodate two unique land uses, a "Car Wash" and a "Storage – Residential Warehouse" at the subject property by converting some of the wash bays to storage units.

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

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

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

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

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

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

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

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

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

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

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

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

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

9. The recommendations of professional staff.

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

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

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

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

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

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

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

- The only land uses that will be permitted are "*Car wash" and "Storage - Residential Warehouse."*
- The subject property will utilize the General Commercial Building Type.

PD CONCEPT PLAN ANALYSIS

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

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

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

Modifications

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

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

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

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

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

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

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

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

Parking: Minimum parking requirements for Warehouse residential storage are 1 per 5 storage bays or 1 per 1,000 square feet, whichever produces less spaces. If allowed, Warehouse residential storage shall provide one (1) parking space per five (5) storage bays (Section

407.010.C). **Based on the proposed storage bays, the applicant must provide three (3) parking spaces to meet the required vehicle parking. Parking must be stripped and meet parking dimensions. Prior to occupancy of the building, the required vehicle parking must be provided.**

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

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

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

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

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

Screening:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
   a) Per UDC Section 405.080, when a property undergoes a change in use, only site improvements are required to be brought into conformance with current development

standards. Thus, no building improvements are required at this time, and it may remain as a legal non-conforming structure. However, any future building addition cannot increase the non-conformity of the building.

b) Per UDC Section 405.030, Non-Residential Building Type Standards, request a waiver from all required setbacks not met since the building is existing.
c) Per UDC Section 407.010, Parking and Loading, waive the requirement for bicycle parking.
d) Per UDC Section 407.020, Block and Lot Access, waive pedestrian access requirements.
e) Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time. Buffers shall be reserved solely for open space and landscaping. No proposed building addition, structure, parking area or any other type of physical land improvement shall be located in a required buffer.

2. The PD Standards shall only permit "*Car wash" and "Storage - Residential Warehouse"* land uses at 1800 SW Leonard Street.
3. If further site development is proposed in the future, compliance with the UDC will be required.
4. Prior to occupancy of the building, the required vehicle parking must be provided.
5. Since the applicant is requesting to wave the landscape and buffer requirements to the north, the site cannot be screened from a residential property such that vehicle headlights and vehicle noises, the hours of operation shall be restricted to being only open between the hours of 6:00 a.m. and 10:00 p.m.

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

December 8, 2023

UPDATE TO PLANNED DEVELOPMENT/REZONING

RE: "Lucky Time Dog & Car Wash"

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

Comprehensive Plan:

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

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

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

Rezoning:

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

Section 404.260

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

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

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

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

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

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

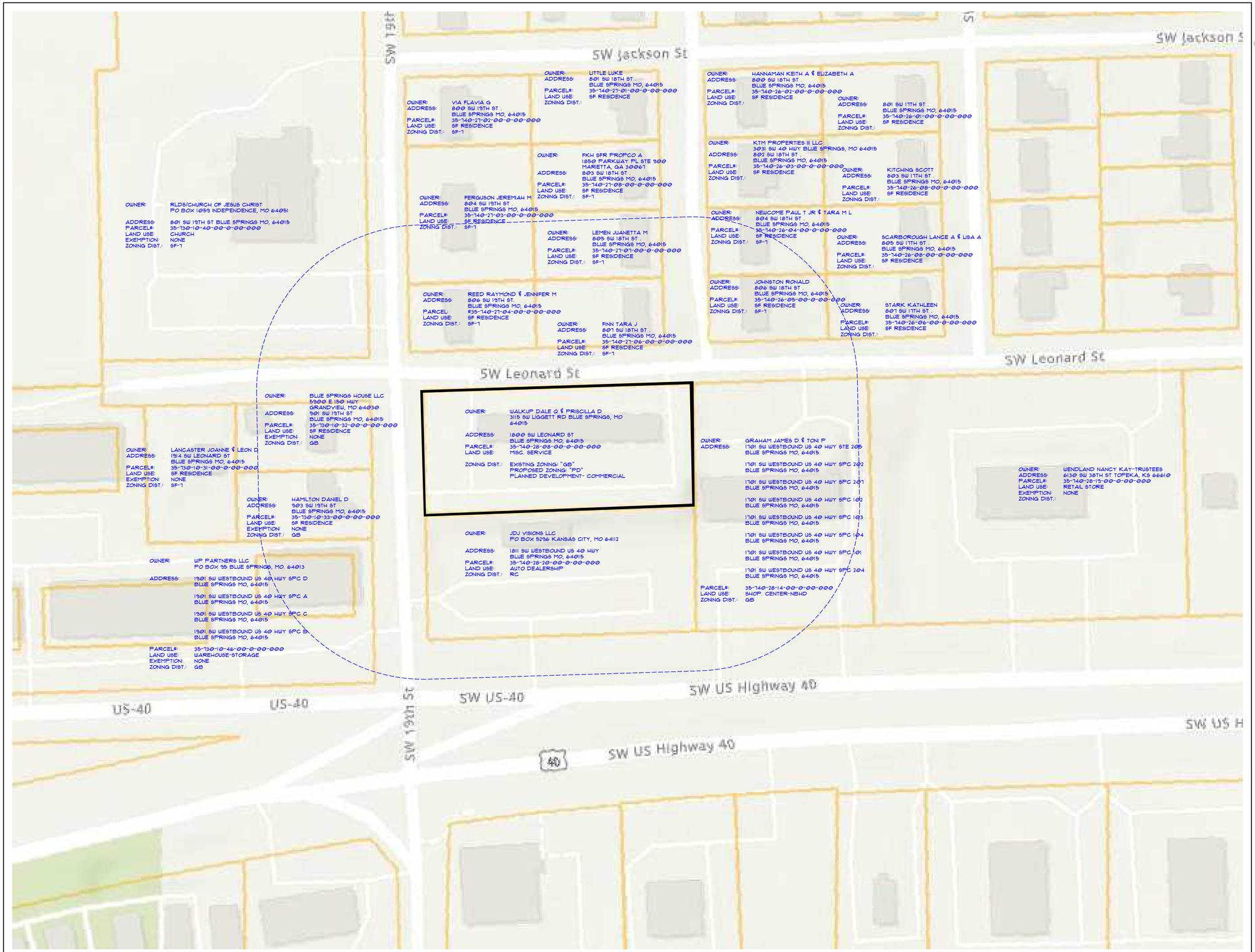
Thank you and we look forward to the completion of this project.

Respectfully,

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



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

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tdc, inc. architecture
2429 South Whitney Ave.
Independence, MO 64057
(816) 835-3201
Matthew Thede
the design club, inc.
Missouri State Certificate of Authority
#2009025010

CONSULTANTS

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

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

SHEET TITLE: ZONING PARCEL

PROJECT NO: 1023014
MODEL FILE:
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Z1

Received
01/08/2024 4:37:50 PM

REZONING
12.22.23

PROJECT LOCATION

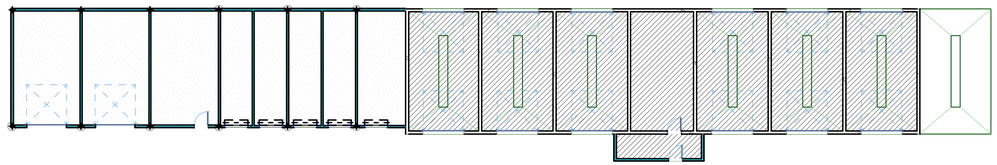
LUCKY TIME DOG CAR WASH/ STORAGE

SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

DALE WALKUP, OWNER

DRAWING INDEX

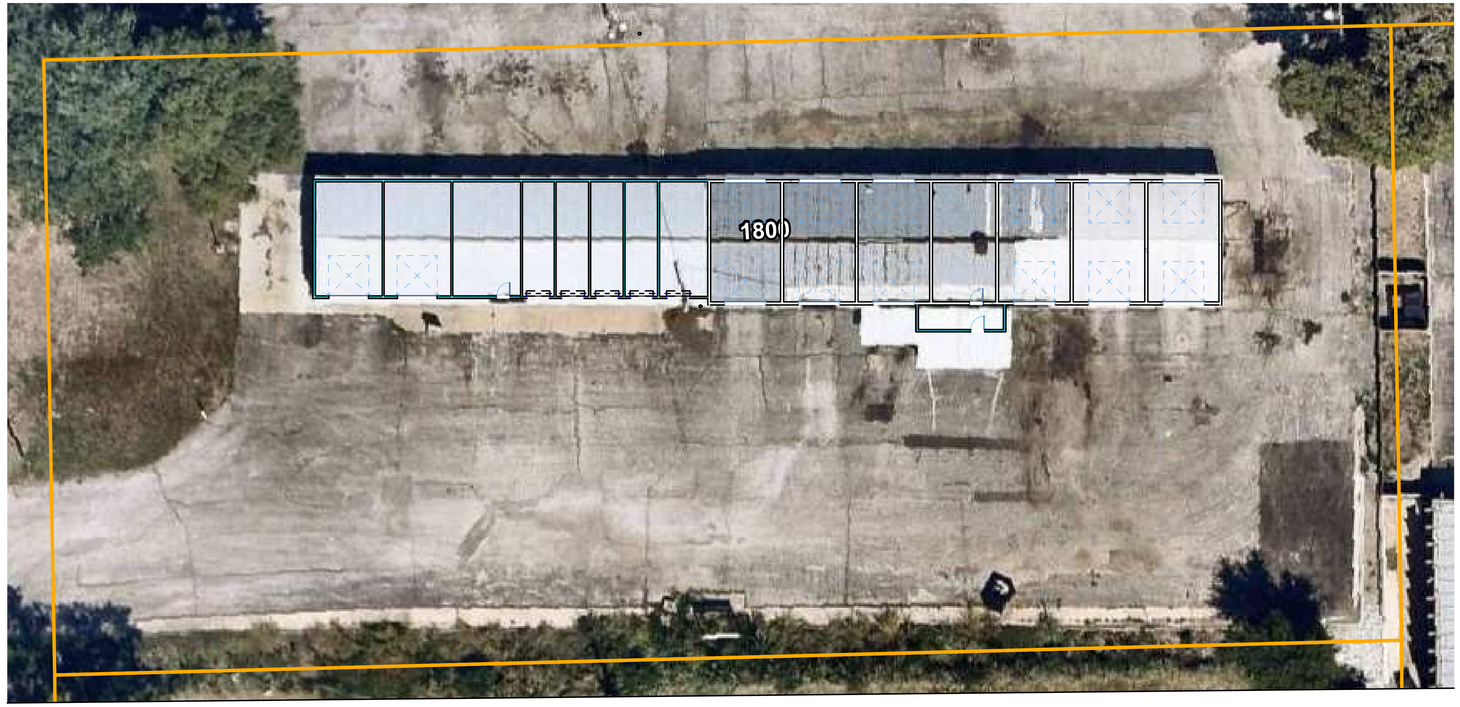
ID	SHEET INDEX NAME
A0	COVER SHEET
A1	PLANS
A2	ELEVATIONS & SECTIONS
Z1	ZONING PARCEL



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

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

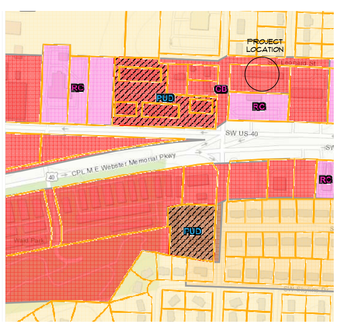
1 LIFE SAFETY
SCALE: 1/16" = 1'-0"



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

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	CPT	CARPET	E	EAST	GA	GAGE, GUAGE	LAB	LABORATORY	P	PAINT	SCHED	SCHEDULE	VNR	VENEER
ACT	ACOUSTICAL CEILING TILE	CPTT	CARPET TILE	EA	EACH	GC	GENERAL CONTRACTOR	LAM	LAMINATE(D)	PART BD	PARTICAL BOARD	SCRN	SCREEN	VERT	VERTICAL
AUC	ACOUSTICAL CEILING	CB	CARPET BASE	EB	EDGE BANDING	GL	GLASS / GLAZING	LAV	LAVATORY	PTH	PATCH TO MATCH	SC	SEALED CONCRETE	VCC	VINYL CEILING COVERING
AP	ACYLIC / RESINOUS PANEL	CLK	CAULK(ING)	ELEV	ELEVATION	GLBK	GLASS BLOCK	LVT	LAY-IN VINYL CEILING TILE	PLAM	PLASTIC LAMINATE	SEC	SECTION	VCT	VINYL COMPOSITION TILE
ADJ	ADJACENT	CLNG	CEILING	ELEC	ELECTRICAL	GWT	GLASS WALL TILE	LH	LEFT HAND	PL	PLATE	SHT	SHEET	VET	VINYL ENHANCED TILE
AGGR	AGGERGATE	CFT	CERAMIC FLOOR TILE	EM	EMERGENCY	GD	GRADE	LT	LIGHT	PT	POINT	SVT	SHEET VINYL FLOORING	VPF	VINYL PLANK FLOORING
A/C	AIR CONDITIONING	CT	CERAMIC TILE	ENGR	ENGINEER	GVL	GRAVEL	LWT	LIGHTWEIGHT	PPT	PORCELAIN FLOOR TILE	SIM	SIMILAR	VWC	VINYL WALL COVERING
ALT	ALTERNATE	CWT	CERAMIC WALL TILE	EP	EPOXY PAINT	GR	GROUT	LWC	LIGHTWEIGHT CONCRETE	PTB	PORCELAIN TILE BASE	S	SOUTH		
AL	ALUMINUM	CR	CHAIR RAIL	EPF	EPOXY / POURED FLOORING	GYP BD	GYPSUM BOARD	LVC	LOW VOLUMN CHANGE	PWT	PORCELAIN WALL TILE	SC	SOLID CORE	WSC	WAINSCOT
AMT	AMOUNT	CLR	CLEAR(ANCE)	EQ	EQUAL			LB	POUND	PSF	POUNDS PER SQUARE FOOT	SS	SOLID SURFACING / STAINLESS STEEL	WOM	WALK-OFF MAT
APPROX	APPROXIMATE	CLOS	CLOSET	EST	ESTIMATE	HR	HAND RAIL			PSI	POUNDS PER SQUARE INCH	SPEC	SPECIFICATIONS	WP	WALL PROTECTION
ARCH	ARCHITECT / ARCHITECTURAL	CU	COLD WATER	EXIST	EXISTING	HVAC	HEATING-VENTILATION-AIR CONDITIONING			PCS	POURED COATING SYSTEM	SQ	SQUARE	WPS	WALL PROTECTION SHEET
AVE	AVENUE	COL	COLUMN	ETR	EXISTING TO REMAIN			MFG	MANUFACTURE	PROP	PROPERTY	SQFT	SQUARE FOOT	WC	WATER CLOSET
		CO	CLEAN OUT	EJ	EXPANSION JOINT	HT	HEIGHT	MB	MARKER BOARD	PTH	PVC FREE PLANK FLOORING	STC	STAIN CONCRETE	WH	WATER HEATED
BRS	BACKER ROD & SEALANT	CONC	CONCRETE	EXP		HSD	HIGH IMPACT DOOR	MAS	MASONRY	PS	PVC FREE SHEET FLOORING	STL	STEEL	W	WEST
BSMT	BASEMENT	CPU	CONCRETE MASONRY UNIT	EXT		HPR	HIGH PERFORMANCE RESIN	MO	MASONRY OPENING			STV	STONE VENEER	WF	WIDE FLANGE
BLK	BLOCK	CONST	CONSTRUCTION			HC	HANDICAP / HOLLOW CORE	MAX	MAXIMUN	QTY	QUANTITY	STOR	STORAGE	WT	WINDOW TREATMENT
BLKG	BLOCKING	CONT	CONTINUOUS OR CONTINUE	F	FILLER	HM	HOLLOW METAL	MECH	MECHANICAL	QT	QUARRY TILE	ST	STREET	W/	WITH
BLVD	BOULEVARD	CJ	CONTROL JOINT	FUP	FABRIC WRAPPED PANEL	HOR/Z	HORIZONTAL	MED	MEDICAL / MEDIUM	QTB	QUARRY TILE BASE	STRUCT	STRUCTURAL	W/O	WITHOUT
BLDG	BUILDING	CG	CORNER GUARD	FPM	FEET PER MINUTE	HW	HOT WATER	MTL	METAL	Q	QUARTZ	SUSP	SUSPENDED	WD	WOOD
BR	BUMPER RAIL	CORR	CORRUGATED	FIN	FINISH	HR	HOUR	ML	METAL LAMINATE	QCT	QUARTZ COMPOSITION TILE			WDS	WOOD DOOR STAINED
		CR	CRASH RAIL	FFE	FINISH FLOOR ELEVATION			MT	MILLWORK TILE	QS	QUARTZ SURFACING	TB	TACKABLE SURFACE	WF	WOOD FLOOR
		CRFH	CROWN MOLDING	FFL	FINISH FLOOR LINE	IN	INCH	MIN	MINIMUM			TB	TACK BOARD	WS	WOOD STAIN
		CU FT	CUBIC FEET	FE	FIRE EXTINGUISHER	INCL	INCLUDED	MISC	MISCELLANEOUS	RAD	RADIUS	TV	TELEVISION	WV	WOOD VENEER
		CU IN	CUBIC INCH	FEC	FIRE EXTINGUISHER CABINET	INFO	INFORMATION			RCP	RAISED COMPUTER FLOORING	TRZ	TERRAZZO FLOORING		
		CU YD	CUBIC YARD	FHC	FIRE HOSE CABINET	IB	INTEGRAL BASE	NF	NO FINISH	REF	REFERENCE	TLT	TOILET		
		CC	CUBICLE CURTAIN	FHY	FIRE HYDRANT	IBC	INTERNATIONAL BUILDING CODE	NOM	NORMAL	RE	REFER TO	TLT PLN	TOILET PARTITION		
				FL	FLOOR	IRB	INTEGRAL INK BOWL	N	NORTH	RCP	REFLECTED CEILING PLAN	TG	TONGUE & GROOVE		
		DFLM	DECORATIVE FILE	FD	FLOOR DRAIN	INT	INTERIOR	NC	NO IN CONTRACT	REINF	REINFORCING	TO	TOP OF		
		DEPT	DEPTHMARK	FRT	FIRE RETARDANT TREATED			NTS	NOT TO SCALE	REQD	REQUIRED	TYP	TYPICAL		
		DTL	DETAIL	FT	FOOT / FEET	JT	JOINT			RB	RESILIENT BASE / RUBBER BASE				
		DIA	DIAMETER	FTG	FOOTING					REV	REVISION(S), REVISED	UL	UNDERWRITERS LAB		
		DIM	DIMENSION	FND	FOUNDATION			OC	ON CENTER	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE		
		DW	DISHWASHER	FUR	FURRING			OPNG	OPENING	RH	ROOH				
		DFP	DOOR FRAME PAINT	FUT	FUTURE			OPP	OPPOSITE	RO	ROUGH OPENING				
		DN	DOWN	FV	FIELD VERIFY			OD	OVERFLOW DRAIN	RS	RUBBER SHEET				
		DWG	DRAWING					OFCI	OWNER FURNISHED, CONTRCTOR INSTALLED	RT	RUBBER TILE				
								OFOI	OWNER FURNISHED, OWNER INSTALLED						



3 ZONING MAP
NOT TO SCALE

APPLICABLE BUILDING CODES:

BLUE SPRINGS, MO.
ZONE, CR

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

FIRE RESISTANCE RATING (TABLE 601)

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

OCCUPANCY CLASSIFICATION:

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

ALLOWABLE AREA INCREASE (SECTION 506)

AREA MODIFICATIONS

$A_d = A_T + [A_T I_F / 100] + [A_T I_S / 100]$

$A_d = 20,250$ SF.

$A_T = 13,500$ SF.

$I_F = 50\%$

$I_S = 0$ SF.

FRONTAGE INCREASE

$I_F = 100\ [F/P - 0.25]\ W/30$

$I_F = 50\%$

F = 462 LF, P = 462 LF, W = 20 FT

SPRINKLER INCREASE	0 SF
TOTAL ALLOWABLE FLOOR AREA (W/ EQUATION 507.1 + 506.2)	20,250 SF
TOTAL ACTUAL AREA	5,630 SF
ALLOWABLE HEIGHT / NUMBER OF STORIES	50 FT / 2
HEIGHT INCREASE ALLOWED	20 FT / 0
LOCATION ON SITE	20' OR GREATER
OCCUPANCY LOAD STORAGE AREA OCCUPANT LOAD OF 300 SF/PERSON (5,630 SF/300= 18.65) 20 PEOPLE	19 PEOPLE
TRAVEL DISTANCE 200 FT. W/O SPRINKLER	

GENERAL NOTES

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

tdc, inc. architecture
2424 South Whitney Ave.
Independence, MO 64057
(816) 835-3201
Matthew Walker
the design club, inc.
Missouri State Certificate of Authority
#2009029210

09.16.23

CONSULTANTS

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

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

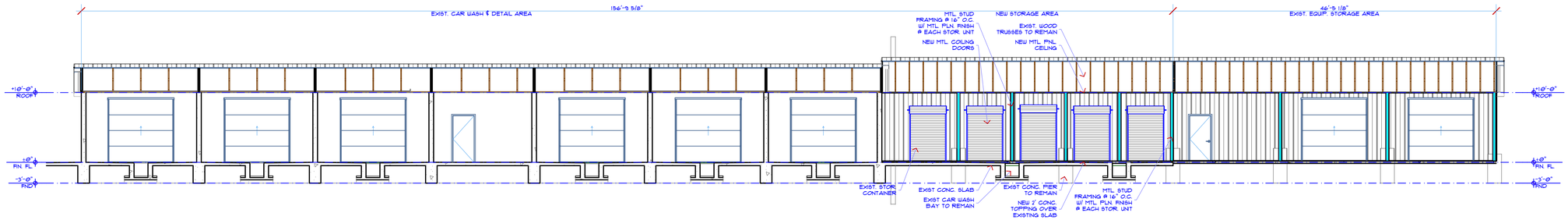
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PROJECT NO: 1023014
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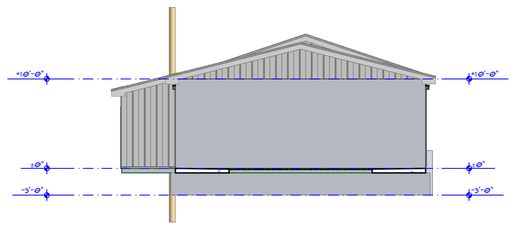
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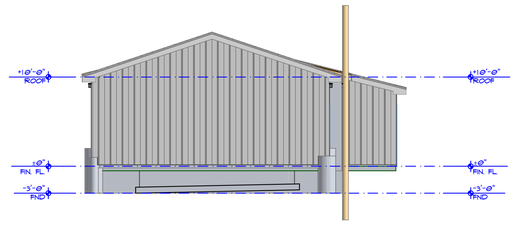
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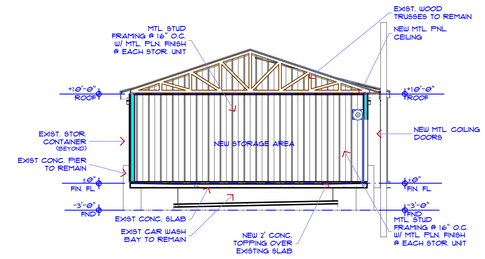
5 BUILDING SECTION
SCALE: 1/8" = 1'-0"



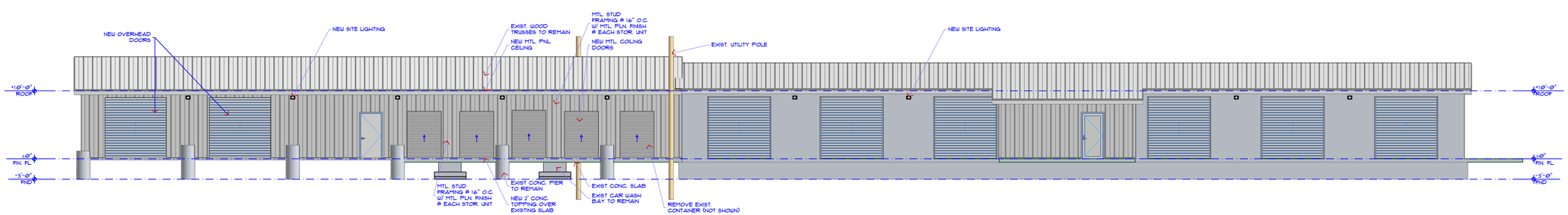
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



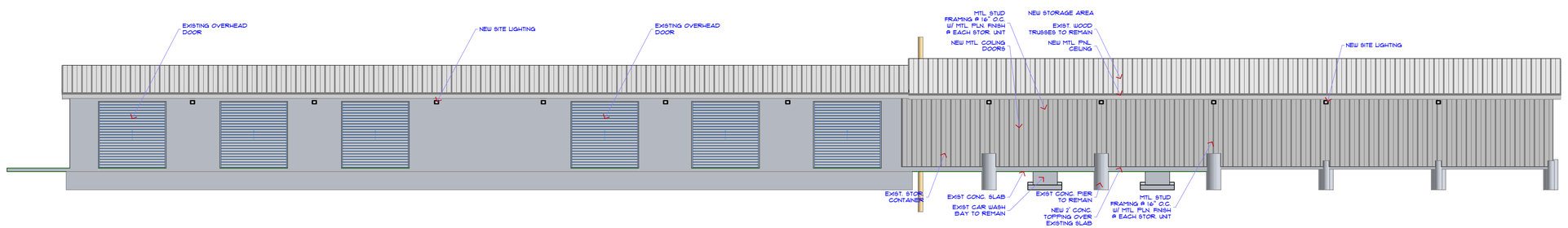
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

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

SHEET TITLE: ELEVATIONS & SECTIONS

PROJECT NO: 1023014
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12/26/2023 9:16:31 AM

The City of Blue Springs Missouri

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

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

Planning Application

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

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

Lucky Time Dog Car Wash
Project Name

1800 SW Leonard Street, Blue Springs, Mo.
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB	Car Wash/Storage	RC	Storage/Car Wash	.95	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Dale Walkup		(816) 589-3975	lucktimedogcarwash@yahoo.com

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

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

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

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

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

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

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

Received
12/11/2023

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

PROJECT DESCRIPTION:

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

Received
12/11/2023

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Jim Delmont | the design club inc.

Name | Company Name

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

Address | City | State | Zip

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

Email | Phone | Fax

SURVEYOR

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

Received
12/11/2023

FEE CALCULATION TABLE

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

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

Received
12/11/2023

PUBLIC NOTICE

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

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

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

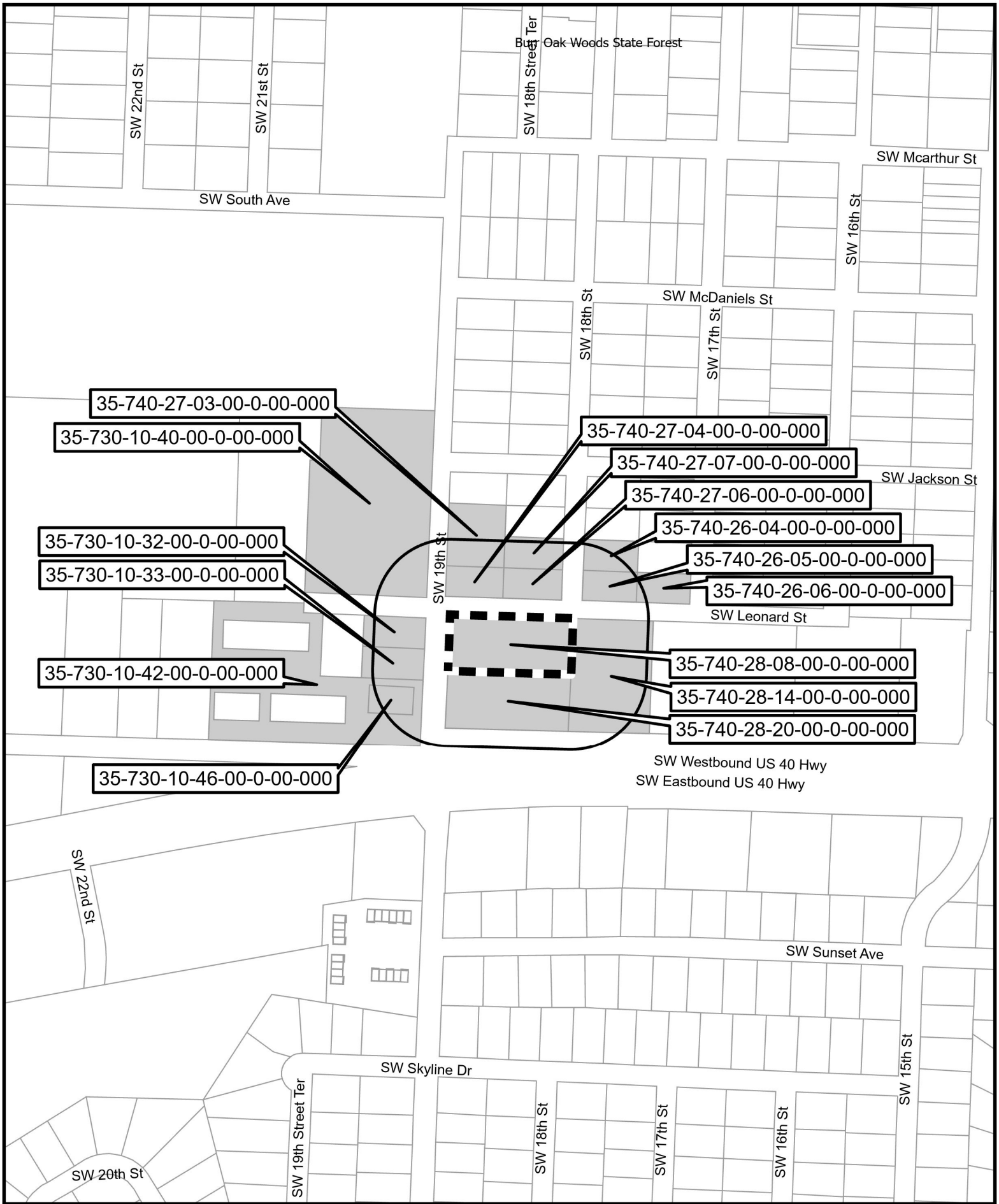
CITY OF BLUE SPRINGS
By: Jamarcus Magee, Associate Planner

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

CITY OF BLUE SPRINGS
City Council

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

Rezoning and Planned Development Concept Plan
RZ-12-23-8974 / PDC-12-23-8975
Lucky Time Dog & Car Wash
PC Exhibit: #3



The City of Blue Springs Missouri

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

Rezoning and Planned Development
Concept Plan
RZ-12-23-8974 / PDC-12-23-8975
Lucky Time Dog & Car Wash
PC Exhibit: #4

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

Rezoning and Planned Development
Concept Plan
RZ-12-23-8974 / PDC-12-23-8975
Lucky Time Dog & Car Wash
PC Exhibit: #5

Blue Springs, Missouri
Community Development

January 5, 2024

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

Dear Property Owner:

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

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

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

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

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

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Jamarcus Magee
Associate Planner

Rezoning and Planned Development Concept Plan
RZ-12-23-8974 / PDC-12-23-8975
Lucky Time Dog & Car Wash
PC Exhibit: #6

Blue Springs, Missouri
Community Development

MONTHLY REPORT
December 2023

Building Permit Activity

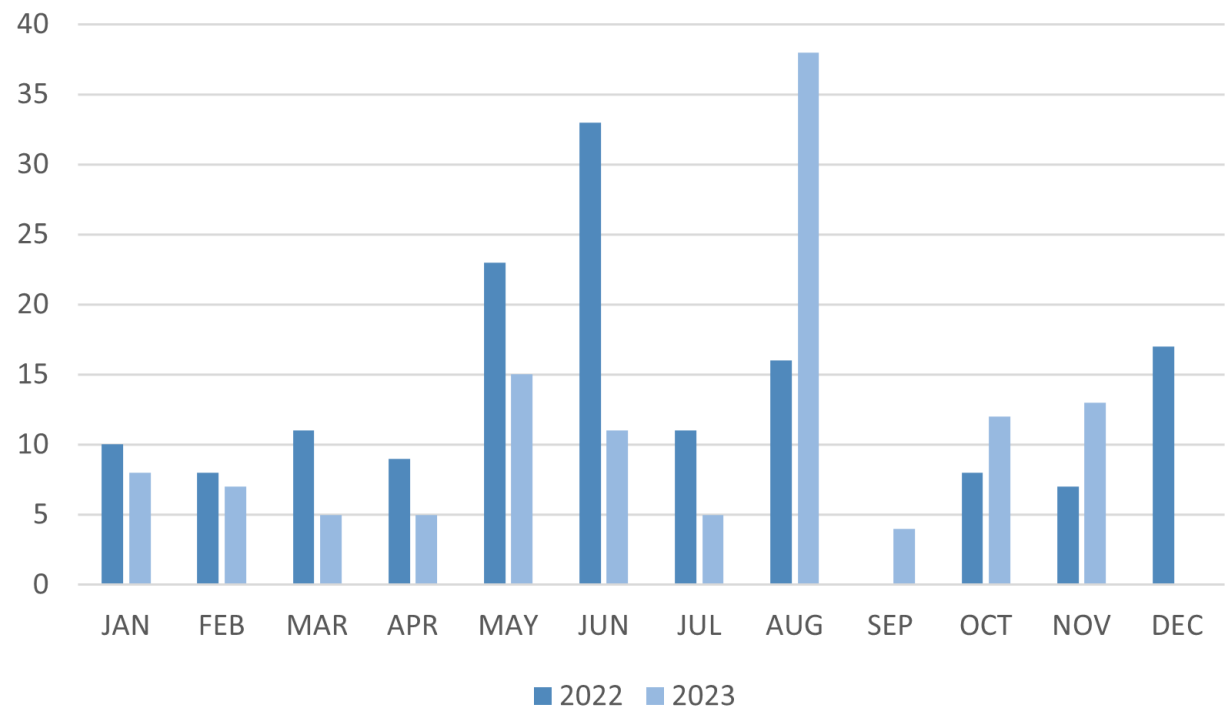
Type of Permit	Dec 2023	Dec 2022	YTD 2023	YTD 2022
Single-Family Detached	0	17	123	153
Single-Family Attached	0	0	0	0
Two-Family	0	0	3	22
Multi-Family	0	0	8 (32 units)	9
Total Dwelling Units	0	17	161	534
Miscellaneous Residential (additions & alterations)	24	7	216	183
Commercial—New	6	2	20	38
Commercial—Alterations	2	12	50	74
Total Building Permits*	76	96	1,154	1,344

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

Building-Related Activity

	Dec 2023	Dec 2022	YTD 2023	YTD 2022
Total Square Feet	25,136	138,223	939,736	2,323,834
Total Construction Cost	$2,061,212	$5,345,188	$46,085,271	$202,443,428
Total Inspections	505	464	6,055	7,437

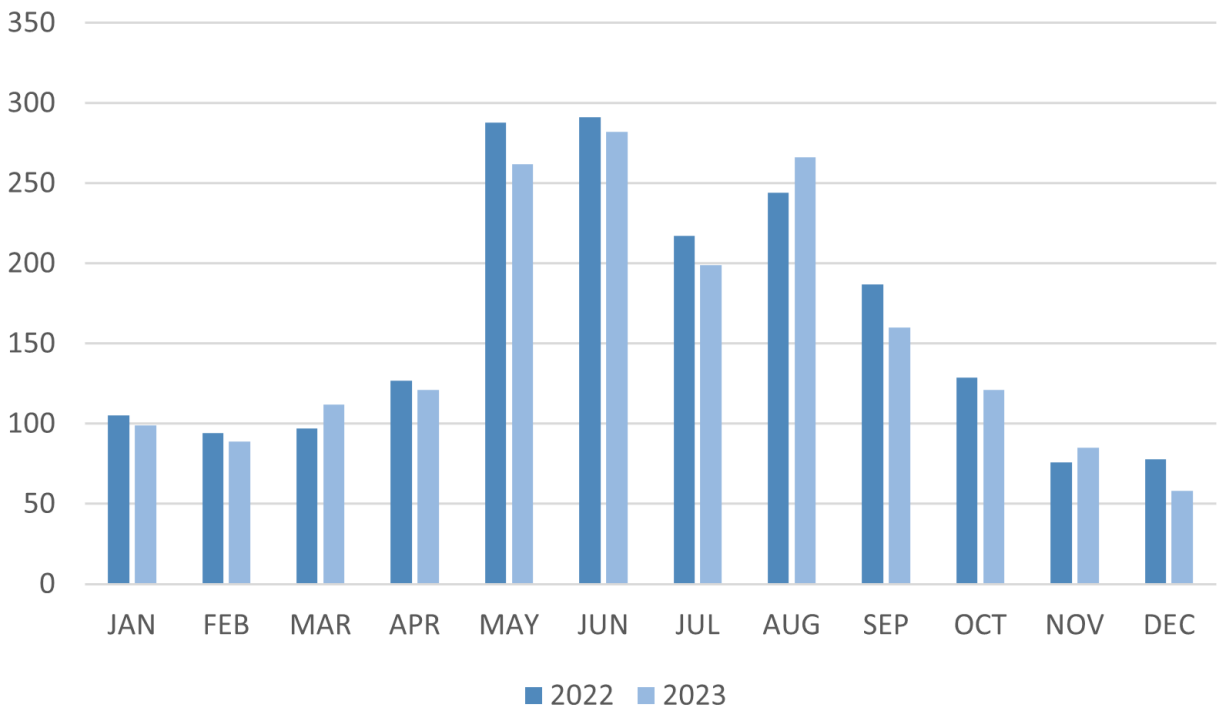
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	29
300-390	Traffic Code	0
401-411	Zoning	11
500-520 (excl. 501)	Building and Construction	16
501	Sign Code	2
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	58

Total Code Cases



Most Common Code Cases in December

Code Reference	Description	Cases Opened
245.130: A (11)	Trash—Prohibited	15
245.060	Nuisance Inspection—Citizen Complaint	13
407.010: E 4 (c)	Nuisance Inspection—Citizen Complaint	9

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
UDCT-10-23-8904	October 2023 Updates	Approved 11/13/23	Approved 12/4/23	5281, 5282, & 5283
RZ-09-23-8900	BSSD Career Innovation Center	Approved 11/13/23	Approved 12/4/23	5275
PDC-09-23-8901	BSSD Career Innovation Center	Approved 11/13/23	Approved 12/4/23	5276
VAC-09-23-8899	Quail Walk 7th, Lot 43	Approved 11/13/23	Approved 12/4/23	5279
CUP-09-23-8898	PS Property Services, LLC	Approved 11/13/23	Approved 12/4/23	5280
CUP-10-23-8922	Rainbow Center	Approved 11/27/23	Approved 12/4/23	5277
PF-10-23-8924	Rainbow Center	Approved 11/27/23	Approved 12/4/23	5278
PF-10-23-8920	Eagles Creek 1st Plat	Approved 11/27/23	Approved 12/4/23	5284
PF-10-23-8915	Copperleaf Shopping Center 2nd Replat	Approved 11/27/23	Approved 12/4/23	5284
RZ-10-23-8935	The Crossings at Adams Dairy	Denied 12/11/23	Not Introduced	N/A
PDC-10-23-8936	The Crossings at	Denied 12/11/23	Not Introduced	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	Dec 2023	Dec 2022	YTD 2023	YTD 2022
Sign Face Replacement	1	15	48	29
Ground-Mounted Signs	0	2	17	24
Building-Mounted Signs	0	13	106	90
Temporary Signs	2	2	22	11
Other Signs (Flags, Paired-Bracket, Mural, etc.)	8	0	10	10
Total Signs Issued	11	32	203	164