AMENDED PLANNING COMMISSION MEETING AGENDA

Monday, October 14, 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,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** September 23, 2024

2 PUBLIC HEARING / REZONING / RZ-08-24-9287 / "The Links" / 29607 E R.D. Mize Rd **(This item has been requested to be continued to the October 28, 2024 Planning Commission Meeting)**
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 28, 2024
4. 185 ft. Notification Map
5. Names/addresses of 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 / REZONING / RZ-08-24-9290 / BPOE Elks Lodge / 100 & 200 NE Brizendine Rd
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 28, 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 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9288 / "The Links" / 29607 E R.D. Mize Rd **(This item has been requested to be continued to the October 28, 2024 Planning Commission Meeting)**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 28, 2024
4. 185 ft. Notification Map
5. Names/addresses of 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 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9291 / BPOE Elks Lodge / 100 & 200 Brizendine Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 28, 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)

6 PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9283 / Home Depot / 905 NE Adams Dairy Parkway **(This item has been requested to be continued to the November 12, 2024 Planning Commission Meeting)**

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 28, 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)

7 SITE PLAN DESIGN REVIEW / SPDR-08-24-9284 / Home Depot / 905 NE Adams Dairy Parkway **(This item has been requested to be continued to the November 12, 2024 Planning Commission Meeting)**

8 MASTER/ALTERNATIVE SIGN / ASP-08-24-9285 / Life Unlimited / 3500 NW South Outer Rd

9 PRELIMINARY PLAT / PP-08-24-9289 / "The Links" / 29607 E R.D. Mize Rd **(This item has been requested to be continued to the October 28, 2024 Planning Commission Meeting**

10 COMMUNITY DEVELOPMENT SEPTEMBER MONTHLY REPORT

11 ADJOURN

The next meeting will be Monday, October 28, 2024

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
October 9, 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, September 23, 2024

Media Link: September 23, 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, September 23, 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, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson Richard How, Vice Chairperson Susan Stokenbury Jared Pumphrey	Brian Ingersoll Byron Craddolph Jennifer Ritschel-Smith Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Adam Hilgedick, Assistant Director of Public Works _____, City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary	
ABSENT	Travis Graham	
CALL TO ORDER	Chairperson Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.	
CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda. Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Pumphrey. With 8-0 approval the minutes passed.	

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifer Ritschel-Smith—Aye

PUBLIC HEARING

Chairperson Henning opened the public hearing for Ironwood at 6:32p.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-09-24-9256 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

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AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-09-24-9257 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

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AGENDA ITEM 5 / PRELIMINARY PLAT / PP-09-24-9258 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Chairperson Henning requested Dave McCumber, Development Review Manager, present the request for Rezoning / RZ-09-24-9256, Planned Development Concept Plan / PDC-09-24-9257 and Preliminary Plat / PP-09-24-9258 for Ironwood to Planning Commission.

QUESTIONS

Commissioner Craddolph asked about the C2 area plan. Mr. McCumber explained that the plan for the space in the Comprehensive Plan is for small-scale multi-family (duplexes, triplexes and four-plexes).

Commissioner Ingersoll asked which phase of the project they were going to add the turn lanes into the neighborhood. Adam Hilgedick, Assistant Director of Public Works, stated that the infrastructure needed will be placed with the proper phase. Commissioner Ingersoll stated that he is mostly concerned with traffic headed east-bound on 40 Hwy.

Commissioner Sanderson asked what the housing classes in Adams Pointe are versus the Ironwood development. Mr. McCumber stated the Adams Pointe neighborhood homes are class A and class, and the Ironwood development will have class C and D abutting the Adams Pointe development.

APPLICANT

Shawn Woods, Ashlar Homes, 2800 NW Hunter Dr, Blue Springs, presented on his project.

DISCUSSION

Commissioner Craddolph asked where the gathering place will be in the development. Mr. Woods should the commission that it would be centrally located off Pavilion Drive. Commissioner Craddolph asked who would have access to the space. Mr. Woods stated that anyone within the community would have access. Commissioner Craddolph asked for elaboration on not being able to rent within the neighborhood. Mr. Woods stated that no one will be able to purchase more than one unit, and that there will be provisions to restrict renting for 5-6 years. Mike Mallon, Senior Director of City Development, added that the duplexes will be a different product from those in the city as each duplex unit will be broken up into individual lots.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 7:10p.

MOTION / PUBLIC HEARING / REZONING / RZ-09-24-9256 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Commissioner Sanderson made the motion to approve Rezoning / RZ-09-24-9256 for Ironwood

SECOND

The motion was seconded by Commissioner Pumphrey

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

RECOMMEND APPROVAL

(8-Aye, 0-No)

MOTION / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-09-24-9257 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Commissioner Sanderson made a motion to approve the Planned Development Concept Plan / PDC-09-24-9257 for Ironwood.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

RECOMMEND APPROVAL with 4 conditions
(8-Aye, 0-No)

STAFF 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.
2. 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.
3. A 5-ft. wide ADA compliant sidewalk must be denoted on both sides of all streets in the PD Final Plan.
4. A PD Final Plan and a Final Plat of each phase will be required prior to the issuance of building permits.

MOTION / PRELIMINARY PLAT / PP-09-24-9258 / "Ironwood" / North and South of 40 Hwy and East of Adams Pointe Golf Club

Commissioner Sanderson made a motion to approve Preliminary Plat / PP-09-24-9258 for Ironwood.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

APPROVED with 6 conditions
(8-Aye, 0-No)

STAFF 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 modified by the Planned Development.
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 each Final Plat.
        i. If financially guaranteed, all open space amenities, landscaping, and buffers must be installed prior to the first Certificate of Occupancy for Phase Three (3).
    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) 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. Tree Preservation Easements shall be shown and dedicated on the Final Plats for each Phase.
6. The minimum livable floor area classification must be noted on each Final Plat.

PUBLIC HEARING OPENING	Chairperson Henning opened the public hearing at 7:11p.
AGENDA ITEM 4 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9259 / "PS Property Services" / 309-315 NW 10th St	Chairperson Henning requested Chris Willis, Associate Planner, present the request for Conditional Use Permit / CUP-08-24-9259 for PS Property Services to Planning Commission.
QUESTIONS	None.
APPLICANT	Stacey Heath, 309-311 NW 10th St, Blue Springs, stated she was there to answer any questions.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 7:15p.
MOTION / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9259 / "PS Property Services" / 309-315 NW 10th St	Commissioner Stokenbury made a motion to approve Conditional Use Permit / CUP-08-24-9259 for PS Property Services
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Chris Henning—Aye Jennifeer Ritschel-Smith—Aye **RECOMMEND APPROVAL with 4 conditions** **(8-Aye, 0-No)**

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.
2. The Conditional Use Permit allows the "*Construction or Building Contractor (With Machinery, Equipment, Or Storage)"* land use to be allowed at the property addressed 309-315 NW 10th Street.
3. Staff recommends that the requested deviation from Section 405.050 be approved to allow the existing overhead doors on the building, which do front an arterial or collector street.
4. Staff recommends that the requested deviation from Section 405.050 be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property. Given the property is already developed, the only feasible parking area is provided along the street frontage, an exception should be made for this request to accommodate the contractor business.

AGENDA ITEM 6 / PRELIMINARY PLAT / PP-08-24-9261 / "Bump City" / 1001 NW Jefferson St

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AGENDA ITEM 7 / FINAL PLAT / PF-08-24-9262 / "Bump City" / 1001 NW Jefferson St

&

AGENDA ITEM 8 / SITE PLAN DESIGN REVIEW / SPDR-08-24-9260 / "Bump City" / 1001 NW Jefferson St

Chairperson Henning requested Mr. McCumber, present the request for Preliminary Plat / PP-08-24-9261, Final Plat / PF-08-24-9262 and Site Plan Design Review / SPDR-08-24-9261 for Bump City to Planning Commission.

QUESTIONS

None.

APPLICANT

Shawn Caton, 6320 Marion Ave, Kansas City presented his application to the commissioners.

DISCUSSION

None.

MOTION / PRELIMINARY PLAT / PP-08-24-9261 / "Bump City" / 1001 NW Jefferson St

Commissioner How motioned to approve Preliminary Plat / PP-08-24-9261 for Bump City

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

APPROVED with 1 condition
(8-Aye, 0-No)

STAFF 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.

MOTION / FINAL PLAT / PF-08-24-9262 / "Bump City" / 1001 NW Jefferson St

Commissioner How motioned to approve the Final Plat / PF-08-24-9262 for Bump City.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

RECOMMEND APPROVAL with 3 conditions
(8-Aye, 0-No)

STAFF CONDITIONS

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

2. An access easement shall be provided from both entrances on NW Jefferson Street and span across the drive aisle, which runs from the west to east side of the property. The easement will allow for adequate traffic circulation for the future if the lots are split and sold to separate owners.

3. The Final Plat must be approved and recorded with Jackson County prior to the issuance of any building permits within the development.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-08-24-9260 / "Bump City" / 1001 NW Jefferson St

Commissioner How motioned to approve Site Plan Design Review / SPDR-08-24-9260 for Bump City.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Jennifeer Ritschel-Smith—Aye

APPROVED with 1 condition (8-Aye, 0-No)

STAFF 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.

ANNOUNCEMENTS

None.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 7:23 pm.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 14, 2024 City Council: October 21, 2024
Project Name:	***BPOE Elks***
Site Location:	200 NE Brizendine Rd
Project Request:	RZ-08-24-9290; Rezoning from "RE" (Residential Estate) to "PD" (Planned Development) PDC-08-24-9291; PD Concept Plan to allow for the existing private club, accessory residential dwelling, and accessory recreational vehicle parking land uses, and all permitted uses within the "SO" (Service Office) zoning district.

Applicant: Dana Duckworth
Property Owner: Dana Duckworth
Staff Planner: Christopher Willis, Associate Planner

Project Description: The applicant is requesting to rezone 3.84 +/- acres of property from "RE" (Residential Estate) to "PD" (Planned Development) and approval of a Planned Development Concept Plan (PDC) to allow for the private club use of an existing barn, accessory residential dwelling, accessory recreational vehicle parking for members only, and all permitted uses within the "SO" (Service Office) zoning district. The property is located within the (Adams Dairy Parkway-Overlay) ("ADP-O") district. The proposed rezoning request is only to change the base zoning from "RE" to "PD". The "ADP-O" will remain and will not be affected by the change in base zoning.

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
05/13/2002	Planning Commission	Recommended approval to Ordinance Amendment (OA-1-2002) to amend the CZ-1 Adams Dairy Parkway Corridor Overlay District to include specific property that is being annexed to the corporate boundary of the City of Blue Springs. The additional ground will increase the boundary of the Parkway Overlay District by 33.18 +/- acres in the area just south and west of Brizendine Road.
05/20/2002	City Council	Approved the Ordinance Amendment (OA-1-2002) to amend the CZ-1 Adams Dairy Parkway Corridor Overlay District to include specific property that is being annexed to the corporate boundary of the City of Blue Springs. The additional ground will increase the boundary of the Parkway Overlay District by 33.18 +/- acres in the area just south and west of Brizendine Road.

Rezoning and Planned Development Concept Plan
RZ-08-24-9290; PDC-08-24-9291
Elks Lodge BPOE
Exhibit #1

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. Building permits will be required for the upgrade of RV electrical hookups on site.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"RE"(Residential Estate)	Agricultural Homesite
South:	"SO" (Service Office)	Private Club
East:	"RE"(Residential Estate)	Vacant Residential Land
West:	"AG"(Agricultural)& Unincorporated Land	Golf Course & Recreation and entertainment outdoor.

REZONING ANALYSIS

Existing Zoning: "RE" (Residential Estate)
Existing Land Use: Single Family Residence
Proposed Zoning: "PD" (Planned Development)
Proposed Land Use: Private club, accessory residential dwelling, accessory recreational vehicle parking, and all permitted uses within the "SO" (Service Office) 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 is part of the C2 Area Specific Plan, which was completed as part of the Comprehensive Plan in 2014. The C2 Area Plan most closely classifies the subject property as "Civic – Public/Semi-Public," which is defined as *"Areas to accommodate public entities, private uses that serve a broader public interest or other facilities built and maintained for general public use."*

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 allow for the private club use by right, an accessory residential dwelling, and house 8 existing accessory RV parking spaces. Additionally, "SO" (Service Office) permitted land uses will be allowed within the proposed PD zoning district.

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

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

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

   STAFF RESPONSE: Staff believes the rezoning is in accordance with the 2014 Comprehensive Plan. The rezoning request will allow for the Elks Lodge to provide complementary uses to existing private club located on the property to the South, while being in harmony with the surrounding golf course located in the adjacent Agricultural and Residential Estate zoning districts. The

proposed rezoning permits the Elks Lodge to expand their private club, recreational, and service amenities.

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

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments which include mixed-use developments. The proposed project will accommodate three unique land uses, an existing Private Club, an accessory residential dwelling, and accessory recreational vehicle parking land use. Additionally, the “SO” Service Office land uses will be allowed as outlined in the UDC at the subject property. The subject property abuts the “SO” zoning district to the South and “RE” to the North and East. The proposed PD zoning district will be in alignment with surrounding uses such as residential, private club, golf course, and recreation and entertainment outdoor.
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” (Planned Development) 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 site modifications are being requested through the Planned Development. However, the applicant is proposing to upgrade the existing RV electrical hookups on the site. Asphalt millings are proposed to be added to the existing gravel parking area designated for RVs. If any new development is proposed in the future, UDC requirements will 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 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 services, 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 subject property is currently zoned "RE" (Residential Estate). The proposed private club and accessory recreational vehicle parking land uses are not allowed in the "RE" zoning. It's worth mentioning that an accessory residential dwelling is allowed as a limited use. The property is being rezoned to "PD" (Planned Development), to allow for the existing private club, accessory residential dwelling, and accessory recreational vehicle parking land uses, and all permitted uses within the "SO" (Service Office) zoning district.
The proposed zoning request is compatible with surrounding land uses such as the golf course, private club, and an agricultural homesite.

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

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

9. The recommendations of professional staff.

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

PD CONCEPT PLAN ANALYSIS

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

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

- The only land uses that will be permitted are the existing private club, accessory residential dwelling, and accessory recreational vehicle parking land uses, and all permitted uses within the "SO" (Service Office) zoning district.

Land Use: The applicant's PD Standards have specified proposed land uses. The proposed land uses of the property are "Private Club", "Accessory Recreational Vehicle Parking", and "Accessory Residential Dwelling" at 200 NE Brizendine Rd to utilize the existing barn as a private club, the existing residence as an accessory dwelling, and using a gravel/asphalt milling surface for recreational vehicle parking.

If approved, the only land uses allowed on the subject property are the "SO" Service Office land uses outlined in the UDC, with the addition of "Club, Private", "Accessory Residential Dwelling", and "Accessory Recreational Vehicle Parking" land uses.

Architectural Character: The current site has two existing buildings, a barn that will be utilized as part of the private club use and a single-family home that will be utilized as an accessory residential dwelling on the property. As stated, both structures are existing, and no interior or exterior remodels will made to either.

Parking: The applicant is proposing to use gravel/ recycled asphalt millings as a parking surface for the accessory recreational vehicle parking. No more than 8 recreational vehicle (RV) parking spaces shall be allowed. RV parking shall only be available to Elk's Lodge members, no commercial or public RV camping/parking is permitted at the property. **If development is proposed in the future, the site will have to come into conformance with the requirements for all commercial and private driveways to be permanently surfaced with dust free material.**

Streets & Sidewalks: The current site has two existing access points along NE Brizendine Road. There is no existing sidewalk along the frontage of the subject property, 200 NE Brizendine Rd. However, there is existing sidewalk along the frontage of the adjoining Elks Lodge property to the South, 100 NE Brizendine Dr. Since no further development is proposed at this time, the applicant is not being required to install one at 200 NE Brizendine Rd.

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.

Traffic: There are no property modifications proposed as part of this PD Concept Plan. Therefore, no additional impacts are expected for traffic.

Stormwater: There are no property modifications proposed as part of this PD Concept Plan. Therefore, no additional impacts are expected for stormwater.

Sanitary Sewer: There are no property modifications proposed as part of this PD Concept Plan. Therefore, no additional impacts are expected for sanitary sewer.

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.

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.**

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.

Preservation: The site is currently developed. There are mature trees to the south of the existing accessory dwelling on the site. There are also mature trees serving as a landscape buffer along the North, East, and Southern boundaries of the property. The applications are not proposing to disturb these areas or landscape.

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

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: Any additional lighting must meet the City of Blue Springs Outdoor Lighting requirements.

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

- **Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time.**
- **Per UDC Section 505.210, Surfaces, waive requirements for all commercial and private driveways to be permanently surfaced with dust free material.**

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 "Distinct Destinations", which encourages *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.* This is in alignment with the proposed PD zoning district and the adjacent Elks Lodge property to the south, which is zoned "SO" Service Office.

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 creative and innovative land use designs with outcomes 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 the lack of 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.

- The property is located within the Adams Dairy Parkway Overlay (ADP-O) district. The proposed rezoning request is only to change the base zoning from “RE” to “PD”. The ADP-O will remain and will not be affected by the change in base zoning.

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 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time.
   b) Per UDC Section 505.210, Surfaces, waive requirements for all commercial and private driveways to be permanently surfaced with dust free material.
2. The PD Standards shall only permit “SO” Service Office land uses outlined in the UDC with the addition of “Club, Private”, “Accessory Residential Dwelling”, and “Accessory Recreational Vehicle Parking” land uses.
3. If further site development is proposed in the future, compliance with the UDC will be required.

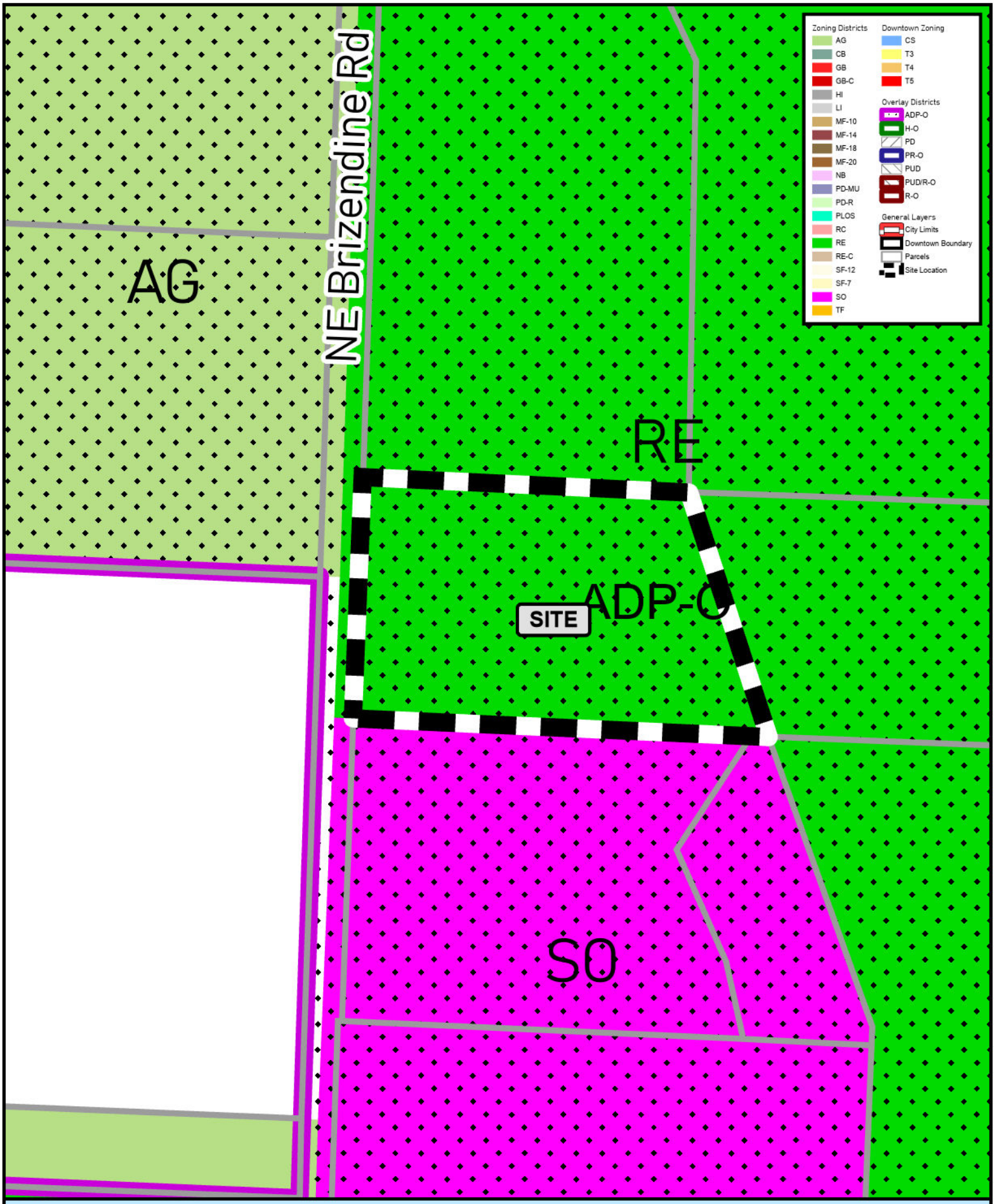


The City of Blue Springs Missouri

RZ-08-24-9290
PDC-08-24-9291
Parcel 36-720-02-04-02-2-00-000
AERIAL LOCATION MAP

N

1 inch = 167 feet
Date: 9/25/2024



The City of Blue Springs Missouri

RZ-08-24-9290 | CDP-08-24-9291
BPOE ELKS LODGE
Parcel 36-720-02-04-02-2-00-000
SITE LOCATION MAP

N

1 inch = 167 feet
Date: 9/25/2024

100 NE BRIZENDINE



200 N.E. BRIZENDINE



BLUE SPRINGS LODGE NO. 2509
BENEVOLENT AND PROTECTIVE ORDER OF ELKS
100 NE BRIZENDINE ROAD
BLUE SPRINGS, MISSOURI 64014
(816) 229-6081

PLANNED DEVELOPMENT STANDARDS

I. Intent:

The intent of the Elk's Lodge Planned Development PD Zoning and PD Concept plan is to allow for the unique mixture of land uses currently existing on the property and the unique location of the property on Bizendine Road and surrounded by Adams Pointe Golf Course and to mirror the Service Office zoning district, under which the existing Elk's Lodge is zoned, and to allow for limited accessory land uses.

The Elk's Lodge PD shall be exempt from the development requirements of the UDC if the property is maintained and used in a manner consistent with the Elk's Lodge PD Concept Plan. Any future expansion, alteration, modification, development, subdivision, or other similar improvements may require the property to be brought up to the development standards contained in the UDC at the time of development.

All regulations not specified in these Planned Development (PD) standards for the development and/or property shall conform to the requirements for the Service Office (SO) zoning district and the allowed Building Types in said zoning district and the most compatible building types outlined in the UDC that are currently existing on the property as outlined in the City's Unified Development Code in effect at the time of development as determined by the Director of Community Development.

II. Land Uses Permitted:

The Land Uses allowed under the Elk's Lodge PD Zoning shall be those allowed by right in the Service Office zoning district as outlined in the Blue Springs Unified Development Code as well as allow for:

1. One accessory residential house/dwelling unit that is already existing on the property.

a. The existing house on the property shall be allowed to remain, no expansion or additions to the house are permitted.

2. Recreational Vehicle Camping

a. No more than 8 recreational vehicle (RV) parking spaces shall be allowed.

b. RV parking shall only be available to Elk's Lodge members, no commercial or public RV camping/parking is permitted

III. Off-street Parking and Loading:

All off-street parking and loading shall be provided in accordance with the regulations in the Unified Development Code, except that in lieu of paving or asphalt for the parking lot and driveways for the property, recycled asphalt millings compacted to a degree to prevent dust shall be permitted for the Elk's Lodge PD zoning area only.

IV. Landscaping:

The Elk's Lodge PD shall be exempt from landscaping standards required under the UDC as long as the property continues to be utilized in a manner consistent with the Elk's Lodge PD Concept Plan. Any future development of the property may require the property to be brought up to the landscaping standards of the UDC.

Dana H Duckworth 9-19-2024

Dana Duckworth, Trustee Chair Date

The City of Blue Springs

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-08-24-9290; PDC-08-24-9291
PC MEETING:	10.14.2024
CC MEETING:	10.21.2024
BOA MEETING:	
NEWSPAPER:	9.28.2024
NOTICE LETTERS:	9.27.2024
PLANNER:	Chris Willis

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

BPOE Elks
Project Name

100 & 200 NE Brizendine Rd, Blue Springs MO 64014 — FINAL PLAT OF ELKS SUBDIVISION 1ST PLAT LOT 1 AND TR A---LOT 1
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
RE	Residential and lodge	PD	Private Club	4.79	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
BPOE Elks	BPOE Elks	816-838-4828	kennethbillusp2@gmail.com

Address	City	State	Zip Code
100 NE Brizendine Rd	Blue Springs	MO	64014

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 Dana H Duckworth TRUSTEE CHAIRMAN — 8-28-2024
Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Dana Duckworth	816-682-3887	dana.duckworth@yahoo.com

Address	City	State	Zip Code
BPOE Elks	Blue Springs	MO	64014

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

X Dana H Duckworth TRUSTEE CHAIRMAN — 8-28-2024
Property Owner Signature

Rezoning and Planned Development
Concept Plan
RZ-08-24-9290; PDC-08-24-9291
Elks Lodge BPOE
Exhibit #2

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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:

Rezone property to allow for expansion of Elks Lodge use including accessory residential house and accessory RV camping pedistals.

Upgrading electrical for RV & future EV parking.

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08/30/2024 10:39:29 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

BPOE Elks

Name	Company Name		
Ken Billups, Sr	Blue Springs	MO	64013
Address	**City**	**State**	**Zip**
P.O. Box 281, Blue Springs, MO 64013	816-838-4828		
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

Dana Duckworth

Name	Company Name		
904 SW Powell Dr, Oak Grove MO 64075	BPOE Elks	MO	64075
Address	**City**	**State**	**Zip**
dana.duckworth@yahoo.com	816-682-3887		
Email	**Phone**	**Fax**	

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FEE CALCULATION TABLE

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

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

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10013566
APPROVED BY LEGAL COUNSEL

I 2815P1006

FORM NO. 15 CLASS E © 1992 (Rev 6/93)

CORPORATION
SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 28th day of February, One Thousand Nine Hundred Ninety-Six, by and between CITY OF BLUE SPRINGS

a corporation organized and existing under the laws of Missouri, and having a place of business in the County of Jackson, State of Missouri, part y of the first part, and BENEVOLENT AND PROTECTIVE ORDER OF ELKS NO. 2509 BLUE SPRINGS

of the County of Jackson, State of Missouri, party of the second part

(Mailing address of said first named grantee is 900 Vesper, BS MO 64015).

WITNESSETH, THAT THE SAID PARTy OF THE FIRST PART, in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS, to it paid by the said party of the second part (the receipt of which is hereby acknowledged) do by these presents, SELL and CONVEY unto the said part of the second part its heirs, and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit: All

Legal description attached

3.00
3.00
4.00
8.00
18.00
T. Bunch

STATE OF MISSOURI }ss
COUNTY OF JACKSON }
I CERTIFY INSTRUMENT RECEIVED

1996 MAR -8 P 2:34

I 2815P1006

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said party of the second part and unto its heirs and assigns forever; the said party of the first part hereby covenanting that the said premises are free and clear from any incumbrance done or suffered by it; and that said part of the first part will warrant and defend the title to said premises unto the said party of the second part and unto its heirs and assigns forever, against the lawful claims and demands of all persons claiming under it.

IN WITNESS WHEREOF, The said part y of the first part has caused these presents to be executed under seal pursuant to due authority as of the date first above set forth.

(SEAL)

ATTEST:
Dianne Gardner
Title: City Clerk
Print or type name: Dianne Gardner

CITY OF BLUE SPRINGS
By: Gregory O. Grounds
Title: Mayor
Print or type name: Gregory O. Grounds

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I2815P1007

MISSOURI MUNICIPAL CORPORATION ACKNOWLEDGMENT

STATE OF MISSOURI)

COUNTY OF JACKSON)

On this 28th day of February, 1996, before me, appeared Gregory O. Grounds, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Blue Springs, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said municipal corporation and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its City Council pursuant to a Ordinance No. 2612 duly adopted and passed on September 18, 1995, and the said Gregory O. Grounds acknowledged said instrument to be the free act and deed of himself and said municipal corporation executed for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Jackson County, Missouri, the day and year last above written.

Karen E. Lakey
Notary Public within and for said County and State
Print or Type Name: KAREN E. LAKEY

My Commission Expires:

Nov. 8, 1997

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ROADWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 87 25'47" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 8.55 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF BRIZENDINE ROAD, AS NOW ESTABLISHED; THENCE NORTH 2 23'45" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 20 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF SAID BRIZENDINE ROAD, A DISTANCE OF 659.43 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH ONE- HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 87 27'10" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 1300. 97 FEET, TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 2 07'08" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; A DISTANCE OF 659.98 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 87 25'47" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARETER SECTION, A DISTANCE OF 1304.17 FEET, TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: ALL PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, MORE PARICULAIRLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 87 25'47" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 750.01 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 2 09'25" EAST, A DISTANCE OF 280.01 FEET; THENCE NORTH 19 39'48"WEST, A DISTANCE OF 410.16 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 87 27'10" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 714.72 FEET, TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION THENCE SOUTH 2 07'08" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 659.98 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, THENCE NORTH 87 25'47" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 562.70 FEET, TO THE POINT OF BEGINNING.

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Reserved for Recorder of Deeds

STATE OF MISSOURI
COUNTY OF JACKSON
I CERTIFY INSTRUMENT RECEIVED

1996 MAR -8 P 2:34.0

REC I2815P1004

DIRECTOR OF RECORDS

3.00
3.00
4.00
8.00
18.00
T. Bunch

Missouri Warranty Deed

THIS INDENTURE, Made on the 4th *day of* March *A. D., One Thousand Nine Hundred and* Ninety-Six (96) *by and between* BENEVOLENT AND PROTECTIVE ORDER OF ELKS NO. 2509 BLUE SPRINGS *of the County of* JACKSON *, State of* MISSOURI *party of the first part, and* CITY OF BLUE SPRINGS *of the County of* JACKSON *, State of* MISSOURI *party of the second part,*

(Mailing address of said first named grantee is 903 Main St., BS, Mo 64015-3799 *).*

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of ---ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS---- *DOLLARS, to* BE *paid by said party of the second part (receipt of which is hereby acknowledge), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part its heirs and assigns, the following described lots, tracts and parcels of land lying, being and situate in the County of* JACKSON *and State of* MISSOURI *, to wit:*

ALL THAT PART OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 2 09'25" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 659.44 FEET, TO THE SOUTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE 87 27'10" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 597.56 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 19 39'48" WEST, A DISTANCE OF 356.24 FEET, TO A POINT ON THE NORTH LINE OF THE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 87 27'52" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 946.92 FEET, TO THE NORTHEAST

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto heirs and assigns forever; the said BENEVOLENT AND PROTECTIVE ORDER OF ELKS NO. 2509 BLUE SPRINGS *hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to the said premises unto the said party of the second part and unto heirs and assigns forever, against the lawful claims and demands of all persons whomsoever*

IN WITNESS WHEREOF, The said party of the first part has hereunto set hand and seal the day and year above written.

Emmett Stewart (SEAL)
BENEVOLENT AND PROTECTIVE ORDER OF ELKS NO 2509 BLUE SPRINGS Emmett T. Stewart, trs.

Norman D. Liddle (SEAL)
Norman D. Liddle, trs.

Dale E. Sullivan (SEAL)
Dale E. Sullivan, trs.

Roger Deterding (SEAL)
Roger Deterding, trs.

Richard L. Stiles
Richard L. Stiles, trs.

In the State of MISSOURI *, County of* JACKSON *, on this* 4th *day of* March *19* 96 *, before me, the undersigned, a Notary Public in and for said County and State, personally appeared* Emmett T. Stewart, Dale E. Sullivan, Richard L. Stiles, Norman D. Liddle & Roger L. Deterding Trustees *to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and the said* Emmett T. Stewart, Dale E. Sullivan, Richard L. Stiles, Norman D. Liddle and Roger L. Deterding, trustees

further declared ~~to be unmarried~~. themselves Trustees of Party of the First Part and duly authorized to sign this Deed under the by Laws thereof.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

ROBERT K. McDONALD
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Feb. 17, 1997

(Seal)

Notary Public

My Term Expires _____ *19* _____

Received
08/30/2024 10:39:30 AM

I2815P1005

LEGAL DESCRIPTION CONTINUED

CORNER OF THE SOUTH ONE-HALF OF THE NORTH-ONE HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 2 07'08" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 329.99 FEET, TO THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 87 27'10" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER SECTION, A DISTANCE OF 714.72 FEET, TO THE POINT OF BEGINNING.

Received
08/30/2024 10:39:30 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: VKZk84TI9LGPoMXeeFim
Elks Lodge

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #2716670

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: $132.59

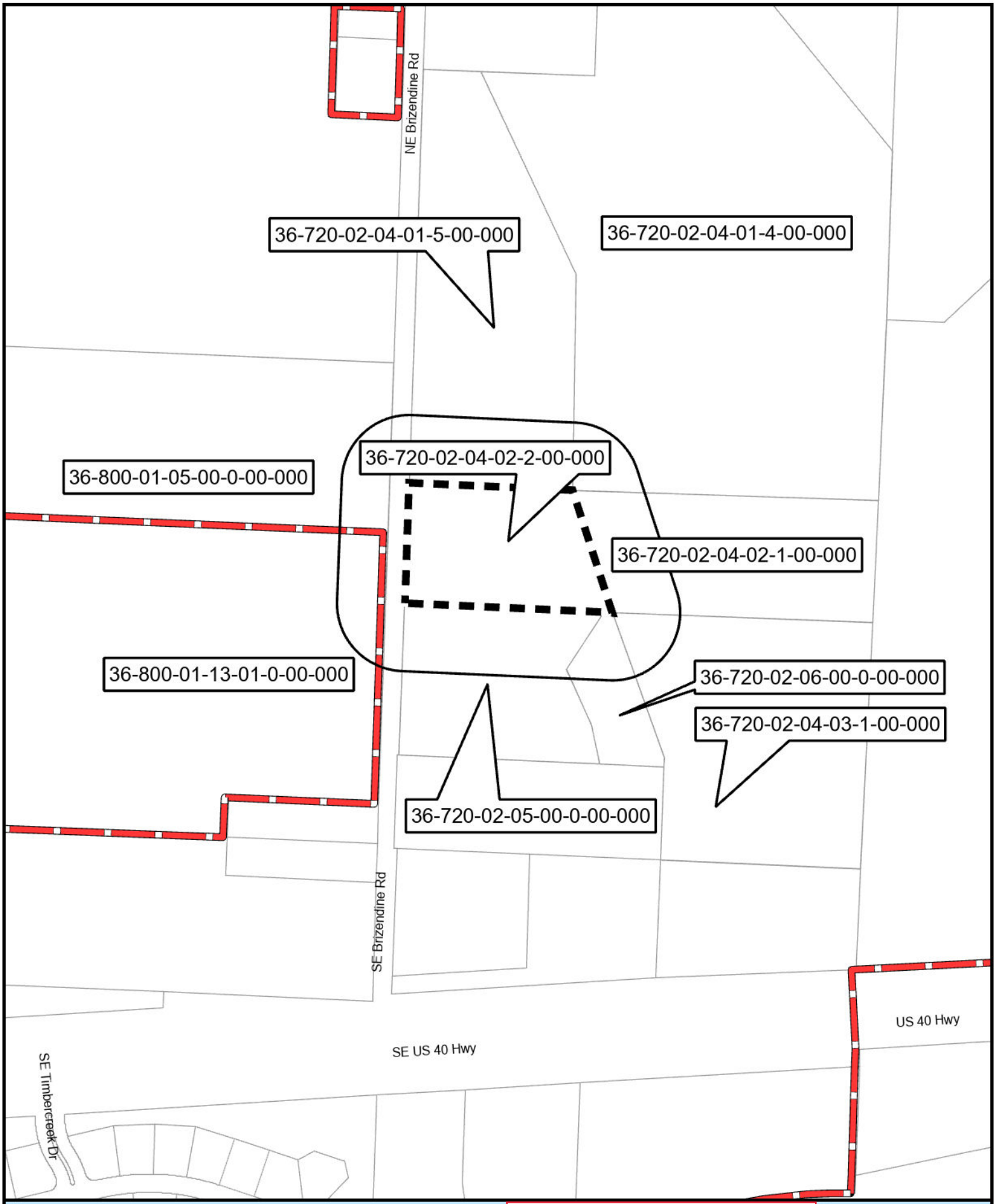
LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

Rezoning and Planned Development
Concept Plan
RZ-08-24-9290; PDC-08-24-9291
Elks Lodge BPOE
Exhibit #3

PUBLIC NOTICE
Rezone & Planned Development Concept Plan I RZ-08-24-009290 & PDC-08-24-009291 BPOE Elks
200 NE Brizendine
Parcel # 36-720-02-04-02-2-00-000
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, Mr. Duckworth; of BPOE Elks Lodge, to rezone 4.79 +/- acres of property from "RE" (Residential Estate) to "PD" (Planned Development) zoning district and to approve a Planned Development Concept Plan to allow for the existing private club, accessory dwelling, and Recreational Vehicle Park land uses, and all permitted uses within the "SO" (Service Office) zoning district.
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-33 TWP-49 RNG-30---PT W 1/2 NW 1/4 DAF: BEG SW COR SD NW 1/4 TH N ALG W LI SD NW 1/4 659.44' TO TRU POB TH S 87 DEG E 597.56' TH N 19 DEG W 356.24' TH N 87 DEG W 470' MOL TO W LI SD NW 1/4 TH S; ALG SD W LI 330' MOL TO TRU POB (EX PT IN RD)
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 Rezone and Planned Development Concept Plan 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 9/25/2024
Page 1 of 1

Published in the Examiner, Sep 28, 2024

2716670



The City of Blue Springs Missouri

RZ-08-2

Parcel 3
185

Rezoning and Planned Development Concept Plan
RZ-08-24-9290; PDC-08-24-9291
Elks Lodge BPOE
Exhibit #4

N

1 inch = 333 feet
Date: 9/25/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-800-01-13-01-0-00-000	28504 SE BRIZENDINE RD	UNINCORPORATED	MO	64014	AMERICAN LEGION POST #499	499 S M 7 HWY BLUE SPRINGS, MO 64015
36-720-02-04-02-1-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
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
36-720-02-04-02-2-00-000	200 NE BRIZENDINE RD	BLUE SPRINGS	MO	64014	BENEVOLENT & PROTECTIVE ORDER	100 NE BRIZENDINE RD 2509 BLUE SPRINGS, MO 64014
36-720-02-05-00-0-00-000	100 NE BRIZENDINE RD	BLUE SPRINGS	MO	64014	BENEVOLENT & PROTECTIVE ORDER OF ELKS	100 NE BRIZENDINE RD 2509 BLUE SPRINGS, MO 64014
36-800-01-05-00-0-00-000	205 NE BRIZENDINE RD	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
36-720-02-04-01-5-00-000	500 NE BRIZENDINE RD	BLUE SPRINGS	MO	64014	FLETCHER WILLIAM KEITH-TR	PO BOX 268 BLUE SPRINGS, MO 64013-0268
36-720-02-06-00-0-00-000	150 NE BRIZENDINE RD	BLUE SPRINGS	MO	64014	BENEVOLENT & PROTECTIVE ORDER OF ELKS	100 NE BRIZENDINE RD 2509 BLUE SPRINGS, MO 64014
36-720-02-04-03-1-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015

Rezoning and Planned Development
Concept Plan
RZ-08-24-9290; PDC-08-24-9291
Elks Lodge BPOE
Exhibit #5

Blue Springs, Missouri
Community Development

September 27, 2024

Ref: Public Hearing: Rezone & Planned Development Concept Plan | RZ-08-24-9290 & PDC-08-24-9291

BPOE Elks
200 NE Brizendine Rd.
Parcel # 36-720-02-04-02-2-00-000

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, Mr. Duckworth of BPOE Elks Lodge, to rezone 4.79 +/- acres of property from "RE" (Residential Estate) to "PD" (Planned Development) zoning district and to approve a Planned Development Concept Plan to allow for the existing private club , accessory dwelling, and Recreational Vehicle Park land uses, and all permitted uses within the "SO" (Service Office) zoning district.

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

Christopher Willis

Rezoning and Planned Development
Concept Plan
RZ-08-24-9290; PDC-08-24-9291
Elks Lodge BPOE
Exhibit #6

Associate Planner

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 14, 2024
Project Name:	***Life Unlimited – Pole Sign***
Site Location:	3500 NW South Outer Road
Project Request:	MSP-08-24-9285; Master / Alternative Sign Plan to allow the existing non-conforming pole sign on the northeast corner of the property.

Applicant: Mark Bertrand | Life Unlimited
Property Owner: Same as Applicant
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a Master/Alternative Sign Plan to allow the usage of the existing non-conforming pole sign near the northeast corner of the property. The pole sign was originally installed and used by the former UMB Bank. The sign is designated as non-conforming because it fails to meet the setback requirements of 1/3 the height of the sign from the front property line as required by the Sign Code Section 501.060(C)(3)(c)(2)(d)(i). The applicant has indicated that they desire to repaint the sign and put new sign faces in the cabinet.

Staff Recommendation: Staff recommends approval with conditions of the Master/Alternative Sign Plan application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
06/17/2024	City Council	Approved a Condition Use Permit (Ord. 5336) for the Daycare, Commercial land use at 3500 NW South Outer Road.

Future Applications: The applicable sign permits must be obtained prior to installation.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business and "RC" Regional Commercial	(Hotel) across I-70
South:	"GB" General Business	Outdoor Sales and Service, Equipment
East:	"RC" Regional Commercial	Outdoor Sales and Service, Equipment
West:	"GB" General Business	(Restaurant, General) across South Outer Road

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

A Master/Alternative Sign Plan provides flexibility within the sign code for exceptions to be made on a case-by-case basis dependent upon location, use, and visibility from the public right-of-way.

Overview:

DESCRIPTION	TYPE	QTY	SQFT	TOTAL	NOTES/ISSUES
Proposed Non-conforming Pole Sign	Pole	1	140	***140***	**This property abuts the I-70 corridor and is allowed to have a pole sign of this size.**

The purpose of this Master/Alternative Sign Plan is to review signage that does not meet all requirements of the Sign Code.

Types: The applicant is requesting Master/Alternative Sign Plan approval to utilize the existing non-conforming pole sign. **Staff believes that the request is warranted as the existing structure meets all other requirements of the Sign Code pertaining to pole signs.**

Location: The subject property is located at 3500 NW South Outer Road, just south of Interstate 70. The sign is located near the NE driveway and corner of the property.

Measurement: A pole sign on this property is regulated dimensionally by the following standards:

Pole Sign when Contiguous with I-70:

	SIZE	HEIGHT	SETBACK	QTY	NOTES/ISSUES
Allowed	**161-sq. ft.**	**35-ft.**	**1/3 height of pole sign**	1	**Setback measured from widest portion of the structure (cabinet)**
Proposed	**140-sq. ft.**	**32-ft.**	**0-ft.**	1	**If new sign were proposed at the same height, the sign would be required to be setback 10.6-ft. from the property line measured from widest portion of the structure (cabinet)**

The requested deviation is highlighted above in yellow.

Design & Construction (501.040):

Placement:
The location of the sign is the non-conforming feature that requires approval through the Master/Alternative Sign Plan process. Staff has reviewed the application and has determined that the location of the sign does not impede the sight triangle on NW South Outer Road.

Design Standards:
The proposed signage complements the design, color and composition of other on-site of the building. No other signs have been permitted on the property.

Materials:
The proposed sign meets the material standards.

Illumination:
The signage is proposed to be illuminated.

Construction Standards:
The sign will need a building permit.

Review Criteria: *Approval of a Master Sign Plan shall meet the Review Criteria in Section 501.030.D of the Sign Code, including, but not limited to, the following:*

1. Meet the intent of this Sign Code.

STAFF RESPONSE: Staff believes the request does meet the intent. The Sign Code allows this size and type of sign on this property given that it is adjacent to I-

70. The setback of the sign is the only non-conforming characteristic of the structure.

2. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business.

   STAFF RESPONSE: Staff does not believe the sign will result in visual blight, discord, confusion, or clutter. The signs, other than meeting the minimum setback, is compliant with the Sign Code.

3. Not result in signage that significantly alters the architectural, cultural, historical, or contextual character of the surrounding area due to the size or location of the signage.

   STAFF RESPONSE: Staff does not believe the sign will significantly alter the architectural, cultural, historical, or contextual character of the surrounding area.

4. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation.

   STAFF RESPONSE: Staff does not believe the sign will infringe on public safety or interfere with safe operation of all modes of transportation.

5. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

   STAFF RESPONSE: Staff does not believe the sign will impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

6. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.

   STAFF RESPONSE: Staff feels as though the sign is appropriate for the time, place, and manner since the pole sign meets all other criteria of the Sign Code besides the setback.

7. Meet the following review criteria as applicable:
   When requesting approval of any other permanent sign, the sign shall provide higher quality signage than required by this Sign Code and exhibit aesthetic quality, creativity, or innovation

   STAFF RESPONSE: The sign is not necessarily creative or innovative and the style of the sign appears to be similar to others in the area; however, the intent is to utilize this existing pole sign instead of removing it to build a new one. Therefore, staff believes that the request to allow this existing sign that meets all other criteria of the Sign Code is warranted.

Staff Recommendation:

Staff recommends approval of the Master / Alternative Sign Plan application with the following condition:

1. Prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the sign.



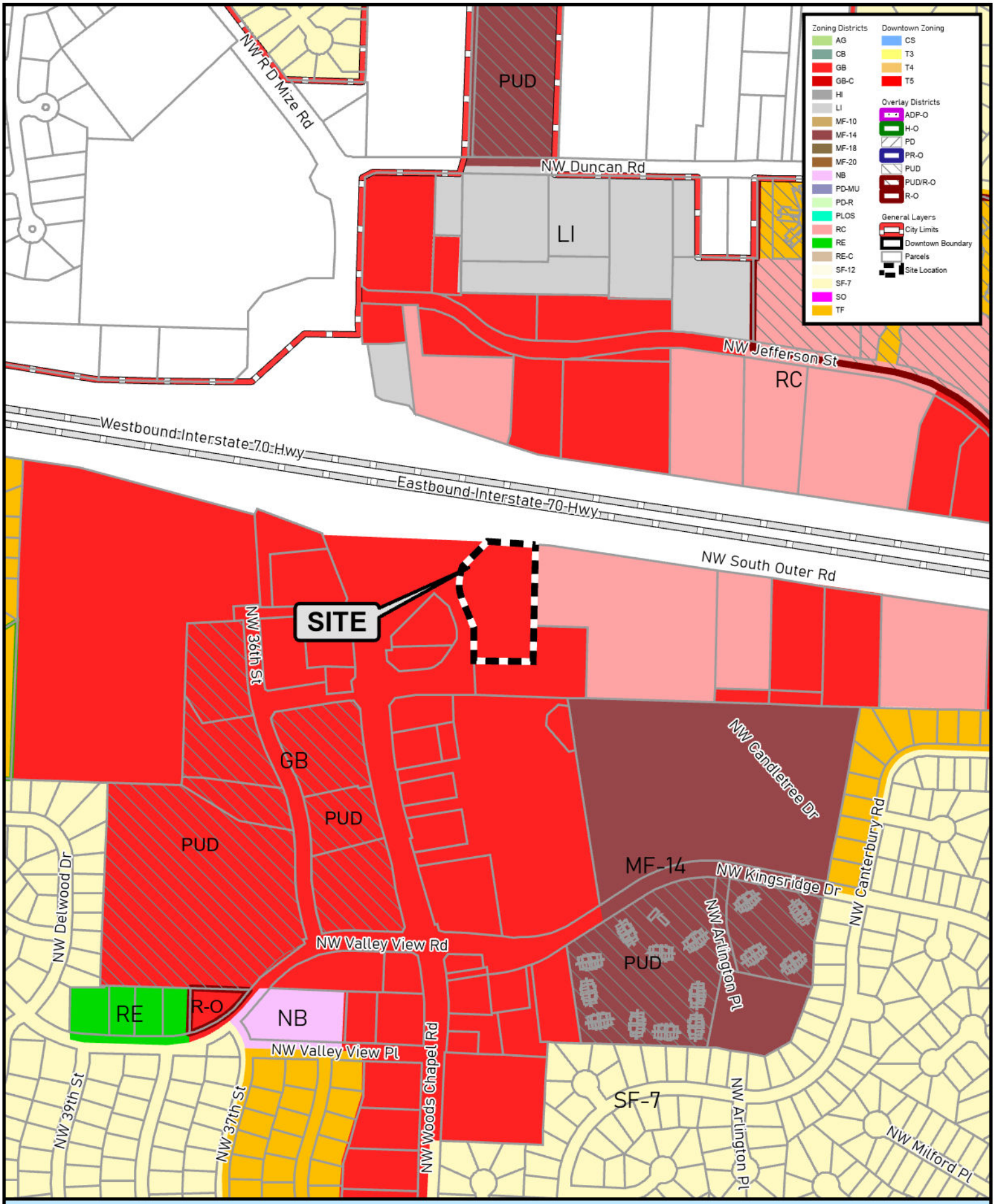
The City of Blue Springs Missouri

MSP-08-24-9285

PARCEL # 35-510-06-15-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 4/29/2024



The City of Blue Springs Missouri

MSP-08-24-9285

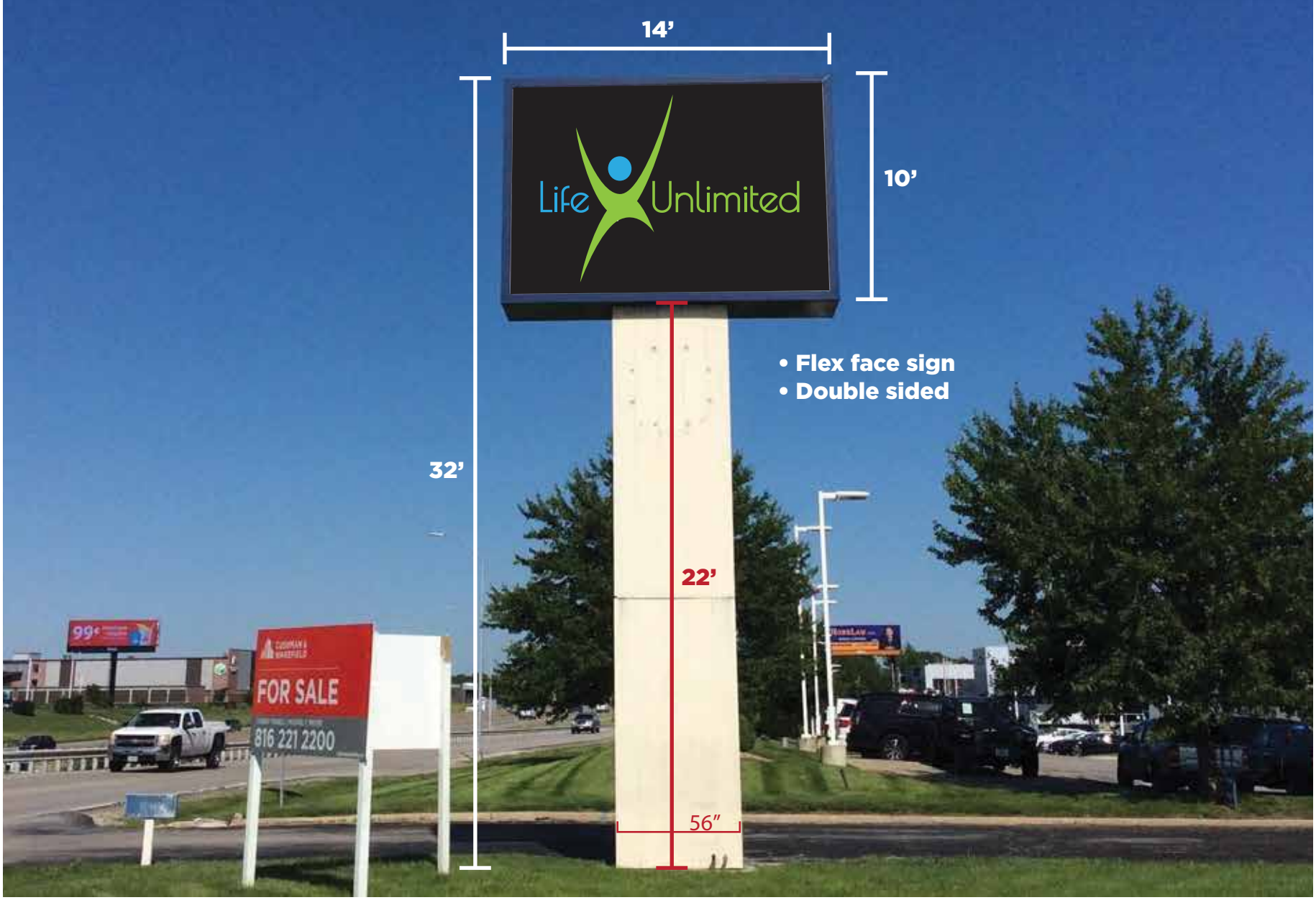
PARCEL # 35-510-06-15-00-0-00-000

SITE LOCATION MAP

N

1 inch = 450 feet

Date: 4/29/2024



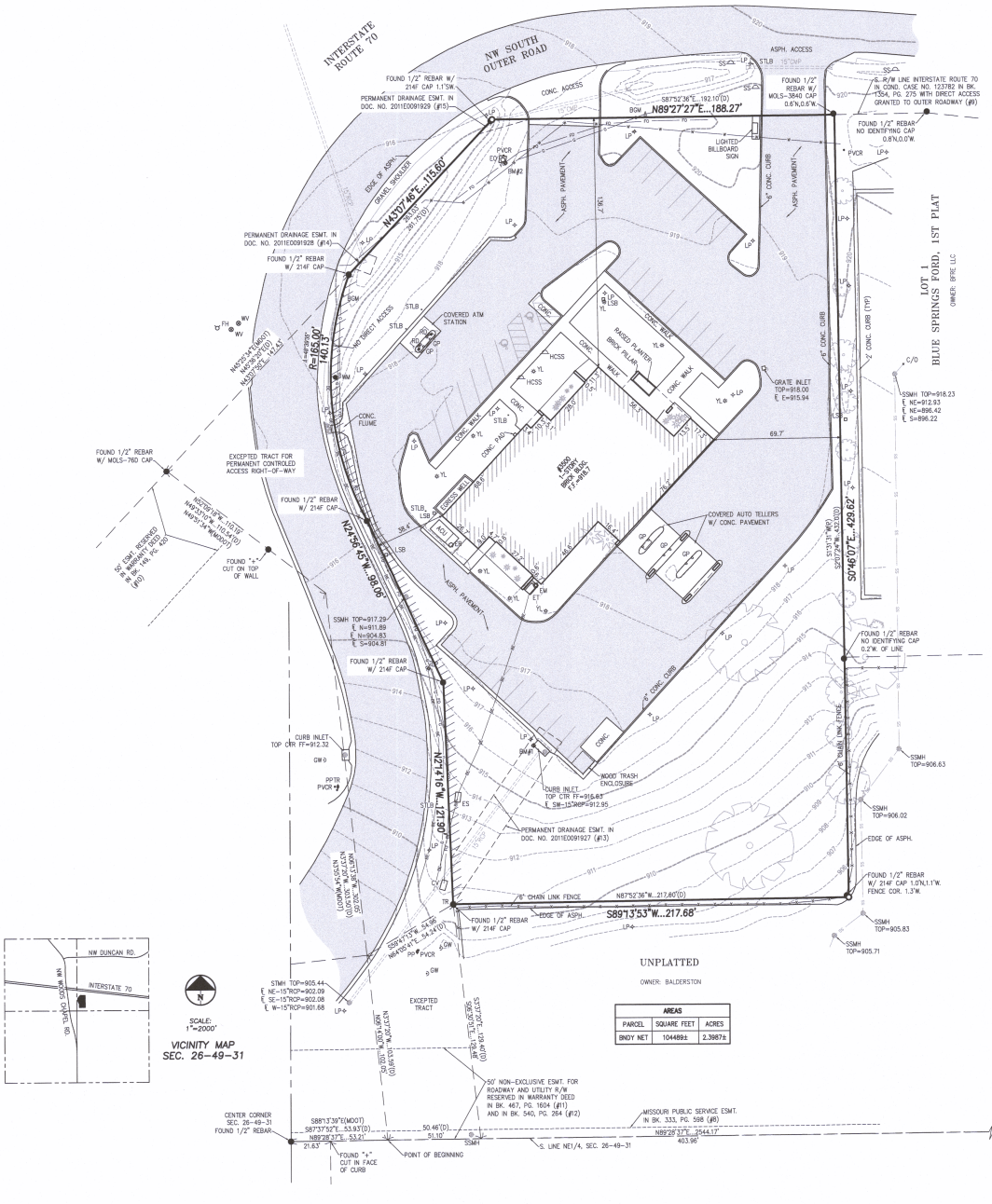
Customer:	**Life Unlimited**
Address:	**3500 NW S Outer Rd**
City/St./Zip:	**Blue Springs, MO**
Phone:	**mbertrand@luinc.org**
Email:	**816-588-6724**

VICTORY SIGN COMPANY
1021 S. Brown St. | Liberty, MO 64068
816-407-SIGN (7446)
www.victorysignco.com

Sign Dimensions: **14’ x 10’ = 140sf**	PMS Colors:
Store Front Sq. Footage:	Trim Cap:
Contact: **Mark Bertrand**	Returns:
Sales Person: Barry	Raceway:
Designer: Cody	Proofs: ____ of 3

Customer signature on this proof authorizes Victory Sign Company to proceed with the construction of your product exactly as specified on the proof. We recommend showing your proof to another individual for review, as corrections must be made prior to submitting your final signature. Your product will be replicated from the approved proof, regardless of spelling, grammar or design errors, whether incurred by the customer or Victory Sign Company. Once produced, any further updates or revisions to your product will incur additional charges up to 100% of the original order amount at the discretion of Victory Sign Company. This is standard policy for all sign companies and printers. This design concept is submitted only for your approval or review and is the exclusive property of Victory Sign Company. This concept may not be copied, reproduced, exhibited or utilized for any purpose, in part or in whole by any individual without written consent of Victory Sign Company. Our renderings are in attempt to illustrate an accurate representation of the final product. Victory Sign Company cannot be held responsible for differences between renderings and the finished product caused by monitors, printers, or environmental lighting. Victory Sign Company allows three free revisions on initial proof design any revisions beyond that are billed at $100 hr. Thank you.

Received
08/29/2024 4:37:21 PM



SURVEY NOTES:

1. THERE IS A TOTAL OF 36 MARKED PARKING SPACES, WHICH INCLUDES 2 MARKED HANDICAP. PARKING SPACES ARE MARKED WITH PAINT AS SHOWN HEREON.
2. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. CONTOURS SHOWN HEREON ARE AT ONE FOOT INTERVALS.
4. THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO NW SOUTH OUTER ROAD.
5. THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER MAJOR IMPROVEMENTS, AS SHOWN HEREON.
6. THE PROPERTY DEPICTED HEREON IS THE SAME PROPERTY AS LEGALLY DESCRIBED IN THE REFERENCED TITLE COMMITMENT. THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, AND THERE WAS NO EVIDENCE OF GAPS, GORES OR OVERLAPS OBSERVED.

DESCRIPTION:

BEGINNING AT A POINT ON THE EAST WEST CENTERLINE OF SECTION 26, TOWNSHIP 49N, RANGE 31W, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, SAID POINT BEING 53.93 FEET EAST OF THE CENTER OF SAID SECTION 26; THENCE NORTH 3° 37' 20" WEST 303.50 FEET; THENCE NORTH 49° 33' 10" WEST 110.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE ROUTE I-70; THENCE ALONG SAID RIGHT-OF-WAY NORTH 43° 36' 20" EAST 261.75 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 87° 52' 36" EAST 192.10 FEET; THENCE SOUTH 2° 07' 24" WEST 432.0 FEET; THENCE NORTH 87° 52' 36" WEST 217.60 FEET; THENCE SOUTH 3° 37' 20" EAST 128.40 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 26, TOWNSHIP 49N, RANGE 31W; THENCE NORTH 87° 37' 52" WEST 50.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 49, RANGE 31, BLUE SPRINGS, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 87° 37' 52" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER SECTION, 54.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03° 37' 20" WEST ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. I-190662, 103.59 FEET; THENCE NORTH 64° 05' 41" EAST, 54.24 FEET; THENCE SOUTH 03° 37' 20" EAST ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. I-190662, 129.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 26, THENCE NORTH 87° 37' 52" WEST, ALONG SAID SOUTH LINE, 50.46 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPT:

A TRACT OF LAND FOR PERMANENT CONTROLLED ACCESS RIGHT-OF-WAY PURPOSES LOCATED IN THE NORTHEAST QUARTER AND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, BEING A FOUND #4 IRON BAR, ACCORDING TO CERTIFIED LAND CORNER DOCUMENT NUMBER 600-58759; THENCE SOUTH 88 DEGREES 13 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 53.21 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK I-540, PAGE 264 AND RECORDED AT THE JACKSON COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE IN INDEPENDENCE, MISSOURI; THENCE NORTH 03 DEGREES 55 MINUTES 54 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 102.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 03 DEGREES 55 MINUTES 54 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 200.00 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 34 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 110.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY I-70, AS NOW ESTABLISHED; THENCE NORTH 45 DEGREES 25 MINUTES 34 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 147.43 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 22 DEGREES 42 MINUTES 40 SECONDS WEST, A CENTRAL ANGLE OF 48 DEGREES 39 MINUTES 41 SECONDS AND A RADIUS OF 165.00 FEET, FOR AN ARC DISTANCE OF 140.13 FEET; THENCE SOUTH 22 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF 98.06 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 121.90 FEET TO A POINT ON THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, DOCUMENT NUMBER 2005100051333 AND RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE IN INDEPENDENCE, MISSOURI; THENCE SOUTH 62 DEGREES 04 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A ROADWAY AND UTILITY RIGHTS-OF-WAY ACROSS THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE EAST-WEST CENTER LINE OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, WHERE SAID CENTER LINE INTERSECTS WITH THE EAST LINE OF THE PRESENTLY CONSTITUTED RIGHT-OF-WAY OF WOODS CHAPEL ROAD; THENCE EAST ALONG SAID CENTER LINE TO A POINT ON THE SAME 53.93 FEET EAST OF THE CENTER OF SAID SECTION 26; THENCE NORTH 3 DEGREES 37 MINUTES 20 SECONDS WEST A DISTANCE OF 50 FEET; THENCE WEST AND PARALLEL TO THE AFORESAID CENTER LINE OF SECTION 26 TO THE INTERSECTION TO A CONTINUATION OF SAID PARALLEL LINE WITH THE EAST LINE OF THE RIGHT-OF-WAY OF WOODS CHAPEL ROAD AS IT NOW EXISTS; THENCE IN A GENERALLY SOUTHERLY DIRECTION ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF SAID WOODS CHAPEL ROAD TO THE POINT OF BEGINNING.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1218146-KCTY AND DATED MAY 15, 2024 AT 8:00 A.M.

SCHEDULE B, PART II – EXCEPTIONS:

8. AN EASEMENT TO MISSOURI PUBLIC SERVICE COMPANY RECORDED MARCH 30, 1972 IN DOCUMENT NO. 197201012812 IN BOOK 333, PAGE 598. [DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN]

9. LACK OF DIRECT ACCESS TO INTERSTATE ROUTE 70 FROM THE PREMISES IN QUESTION, SUCH RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MO. BY DEED RECORDED OCTOBER 1, 1959, AS DOCUMENT NO. 19590733591 IN BOOK 1354, PAGE 275 AND BY COMMISSIONER'S REPORT IN CONDEMNATION SUIT NO. 123782. [AFFECTS SUBJECT PROPERTY, AS SHOWN]

10. AN EASEMENT FOR FOOT AND VEHICULAR TRAFFIC AND ADVERTISING SIGN LOCATIONS GRANTED IN THE WARRANTY DEED RECORDED NOVEMBER 18, 1969 IN DOCUMENT NO. 196908050655 IN BOOK 149, PAGE 420. [DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN]

11. EASEMENTS AND RESTRICTIONS RESERVED IN THE WARRANTY DEED RECORDED SEPTEMBER 11, 1973 IN DOCUMENT NO. 197301063696 IN BOOK 467, PAGE 1604. [DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN]

12. EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS RESERVED IN WARRANTY DEED RECORDED AUGUST 5, 1974 IN DOCUMENT NO. 197401090662 IN BOOK 540, PAGE 264. [DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN]

13. PERMANENT DRAINAGE EASEMENT #1 TO CITY OF BLUE SPRINGS, MISSOURI RECORDED OCTOBER 4, 2011 IN DOCUMENT NO. 2011E0091927. [AFFECTS SUBJECT PROPERTY, AS SHOWN]

14. PERMANENT DRAINAGE EASEMENT #2 TO CITY OF BLUE SPRINGS, MISSOURI RECORDED OCTOBER 4, 2011 IN DOCUMENT NO. 2011E0091928. [AFFECTS SUBJECT PROPERTY, AS SHOWN]

15. PERMANENT DRAINAGE EASEMENT #3 TO CITY OF BLUE SPRINGS, MISSOURI RECORDED OCTOBER 4, 2011 IN DOCUMENT NO. 2011E0091929. [AFFECTS SUBJECT PROPERTY, AS SHOWN]

16. TEMPORARY CONSTRUCTION EASEMENT TO CITY OF BLUE SPRINGS, MISSOURI RECORDED OCTOBER 4, 2011 IN DOCUMENT NO. 2011E0091930. [DOES NOT AFFECT SUBJECT PROPERTY, EXPIRED IN 2013]

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BLUE SPRINGS, COMMUNITY NO. 290169, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0316G, AND DATED JANUARY 20, 2017.

UTILITY NOTE:

UTILITIES SHOWN HEREON WERE TAKEN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL EXCAVATION. LOCATIONS SHOWN ARE APPROXIMATE AND PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. ONE CALL TICKET NO. 241700420, LISTS THE FOLLOWING PROVIDERS:

ATT DISTRIBUTION
CITY OF BLUE SPRINGS
MODOT KANSAS CITY DISTRICT
EVERGY
SPIRE MO MIDWEST
LUMEN

BEFORE DIGGING, CONTACT THE MISSOURI ONE CALL SYSTEM AT 1 800 DIG-RITE OR 811 FOR UTILITY LOCATES.

ZONING: THIS PROPERTY IS ZONED "GB", DEFINED AS GENERAL BUSINESS, BY THE CITY OF BLUE SPRINGS, MISSOURI.

NO ZONING REPORT OR LETTER WAS PROVIDED FOR THIS SURVEY.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

1. PLUS CUT IN NW COR. CURB INLET AT SOUTH COR. PARKING LOT ELEV.=916.85
2. PLUS CUT IN SE COR. OF CONC. PAD ON W. SIDE OF W. DRIVE INTO PROPERTY. ELEV.=919.24

TO: LMB BANK, N.A., A NATIONAL BANKING ASSOCIATION; LIFE UNLIMITED, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 5, 2024.

STATE OF MISSOURI
PLS-2 2021004164
DAVID WAYNE JONES, JR.
REGISTERED LAND SURVEYOR

BY: DAVID WAYNE JONES, JR., MO. LS-2021004164 6/24/2024

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
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PLANNING SURVEYING ENVIRONMENTAL IMPLEMENTATION

ALTA/NSPS LAND TITLE SURVEY

PART OF NE1/4, SEC. 26, TWP. 49, RNG. 31
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI
ADDRESS: 3500 NW SOUTH OUTER ROAD

No.	Date	Revisions:	By	App.

PROJECT NO. 240465
DATE: 6-13-24
DRAWN BY: MCR
CHECKED BY: DWJ
FIELD BOOK: LS-92
ENGINEERING: 2007000126
SURVEYING: 2007000028

SHEET 1 OF 1

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\\PHELPS-SERVER\Projects\P\240465\Dwg\SURVEY BASE.dwg Layout:1 Jun 28, 2024 - 1:23pm Scott Conter

The City of Blue Springs

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*)

Life Unlimited - Pole Sign
Project Name

3500 NW South Outer Rd.
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

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

Mark Bertrand	Life Unlimited	816-474-3026	mbertrand@luinc.org
Name of Applicant	Company	Phone	Email Address

320 N. Armour Rd.	North Kansas City	MO	64116
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 _____ 8/29/24
Applicant Signature | Date

same as applicant	816.588.6724	mbertrand@luinc.org
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 _____ 8/29/24
Property Owner Signature | Date

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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:

We are requesting an exception to the city code for pole signs for an existing sign located at 3500 NW South Outer Road. It is a pole sign that has been in existence for many years by the previous owner UMB Bank. We believe that the only requirement that makes this sign non-conforming is the setback. The code requires the setback to be a minimum of one-third of the sign height which would be approximately 10.67 ft. The current setback is 0 ft. according to the survey from PEI(attached).

It is our understanding that there is precedent with other pole signs along I-70 that have received an exception to the setback requirement by Blue Springs.

Also, the sign seems to be in good shape and would be a shame to tear it down just to move it back 10.67 ft. There is good visibility from both eastbound and westbound I-70 at it's current location (pictures attached).

It is our intention to paint the exterior of the sign including the base and the cabinet so that the sign face and the exterior looks good together.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Barry Holst	Victory Sign Co.		
Address	**City**	**State**	**Zip**
1021 Brown St., Ste. K	Liberty	MO	64068
Email	**Phone**	**Fax**	
barry@victorysignco.com	816-407-7446	NA	

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		
	Phelps Engineering Inc.		
Address	**City**	**State**	**Zip**
1270 N. Winchester	Olathe	KS	66061
Email	**Phone**	**Fax**	
	913-393-1155		

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**	

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FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$
DEAX	De-Annexation	$468 + Public Hearing[1]		$
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$
RZ	Rezoning	$468 + Public Hearing[1]		$
	General Development Plan	$0 + Public Hearing[1]		$
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____ lot(s)	$
PF	Plat – Final	$270 + $2 per lot	#_____ lot(s)	$
MSP	Minor Subdivision Plat	$110		$
MLLA	Minor Lot Line Adjustment	$110		$
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	#_____ acre(s)	$
PDF	PD Final Plan	$275		$
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$
PUDF	PUD Final Plan	$242		$
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$
PROF	PR-O Final Plan	$242		$
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$
SPDR	Site Plan / Design Review (SPDR)	$605		$
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____ sq. ft.	$
PDFS	PD Final Plan / SPDR	$847		$
PUDFS	PUD Final Plan / SPDR	$847		$
	SIGNAGE			
MASP	Master Sign Plan	$220		$ 220.00
	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]		$ 484.00
	Alternative Development Standards	$0 + Public Hearing[1]		$
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$
TCOM	Minor Telecommunications	$275		$
TCOM	Major Telecommunications	$550		$
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		$

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

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Blue Springs, Missouri
Community Development

MONTHLY REPORT
August 2024

Building Permit Activity

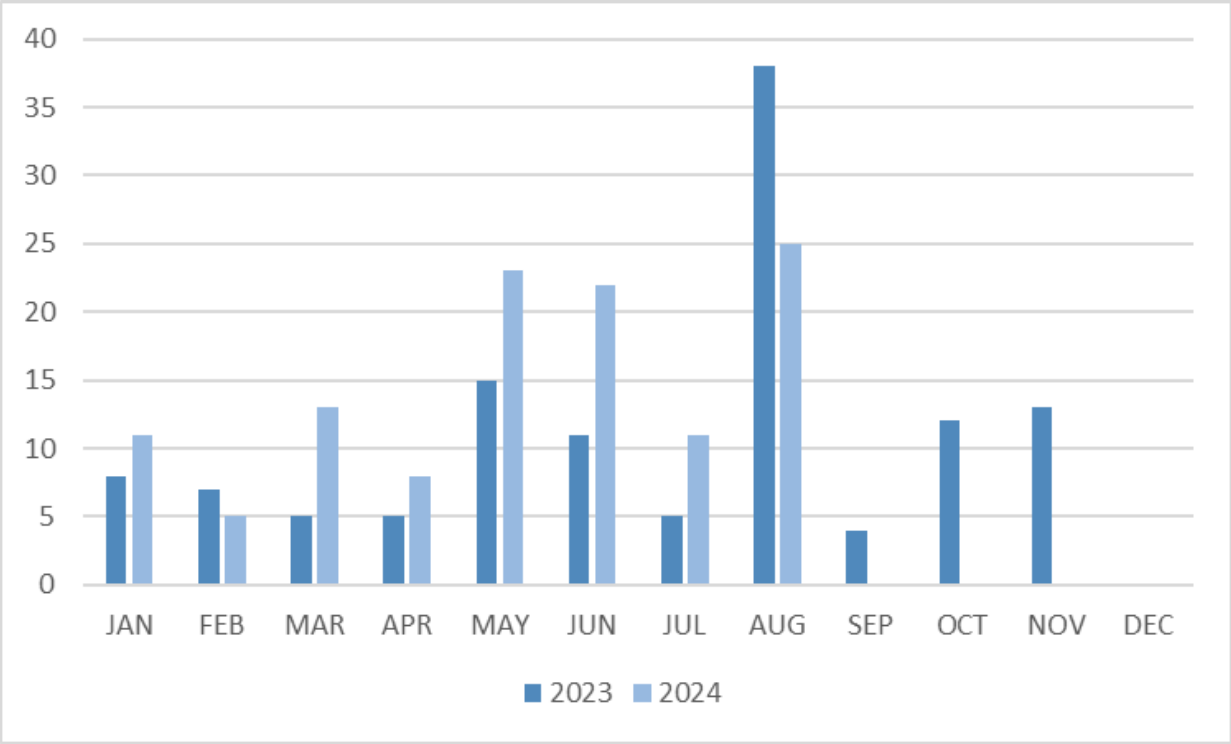
Type of Permit	Aug 2024	Aug 2023	YTD 2024	YTD 2023
Single-Family Detached	25	38	118	94
Single-Family Attached	0	0	0	0
Two-Family	0	0	3 (6 units)	2 (4 units)
Multi-Family	0	0	7 (28 units)	8 (32 units)
Total Dwelling Units	25	38	152	130
Miscellaneous Residential (additions & alterations)	25	24	145	139
Commercial—New	0	2	10	11
Commercial—Alterations	3	8	44	39
Total Building Permits*	134	137	856	824

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

Building-Related Activity

	Aug 2024	Aug 2023	YTD 2024	YTD 2023
Total Square Feet	93,873	204,595	964,480	751,086
Total Construction Cost	$4,757,959	$9,848,744	$100,249,644	$34,442,397
Total Inspections	618	514	4,033	4,054

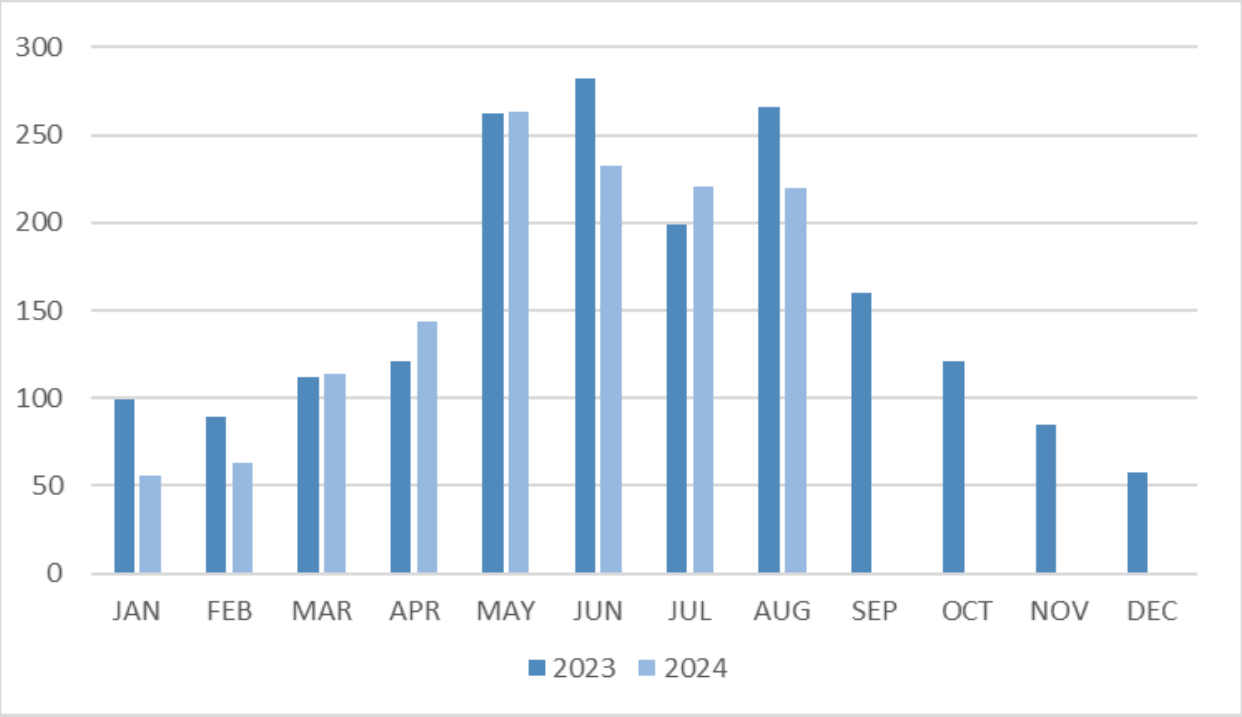
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	167
300-390	Traffic Code	0
401-411	Zoning	11
500-520 (excl. 501)	Building and Construction	42
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	220

Total Code Cases



Most Common Code Cases in August

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	57
245.330	High Weeds/Grass—Prohibited	52
245.160: A (11)	Trash—Prohibited	40

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
UDCT-07-24-9230	Fence Setbacks	Approved 8/12/24	Approved 8/19/24	5352
RZ-06-24-9206 GDP-06-24-9207	Small Sliders	Approved 8/12/24	Approved 8/19/24	5348 5349
CUP-06-24-9202 PP-06-24-9204 PF-06-24-9203	Google Fiber MCI Hut	Approved 8/12/24	Approved 8/19/24	5350 5351
PF-06-24-9203 PF-06-24-9195	Scire Estates	Approved 8/12/24	Approved 8/19/24	5353
PF-06-24-9178 SPDR-06-24-9180	Dutch Bros Coffee	Approved 8/12/24	Approved 8/19/24	5354
SPDR-07-24-9221	Small Sliders	Approved 8/26/24	N/A	N/A
RZ-07-24-9217 GDP-07-24-9218 PP-07-24-9219	Flex Spaces Phase II	Approved 8/26/24	N/A	N/A
RZ-03-24-9093 PDC-03-24-9095)	Tommy's Express Car Wash Rezoning	N/A	Failed 8/26/24	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	Aug 2024	Aug 2023	YTD 2024	YTD 2023
Sign Face Replacement	8	8	30	35
Ground-Mounted Signs	0	2	14	15
Building-Mounted Signs	5	6	54	61
Temporary Signs	8	4	31	16
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	4	2
Total Signs Issued	21	20	133	129