PLANNING COMMISSION MEETING
AGENDA

Monday, February 12, 2024 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

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

a) **MINUTES** January 22, 2023

2 PUBLIC HEARING / REZONING / RZ-10-23-8944 / Redwood Blue Springs Phase II / North of the future SW Major Rd and West of SW 7 Hwy.
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 23, 2023
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / REZONING / RZ-12-23-8974 / Lucky Time Dog & Car Wash / 1800 SW Leonard St
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on January 6, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

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

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 23, 2023
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 **PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8975 /** Lucky Time Dog & Car Wash / 1800 SW Leonard St

Exhibits:

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

6 **PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-12-23-9004 /** Brittany Hill Middle School Storm Shelter Addition / 2701 NW 1st St

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on January 27, 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 **PRELIMINARY PLAT / PP-10-23-8945 /** Redwood Blue Springs Phase II / North of the future SW Major Rd and West of SW 7 Hwy.

8 **PRELIMINARY PLAT / PP-12-23-9005 /** Brittany Hill Middle School Storm Shelter Addition / 2701 NW 1st St.

9 **PRELIMINARY PLAT / PP-12-23-9002 /** BSSD Bartow Administrative Center / 1801 NW Vesper St.

10 **PRELIMINARY PLAT / PP-12-23-8992 /** CJCFPD #5 / 2590 SE Adams Dairy Parkway.

11 **PRELIMINARY PLAT / PP-12-23-8996 /** Eagles Ridge Estates / SW 7 Hwy and North of Wyatt Rd.

12 **FINAL PLAT / PF-12-23-9006 /** Brittany Hill Middle School Storm Shelter Addition / 2701 NW 1st St.

13 **FINAL PLAT / PF-12-23-9003 /** BSSD Bartow Administrative Center / 1801 NW Vesper St.

14 **FINAL PLAT / PF-12-23-8993 /** CJCFPD #5 / 2590 SE Adams Dairy Parkway.

15 **SITE PLAN DESIGN REVIEW / SPDR-12-23-9007 /** Brittany Hill Middle School Storm Shelter Addition / 2701 NW 1st St

16 **PLANNED DEVELOPMENT FINAL PLAN / PDFS-12-23-8997 /** BSSD Career Innovation Center / 2101 Vesper St.

17 **OTHER BUSINESS:** The next scheduled meeting is **Monday, February 26, 2024.**

18 **ADJOURN**

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
February 12, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.

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

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, January 22, 2024

Media Link: January 22, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, January 22, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Chad Sanderson Susan Stokenbury Chris Henning Travis Graham Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Jim Burgess, City Engineer John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Tom Rohr, Vice-Chairperson Robert Morton Richard How
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Sanderson and a second from Commissioner Stokenbury and a unanimous vote, the minutes of January 8, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING /	The public hearing for Agenda items 2 and 3 was opened at 6:31 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for both agenda items: Rezoning RZ-12-23-8974 and Planned

REZONING / RZ-12-23-8974 / "Lucky Time Dog & Car Wash" / 1800 SW Leonard St **&** **AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8975 /** "Lucky Time Dog & Car Wash" / 1800 SW Leonard St	Development Concept Plan PDC-12-23-8975 to the Monday February 12, 2024, Planning Commission meeting.
MOTION	Commissioner Henning motioned to approve the continuance of Rezoning / RZ-12-23-8974 and Planned Development Concept Plan / PDC-12-23-8975 of the Lucky Time Dog and Car Wash Project to the requested date of February 12, 2024.
SECOND	Commissioner Stokenbury seconded the motion.
VOTE	Byron Craddolph, Chair – Aye Susan Stokenbury-Aye Jennifer Ritschel-Smith-Aye Chad Sanderson - Aye Chris Henning – Aye Travis Graham – Aye **RECOMMENDED APPROVAL** **(6-Aye, 0-No)** **These items will be continued to the February 12, 2024, Planning Commission Meeting.**
AGENDA ITEM 4 / PUBLIC HEARING / REZONING / RZ-10-23-8939 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd	The public hearing for Agenda items 4, 5 and 6 was opened at 6:32 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public hearing for all three agenda items: Rezoning RZ-10-23-8939; General Development Plan GDP-10-23-8940; and Preliminary Plat PP-10-23-8941 to the Monday February 26, 2024, Planning Commission meeting.

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

&

AGENDA ITEM 6 / PRELIMINARY PLAT / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

MOTION

Commissioner Stokenbury motioned to approve the continuance of Rezoning / RZ-10-23-8939, General Development Plan / GDP-10-23-8940, and Preliminary Plat / PP-10-23-8941 of the Hoot Owl Meadows Project to the requested date of February 26, 2024.

SECOND

Commissioner Smith seconded.

VOTE

Byron Craddolph, Chair – Aye	Chad Sanderson - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Jennifer Ritschel-Smith-Aye	Travis Graham – Aye

RECOMMENDED APPROVAL
(6-Aye, 0-No)
These items will be continued to the February 26, 2024, Planning Commission Meeting

OTHER BUSINESS

Mike Mallon presented the December 2023 Community Development Monthly Activity Report, as well as the year-end report of 2023.

The next scheduled meeting is Monday, February 12, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 6:36 p.m.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

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Byron Craddolph, Chairperson

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Date

PLANNING APPLICATION REVIEW STAFF REPORT

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

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

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

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

Previous Actions:

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

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

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

Adjacent Properties:

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

REZONING ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. The recommendations of professional staff.

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

PD CONCEPT PLAN & PLAT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Building Typology:

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

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

Parking:

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

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

Pedestrian Access:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application.

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

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

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

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

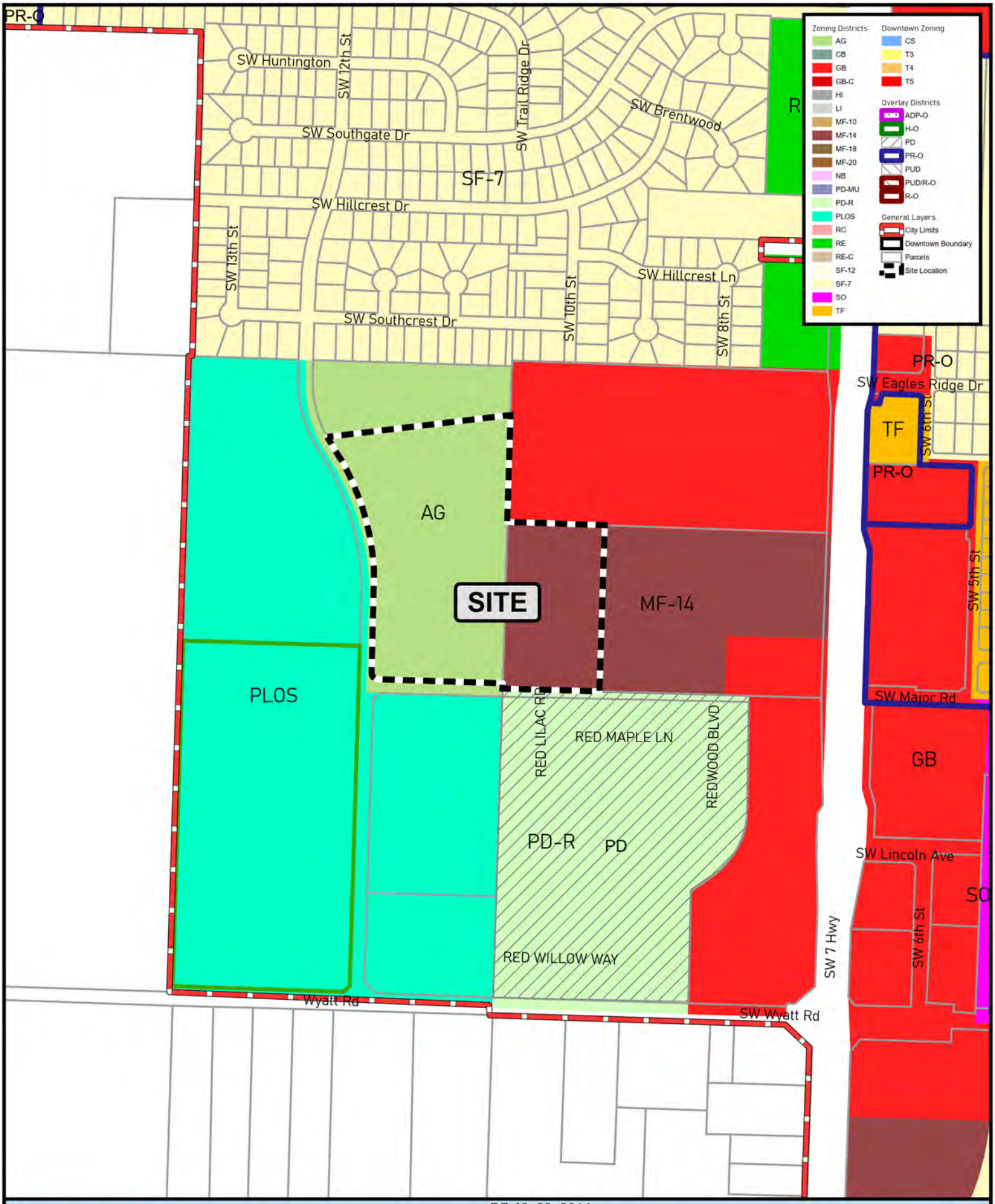


The City of Blue Springs Missouri

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

N

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



The City of Blue Springs Missouri

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

N

1 inch = 500 feet

Date: 12/6/2023

REDWOOD HOMES, PHASE 2
REZONING DESCRIPTION

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

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

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

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

Rezoning and Planned Development Concept Plan and Preliminary Plat
RZ-10-23-8944 / PDC-10-23-8946 / PP-10-23-8945
Redwood Blue Springs Phase II
PC Exhibit: #2

Received
11/17/2023

REDWOOD HOMES, PHASE 2
PRELIMINARY PLAT DESCRIPTION

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

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

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

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

Received
11/17/2023

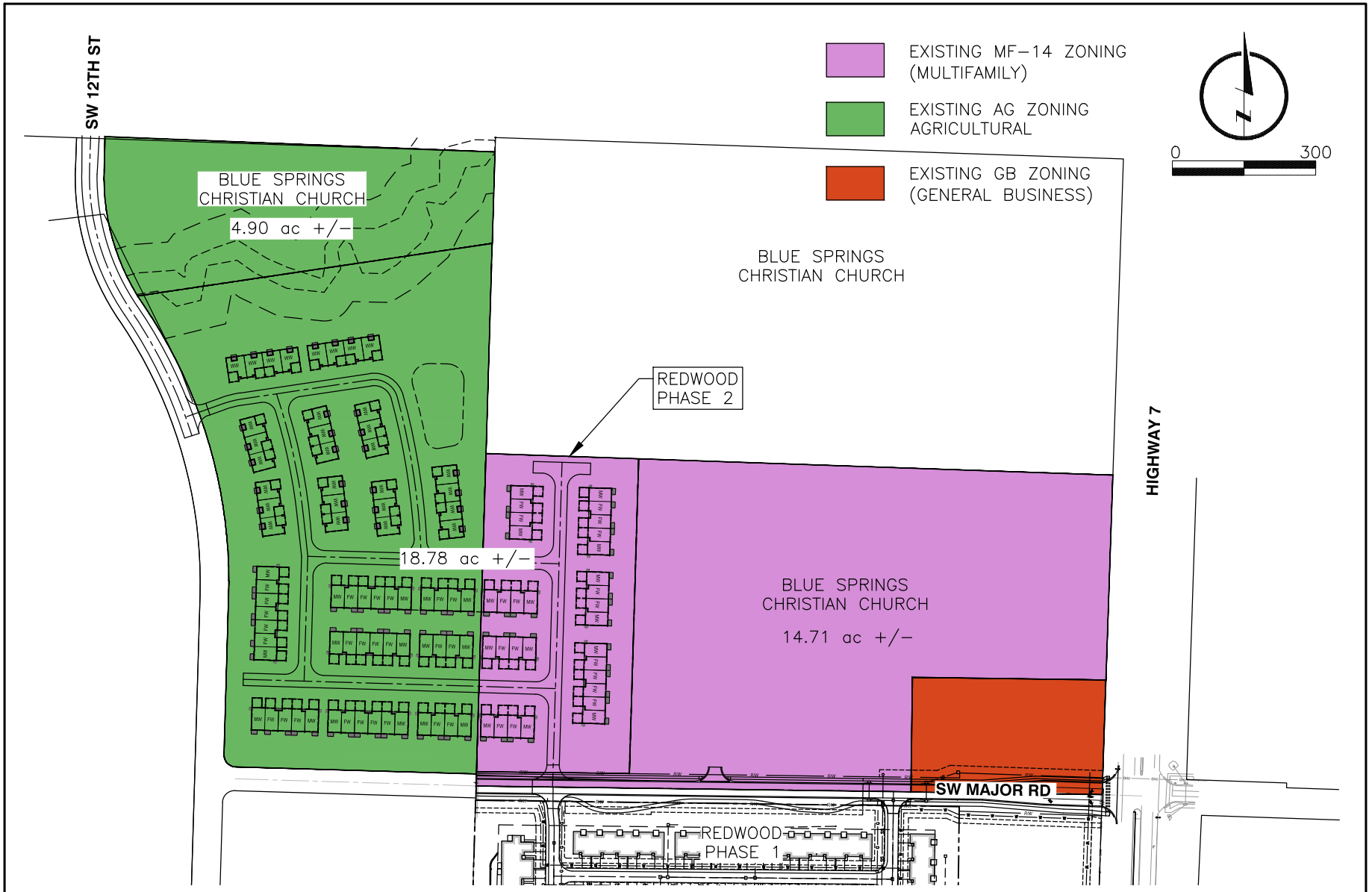


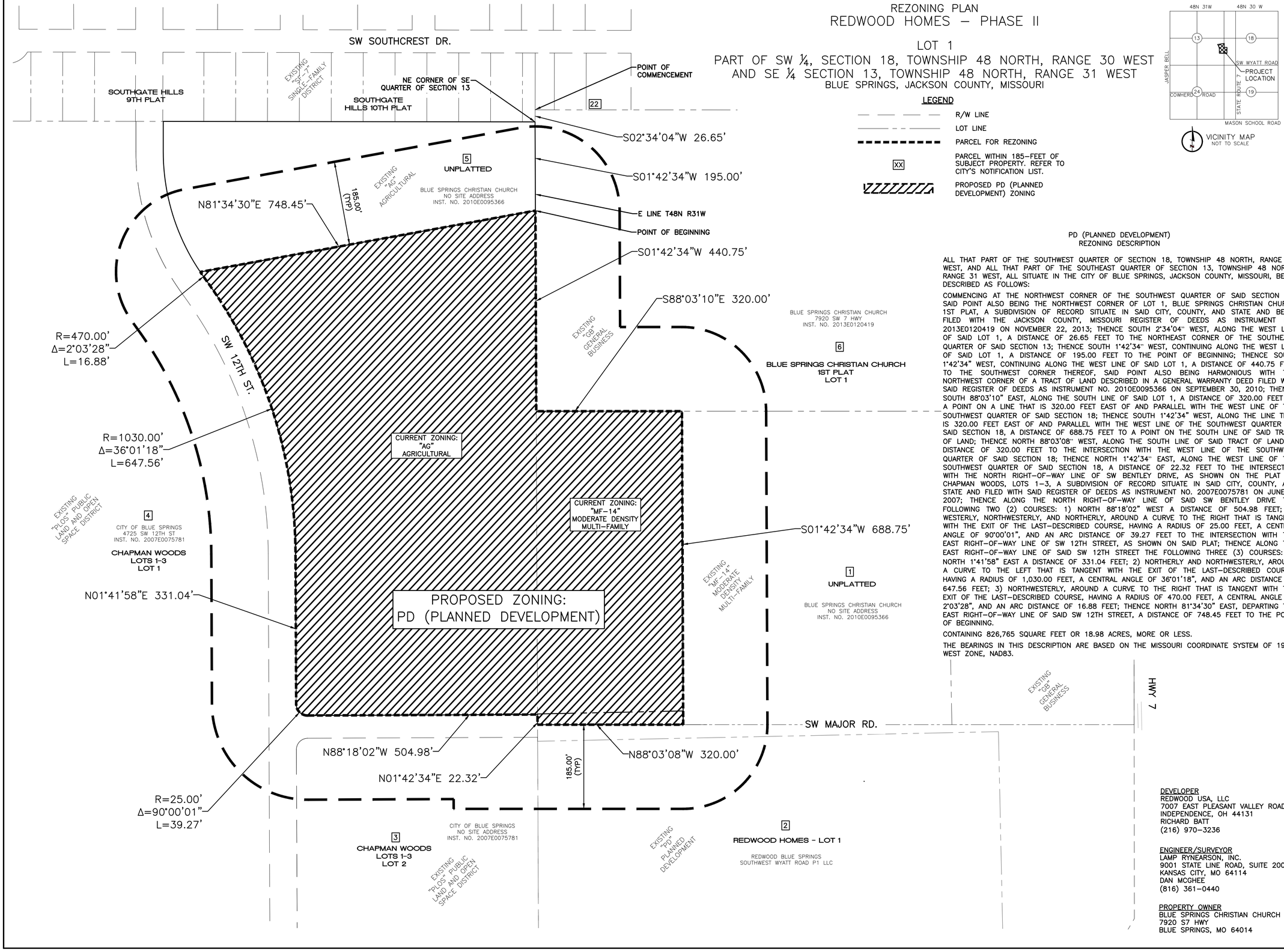
EXHIBIT A

REDWOOD PHASE 2
EXISTING ZONING

Received
10/26/2023

REZONING PLAN
REDWOOD HOMES – PHASE II

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



VICINITY MAP
NOT TO SCALE

LEGEND

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

PD (PLANNED DEVELOPMENT) REZONING DESCRIPTION

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

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

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

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

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

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

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

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

0 100 200

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

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
PE - 2008019568

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

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

REVISIONS
11/17/2023 – PER CITY COMMENTS

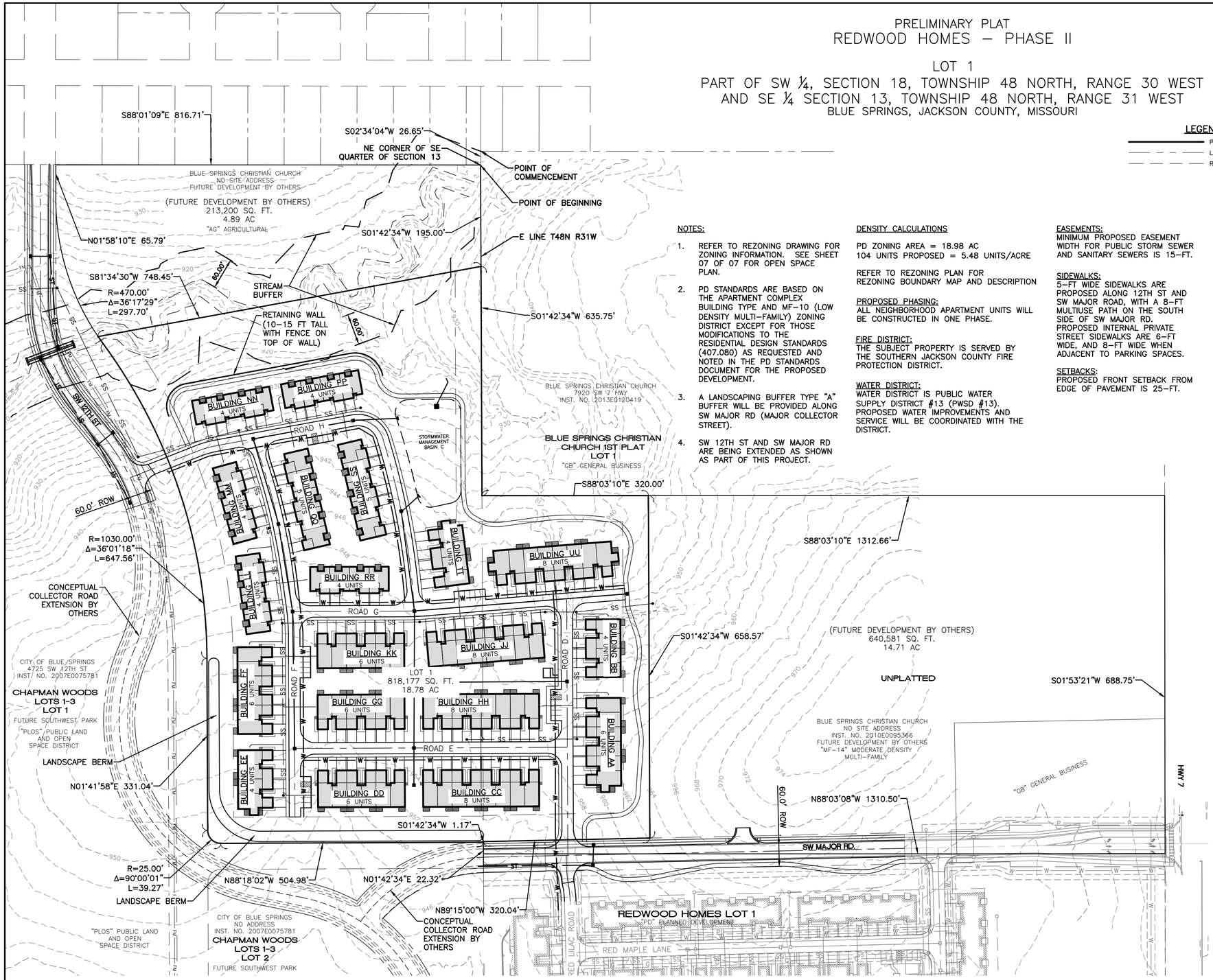
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PROJECT NUMBER
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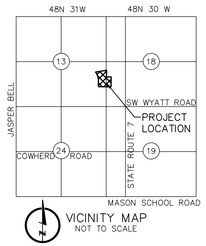
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PRELIMINARY PLAT
REDWOOD HOMES – PHASE II

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





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

NOTES:

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

DENSITY CALCULATIONS

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

REFER TO REZONING PLAN FOR REZONING BOUNDARY MAP AND DESCRIPTION

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

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

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

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

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

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

PRELIMINARY PLAT DESCRIPTION

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

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

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

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

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

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

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

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

0 100 200

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

MARK DANIEL MCGHEE JR.
PE - 2008019568

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

811 Know what's below. Call before you dig.

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

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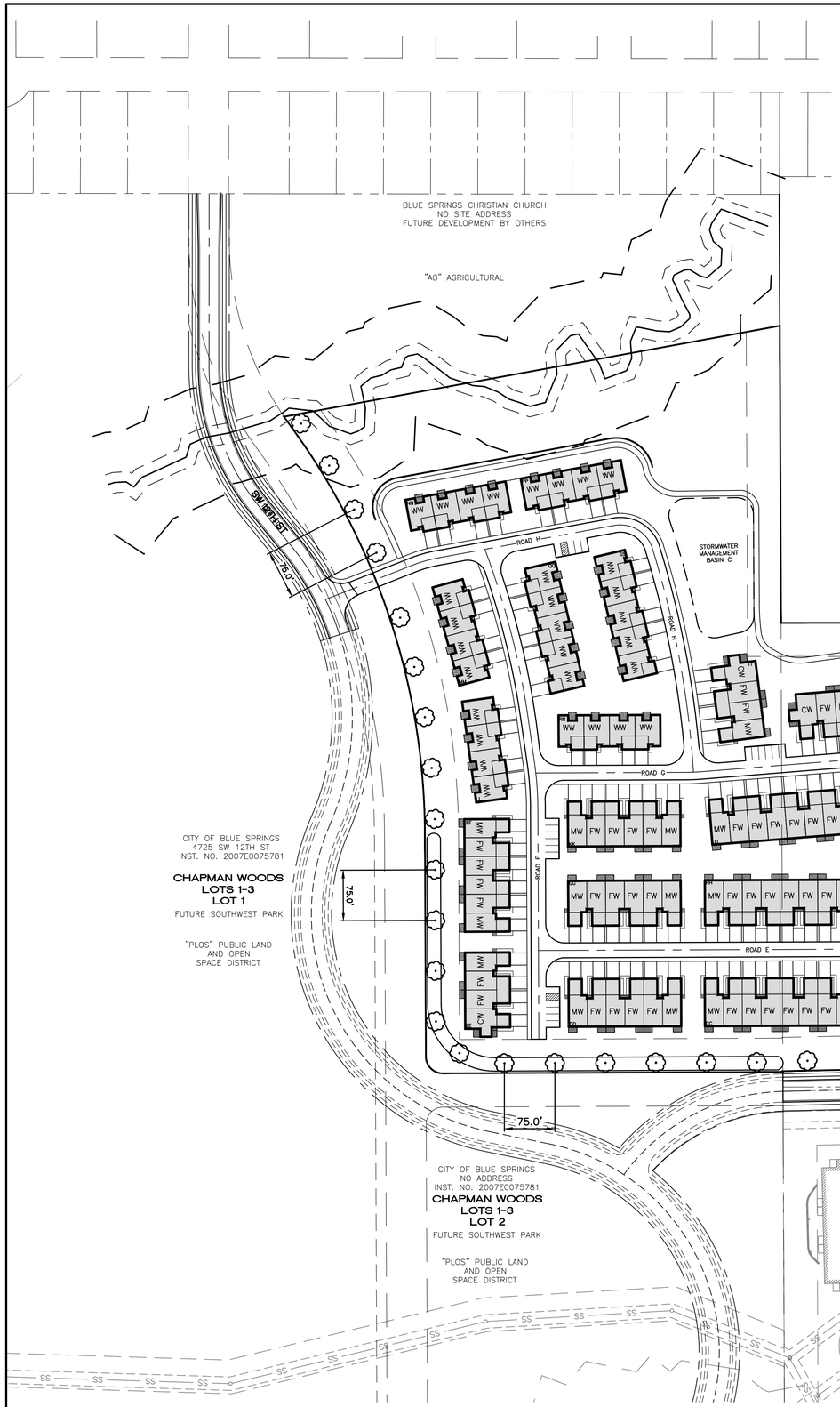
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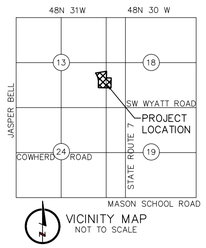
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STREET TREE PLAN
REDWOOD HOMES – PHASE II

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





NOTES:

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

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

0 100 200

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

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II
STREET TREE PLAN
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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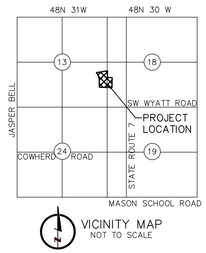
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SITE PLAN
REDWOOD HOMES – PHASE II

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

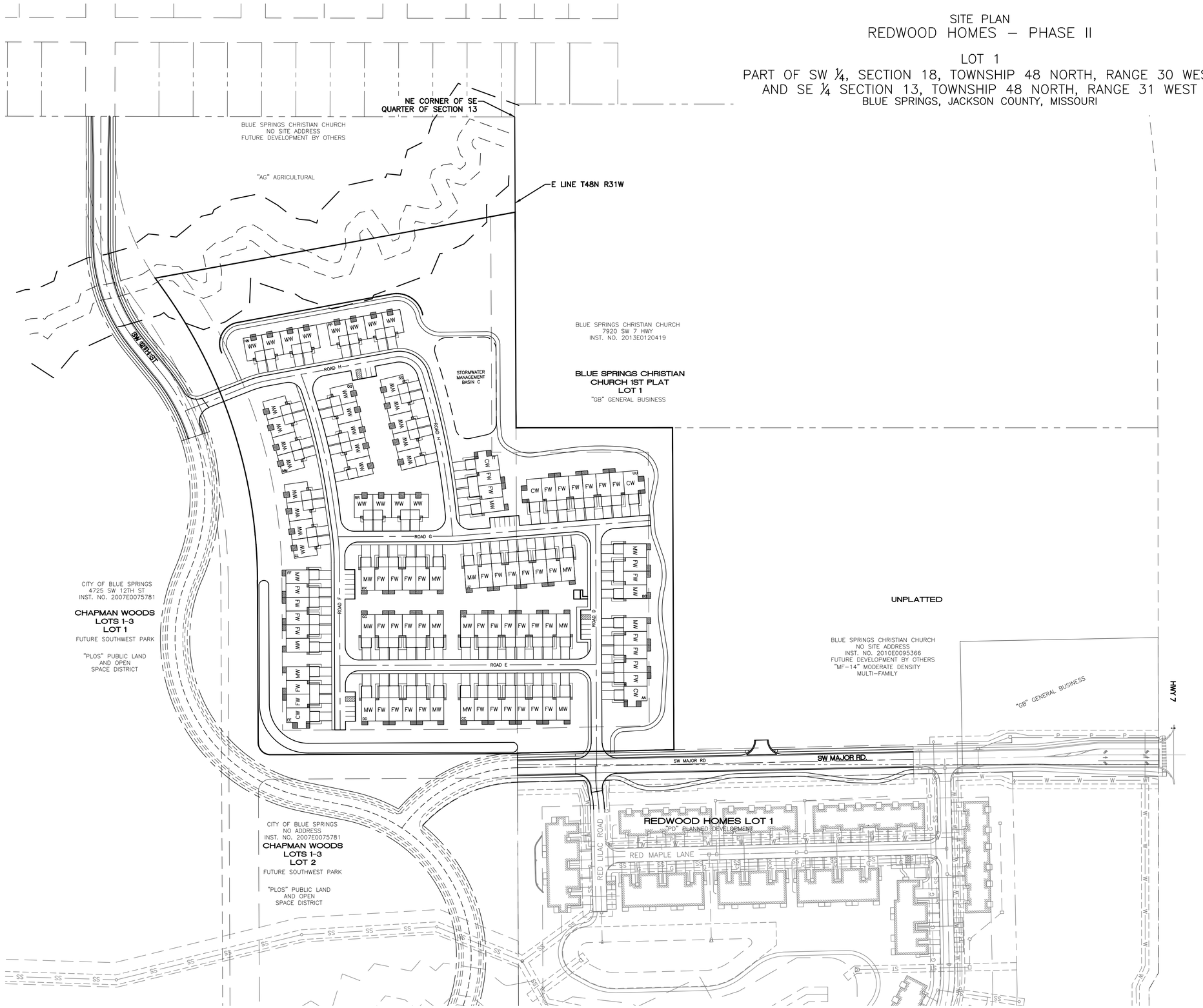


VICINITY MAP
NOT TO SCALE

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

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

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



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0 100 200

STATE OF MISSOURI
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01-24-24
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.
PE - 2008019568

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

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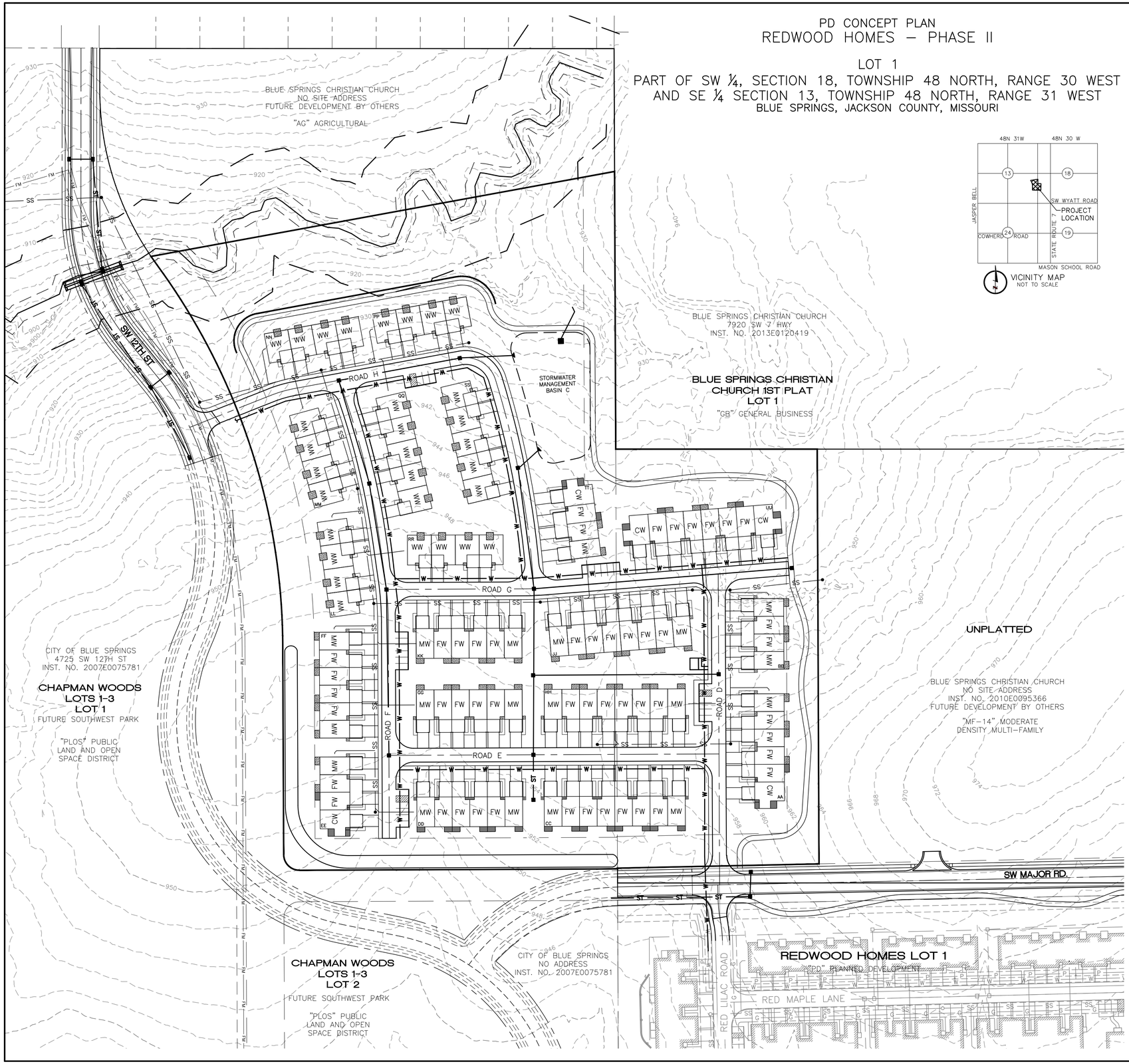
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PD CONCEPT PLAN
REDWOOD HOMES – PHASE II

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



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

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

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

DENSITY CALCULATIONS

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

REFER TO REZONING PLAN FOR REZONING BOUNDARY MAP AND DESCRIPTION

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

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

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

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

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

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

NOTES:

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

DEVELOPER
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
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STATE OF MISSOURI
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REDWOOD HOMES – PHASE II
PD CONCEPT PLAN – OVERALL
REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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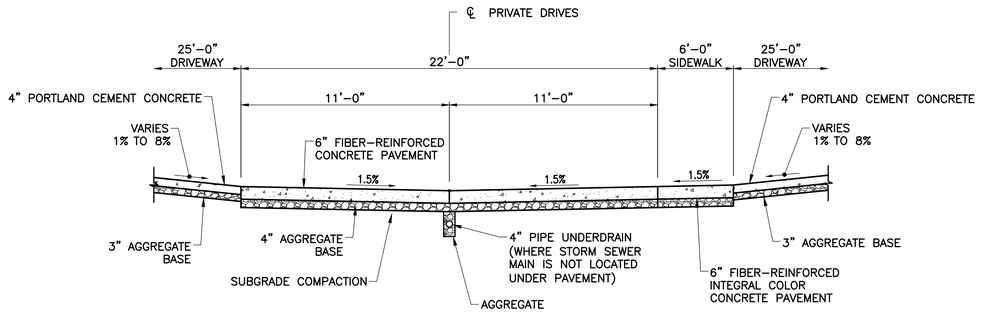
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TYPICAL PAVEMENT SECTION W/O CURB
N.T.S.

NOTES:

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

NOTES:

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

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

PARKING CALCULATIONS

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

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

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

ADDITIONAL DEVELOPMENT PARKING:

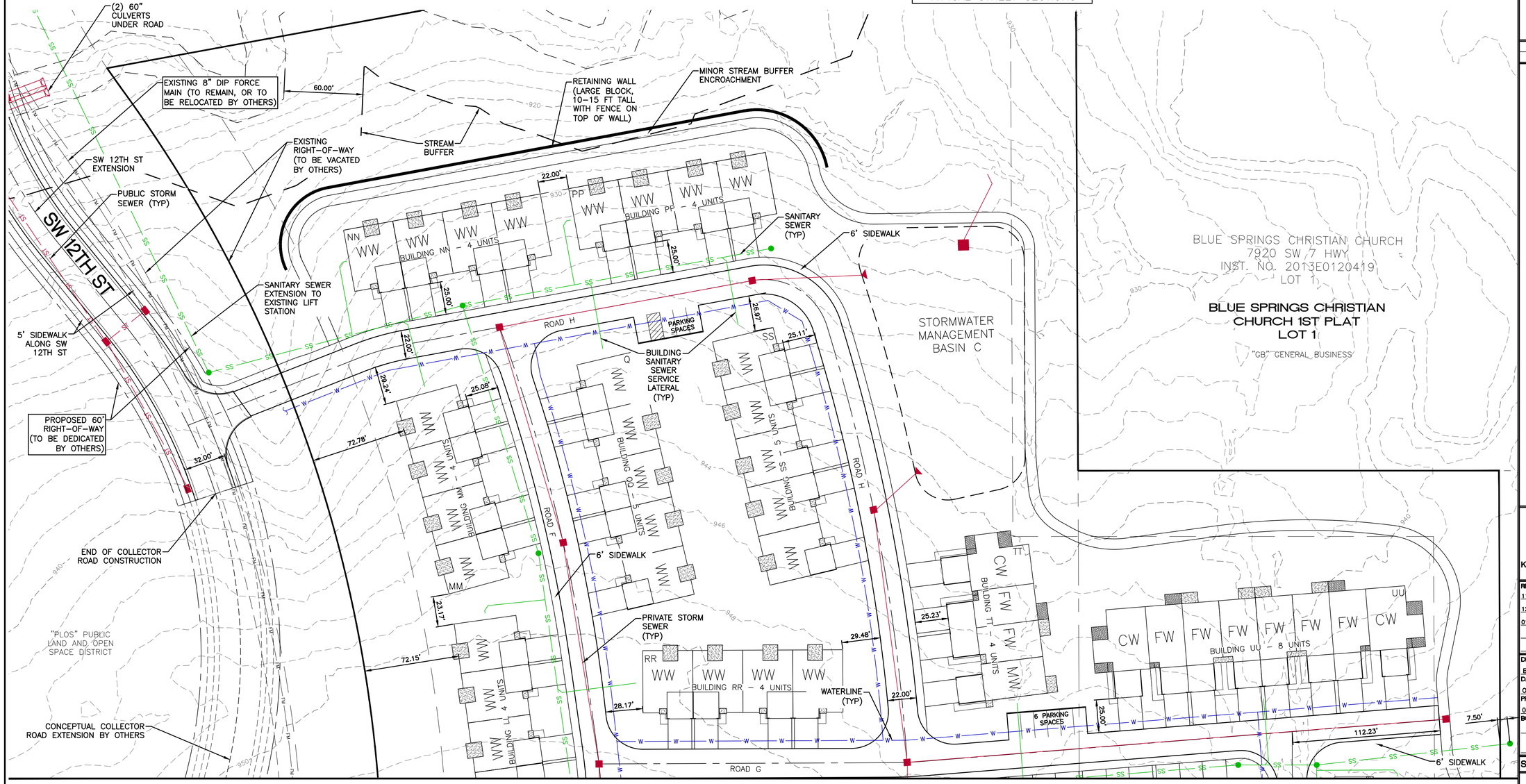
CLIENT DESIRED: ONE (1) OFF-STREET (NON-DRIVEWAY) SPACE EQUIVALENT TO 25% OF TOTAL UNIT COUNT.

0.25 * 104 UNITS = 26 SPACES DESIRED

26 ADDITIONAL SPACES PROVIDED

LEGEND

PROPERTY LINE
LOT LINE
RIGHT OF WAY LINE



MATCHLINE SEE NEXT SHEET

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
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0 40 80

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

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MARK DANIEL MCGHEE JR.
PE - 2008019568

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

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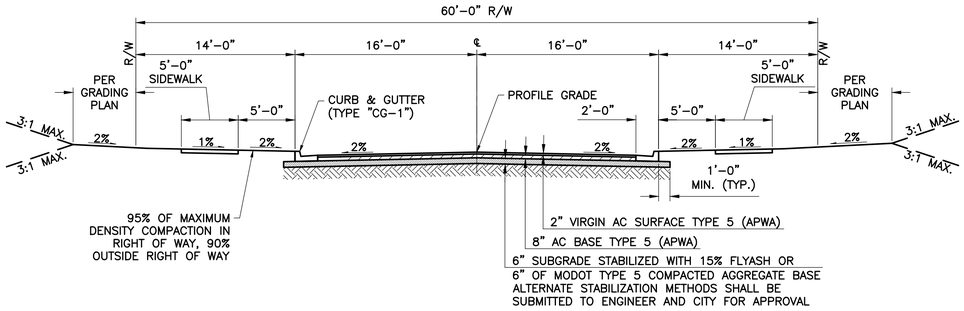
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PROJECT NUMBER
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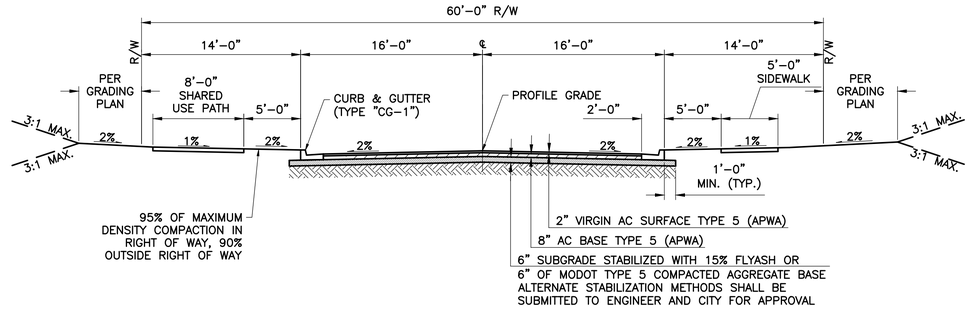
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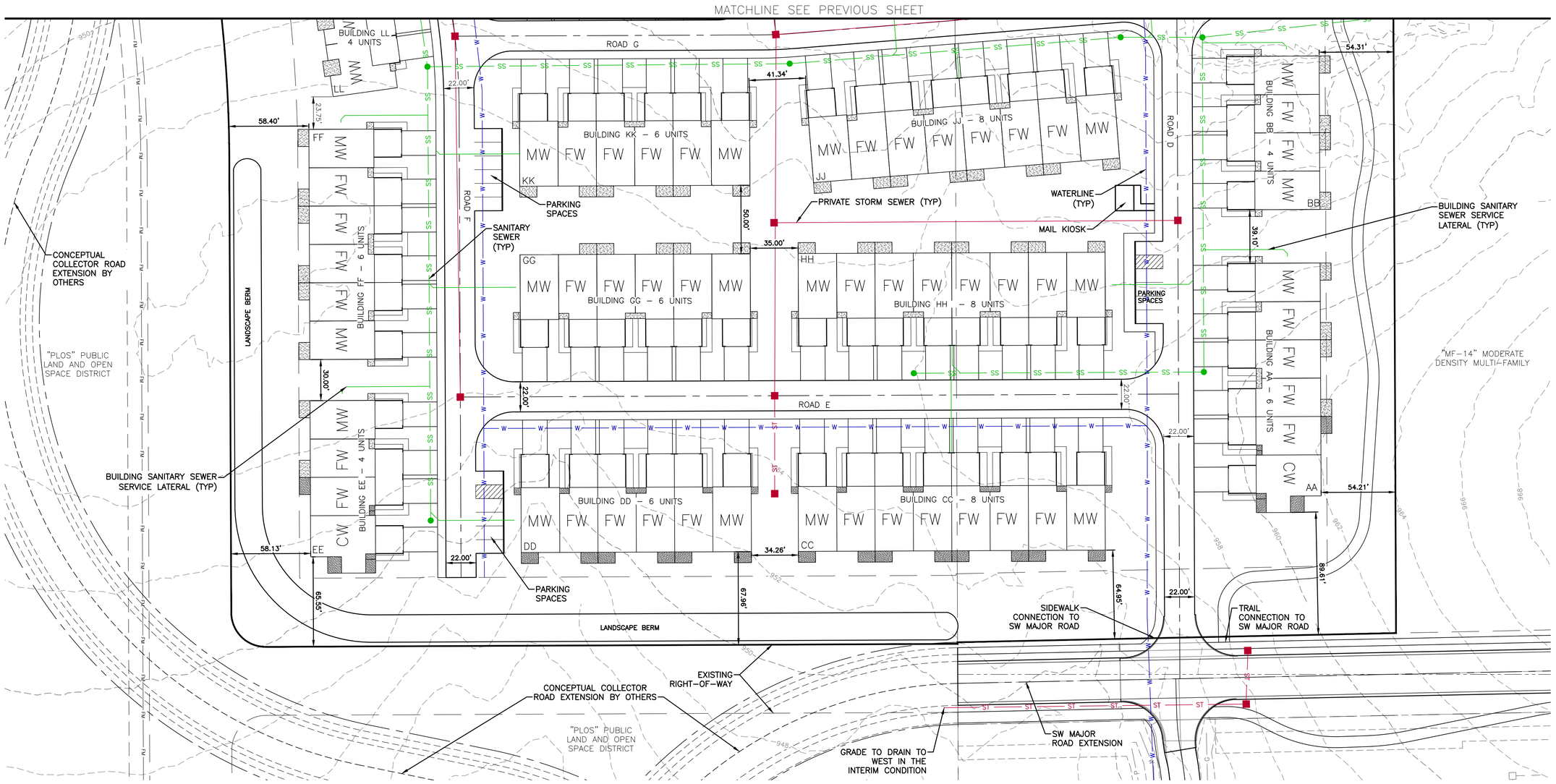
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TYPICAL 32' RESIDENTIAL COLLECTOR STREET SECTION
(SW 12TH ST)
N.T.S.



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



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

0 40 80

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

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MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II

ENLARGED PD CONCEPT PLAN – SOUTH

REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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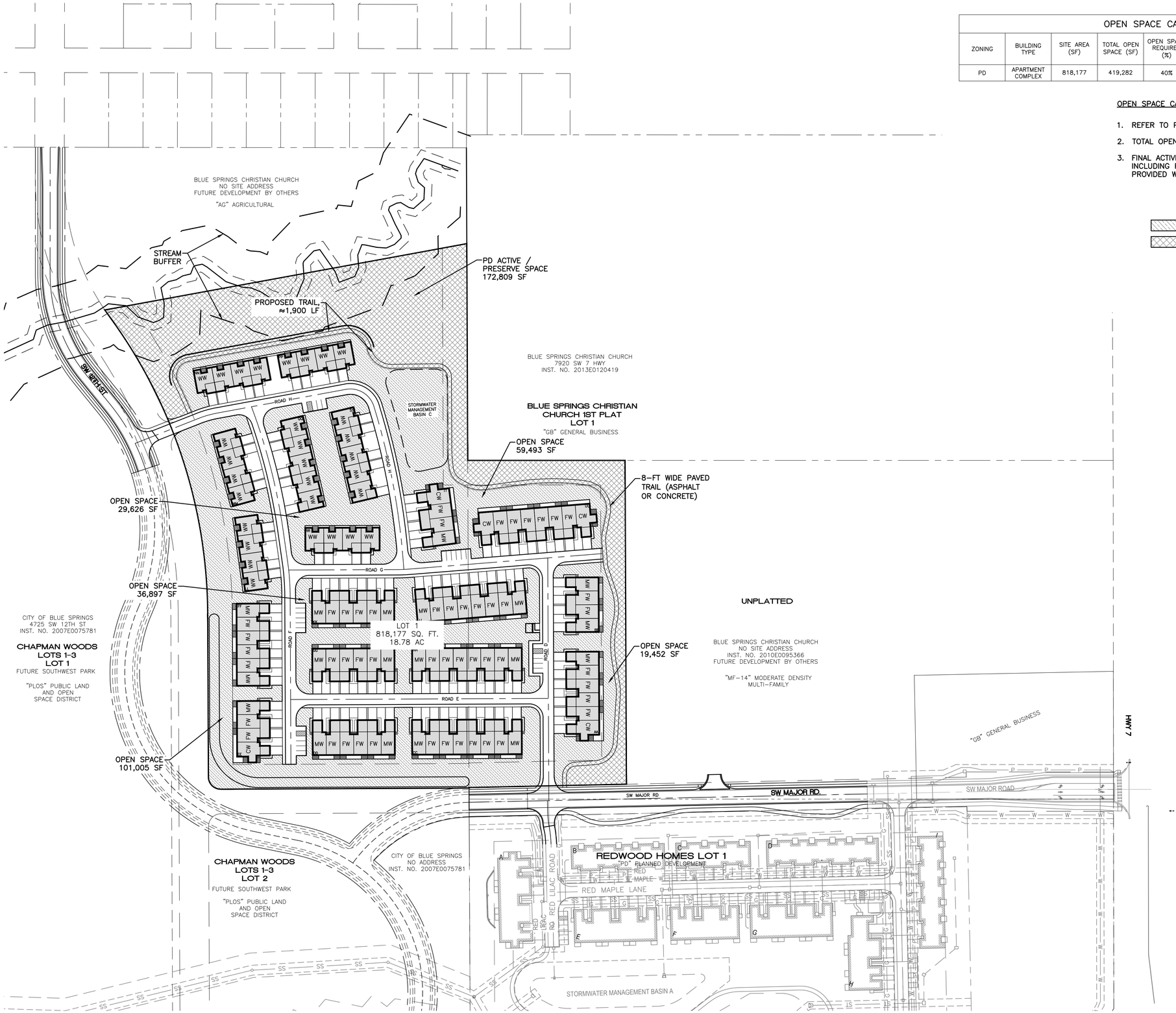
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OPEN SPACE CALCULATIONS								
ZONING	BUILDING TYPE	SITE AREA (SF)	TOTAL OPEN SPACE (SF)	OPEN SPACE REQUIRED (%)	OPEN SPACE PROVIDED (%)	ACTIVE OPEN SPACE (SF)	ACTIVE OPEN SPACE REQUIRED (%)	ACTIVE OPEN SPACE PROVIDED (%)
PD	APARTMENT COMPLEX	818,177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

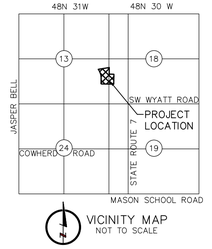
OPEN SPACE CALCULATION NOTES:

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

LEGEND

PD PASSIVE OPEN SPACE

PD ACTIVE OPEN SPACE



VICINITY MAP
NOT TO SCALE

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

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

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

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LAMPRYNEARSON.COM
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9001 STATE LINE RD., STE. 200 (816)361.0440

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MARK DANIEL MCGHEE JR.
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REDWOOD HOMES – PHASE II

OPEN SPACE PLAN

REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY MISSOURI

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0 40 80

PRELIMINARY

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MARK DANIEL MCGHEE JR.
PE - 2008019568

REDWOOD HOMES – PHASE II

OFFSITE SANITARY SEWER EXHIBIT

REDWOOD APARTMENT HOMES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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Redwood Blue Springs Phase 2

Planned Development District Application

October 2023

Revised December 2023



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

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

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12/11/2023

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- Residential Design 5
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Redwood Living

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

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

At Redwood, we live by our eight Core Values:

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

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

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



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Written Narrative

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

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

Zoning Designation

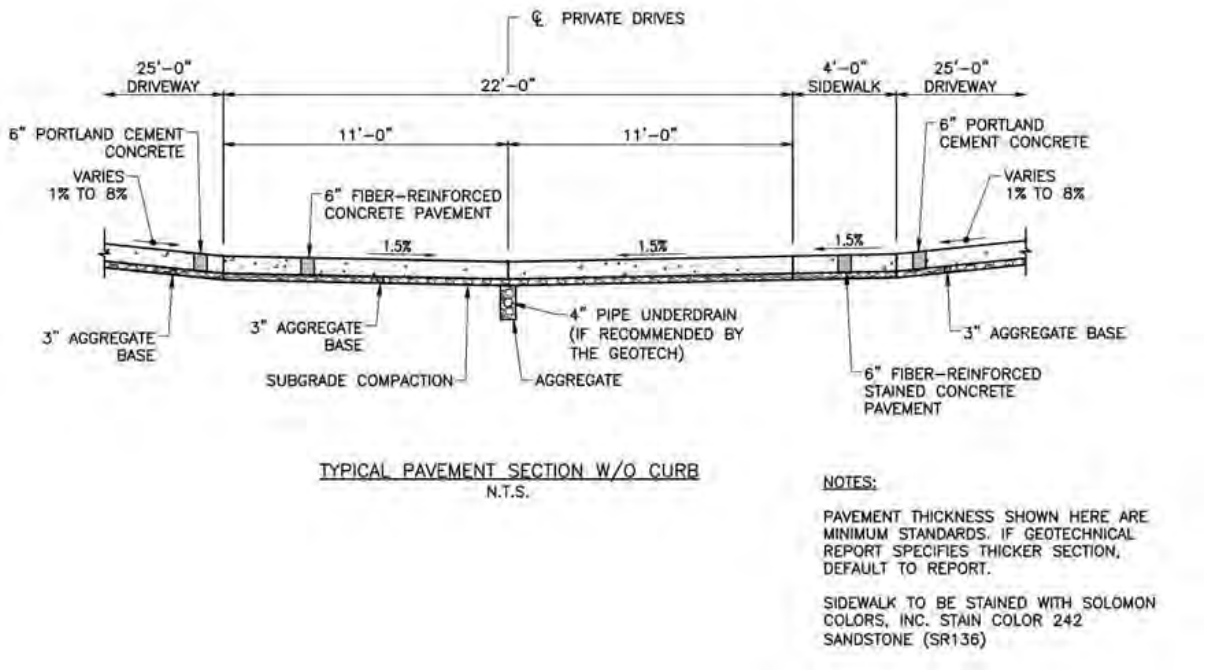
The site location that Redwood is proposing for development is approximately 18.78 acres located at MO-7 and SW Major Road. Redwood is requesting to re-zone this area, which is currently mixed with MF 14 (Multifamily), GB (General Business), and AG (Agricultural), to a Planned Development (PD) District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

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

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

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



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

Platting

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

Residential Design

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

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



Interior Forestwood Units with Meadowood End Units (Rendering)



Interior Forestwood Units (Existing)

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Meadowood End Unit (Existing)



Capewood End Unit (Existing)

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12/11/2023



Willowood Units (Rendering)



Willowood Units (Existing)

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

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12/11/2023

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

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



Dormer Example



Building Step/ Roof Pitch Example

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

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Example of Upgraded Door / Hardware

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



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

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Blue Springs' Comprehensive Plan

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

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

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







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

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12/11/2023

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



Land Use & Development Plan

Surrounding Neighborhood Characteristics

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

Traffic Considerations

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

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

Development & Construction Timeline

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

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12/11/2023

The City of Blue Springs Missouri

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

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

Planning Application

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

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

Redwood Blue Springs MO P2

Project Name

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

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
AG / MF-14	Vacant, undeveloped	PD	Single-story apartments	18.78	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Richard Batt	Redwood Living	216-970-3236	RBatt@byRedwood.com

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

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

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

Applicant Signature | **Date**

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

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

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

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

Property Owner Signature | **Date**

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10/26/2023

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

PROJECT DESCRIPTION:

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

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

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

Received
10/26/2023

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

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

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

ENGINEER

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
10/26/2023

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$
DEAX	De-Annexation	$468 + Public Hearing[1]		$
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$
RZ	Rezoning	$468 + Public Hearing[1]		$ 468
	General Development Plan	$0 + Public Hearing[1]		$
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	# 1 lot(s)	$ 444
PF	Plat – Final	$270 + $2 per lot	# lot(s)	$
MSP	Minor Subdivision Plat	$110		$
MLLA	Minor Lot Line Adjustment	$110		$
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	# 18.78 acre(s)	$ 919.16
PDF	PD Final Plan	$275		$
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	# acre(s)	$
PUDF	PUD Final Plan	$242		$
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	# acre(s)	$
PROF	PR-O Final Plan	$242		$
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$
SPDR	Site Plan / Design Review (SPDR)	$605		$
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	# sq. ft.	$
PDFS	PD Final Plan / SPDR	$847		$
PUDFS	PUD Final Plan / SPDR	$847		$
	SIGNAGE			
MASP	Master Sign Plan	$220		$
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$
	Appeal of Admin. Decision (Signage)	$0		$
	OTHERS			
VAC	Vacation	$390 + Public Hearing[1]		$
VAR	Variance	$484 + Public Hearing[1]		$
	Alternative Development Standards	$0 + Public Hearing[1]		$
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$
TCOM	Minor Telecommunications	$275		$
TCOM	Major Telecommunications	$550		$
	TOTAL	**OFFICE USE:** Card Cash or Check: #		$ 1831.16

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

Received
10/26/2023

PUBLIC NOTICE

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

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

The site is legally described as follows:

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

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

Rezoning and Planned Development Concept Plan and Preliminary Plat
RZ-10-23-8944 / PDC-10-23-8946 / PP-10-23-8945
Redwood Blue Springs Phase II
PC Exhibit: #3

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

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

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

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

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

CITY OF BLUE SPRINGS
City Council

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



The City of Blue Springs Missouri

RZ-10-23-
PP-10-23-
PDC-10-23-
PARCEL # 42-740-99
PARCEL # 41-930-03-
185' NOTIFICA

Rezoning and Planned Development Concept Plan and Preliminary Plat
RZ-10-23-8944 / PDC-10-23-8946 / PP-10-23-8945
Redwood Blue Springs Phase II
PC Exhibit: #4

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

Rezoning and Planned Development Concept Plan and Preliminary Plat
RZ-10-23-8944 / PDC-10-23-8946 / PP-10-23-8945
Redwood Blue Springs Phase II
PC Exhibit: #5

Blue Springs, Missouri
Community Development

December 22, 2023

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

Dear Property Owner:

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

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

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

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

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

Sincerely,

CITY OF BLUE SPRINGS / COMMUNITY DEVELOPMENT
Jamarcus Magee
Associate Planner

Rezoning and Planned Development Concept Plan and Preliminary Plat
RZ-10-23-8944 / PDC-10-23-8946 / PP-10-23-8945
Redwood Blue Springs Phase II
PC Exhibit: #6

PLANNING APPLICATION REVIEW STAFF REPORT

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

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

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

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

Previous Actions:

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

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

Adjacent Properties:

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

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

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

REZONING ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. The recommendations of professional staff.

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

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

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

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

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

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

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

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

PD CONCEPT PLAN ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Screening:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application.

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

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

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

December 8, 2023

UPDATE TO PLANNED DEVELOPMENT/REZONING

RE: "Lucky Time Dog & Car Wash"

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

Comprehensive Plan:

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

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

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

Rezoning:

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

Section 404.260

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

Rezoning and Planned Development
Concept Plan
RZ-12-23-8974 / PDC-12-23-8975
Lucky Time Dog & Car Wash
PC Exhibit: #2

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12/26/2023 9:15:54 AM

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

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

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

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

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

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

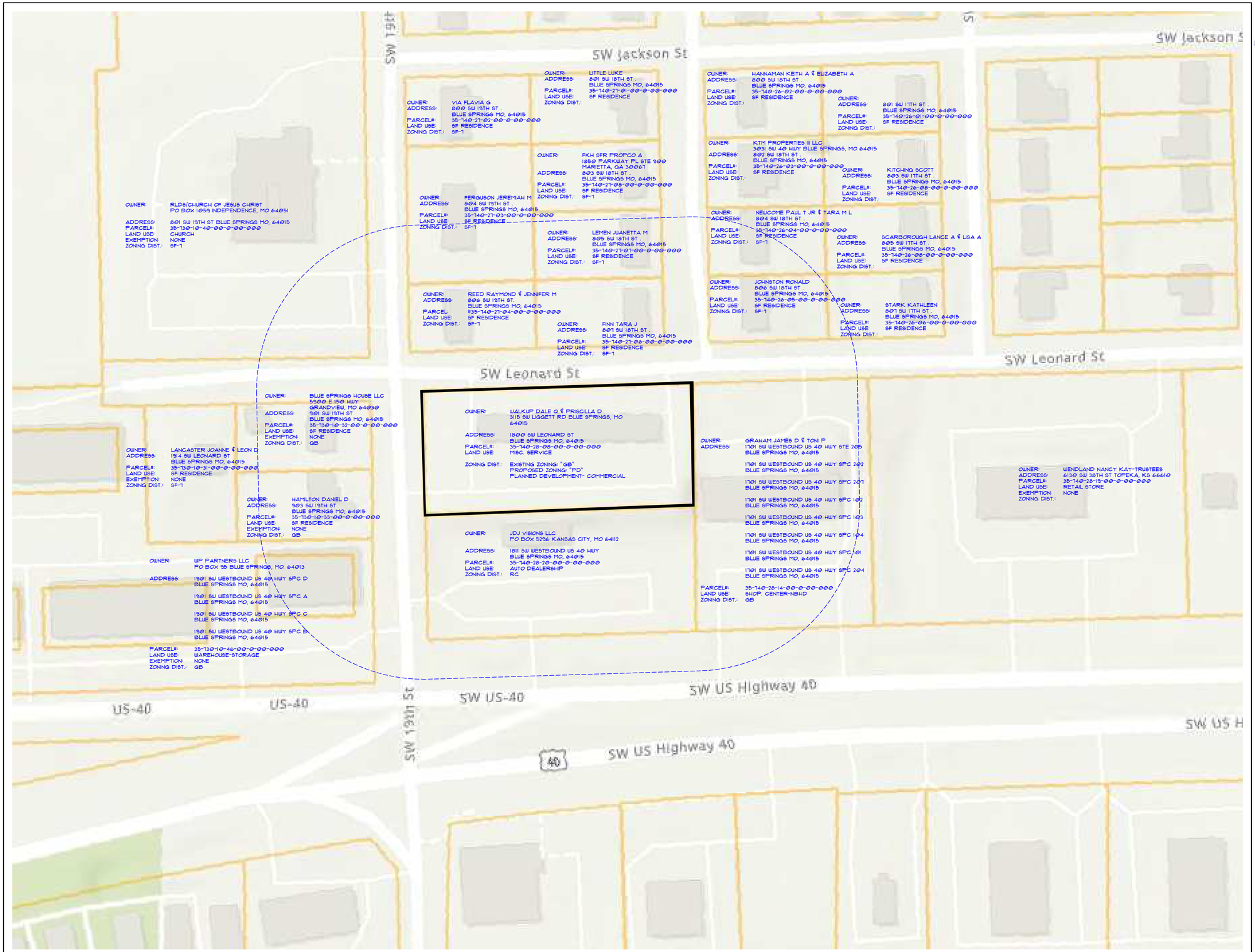
Thank you and we look forward to the completion of this project.

Respectfully,

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



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12/26/2023 9:15:56 AM



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

C:\USERS\THEDE.ONEDRIVE\PROJECTS\BLUE SPRINGS\WALKER\PLN\REZONING\102014_LDC_0711023.PLN

tdc, inc. architecture
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Matthew Thede
the design club, inc.
Missouri State Certificate of Authority
#2009025010

CONSULTANTS

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

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

SHEET TITLE: ZONING PARCEL

PROJECT NO: 102014
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2023

Z1

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

REZONING
12.22.23

PROJECT LOCATION

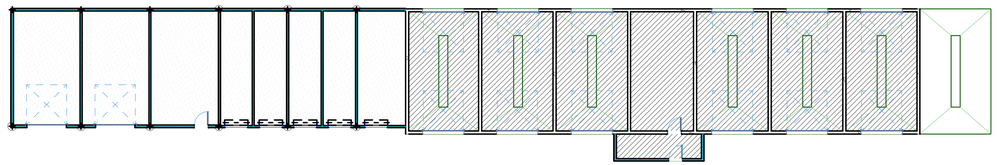
LUCKY TIME DOG CAR WASH/ STORAGE

SOUTHWEST 19TH STREET
BLUE SPRINGS, MISSOURI 64015

DALE WALKUP, OWNER

DRAWING INDEX

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



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

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

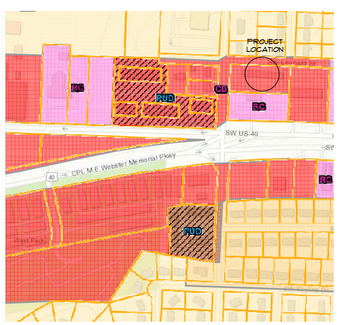
1 LIFE SAFETY
SCALE: 1/16" = 1'-0"



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

ABBREVIATIONS

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



3 ZONING MAP
NOT TO SCALE

APPLICABLE BUILDING CODES:
BLUE SPRINGS, MO.
ZONE, CR

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

FIRE RESISTANCE RATING (TABLE 601)

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

OCCUPANCY CLASSIFICATION:

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

ALLOWABLE AREA INCREASE (SECTION 506)

AREA MODIFICATIONS

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

$A_d = 20,250$ SF.

$A_T = 13,500$ SF.

$I_F = 50\%$

$I_S = 0$ SF.

FRONTAGE INCREASE

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

$I_F = 50\%$

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

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

GENERAL NOTES

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

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

CONSULTANTS

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

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

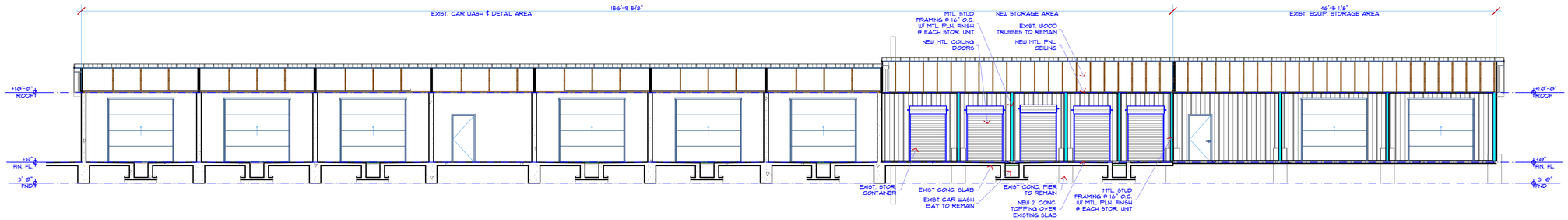
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PROJECT NO: 1023014
MODEL FILE:
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CHK'D BY:
COPYRIGHT 2023

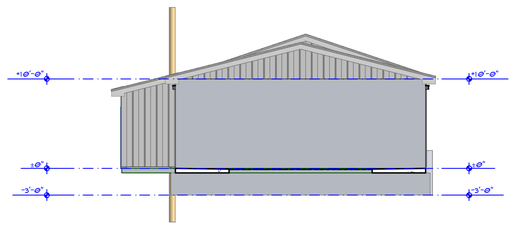
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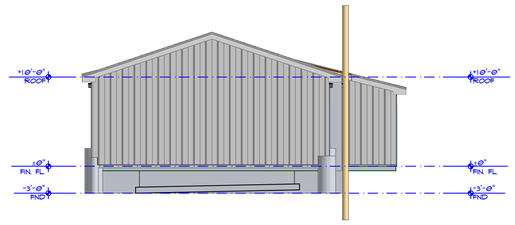
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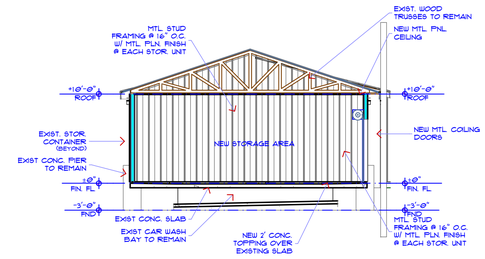
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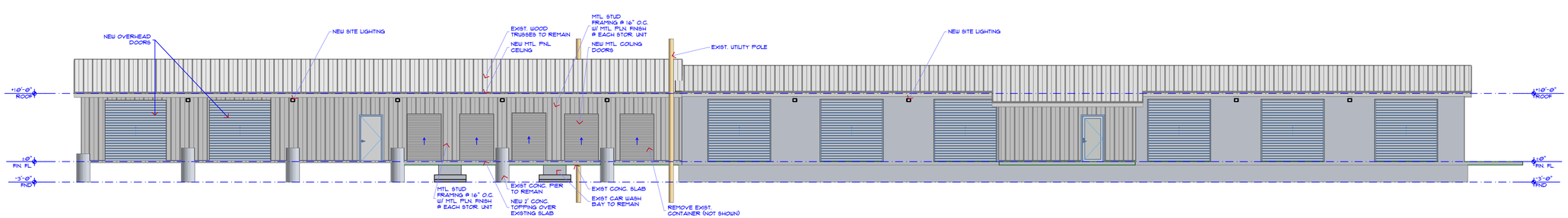
3 EAST ELEVATION
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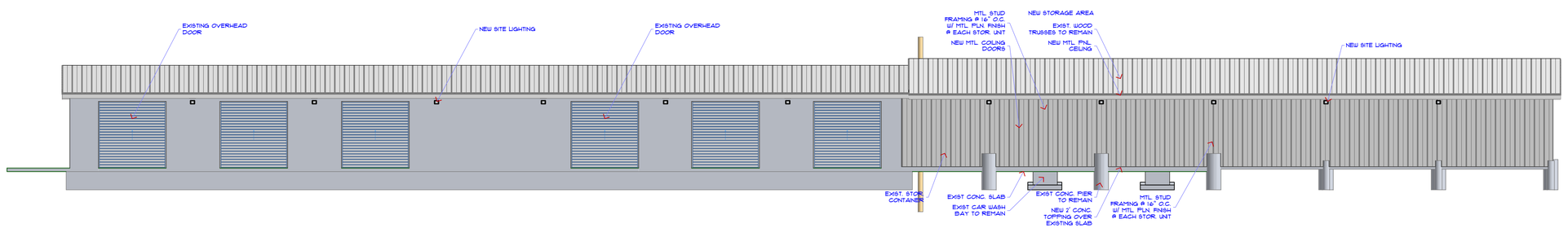
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6 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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



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

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

CONSULTANTS

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

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

SHEET TITLE: ELEVATIONS & SECTIONS

PROJECT NO: 1023014
MODEL FILE:
DRAWN BY:
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12/26/2023 9:16:31 AM

The City of Blue Springs Missouri

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

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

Planning Application

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

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

Lucky Time Dog Car Wash
Project Name

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

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

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

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

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

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

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

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

Received
12/11/2023

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

PROJECT DESCRIPTION:

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

Received
12/11/2023

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Jim Delmont | the design club inc.

Name | Company Name

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

Address | City | State | Zip

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

Email | Phone | Fax

SURVEYOR

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

Received
12/11/2023

FEE CALCULATION TABLE

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

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

Received
12/11/2023

PUBLIC NOTICE

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

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

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

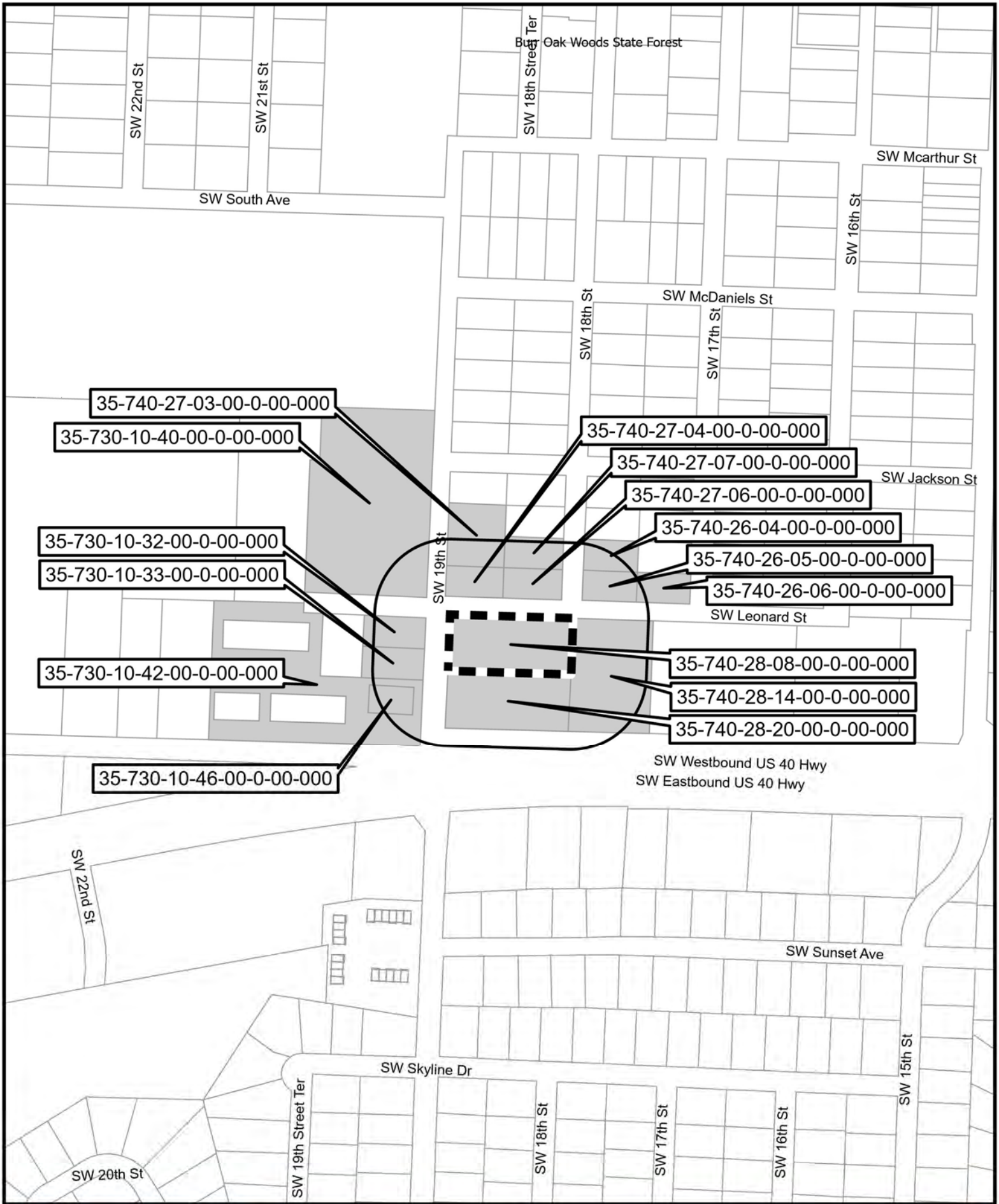
CITY OF BLUE SPRINGS
By: Jamarcus Magee, Associate Planner

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

CITY OF BLUE SPRINGS
City Council

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

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



The City of Blue Springs Missouri

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

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

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

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

Blue Springs, Missouri
Community Development

January 5, 2024

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

Dear Property Owner:

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

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

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

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

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

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Jamarcus Magee
Associate Planner

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

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024	City Council: February 21, 2024 (General Development Plan & Final Plat Only)
Project Name:	***Brittany Hill Middle School***	
Site Location:	2701 NW 1st Street	
Project Request:	GDP-12-23-9004; General Development Plan to show general plan for the site SPDR-12-23-9007; Site Plan Design Review for a building addition PP-12-23-9005; Preliminary Plat to show the general layout of the site PF-12-23-9006; Final Plat for 21.74 +/- acres into one (1) lot	

Applicant: J. David Ratley | MKEC Engineering, Inc.
Property Owner: Blue Springs R-IV School District
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting approval of a General Development Plan, Site Plan Design Review, Preliminary Plat and Final Plat for a 21.74 +/- acre one (1) lot generally located south of NW Pink Hill Road and east of NW 7 Highway to expand the existing middle school. The proposed expansion would increase the building footprint by approximately 14,300-sf. which will consist of a storm shelter, additional classrooms, and various site improvements. The increase represents a 11.4 % increase in the total floor area. The property is not currently platted; therefore, a General Development Plan, Preliminary Plat, and Final Plat are required.

Staff Recommendation: Staff recommends approval with conditions of the General Development Plan, Site Plan Design Review, Preliminary Plat, and Final Plat applications. Conditions are identified at the end of this report.

Previous Actions: N/A

Future Applications: The Rezoning, General Development Plan, Preliminary Plat, and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family) "MF-14" (Moderate Density Multi-Family District)	Single-Family Residential
South:	"SF-7" Single-Family District / Right-of-Way	(Vacant) /(Local) NW Arbor Drive
East:	Right-of-Way / "SF-7" (Single-Family)	(Local) NW 1st Street

General Development Plan, Preliminary Plat, Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 / PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #1

West:	"MF-14" Moderate Density Multi-Family District	(Residential) Sherwood Village

DEVELOPMENT PLAN ANALYSIS

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

Existing Conditions. *Analysis identifying the general layout of any existing structures, streets or infrastructure and the location of natural features such as watercourses, steep grades, significant strands of trees, specimen trees or other features available on the most refined scale of the Natural Resources Inventory identified in the Comprehensive Plan.*

Preservation: The property is currently developed with the existing Brittney Hill Middle School. There is also existing landscaping on the property. All existing landscaping will remain untouched.

Phasing or Implementation. *A strategy indicating the estimated timing of development and any other administrative details of implementing the plan through future final plans.*

Phasing: As one (1) lot, this will be platted and developed in one (1) phase.

Community Character Plan. *A plan outlining the general location, design characteristics, and functions of all proposed streets, stormwater management, open spaces, civic spaces, and circulation networks – whether public, common or private – that will create the public realm for the plan.*

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

Final Plat
Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Streets & Sidewalks: The site has two (2) existing access points one along NW 1st Street and the other along NW Arbor Street. There is also existing sidewalk along NW 1st Street and on the north side and rear side of the building. **The existing sidewalk and ramps along NW 1st Street shall be replaced to meet Americans with Disability Act regulations.** The applicant is providing a 6-ft. sidewalk along the west side on the proposed building.

Traffic: Based on current traffic volumes and anticipated traffic generation a Traffic Impact Study is not required for this project.

Stormwater: A stormwater runoff and water quality review has been conducted per APWA 5600. The proposed site improvements will have negligible impact to the overall watershed. However, water quality BMP's shall be constructed as part of this project.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since the proposed development is minimal.

Land Use and Development Plan. *A plan indicating the specific land uses and their density/intensity, block and lot patterns, building types and scale, materials and design characteristics, and other building and site design elements. This plan shall have a particular emphasis on how these elements relate to the community character plan and where transitions between these elements occur at a parcel or block scale both within the development and in coordination with abutting property. The land use and development plan shall specifically identify where development standards may differ from those otherwise applicable the base zoning districts and general development requirements of the Unified Development Code.*

Land Use & Density: The land use of the subject property is classified as a "School – Elementary, Middle or High," which is defined as "the use of a site for instructional purposes of an elementary, middle, or secondary level. This use is permitted in the "SF-7" (Single-Family) zoning district.

Building Typology: The existing elementary school is classified as a "Prominent Civic Building," which is defined as a "building designed for a significant civic, institutional, or public use, with the building design and site design creating a focal point for the surrounding area." The UDC only permits the "Prominent Civic Building" type in the "GB," "RC," and "PLOS" zoning districts. However, since the building area is not being increased by more than 25 percent, a rezoning is not required to maintain and expand the existing building type and land use.

Prominent Civic Building		
Standard	**Requirement**	**Proposed**
Frontage Width	150-ft. min.	150-ft. min.
Lot Area	2.5 to 30 acres; larger lot sizes permitted only as part of a campus plan through the planned development process that considers internal access and circulation with surrounding areas.	21.74 acres
Front Setback	20-ft. min.	20-ft. min.
Side Setback	25-ft. min.	25-ft. min.
Corner Side Setback	25-ft. min.	25-ft. min.
Rear Setback	25-ft. min.	25-ft. min.
Building Height	52 feet up to 4 stories; up to 75 feet may be permitted with a conditional use review or	30-ft. proposed

	through planned development application	
Frontage Type	Yard and setback; terrace	Yard and setback

Architectural Character: **The proposed additions are complementary to the existing building and include an approximately 14,300-sf. footprint area consisting of a storm shelter and additional classrooms to the rear southwest corner of the school. Materials for the building addition will be masonry, brick, and metal paneling. The proposed building addition will be designed to match the existing brick. Overall, the building design and materials are durable, high-quality and exceed the minimum design standards for non-residential buildings Staff believes the proposed plan integrates the principles of Crime Prevention through Environmental Design (CPTED) as required by Code.**

Outdoor Lighting: Exterior electrical/lighting panel location to remain the same. Any additional lighting will be reviewed through the Building Permit review process.

Frontage & Landscaping: Since building area is not increasing by greater than 25%, no additional landscaping is required for the site. Existing landscaping must be maintained. Any landscaping that is removed as part of construction shall be replaced.

Screening: In accordance with Section 407.090.H, all roof-mounted and ground level equipment shall be completely screened from view (one hundred percent [100%] opacity) or isolated so as not to be visible from any public right-of-way or residential zoning district within three hundred (300) feet of the subject lot. Roof screens, ground level screens and enclosures, when used, shall be coordinated with the building to maintain a unified appearance. **All screening shall be shown on building permit plans and is subject to administrative approval by staff prior to the issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy.**

Parking:

Middle school parking requirements are subject to a “Schedule C” parking study to determine the appropriate number of parking spaces to accommodate staff, students, and visitors, based on maximum enrollment. The existing site includes 111 parking spaces including ADA and 23 bus parking. The site will utilize the existing parking lot installed. The existing drive aisle width is approximately 22’ and the existing stalls are approximately 16’ x 8.30’. The existing parking is legal non-conforming, and the applicant is not proposing any no changes at this time.

Illustrative Plan. *The concept plan may include an illustrative plan that includes renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards.*

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

1. The proposed General Development Plan is consistent with the Comprehensive Plan and all requirements of the UDC;

   STAFF RESPONSE: The site is used for a middle school and will continue to be used as such. The proposal is for the expansion of the building to accommodate a storm shelter and additional classrooms. The proposed General Development Plan is consistent with the Comprehensive Plan and all requirements of the UDC.

2. The proposed General Development Plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning map amendment.

   STAFF RESPONSE: The proposal is consistent with the current zoning of the subject property.

3. The General Development Plan is in compliance with all applicable use, development and design standards set forth in this Code, unless Alternative Design Standards have been approved for the development.

   STAFF RESPONSE: The proposed General Development Plan is in compliance with all applicable use, development, and design standards set forth in this Code. No Alternative Design Standards have been requested.

4. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.

   STAFF RESPONSE: The site is an existing middle school. Adequate facilities and services exist to accommodate the development during the time of construction.

5. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.

   STAFF RESPONSE: The property's land use will remain the same. It is an existing middle school along 2701 NW 1st Street and surrounded by single-family homes.

6. The general development plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

   STAFF RESPONSE: Approval of the General Development Plan will help to accommodate students and staff of Brittany Hill Middle School. The storm shelter will provide protection for students and staff.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The application is in Compliance with the requirements of this Development Code.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

   STAFF RESPONSE: The plan is compatible with the design and development policies of the UDC.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: There are no additional site-specific conditions necessary to meet the intent and design objectives of any of the applicable development standards.

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

   STAFF RESPONSE: The application does meet the criteria for all other reviews needed to build the project as proposed.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review with the conditions as below.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan.

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

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

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

   STAFF RESPONSE: The development is proposed to occur in one (1) phase. No public improvements are required for this project.

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

   STAFF RESPONSE: The project provided a report or memo for stormwater. The stormwater and water quality will be mitigated. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

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

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

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

7. The recommendations of professional staff.

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

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

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The plan is compatible with the developing character of the surrounding residential area.

2. The construction plans meet all technical specifications.

STAFF RESPONSE: The request is for the approval of a Final Plat for the site. Construction plans are not required at this time.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: After final plat is approved, construction plans will be submitted and reviewed for accuracy.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: Although staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

6. The recommendations of professional staff.

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

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff Recommendation:

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

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

Staff recommends approval of the Site Plan Design Review application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Schedule C parking memo is required with building permit to justify the parking requirement and parking count needs to accommodate the anticipated number of employees that will work on the site.

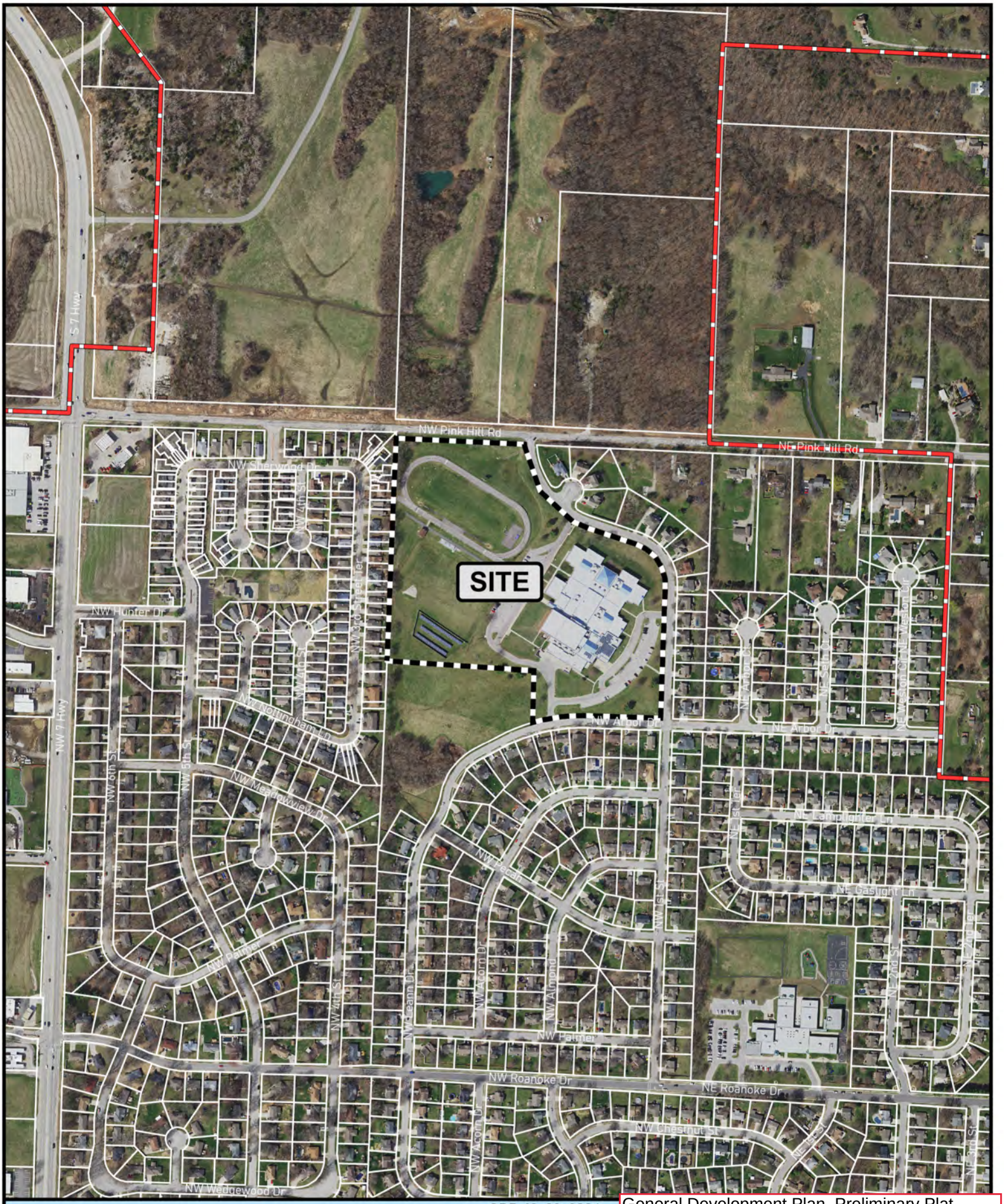
3. Existing sidewalk and ramps along NW 1st Street shall be replaced to meet Americans with Disability Act regulations.

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

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

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

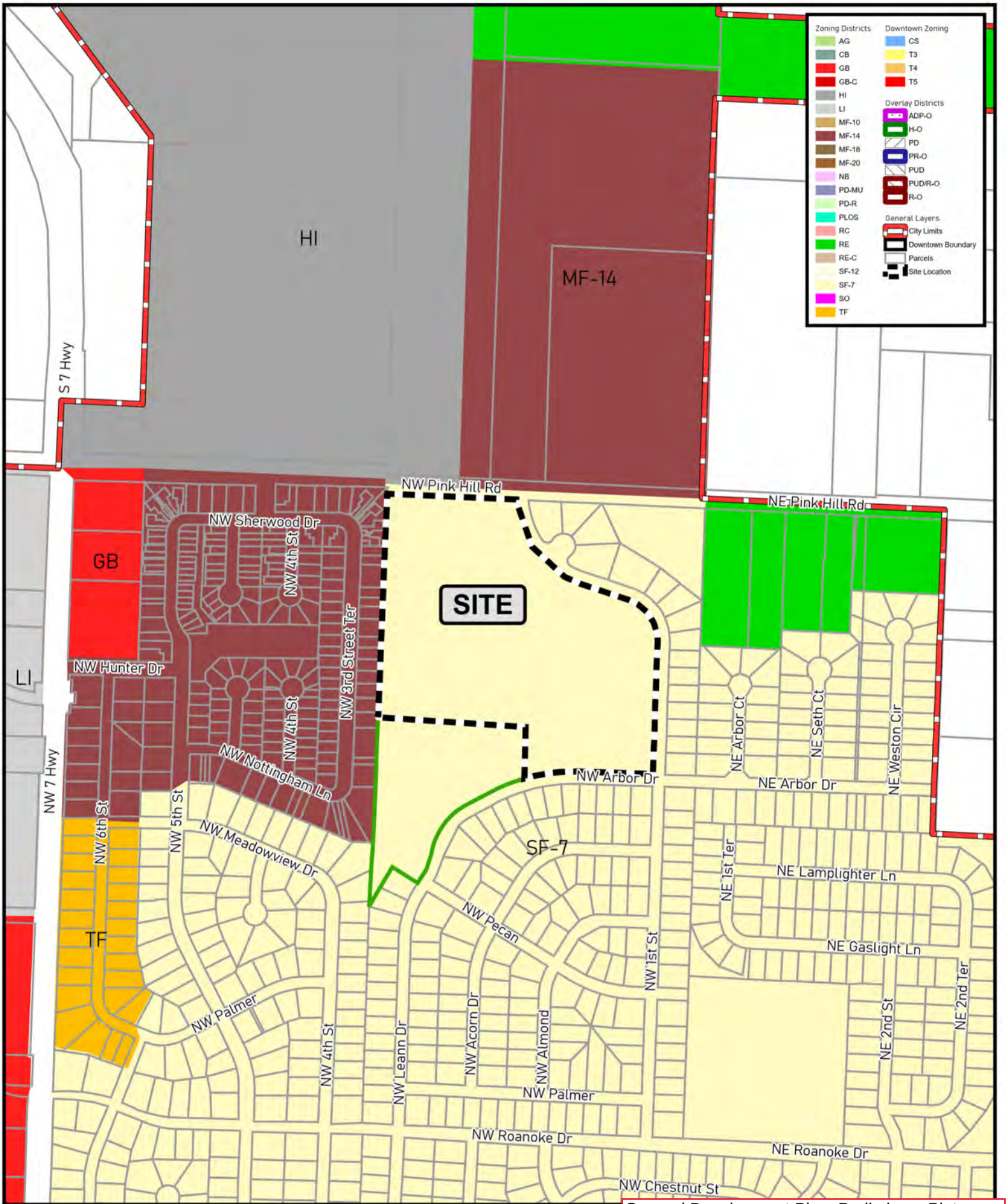
1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.



The City of Blue Springs Missouri

GDP-12-23-9004
SPDR-12-23-9007
PF-12-23-9006
PP-12-23-9005
PARCEL # 36-310-12-01-01-0-
AERIAL LOCATION MA

General Development Plan, Preliminary Plat, Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 / PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #2



The City of Blue Springs Missouri

GDP-12-23-9004
SPDR-12-23-9007
PF-12-23-9006
PP-12-23-9005
PARCEL # 36-310-12-01-01-0-
SITE LOCATION MAP

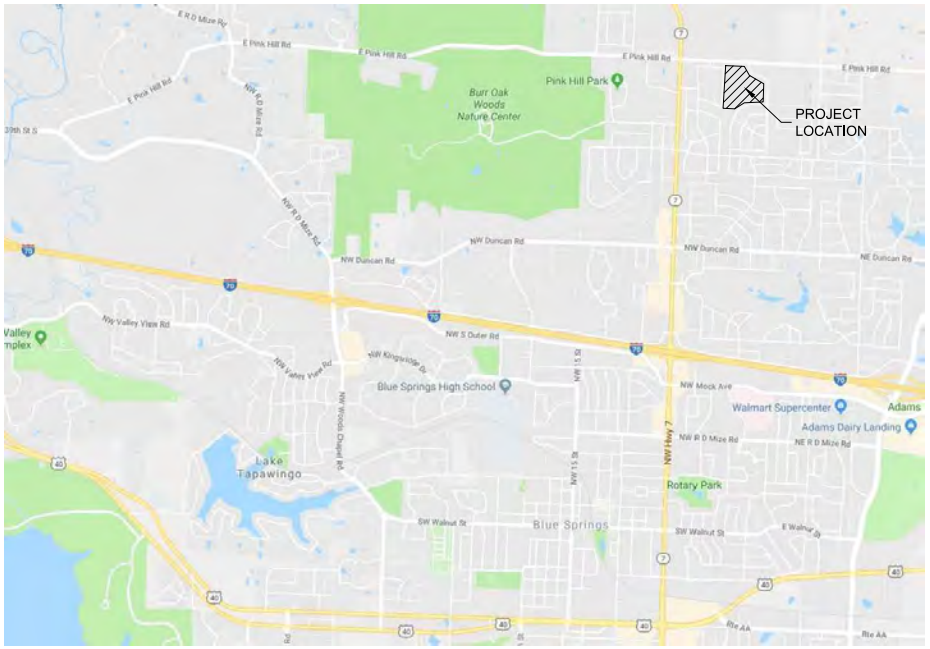
General Development Plan, Preliminary Plat, Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 / PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #1

SITE PLAN/DESIGN REVIEW PLANS

BRITTANY HILL MIDDLE SCHOOL STORM SHELTER ADDITION

2701 NW FIRST STREET, BLUE SPRINGS, MO 64014

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	EXISTING CONDITIONS PLAN
C102	SITE PLAN
A101	FLOOR PLAN - OVERALL
A101A	FLOOR PLAN - ENLARGED
A201	EXTERIOR ELEVATIONS



LOCATION MAP

SCALE: N.T.S.

LEGEND

- TREE AND DIAMETER
- TREE AND DIAMETER
- TREE STUMP AND DIAMETER
- SIGN
- BUSH
- MAIL BOX
- POLE
- GATE
- POST / BOLLARD
- FLAG POLE
- FENCE
- EDGE OF TREES
- TELEPHONE RISER
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- CABLE TV RISER
- FIBER OPTICS INDICATOR SIGN
- UNDERGROUND CABLE TV LINE
- UNDERGROUND FIBER OPTIC CABLE
- POWER POLE AND DEADMAN
- LIGHT POLE
- ELECTRIC TRANSFORMER
- SCHOOL ZONE SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS METER
- GAS VALVE
- GAS LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER LINE
- INLET
- STORM WATER MANHOLE
- ROOF DRAIN
- GRATE INLET
- STORM SEWER PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONITORING WELL
- WATER METER VAULT
- WATER SPIGOT
- WATER LINE
- IRRIGATION CONTROL VALVE

GENERAL NOTES:

1. THE CONTRACTOR, PRIOR TO ANY EXCAVATION OR NEW CONSTRUCTION, SHALL HAVE UTILITIES FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY AND/OR CITY/COUNTY DEPARTMENT.
2. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THESE PLANS, REPRESENTS THE BEST INFORMATION AVAILABLE TO THE ENGINEER. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS, NOT SHOWN ON THE PLANS, OR SHOWN INCORRECTLY. UTILITIES DAMAGED THROUGH THE FAILURE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF THOSE UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR SHALL PRIOR TO ANY EXCAVATION OR NEW CONSTRUCTION, HAVE ALL UTILITIES FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY, CITY OR COUNTY DEPARTMENT, OR ONE-CALL SERVICE.
3. THE SITE PLAN IS BASED ON A SURVEY OF THE SITE. CONDITIONS OF THE SITE AT THE TIME OF CONSTRUCTION MAY VARY FROM THE SURVEYED CONDITIONS. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS SHALL BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
5. NO CHANGES TO THE APPROVED CONSTRUCTION PLANS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY PINS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY PINS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH PINS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
7. CONTRACTOR TO HAVE REGISTERED LAND SURVEYOR RESET SECTION CORNER MONUMENT IF DISTURBED DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, DIMENSIONS, AND PLAN SCALES AND SHALL IMMEDIATELY NOTIFY THE OWNER/ENGINEER/ARCHITECT OF ANY SUCH DISCREPANCIES. ALL QUANTITIES, DIMENSIONS, AND PLAN SCALES PROVIDED ARE FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL QUANTITIES NECESSARY FOR THE COMPLETION OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IRRESPECTIVE OF THE QUANTITIES, DIMENSIONS, AND PLAN SCALES NOTED, NOT NOTED, OR NOTED INCORRECTLY.
9. ANY CURB, GUTTER, SIDEWALKS, AND PAVING THAT IS DAMAGED IN EXCESS OF THE CONSTRUCTION SHOWN IN THIS PLAN SET SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
10. ALL REMOVALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PER APPLICABLE STANDARDS (UNLESS OTHERWISE NOTED).
11. THE PAVEMENT SECTIONS SHOWN IN THESE PLANS ARE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL WHEN WORKING WITHIN THE PUBLIC RIGHT-OF-WAY. ALL SUCH TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AND/OR LOCAL JURISDICTION SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEAN, PROPERLY VISIBLE, OPERATING CORRECTLY, AND LOCATED PROPERLY. THE CONTRACTOR SHALL IMMEDIATELY REPLACE ANY DAMAGED, DEFACED, OR MOVED/ABLE, OR MISSING TRAFFIC CONTROL DEVICES.
13. THE CONTRACTOR IS TO PROVIDE PERMANENT SEEDING, FERTILIZING, MULCHING OR SODDING OF ALL DISTURBED AREAS. THIS WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
14. ALL SITE WORK FOR THIS PROJECT IS CONSIDERED 'UNCLASSIFIED.' THE TERM 'UNCLASSIFIED' EXCAVATION SHALL BE DEFINED AS MEANING THE SITE CONTRACTOR BEARS THE ENTIRE RISK OF THE SOIL QUANTITIES AND/OR TYPES (E.G. ROCK, CLAY, PEAT, SILT, SHALE, ETC.) ENCOUNTERED ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS AND OVER-EXCAVATED / TREATED SOILS AREAS. ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS, THE SITE CONTRACTOR SHALL BEAR THE ENTIRE COST OF SUCH ADDITIONAL WORK IN THE EVENT IT BECOMES NECESSARY FOR UNSUITABLE SOILS TO BE HANDLED, REMOVED FROM THE SITE, OR FOR SUITABLE FILL MATERIAL TO BE IMPORTED TO THE SITE. THIS DEFINITION OF 'UNCLASSIFIED' SUPERSEDES ANY CONTRARY DEFINITIONS OR STATEMENTS WHICH MAY BE CONTAINED IN THE SPECIFICATIONS, PLANS, OR OTHER CONTRACT DOCUMENTS. THE UNCLASSIFIED SITE SHALL INCLUDE ALL WORK ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS AND/OR REQUIRED SOIL REMEDIATION/REPLACEMENT.
15. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT. BUILDING SHALL NOT BE STAKED FROM CIVIL DRAWINGS.
16. PROPOSED CONTOURS SHOWN ON THESE PLANS ARE FINAL SURFACE CONTOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS FOR PAVEMENT THICKNESS, SUBGRADE THICKNESS, TOPSOIL, REMOVALS, ETC.

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87°18'49" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 539.29 FEET TO THE INTERSECTION OF THE WEST LINE (EXTENDED) OF NW 1ST STREET AS DESCRIBED IN DOCUMENT RECORDED IN BOOK I-2477 AT PAGE 1411 IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WEST LINE (AND WEST LINE EXTENDED) OF SAID NW 1ST STREET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°36'10" WEST, A RADIUS OF 385.76 FEET FOR AN ARC LENGTH OF 498.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°29'42" EAST, CONTINUING ALONG SAID WESTERLY LINE OF NW 1ST STREET, A DISTANCE OF 205.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, FOR AN ARC LENGTH OF 224.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°06'07" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID NW 1ST STREET, A DISTANCE OF 539.66 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE, AS NOW EXISTS, OF ARBOR ROAD, AS DEDICATED ON THE FINAL PLAT OF BRITTANY PLACE – 5TH PLAT, AS RECORDED IN BOOK I-46 AT PAGE 69 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 87°59'10" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 297.59 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 731.52 FEET FOR AN ARC LENGTH OF 252.25 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS BY DOCUMENT RECORDED IN BOOK I-2690 AT PAGE 682 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 02°48'31" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 204.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS; THENCE NORTH 87°11'29" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 595.76 FEET (MEASURED, 600' DESCRIBED) TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SHERWOOD VILLAGE, A RECORDED SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS; THENCE NORTH 02°04'09" EAST, ALONG THE EAST LINE OF SAID SHERWOOD VILLAGE, A DISTANCE OF 976.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 988,507.34 SQ. FT. OR 22.69 ACRES, MORE OR LESS.

MKEC Engineering, Inc.
Civil Engineering / Landscape Architecture
State Certificate of Authority #:
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Landscaping: 2006027139
Surveying: 2006027138
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Hollis + Miller Architects
Kansas State Certificate of Authority
Architecture # A-2191
Structure # Pe-724

Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SPDR - Not For Construction

REVISIONS:

#	Description	Date



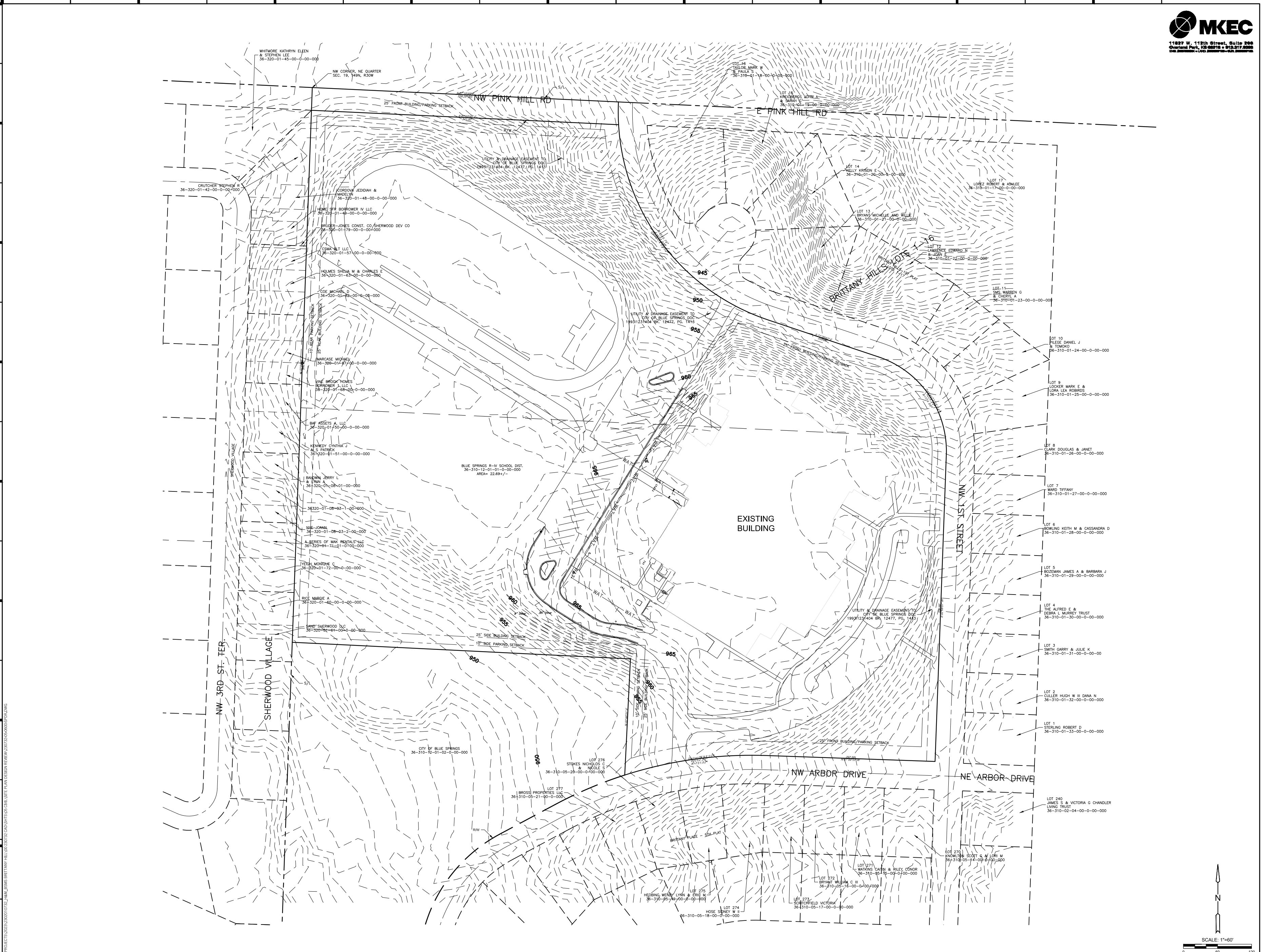
James D. Ratley, PE
2011027860

JOB NO: 20120.00
DRAWN BY: WFH
CHECKED BY: JDR
DATE: 02-01-2024

SPDR
C100
COVER SHEET

Received
2/2/2024

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Kansas State Certificate of Authority
Architecture # A-198
Structure # E-1334

MKEC Engineering, Inc.
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913.742.5000 phone
913.742.5001 fax

Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SPDR - Not For Construction

REVISIONS:

#	Description	Date

James D. Ratley, PE
2011027860

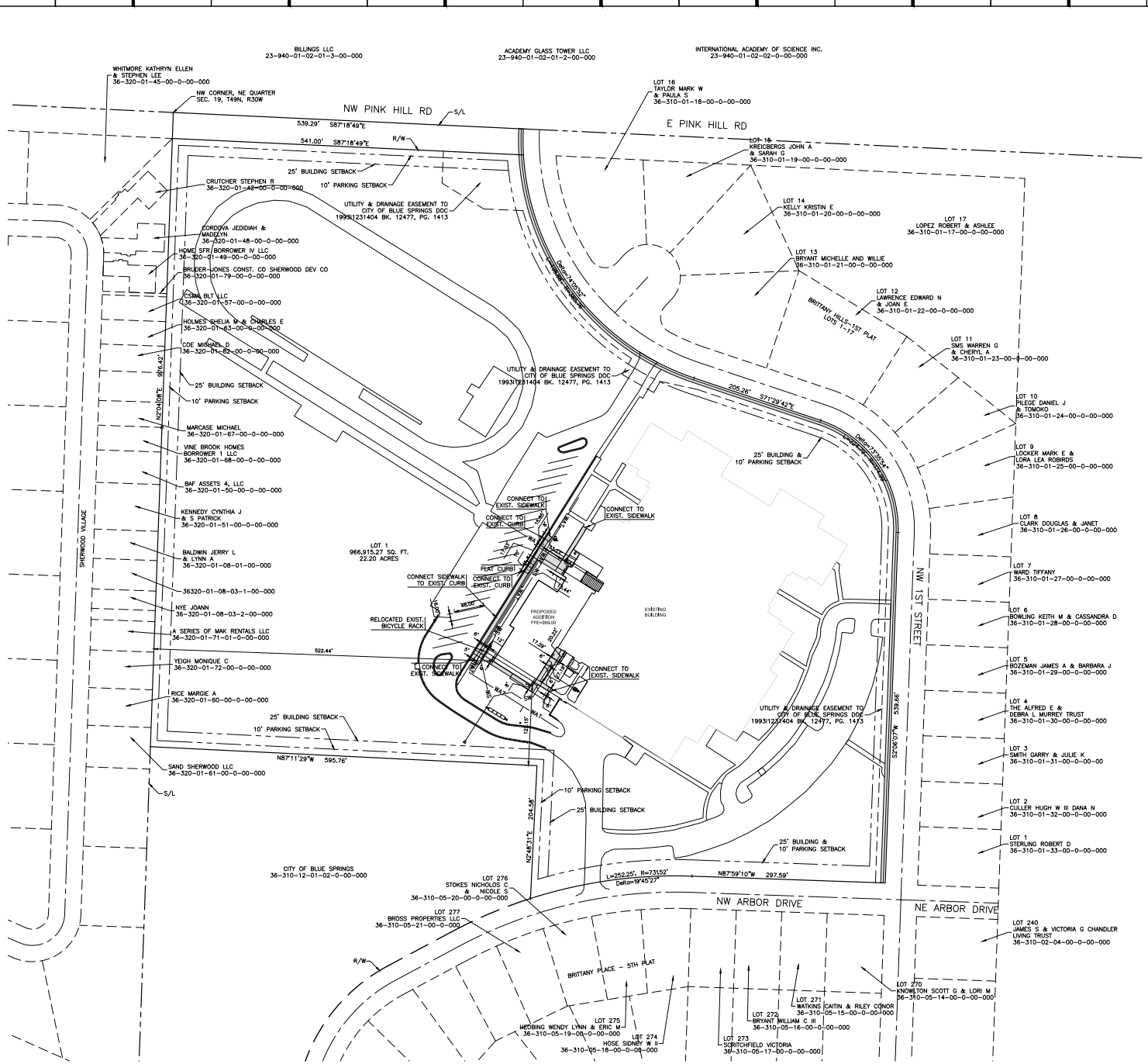
JOB NO: 20120.00
DRAWN BY: WFH
CHECKED BY: JDR
DATE: 02-01-2024

SPDR C101

EXISTING CONDITIONS PLAN

Received 2/2/2024

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PAVING NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB.
2. ALL ASPHALT PARKING LOTS AND DRIVES SHALL CONFORM TO CURRENT APWA KC METRO CHAPTER SPECIFICATIONS WITH THICKNESS AND SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS. RECYCLED CONTENT IS ALLOWED WITHIN THE APWA LIMITS.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM WITH THE KANSAS CITY METRO MATERIALS BOARD MINIMUM 4000 PSI GRANITE MIX (KCMMB 4K).
4. ALL SIDEWALKS SHALL BE 4" UN-REINFORCED CONCRETE.
5. COMPACTED SUBGRADE AND AGGREGATE BASE UNDER PAVEMENTS SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB, WHICHEVER IS APPLICABLE.
6. INSTALL GRAVEL BLANKET DRAINS AT ALL PARKING LOT AND ROADWAY CURB INLETS PER DETAIL PRIOR TO SUBGRADE AND PAVEMENT INSTALLATION.
7. ALL CURBS SHALL BE CG-1 UNLESS OTHERWISE NOTED.
8. 5' WIDE SIDEWALKS SHALL HAVE A MAXIMUM OF 5' CONTRACTION JOINT SPACING. 6' WIDE SIDEWALKS SHALL HAVE A MAXIMUM CONTRACTION JOINT SPACING OF 6'. 8' WIDE SIDEWALKS SHALL HAVE A MAXIMUM 4' CONTRACTION JOINT SPACING WITH A LONGITUDINAL CONTRACTION JOINT DOWN THE MIDDLE OF THE SIDEWALK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TRAFFIC CONTROL NECESSARY ON SURROUNDING STREETS FOR CONSTRUCTION. TRAFFIC CONTROL SHALL COMPLY WITH THE LATEST EDITION OF MUTCD AND CITY SPECIFICATIONS.
10. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF MUTCD.
11. COORDINATE WITH CONSTRUCTION MANAGER AND CITY OFFICIALS AS TO ALL REPAIRS, REPLACEMENT AND OR UPGRADES TO THE EXISTING SIDEWALK ALONG FIRST ST SHALL BE MADE TO INDIVIDUALLY DAMAGED SECTIONS AND OR SECTIONS THAT DO NOT CURRENTLY MEET ADA SLOPE REQUIREMENTS ON AN AS NEEDED BASIS ALONG THE ENTIRETY OF THE SIDEWALK FROM NW ARBOR DR EXTENDING TO NW PINK HILL RD.

SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

SITE DATA TABLE		
TOTAL LOT AREA	988,376 SF	22.69 AC
PROPOSED BUILDING FOOTPRINT AREA	14,300 SF	0.33 AC
EXISTING BUILDING FOOTPRINT AREA	125,022 SF	2.87 AC

PARKING TABLE			
CONDITION	PARKING STALLS	ADA STALLS	TOTALS
EXISTING	105	6	111
PROPOSED	105	6	111

PAVING LEGEND

– 4" CONCRETE SIDEWALK

MKEC Engineering, Inc.
Civil Engineering / Landscape Architecture
State Certificate of Authority #:
Engineering: 2001009364
Landscaping: 2006027139
Surveying: 2006027138
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Bob D Campbell & Co.
Structural Engineer
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Henderson Engineers, Inc
Mech/Elec/Plumb/AV/Tech Engineers
Certificate of Authority # E-556D
6345 Lenexa Drive, Ste 300
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913.742.2001 fax

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t 816.442.7700
115 Wilcox Street Suite 210
Castle Rock, CO 80104
t 720.565.1685
HOLLISANDMILLER.COM
Hollis + Miller Architects
Kansas State Certificate of Authority
Architecture # 4299
Missouri # 2010

Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SPDR - Not For Construction

REVISIONS:

#	Description	Date

James D. Ratley, PE
2011027860

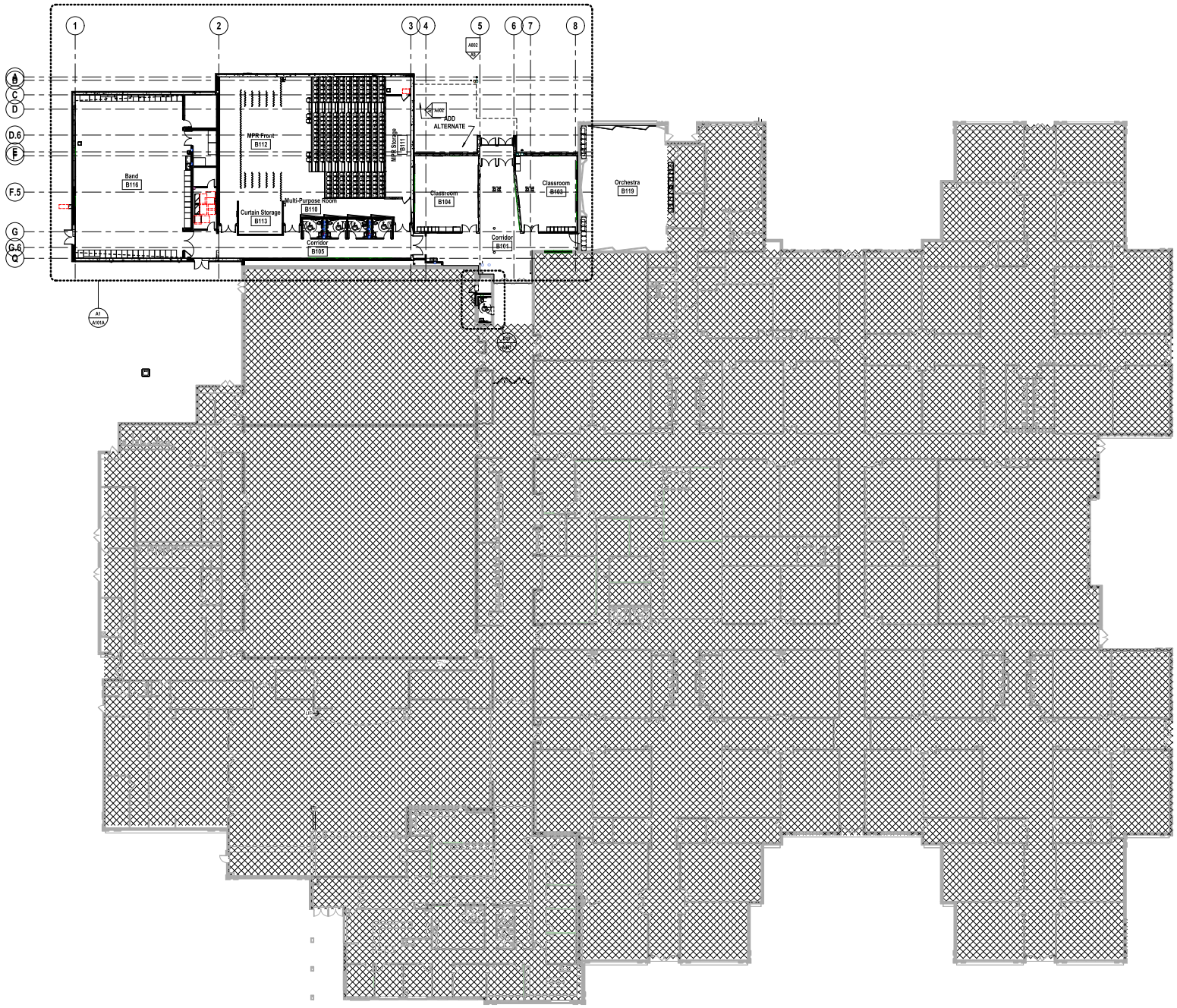
JOB NO: 20120.00
DRAWN BY: WFH
CHECKED BY: JDR
DATE: 02-01-2024

SPDR C102

SITE PLAN

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2/2/2024

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SHEET KEYNOTE LEGEND

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. ALL INTERIOR WALLS ARE WALL TYPE 3B UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS ARE WALL TYPE P2 UNLESS NOTED OTHERWISE.
5. INTERIOR DIMENSIONS ARE TO THE FOLLOWING, UNLESS NOTED OTHERWISE:
   A. TO FACE OF STUD
   B. TO FACE OF MASONRY UNIT
   C. TO FACE OF DOOR AND WINDOW ROUGH OPENINGS
6. EXTERIOR DIMENSIONS ARE TO _____
7. COORDINATE LOCATIONS WHERE BACKING IS REQUIRED FOR WALL HUNG CASEWORK, MARKERBOARDS, WALL HUNG ACCESSORIES AND TECHNOLOGY
8. COORDINATE WALL REPAIR AND INSTALLATION OF NEW DOORS AND WINDOWS WITH DEMOLITION SHEETS
9. COORDINATE FINISHES TO REMAIN WITH DEMOLITION SHEET

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Architecture # E-2007001

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816.531.4144 phone

Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
2701 NW First Street, Blue Springs, MO 64014

SITE DEVELOPMENT PLANNING REVIEW SET

REVISIONS:

#	Description	Date

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DRAWN BY: JK
CHECKED BY: JB
DATE: 01.18.2024

A101

FLOOR PLAN - OVERALL

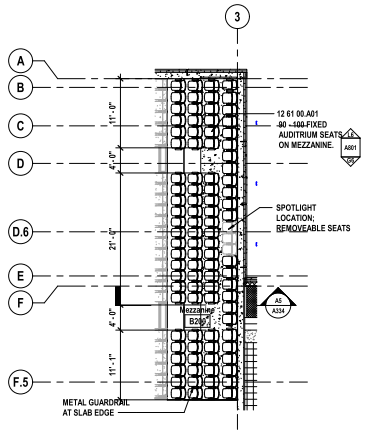
A1 | Scale 1/16" = 1'-0" | Level 1

TRUE PLAN

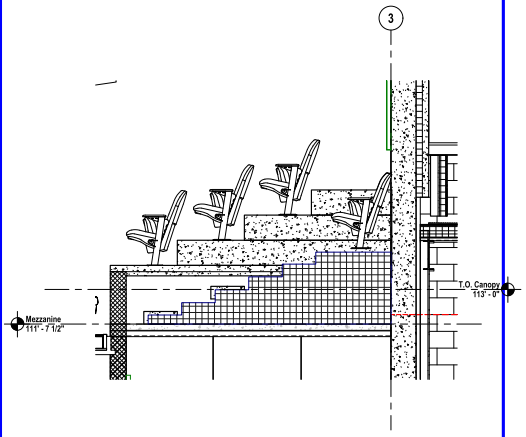
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L1 Scale 1/8" = 1'-0" — Mezzanine Floor Plan



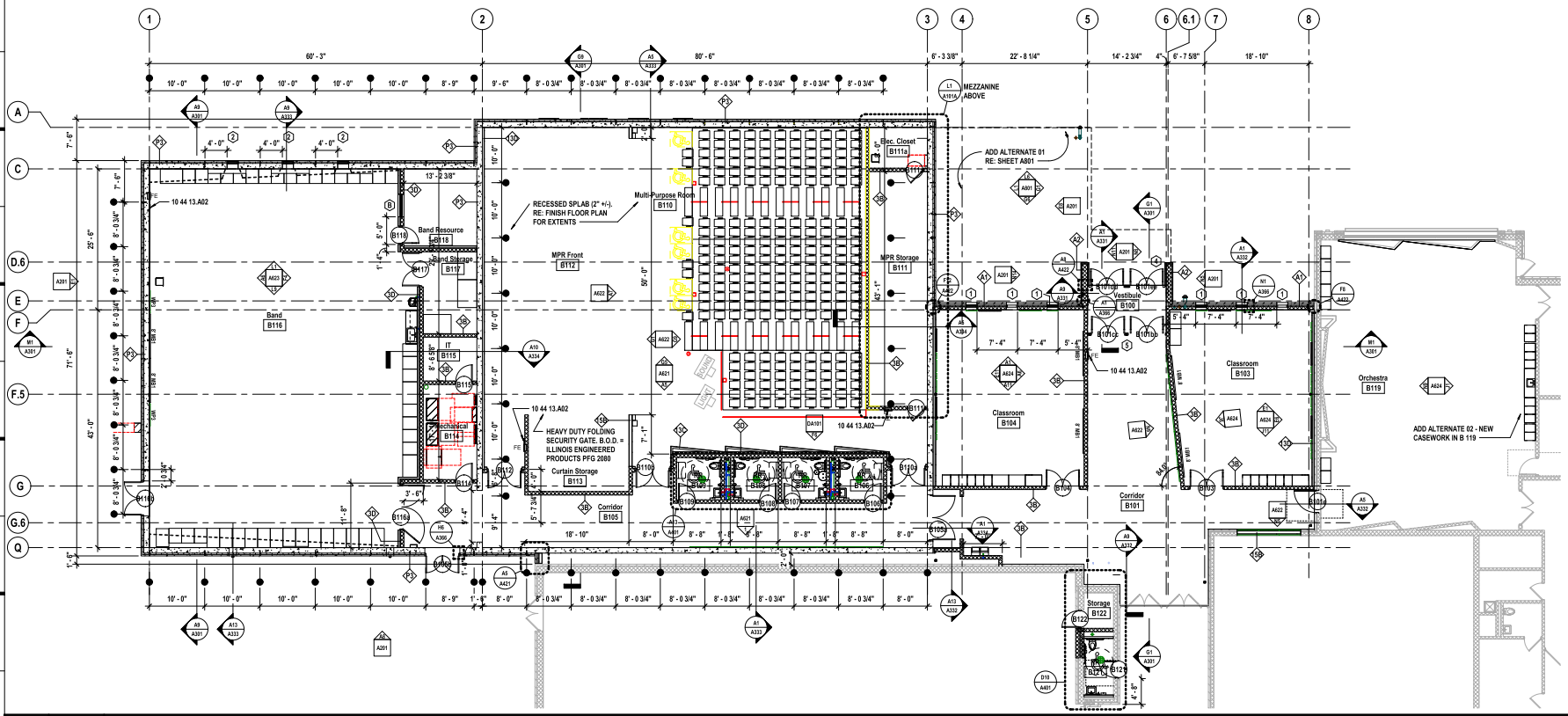
L5 Scale 1/2" = 1'-0" — Mezzanine Stair - Section Detail

SHEET KEYNOTE LEGEND

10 44 13.A02	SEMI-RECESSED STEEL CABINET
12 61 00.A01	FIXED AUDIENCE SEATING

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. ALL INTERIOR WALLS ARE WALL TYPE 3B UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS ARE WALL TYPE P2 UNLESS NOTED OTHERWISE.
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   B. TO FACE OF MASONRY UNIT
   C. TO FACE OF DOOR AND WINDOW ROUGH OPENINGS
6. EXTERIOR DIMENSIONS ARE TO ____
7. COORDINATE LOCATIONS WHERE BACKING IS REQUIRED FOR WALL HUNG CASEWORK, MARKERBOARDS, WALL HUNG ACCESSORIES AND TECHNOLOGY
8. COORDINATE WALL REPAIR AND INSTALLATION OF NEW DOORS AND WINDOWS WITH DEMOLITION SHEETS
9. COORDINATE FINISHES TO REMAIN WITH DEMOLITION SHEET



A1 Scale 1/8" = 1'-0" — Floor Plan Level 1 Addition

TRUE PLAN

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Bob D. Campbell Engineers
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Brittany Hill Middle School Storm Shelter Addition

Blue Springs School District

2701 NW First Street, Blue Springs, MO 64014

SITE DEVELOPMENT PLANNING REVIEW SET

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#	Description	Date

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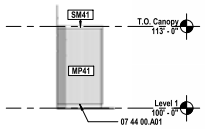
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DRAWN BY: CA
CHECKED BY: JB
DATE: 01.18.2024

A101A

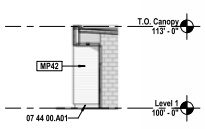
FLOOR PLAN - ENLARGED

Received
2/2/2024

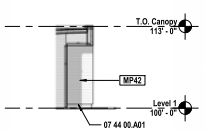
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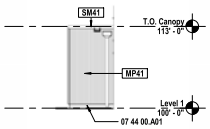
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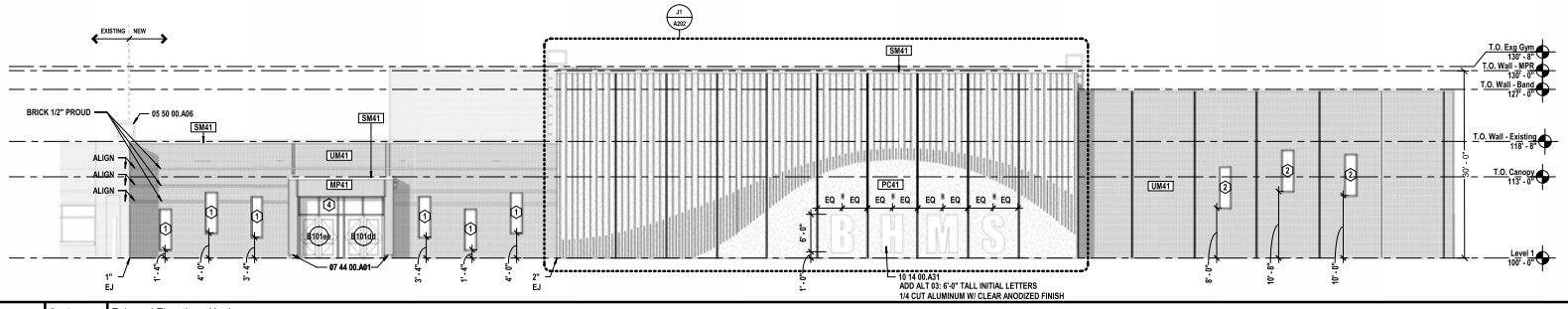
N8 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry Canopy - East



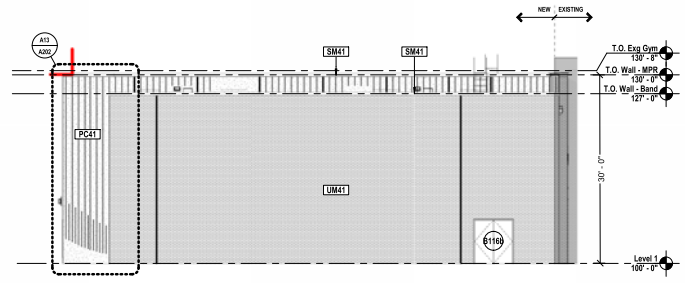
N11 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry Canopy - West



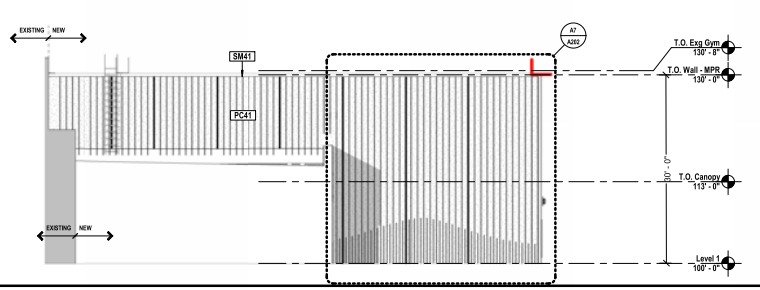
N14 | Scale 1/8" = 1'-0" | Enlarged Elevation - Entry - West



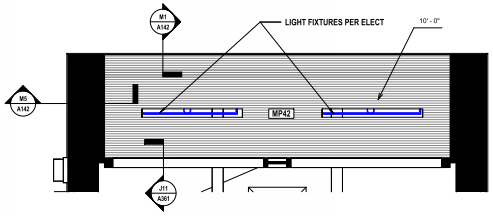
J1 | Scale 1/8" = 1'-0" | Enlarged Elevation - North



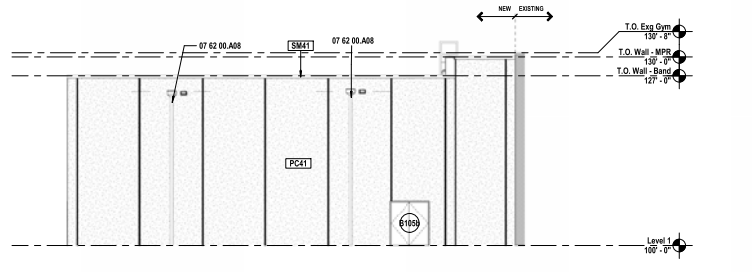
E1 | Scale 1/8" = 1'-0" | Enlarged Elevation - West



E8 | Scale 1/8" = 1'-0" | Enlarged Elevation - East



A1 | Scale 1/2" = 1'-0" | Reflected Ceiling Plan - Canopy



A8 | Scale 1/8" = 1'-0" | Enlarged Elevation - South

SHEET KEYNOTE LEGEND

03 41 00.A03	BRICK-FACED PRECAST STRUCTURAL CONCRETE
03 41 00.A21	ABRASIVE-BLAST FINISH
04 20 00.A12	FACE BRICK
05 50 00.A06	METAL LADDER
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 44 00.A01	CONCRETE-FACED RIGID INSULATION
07 62 00.A08	SCUPPERS
07 62 00.A13	COPING
08 41 13	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
10 14 00.A31	CUSTOM

EXTERIOR MATERIAL LEGEND

AF41 = ALUMINUM FRAMES
08 41 13 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
BOD: KAWNEER PERMACOAT
COLOR: CUSTOM COLOR, TBD
SIZE/ PATTERN: N/A

MP41 = METAL PANEL TYPE 1
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE CONCEALED PANEL
COLOR: CITYSCAPE
SIZE/ PATTERN: HORIZONTAL, HS-8

MP42 = METAL PANEL TYPE 2
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: FAST PLANK SYSTEMS
COLOR: LIGHT CHERRY
SIZE/ PATTERN: HORIZONTAL

PC41 = PRECAST W/ SANDBLAST
03 41 00.A21 ABRASIVE-BLAST FINISH
BOD: N/A
COLOR: BUFF
SIZE/ PATTERN: CUSTOM "V" REVEAL PATTERN PER ELEVATIONS

PCB41 = PRECAST W/ THIN BRICK (FIELD)
03 41 00.A03 BRICK-FACED PRECAST STRUCTURAL CONCRETE
BOD: SUMMITVILLE
COLOR: 19 - NEW AMSTERDAM
SIZE/ PATTERN: MODULAR / RUNNING BOND

SM41 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: COLOR TBD
SIZE/ PATTERN: PER DETAILS

UM41 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: KANSAS BRICK & TILE CO.
COLOR: 500 MAHOGANY MODULAR
SIZE/ PATTERN: MODULAR / RUNNING BOND

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

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Brittany Hill Middle School Storm Shelter Addition
Blue Springs School District
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SITE DEVELOPMENT PLANNING REVIEW SET

REVISIONS:

#	Description	Date

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DRAWN BY: BM
CHECKED BY: JB
DATE: 01.18.2024

A201

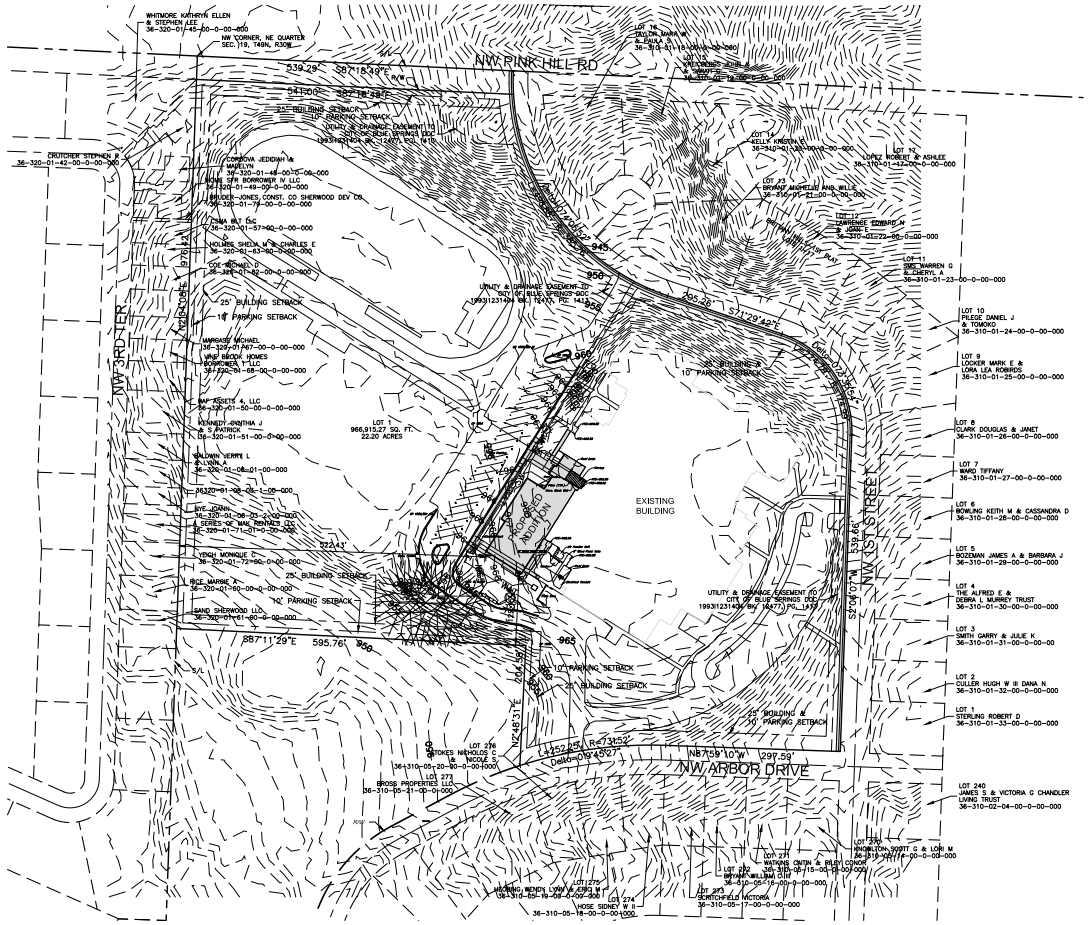
EXTERIOR ELEVATIONS

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BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87°18'49" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 539.29 FEET TO THE INTERSECTION OF THE WEST LINE (EXTENDED) OF NW 1ST STREET AS DESCRIBED IN DOCUMENT RECORDED IN BOOK I-2477 AT PAGE 1411 IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WEST LINE (AND WEST LINE EXTENDED) OF SAID NW 1ST STREET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°36'10" WEST, A RADIUS OF 385.76 FEET FOR AN ARC LENGTH OF 498.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°29'42" EAST, CONTINUING ALONG SAID WESTERLY LINE OF NW 1ST STREET, A DISTANCE OF 205.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, FOR AN ARC LENGTH OF 224.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°06'07" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID NW 1ST STREET, A DISTANCE OF 539.66 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE, AS NOW EXISTS, OF ARBOR ROAD, AS DEDICATED ON THE FINAL PLAT OF BRITTANY PLACE – 5TH PLAT, AS RECORDED IN BOOK I-46 AT PAGE 69 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 87°59'10" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 297.59 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 731.52 FEET FOR AN ARC LENGTH OF 252.25 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS BY DOCUMENT RECORDED IN BOOK I-2690 AT PAGE 682 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 02°48'31" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 204.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS; THENCE NORTH 87°11'29" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 595.76 FEET (MEASURED, 600' DESCRIBED) TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SHERWOOD VILLAGE, A RECORDED SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS; THENCE NORTH 02°04'08" EAST, ALONG THE EAST LINE OF SAID SHERWOOD VILLAGE, A DISTANCE OF 976.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 988,507.34 SQ. FT. OR 22.69 ACRES, MORE OR LESS.

SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

PARKING TABLE			
CONDITION	PARKING STALLS	ADA STALLS	TOTALS
EXISTING	105	6	111
PROPOSED	105	6	111

SITE DATA TABLE		
TOTAL LOT AREA	988,376 SF	22.69 AC
PROPOSED BUILDING FOOTPRINT AREA	14,300 SF	0.33 AC
EXISTING BUILDING FOOTPRINT AREA	125,022 SF	2.87 AC

NOTES:

PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING: "SF-7" SINGLE FAMILY DISTRICT

LAND USE: MIDDLE SCHOOL CAMPUS

BUILDING TYPE: PROMINENT CIVIC BUILDING

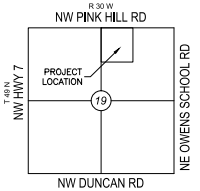
CERTIFICATION

I, JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PREMESIS ON THE ACCOMPANYING PLAT UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE.

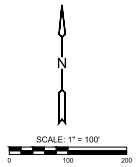
JAMES W. SINCOX, MO PLS 2521

OWNER/DEVELOPER

BLUE SPRINGS R-IV SCHOOL DISTRICT
1801 VESPER ST.
BLUE SPRINGS, MO. 64015



VICINITY MAP



MKEC

JAMES D. RATLEY, P.E.

GENERAL DEVELOPMENT PLAN

BRITTANY HILL MIDDLE SCHOOL

2701 NW 1ST ST, BLUE SPRINGS, MO 64014

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GENERAL DEVELOPMENT PLAN

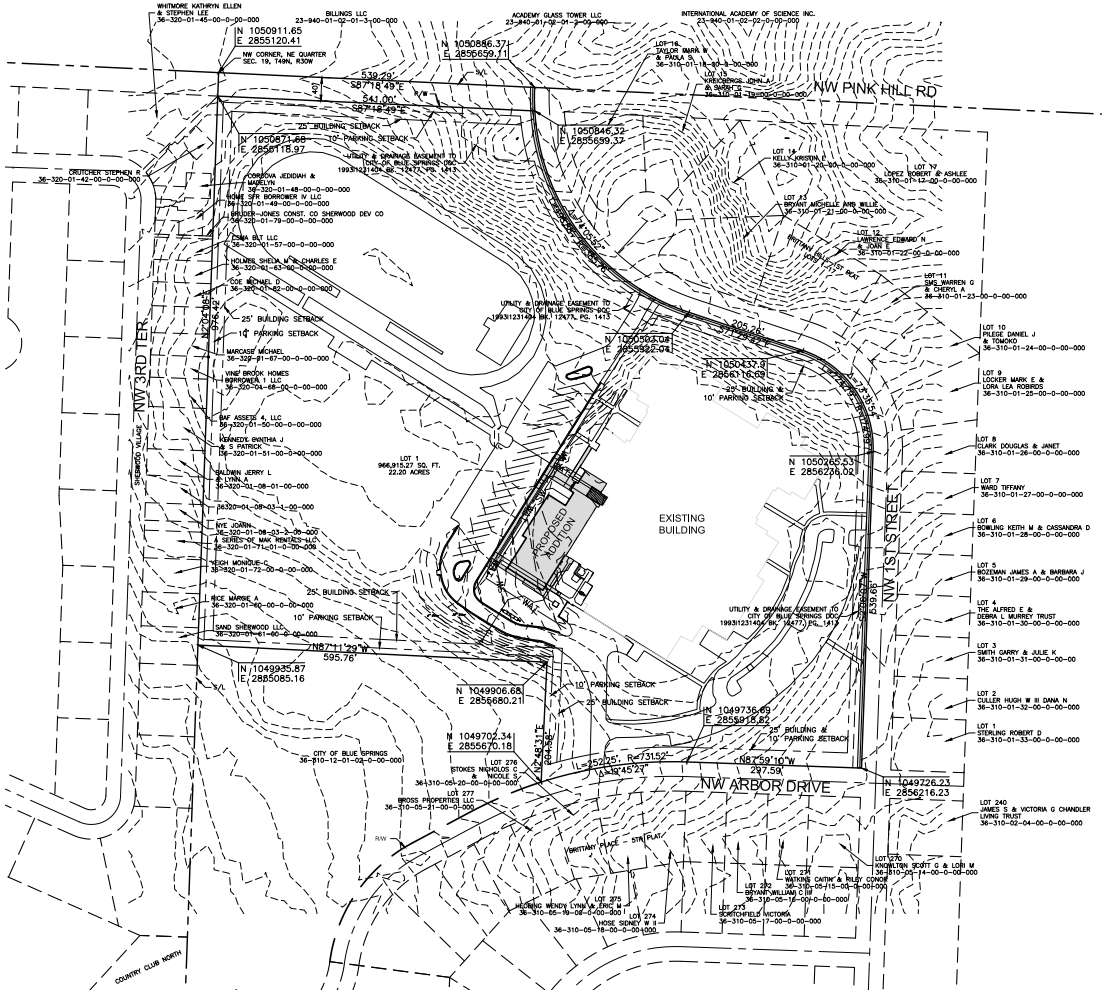
PROJECT NO.	2302010732
DATE	01-19-2024
SCALE	1"=100'
DESIGNED	WH
DRAWN	JDR
CHECKED	JDR

NO.	REVISION	DATE

SHEET NO.

1 OF 1

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2/2/2024



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87°18'49" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 539.29 FEET TO THE INTERSECTION OF THE WEST LINE (EXTENDED) OF NW 1ST STREET AS DESCRIBED IN DOCUMENT RECORDED IN BOOK I-2477 AT PAGE 1411 IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE WEST LINE (AND WEST LINE EXTENDED) OF SAID NW 1ST STREET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°36'10" WEST, A RADIUS OF 385.76 FEET FOR AN ARC LENGTH OF 498.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°29'42" EAST, CONTINUING ALONG SAID WESTERLY LINE OF NW 1ST STREET, A DISTANCE OF 205.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, FOR AN ARC LENGTH OF 224.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°06'07" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID NW 1ST STREET, A DISTANCE OF 539.66 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE, AS NOW EXISTS, OF ARBOR ROAD, AS DEDICATED ON THE FINAL PLAT OF BRITTANY PLACE – 5TH PLAT, AS RECORDED IN BOOK I-46 AT PAGE 69 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 87°59'10" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 297.59 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 731.52 FEET FOR AN ARC LENGTH OF 252.25 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY LINE OF PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS BY DOCUMENT RECORDED IN BOOK I-2690 AT PAGE 682 IN SAID OFFICE OF THE RECORDER OF DEEDS; THENCE NORTH 02°48'31" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 204.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY OF BLUE SPRINGS; THENCE NORTH 87°11'29" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 595.76 FEET (MEASURED, 600' DESCRIBED) TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SHERWOOD VILLAGE, A RECORDED SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS; THENCE NORTH 02°04'08" EAST, ALONG THE EAST LINE OF SAID SHERWOOD VILLAGE, A DISTANCE OF 976.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 988,507.34 SQ. FT. OR 22.69 ACRES, MORE OR LESS.

SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

SITE DATA TABLE		
TOTAL LOT AREA	988,376 SF	22.69 AC
PROPOSED BUILDING FOOTPRINT AREA	14,300 SF	0.33 AC
EXISTING BUILDING FOOTPRINT AREA	125,022 SF	2.87 AC

NOTES:

PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING: "SF-7" SINGLE FAMILY DISTRICT

LAND USE: MIDDLE SCHOOL CAMPUS

BUILDING TYPE: SCHOOL BUILDING

U/E=UTILITY EASEMENT
L/E=LANDSCAPE EASEMENT
R/W=RIGHT OF WAY
P/L=PROPERTY LINE

BEARINGS BASED ON GPS OBSERVATIONS USING THE MODOT GRS NETWORK.
MISSOURI STATE PLANE, WEST ZONE

CERTIFICATION

I, JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PREMESIS ON THE ACCOMPANYING PLAT UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE.

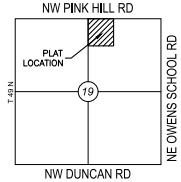
JAMES W. SINCOX, MO PLS 2521

OWNER/DEVELOPER

BLUE SPRINGS R-IV SCHOOL DISTRICT
1801 VESPER ST.
BLUE SPRINGS, MO. 64015

N

SCALE: 1" = 100'
0 100 200



VICINITY MAP

MKEC ENGINEERING, INC.
911 Main Street, Suite 2300
Kansas City, MO 64105
816.333.4477
Missouri Certificate of Authority No. 2001018772

JAMES W. SINCOX
PLS #2521

PRELIMINARY PLAT FOR

BRITTANY HILL MIDDLE SCHOOL

2701 NW 1ST ST, BLUE SPRINGS, MO 64014

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PRELIMINARY PLAT

PROJECT NO.	2302010732
DATE	02-01-2024
SCALE	1"=100'
DESIGNED	KWM
DRAWN	KWM
CHECKED	JDR

NO.	REVISION	DATE

SHEET NO.
1 OF 1

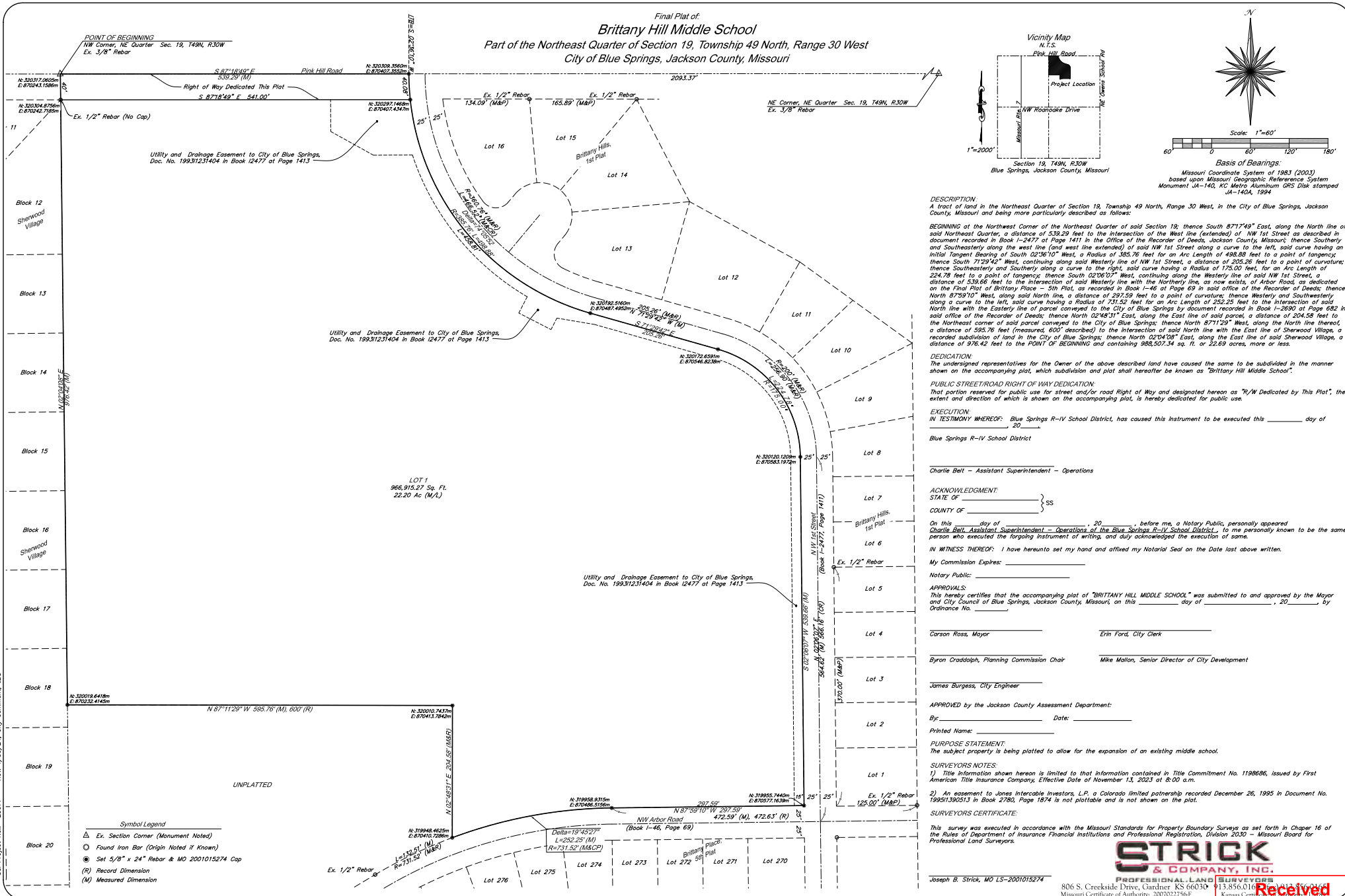
Received
2/2/2024

P:\PROJECTS\2023\2302010732_HBM_BSMS BRITTANY HILL\00 230732 CAD\SHTS\00 CTM\LAYREF PLAT\230732-SCHPRELPLAT.DWG
PLOTTED: Thursday, February 01, 2024 @ 04:49PM

Final Plat of:

Brittany Hill Middle School

Part of the Northeast Quarter of Section 19, Township 49 North, Range 30 West
City of Blue Springs, Jackson County, Missouri



Vicinity Map
N.T.S.

Section 19, T49N, R30W
Blue Springs, Jackson County, Missouri

Basis of Bearings:
Missouri Coordinate System of 1983 (2003) based upon Missouri Geographic Reference System Monument JA-140, KC Metro Aluminum GRS Disk stamped JA-140A, 1994

DESCRIPTION:
A tract of land in the Northeast Quarter of Section 19, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 19; thence South 87°17'49" East, along the North line of said Northeast Quarter, a distance of 539.29 feet to the intersection of the West line (extended) of NW 1st Street as described in document recorded in Book I-2477 at Page 1411 in the Office of the Recorder of Deeds, Jackson County, Missouri; thence Southerly and Southeasterly along the west line (and west line extended) of said NW 1st Street along a curve to the left, said curve having an Initial Tangent Bearing of South 02°36'10" West, a Radius of 385.76 feet for an Arc Length of 498.88 feet to a point of tangency; thence South 71°29'42" West, continuing along said Westerly line of NW 1st Street, a distance of 205.26 feet to a point of curvature; thence Southeasterly and Southerly along a curve to the right, said curve having a Radius of 175.00 feet, for an Arc Length of 224.78 feet to a point of tangency; thence South 02°06'07" West, continuing along the Westerly line of said NW 1st Street, a distance of 539.66 feet to the intersection of said Westerly line with the Northerly line, as now exists, of Arbor Road, as dedicated on the Final Plat of Brittany Place – 5th Plat, as recorded in Book I–46 at Page 69 in said office of the Recorder of Deeds; thence North 87°59'10" West, along said North line, a distance of 297.59 feet to a point of curvature; thence Westerly and Southwesterly along a curve to the left, said curve having a Radius of 731.52 feet for an Arc Length of 252.25 feet to the intersection of said North line with the Easterly line of parcel conveyed to the City of Blue Springs by document recorded in Book I–2690 at Page 682 in said office of the Recorder of Deeds; thence North 02°48'31" East, along the East line of said parcel, a distance of 204.58 feet to the Northeast corner of said parcel conveyed to the City of Blue Springs; thence North 87°11'29" West, along the North line thereof, a distance of 595.76 feet (measured, 600' described) to the intersection of said North line with the East line of Sherwood Village, a recorded subdivision of land in the City of Blue Springs; thence North 02°04'08" East, along the East line of said Sherwood Village, a distance of 976.42 feet to the POINT OF BEGINNING and containing 988,507.34 sq. ft. or 22.69 acres, more or less.

DEDICATION:
The undersigned representatives for the Owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Brittany Hill Middle School".

PUBLIC STREET/ROAD RIGHT OF WAY DEDICATION:
That portion reserved for public use for street and/or road Right of Way and designated hereon as "R/W Dedicated by This Plat", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

EXECUTION:
IN TESTIMONY WHEREOF: Blue Springs R–IV School District, has caused this instrument to be executed this _____ day of _____, 20____.

Blue Springs R–IV School District

_____
Charlie Belt – Assistant Superintendent – Operations

ACKNOWLEDGMENT:
STATE OF _____ }
} ss
COUNTY OF _____ }

On this ____day of _____, 20_____, before me, a Notary Public, personally appeared Charlie Belt, Assistant Superintendent – Operations of the Blue Springs R–IV School District, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the Date last above written.

My Commission Expires: _____

Notary Public: _____

APPROVALS:
This hereby certifies that the accompanying plat of "BRITTANY HILL MIDDLE SCHOOL" was submitted to and approved by the Mayor and City Council of Blue Springs, Jackson County, Missouri, on this _____ day of _____, 20_____, by Ordinance No. _____.

_____ _____
Carson Ross, Mayor Erin Ford, City Clerk

_____ _____
Byron Craddolph, Planning Commission Chair Mike Mallon, Senior Director of City Development

_____
James Burgess, City Engineer

APPROVED by the Jackson County Assessment Department:

By: _____ Date: _____

Printed Name: _____

PURPOSE STATEMENT:
The subject property is being platted to allow for the expansion of an existing middle school.

SURVEYORS NOTES:
1) Title information shown hereon is limited to that information contained in Title Commitment No. 1198686, issued by First American Title Insurance Company, Effective Date of November 13, 2023 at 8:00 a.m.

2) An easement to Jones Intercable Investors, L.P. a Colorado limited patnership recorded December 26, 1995 in Document No. 1995113901513 in Book 2780, Page 1874 is not plottable and is not shown on the plat.

SURVEYORS CERTIFICATE:

This survey was executed in accordance with the Missouri Standards for Property Boundary Surveys as set forth in Chaper 16 of the Rules of Department of Insurance Financial Institutions and Professional Registration, Division 2030 – Missouri Board for Professional Land Surveyors.

_____
Joseph B. Strick, MO LS–2001015274

STRICK & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
806 S. Creekside Drive, Gardner KS 66030 • 913.856.0161
Missouri Certificate of Authority: 2007022756-F
Kansas Certificate of Authority: LS-0000

Received
2/2/2024

SCI Project No.: 23077 Rev. 1/30/24, City Comment, JBS

PUBLIC NOTICE

General Development Plan | GDP-12-23-9004
"Brittany Hill Middle School" Addition
2701 NW 1st Street
Parcel # 36-310-12-01-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 12, 2024 at 6:30 p.m.** in the Multi-Purpose Room of the Howard L. Brown Public Safety Facility at 1100 SW Smith for the purpose of hearing interested parties and citizens on a request by the applicant, J. David Ratley, MKEC Engineering, Inc., on behalf of the property owner, Blue Springs R-IV School District, for the approval of a General Development Plan to Plan to add a building addition and site improvements located at 2701 NW 1st Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.. The site is legally described as follows:

A tract of land in the Northeast Quarter of Section 19, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 19; thence South 87°18'49" East, along the North line of said Northeast Quarter, a distance of 539.29 feet to the intersection of the West line (extended) of NW 1st Street as described in document recorded in Book I-2477 at Page 1411 in the Office of the Recorder of Deeds, Jackson County, Missouri; thence Southerly and Southeasterly along the west line (and west line extended) of said NW 1st Street along a curve to the left, said curve having an Initial Tangent Bearing of South 02°36'10" West, a Radius of 385.76 feet for an Arc Length of 498.88 feet to a point of tangency; thence South 71°29'42" East, continuing along said Westerly line of NW 1st Street, a distance of 205.26 feet to a point of curvature; thence Southeasterly and Southerly along a curve to the right, said curve having a Radius of 175.00 feet, for an Arc Length of 224.78 feet to a point of tangency; thence South 02°06'07" West, continuing along the Westerly line of said NW 1st Street, a distance of 539.66 feet to the intersection of said Westerly line with the Northerly line, as now exists, of Arbor Road, as dedicated on the Final Plat of Brittany Place - 5th Plat, as recorded in Book I-46 at Page 69 in said office of the Recorder of Deeds; thence North 87°59'10" West, along said North line, a distance of 297.59 feet to a point of curvature; thence Westerly and Southwesterly along a curve to the left, said curve having a Radius of 731.52 feet for an Arc Length of 252.25 feet to the intersection of said North line with the Easterly line of parcel conveyed to the City of Blue Springs by document recorded in Book I-2690 at Page 682 in said office of the Recorder of Deeds; thence North 02°48'31" East, along the East line of said parcel, a distance of 204.58 feet to the Northeast corner of said parcel conveyed to the City of Blue Springs; thence North 87°11'29" West, along the North line thereof, a distance of 595.76 feet (measured, 600' described) to the intersection of said North line with the East line of Sherwood Village, a recorded subdivision of land in the City of Blue Springs; thence North 02°04'08"

General Development Plan, Preliminary Plat,
Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 /
PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #3

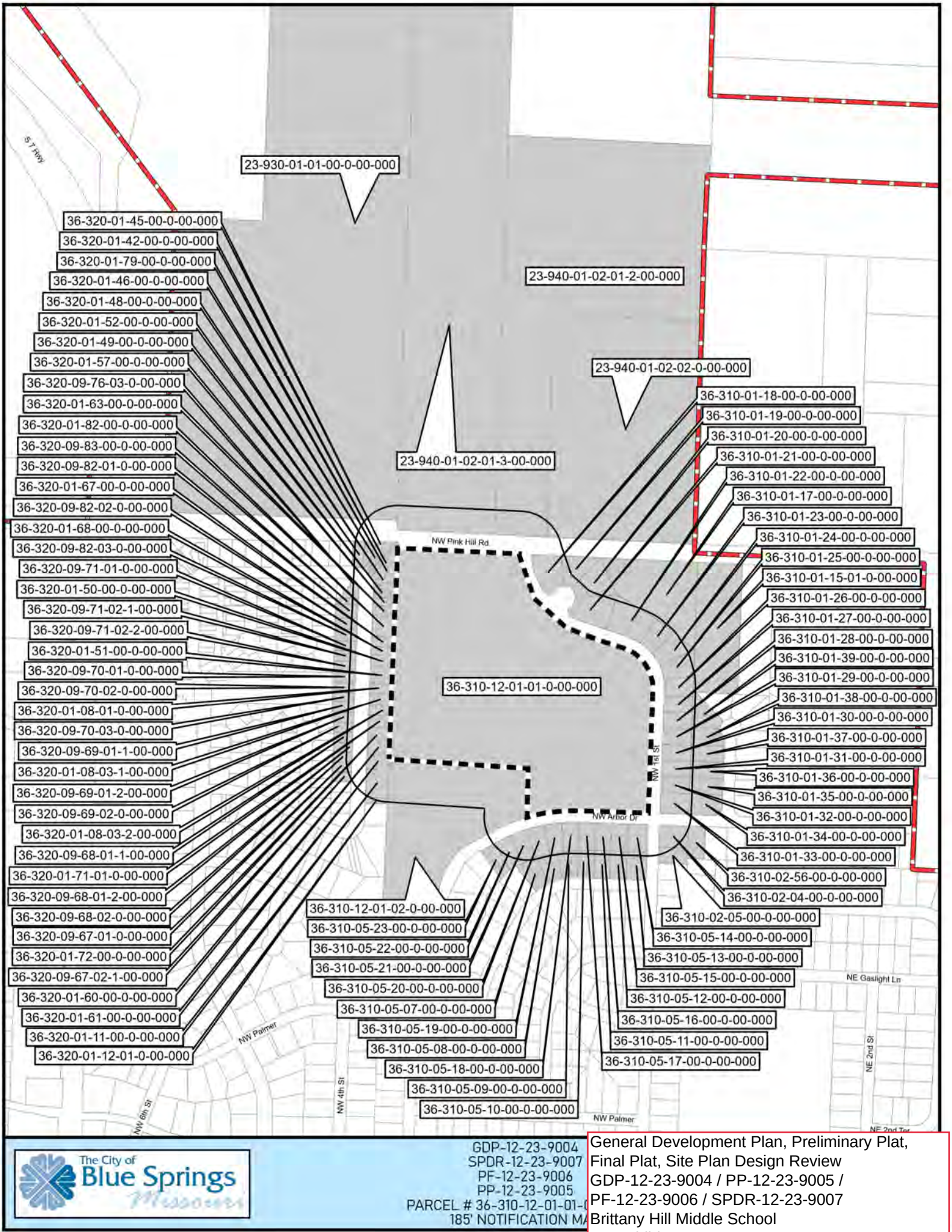
East, along the East line of said Sherwood Village, a distance of 976.42 feet to the POINT OF BEGINNING and containing 988,507.34 sq. ft. or 22.69 acres, more or less.

CITY OF BLUE SPRINGS
By: Jamarcus Magee, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-06-21-7823 on **Tuesday, July 21, 2024 at 6:00 p.m.** in the Multi-Purpose Room of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, January 27, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
01/24/2024



General Development Plan, Preliminary Plat, Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 / PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-320-01-57-00-0-00-000	2910 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	CSMA BLT LLC	1850 PARKWAY PL STE 900 MARIETTA, GA 30067
23-940-01-02-02-0-00-000	303 NW PINK HILL RD	BLUE SPRINGS	MO	64057	INTERNATIONAL ACADEMY OF SCIENCE INC	26900 E PINK HILL RD INDEPENDENCE, MO 64057
36-320-01-42-00-0-00-000	2914 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	CRUTCHER STEPHEN R	1609 NW ASHLAND PL BLUE SPRINGS, MO 64015
23-940-01-02-01-2-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64057	ACADEMY GLASS TOWER LLC	11020 N AMBASSADOR DR KANSAS CITY, MO 64153
36-310-01-17-00-0-00-000	100 NE PINK HILL RD	BLUE SPRINGS	MO	64014	LOPEZ ROBERT & ASHLEE	100 NE PINK HILL RD BLUE SPRINGS, MO 64014
36-320-01-11-00-0-00-000	2708 NW 3RD STREET TER UNIT A	BLUE SPRINGS	MO	64014	SANDS SHERWOOD LLC	7912 NW SCENIC DR KANSAS CITY, MO 64152
36-310-05-12-00-0-00-000	109 NW ACORN DR	BLUE SPRINGS	MO	64014	DOWELL GREGORY K & KRISTAL D	109 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-01-32-00-0-00-000	2706 NW 1ST ST	BLUE SPRINGS	MO	64014	CULLER HUGH W III & DANA N	2706 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-15-00-0-00-000	108 NW ARBOR DR	BLUE SPRINGS	MO	64014	WATKINS CAITLIN & RILEY CONOR	108 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-27-00-0-00-000	2802 NW 1ST ST	BLUE SPRINGS	MO	64014	WARD TIFFANY A	2802 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-68-01-2-00-000	2709 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HOENSHELL KRISTEN | BUCKNER CARL T & LINDA J	2709 NW 3RD TER BLUE SPRINGS, MO 64014 | 2709 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-24-00-0-00-000	2814 NW 1ST ST	BLUE SPRINGS	MO	64014	PILEGE DANIEL J & TOMOKO	2814 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-16-00-0-00-000	200 NW ARBOR DR	BLUE SPRINGS	MO	64014	BRYANT WILLIAM C III	200 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-01-08-01-0-00-000	2806 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BALDWIN JERRY L & LYNN A	2806 N 3RD TER BLUE SPRINGS, MO 64015
36-310-05-13-00-0-00-000	2605 NW 1ST ST	BLUE SPRINGS	MO	64014	BENNY BRAD	2605 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-28-00-0-00-000	2722 NW 1ST ST	BLUE SPRINGS	MO	64014	BOWLING KEITH M & CASSANDRA D	2722 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-67-02-1-00-000	2703 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	ISEMAN MARLISE C	2703 N 3RD STREET TER BLUE SPRINGS, MO 64014
36-320-01-61-00-0-00-000	2708 NW 3RD STREET TER UNIT C	BLUE SPRINGS	MO	64014	SANDS SHERWOOD LLC	7912 NW SCENIC DR KANSAS CITY, MO 64152
36-310-05-23-00-0-00-000	412 NW ARBOR DR	BLUE SPRINGS	MO	64014	PEOLA AARON & SIERRA	412 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-09-71-01-0-00-000	2811 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BROOKS DORIS A TRUSTEE	2811 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-09-69-01-1-00-000	2717 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	STEWART TERESA A	2717 NW 3RD ST BLUE SPRINGS, MO 64014
36-310-05-19-00-0-00-000	304 NW ARBOR DR	BLUE SPRINGS	MO	64014	HEOBING WENDY LYNN & ERIC M	304 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-09-71-02-1-00-000	2809 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	FONTEINSTAD 5 LLC	9000 LEES SUMMIT RD KANSAS CITY, MO 64139
36-320-09-82-03-0-00-000	2813 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	GARRETT JUNE C TRUSTEE	2813 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-50-00-0-00-000	2810 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BAF ASSETS 4, LLC	5001 PLAZA ON THE LAKE STE 200 AUSTIN, TX 78746
36-320-09-68-01-1-00-000	2711 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BLEDSOE RITA A	2711 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-71-01-0-00-000	2716 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	2716 NW 3RD, A SERIES OF MAK RENTALS LLC	2716 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-33-00-0-00-000	2702 NW 1ST ST	BLUE SPRINGS	MO	64014	STERLING ROBERT D	2702 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-34-00-0-00-000	2701 NE ARBOR CT	BLUE SPRINGS	MO	64014	SHERYL A FIRUCCIA TRUST AGREEMENT	2701 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-01-12-01-0-00-000	2700 NW 3RD STREET TER UNIT A	BLUE SPRINGS	MO	64014	SANDS SHERWOOD LLC	7912 NW SCENIC DR KANSAS CITY, MO 64152
36-310-05-07-00-0-00-000	401 NW ACORN DR	BLUE SPRINGS	MO	64014	STEWARD MICHAEL D & DONITA P	401 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-02-56-00-0-00-000	102 NW ARBOR DR	BLUE SPRINGS	MO	64014	DODGE JOHNNY L	102 NE ARBOR DR BLUE SPRINGS, MO 64014
36-320-01-60-00-0-00-000	2712 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	RICE MARGIE A	2712 NW 3RD TER BLUE SPRINGS, MO 64015
36-310-01-23-00-0-00-000	2818 NW 1ST ST	BLUE SPRINGS	MO	64014	SIMS WARREN G & CHERYL A	2818 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-70-02-0-00-000	2803 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	DUHON BEN D & DENA L-TRUSTEES	110 SW LITTLE GARDEN LN LEES SUMMIT, MO 64064
36-310-05-08-00-0-00-000	305 NW ACORN DR	BLUE SPRINGS	MO	64014	ENOS WENDY ANNE | ANCELL JOSEPHSCOTT	305 NW ACORN DR BLUE SPRINGS, MO 64014 | 305 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-01-25-00-0-00-000	2810 NW 1ST ST	BLUE SPRINGS	MO	64014	LOCKER MARK E & LORA LEA ROBIRDS-	2810 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-14-00-0-00-000	2613 NW 1ST ST	BLUE SPRINGS	MO	64014	KNOWLTON SCOTT G & LORI M	2613 NW 1ST ST BLUE SPRINGS, MO 64015
36-310-01-26-00-0-00-000	2806 NW 1ST ST	BLUE SPRINGS	MO	64014	CLARK DOUGLAS & JANET	2806 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-01-68-00-0-00-000	2812 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	VINEBROOK HOMES BORROWER 1 LLC	3500 PARK CENTER DR STE 100 DAYTON, OH 45414
36-320-09-70-03-0-00-000	2801 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	TRIBBLE AARON	2801 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-30-00-0-00-000	2714 NW 1ST ST	BLUE SPRINGS	MO	64014	THE ALFRED E & DEBRA L MURREY TRUST	2714 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-21-00-0-00-000	404 NW ARBOR DR	BLUE SPRINGS	MO	64014	BROSS PROPERTIES LLC	1786 SW SUMMIT VALLEY DR LEES SUMMIT, MO 64081
36-320-09-69-01-2-00-000	2715 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	GILLAN KARA E	2700 NW 3RD STREET TER UNIT C BLUE SPRINGS, MO 64014
36-310-05-11-00-0-00-000	201 NW ACORN DR	BLUE SPRINGS	MO	64014	JOHNSON BRENNAN DEAN & BROOKE ANN	201 NW ACORN DR BLUE SPRINGS, MO 64014
36-320-01-51-00-0-00-000	2808 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	KENNEDY CYNTHIA J & S PATRICK	2808 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-72-00-0-00-000	2714 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	WISEMORE MARK J | YEIGH MONIQUE C	2714 NW 3RD TER BLUE SPRINGS, MO 64014 | 2714 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-15-01-0-00-000	200 NE PINK HILL RD	BLUE SPRINGS	MO	64014	BARHAM JERRY W	200 NE PINK HILL RD INDEPENDENCE, MO 64057
36-310-05-18-00-0-00-000	300 NW ARBOR DR	BLUE SPRINGS	MO	64014	HOSE SIDNEY W II	300 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-31-00-0-00-000	2710 NW 1ST ST	BLUE SPRINGS	MO	64014	SMITH GARRY & JULIE K	2710 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-39-00-0-00-000	2805 NE ARBOR CT	BLUE SPRINGS	MO	64014	PEDERSEN JAMES C & LINDA R	2805 NE ARBOR CRT BLUE SPRINGS, MO 64014
36-310-01-36-00-0-00-000	2709 NE ARBOR CT	BLUE SPRINGS	MO	64014	KING ROSE M	2709 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-09-71-02-2-00-000	2807 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BRUCE NANCY H & MASSEY JIMMY L | BRUCE JERA D	203 NW CHATEAU BLUE SPRINGS, MO 64014 | 203 NW CHATEAU BLUE SPRINGS, MO 64014
36-310-01-22-00-0-00-000	2902 NW 1ST ST	BLUE SPRINGS	MO	64014	LAWRENCE EDWARD N & JOAN E	2902 NW 1ST ST BLUE SPRINGS, MO 64015
36-320-01-08-03-1-00-000	2804 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	2804 NW 3RD	2716 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-09-76-03-0-00-000	2901 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	LARSEN DIANA RENE	2901 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-02-05-00-0-00-000	2608 NW 1ST ST	BLUE SPRINGS	MO	64014	GERBER STEVEN D	677 NE NEWPORT DR LEES SUMMIT, MO 64064
36-320-01-67-00-0-00-000	2814 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	MARCASE MICHAEL	2814 3RD TER N BLUE SPRINGS, MO 64014
36-310-12-01-01-0-00-000	2701 NW 1ST ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS R-IV SCHOOL DIST	1801 VESPER BLUE SPRINGS, MO 64015
36-310-12-01-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	901 MAIN ST BLUE SPRINGS, MO 64015
36-320-09-69-02-0-00-000	2713 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HARDIN LINDA S-TRUSTEE	8629 FLOYD ST OVERLAND PARK, KS 66212
36-310-01-35-00-0-00-000	2705 NE ARBOR CT	BLUE SPRINGS	MO	64014	DEPUGH DENNIS AARON & BETHANY JEAN	2705 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-01-63-00-0-00-000	2906 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HOLMES SHELIA M & CHARLES E	2904 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-01-19-00-0-00-000	2914 NW 1ST ST	BLUE SPRINGS	MO	64014	KREICBERGS JOHN A & SARAH G	2914 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-01-21-00-0-00-000	2906 NW 1ST ST	BLUE SPRINGS	MO	64014	BRYANT MICHELLE AND WILLIE	2906 NW 1ST ST BLUE SPRINGS, MO 64014

General Development Plan, Preliminary Plat, Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 / PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #5

36-320-01-49-00-0-00-000	2910 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	HOME SFR BORROWER IV LLC	PO BOX 4090 SCOTTSDALE, AZ 85261
36-310-01-38-00-0-00-000	2801 NE ARBOR CT	BLUE SPRINGS	MO	64014	WILLIAMS AARON & RACHEL	2801 NE ARBOR CT BLUE SPRINGS, MO 64014
36-320-01-79-00-0-00-000	2910 NW 3RD TER	BLUE SPRINGS	MO	64014	BRUDER-JONES CONST CO SHERWOOD DEV CO	2800 N 5TH BLUE SPRINGS, MO 64015
36-310-05-22-00-0-00-000	408 NW ARBOR DR	BLUE SPRINGS	MO	64014	WELCH JAY C & SHARON L	408 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-18-00-0-00-000	2918 NW 1ST ST	BLUE SPRINGS	MO	64014	TAYLOR MARK W & PAULA S	2918 NW 1ST ST BLUE SPRINGS, MO 64014
36-320-09-83-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	PROUT KATHRYN S	2819 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-46-00-0-00-000	301 NW SHERWOOD DR	BLUE SPRINGS	MO	64014	WHITMORE KATHRYN ELLEN & STEPHEN LEE	301 NW SHERWOOD DR BLUE SPRINGS, MO 64014
36-320-09-82-01-0-00-000	2817 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	MAYHEW ALBERT & JOYCE-TRUSTEES	2817 N 3RD TER BLUE SPRINGS, MO 64014
36-310-01-20-00-0-00-000	2910 NW 1ST ST	BLUE SPRINGS	MO	64014	KELLY KRISTIN E | FINNIGAN THOMAS F JR	2910 NW 1ST ST BLUE SPRINGS, MO 64014 | 2910 NW 1ST ST BLUE SPRINGS, MO 64014
23-930-01-01-00-0-00-000	575 NW PINK HILL RD	BLUE SPRINGS	MO	64057	BILLINGS LLC	26900 E PINK HILL RD INDEPENDENCE, MO 64057
23-940-01-02-01-3-00-000	350 NW PINK HILL RD	BLUE SPRINGS	MO	64057	BILLINGS LLC	26900 E PINK HILL RD INDEPENDENCE, MO 64057
36-320-01-08-03-2-00-000	2802 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	NYE JOANN | NYE MARTIN P	2802 3RD TER BLUE SPRINGS, MO 64014 | 2802 3RD TER BLUE SPRINGS, MO 64014
36-310-02-04-00-0-00-000	2612 NW 1ST ST	BLUE SPRINGS	MO	64014	JAMES S & VICTORIA G CHANDLER LIVING TRUST DATED 03/14/2016	12644 OAKTHORN LN LA MIRADA, CA 90638
36-320-01-82-00-0-00-000	2816 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	COE MICHAEL D	2605 NW 3RD TER BLUE SPRINGS, MO 64014
36-310-05-10-00-0-00-000	205 NW ACORN DR	BLUE SPRINGS	MO	64014	WOODARD KENNETH III & LYNN L	205 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-05-09-00-0-00-000	301 NW ACORN DR	BLUE SPRINGS	MO	64014	CLEERE AMANDA NICHOLE & JONATHAN WESLEY	301 NW ACORN DR BLUE SPRINGS, MO 64014
36-310-01-29-00-0-00-000	2718 NW 1ST ST	BLUE SPRINGS	MO	64014	BOZEMAN JAMES A & BARBARA J	2718 NW 1ST ST BLUE SPRINGS, MO 64014
36-310-05-20-00-0-00-000	400 NW ARBOR DR	BLUE SPRINGS	MO	64014	STOKES NICHOLAS C & NICOLE S	400 NW ARBOR DR BLUE SPRINGS, MO 64014
36-310-01-37-00-0-00-000	2713 NE ARBOR CT	BLUE SPRINGS	MO	64014	WELCH CHRISTOPHER D & LISA A	2713 NE ARBOR CT BLUE SPRINGS, MO 64014
36-310-05-17-00-0-00-000	204 NW ARBOR DR	BLUE SPRINGS	MO	64014	SCRITCHFIELD VICTORIA	204 NW ARBOR DR BLUE SPRINGS, MO 64014
36-320-09-67-01-0-00-000	2705 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	DEHART BRANDON M	2705 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-09-70-01-0-00-000	2805 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	WHITE LEE THOMAS & WHITE SHERRI ANNE	2805 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-45-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64014	QUIGLEY ALLAN J & JENNIFER S	301 NW SHERWOOD DR BLUE SPRINGS, MO 64014
36-320-09-68-02-0-00-000	2707 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	PHILLIP L ACCARDO & GLENDA S ACCARDO TRUST DATED 6/29/11	6171 NE KENSINGTON DR LEES SUMMIT, MO 64064
36-320-09-82-02-0-00-000	2815 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	BROCKMAN AMELIA L	2815 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-48-00-0-00-000	2912 NW 3RD STREET TER	BLUE SPRINGS	MO	64014	CORDOVA JEDIDIAH & MADELYN	2912 NW 3RD TER BLUE SPRINGS, MO 64014
36-320-01-52-00-0-00-000	303 NW SHERWOOD DR	BLUE SPRINGS	MO	64014	OMEROD NERVYLIZA & KERSTAN	303 NW SHERWOOD DR BLUE SPRINGS, MO 64014

Blue Springs, Missouri
Community Development

January 29, 2024

Ref: Public Hearing: General Development Plan | GDP-12-23-9004
"Brittany Hill Middle School" Addition
2701 NW 1st Street
Parcel # 36-310-12-01-01-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, J. David Ratley, MKEC Engineering, Inc., on behalf of the property owner, Blue Springs R-IV School District, for the approval of a General Development Plan to add a building addition and site improvements located at 2701 NW 1st Street.

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

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

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

Planning Commission - Monday, February 12, 2024 @ 6:30 p.m.
&
City Council – Wednesday, February 21, 2024 @ 6:00 p.m.

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

Very truly yours,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Jamarcus Magee
Associate Planner

General Development Plan, Preliminary Plat, Final Plat, Site Plan Design Review
GDP-12-23-9004 / PP-12-23-9005 / PF-12-23-9006 / SPDR-12-23-9007
Brittany Hill Middle School
PC Exhibit: #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024 City Council: February 21, 2024
Project Name:	***Bartow Administrative Center Plat***
Site Location:	1801 NW Vesper Street
Project Request:	PP-12-23-9004; Preliminary Plat for parking lot improvements associated with the neighboring development of the Blue Springs School District (BSSD) Career Innovation Center (CIC). PF-12-23-9003; Final Plat for 9.43 +/- acres on one (1) lot.

Applicant: Hollis + Miller Architects | Christopher Koch
Property Owner: Blue Springs R-IV School District | Seth Shippy
Staff Planner: Dave McCumber | Development Review Manager

Project Description: Christopher Koch, Hollis + Miller Architects, on behalf of the property owner, Blue Springs R-IV School District, is requesting approval of Preliminary and Final Plats for the property at 1801 NW Vesper Street. This project is related to the parking lot improvements for the district's neighboring CIC development.

Staff Recommendation: Staff recommends approval of the Preliminary and Final Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
06/12/2006	Planning Commission	Approved a Site Plan Design Review (SPD-9-2006) to expand the district's central office location on this property.

Future Applications: A building permit will be required prior to the parking lot improvements and said improvements shall be in accordance with the approved CIC Planned Development Final Plan (PDFS-12-23-8997).

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family District)	Transportation (Railroad) and Residential
South:	"CS" (Civic Service)	School – Elementary, Middle, or High
East:	"SF-7" (Single-Family District)	Single-Family Residential
West:	"SF-7/PD" (Single-Family/Planned Development)	School – Elementary, Middle, or High

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future, and potential capital improvements; and that all lots are

buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

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

Final Plat Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Preservation: The site is currently developed as part of the BSSD campus. The area of the parking lot improvements is .25 +/- acres in size and comprises 2.65 percent of the total lot area. Today, the area of the future parking lot consists mostly of green space.

Phasing: The project is anticipated to be done in a single phase with the neighboring Career Innovation Center development.

Streets & Sidewalks: No new streets are being proposed as part of this Plat. Sidewalks currently exist along the lot's frontage. The applicant will be required to inspect the sidewalk for ADA compliance and if it does not meet current standards, they will be required to repair the necessary segments.

Traffic: No development is part of the plat; therefore, no traffic study is warranted.

Stormwater: A stormwater management plan has been prepared by a professional engineer registered in the state of Missouri as part of the CIC development and the plan has been reviewed by Public Works. Stormwater detention and stormwater quality requirements shall be met with the project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no development is proposed.

Open Space: Per UDC Section 406.030.B., the open space system requirements "apply to all divisions of land involving more than 5 acres." However, there is an exception for public uses, which includes public school sites. Therefore, no formal dedication of open space is required with this Plat.

Land Use & Density: The land use on the developed property is Public Service/Government Office, which is defined as, "Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include post office, public safety and emergency services, administrative offices of government agencies and utility billing offices." This land use usually requires a Conditional Use/Discretionary Review in the "SF-7" (Single-Family) zoning district, however, the property is considered developed making it a legal non-conforming land use.

Building Typology: The existing building typology is categorized as Small Civic. The Bartow Administrative Center building meets all building setbacks, except for the front. The UDC requires a front setback of 20 – 50 feet. The existing building sits approximately 122 feet from the front property line.

Small Civic Building			Proposed
Setbacks	Front	20'-50'	Existing Legal Non-Conformity
	Side	25' Minimum	Existing
	Corner Side	25' Minimum	Existing
	Rear	25' Minimum	Existing

Pedestrian Access: The existing site includes all internal pedestrian access requirements. The site is an existing legal non-conformity.

Frontage & Landscaping: The Frontage Type is Yard and Setback; Terrace. No landscape improvements are proposed as no substantial development activity is occurring.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan and does not propose modifications to the public realm or private property that would be misaligned with the principles and concepts of the plan.

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

   STAFF RESPONSE: The existing Bartow Administration Center building, which was originally constructed in the early 1970s under the development code at the time, does not meet the building type standards for its front yard setback. However, since there is no significant development being proposed on this property, including modifications to existing or new buildings, staff recommends the building be classified as a non-conforming structure and have no impact on this application. Accordingly, the proposed plan is in compliance with the requirements of this Development Code.

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

   STAFF RESPONSE: There is no phasing associated with this application.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning,

engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

STAFF RESPONSE: This application for platting of the property is associated with the BSSD CIC development, which is adjacent to this property. Following this plat, construction documents will be submitted for review.

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

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

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

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

7. The recommendations of professional staff.

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

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

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The final plat is in substantial compliance with the proposed preliminary plat considering the number of lots, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans will be submitted for review following the Final Plat.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: The phasing and timing of public improvements ensures construction and performance guarantees.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: No covenants or restrictions are being proposed as part of this Final Plat.

6. The recommendations of professional staff.

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

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

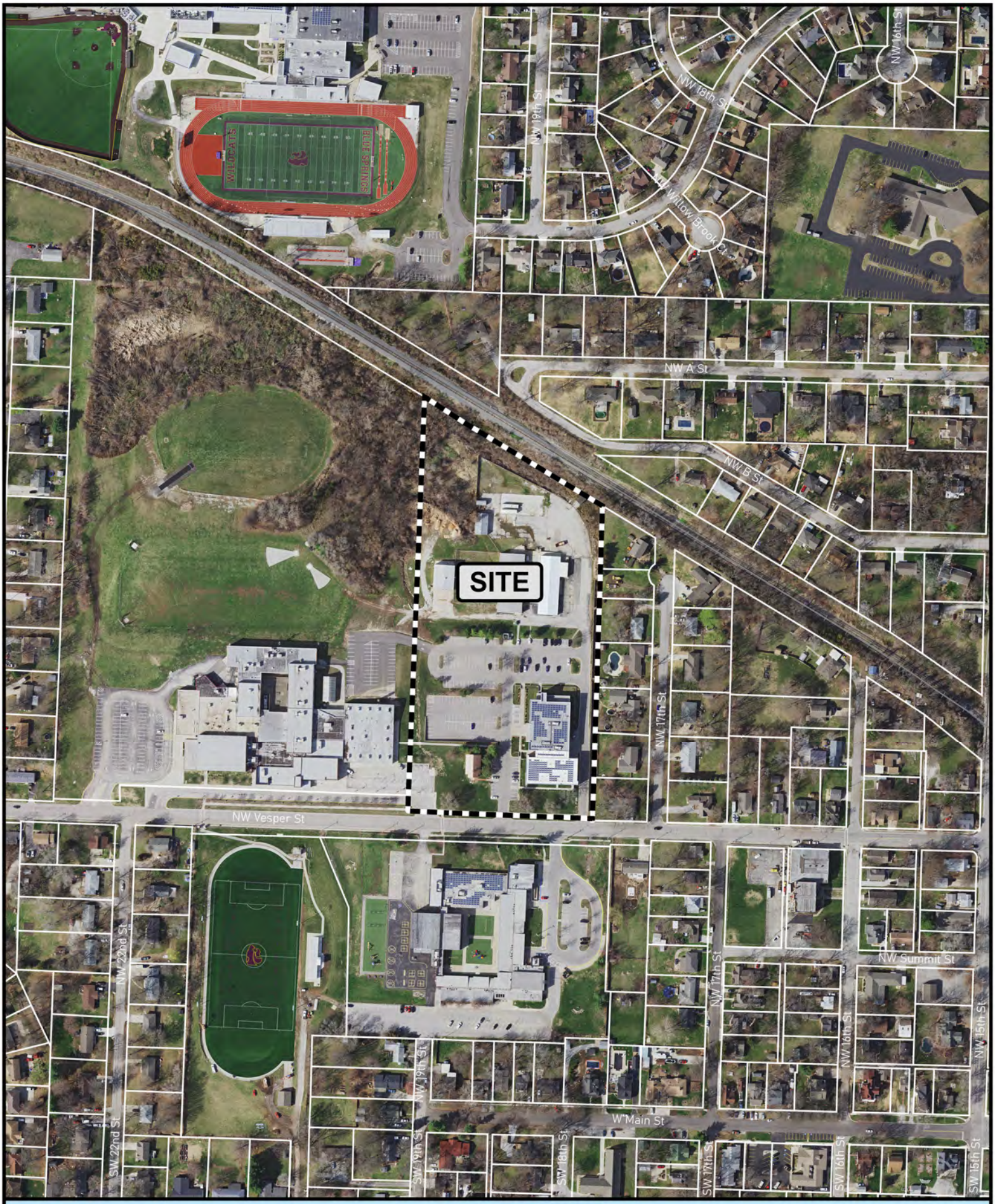
Staff Recommendation:

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

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

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to issuance of a building permit, the Final Plat must be recorded with Jackson County.
3. Prior to issuance of Building Occupancy, all public sidewalk panels must comply with ADA standards and pass inspection.

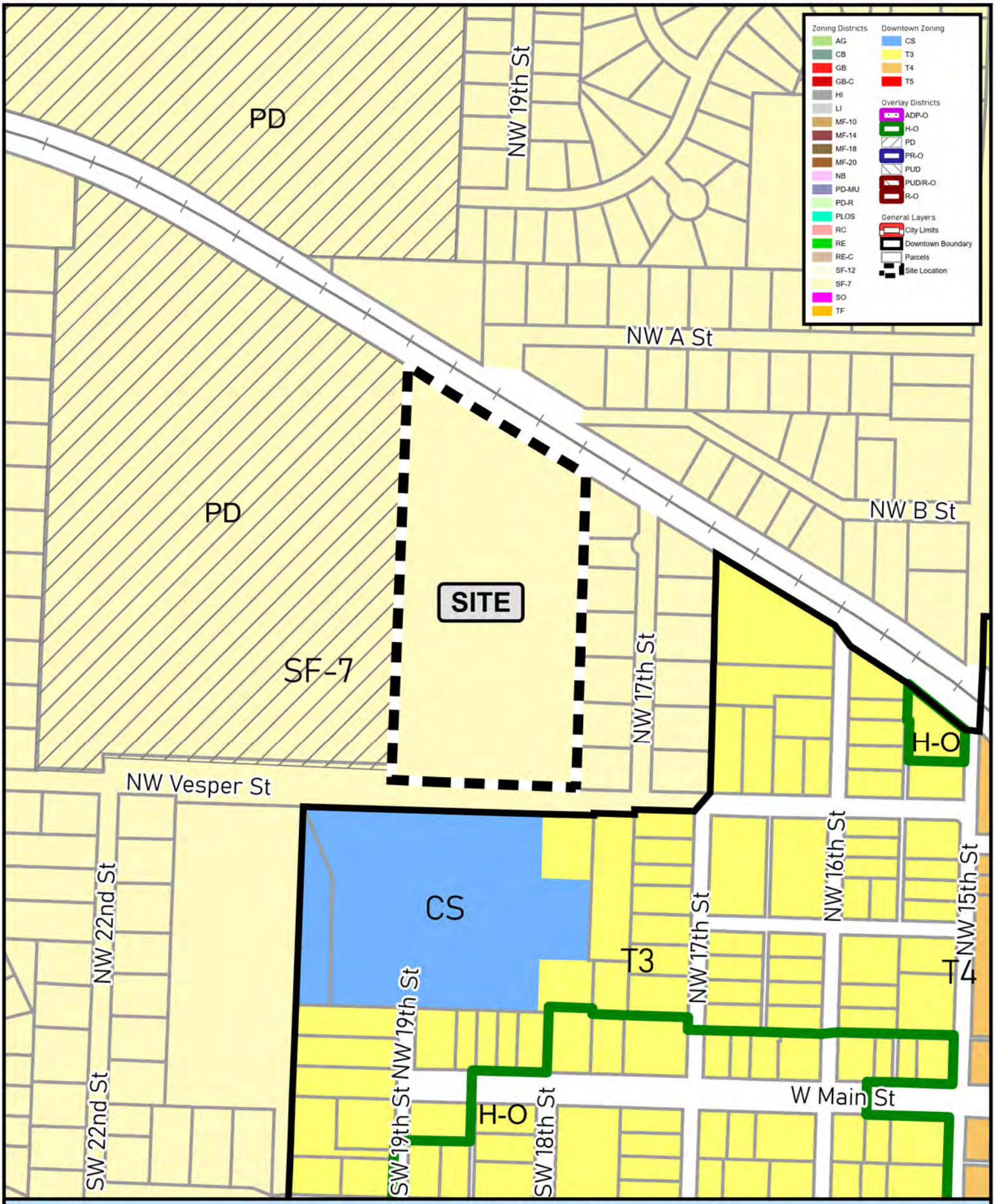


The City of Blue Springs Missouri

PF-12-23-9003
PP-12-23-9004
PARCEL # 35-710-13-02-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 1/3/2024



The City of Blue Springs Missouri

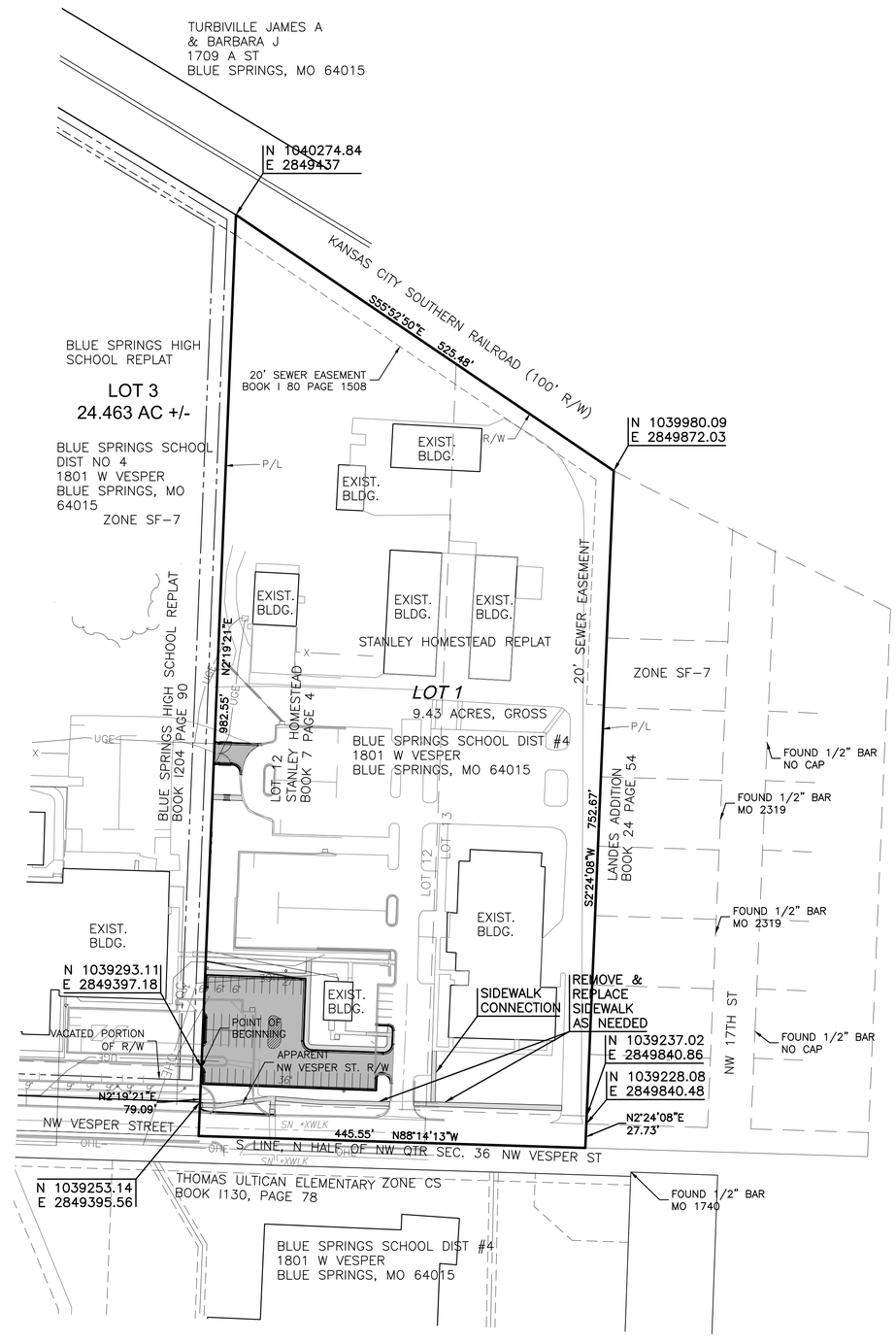
PF-12-23-9003
PP-12-23-9004
PARCEL # 35-710-13-02-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 1/3/2024

PLOTTED: Thursday, February 01, 2024 @ 10:52AM



PRELIMINARY PLAT OF BARTOW ADMINISTRATIVE CENTER

PART OF THE NORTHWEST QUARTER OF SECTION 36, T49N, R31W
CITY OF BLUE SPRINGS, JACKSON COUNTY, MO.

LEGAL DESCRIPTIONS:

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 12 AND 13, STANLEY HOMESTEAD, AS RECORDED IN BOOK 7, PAGE 4 IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLUE SPRINGS HIGH SCHOOL REPLAT, AS RECORDED AT BOOK I205, PAGE 90 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT N02°19'21"E A DISTANCE OF 982.55' TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ON SAID LINE S55°52'50"E A DISTANCE OF 525.48'; THENCE DEPARTING SAID RIGHT OF WAY S02°24'08"W A DISTANCE OF 780.40' TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 36; THENCE ON SAID LINE N88°14'13"W A DISTANCE OF 445.55'; THENCE N02°19'21"E A DISTANCE OF 79.09' TO THE POINT OF BEGINNING, SUBJECT TO THAT PART TAKEN FOR VESPER ST. COMPRISING 9.43 ACRES, MORE OR LESS, GROSS AREA AND SUBJECT TO EASEMENTS OF RECORD.

NOTES:

PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING IS "SF-7" SINGLE FAMILY DISTRICT, AND WILL BE REZONED TO BE SF-7/PD.

RECORD TITLE INFORMATION TAKEN FROM THOMSON-AFFINITY TITLE, LLC FILE COMPANY REPORT, FILE NO. 231091, EFFECTIVE NOV. 16TH, 2021.

PROPOSED LAND USE IS SCHOOL CAMPUS

BUILDING TYPE: PROMINENT CIVIC BUILDING

U/E=UTILITY EASEMENT
L/E=LANDSCAPE EASEMENT
R/W=RIGHT OF WAY
P/L=PROPERTY LINE

BEARINGS BASED ON GPS OBSERVATIONS USING THE MODOT GRS NETWORK.
MISSOURI STATE PLANE, WEST ZONE

CERTIFICATION

I, JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PREMESIS ON THE ACCOMPANYING PLAT UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE.

DATE

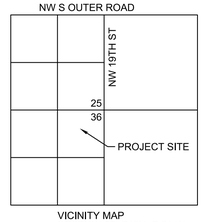
JAMES W. SINCOX, MO PLS 2521

OWNER/DEVELOPER

REORGANIZED SCHOOL DISTRICT NO. IV
1801 VESPER ST.
BLUE SPRINGS, MO. 64015

N

SCALE: 1"=80'
0 80 160



VICINITY MAP
SECTION 25, T49N, R 31 W
SECTION 36, T49N, R 31 W

MKEC
11627 W. 112th Street, Suite 200
Overland Park, KS 66210
9 1 3 3 1 7 9 3 9 0
Engineering No. 2001009364
Landscape No. 2006027139
Surveying No. 2006027138

STATE OF MISSOURI
JAMES W. SINCOX
NUMBER 2521
PROFESSIONAL LAND SURVEYOR
JAMES W SINCOX
MO PLS 2521

PRELIMINARY PLAT
BARTOW ADMINISTRATIVE CENTER
2101 NW VESPER STREET

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www.mkec.com
These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.

PRELIMINARY PLAT

PROJECT NO.	2302010397
DATE	02-01-2024
SCALE	1"=80'

DESIGNED	DRAWN	CHECKED
JS		JDR

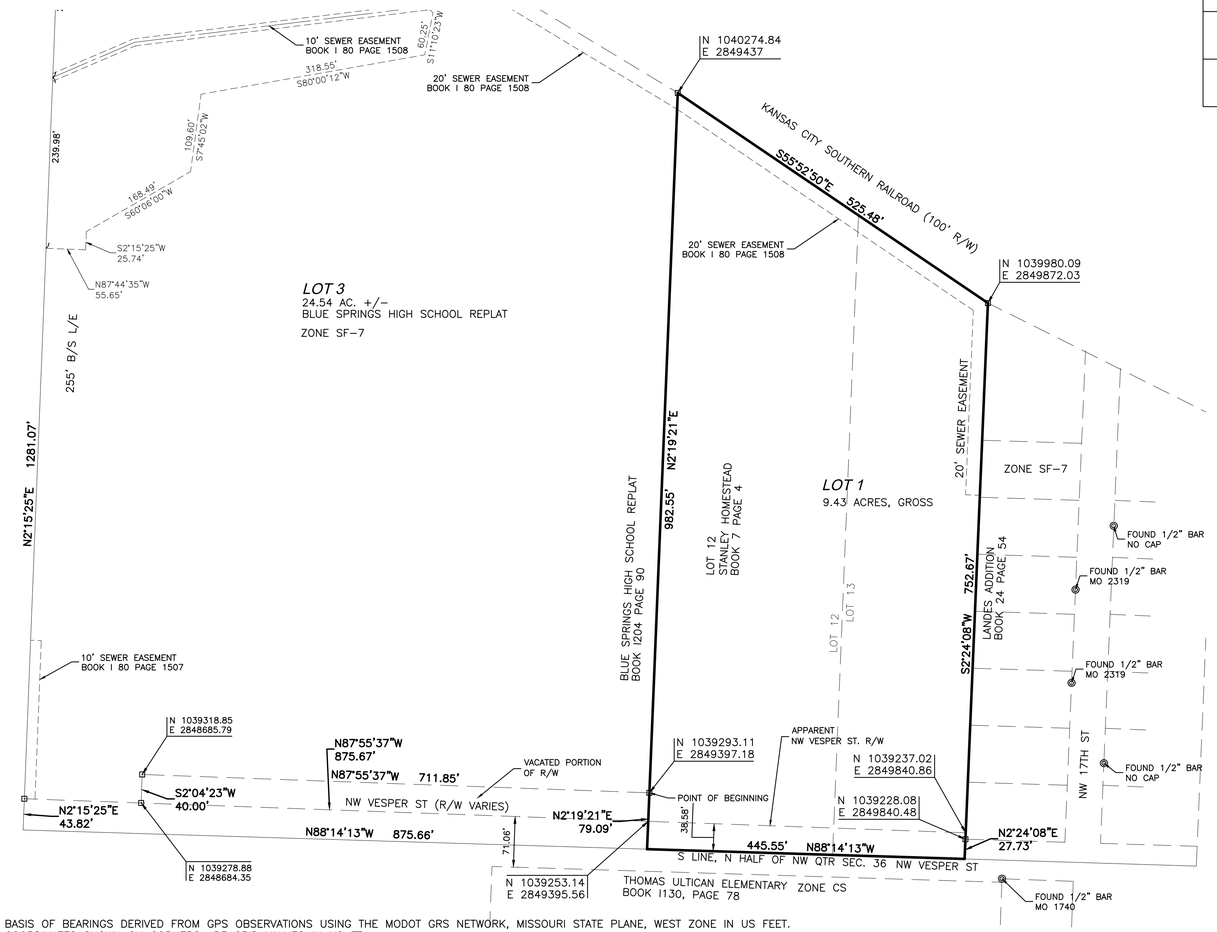
NO.	REVISION	DATE
1	CITY COMMENTS	1-16-24

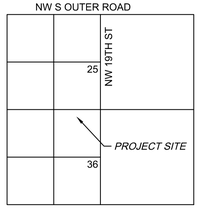
SHEET NO.

1 OF 1

P:\PROJECTS\2023\2302010397_H&M_BSSD NEW CI\CIVD 2303\97 CAD\SHTS\IVS CIVIL\PRELIM PLAT\2303\97-PRELIM-PLAT REVISION.DWG

PLOTTED: Thursday, February 01, 2024 @ 10:41AM





VICINITY MAP
SECTION 25, T49N, R 31 W
SECTION 36, T49N, R 31 W

BASIS OF BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE MODOT GRS NETWORK, MISSOURI STATE PLANE, WEST ZONE IN US FEET.
COORDINATES SHOWN ON CORNERS ARE GRID VALUES IN US FT.

TITLE INFORMATION TAKEN FROM THOMSON–AFFINITY TITLE COMPANY REPORT, FILE NO. 231091, EFFECTIVE NOV. 16TH, 2021.

PURPOSE STATEMENT:
THIS PROPERTY IS BEING REPLATTED FOR THE PURPOSE OF EXPANDING THE EXISTING SCHOOL CAMPUS.

PROPERTY IS ZONED SF–7.

PROPERTY IS LISTED AS ZONE X, HAVING A 0.2% CHANCE OR LESS CHANCE OF ANNUAL FLOOD PER THE FEMA FLOOD INSURANCE RATE MAP 29095C0318G EFFECTIVE 1/20/17.

NO NEW PUBLIC STREETS ARE DEDICATED WITH THIS PLAT.

CITY OF BLUE SPRINGS:
THIS IS TO CERTIFY THAT THE PLAT OF "BARTOW ADMINISTRATIVE CENTER" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI THIS _____ DAY OF 2024, BY ORDINANCE NO. _____.

_____ _____
CARSON ROSS, MAYOR MIKE MALLON, SENIOR DIRECTOR CITY DEVELOPMENT

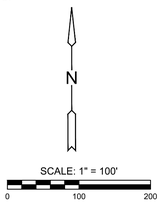
_____ _____
ERIN FORD, CITY CLERK JAMES BURGESS, CITY ENGINEER

_____
BYRON CRADDOLPH, CHAIRMAN
PLANNING COMMISSION

_____
APPROVED BY JACKSON COUNTY GIS DEPARTMENT

I JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PROPERTY SHOWN HEREON UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.
FIELD WORK PERFORMED APRIL 20TH, 2020.

_____
JAMES W. SINCOX MO PLS 2521



BARTOW ADMINISTRATIVE CENTER

A REPLAT OF LOT 12 AND PART OF LOT 13, STANLEY HOMESTEAD IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 12 AND 13, STANLEY HOMESTEAD, AS RECORDED IN BOOK 7, PAGE 4 IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLUE SPRINGS HIGH SCHOOL REPLAT, AS RECORDED AT BOOK I205, PAGE 90 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT N02°19'21"E A DISTANCE OF 982.55' TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ON SAID LINE S55°52'50"E A DISTANCE OF 525.48'; THENCE DEPARTING SAID RIGHT OF WAY S02°24'08"W A DISTANCE OF 780.40' TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 36; THENCE ON SAID LINE N88°14'13"W A DISTANCE OF445.55'; THENCE N02°19'21"E A DISTANCE OF 79.09' TO THE POINT OF BEGINNING, SUBJECT TO THAT PART TAKEN FOR VESPER ST. COMPRISING 9.43 ACRES, MORE OR LESS, GROSS AREA AND SUBJECT TO EASEMENTS OF RECORD.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

"BARTOW ADMINISTRATIVE CENTER".

EASEMENTS

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

RIGHTS OF ENTRANCE:

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR THE PURPOSES OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO

THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL; PROVIDED HOWEVER, SUCH RIGHTS OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER BLUE SPRINGS, MISSOURI, NOR THE UNITED

STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS THEREOF:
REORGANIZED SCHOOL DISTRICT NO. 4 OF JACKSON COUNTY, MISSOURI HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF_____, A.D. 2024.

_____
CHARLIE BELT, ASSISTANT SUPERINTENDENT-OPERATIONS

NOTARY CERTIFICATION:
STATE OF MISSOURI)
SS
COUNTY OF JACKSON),
ON THIS _____ DAY OF _____, A.D. 2024
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLIE BELT, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE ASSISTANT SUPERINTENDENT-OPERATIONS OF THE BLUE SPRINGS SCHOOL DISTRICT AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID DISTRICT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

MONUMENTATION

△	SECTION CORNER MONUMENT AS NOTED
●	SET 1/2" REBAR WITH MKEC PLASTIC CAP
⊙	FOUND MONUMENT AS NOTED
⊡	SET 5/8" REBAR WITH MKEC ALUMINUM CAP
B/S	BUILDING SETBACK
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
(R)	RECORD
(M)	MEASURED
R/W	RIGHT OF WAY

BASIS OF BEARINGS IS GRID NORTH,MISSOURI STATE PLANE, WEST ZONE, NAD 1983.

MKEC
11627 W. 112th Street, Suite 200
Overland Park, KS 66210
9 1 3 3 1 7 9 3 9 0
Engineering No. 2001009384
Landscape No. 2006027139
Surveying No. 2006027138

JAMES W SINCOX
MO PLS 2521

FINAL PLAT
BARTOW ADMINISTRATIVE CENTER
2101 NW VESPER ST

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MKEC Engineering
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www.mkec.com
These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.

FINAL PLAT

PROJECT NO.	2002010424
DATE	2024-02-01
SCALE	1"=100'

DESIGNED	DRAWN	CHECKED
JS		JDR

NO.	REVISION	DATE
1	CITY COMMENTS	2-2-22

SHEET NO.
1 OF 1

P:\PROJECTS\2023\23010397_H&M_BSSD NEW CIC\00 23039\7 CADSHTS\05 CIVIL\FINAL PLAT\230397-DISTRICT OFFICE FINAL-PLAT REVISION.DWG

Blue Springs, Missouri
Community Development

DATE: **12/29/2023**

TO: Dave McCumber, CD; Adam Hilgedick, Eng.; CJCFPD; File

FROM: Traci Breshears, Administrative Assistant, Community Development

SUBJECT: **NEW PLAN REVIEW**

"BSSD Bartow Administrative Center"

1801 NW Vesper Street

Final Plat | PF-12-23-9003
Preliminary Plat | PP-12-23-9004

Please review the attached plan and return written comments to:

Dave McCumber
by **Friday, January 12, 2024**

Also, please advise if/what type of Performance Guarantee or Agreement will be required and **include any other prerequisites** that you feel are necessary for approval of this submission.

We would like to place this item on the next available Planning Commission Agenda.

Planning Commission – February 12, 2024 @ 6:30PM
&
City Council – February 20, 2024 @ 6:00PM

The City of Blue Springs Missouri

Planning Application

903 W. Main Street, Blue Springs, MO 64015 | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 03-07-2022*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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

BSSD BARTOW ADMINISTRATIVE CENTER
Project Name

1801 NW VESPER STREET — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

STANLEY HOMESTEAD REPLAT OF LOTS 12 & 13 — Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
SF-7	PROMINENT CIVIC BLDG			9.43	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION (*if more than 1 property owner – see page 2*)

Name of Applicant	Company	Phone	Email Address
CHRISTOPHER KOCH	HOLLIS + MILLER ARCHITECTS	816.442.7700	CKOCH@HOLLISANDMILLER.COM

Address	City	State	Zip Code
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108

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

X _____ 12.28.2023
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
BLUE SPRINGS R-IV SHCOOL DISTRICT	816.916.4709	SSHIPPY@BSSD.NET

Address	City	State	Zip Code
1801 NW VESPER STREET	BLUE SPRINGS	MO	64015

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

X _____ 4-6-23
Property Owner Signature — Date

Received
12/28/2023 5:04:31 PM

ADDITIONAL PROPERTY OWNER SIGNATURES *(if project boundaries include more than 1 owner)*

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

X

Property Owner Signature **Date**

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

X

Property Owner Signature **Date**

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

BRIEF PROJECT DESCRIPTION *(separate narrative required for all applications)*:

REPLAT OF EXISTING BSSD PROPERTY AS NECESSARY TO CONSTRUCT PARKING IMPROVEMENTS RELATED TO THE ADJACENT BSSD CAREER INNOVATION CENTER PROJECT.

Received
12/28/2023 5:04:36 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

DEVELOPER

Name	Company Name		
SETH SHIPPY (OWNER'S REPRESENTATIVE)	BLUE SPRINGS R-IV SCHOOL DISTRICT		
Address	**City**	**State**	**Zip**
1801 NW VESPER STREET	BLUE SPRINGS	MO	64108
Email	**Phone**	**Fax**	
SSHIPPY@BSSD.NET	816.916.4709		

ENGINEER

Name	Company Name		
DAVID RATLEY, PE	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
DRATLEY@MKEC.COM	913.317.9390		

ARCHITECT

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

SURVEYOR

Name	Company Name		
JIM SINCOX	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
JSINCOX@MKEC.COM	913.317.9390		

LANDSCAPE ARCHITECT

Name	Company Name		
GERALD PHILBIN	LAND3 STUDIO LLC		
Address	**City**	**State**	**Zip**
317 SE MAIN STREET	LEE'S SUMMIT	MO	64063
Email	**Phone**	**Fax**	
GPHILBIN@LAND3STUDIO.COM	713.301.0375		

ATTORNEY

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

OTHER CONTACT

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

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FEE CALCULATION TABLE

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

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

Received
12/28/2023 5:04:36 PM

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 12 AND 13, STANLEY HOMESTEAD, AS RECORDED IN BOOK 7, PAGE 4 IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLUE SPRINGS HIGH SCHOOL REPLAT, AS RECORDED AT BOOK I205, PAGE 90 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT N02^{o}19’21”E A DISTANCE OF 1061.63’ TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ON SAID LINE S55^{o}52’50”E A DISTANCE OF 525.48’; THENCE DEPARTING SAID RIGHT OF WAY S02^{o}24’08”W A DISTANCE OF 749.04’ TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 36; THENCE ALONG SAID LINE N88^{o}14’13”W A DISTANCE OF445.55’ TO THE POINT OF BEGINNING, SUBJECT TO THAT PART TAKEN FOR VESPER ST. COMPRISING 9.43 ACRES, MORE OR LESS, GROSS AREA AND SUBJECT OT EASEMENTS OF RECORD.

Letter ANSI A Portrait



12/28/2023

Tax Parcels

Address Points

City Boundaries

Blue Springs

Nearmap

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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Report Created: Thu Dec 28 2023 16:01:25 GMT-0600 (Central Standard Time)

Basic Information

Parcel #	35-710-13-02-00-0-00-000
Address:	1801 NW VESPER ST BLUE SPRINGS, MO 64015
Lot Size:	406,122 Sq. Ft.
Bldg sq ft:	0 Sq. Ft.
#Beds: 0	**#Baths:** 0
Year Built:	N/A
Tax Code Area:	42
Land Use Code:	SCHOOL-PUBLIC
Exemption:	E07 - E07 Schools

Legal Description:
STANLEY HOMESTEAD; 5.97 AC OF LOT 12 AND 5 AC (EX E 72.8') OF LT 13 (EX S; 10' THOF)

Property Values

Year:	**2023**	**2022**	**2021**	**2020**
Total Market Value:	$6,038,800	$4,831,000	$4,831,000	$4,830,460
Total Assessed Value:	$1,932,416	$1,545,920	$1,545,920	$1,545,747
Total Taxable Value:	$0	$0	$0	$0

Primary Owner

BLUE SPRINGS SCHOOL DIST #4
1801 VESPER BLUE SPRINGS, MO 64015

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024 City Council: February 21, 2024 (Final Plat Only)
Project Name:	***CJCFPD #5***
Site Location:	2590 SE Adams Dairy Parkway
Project Request:	PP-12-23-8992; Preliminary Plat to show the general layout of the site PF-12-23-8993; Final Plat for 3.68 +/- acres to separate the fire station and water tower into two (2) lots

Applicant: James Holdcroft | Olsson
Property Owner: City of Blue Springs
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting approval of a Preliminary and Final Plat to split the lot into two (2) lots. Lot 1 is 1.95 acres and Lot 2 is 1.72 acres. The site is generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane. The applicant does not intend to modify the existing site from what it is currently there but wants to separate the fire station and water tower into two (2) lots.

Staff Recommendation: Staff recommends approval with conditions of the Preliminary Plat and Final Plat. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
11/10/2002	Planning Commission	Approved a Site Plan/Design Review

Future Applications: The Preliminary Plat and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7/ PR-O" (Single-Family/Planned Restricted Overlay)	Single-Family Residential
South:	"SF-7/ PR-O" (Single-Family/Planned Restricted Overlay)	Single-Family Residential
East:	"SF-7/ PR-O" (Single-Family) (Planned Restricted Overlay)	Single-Family Residential
West:	"SF-7/ PR-O" (Single-Family/Planned Restricted Overlay)	Single-Family Residential

PRELIMINARY PLAT, & FINAL PLAT ANALYSIS

The site plan design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code.

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

Final Plat
Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Preservation: The property is currently developed with two (2) existing structures, a water tower and Central Jackson County Fire Protection District Station 5. There is also existing landscaping on the property. All existing landscaping and structures will remain untouched.

Phasing: No development is being proposed at this time.

Transportation & Access: The current site has one (1) existing access point off of SE Adams Dairy Parkway. A cross access easement is provided to Lot 1 through Lot 2 to access SE Adams Dairy Parkway.

Sidewalks: Public sidewalk exists along SE Adams Dairy Parkway and SE Shamrock Lane.

Traffic: Traffic is not expected to be impacted by the proposal since no development is proposed.

Stormwater: Stormwater is not expected to be impacted by the proposal since no additional development is proposed.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no development is proposed.

Lot Standards:

Based on the proposed lot sizes, the building types will be classified as a Small Civic Building. Small Civic Building is defined as “a building designed for a small civic, institutional or public use, with the building design and site design creating compatibility with the residential scale and neighborhood character of the area.” According to the UDC, “Non-Conformities Created By Public Action” When lot area or setbacks are reduced as a result of conveyance to a Federal, State or local government for a public purpose and the remaining area is at least seventy-five percent (75%) of the required minimum standard for the district in which it is located, then that lot shall be deemed to be in compliance with the minimum lot size and setback standards of this Development Code without resort to the Board of Adjustment.” The applicable development standards are provided in the table below.

Small Civic Building

Standard	Requirement	Proposed
Frontage Width	50 feet to 150 feet in RE, SF-12, SF-7 Districts; 50 feet to 300 feet in all other districts	Lot 1 is 212.80-ft. Lot 2 is 187.20-ft.
Lot Area	5,000 square feet to 1 acre in RE, SF-12, SF-7 Districts; 5,000 square feet to 2.5 acres in all other districts	1 acre minimum
Front Setback	20 feet to 50 feet	25-ft. min.
Side Setback	25-ft. min.	The existing Water tower on Lot 1 and existing Fire Station on Lot 2 shall establish a new side setback. No further encroachment is allowed.
Corner Side Setback	25-ft. min.	20-ft. min.
Rear Setback	25-ft. min.	25-ft. min.
Building Coverage	70% max.	70% max.
Building Height	30 feet up to 2 stories; 60 feet up to 4 stories with a conditional use review or through planned development application	35-ft. max.
Frontage Type	Yard and setback; terrace	Yard and setback

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

Frontage & Landscaping: No landscape improvements are proposed as no substantial development activity is occurring.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan.

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

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

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

   STAFF RESPONSE: No development is being proposed at this time.

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

   STAFF RESPONSE: The existing property is already developed and there will not be any additional development. Therefore, no studies or technical reports are required for this plat.

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

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

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

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

7. The recommendations of professional staff.

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

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

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The plat is compatible with the developing character of the area. The Water Tower and Fire Station are both existing.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: The request is for the approval of the Final Plat for CJCFPD #5. Construction plans are not needed at this time.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: The purpose of these applications is to split the existing parcel only. No phasing is proposed and/or needed at this time.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: Although staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

6. The recommendations of professional staff.

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

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff Recommendation:

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

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

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Final Plat must be approved and recorded with the County.

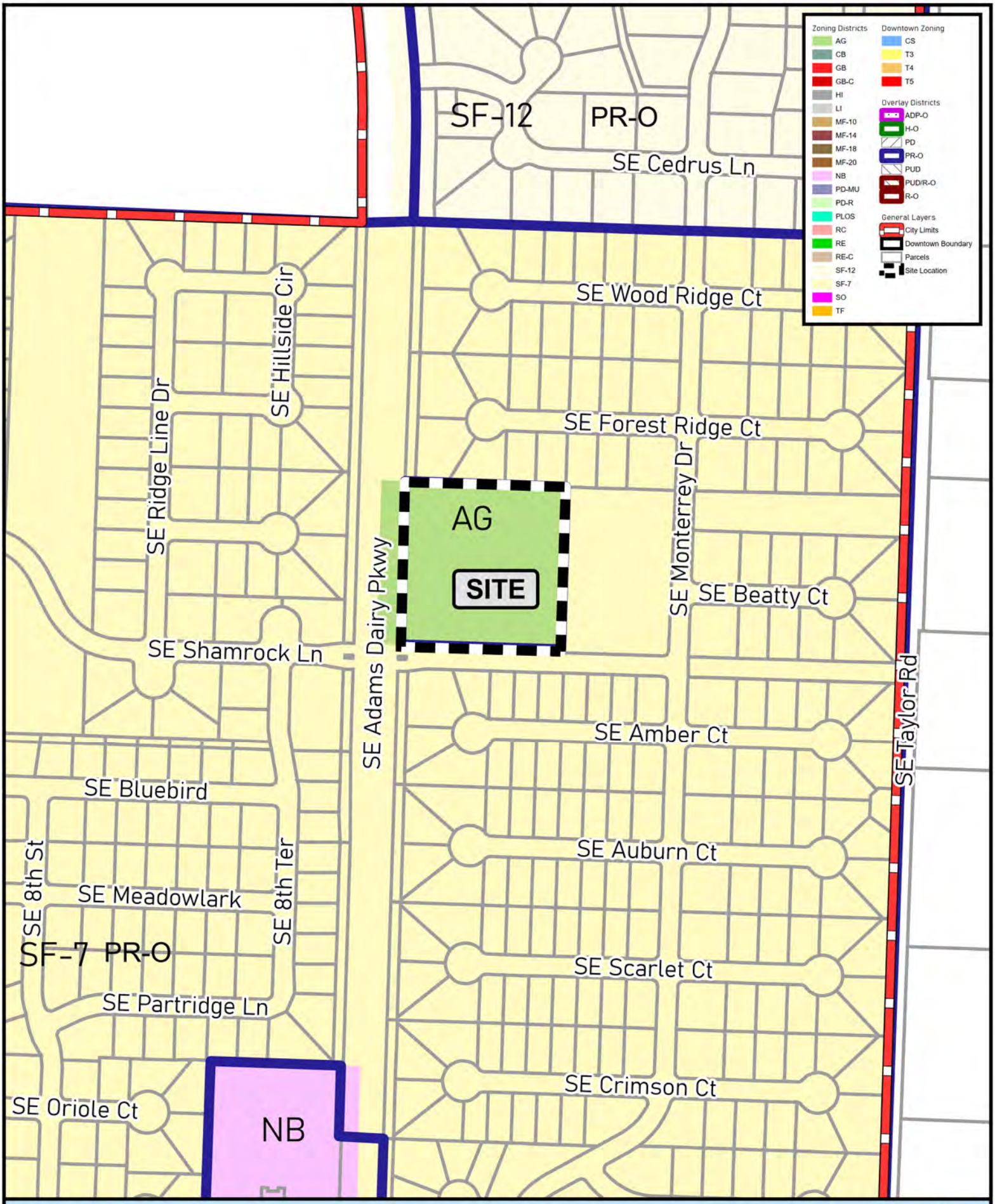


The City of Blue Springs Missouri

PP-12-23-8992
PF-12-23-8993
PARCEL # 41-520-01-02-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 1/3/2024



The City of Blue Springs Missouri

PP-12-23-8992
PF-12-23-8993
PARCEL # 41-520-01-02-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 1/3/2024

CJCFPD
Olsson No. 023-07518
December 13, 2023

Property Description

A tract of land in the Northwest Quarter of Section 8 Township 48 North, Range 30 West of the 5th Principal Meridian in Blue Springs, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 88°06'23" West on the North line of said Northwest Quarter, 863.38 feet; thence leaving said North line South 01°53'37" West, 634.01 feet to the Point of Beginning of the tract of land to be herein described; thence South 01°44'56" West on the Westerly line of Tract A, PARKWAY ESTATES PR-O 8TH PLAT TRACT A, a subdivision of land in said Blue Springs Recorded as Instrument Number 2014E0020999 in Book 149 at Pages 43-48 in the Jackson County Recorder of Deeds Office, 400.00 feet; thence North 88°15'04" West on the Southerly line of said Tract A, 400.00 feet to a point on the existing Easterly right-of-way line of Southeast Adams Dairy Parkway as now established; thence North 01°44'56" East on said existing Easterly right-of-way line, 400.00 feet to a point on the South line of PARKWAY ESTATES PR-O PLAT LOTS 76 THRU 87, 114 THRU 127 AND TRACT Q-1 a subdivision of land in said Blue Springs Recorded as Instrument Number 2016e00112624 in Book 166 at Pages 46-47 in said Jackson County Recorder of Deeds Office; thence South 88°15'04" East on said South line, 400.00 feet to the Point of Beginning. Containing 160,000 square feet or 3.67 acres, more or less.

Received
1/02/2024

PRELIMINARY PLAT OF

CJCFPD #5

NW 1/4, SEC 8 - T48N. - R30W.

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48, RANGE 30, BLUE SPRINGS JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 631.83 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST, 862.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS WEST, 400.00 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 04 SECONDS WEST, 400.00 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 400.00 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS EAST, 400.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS:

THE RIGHT OF INGRESS–EGRESS BETWEEN LOTS AND ALONG THE ACCESS DRIVES DESIGNATED AS "A.E." IS HEREBY GRANTED.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CJCFPD #5

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0435G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY TITLE RESOURCES GROUP. FILE NO. KCT–245670, EFFECTIVE DECEMBER 04, 2023 AT 8:00 A.M.

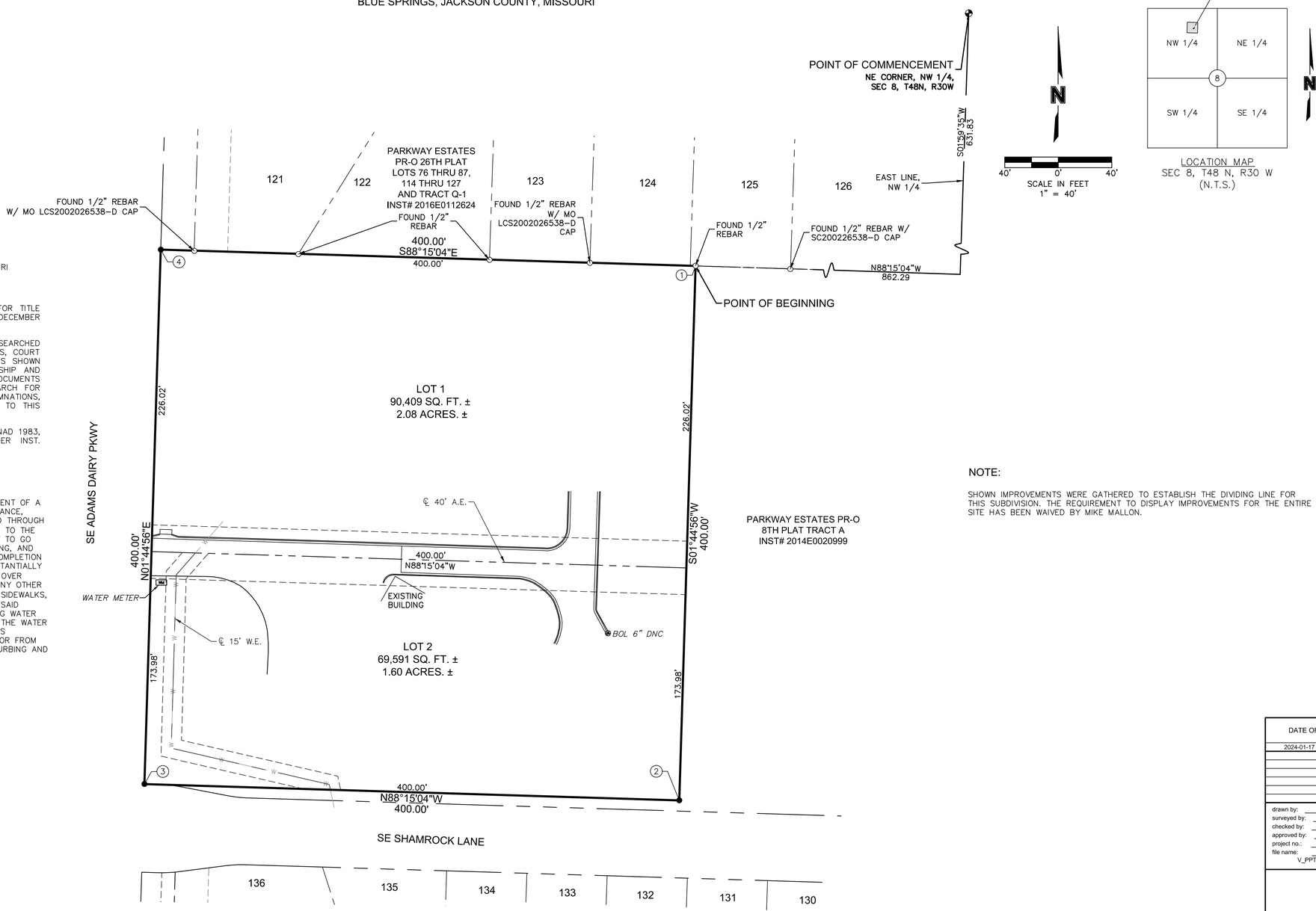
NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT–OF–WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT–OF–WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE AND THE PLAT OF PARKWAY ESTATES PR–O 8TH PLAT TRACT A, UNDER INST. #2014E0020999 IN BK. 149 AT PG. 43–48.

3. THE SUBJECT PROPERTY IS BEING PLATTED TO DIVIDE TWO MUNICIPAL LOTS.

WATER EASEMENT:

A WATER EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN BLUE SPRINGS, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON–ORNAMENTAL GRASS, NON–ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.



NOTE:

SHOWN IMPROVEMENTS WERE GATHERED TO ESTABLISH THE DIVIDING LINE FOR THIS SUBDIVISION. THE REQUIREMENT TO DISPLAY IMPROVEMENTS FOR THE ENTIRE SITE HAS BEEN WAIVED BY MIKE MALLON.

STATE PLANE COORDINATE TABLE		
Point Number	**Grid Northing**	**Grid Easting**
1	313632.721	871384.770
2	313510.858	871381.049
3	313514.579	871259.186
4	313636.442	871262.907

LEGEND	
O FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
W.E.	WATER EASEMENT

DATE OF SURVEY
2024-01-17 - SUBMITTAL

drawn by:	JRH
surveyed by:	AA-KH
checked by:	JPM
approved by:	JPM
project no.:	023-07518
file name:	V_PPT_023-07518.DWG

olsson

Olsson • Land Surveying • MO 366, KS 114, MO Certificate of Authority–001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

Received
01/18/2024 8:04:41 AM

DWG: F:\2023\07501–08000\023–07518\40–Design\Survey\SRVY\Sheets\Preliminary Plat\V_PPT_023–07518.dwg USER: jholdcroft
DATE: Jan 17, 2024 4:01PM

FINAL PLAT OF
CJCFPD #5
NW 1/4, SEC 8 - T48N. - R30W.
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48, RANGE 30, BLUE SPRINGS JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 631.83 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST, 862.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS WEST, 400.00 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 04 SECONDS WEST (NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST FROM PARKWAY ESTATES PR-O 8TH PLAT), 400.00 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 400.00 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS EAST, 400.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS:

A CROSS LOT ACCESS EASEMENT IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION AS SHOWN ON THE PLAT AND DESIGNATED BY "A.E" FOR THE PURPOSE OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. THE OWNER OF LOT 2 OR ASSIGNS IS RESPONSIBLE FOR ALL MAINTENANCE OF THE EASEMENT AREA, INCLUDING THE STRUCTURAL INTEGRITY OF ALL PORTIONS OF THE ACCESS DRIVE AND CURB, REMOVAL OF SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM THE DRIVE AREA.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CJCFPD #5

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0435G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY TITLE RESOURCES GROUP. FILE NO. KCT-245670, EFFECTIVE DECEMBER 04, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE AND THE PLAT OF PARKWAY ESTATES PR-O 8TH PLAT TRACT A, UNDER INST. #2014E0020999 IN BK. 149 AT PG. 43-48.

3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND TO DEDICATED EASEMENTS. ONE LOT FOR THE CITY OF BLUE SPRINGS, MISSOURI AND THE OTHER FOR CJCFPD #5.

WATER EASEMENT:

A WATER EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN BLUE SPRINGS, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY, THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

IN WITNESS WHEREOF:

CITY OF BLUE SPRINGS, A MUNICIPAL CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

CITY OF BLUE SPRINGS,
A MUNICIPAL CORPORATION

_____
CHRISTINE CATES CITY ADMINISTRATOR

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME CHRISTINE CATES, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS CHRISTINE CATES CITY ADMINISTRATOR OF CITY OF BLUE SPRINGS, A MUNICIPAL CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION AND THAT SAID CHRISTINE CATES ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

IN WITNESS WHEREOF:

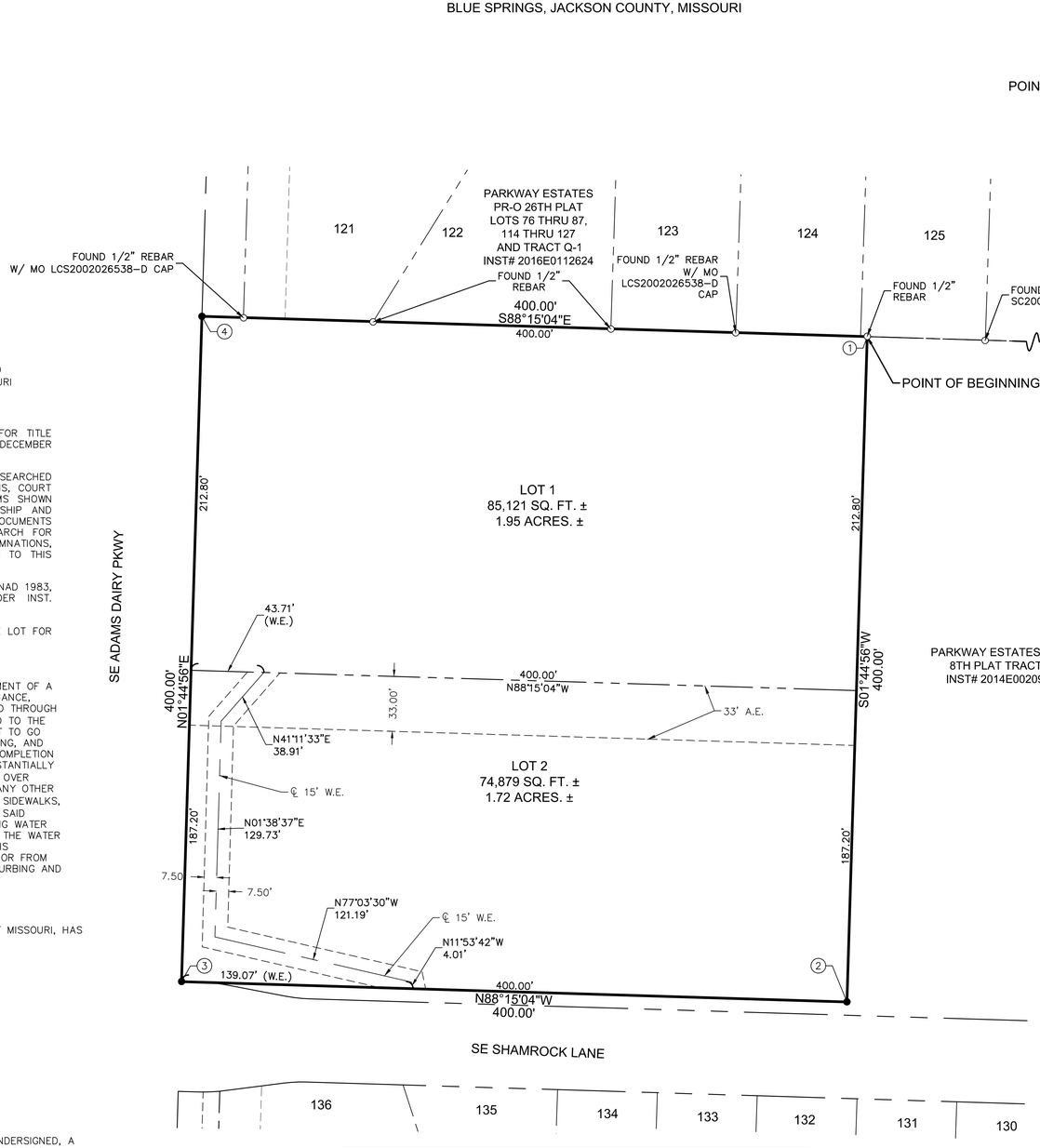
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

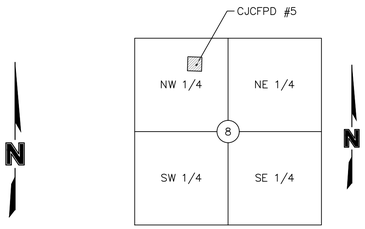
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEY PREPARED FOR:

CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT
ATTN: KIRK LAIR
805 NE JEFFERSON
BLUE SPRINGS, MO 64014





STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	313632.721	871384.770
2	313510.858	871381.049
3	313514.579	871259.186
4	313636.442	871262.907

LEGEND	
O FND	FOUND MONUMENT
● SET	SET 1/2" REBAR W/ CLS 366 CAP
A.E.	ACCESS EASEMENT
W.E.	WATER EASEMENT

APPROVALS

_____ _____ _____
MIKE MALLON SENIOR DIRECTOR OF CITY DEVELOPMENT DATE

PLANNING COMMISSION:

_____ _____ _____
BYRON CRADDOLPH PLANNING COMMISSION CHAIRMAN DATE

_____ _____
JAMES BURGESS CITY ENGINEER DATE

MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF CJCFPD #5 WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI THIS ___ DAY OF _____, ____ BY ORDINANCE NO. _____.

_____ _____
CARSON ROSS, MAYOR DATE

_____ _____
ERIN FORD, CITY CLERK DATE

JACKSON COUNTY:

_____ _____
JACKSON COUNTY ASSESSMENT DEPARTMENT DATE

THIS PLAT AND SURVEY OF CJCFPD #5 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CJCFPD #5 SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
FEBRUARY 07, 2024
JMEANS@OLSSON.COM

DATE OF SURVEY
2023-12-26 - 1ST SUBMITTAL
2024-01-17 - 2ND SUBMITTAL
2024-02-02 - 3RD SUBMITTAL
2024-02-07 - 4TH SUBMITTAL

drawn by: JRH
surveyed by: AA-KH
checked by: JPM
approved by: JPM
project no.: 023-07518
file name: V_FPT_023-07518.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET 1 OF 1

Received
2/7/2024

DWG: F:\2023\07501-08000\023-07518\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_023-07518.dwg USER: jholdcroft
DATE: Feb 7, 2024 2:17PM

The City of Blue Springs Missouri

PP-12-23-8992
PF-12-23-8993

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING: 2/12/2024
CC MEETING: 2/21/2024
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER: Jamarcus Magee, Associate Planner

Planning Application

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

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

CJCFPD #5

Project Name

2590 SE ADAMS DAIRY PKWY BLUE SPRINGS MO, 64014 See attached

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
	Fire Station		Fire Station	3.67	2

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
James Holdcroft	Olsson	816-442-6069	jholdcroft@olsson.com

Address	City	State	Zip Code
1301 Burlington St, STE 100	North Kansas CIty	MO	64116

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

X [signature] 2023-12-27
Applicant Signature | Date

CITY OF BLUE SPRINGS

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code
903 W. MAIN ST	BLUE SPRINGS	MO	64015

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

X Christine Cates 12.27.23
Property Owner Signature | Date

Received
1/02/2024

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

PROJECT DESCRIPTION:

Subdivision of city owned lot to separate the fire station and water tower into their own lots.

Received
1/02/2024

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

DEVELOPER

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

ENGINEER

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

ARCHITECT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

SURVEYOR

James Holdcroft	Olsson		
Name	Company Name		
1301 Burlington St, STE 100	North Kansas City	MO	64116
Address	City	State	Zip
jholdcroft@olsson.com	816-442-6069		
Email	Phone	Fax	

LANDSCAPE ARCHITECT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

ATTORNEY

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

OTHER CONTACT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

Received
1/02/2024

FEE CALCULATION TABLE

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

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

Received
1/02/2024

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024
Project Name:	***Eagles Ridge Estates PR-O 5th Plat***
Site Location:	Northwest of SW Newport Drive & West of SW 5th Street
Project Request:	PP-12-23-8996; Preliminary Plat for thirty-two (32) lots and one (1) tract on 10.55 +/- acres

Applicant: Bryan Rahn | Blue Springs Safety Storage
Property Owner: Blue Springs Safety Storage
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval of a Preliminary Plat application for Eagles Ridge Estates PR-O 5th Plat. The Eagles Ridge Estates PR-O 5th Plat is generally located northwest of SW Newport Drive and west of SW 5th Street. This plat is for the fifth phase in the Eagles Ridge Estates subdivision. The plat encompasses 10.55 +/- acres and includes 32 single-family lots and one (1) tract. The property was preliminary platted in 2021, but the plat has since expired. The site is currently zoned "SF-7/PR-O" (Single-Family/Planned Residential Overlay) and has an approved concept plan.

Staff Recommendation: Staff recommends approval with conditions of the Preliminary Plat application with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved the Annexation (A-6-2002) of this property with the Chapman Farms Annexation by Ord. No. 3554.
07/06/2005	City Council	Approved the Rezoning (R-6-2005) by Ord. No. 3888 and the PR-O Concept Plan (PRO-2-2005) by Ord. No. 3889 for Eagles Ridge encompassing 153.3 +/- acres.
11/14/2005	Planning Commission	Approved the Preliminary Plat (05-10-04) for Eagles Ridge.
10/03/2016	City Council	Approved the amended PR-O Concept Plan (PROC-08-16-5437) for 111.9 +/- acres by Ord. No. 4617.
03/20/2017	City Council	Approved the amended PR-O Concept Plan (PROC-10-16-5526) for 21.82 +/- acres by Ord. No. 4648.
10/09/2017	Planning Commission	Approved the Eagles Ridge Preliminary Plat (PP-09-17-6007) encompassing 111.9 +/- acres.
10/16/2017	City Council	Approved the amended PR-O Concept Plan (PROC-09-17-6008) encompassing 111.9 +/- acres by Ord. No. 4694.
09/13/2021	Planning Commission	Approved the Preliminary Plat (PP-08-21-7921) for Eagles Ridge Estates PR-O 5th Plat encompassing 10.55 +/- acres.
12/20/2021	City Council	Approved the Rezoning (RZ-08-21-7919) by Ord. No. 5071 and the amended PR-O Concept Plan (PROC-08-21-7920) by Ord. No. 5072 for Eagles Ridge Estates PR-O 5th Plat.

Future Applications: A PR-O Final Plan and Final Plat are required to be approved, and the Final Plat recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Undeveloped
South:	"GB/PR-O" (General Business/Planned Residential Overlay)	Undeveloped
East:	"SF-7/PR-O" (Single-Family/Planned Residential Overlay)	Detached Housing
West:	Right-of-Way	SW 7 Hwy. (arterial)

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat

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

Preservation: The site is currently undeveloped and is primarily an open grass field. There are some mature trees along the northwest and northern property lines which will likely be removed for this development.

Phasing: The proposed site is the fifth and last phase of the Eagles Ridge Estates subdivision. The property will be developed all at once.

Streets & Sidewalks: The Eagles Ridge subdivision has two public streets serving as its main entrances from SW 7 Highway: SW Major Road (proposed as a fully signalized intersection) and SW Eagles Ridge Drive (existing). MoDOT has control of all signals and access to SW 7 Highway. The Preliminary Plat shows a 5-ft. wide ADA compliant sidewalk along the SW 7 Highway frontage.

The development includes one (1) internal street with access onto SW 5th Street. The developer is proposing a 4-ft. wide ADA compliant sidewalk along one side of the internal street which is consistent with previous phases.

Traffic: Based on current traffic volumes and anticipated traffic trip generation, a traffic memo analysis will be required by the City of Blue Springs assessing the proposed access points onto MO 7 and SW Eagles Ridge Drive. Traffic study requirements are outlined in Section 5200 of the City's Design and Construction Manual.

Stormwater: A stormwater management plan will need to be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review and must be approved prior to approval of the Final Plat. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Design procedures for

each water quality BMP are included in the MARC BMP Manual. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: The development will connect to existing sanitary sewer to the east that is within the South Sewer Neighborhood Improvement District (NID). The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property or otherwise connecting to the existing sanitary sewer. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

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Modifications Previously Approved: Per the UDC in effect at the time, the *Effects of the PR-O District on Base District Regulations* allows for some flexibility from the conventional zoning requirements. The applicant requested and was approved for one (1) deviation from the standard requirements of the UDC. The following modification has already been approved by City Council:

- **Reduce the corner side setback from 25-ft. to 15-ft. on all corner lots.**

Open Space: The applicant is proposing a detention pond in Tract A which does not count towards the open space requirement for the overall Eagles Ridge Estates Subdivision. The open space requirements are being met by a previously proposed and approved community building and pool, playground, and walking trails. The addition of the open space in the 5th Plat equals a total of 20.5% open space for the Eagles Ridge Estates Subdivision, exceeding the minimum 15% required.

Declaration of Restrictions: The proposed 5th phase must be added to the existing Homeowners Association (HOA). **The proposed Declaration of Restrictions shall be recorded with the Final Plat.**

Land Use & Density: The remaining 10.55 +/- acres of the original 153.3 +/- acre Eagles Ridge subdivision will consist of thirty-two (32) single-family lots and one (1) tract. The proposed land use is "Detached Housing" which is defined as, "the use of a lot for only one (1) principal dwelling unit that is not connected to any other dwelling unit. Typical formats include estates, single-family houses." The proposed density is approximately 3.03 units per acre which is consistent with the currently developed and approved Phases 1-4.

Building Typology: The proposed building type is classified as a "Detached House, Neighborhood Lot," which is defined as "a grouping of apartment buildings in a common development arranged around an internal system of streets/internal access, walkways and common open space." The proposed building type is allowed by right in the "SF-7" zoning district. The applicable development standards are provided in the table below with the previously approved modification highlighted.

Detached House, Neighborhood Lot

Standard		"SF-7" Requirement	Proposed
Lot Size	Frontage Width	65-ft. min.	65-ft. min.
	Area	7,200-sf.	7,200-sf. min.
Setbacks	Front	25-ft. min.	25-ft. min.
	Side	8-ft. min.	8-ft. min.

	Corner Side	25-ft. min.	15-ft. min.
	Rear	15-ft. min.	15-ft. min.
Height		35 feet max.	35-ft. max.
Design and Performance Standards		Building Coverage = 40% of lot area max.	40% max.

Parking: Single-Family, Detached housing requires two (2) off-street parking spaces per dwelling unit. The elevations approved show two-car garages which will meet the off-street parking requirement. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Single-Family	2 spaces per dwelling unit (1 unit = 2 spaces)	>2 spaces provided

Architectural Character: The applicant provided conceptual elevations for the PR-O Concept Plan application which was approved and remains in effect.

Minimum Livable Floor Area: The applicant intends for the minimum livable floor area to be 1,800-sf unless the house is a true ranch in which it will have a minimum livable floor area of 1,600-sf. **Staff believes this is appropriate since it matches the Declarations and Restrictions, as they were recorded by the existing HOA. Regardless, the housing classifications must be included on the Final Plat.**

Frontage & Landscaping: The proposal complies with the PR-O Streetscape requirements in UDC Section 404.220.P.1. The applicant stated that the one (1) required street tree for every 50 feet of right-of-way frontage on every lot will be installed by the builder as each lot develops. Each lot must also meet their individual landscaping requirements, including 45 plant units and street trees. **Landscaping requirements will be reviewed in greater detail with the PR-O Final Plan with a final landscape plan.**

Signage: No monument signs, other than those already existing, are proposed as part of this subdivision. **The proper sign permit and/or Master Sign Plan must be obtained prior to installation of any signage.**

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

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

   STAFF RESPONSE: The preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments.

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

   STAFF RESPONSE: The proposed preliminary plat is in compliance with the requirements of this Development Code.

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

   STAFF RESPONSE: The proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development. All adjacent properties are developed except for the property to the south, which there is no clear indicated development of; therefore, the coordination with potential development is not applicable.

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

   STAFF RESPONSE: This project has not provided preliminary reports, but the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

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

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

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

7. The recommendations of professional staff.

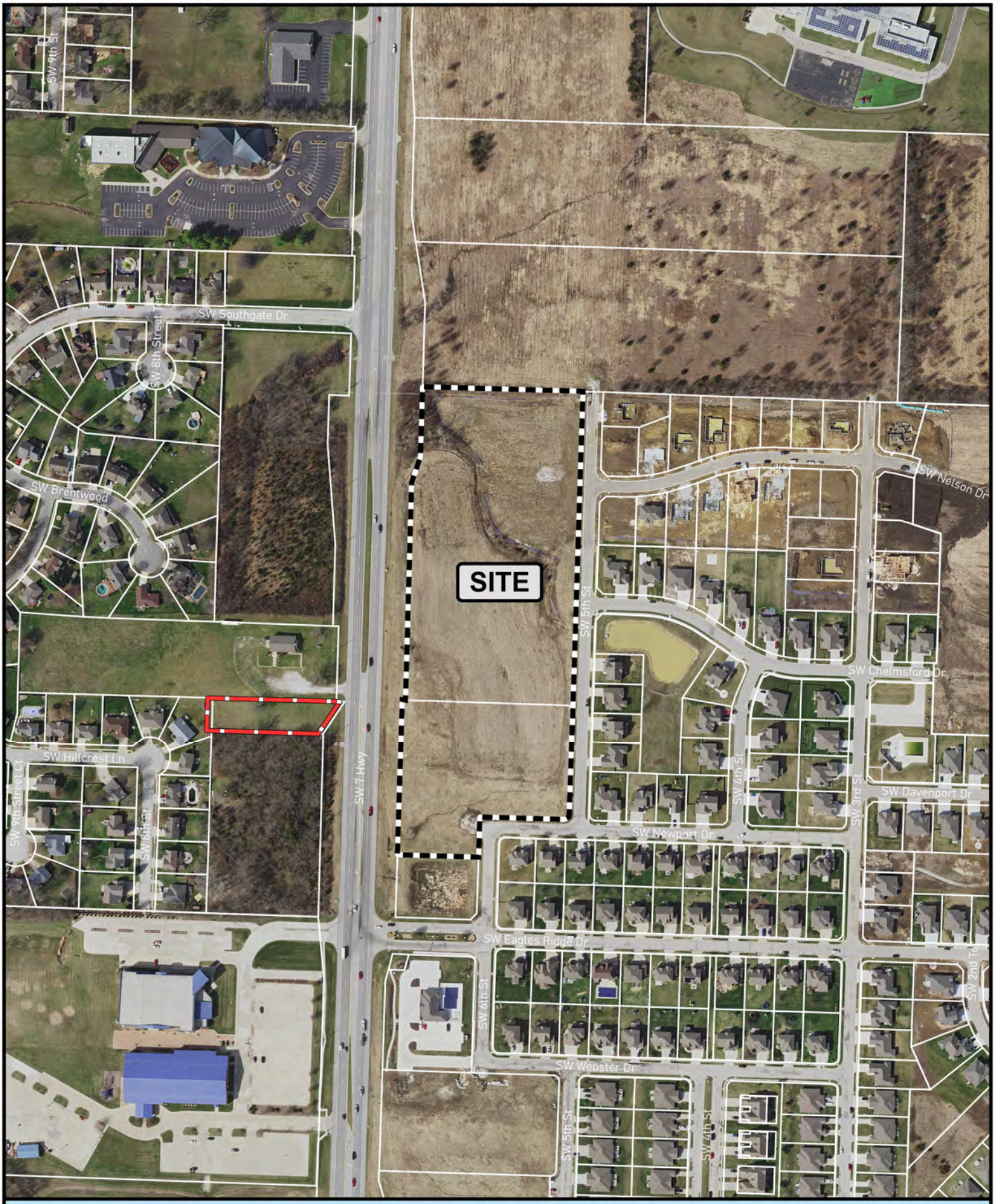
   STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

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

Staff Recommendation:

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the overall PR-O Concept Plan.
2. Prior to Final Plat approval, the following must occur:
    a. A Stormwater Management Plan must be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review and approval.
    b. A Traffic Impact Memo must be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review and approval.
    c. The sidewalk along SW 7 Highway must be installed and pass inspection.
    d. All open space amenities adjacent to or within any and all open space tracts in Eagles Ridge Estates 1st, 2nd, 3rd, and 4th Plat must be installed.
    e. The Declaration of Restriction documents must be provided to the City.
3. Prior to Building Permit Issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction documents must be provided to the City.
4. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for the lot shall be installed or financially guaranteed.
    b. The required 4-ft. wide ADA compliant sidewalk must be installed.
5. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the Eagles Ridge subdivision.

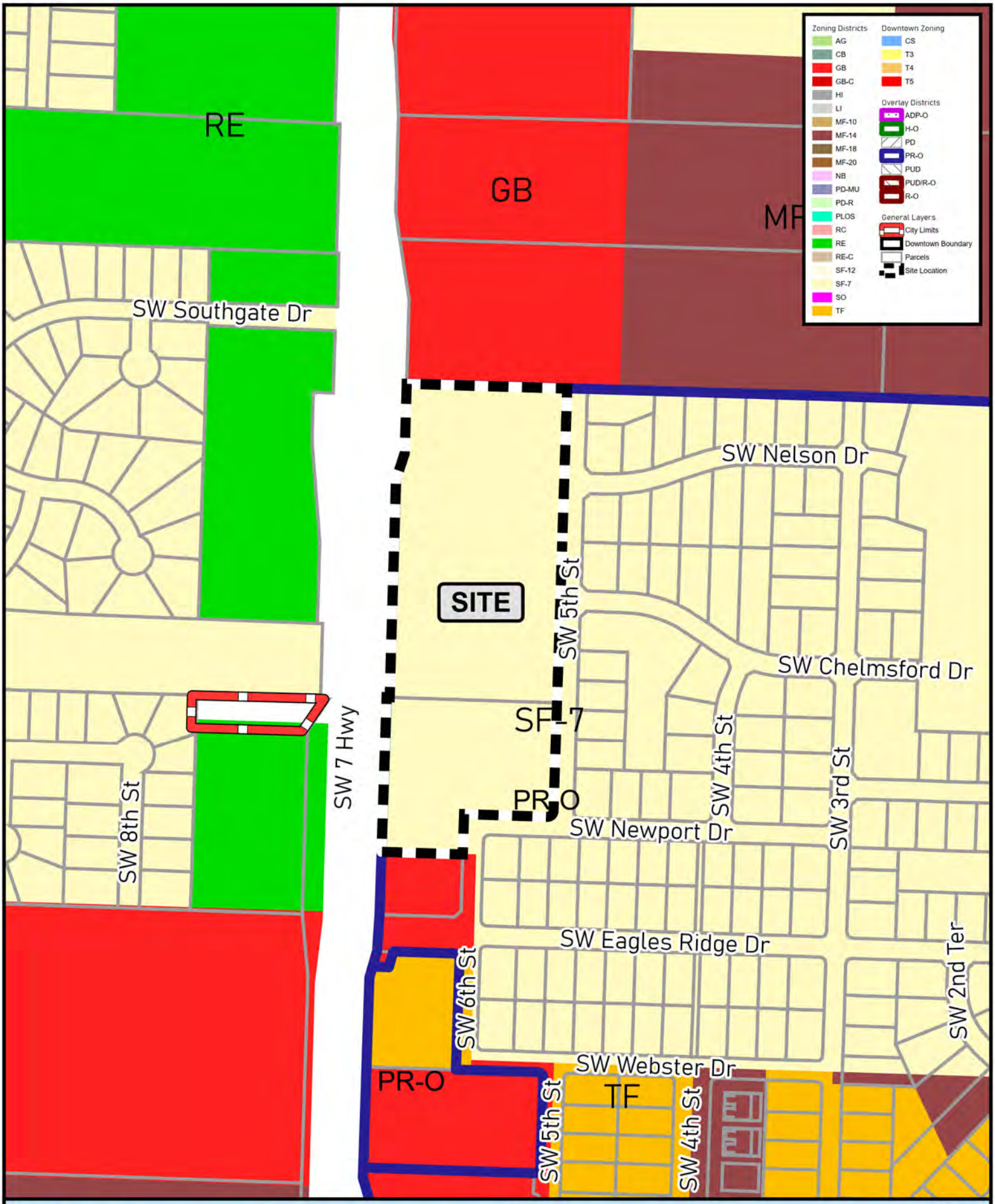


The City of Blue Springs Missouri

PP-12-23-8996
PARCEL # 41-920-01-07-00-0-00-000
PARCEL # 41-920-01-06-01-2-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 1/3/2024



The City of Blue Springs Missouri

PP-12-23-8996
PARCEL # 41-920-01-07-00-0-00-000
PARCEL # 41-920-01-06-01-2-00-000
SITE LOCATION MAP

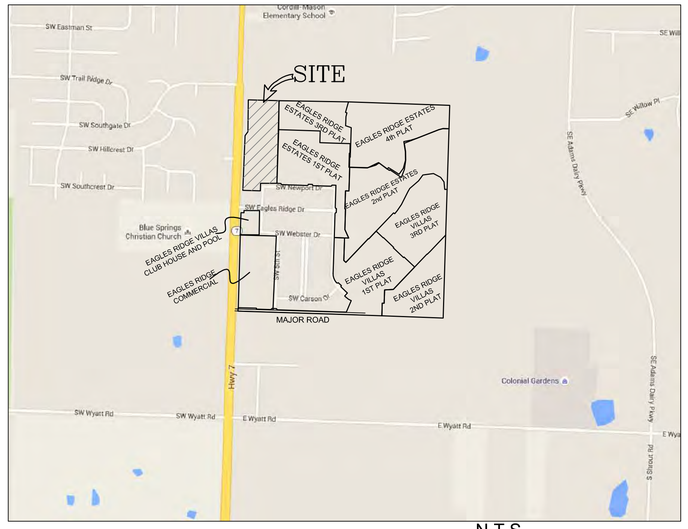
N

1 inch = 300 feet

Date: 1/3/2024

PRELIMINARY PLAT
"EAGLES RIDGE ESTATES PR-O 5TH PLAT"
LOTS 151 THRU 182
BLUE SPRINGS, JACKSON COUNTY MISSOURI





LOCATION MAP

N.T.S.



DEVELOPER:

BLUE SPRINGS SAFETY STORAGE LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-229-8115

PLANNING NOTES:

1. TOTAL LAND AREA = 10.55 ac
2. TOTAL SINGLE FAMILY LOTS PROPOSED = 32
3. TOTAL UNITS PER ACRE =3.03 UNITS PER ac
4. TOTAL OPEN SPACE / COMMON AREA FOR THIS PHASE = 1.55ac
   1.55/ 10.55 = 15%
5. WITH THIS ADDITION TO OPEN SPACE THE OVERALL OPEN SPACE FOR EAGLES RIDGE ESTATE PR-O = 20.5%
6. TOTAL DEDICATED ROW = 1.77ac
7. MIN LOT SIZE = 7,645 sf
8. MIN FRONT YARD SET BACK = 25'
9. MIN CORNER SIDE SET BACK = 15'
10. MIN SIDE YARD SET BACK = 8'
11. MIN REAR YARD SET BACK = 15'
12. MIN LIVIBLE FLOOR AREA SHALL BE 1,600sf AND 1,800 sf FOR A RANCH

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
3. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
4. ALL SINGLE-FAMILY RESIDENCES WITHIN EAGLES RIDGE SHALL HAVE A TOTAL FINISHED FLOOR AREA OF NOT LESS THAN 1,600 sf OF FINISHED LIVING AREA ABOVE GROUND LEVEL, OR IN THE CASE OF A TRUE RANCH, 1,800 SQUARE FEET OF FINISHED LIVING AREA ABOVE GROUND LEVEL.

Legal Description

A part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 48, Range 30, in Blue Springs, Jackson County, Missouri, more particularly described as follows:
Beginning at the Southwest Corner of Commercial Tract 1, Eagles Ridge PR-O, 1st Plat, a subdivision in Blue Springs, Jackson County, Missouri, said point also being on the Easterly Right-of-Way of MO Hwy No. 7; thence along said Easterly Right-of-Way, North 01 degrees 52 minutes 05 seconds East, 918.30 feet to Station 3+700m as referenced in Book 3277, Page 1375, said point being a deflection point in the Easterly Right-of-Way; thence North 18 degrees 34 minutes 22 seconds East, 68.50 feet to Station 3+680m as referenced in Book 3277, Page 1375; thence North 01 degrees 52 minutes 05 seconds East, 173.03 feet to a point on the North line of the South Half of Government Lot 1, in the Northwest Quarter of Section 18, Township 48, Range 30; thence along said North line, South 87 degrees 56 minutes 53 seconds East, 399.98 feet; thence South 01 degrees 51 minutes 28 seconds West , 1041.26 feet to a point of curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 15.00 feet, and an arc length of 23.56 feet to a point on the Northerly Right-of-Way of SW Newport Drive; thence along said Northerly Right-of-Way, North 88 degrees 08 minutes 32 seconds West, 204.87 feet to a point on the Westerly Right-of-Way of SW 6th Street,; thence along said Westerly Right-of-Way, South 01 degrees 51 minutes 32 seconds West, 99.32 feet to the Northeast Corner of Detention Tract A of said Eagles Ridge PR-O, 1st Plat; thence along the North line of said Detention Tract A, North 88 degrees 08 minutes 32 seconds West, 200.01 feet (platted = 200.13 feet) to the POINT OF BEGINNING. Containing 10.55 acres, more or less.

EXISTING AND PROPOSED SF-7 PLATS	TOTAL ACRES	TOTAL OPEN SPACE
EAGLES RIDGE ESTATES PR-O 1ST PLAT	14.52	2.34
EAGLES RIDGE ESTATES PR-O 2ND PLAT	20.05	10.74
EAGLES RIDGE ESTATES PR-O 3RD PLAT	8.46	--
EAGLES RIDGE ESTATES PR-O 4TH PLAT	17.89	--
EAGLES RIDGE ESTATES PR-O 5TH PLAT	10.55	1.60
TOTAL	71.47	14.68

TOTAL PERCENTAGE = 20.5%

REVISION 1-29-24
REVISED SEWER ALIGNMENT AND ADDED EASEMENTS

DATE	REVISION	BY
9-3-21	PER CITY COMMENTS	-
9-7-21	PER CITY COMMENTS	
1-15-24	PER CITY COMMENTS	
1-29-24	PER CITY COMMENTS	

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

PRELIMINARY PLAT
EAGLES RIDGE ESTATES PR-O 5TH PLAT
LOTS 151 THRU 182
CIVIL PLANS FOR
EAGLES RIDGE ESTATES 5TH PR-O
BLUE SPRINGS, JACKSON COUNTY MISSOURI

DRAWN BY	RAW
CHECKED BY	RAW
DATE	7-1-21
PROJECT NO.	E21-311
SCALE	-

Received
02/01/2024 9:10:32 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #: PP-12-23-8996
PC MEETING: 02/12/2024
CC MEETING: N/A
BOA MEETING: N/A
NEWSPAPER: N/A
NOTICE LETTERS: N/A
PLANNER: Adair Bright

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

EAGLES RIDGE ESTATES PR-O 5th Plat
Project Name

SOUTH 7 HWY — SEE ATTACHED
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB	AG	SF-7 PR-O	SINGLE FAMILY	10.53	32

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
Bryan Rahn	BLUE SPRINGS SAFTY STORAGE	816-229-8115	bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

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

X Bryan Rahn — Digitally signed by Bryan Rahn Date: 2023.12.20 07:19:56 -06'00' — 12-20-23
Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
BLUE SPRINGS SAFETY STORAGE	816-229-8115	BRYAN@COUNTRYCLUB-HOMES.COM

Address	City	State	Zip Code
1120 EAGLES RIDGE BLVD	GRAIN VALLEY	MO	64029

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 Bryan Rahn — Digitally signed by Bryan Rahn Date: 2023.12.20 07:21:14 -06'00' — 12-20-23
Property Owner Signature — **Date**

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12/28/2023 8:09:09 AM

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

PROJECT DESCRIPTION:

RESUBMITTAL OF THE PREVIOUSLY APPROVED, EXPIRED PRO CONCEPT PLAN TO EXPAND THE EAGELS RIDGE EASTATES SINGLE FAMILY SUBDIVISION TO THE WEST.

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12/28/2023 8:09:11 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
BRYAN RAHN	BLUE SPRINGS SAFTY STORAGE		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-228-8115		

DEVELOPER

Name	Company Name		
TONY WARD	BLUE SPRINGS SAFTY STORAGE		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
TONY@SAFETYMINISTORAGE.COM	816-228-8115		

ENGINEER

Name	Company Name		
ROBERT WALQUIST	QUIST ENGINEERING		
Address	**City**	**State**	**Zip**
821 NE COULUMBUS	LEE'S SUMMIT	MO	64034
Email	**Phone**	**Fax**	
RWALQUIST@QUISTENGINEERING.COM	816-550-5675		

ARCHITECT

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

SURVEYOR

Name	Company Name		
SAME AS ENGINEER			
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

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

ATTORNEY

Name	Company Name		
CURT PETERSON	POLSINELLI PC		
Address	**City**	**State**	**Zip**
900 W 48TH PLACE SUITE 900	KANSAS CITY	MO	64112
Email	**Phone**	**Fax**	
CPETERSON@POLSINELLI.COM	913-234-7458		

OTHER CONTACT

Name	Company Name		
BAILEY PERRY	WARD DEVELOPMENT		
Address	**City**	**State**	**Zip**
1120 EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BAILEY@SAFETYMINISTORAGE.COM	816-229-8115		

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12/28/2023 8:09:11 AM

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 12, 2024
Project Name:	***BSSD Career and Innovation Center***
Site Location:	2101 NW Vesper St.
Project Request:	PDFS-12-23-8996; PD Final Plan / Site Plan Design Review to demolish the existing Freshman Center and construct an approximately 95,000-sf. building for Phase 1 of the Career Innovation Center

Applicant: Christopher Koch | Hollis + Miller Architects
Property Owner: Blue Springs R-IV School District
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval of a Planned Development (PD) Final Plan / Site Plan Design Review to demolish the existing Freshman Center and construct an approximately 95,000-sf. building for the Career and Innovation Center. The property is located at 2101 NW Vesper Street and is currently zoned "SF-7/PD" (Single-Family/Planned Development). The applicant was previously approved for modifications to the Unified Development Code as explained further in the staff report.

Staff Recommendation: Staff recommends approval of the PD Final Plan / Site Plan Design Review with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/14/2005	Planning Commission	Approved the Site Plan Design Review (SPD-9-2005) for the Blue Springs R-IV School District – Freshman Center Addition.
11/26/2007	Planning Commission	Approved the Site Plan Design Review (SPDR-11-07-1409) for the Blue Springs R-IV School District – Freshman Center Greenhouse.
04/02/2007	City Council	Approved of a rezoning from "CB" (Central Business) to "T4" (General Urban) as part of the rezoning for the Downtown Zoning District by Ordinance No. 4057.
12/20/2021	City Council	Approved the Preliminary Plat (PP-11-21-8047) after it was denied by Planning Commission and appealed to City Council. Also approved the Rezoning (RZ-11-21-8045) by Ord. No. 5069 and the PD Concept Plan (PDC-11-21-8045) by Ord. No. 5070.
02/14/2022	Planning Commission	Approved the PD Final Plan / Site Plan Design Review (PDFS-01-22-8132) for the Blue Springs High School Campus.
02/22/2022	City Council	Approved the Final Plat (PF-01-22-8116) for Blue Springs High School by Ord. No. 5092.
06/20/2023	City Council	Approved the Vacation of Right-of-Way (VAC-05-23-8745) along NW Vesper Street which was being used and maintained by the Blue Springs School District by Ord. No. 5227.
12/04/2023	City Council	Approved the Rezoning (RZ-09-23-8900) by Ord. No. 5275 and the Planned Development Concept Plan

		Amendment (PDC-09-23-8901) by Ord. No. 5276 for the Career and Innovation Center.

Future Applications: Building permits will be required and reviewed administratively for Phase 1. A PD Final Plan / Site Plan Design Review will be required to finalize all building specifics for Phase 2. Building permits will be required and reviewed administratively for Phase 2 once the PD Final Plan / Site Plan Design Review is approved.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7/PD" (Single-Family/Planned Development)	School - Elementary, Middle, or High
South:	Right-of-Way	NW Vesper Street (Minor Collector)
East:	"SF-7" (Single-Family)	School – Elementary, Middle, or High
West:	"SF-7" (Single-Family)	Single Family Homes

FINAL DEVELOPMENT PLAN ANALYSIS

A final plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) or more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

Preservation: The site was included in the Planned Development for the Blue Springs High School and currently contains the Freshman Center along with Wildcat Drive, the private road that passes over the railroad and connects the property at 2101 NW Vesper Street to 2000 NW Ashton Drive. Wildcat Drive and any landscaping recently installed is proposed to remain along with the northern half of the site.

Phasing: The proposed building will be developed in two (2) phases and will total approximately 145,000-sf. The first phase will be the western building which will be approximately 95,000-sf. and is anticipated to be complete Spring of 2026. The second phase will be the eastern addition at approximately 50,000-sf. and is anticipated to be completed in 2029.

Modifications Previously Approved: Through the Planned Development Concept Plan Amendment, the applicant was approved for the following modifications to the base zoning district regulations for the Prominent Civic Building type standards and the General Development Standards:

- **Section 405.030, Non-Residential Building Type Standards:**
  - **Reduce the minimum parking setback from 25-ft. to 20-ft. due to grading challenges.**
- **Section 407.010, Parking and Loading:**
  - **Reduce the required drive aisle width from 26-ft. to 25-ft. to remain consistent with the Blue Springs High School Campus.**
  - **Waive the requirement for curbed and landscaped parking lot islands to allow for easier snow removal and general maintenance through the parking lot.**
- **Section 407.040, Site and Landscape Design:**

- **Waive the requirement of parking lot screening with shrubs between 2.5-ft. to 3.5-ft. tall due to the required buffer being met and the property not currently meeting that requirement.**

Streets & Sidewalks: The site currently has three (3) access points onto NW Vesper Street and one (1) access point to NW Ashton Drive through a private drive. The proposal includes removing one (1) of the access points onto NW Vesper Street, the access just east of Wildcat Drive, and relocating the western access point to be entirely on the proposed Career Innovation Center's property. The Blue Springs R-IV School District also owns the property directly east of 2101 NW Vesper Street and the relocated access point will serve both properties.

The property is required to provide a 5-ft. wide ADA compliant sidewalk along NW Vesper Street as shown on the plans. The applicant is also providing a 6-ft. wide sidewalk to connect the public sidewalk to the main entrance of the building.

Traffic: A Traffic Impact Study was generated for the relocation of the Blue Springs High School Freshman Center and the development of Wildcat Drive. The Traffic Impact Study evaluated the proposed generated traffic for the Career and Innovation Center and determined that the anticipated traffic would not increase.

Stormwater: A stormwater management plan has been prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Overland flow and detention areas shall be contained within existing and proposed drainage structures.

Sanitary Sewer: The proposed development will use the existing sanitary sewer on the property.

Land Use: The proposed land use for the property is classified as a "School – Elementary, Middle, or High" which is allowed by right in the "SF-7" zoning district.

Building Typology: The proposed building is classified as a Prominent Civic Building which is allowed in the "SF-7" zoning district if done through a Planned Development. The building type is defined as "a building designed for a significant civic, institutional or public use, with the building design and site design creating a focal point for the surrounding area." The building type standards are as follows:

Prominent Civic Building

Standard	Requirement	Proposed
Frontage Width	150-ft. min.	+/- 875-ft.
Lot Area	2.5 to 30 acres; larger lot sizes permitted only as part of a campus plan through the planned development process	+/- 25.20 acres
Front Setback	20-ft. to 50-ft.	**+/- 161-ft.**
Side Setback	25-ft. min.	+/- 60-ft.
Rear Setback	25-ft. min.	+/- 702-ft.
Building Height	52-ft. up to 4 stories; up to 75-ft. may be permitted with a	+/- 41-ft.

	conditional use review or through planned development	
Building Coverage	50% of lot area max.	+/- 8.4%
Frontage Type	Yard and setback; terrace	Yard and setback
Design Standards	No parking shall be located within 25-ft. of a street frontage or 10-ft. of a side or rear property line	**Modification Previously Approved**

The applicant was previously approved to allow parking within the 25-ft. required setback from a street frontage due to grading challenges. Staff is supportive of the modification since the existing site also does not meet that requirement and the previously approved Planned Development Concept Plan for the Blue Springs High School campus also allowed for that modification.

Parking: School parking requirements are subject to a "Schedule C" parking study to determine the appropriate number of parking spaces to accommodate staff, students, and visitors, based on maximum enrollment.

A total of 475 parking spaces are proposed for the Career Innovation Center, including 463 standard spaces and 12 ADA spaces. The applicant has provided a Parking Memo. Currently the site has 160 total parking stalls with 155 being standards spaces and 5 being ADA spaces.

The proposed parking spaces are nine (9) feet wide by nineteen (19) feet long with 25-ft. wide drive aisles. The required width for drive aisles is a minimum of 26-ft.; therefore, the applicant is requesting a modification through the PD Concept Plan. **The applicant was previously approved, with the PD Concept Plan (*PDC-11-21-8046)*, for a modification from these minimum requirements for the overall Blue Springs High School campus.** The requested reduction in parking space and drive aisle size is consistent with the existing Blue Springs High School parking lots.

The applicant was approved to waive the requirement for curbed and landscaped parking lot islands to allow for easier snow removal and general maintenance of the parking lot. Staff is supportive of the request since the existing parking lots for the Blue Springs High School campus do not include curbed and landscaped parking lot islands.

Primary and secondary schools are required to provide bicycle parking that can accommodate 20% of students and 3% of employees. The plans provided show there will be eight (8) bike racks installed for a total of sixteen (16) bicycle parking spaces.

Pedestrian Access: The applicant has provided the required internal pedestrian access. This includes a sidewalk from the public realm to the primary building entrance, sidewalk around the perimeter of the building, and sidewalk adjacent to vehicle overhangs. The plan shows an 8-ft. wide sidewalk around the building and adjacent to vehicle overhangs and the primary sidewalk leading to the building entrance is 6-ft. wide as required by the UDC.

Open Space: Per UDC Section 406.030.B., the open space system requirements "apply to all divisions of land involving more than 5 acres." However, there is an exception for public uses, which includes public school sites. Therefore, no formal dedication of open space is required with the PD Concept Plan.

Frontage &

Landscaping: The "Prominent Civic Building" type requires either a "Yard and Setback" or "Terrace" frontage. The "Yard and Setback" frontage type is most appropriate given the limited access to the site. Regardless of zoning, schools and public or private recreation facilities are classified as "NB" (Neighborhood Business) for landscape buffers based on the intensity of land uses. The table below outlines the required landscaping and the landscaping being provided:

Landscape Area	Required Units / PUs (plant units)	Proposed Units / PUs (plant units)
South buffer: Adj. to NW Vesper St. (minor collector) / Buffer A (7-ft. min.)	7-ft. min. required / 45 PUs/100-ft. (875' x 0.45) = **394 PUs**	**394 PUs**
East buffer: Adj. to "SF-7" zoning (treated as "NB") / no buffer required	**N/A**	**N/A**
North buffer: Adj. to Railroad Right-of-Way / no buffer required	**N/A**	**N/A**
West buffer: Adj. to "SF-7" zoning / Buffer B (15-ft. min.)	15-ft. min. / 45 PUs/100-ft. (1,290' x 0.45) = **580 PUs**	**942 PUs (existing)**
Parking lot landscaping:	2 PUs per uncovered space x 475 spaces = **950 PUs**	**950 PUs**
Open Space:	1 PU/500-sf. of lot area (1,097,605-sf.) = **2,195 PUs**	**14,800 PUs**
Total Plant Units:	**4,119 PUs**	**17,086 PUs (+12,967)**

Due to the existing tree canopy in the northeast corner of the site and the new landscaping, the plan provides well over the amount of landscaping required.

The applicant was previously approved to waive the requirement specified in Section 407.040.D.2.g for 2.5-ft. to 3.5-ft. tall shrubs to screen parking lot lighting from the street. **Staff requested a retaining wall to help mitigate the concern of headlights shining into the right-of-way. The applicant stated the retaining wall would result in removing the existing trees along NW Vesper; therefore, a retaining wall is not being proposed.**

Architectural Character: The applicant is proposing an approximately 95,000-sf. two-story building for Phase 1. The new facility will allow for career cultivation by including classrooms designed for specific fields such as health science, graphic design, culinary arts, etc. Building materials on the new building will include a mix of white and gray metal panels along with pre-cast concrete panels. The building includes a variation of projections to prevent the appearance of a flat façade. There will also be a roof terrace that wraps around the northwest corner of the building and will be accessible from the second story. The maximum height of the building will be approximately 41-ft. above grade.

Outdoor Lighting: The applicant has provided a photometric plan that complies with the outdoor lighting section of the UDC. All light poles will be no taller than 20-ft. above grade and the spillover at the property line is in compliance.

Signage: Schools are treated as a governmental agency and are exempt from signage regulations and permitting.

Review Criteria: *A Final Plan shall be reviewed according to the following criteria:*

1. The final plan is in substantial compliance with the approved concept plan and planned development standards.

   STAFF RESPONSE: The PD Final Plan is in substantial compliance with the PD Concept Plan and there are no further deviations.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: No amendments are being requested.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall control.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The proposed plan complies with all parts of the UDC except for the previously approved modifications outlined above.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to this site.

   STAFF RESPONSE: The application is consistent with the previously approved PD Concept Plan. There are no applicable overlay districts of development policies and standards for the site.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: There are no additional site-specific conditions necessary to meet the intent and design objectives of the applicable development standards.

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

   STAFF RESPONSE: The application meets the criteria for all other reviews needed to build the project as proposed. The application is only for Phase 1 of the Career and Innovation Center. A PD Final Plan / Site Plan Design Review must be approved prior to review of building permits and construction of Phase 2.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the application with conditions listed below.

Approval of a Site Plan Design Review shall authorize the applicant to apply for a building permit. An approved Site Plan Design Review shall expire and be of no further effect if an application for a building permit for one (1) or more buildings shown on the application is not filed within one (1) year of the approval. Any other element of the plan not submitted for permits within two (2) years shall expire, unless the application proposes a different schedule that is approved.

Staff Recommendation:

Staff recommends approval of the PD Final Plan / Site Plan Design Review application with the following conditions:

1. Approval is 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, except the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
    a. Reduce the minimum parking setback from 25-ft. to 20-ft.
    b. Reduce the required drive aisle width from 26-ft. to 25-ft.
    c. Waive the requirement for curbed and landscaped parking lot islands.
    d. Waive the requirement of parking lot screening with shrubs between 2.5-ft. to 3.5-ft. tall.
2. All roof-mounted and ground-mounted equipment must comply with the Screening Requirements in UDC Section 407.040.D.
3. Prior to issuance of Building Occupancy, the following must occur:
    a. All public improvements and public sidewalks must be installed.
    b. All landscaping and buffers must be installed or financially guaranteed.
4. A PD Final Plan / Site Plan Design Review must be approved for Phase 2 prior to review and issuance of building permits.

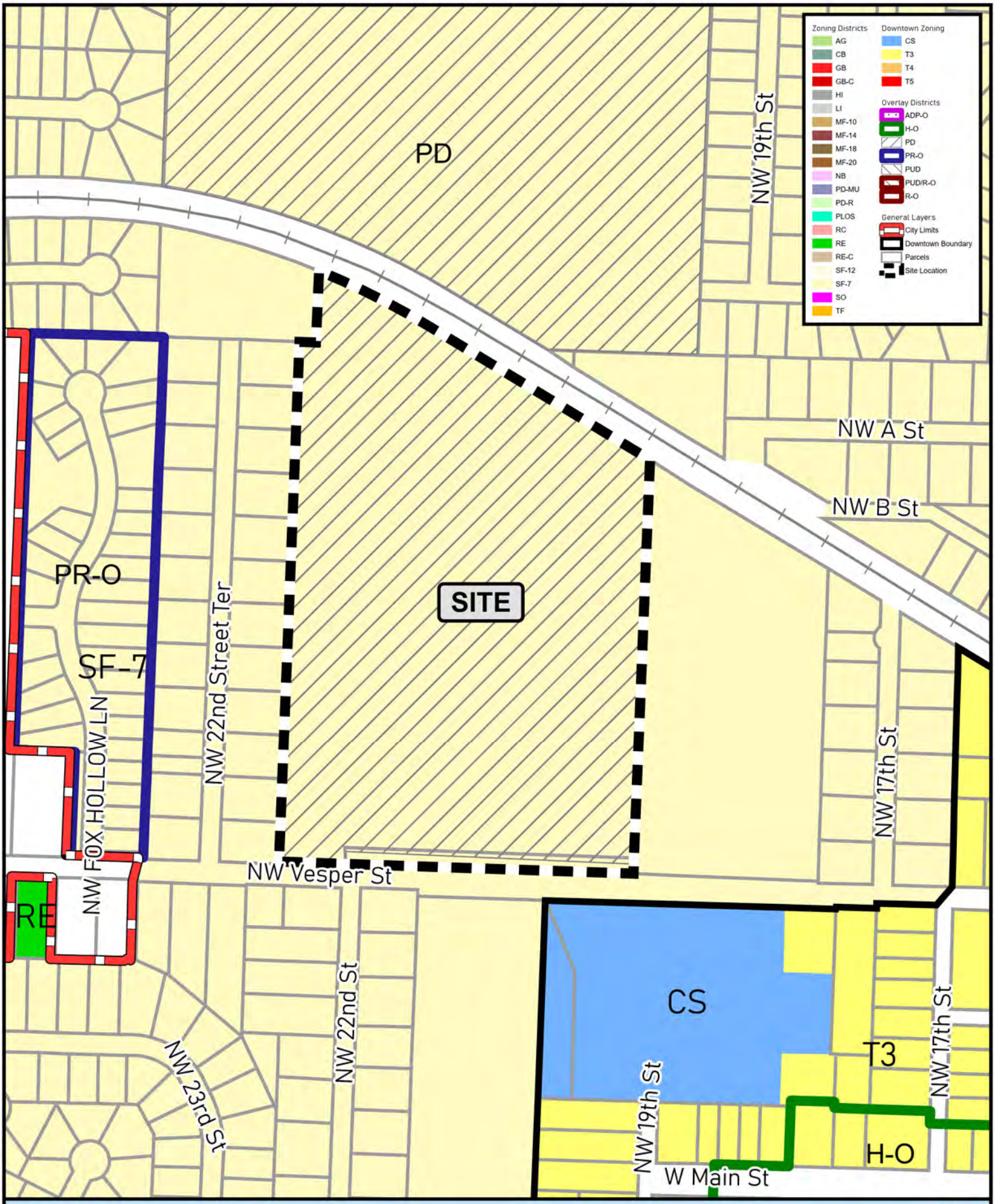


The City of Blue Springs Missouri

PDFS-12-23-8997
PARCEL # 35-720-02-21-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 1/5/2024



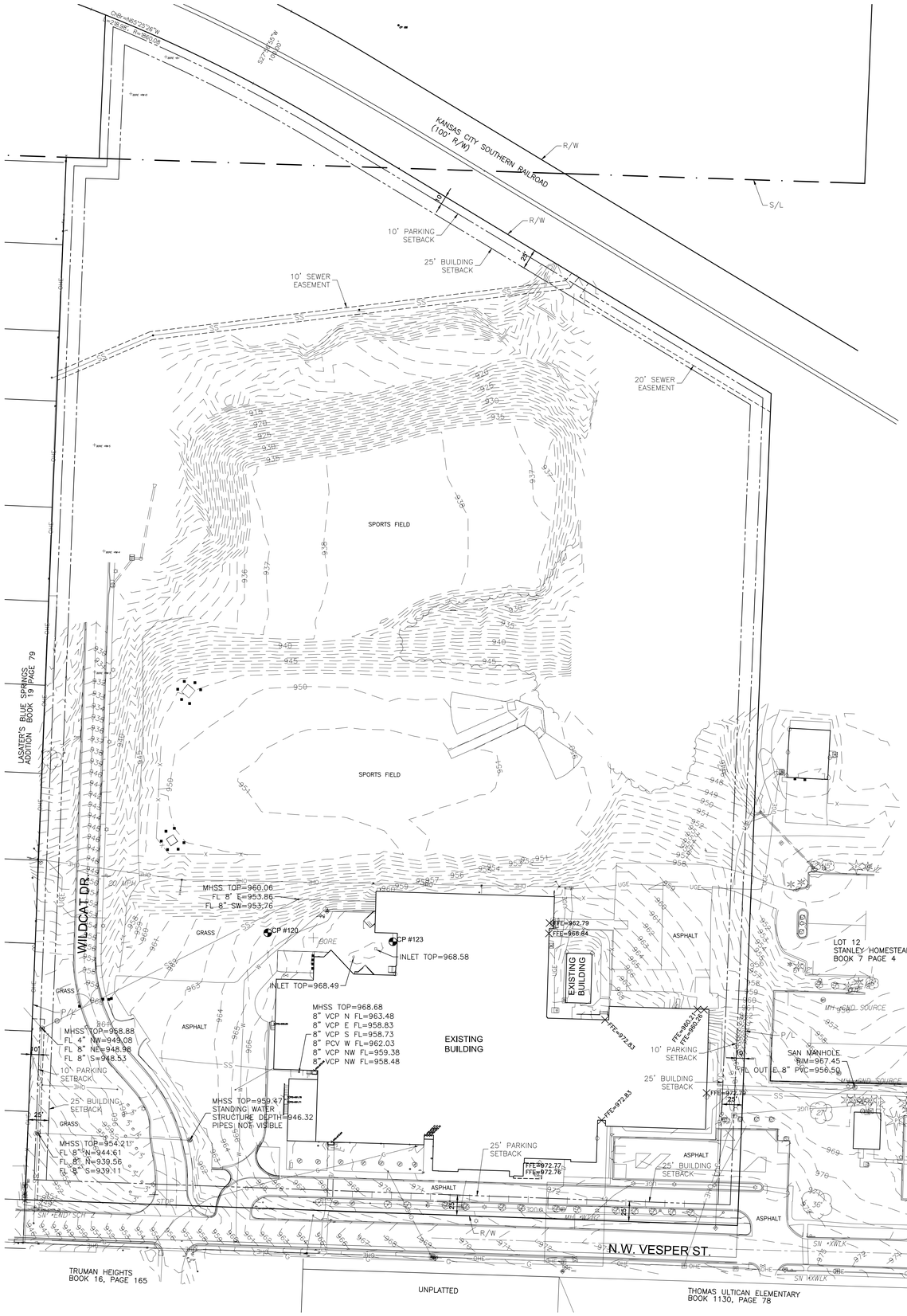
The City of Blue Springs Missouri

PDFS-12-23-8997
PARCEL # 35-720-02-21-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 1/5/2024



MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210 • 913.317.9390
ENG. #2001009364 • LAND. #2006027139 • SUR. #2006027138

NW S OUTER ROAD



VICINITY MAP(NTS)
SECTION 36, T49N, R 31 W

CONTROL POINTS & BENCHMARKS

CP #120 5/8" REBAR W/ MKEC DESIGN CAP.
N=1039412.665, E=2848818.534,
ELEV.=965.24

CP #123 5/8" REBAR W/ MKEC DESIGN CAP.
N=1039601.629, E=2848912.191,
ELEV.=969.97

DATUM:
THE HORIZONTAL DATUM IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, NAD83(2011), WEST ZONE. COORDINATES SHOWN ARE STATE PLANE VALUES.

ALL ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 VERTICAL DATUM, GEOID 18 IN US FEET.

NOTE:
ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED USING STANDARD SURVEYING PROCEDURES AND CAN BE USED AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT CROSS-CHECKS BE MADE TO OTHER CONTROL POINTS OR BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE.

SEE PLAN FOR LOCATIONS.

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we design the future®
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t 816.442.7700
115 Wilcox Street Suite 210
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t 720.949.1689
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Missouri State Certificate of Authority
Architecture # 0000161
Structure # 2006031333

MKEC Engineering, Inc.
Civil Engineering / Landscape Architecture
State Certificate of Authority #:
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Surveying: 2006027138
11827 W. 112th St, Ste 200
Overland Park, KS 66210
913.317.9390 phone
913.317.9385 fax

LAND3 Studio
Landscape Architect
Certificate of Authority: 2008001860
317 SE Main Street
Lee's Summit, MO 64063
816.207.6019 phone

Henderson Engineers, Inc
Mech/Elec/Plumb/AV/Tech Engineers
Certificate of Authority: E-556D
8345 Lenexa Drive, Ste 300
Lenexa, KS 66214
913.742.5000 phone
913.742.5001 fax

BSSD Career Innovation Center - Phase 1
Blue Springs R-IV School District
2101 NW Vesper Street
Blue Springs, MO 64015

PD FINAL PLAN

REVISIONS:

#	Description	Date

STATE OF MISSOURI
JAMES D. RATLEY
01/19/24
NUMBER PE-2011027860
PROFESSIONAL ENGINEER

JAMES D. RATLEY
LICS #2011027860

The Professional Engineers seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, specifications, and documents prepared by the Professional Engineer are instruments of service of the Engineer, and the Engineer expressly reserves the common law copyright and other property rights in such plans, drawings, or documents, not exhibiting this seal.

JOB NO: 22145.00
DRAWN BY: MKB
CHECKED BY: JDR
DATE: 01.19.2024

C100

N

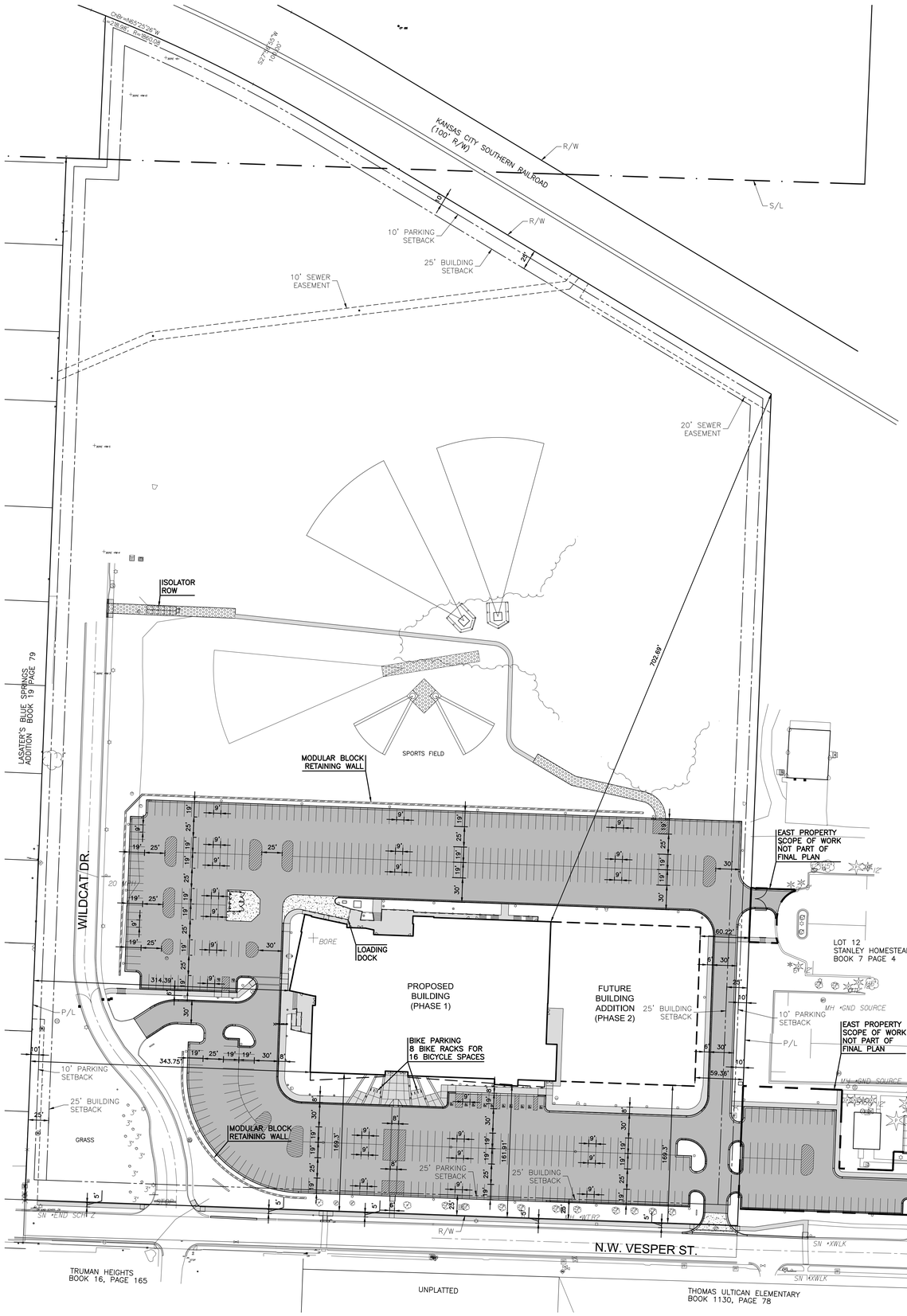
SCALE: 1"=60'
0 60 120

EXISTING CONDITIONS PLAN

Please consider the environment before printing this.

Received
01/19/2024 9:57:06 AM

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VICINITY MAP(NTS)
SECTION 36, T49N, R 31 W

LEGAL DESCRIPTIONS:

BLUE SPRINGS HIGH SCHOOL LOT 3, A SUBDIVISION IN THE PART OF SECTION 25, T49S, R31W, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

RECENTLY VACATED PORTION OF NW VESPER STREET RIGHT OF WAY:
A PORTION OF THE SW QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

COMMENCING AT THE SOUTHWEST CORNER OF "FINAL PLAT OF BLUE SPRINGS HIGH SCHOOL REPLAT", A SUBDIVISION OF RECORD IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF LOT 3 IN SAID SUBDIVISION S87°55'37"E A DISTANCE OF 163.99', BEING ALSO THE NORTH RIGHT OF WAY OF NW VESPER STREET, TO THE POINT OF BEGINNING OF RIGHT OF WAY VACATION; THENCE N02°04'23"E A DISTANCE OF 40.00', TO A POINT ON EXISTING RIGHT OF WAY; THENCE S87°55'37"E A DISTANCE OF 711.85' ALONG SAID RIGHT OF WAY TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S02°19'21"W A DISTANCE OF 40.00'; THENCE N87°55'37"W A DISTANCE OF 711.68' TO THE POINT OF BEGINNING, CONTAINING 28,470.64 SQUARE FEET, MORE OR LESS, OR 0.654 AC., SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SITE DATA TABLE		
TOTAL LOT AREA	1,097,605 SF	25.20 AC
PROPOSED BUILDING FOOTPRINT AREA	92,227 SF	2.12 AC
PHASE 1 BUILDING FOOTPRINT AREA	56,954 SF	1.31 AC
PHASE 2 BUILDING FOOTPRINT AREA	35,273 SF	0.81 AC

PARKING TABLE			
CONDITION	PARKING STALLS	ADA STALLS	TOTALS
EXISTING	155	5	160
PROPOSED	463	12	475

SETBACK TABLE		
LOCATION	PARKING REQUIREMENT	BUILDING REQUIREMENT
FRONT	25 FT	25 FT
SIDE	10 FT	25 FT
REAR	10 FT	25 FT

NOTES:

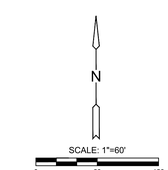
PROPERTY IS CLASSIFIED ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING BY FIRM COMMUNITY PANEL NO. 29095C0318G, EFFECTIVE 1/20/2017.

ZONING IS SF-7/PD

RECORD TITLE INFORMATION TAKEN FROM THOMSON-AFFINITY TITLE COMPANY REPORT, FILE NO. 231091, EFFECTIVE NOV. 16TH, 2021.

PROPOSED LAND USE IS SCHOOL CAMPUS

BUILDING TYPE: PROMINENT CIVIC BUILDING



SITE PLAN

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BSSD Career Innovation Center - Phase 1
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2101 NW Vesper Street
Blue Springs, MO 64015

PD FINAL PLAN

REVISIONS:

#	Description	Date

STATE OF MISSOURI
JAMES D. RATLEY
01-19-24
NUMBER PE-2011027860
PROFESSIONAL ENGINEER

JAMES D. RATLEY
LICS #2011027860

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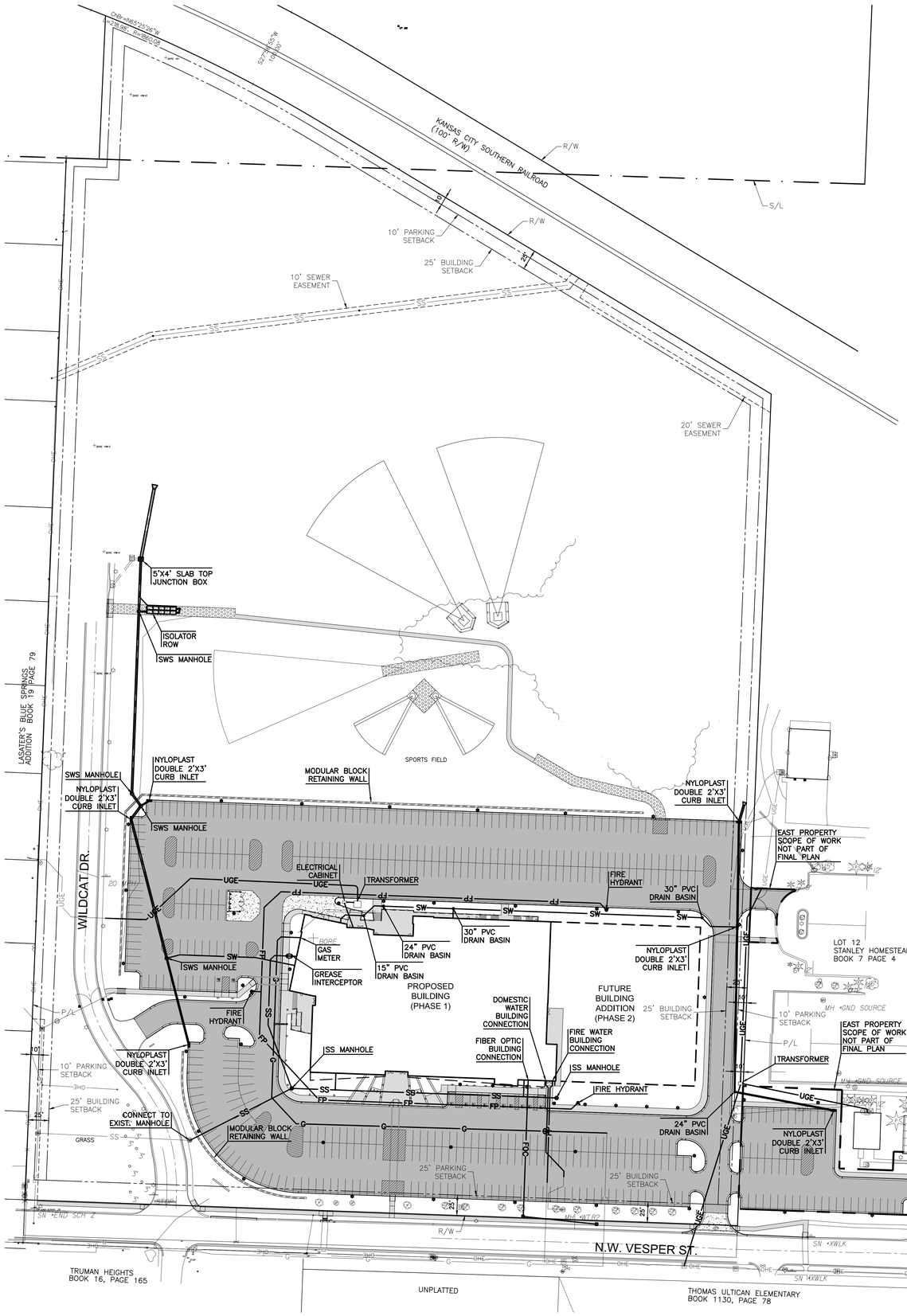
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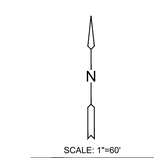




VICINITY MAP(NTS)
SECTION 36, T49N, R 31 W

UTILITY NOTES:

1. CONTRACTOR TO VERIFY THE LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. COORDINATE WITH THE CITY PRIOR TO EXCAVATION AND TAP FOR TAP REQUIREMENTS AND INSPECTIONS.
2. WATER LINES SHALL HAVE A MINIMUM OF 42" OF COVER TO TOP OF PIPE. WATER LINES SMALLER THAN 4" SHALL BE PVC–ASTM D2241, IPS CLASS 160 (SDR 26). WATER LINES 4" AND LARGER SHALL BE C900, DR18 PVC. FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON, AWWA C110. BOLTS SHALL COMPLY WITH AWWA C111.
3. INSTALL VERTICAL BENDS AS NECESSARY ON PROPOSED WATER MAINS AT UTILITY CROSSINGS TO MAINTAIN A MINIMUM OF TWO FEET OF VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND OTHER UTILITIES.
4. HDPE STORM PIPE SHALL BE CORRUGATED DUAL WALL HDPE WITH SMOOTH INTERIOR AND SOIL–TIGHT JOINTS. RCP STORM PIPE SHALL BE CLASS III, WALL B WITH GASKETED JOINTS CONFORMING TO ASTM C76. O–RING GASKETS SHALL CONFORM TO ASTM C361 AND ASTM C443.
5. SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 26 PVC PIPE WITH BELL ENDS AND GASKETED JOINTS. GASKETS SHALL COMPLY WITH ASTM F477.
6. ROOF DRAINS/DOWNSPOUTS SHALL BE CONNECTED TO STORM TRUNK LINE WITH PRE–MANUFACTURED WYE MATCHING PIPE MATERIAL AND JOINT TYPE. IN LIEU OF WYE, AN INSERTA–TEE CONNECTION CAN BE USED WITH HDPE PIPE.



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PD FINAL PLAN

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STATE OF MISSOURI — JAMES D. RATLEY — 01/19/24 — NUMBER PE-2011027860 — PROFESSIONAL ENGINEER

JAMES D. RATLEY
LICS #2011027860

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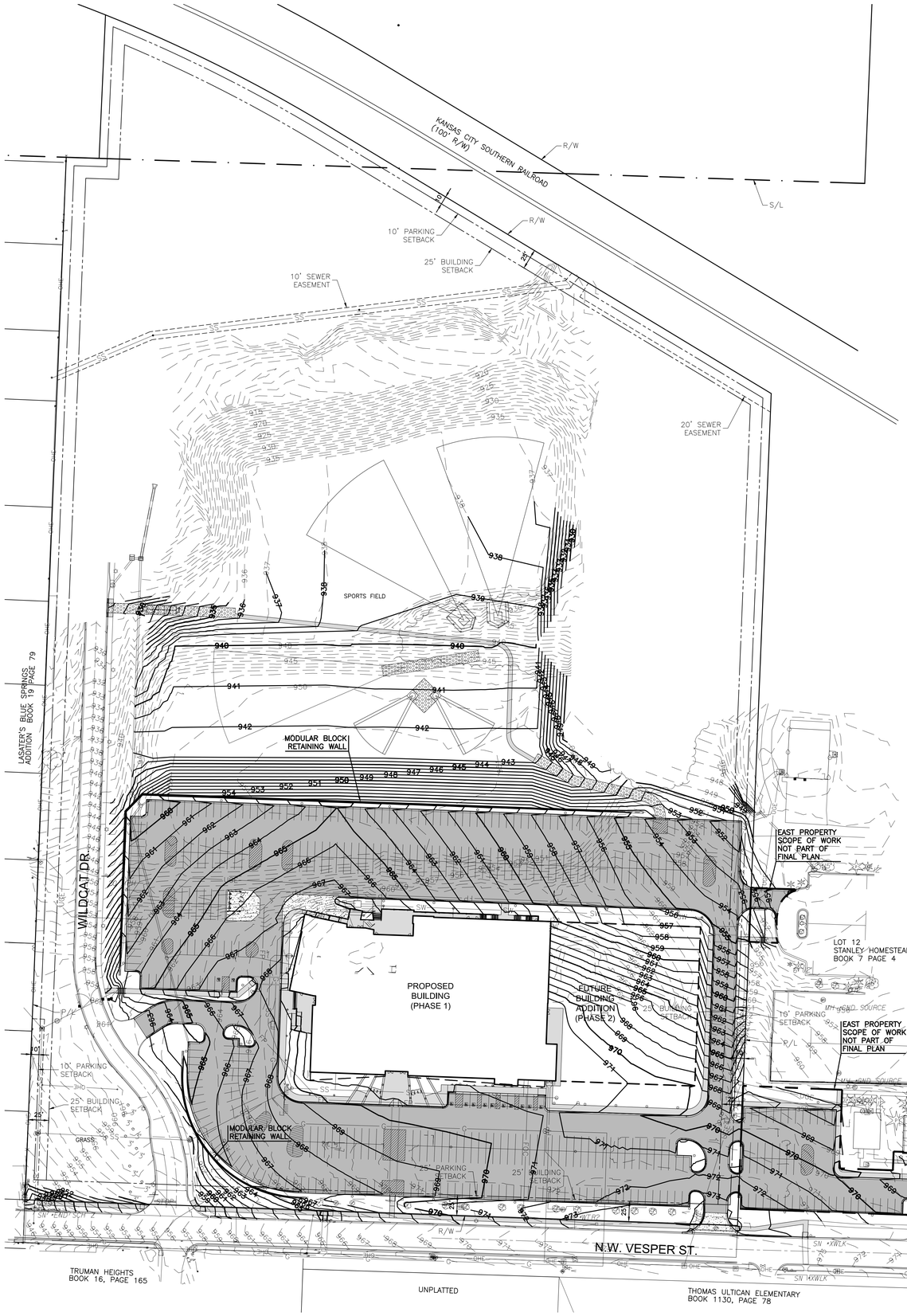
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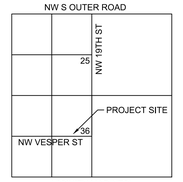
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UTILITY PLAN

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VICINITY MAP(NTS)
SECTION 36, T49N, R 31 W

GRADING NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
2. ALL CURB SPOT ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL LIFT THICKNESS.
4. CLEAR AND GRUB IMPROVEMENT AREA. REMOVE ALL ORGANIC AND TOPSOIL MATERIAL REGARDLESS OF SIZE AND DEPTH. ALL CLEARED AND EXCESS MATERIAL SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM THE PROJECT SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE EARTHWORK QUANTITIES. ALL IMPORT AND EXPORT OF SOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
6. NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
7. IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
8. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPORT. LVC LAYER TO EXTEND A MINIMUM OF FIVE(5) FEET OUTSIDE OF THE BUILDING FOOTPRINT. LVC MATERIALS AND PREPARATION SHALL BE PER THE GEOTECHNICAL REPORT.
9. SEE EARTH WORK SPECIFICATIONS FOR COMPACTION & PROOF-ROLLING REQUIREMENTS.
10. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURE, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, WITHOUT ADDITIONAL COMPENSATION.
11. COMPACTED SUBGRADE AND AGGREGATE BASE UNDER PAVEMENTS SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB, WHICHEVER IS APPLICABLE.
12. DETENTION FACILITY BERM SHALL BE COMPACTED CLAY SOIL PER GEOTECHNICAL REPORT.
13. ALL EXCESS SOIL AND WASTE MATERIAL SHALL BECOME THE CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM THE SITE.

GRADING LEGEND

100 – PROPOSED MAJOR CONTOUR

101 – PROPOSED MINOR CONTOUR

N

SCALE: 1"=60'

0 60 120

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PD FINAL PLAN

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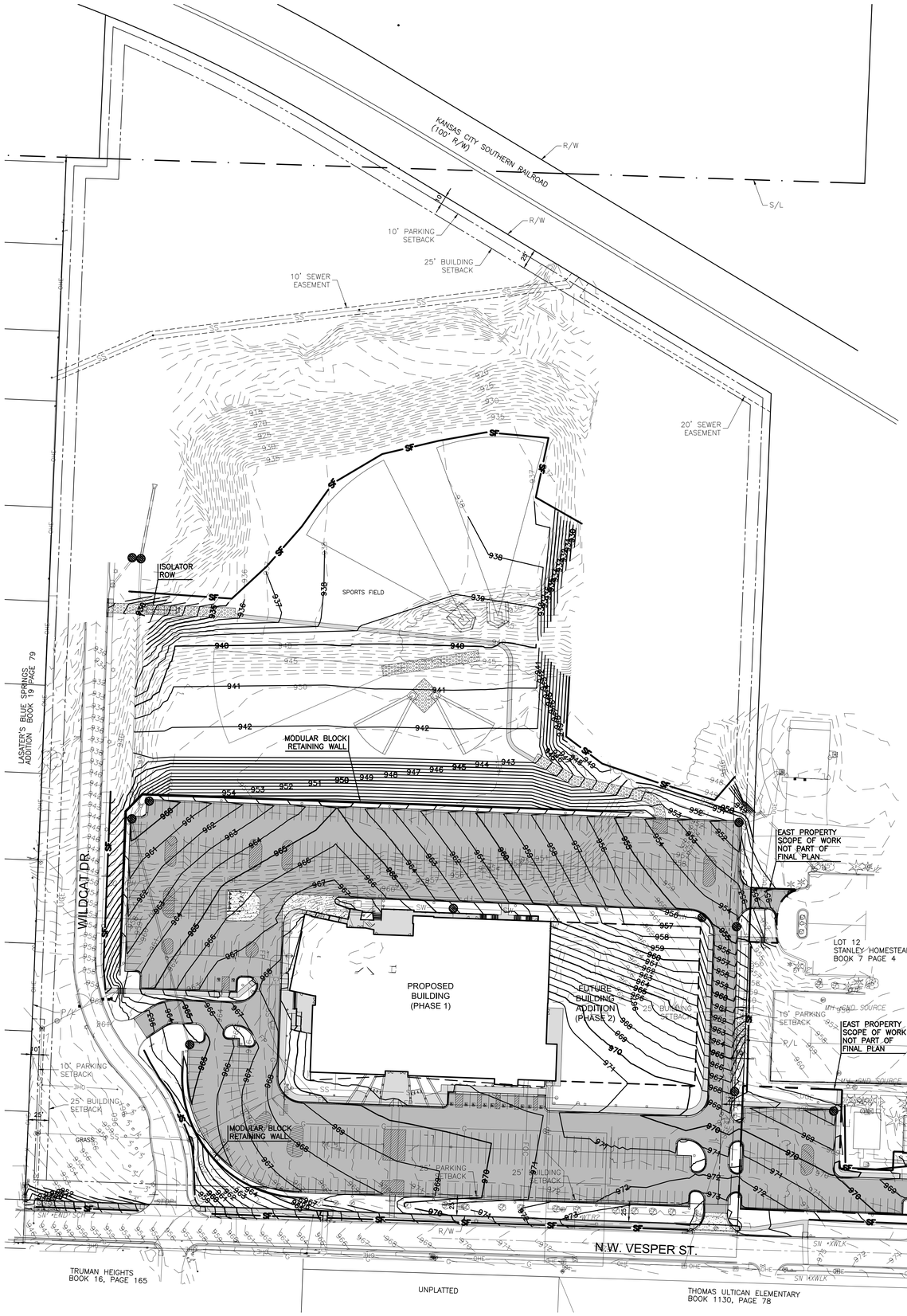
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GRADING PLAN

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VICINITY MAP(NTS)
SECTION 36, T49N, R 31 W

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS. INITIAL STABILIZATION ACTIVITIES SHALL BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES HAVE CEASED. ALL SEEDING ACTIVITY SHALL INCLUDE MULCHING OR EQUIVALENT SOIL STABILIZING BMP MEASURE OF THE DISTURBED AREA. THE CONTRACTOR SHALL PERFORM INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES AT LEAST ONCE PER WEEK AND WHENEVER A RAINFALL TOTAL OF 0.5 INCHES OR GREATER IS OBSERVED BASED ON A SINGLE MONITORING EVENT; OR BASED ON THE CUMULATIVE TOTAL OF TWO CONSECUTIVE MONITORING EVENTS WHEN THE RAINFALL TOTAL OF THE FIRST MONITORING EVENT IS LESS THAN 0.5 INCHES. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN DEFICIENCIES ARE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. CONTRACTOR SHALL ADD EROSION CONTROL MEASURES AS NECESSARY TO CONTROL SEDIMENT RUNOFF FROM THE SITE, ADDITIONAL MEASURES SHALL BE AT THE CONTRACTORS EXPENSE.
2. CONTRACTOR TO HAVE A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE AT ALL TIMES. INSPECTION LOGS AND ANY CHANGES TO EROSION CONTROL MEASURES SHALL BE ADDED TO THE SWPPP.
3. CONCRETE WASH OR RINSE WATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY-MIX TRUCKS, TOOLS, ETC. MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE, SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER EVAPORATED OR INFILTRATED INTO THE GROUND.
4. CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ONSITE IN THEIR ORIGINAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGE WAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.
5. CONTRACTOR TO KEEP ALL SEDIMENT FROM EXISTING OR PROPOSED PAVEMENT.
6. CONTRACTOR TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CITY, STATE, AND FEDERAL REGULATIONS FOR EROSION CONTROL.
7. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF PROJECT. REFER TO FESCUE TURF NOTES FOR INSTALLATION INSTRUCTIONS.

EROSION CONTROL LEGEND

- INLET PROTECTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- RIP RAP
- NORTH AMERICAN GREEN S150 TURF REINFORCEMENT MAT
- NORTH AMERICAN GREEN C350 TURF MAT
- DITCH CHECK
- TREE PROTECTION
- CONSTRUCTION LIMITS
- FLOW PATH
- STAGING CHART REFERENCE NUMBER

N

SCALE: 1"=60'
0 60 120

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PD FINAL PLAN

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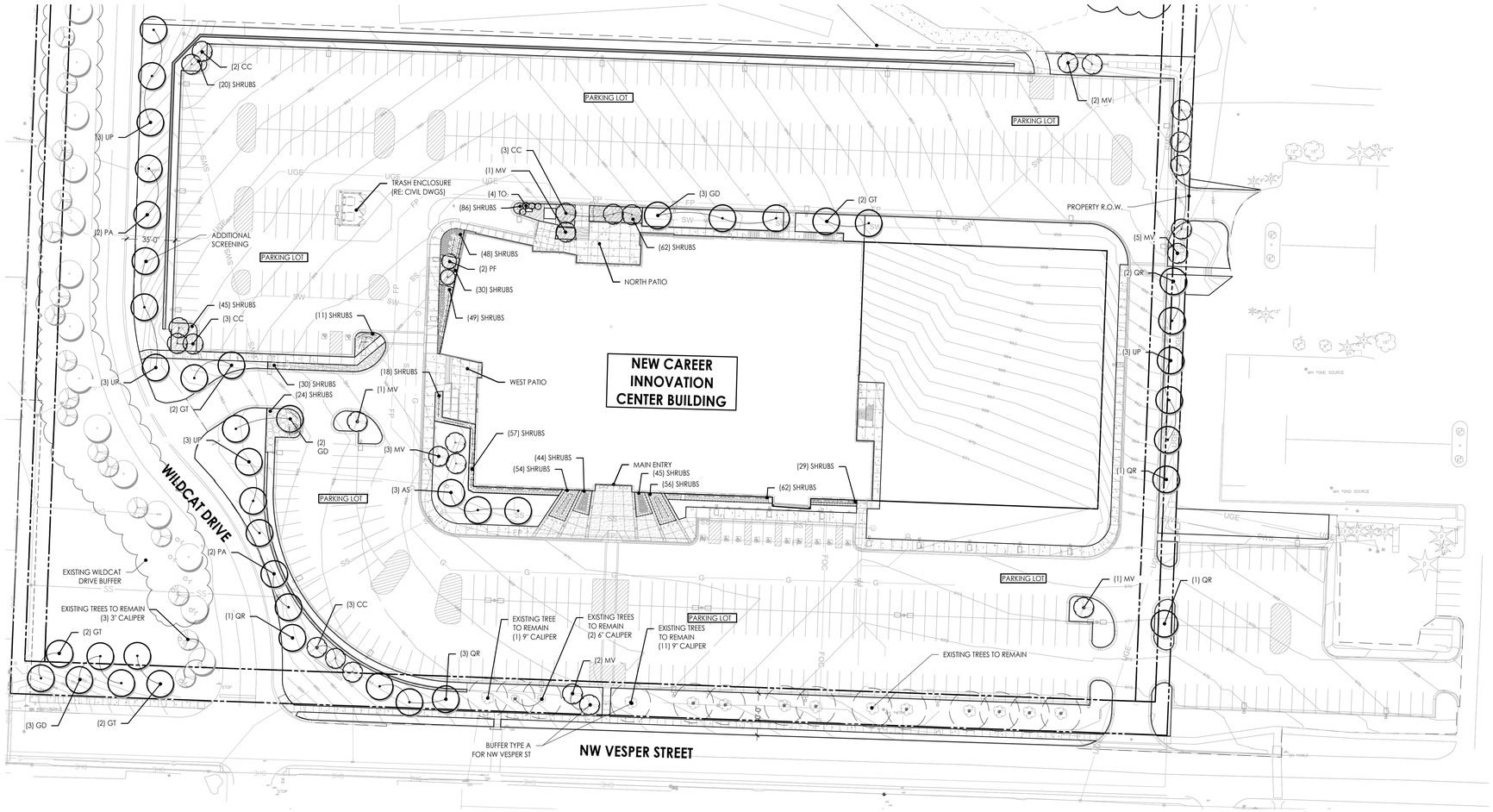
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EROSION CONTROL PLAN

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1 PLANNING EXHIBIT

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PLANTING SCHEDULE

SYM.	KEY	COMMON NAME *BOTANICAL NAME*	SIZE & REMARKS
	SHADE/STREET TREES		
	QR	Red Oak *Quercus rubra*	2.5" cal.
	AS	Fall Fiesta Sugar Maple *Acer saccharum 'Balista'*	2.5" cal.
	GT	Sunburst Thorn-less Honeylocust *Gleditsia triacanthos var. inermis 'Suncole'*	2.5" cal.
	GD	Espresso Kentucky Coffeetree *Gymnocladus dioicus 'Espresso-JFS'*	2.5" cal.
	UP	Allee Lacebark Elm *Ulmus parvifolia 'Emer II' ALLEE*	2.5" cal.
	PA	Exclamation Planetree *Platanus x acerifolia 'Morton Circle'*	2.5" cal.
	ORNAMENTAL TREE		
	MV	Sweetbay Magnolia *Magnolia virginiana*	7-8' ht.
	CC	Oklahoma Redbud *Cercis canadensis var. texensis*	7'-8' ht.
	EVERGREEN TREE		
	PF	Vanderwolf Pine *Pinus flexilis 'Vanderwolf's Pyramid'*	6'-7' ht.
	TG	Emerald Green Arborvitae *Thuja occidentalis 'Emerald Green'*	6'-7' ht.

CODE REQUIREMENTS

LANDSCAPE REQUIREMENTS - BSSD Career Innovation Center — Sec. 407.040 Site & Landscape Design
CITY: BLUE SPRINGS, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided	Additional Notes
407.010-C-4 Bicycle Parking	Primary/Secondary School: 20% of number of students; and 3% of number of employees	Front of School		102.25	16	
407.010-E-1 Parking Design Standards; Location, Scale and Landscape	8% internal landscape and 12 feet perimeter buffer	Parking Lot (475 stalls)				See plan
407.010 Parking Landscape	2 Plant Units per parking space	Parking Lot	475 Stalls	950 units	959	See table below
407.040-C-5 Use of Existing Plant Material	Tree Credits: Existing trees 2 to 6 inches caliper (10 units per tree)	Vesper Street Frontage	5 Existing (3-6" caliper)		50	290 Plant Units Counting Towards Requirements
	Existing trees 6 1/4 to 10 inches caliper (20 units per tree)	Vesper Street Frontage	12 Existing (9" Caliper)		240	
	Existing tree Canopy	North of Lot	1461 Trees	522 trees per Acre, 2.8 Acres	14610	14,610 PU
407.040 Buffers	**Buffer Type A** 7 ft wide: 45 units per 100 linear feet Adj. NW Vesper St (minor collector)	South Buffer	875 LF	394 units	395	(See table below) Site zoned SF-7/PD (Single-Family/Planned Development)
407.040 Buffers	**Buffer Type B** 25 ft wide: 40 units per 100 linear feet Adjacent to SF-7 (residential)	West Buffer	1290 LF			West buffer provided with the Wildcat Drive plans as shown in plan.
407.040 Screening	Parking w/in 30ft of public right of way shall be screened 2.5ft to 3.5ft high.	Parking Lot				Pursuing Variance
Other Open Spaces	1 Plant Unit per 500 SF of lot area	Property Boundary	1,097,605 SF	2,195 units	14,820 units	See table below

PARKING

Plant Type	Unit Value	Qty	Total Pkg Unit
Shade Trees	8	33	264
Orn Trees	5	21	105
Everg Trees	5	6	30
Shrubs	1	560	560

BUFFER TYPE A

Plant Type	Unit Value	Qty	Total PL Unit
Existing Trees		17	290
Shade Trees	8	10	80
Orn Trees	5	5	25
Everg Trees	5	0	0
Shrubs	1	0	0

OPEN SPACE

Plant Type	Unit Value	Qty	Total Site Unit
Existing Trees	10	1461	14610
Shade Trees	8	0	0
Orn Trees	5	0	0
Everg Trees	5	0	0
Shrubs	1	210	210

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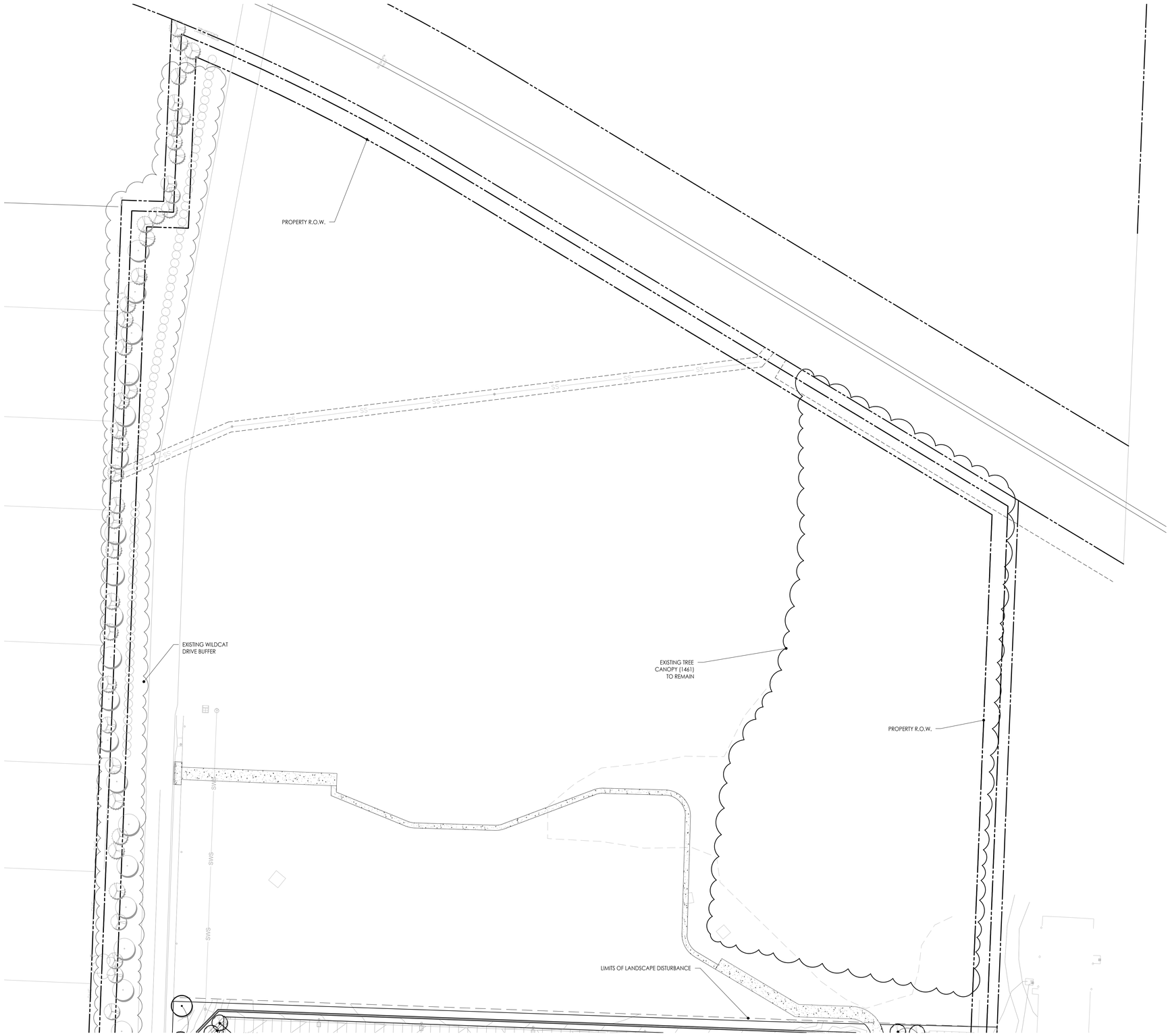
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816.207.6019 phone

Bob D Campbell & Co.
Structural Engineer
Certificate of Authority # 000442
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Kansas City, MO 64111
816.531.4144 phone
816.531.8572 fax

Henderson Engineers, Inc.
Mech/Elec/Plumb/AV/Tech Engineers
Certificate of Authority # E-556D
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Lenexa, KS 66214
913.742.5000 phone
913.742.5001 fax

PD FINAL PLAN

BSSD Career Innovation Center - Phase 1
Blue Springs R-IV School District
2101 NW Vesper Street
Blue Springs, MO 64015

REVISIONS:

#	Description	Date

STATE OF MISSOURI
BRIAN D. RING
GRADUATE LANDSCAPE ARCHITECT
NUMBER
LA-2008001860
01.19.24

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JOB NO: 22145.00
DRAWN BY: JP
CHECKED BY: BDR, RWB, BGB
DATE: 01.19.2024

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019
MO LA Corp #2008001860

L001

PLANNING EXHIBIT

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G:\Archive\2023\1339-BSSD CAREER INNOVATION CENTER\DRAWINGS\CAD\SHEETS\L000 SITE KEY PLAN-2.dwg 1/31/2024 2:41:53 PM GERALD PHILBIN 0.3869:1
10/30/2023 12:44:45 PM

LIGHT FIXTURE SCHEDULE-SITE

TYPE	MANUFACTURER	SERIES / MODEL	SOURCE					DIMMING TYPE	VOLTAG E	INPUT WATTS	INPUT VA	DESCRIPTION	B-U-G RATING	INSTALLATION HEIGHT
			QTY OF HEADS	TYPE	CRI	CCT	LUMENS							
EMW1	SURE-LITES	SELD-W-T-A-50-BK	2	LED	-	-	500	ND	277	5	5	WET LOCATION EMERGENCY ONLY LIGHT WITH INTEGRAL BATTERY RATED FOR -30 DEG C TO +40 DEG C. ALUMINUM HOUSING. INTEGRAL PHOTOCELL	U0	--
EMW1B	SURE-LITES	SELD-W-T-A-50-BK	2	LED	-	-	500	ND	277	5	5	WET LOCATION EMERGENCY ONLY LIGHT WITH INTEGRAL BATTERY RATED FOR -30 DEG C TO +40 DEG C. ALUMINUM HOUSING. INTEGRAL PHOTOCELL	U0	--
EMW2	SURE-LITES	SELD-W-T-A-29-BK	2	LED	-	-	500	ND	277	5	5	WET LOCATION EMERGENCY ONLY LIGHT WITH INTEGRAL BATTERY RATED FOR -30 DEG C TO +40 DEG C. ALUMINUM HOUSING.	U0	--
SB	LIGMAN	VANCOUVER: UVA-20011-20W-W30-01-143B	-	LED	80	3000	1,400	ND	277	20	21	EXTERIOR LIGHT COLUMN. SQUARE WITH 140-DEGREE BEAM. CUSTOM 11FT HEIGHT.	B1-U1-G1	11'-0" ABOVE GRADE
SB3	LIGMAN	VANCOUVER: UVA-10001-21W-W30-01-134B	-	LED	80	3000	1,200	ND	277	21	22	EXTERIOR LIGHT BOLLARD. SQUARE WITH 130-DEGREE BEAM.	B2-U1-G1	4'-0" ABOVE FINISH FLOOR
SP1	McGraw Edison	GLEON-SA2-C-730-U-T4W	1	LED	70	3000	14,000	ND	277	113	119	18FT TALL POLE ON 2FT TALL CONCRETE BASE	B2-U0-G3	20'-0" ABOVE GRADE
SP1H	McGraw Edison	GLEON-SA2-C-730-U-T4W-HSS	1	LED	70	3000	14,000	ND	277	113	119	18FT TALL POLE ON 2-FT TALL CONCRETE BASE WITH HOUSE SIDE SHIELD	B2-U0-G3	20'-0" ABOVE GRADE
SP2	McGraw Edison	GLEON-SA2-C-730-U-T4W	2	LED	70	3000	14,000	ND	277	226	238	18FT TALL POLE ON 2-FT TALL CONCRETE BASE. TWO HEADS INSTALLED AT 180 DEGREES.	B2-U0-G3	20'-0" ABOVE GRADE
SP3H	McGraw Edison	GLEON-SA2-C-730-U-T3-HSS	1	LED	70	3000	14,000	ND	277	113	119	18FT TALL POLE ON 2-FT TALL CONCRETE BASE WITH HOUSE SIDE SHIELD	B2-U0-G3	20'-0" ABOVE GRADE
SP4	McGraw Edison	GLEON-SA2-C-730-U-T3	2	LED	70	3000	14,000	ND	277	226	238	18FT TALL POLE ON 2-FT TALL CONCRETE BASE. TWO HEADS INSTALLED AT 180 DEGREES.	B2-U0-G3	20'-0" ABOVE GRADE
SPP1	McGraw Edison	GPC-SA1-A-730-U-T3	1	LED	80	3000	4,800	ND	277	34	36	12FT TALL POLE ON 6-INCH TALL CONCRETE BASE. PROVIDE HOUSE SIDE SHIELD.	B1-U0-G1	12'-6" ABOVE GRADE
SPP2	McGraw Edison	GPC-SA1-A-730-U-T3	2	LED	80	3000	4,800	ND	277	68	72	12FT TALL POLE ON 6-INCH TALL CONCRETE BASE. TWO HEADS INSTALLED AT 90-DEGREES ON ONE POLE. PROVIDE HOUSE SIDE SHIELD	B1-U0-G1	12'-6" ABOVE GRADE
SW1	LUMARK	XTOR2B-Y	-	LED	70	3000	1,900	ND	277	18	19	EXTERIOR WALL SCONCE. B1-U0-G0	B1-U0-G0	**
SW1B	LUMARK	XTOR2B-Y	-	LED	70	3000	1,900	ND	277	18	19	EXTERIOR WALL SCONCE. B1-U0-G0	B1-U0-G0	**

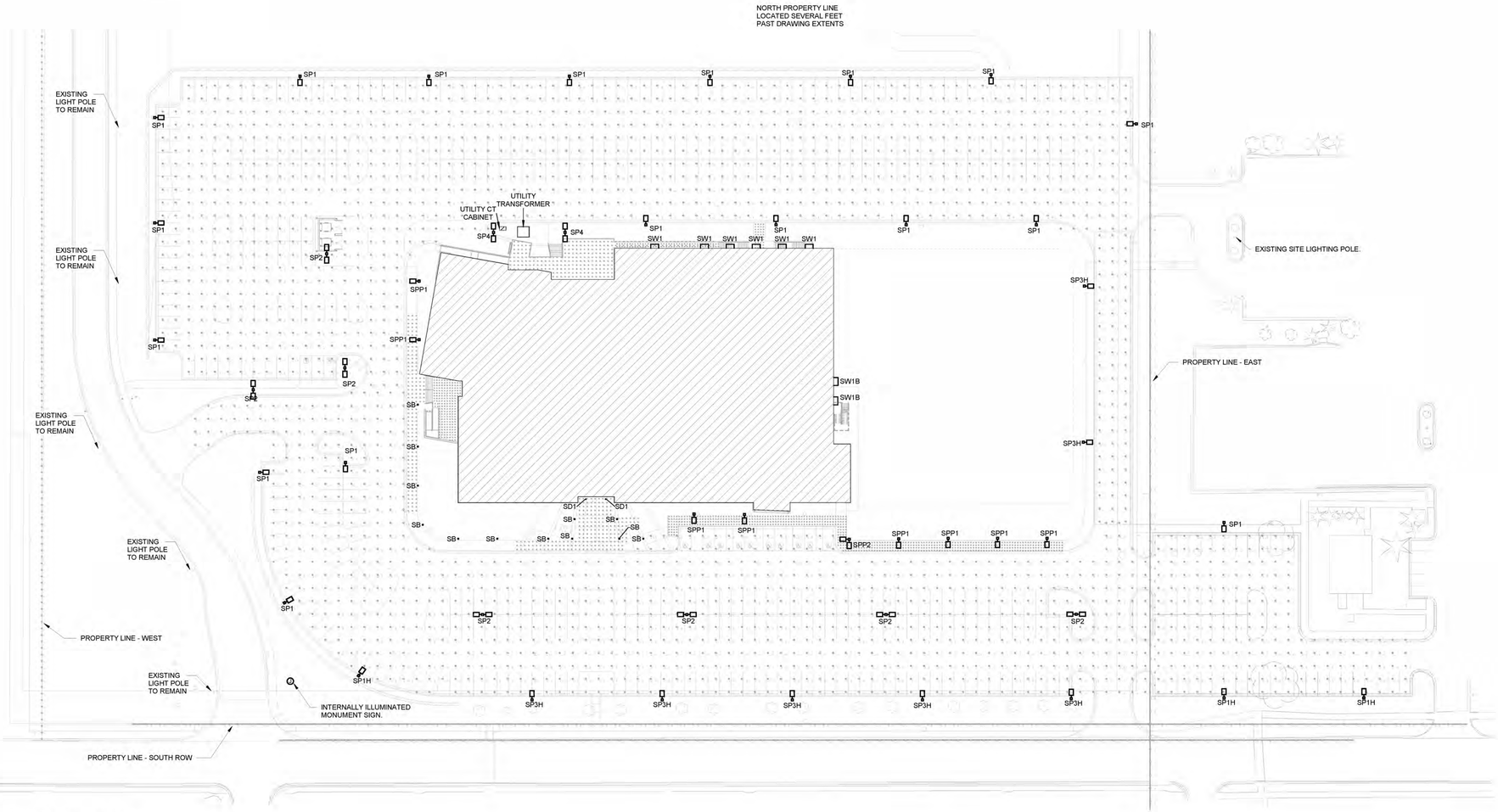
ANY ALTERNATE LIGHT FIXTURE MANUFACTURER UTILIZED SHALL PROVIDE FULL PHOTOMETRIC ANALYSIS FOR REVIEW AND SHALL MEET THE CALCULATION VALUES INDICATED.

** WALL MOUNTED FIXTURES SHALL BE INSTALLED AT VARYING HEIGHTS, NO MORE THAN 20'-0" ABOVE GRADE; EXCEPT WALL MOUNTED FIXTURES ON UPPER LEVEL ROOF TERRACE WILL BE NO MORE THAN 12'-0" ABOVE PATIO LEVEL AND SHALL HAVE LOCAL CONTROL

UPLIGHT CLASSIFICATION PER BLUE SPRINGS STANDARDS
U0 = 90 DEGREE CUTOFF OR LESS
U1 = 90 DEGREE + CUTOFF

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking - East Drive	Illuminance	Fc	1.63	4.0	0.4	4.08	10.00
North Elevated Sidewalk	Illuminance	Fc	3.49	8.3	0.6	5.82	13.83
North Sidewalk_1	Illuminance	Fc	4.89	5.9	3.7	1.32	1.59
North Terrace_Top	Illuminance	Fc	3.31	20.0	0.6	5.52	33.33
Parking - North	Illuminance	Fc	1.62	7.5	0.4	4.05	18.75
Parking - South	Illuminance	Fc	1.78	7.2	0.2	8.90	36.00
Property Line - South RoW	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line-East	Illuminance	Fc	0.21	1.2	0.0	N.A.	N.A.
South Entry Sidewalk	Illuminance	Fc	2.53	19.4	0.6	4.22	32.33
West Entry Ramp_1_Planar	Illuminance	Fc	4.24	8.6	0.8	5.30	10.75
West Entry Ramp_landing_Planar	Illuminance	Fc	6.50	26.3	1.6	4.06	16.44
West Entry Ramp_Planar	Illuminance	Fc	2.08	3.0	0.3	6.93	10.00
West Entry Sidewalk	Illuminance	Fc	2.08	6.0	0.5	4.16	12.00
West Entry Stair_Planar	Illuminance	Fc	1.95	6.7	0.4	4.88	16.75
West Entry-Plaza	Illuminance	Fc	4.99	17.2	0.5	9.98	34.40



1 ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 40'-0"

HENDERSON ENGINEERS
8345 LENEXA DRIVE, SUITE 300
LENEXA, KS 66214
TEL 913.742.5000 FAX 913.742.5001
WWW.HENDERSONENGINEERS.COM
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Blue Springs, MO 64015

PD FINAL PLAN

REVISIONS:

#	Description	Date

STATE OF MISSOURI
DOUGLAS M. EVERHART
NUMBER PE-2019007648
PROFESSIONAL ENGINEER
01/18/2024

JOB NO: 22145.00
DRAWN BY: ALH
CHECKED BY: NS
DATE: 01.19.2024

E100P

DOUGLAS M. EVERHART

ELECTRICAL SITE PHOTOMETRIC PLAN

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01/19/2024 9:56:50 AM



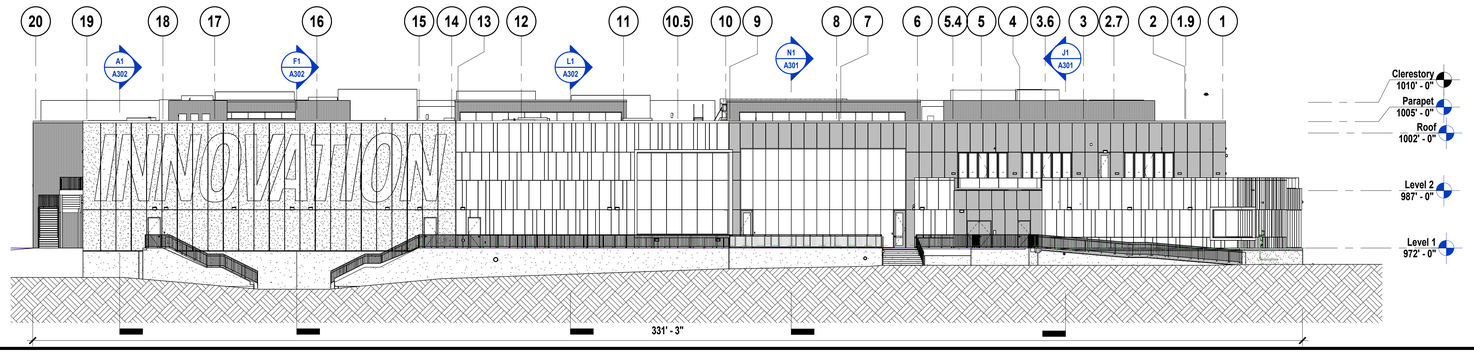
Rendering - South



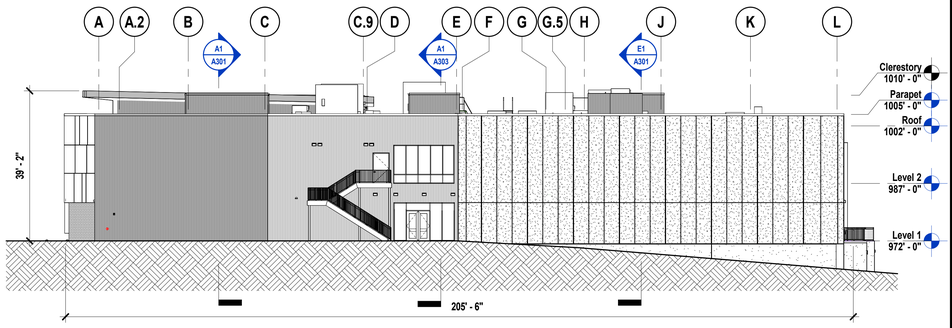
Rendering - West



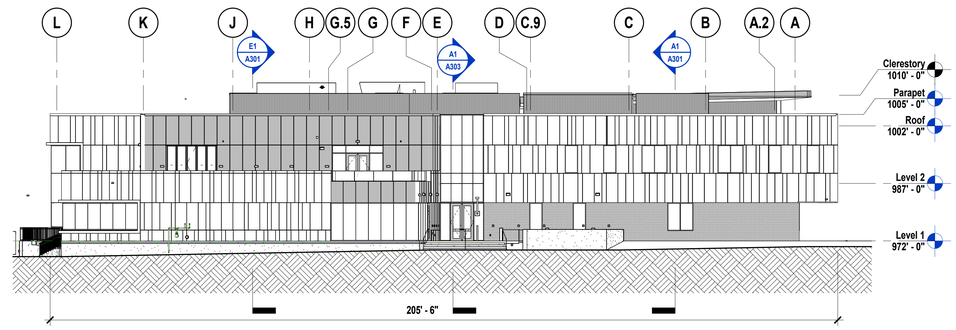
Rendering - North



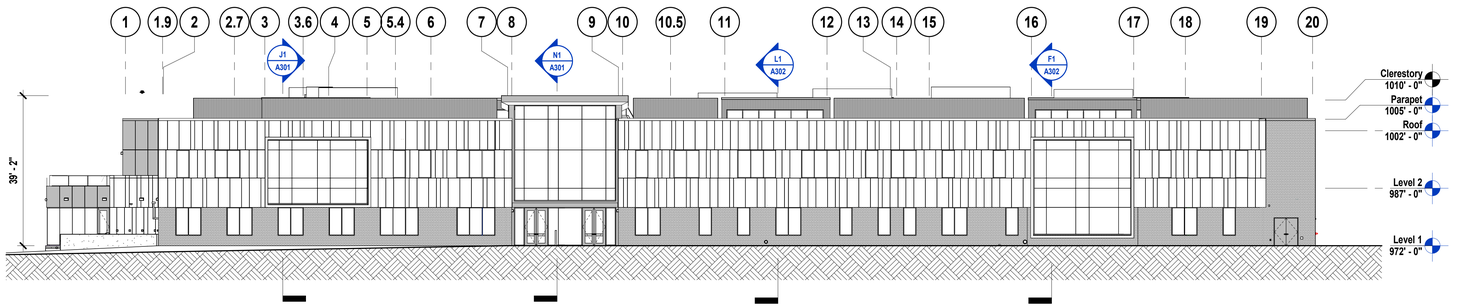
J1 | Scale 1/16" = 1'-0" | Exterior Elevation - Overall North



E1 | Scale 1/16" = 1'-0" | Exterior Elevation - Overall East



E9 | Scale 1/16" = 1'-0" | Exterior Elevation - Overall West



A1 | Scale 1/16" = 1'-0" | Exterior Elevation - Overall South

SHEET KEYNOTE LEGEND

03 30 00.A16	SMOOTH FORMED FINISH
03 41 00.A21	ABRASIVE-BLAST FINISH
03 41 00.A27	EXPOSED AGGREGATE FINISH
04 20 00.A12	FACE BRICK
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 42 16.A03	CONCEALED FASTENER METAL PLATE WALL PANELS
07 62 00.A13	COPING

EXTERIOR MATERIAL LEGEND

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT SMOOTH
MORTAR COLOR: CHARCOAL
SIZE/ PATTERN: MODULAR / RUNNING BOND

MP1 = METAL PANEL TYPE 1
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: STONE WHITE DRI-001
SIZE/ PATTERN: PER ELEVS

MP2 = METAL PANEL TYPE 2
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: MATTE BLACK DRI-012
SIZE/ PATTERN: PER ELEVS

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: SILVER DRI-025
SIZE/ PATTERN: PER ELEVS

MP4 = METAL PANEL TYPE 4
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: ARCONIC
COLOR: ITALIAN WALNUT
SIZE/ PATTERN: PER ELEVS

MP5 = METAL PANEL TYPE 5
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE
COLOR: MATTE BLACK
SIZE/ PATTERN: HR-16 (VERTICAL)

MP6 = METAL PANEL TYPE 6
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE
COLOR: SHASTA WHITE
SIZE/ PATTERN: HR-16 (VERTICAL)

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: WHITE
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING
BOD: N/A
COLOR: BLACK
SIZE/ PATTERN: PER DETAILS

PC1 = PRECAST ARCHITECTURAL CONCRETE TYPE 1
03 41 00.A21 ABRASIVE-BLAST FINISH
BOD: N/A
COLOR: PCI PLATE 117; LIGHT SANDBLAST
SIZE/ PATTERN: PER ELEVS

PC2 = PRECAST ARCHITECTURAL CONCRETE TYPE 2
03 41 00.A27 EXPOSED AGGREGATE FINISH
BOD: N/A
COLOR: PCI PLATE 117; WATERWASH / HEAVY EXPOSED AGGREGATE
SIZE/ PATTERN: PER ELEVS

C1 = CAST IN PLACE CONCRETE TYPE 1
03 30 00.A16 SMOOTH FORMED FINISH
BOD: N/A
COLOR: BUFF
SIZE/ PATTERN: PER ELEVS

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

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PD FINAL PLAN

BSSD Career Innovation Center - Phase 1
Blue Springs R-IV School District
2101 NW Vesper Street
Blue Springs, MO 64015

REVISIONS:

#	Description	Date



John Gilliam Brown
A-6538

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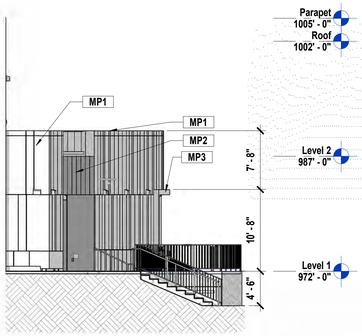
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DRAWN BY: CK
CHECKED BY: NY / JB
DATE: 01.18.2023

A201

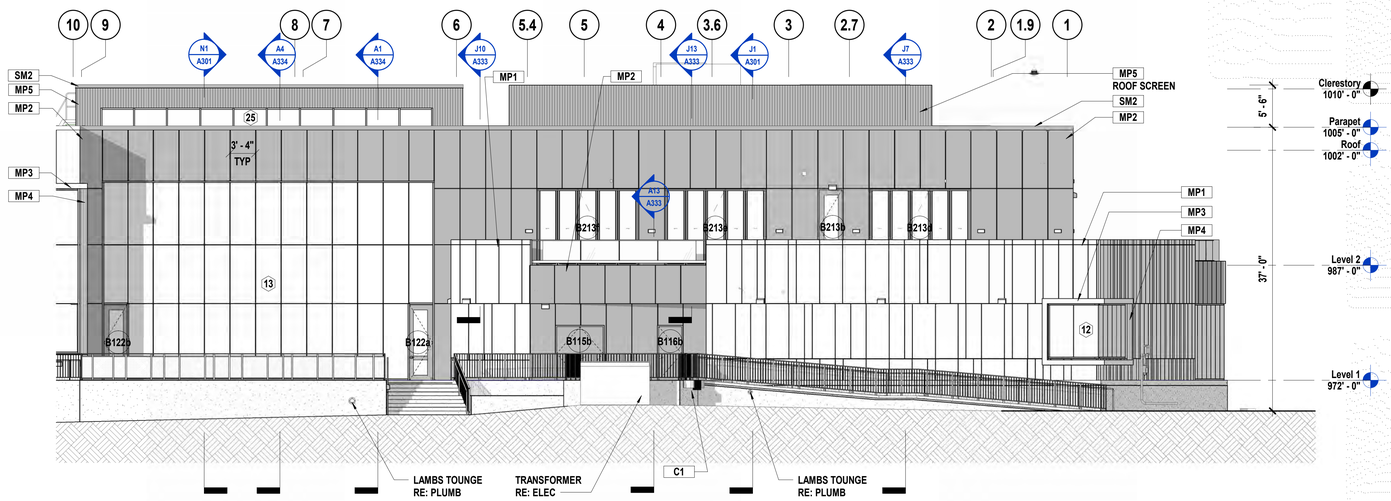
EXTERIOR ELEVATIONS - OVERALL

11/2/2024 2:59:01 PM

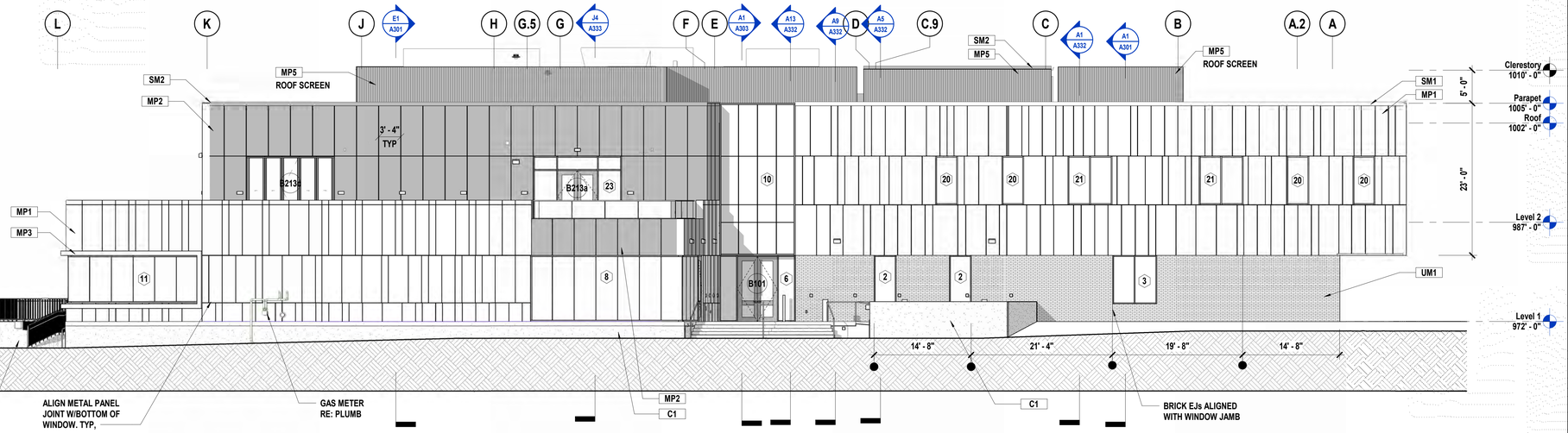
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01/19/2024 9:56:02 AM



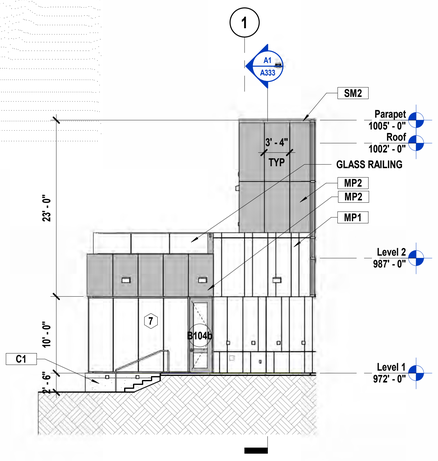
L1 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area B - East



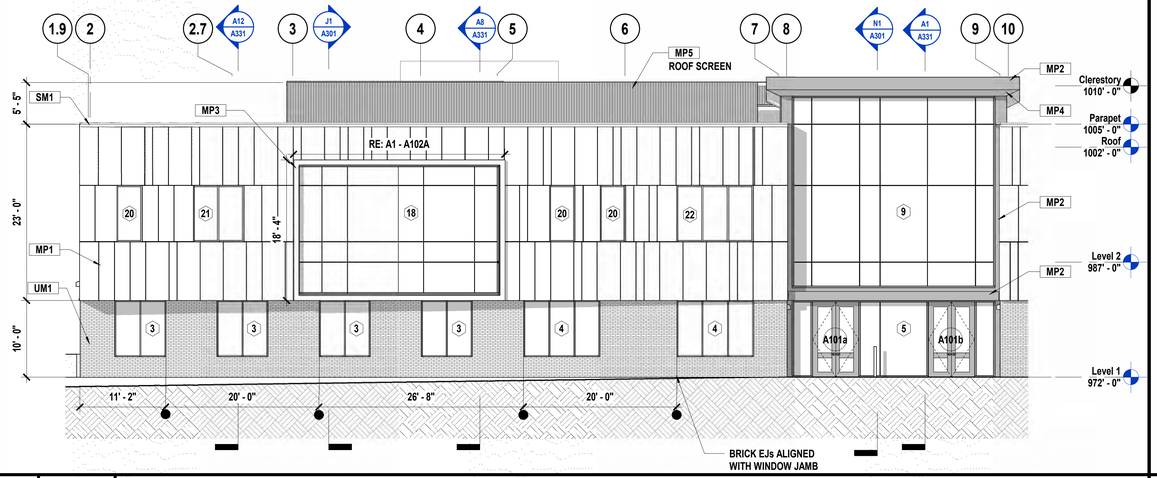
L5 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area B - North



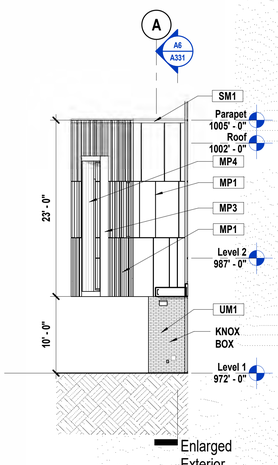
F1 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Areas A & B - West



A1 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area B - South



A5 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area A - South



A14 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area A - East

SHEET KEYNOTE LEGEND

03 30 00.A16	SMOOTH FORMED FINISH
03 41 00.A21	ABRASIVE-BLAST FINISH
03 41 00.A27	EXPOSED AGGREGATE FINISH
04 20 00.A12	FACE BRICK
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 42 16.A03	CONCEALED FASTENER METAL PLATE WALL PANELS
07 62 00.A13	COPING

EXTERIOR MATERIAL LEGEND

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT SMOOTH
MORTAR COLOR: CHARCOAL
SIZE/ PATTERN: MODULAR / RUNNING BOND

MP1 = METAL PANEL TYPE 1
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: STONE WHITE DRI-001
SIZE/ PATTERN: PER ELEVS

MP2 = METAL PANEL TYPE 2
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: MATTE BLACK DRI-012
SIZE/ PATTERN: PER ELEVS

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: SILVER DRI-025
SIZE/ PATTERN: PER ELEVS

MP4 = METAL PANEL TYPE 4
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: ARCONIC
COLOR: ITALIAN WALNUT
SIZE/ PATTERN: PER ELEVS

MP5 = METAL PANEL TYPE 5
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE
COLOR: MATTE BLACK
SIZE/ PATTERN: HR-16 (VERTICAL)

MP6 = METAL PANEL TYPE 6
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE
COLOR: SHASTA WHITE
SIZE/ PATTERN: HR-16 (VERTICAL)

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: WHITE
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING
BOD: N/A
COLOR: BLACK
SIZE/ PATTERN: PER DETAILS

PC1 = PRECAST ARCHITECTURAL CONCRETE TYPE 1
03 41 00.A21 ABRASIVE-BLAST FINISH
BOD: N/A
COLOR: PCI PLATE 117; LIGHT SANDBLAST
SIZE/ PATTERN: PER ELEVS

PC2 = PRECAST ARCHITECTURAL CONCRETE TYPE 2
03 41 00.A27 EXPOSED AGGREGATE FINISH
BOD: N/A
COLOR: PCI PLATE 117; WATERWASH / HEAVY EXPOSED AGGREGATE
SIZE/ PATTERN: PER ELEVS

C1 = CAST IN PLACE CONCRETE TYPE 1
03 30 00.A16 SMOOTH FORMED FINISH
BOD: N/A
COLOR: BUFF
SIZE/ PATTERN: PER ELEVS

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#	Description	Date

STATE OF MISSOURI REGISTERED ARCHITECT NUMBER A-6538
John Clifford Brown
A-6538

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings, or documents not exhibiting this seal.

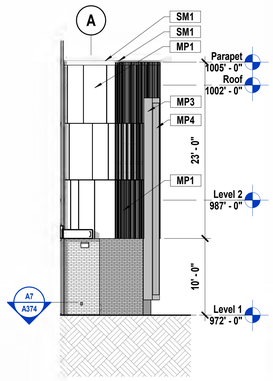
JOB NO: 22145.00
DRAWN BY: CK / RR
CHECKED BY: NY / JB
DATE: 01.18.2023

A211

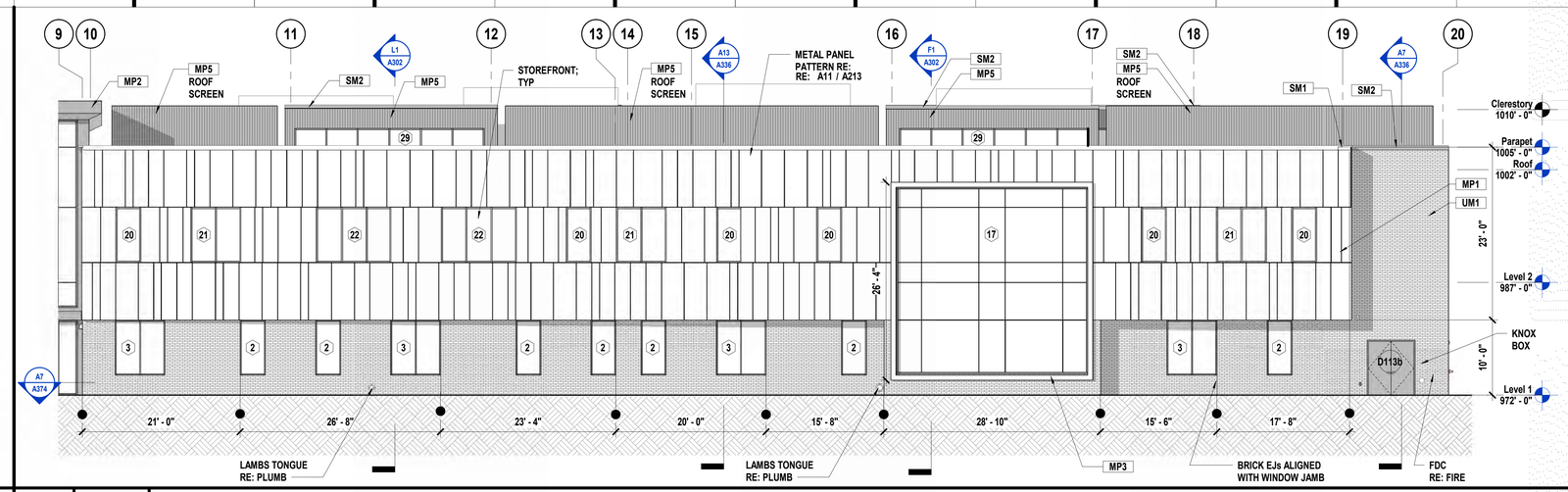
EXTERIOR ELEVATIONS - ENLARGED

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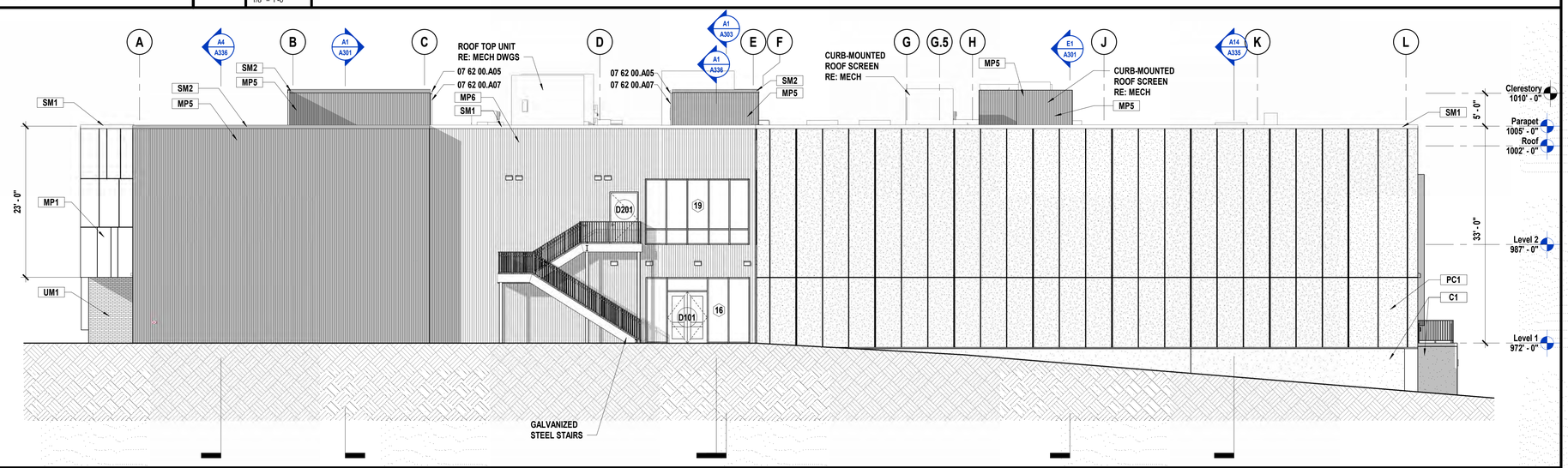
1/12/2024 2:59:45 PM



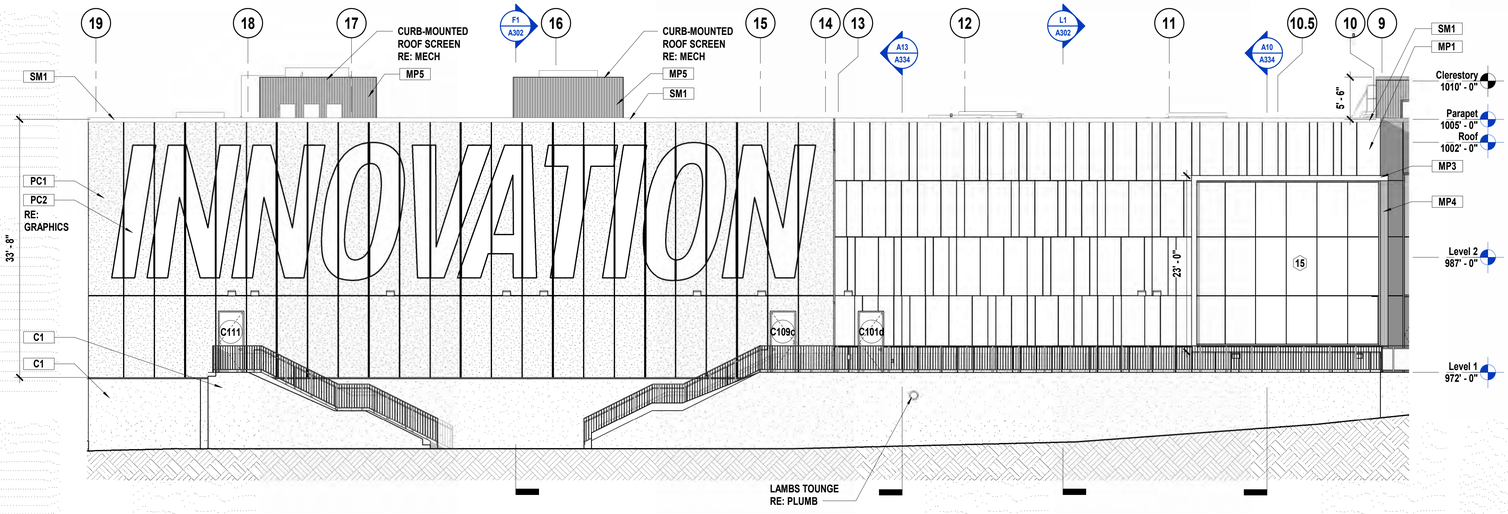
M1 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area D - West



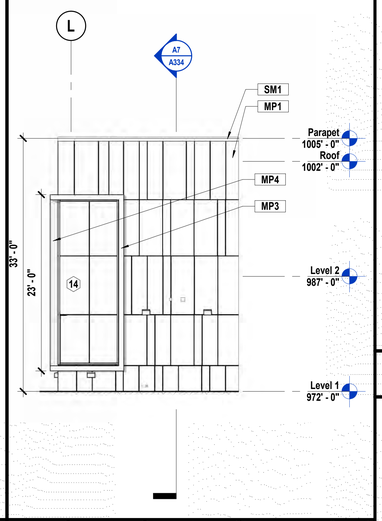
M4 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area D - South



F1 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Areas C & D - East



A1 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area C - North



A14 | Scale 1/8" = 1'-0" | Enlarged Exterior Elevation - Area C - West

SHEET KEYNOTE LEGEND

03 30 00.A16	SMOOTH FORMED FINISH
03 41 00.A21	ABRASIVE-BLAST FINISH
03 41 00.A27	EXPOSED AGGREGATE FINISH
04 20 00.A12	FACE BRICK
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 42 16.A03	CONCEALED FASTENER METAL PLATE WALL PANELS
07 62 00.A05	HANGING GUTTERS
07 62 00.A07	DOWNSPOUTS
07 62 00.A13	COPING

EXTERIOR MATERIAL LEGEND

UM1 = UNIT MASONRY TYPE 1
04 20 00.A12 FACE BRICK
BOD: ENDICOTT
COLOR: MANGANESE IRONSPOT SMOOTH
MORTAR COLOR: CHARCOAL
SIZE/ PATTERN: MODULAR / RUNNING BOND

MP1 = METAL PANEL TYPE 1
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: STONE WHITE DRI-001
SIZE/ PATTERN: PER ELEVS

MP2 = METAL PANEL TYPE 2
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: MATTE BLACK DRI-012
SIZE/ PATTERN: PER ELEVS

MP3 = METAL PANEL TYPE 3
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: DRI-DESIGN
COLOR: SILVER DRI-025
SIZE/ PATTERN: PER ELEVS

MP4 = METAL PANEL TYPE 4
07 42 16.A03 CONCEALED FASTENER METAL PLATE WALL PANELS
BOD: ARCONIC
COLOR: ITALIAN WALNUT
SIZE/ PATTERN: PER ELEVS

MP5 = METAL PANEL TYPE 5
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE
COLOR: MATTE BLACK
SIZE/ PATTERN: HR-16 (VERTICAL)

MP6 = METAL PANEL TYPE 6
07 42 13.A03 CONCEALED FASTENER METAL WALL PANELS
BOD: BERRIDGE
COLOR: SHASTA WHITE
SIZE/ PATTERN: HR-16 (VERTICAL)

SM1 = SHEET METAL TYPE 1
07 62 00.A13 COPING
BOD: N/A
COLOR: WHITE
SIZE/ PATTERN: PER DETAILS

SM2 = SHEET METAL TYPE 2
07 62 00.A13 COPING
BOD: N/A
COLOR: BLACK
SIZE/ PATTERN: PER DETAILS

PC1 = PRECAST ARCHITECTURAL CONCRETE TYPE 1
03 41 00.A21 ABRASIVE-BLAST FINISH
BOD: N/A
COLOR: PCI PLATE 117; LIGHT SANDBLAST
SIZE/ PATTERN: PER ELEVS

PC2 = PRECAST ARCHITECTURAL CONCRETE TYPE 2
03 41 00.A27 EXPOSED AGGREGATE FINISH
BOD: N/A
COLOR: PCI PLATE 117; WATERWASH / HEAVY EXPOSED AGGREGATE
SIZE/ PATTERN: PER ELEVS

C1 = CAST IN PLACE CONCRETE TYPE 1
03 30 00.A16 SMOOTH FORMED FINISH
BOD: N/A
COLOR: BUFF
SIZE/ PATTERN: PER ELEVS

SHEET NOTES

1. REFER TO SHEET G000 FOR SHEET INDEX
2. DO NOT SCALE THIS DRAWING
3. WALL MOUNTED LIGHT FIXTURES, LAMBS TONGUES AND OTHER MEP ITEMS ARE SHOWN FOR PLACEMENT ONLY

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Kansas City, MO 64108
t 816.442.7700
115 Wilcox Street Suite 210
Castle Rock, CO 80104
t 720.949.1689
HOLLISANDMILLER.COM
Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # 000016I

MKEC Engineering, Inc.
Civil Engineer
Certificate of Authority
Engineering # 2001009364
Survey # 2006027138
11827 W. 112th Street, Ste 200
Overland Park, KS 66210
913.317.9390 phone
913.317.9385 fax

LAND3 Studio
Landscape Architect
Certificate of Authority # 2008001860
317 SE Main Street
Lee's Summit, MO 64063
816.207.6019 phone

Bob D Campbell & Co.
Structural Engineer
Certificate of Authority # 000442
4338 Belleview Avenue
Kansas City, MO 64111
816.531.4144 phone
816.531.8572 fax

Henderson Engineers, Inc.
Mech/Elec/Plumb/AV/Tech Engineers
Certificate of Authority # E-556D
8345 Lenexa Drive, Ste 300
Lenexa, KS 66214
913.742.5000 phone
913.742.5001 fax

PD FINAL PLAN

BSSD Career Innovation Center - Phase 1
Blue Springs R-IV School District
2101 NW Vesper Street
Blue Springs, MO 64015

REVISIONS:

#	Description	Date



The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings, or documents not exhibiting this seal.

JOB NO: 22145.00
DRAWN BY: CK / RR
CHECKED BY: NY / JB
DATE: 01.18.2023

A212

EXTERIOR ELEVATIONS - ENLARGED

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The City of Blue Springs Missouri

Planning Application

903 W. Main Street, Blue Springs, MO 64015 | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 03-07-2022*	
CASE #:	PDFS-12-23-8997
PC MEETING:	02/12/2024
CC MEETING:	02/21/2024
BOA MEETING:	
NEWSPAPER:	01/27/2024
NOTICE LETTERS:	01/26/2024
PLANNER:	Adair Bright

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

BSSD CAREER INNOVATION CENTER - PHASE 1
Project Name

2101 VESPER STREET — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

BLUE SPRINGS HIGH SCHOOL LOT 3 — Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
SF-7 PD	PROMINENT CIVIC BLDG			25.20	

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION (*if more than 1 property owner – see page 2*)

Name of Applicant	Company	Phone	Email Address
CHRISTOPHER KOCH	HOLLIS + MILLER ARCHITECTS	816.442.7700	CKOCH@HOLLISANDMILLER.COM

Address	City	State	Zip Code
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108

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

X _____ 12.22.2023
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
BLUE SPRINGS R-IV SHCOOL DISTRICT	816.916.4709	SSHIPPY@BSSD.NET

Address	City	State	Zip Code
1801 NW VESPER STREET	BLUE SPRINGS	MO	64015

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

X _____ 4-6-23
Property Owner Signature — Date

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12/28/2023 8:04:53 AM

ADDITIONAL PROPERTY OWNER SIGNATURES *(if project boundaries include more than 1 owner)*

Name of Property Owner | Phone | Email Address

Address | City | State | Zip Code

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

X

Property Owner Signature | Date

Name of Property Owner | Phone | Email Address

Address | City | State | Zip Code

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

X

Property Owner Signature | Date

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

BRIEF PROJECT DESCRIPTION *(separate narrative required for all applications)*:

PROPOSED NEW CONSTRUCTION FOR THE BLUE SPRINGS SCHOOL DISTRICT'S CAREER INNOVATION CENTER. PROJECT INCLUDES THE REPLACEMENT OF THE EXISTING FRESHMAN CENTER BUILDING AS WELL AS RELATED SITE IMPROVEMENTS. THIS APPLICATION IS FOR THE FIRST OF TWO PHASES WHICH WILL BE APPROXIMATELY 95,000 SF.

Received
12/28/2023 8:04:57 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

DEVELOPER

Name	Company Name		
SETH SHIPPY (OWNER'S REPRESENTATIVE)	BLUE SPRINGS R-IV SCHOOL DISTRICT		
Address	**City**	**State**	**Zip**
1801 NW VESPER STREET	BLUE SPRINGS	MO	64108
Email	**Phone**	**Fax**	
SSHIPPY@BSSD.NET	816.916.4709		

ENGINEER

Name	Company Name		
DAVID RATLEY, PE	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
DRATLEY@MKEC.COM	913.317.9390		

ARCHITECT

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

SURVEYOR

Name	Company Name		
JIM SINCOX	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
JSINCOX@MKEC.COM	913.317.9390		

LANDSCAPE ARCHITECT

Name	Company Name		
GERALD PHILBIN	LAND3 STUDIO LLC		
Address	**City**	**State**	**Zip**
317 SE MAIN STREET	LEE'S SUMMIT	MO	64063
Email	**Phone**	**Fax**	
GPHILBIN@LAND3STUDIO.COM	713.301.0375		

ATTORNEY

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

OTHER CONTACT

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

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Blue Springs, Missouri
Community Development

MONTHLY REPORT
January 2024

Building Permit Activity

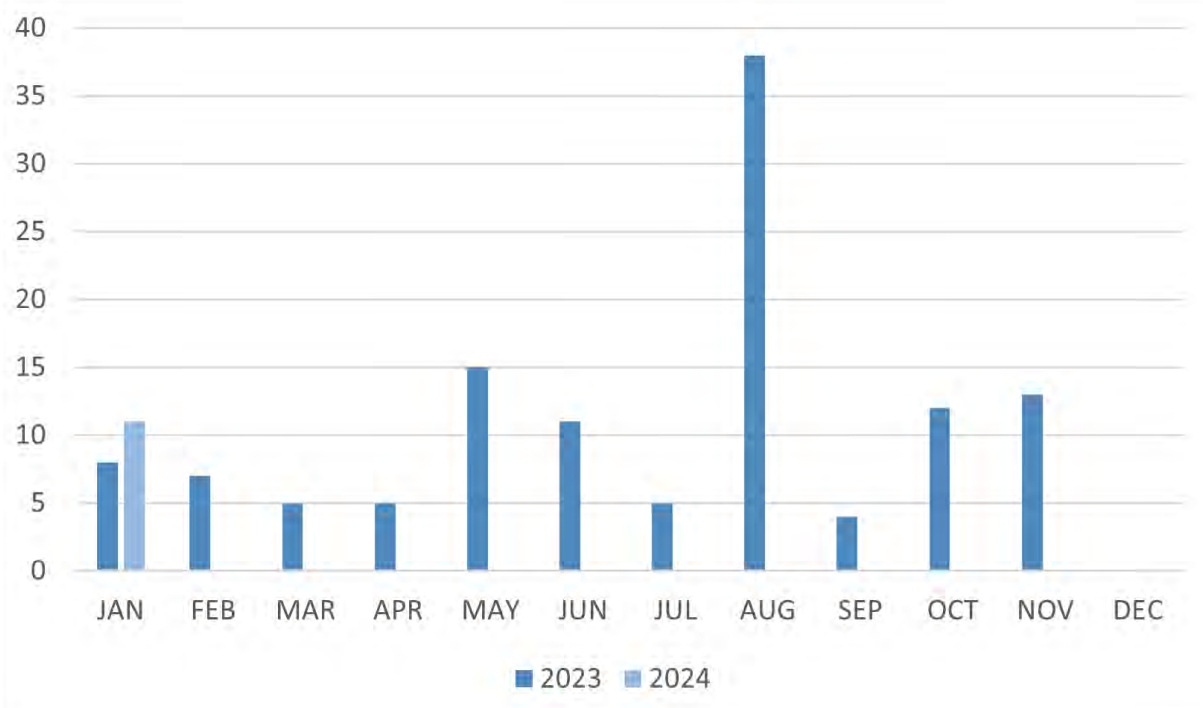
Type of Permit	Jan 2024	Jan 2023	YTD 2024	YTD 2023
Single-Family Detached	11	8	11	8
Single-Family Attached	0	0	0	0
Two-Family	3 (6 units)	0	3 (6 units)	0
Multi-Family	4 (16 units)	0	4 (16 units)	0
Total Dwelling Units	33	8	33	8
Miscellaneous Residential (additions & alterations)	19	13	19	13
Commercial—New	2	4	2	4
Commercial—Alterations	6	2	6	2
Total Building Permits*	72	82	72	82

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

Building-Related Activity

	Jan 2024	Jan 2023	YTD 2024	YTD 2023
Total Square Feet	106,726	35,342	106,726	35,342
Total Construction Cost	$9,732,776	$2,635,448	$9,732,776	$2,635,448
Total Inspections	350	464	350	464

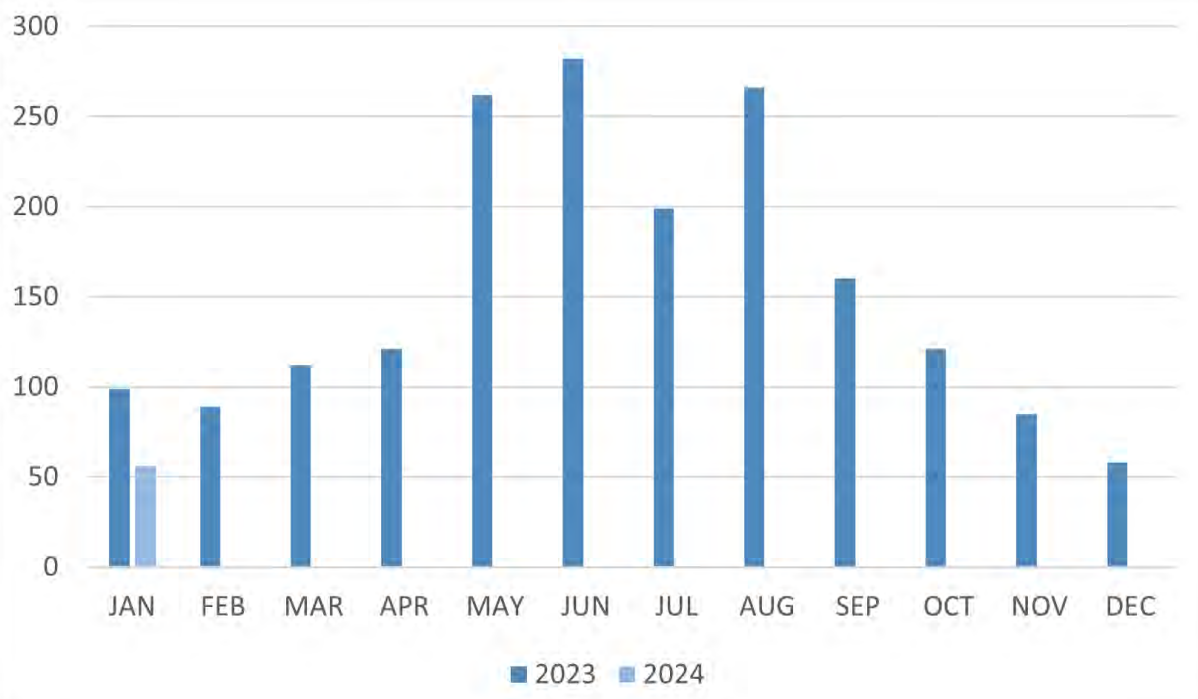
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	37
300-390	Traffic Code	0
401-411	Zoning	9
500-520 (excl. 501)	Building and Construction	10
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	56

Total Code Cases



Most Common Code Cases in January

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	19
245.130: A (11)	Trash—Prohibited	13
245.160: A (12)	Inoperable Vehicles—Prohibited	3
500.020: (a)	Building Permit Required	3

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
ANNX-11-23-8951	Baker Annexation	N/A	Approved 1/2/24	5294
PF-10-23-8920	Eagles Creek of Blue Springs 1st Plat Amendment	N/A	1/16/23	5297

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	Jan 2024	Jan 2023	YTD 2024	YTD 2023
Sign Face Replacement	1	1	1	1
Ground-Mounted Signs	2	0	2	0
Building-Mounted Signs	8	3	8	3
Temporary Signs	1	1	1	1
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	0	0
Total Signs Issued	12	5	12	5