PLANNING COMMISSION MEETING
AGENDA

Tuesday, November 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,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** October 28, 2024

2 PUBLIC HEARING / REZONING / RZ-09-24-9341 / "209 11th St" / 209 NW 11th St
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 12, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-09-24-9342 / "Vibe" / 209 NW 11th St **(Withdrawn by the Applicant)**
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on October 12, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9283 / "Home Depot" / 905 NE Adams Dairy Parkway **(Continued from the October 14, 2024, Planning Commission Meeting)**
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments

3. Affidavit of Publication in The Examiner on September 28, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 SITE PLAN DESIGN REVIEW / SPDR-08-24-9284 / Home Depot / 905 NE Adams Dairy Parkway **(Continued from the October 14, 2024 Planning Commission Meeting)**

6 ANNOUNCEMENTS

7 ADJOURN

The next scheduled meeting is **Monday, November 25, 2024**

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
November 7, 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, October 28, 2024

Media Link: October 28, 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, October 28, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE

Chris Henning, Chairperson
Susan Stokenbury
Jared Pumphrey
Chad Sanderson
Byron Craddolph
Jennifer Ritschel-Smith
Travis Graham

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Dave McCumber, Development Review Manager
Adam Hilgedick, Assistant Director of Public Works
James Newell, City Attorney
Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore
Aliyah Kincade, Recording Secretary

ABSENT

Brian Ingersoll
Richard How, Vice-Chairperson

CALL TO ORDER

Chairperson, Chris Henning, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.

Chairperson Henning requested action on the Consent Agenda.

DRAFT

CONSENT AGENDA APPROVAL

Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Pumphrey. With 7-0 approval the minutes passed.

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

PUBLIC HEARING

Chairperson Henning opened the public hearing for The Links at 6:32 pm.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-08-24-9287/ "The Links" / 29607 E R.D. Mize Rd

&

AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9288 / "The Links" / 29607 E R.D. Mize Rd

&

AGENDA ITEM 4 / PRELIMINARY PLAT / PP-08-24-9289 / "The Links" / 29607 E R.D. Mize Rd

Chairperson Henning requested Mike Mallon, Senior Director of City Development, present the request for Rezoning / RZ-08-24-9287, Planned Development Concept Plan / PDC-08-24-9288 and Preliminary Plat / PP-08-24-9289 for The Links to Planning Commission.

QUESTIONS

Commissioner Craddolph asked if there were any letters of opposition and if a traffic study was done. Mr. Mallon stated that a traffic study was not done due to the low number of units being proposed. A traffic study for a residential development is only triggered if there are to be 50 or more residential dwelling units. There were a few letters from concerned residents sent to staff, some of are in the packet. Residents were generally in support of the single-family homes, as well as size of homes and lot sizes. The portion of concern citizens have is the road connecting this development to the Adams Pointe subdivision. Per code, the streets must connect unless City Council deems it unnecessary or unwarranted.

DRAFT

Commissioner Craddolph asked if the developer would be providing sidewalks. Mr. Mallon stated that sidewalks will be provided and as of now, no trail or pedestrian connection will be provided to the surrounding neighborhoods.

Chairperson Henning asked if Mr. Mallon could restate the landscape easement on the lots that abut the golf course regarding how wide it is. Mr. Mallon discussed the reasoning for the buffer adjacent to the golf course being due to the lack of a trees between the home and the golf course. Chairperson Henning asked what the benefit to the landscape easement versus a buffer. Mr. Mallon stated that the landscape easement ensures that the extra landscaping will be installed with each home being built. Mr. Mallon also stated that a buffer only requires one tree every forty feet. Due to the width of the lots this will give us more trees within the landscape easement than a buffer would. Mr. Mallon also stated that with the easement no structures will be able to be built in that space, only fencing.

Chad Rissinger, 114 SW Eagles Parkway, Grain Valley, presented on the development.

APPLICANT

None.

WITNESS IN FAVOR

None.

WITNESSES OPPOSED

Mr. Mallon discussed the reason for the reduction in the buffer and the reasoning for it being that when the Amazon property was zoned it included the road and the right of way on both sides of the road. The greenspace when including the right-of -way is more than sufficient for a buffer.

DISCUSSION

Chairperson Henning asked if the developer would be building the lots, or if he intends to open it up for other developers. Mr. Rissinger stated that he will likely open it up, but that he is planning to do some building of the project.

Chairperson Henning closed the public hearing at 6:59 pm.

PUBLIC HEARING CLOSED

Commissioner Sanderson made the motion to approve Rezoning / RZ-08-24-9287 for the Links.

DRAFT

MOTION / REZONING / RZ-08-24-9287 / "The Links" / 29607 E R.D. Mize Rd

The motion was seconded by Commissioner Stokenbury.

SECOND

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

VOTE

RECOMMEND APPROVAL
(7-Aye, 0-No)
This item will be heard at the November 4, 2024, City Council meeting.

Commissioner Sanderson made the motion to approve the Planned Development Concept Plan / PDC-08-24-9288 for The Links.

MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-08-24-9288 / "The Links" / 29607 E R.D. Mize Rd

Commissioner Stokenbury seconded the motion.

SECOND

Byron Craddolph—Aye	Travis Graham—Aye
Chris Henning—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	Jennifer Ritschel-Smith—Aye
Chad Sanderson—Aye	

VOTE

RECOMMEND APPROVAL w/ 6 conditions
(7-Aye, 0-No)
This item will be heard at the November 4, 2024, City Council Meeting.

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development Concept Plan, which include:
    a. Reduction of the open space tract/buffer on the north side of the property from 25-foot to a 15-foot tract
    b. Reduction of the 25-foot minimum corner setback due to the available right of way 15-foot minimum

DRAFT

c. 15-Foot landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail

2. The developer is requesting to step down to minimum livable floor classification (C) 2,200 sq feet.
    i. There is approximately 0.50 acres of open space between this subdivision and Adams Pointe Village.
3. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
4. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
5. A 5-ft. wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
6. A PD Final Plan and a Final Plat of each phase will be required prior to the issuance of building permits.

Commissioner Sanderson made the motion to approve Preliminary Plat / PP-08-24-9289 for The Links.

MOTION / PRELIMINARY PLAT / PP-08-24-9289 / "The Links" / 29607 E R.D. Mize Rd

Commissioner Stokenbury seconded the motion.

SECOND

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—Aye	Travis Graham—Aye
Chris Henning—Aye	Jennifeer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

VOTE

APPROVED with 5 conditions. (7-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.
2. Prior to approval of each Final Plat, the following must occur:
    a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.

DRAFT

c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.

3. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded.
4. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) plus two evergreen trees for lots along the golf course and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
5. The minimum livable floor area classification must be noted on the Final Plat.

None.

ANNOUNCEMENTS

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:02 pm.

MEETING ADJOURN

DRAFT

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

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

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

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

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

Previous Actions:

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

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

Adjacent Properties:

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

REZONING ANALYSIS

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

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

The *Future Land Use Policy Map* designates the subject property as "Distinct Destination," which is defined as a mix of larger-scale and regionally significant land uses that are

Rezoning
RZ-09-24-9341
209 11th St
Exhibit 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. The recommendations of professional staff.

STAFF RESPONSE: Staff recommends approval of this rezoning request.

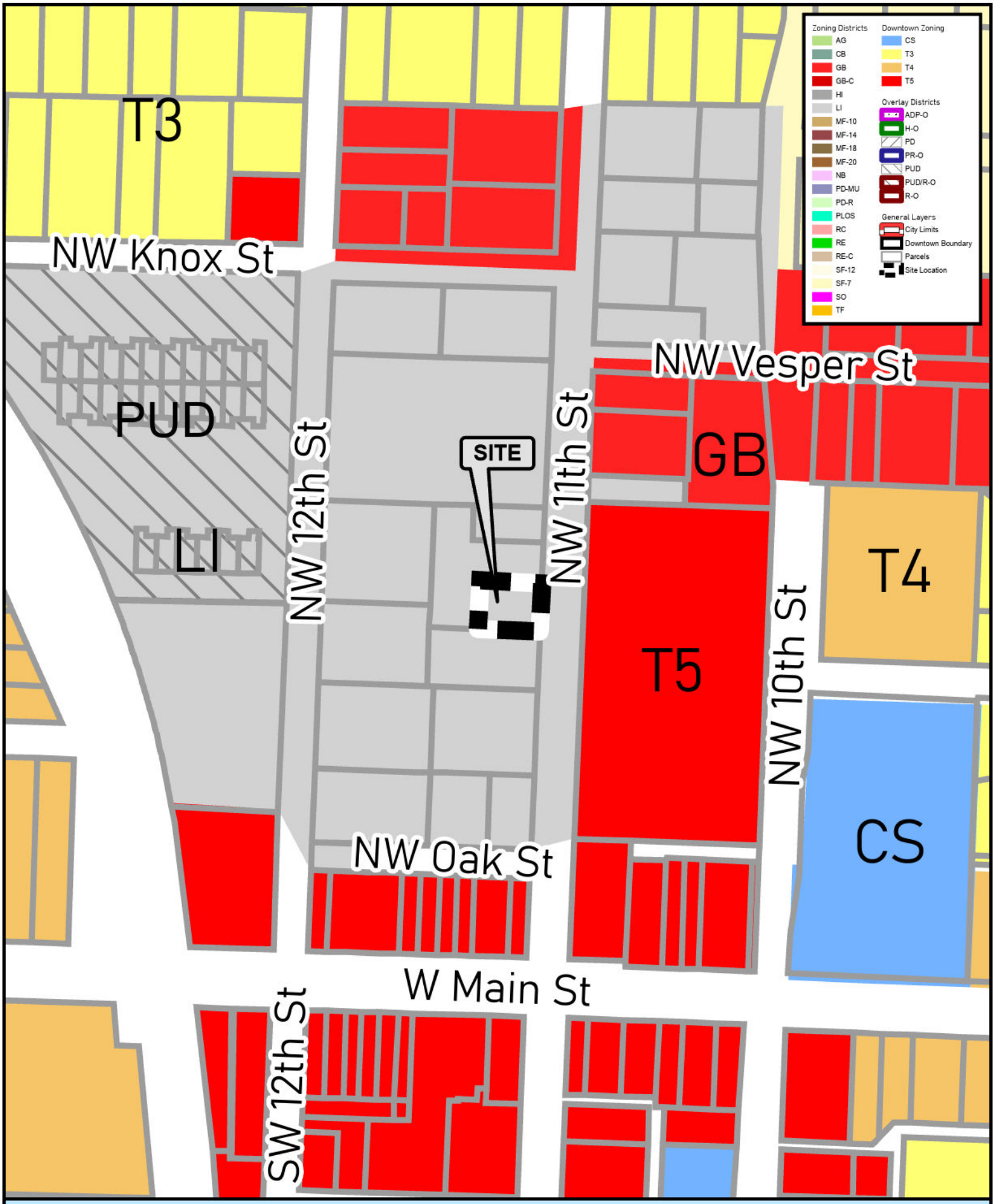


The City of Blue Springs Missouri

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

N

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



The City of Blue Springs Missouri

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

N

1 inch = 167 feet

Date: 10/10/2024

209 NW 11t St - Rezoning Request
Narrative

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

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

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

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

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

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

Legal Description:

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

Rezoning
RZ-09-24-9341
209 11th St
Exhibit 2

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

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

The City of Blue Springs Missouri

Planning Application

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

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

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

Rezoning Commercial Property at 209 NW 11th St

Project Name

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

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

X _____ 9/25/24

Applicant Signature **Date**

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

2006 SW Sandstone Ct	Blue Springs	MO	64015
Address	**City**	**State**	**Zip Code**

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

X _____ 9/25/24

Property Owner Signature **Date**

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

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

PROJECT DESCRIPTION:

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

Legal Description:

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

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

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

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

SURVEYOR

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

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09/27/2024 8:14:50 AM

FEE CALCULATION TABLE

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

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

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

EXHIBIT A - LEGAL DESCRIPTION

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

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

THE EXAMINER

AFFIDAVIT OF PUBLICATION

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

AFFIDAVIT OF PUBLICATION: #2822190

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

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

Oct. 26, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $101.87

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

PUBLIC NOTICE

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Tuesday, November 12, 2024,** at 6:30 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Jaime Russell, of Anthem Photography. Ms. Russell has applied for approval of a Rezoning from "LI" Light Industrial to "GB" General Business for the 0.13+/- acre property located at 209 NW 11th Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

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

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

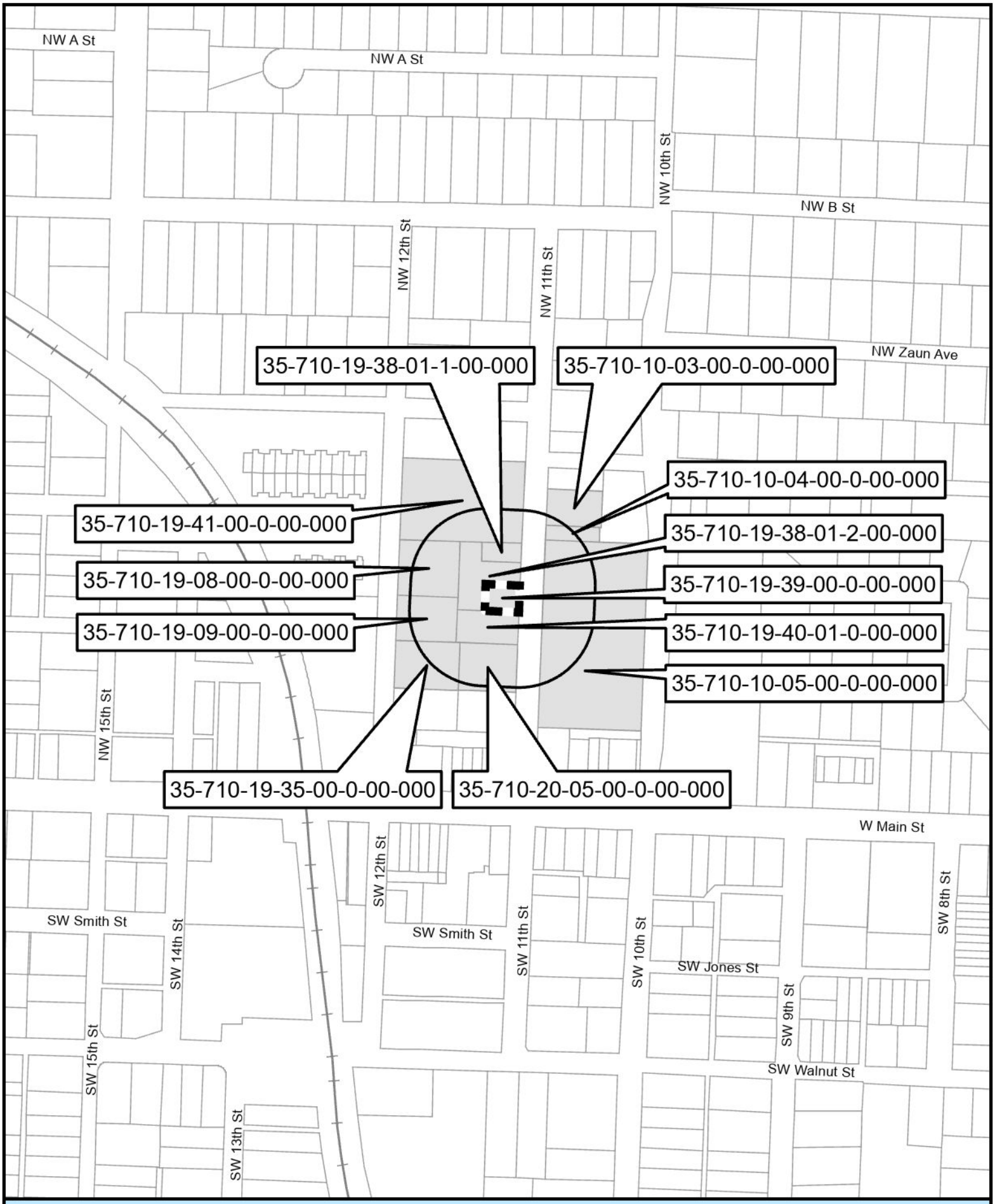
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning application on Monday, November 18, 2024, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Oct 26, 2024

2822190

Rezoning
RZ-09-24-9341
209 11th St
Exhibit 3


NW A St
NW A St
NW 10th St
NW B St
NW 12th St
NW 11th St
NW Zaun Ave
35-710-19-38-01-1-00-000
35-710-10-03-00-0-00-000
35-710-10-04-00-0-00-000
35-710-19-41-00-0-00-000
35-710-19-38-01-2-00-000
35-710-19-08-00-0-00-000
35-710-19-39-00-0-00-000
35-710-19-09-00-0-00-000
35-710-19-40-01-0-00-000
35-710-10-05-00-0-00-000
NW 15th St
35-710-19-35-00-0-00-000
35-710-20-05-00-0-00-000
W Main St
SW 12th St
SW 8th St
SW Smith St
SW 14th St
SW Smith St
SW 11th St
SW 10th St
SW Jones St
SW 9th St
SW 15th St
SW Walnut St
SW 13th St
The City of Blue Springs Missouri
RZ-09-24-9341
209 NW 11TH STREET
Parcel 35-710-19-39-00-0-00-000
185' NOTIFICATION MAP
N
Rezoning
RZ-09-24-9341
209 11th St
Exhibit 4

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

Rezoning
RZ-09-24-9341
209 11th St
Exhibit 5

Blue Springs, Missouri
Community Development

October 25, 2024

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Jaime Russell, of Anthem Photography, for approval of a Rezoning from "LI" Light Industrial to "GB" General Business for the 0.13 +/- acres located at 209 NW 11th Street.

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

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

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

Planning Commission - Tuesday, November 12, 2024 @ 6:30 p.m.
&
City Council – Monday, November 18, 2024 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Rezoning
RZ-09-24-9341
209 11th St
Exhibit 6

PLANNING APPLICATION REVIEW STAFF REPORT

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

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

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

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

Previous Actions:

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

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

Conditional Use Permit; Site Plan Design Review
CUP-08-24-9283; SPDR-08-24-9284
Home Depot
Exhibit 1

Adjacent Properties:

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

CONDITIONAL USE PERMIT AND SITE PLAN DESIGN REVIEW ANALYSIS

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

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

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

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

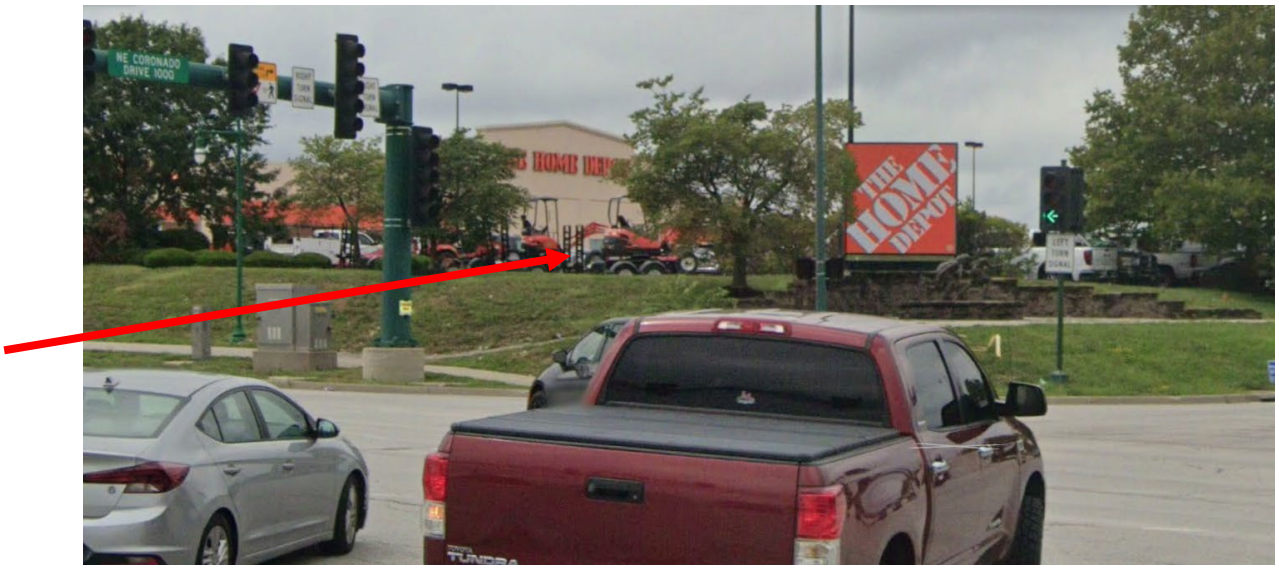
*Parking totals listed in the table above account for the Home Depot Parking spaces exclusively. The shared parking (8 spaces) on the property for the pad site remains and are not impacted by this application.

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

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

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

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



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. The recommendations of professional staff.

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

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

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

1. Compliance with the requirements of this Development Code.

STAFF RESPONSE: Approval of the application would bring the property in compliance with the Development Code.

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

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

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

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

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

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

5. The recommendations of professional staff.

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

Staff Recommendation:

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

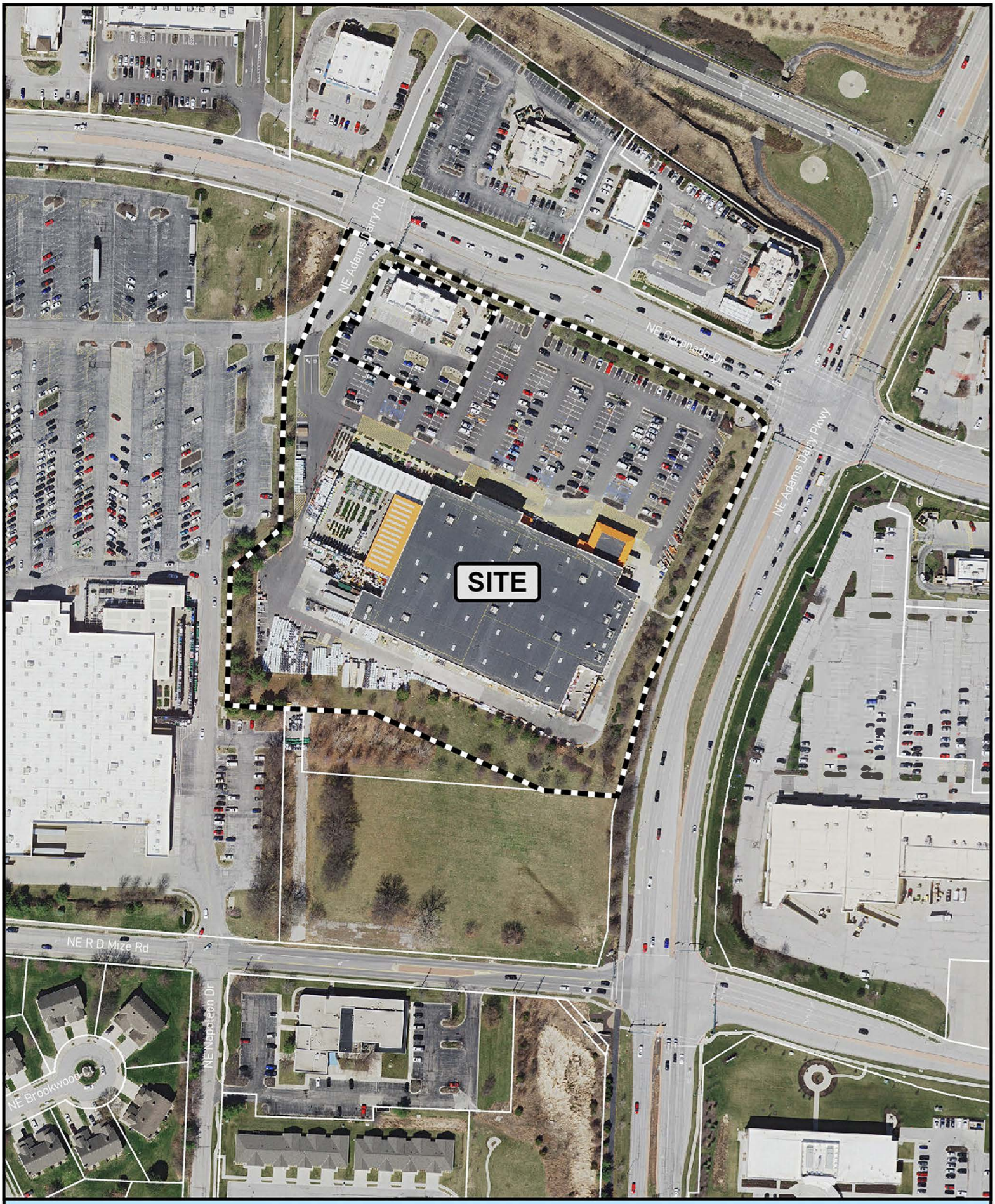
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

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

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

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

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

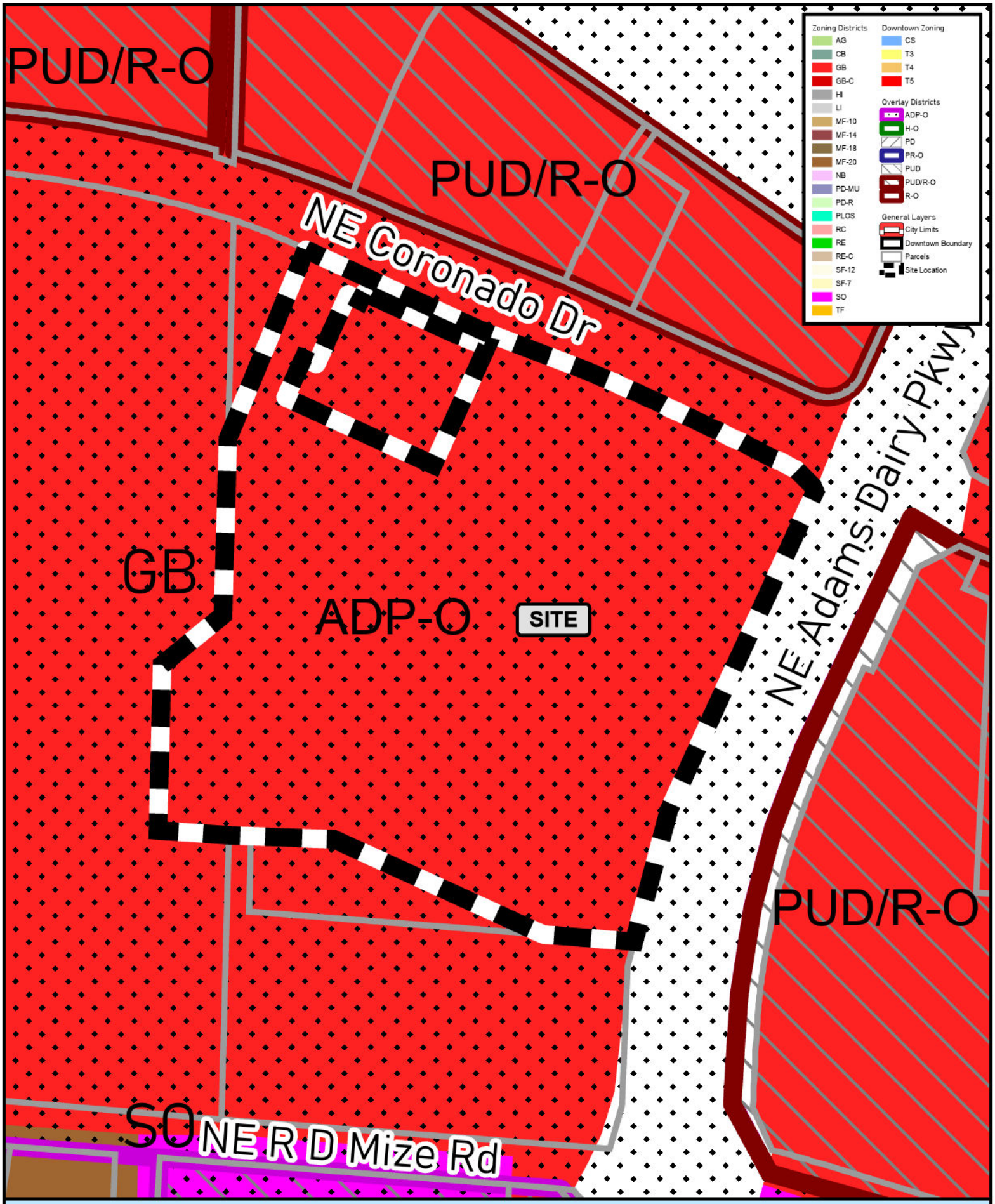


The City of Blue Springs Missouri

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

N

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



The City of Blue Springs Missouri

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

N

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



VICINITY MAP
SCALE: N.T.S.

SITE PLAN

FOR

HOME DEPOT STORE # 3024
BLUE SPRINGS

905 NE ADAMS DAIRY PKWY

LOCATED IN

BLUE SPRINGS, MO 64014

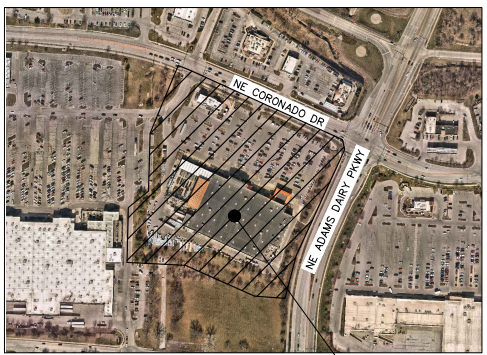
SECTION 06, TOWNSHIP 51N, RANGE 25W

PROJECT TEAM

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

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

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



VICINITY MAP
SCALE: N.T.S.

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

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

PREPARED BY:
Kimley»Horn

Conditional Use Permit; Site Plan Design Review
CUP-08-24-9283; SPDR-08-24-9284
Home Depot
Exhibit 2

Received
10/29/2024

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150, KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

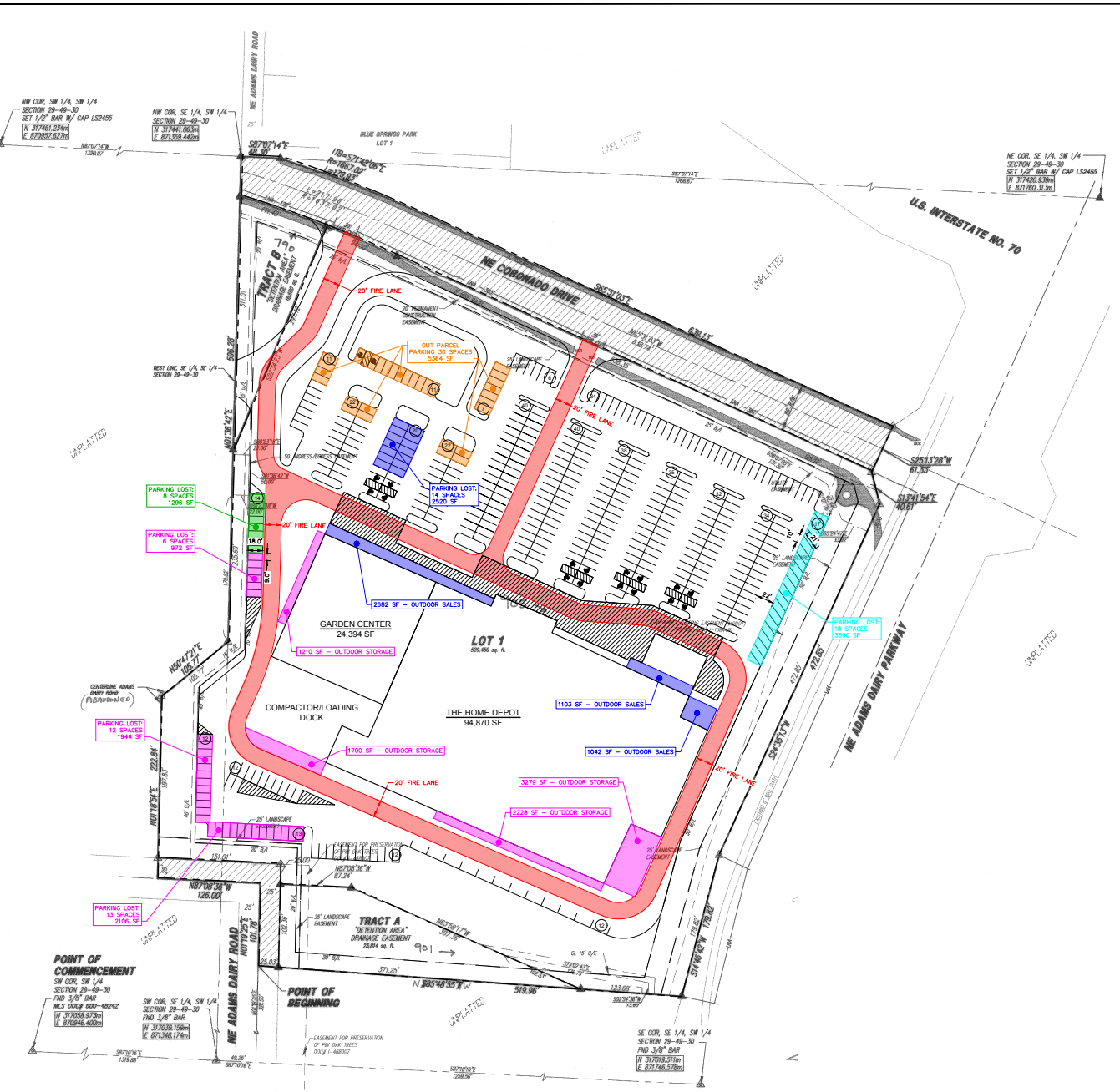
KHA PROJECT 047096430
DATE 07/11/2024
SCALE AS SHOWN
DESIGNED BY BPT
DRAWN BY BPT
CHECKED BY PVR

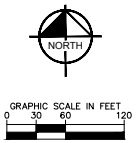
COVER SHEET

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

SHEET NUMBER
C-000

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

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

TOTAL PARKING LOST

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

SITE DATA

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

Received
10/29/2024

No.	REVISIONS	DATE	BY

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PHONE: 816-445-4555
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

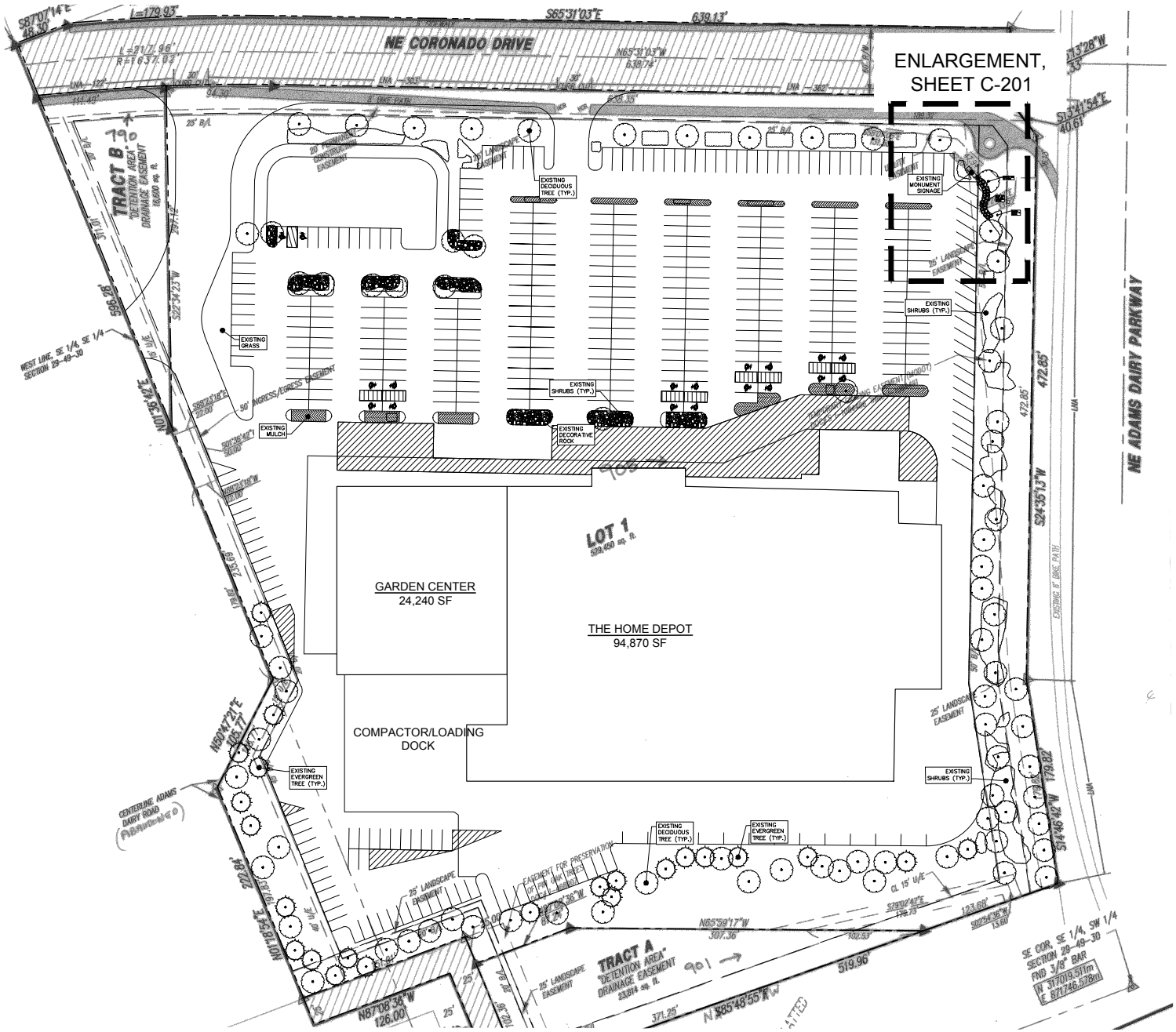
KHA PROJECT 047096430
DATE 07/11/2024
SCALE AS SHOWN
DESIGNED BY BPT
DRAWN BY BPT
CHECKED BY PVR

SITE PLAN

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

SHEET NUMBER
C-100

30 SPACES
101 SPACE



PLANT SCHEDULE

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

Received
10/29/2024

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY

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805 PENNSYLVANIA AVE., SUITE 150, KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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

OVERALL LANDSCAPE PLAN

THD 3024 BLUE SPRINGS

PREPARED FOR
THE HOME DEPOT

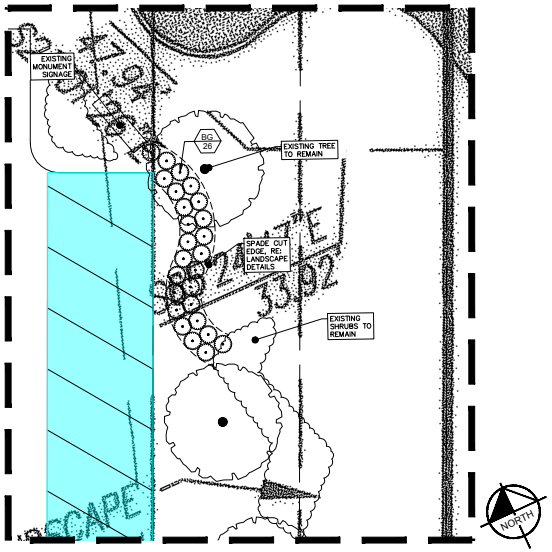
JACKSON COUNTY MO

SHEET NUMBER
C-200

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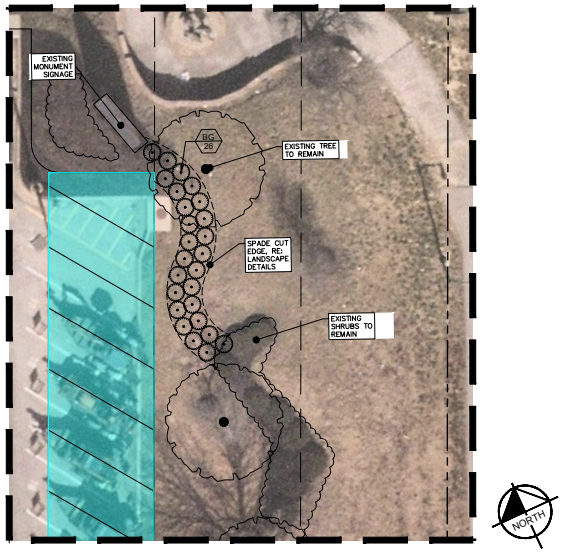
ENLARGEMENT SITE PLAN

SCALE: 1-10



ENLARGEMENT AERIAL

SCALE: 1-10



PLANT SCHEDULE

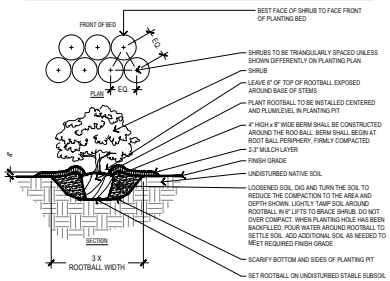
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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

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

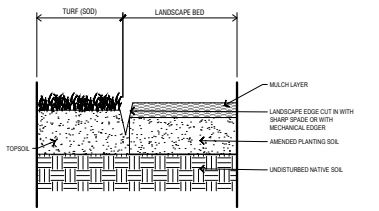
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	EM		EXISTING MULCH / EXISTING MULCH
	ER		EXISTING ROCK / EXISTING ROCK
			EXISTING SHRUBS

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



A TYPICAL SHRUB PLANTING

3" = 1'



B LANDSCAPE EDGE

1 1/2" = 1'

PLANTING NOTES:

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

Received

10/29/2024

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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

LANDSCAPE ENLARGEMENTS

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

SHEET NUMBER C-201

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

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

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

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

Permanent:

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

Supplemental Materials:

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

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

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

Sincerely,



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

Received
10/30/2024

Kimley»Horn

MEMORANDUM

To: Katie Fitzjarrald

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

Date: 10/30/2024

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

INTRODUCTION

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

ITE Parking Generation

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

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

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

Received
10/30/2024

Parking Generation

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

The data for the facilities is shown below.

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

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

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

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

Received
10/30/2024

Summary

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

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

Sincerely,

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

Received
10/30/2024

The City of Blue Springs Missouri

Planning Application

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

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

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

Home Depot 3024 - Outdoor Storage
Project Name

905 NE Adams Dairy Pkwy — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

See Attached PRC — Legal Description (attach as a separate page if too large)

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

APPLICATION (*check all that apply*)

LAND USE
- ☒ 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 - parking
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

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

Applicant Signature — Date

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

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

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

X — 8-12-2024

Property Owner Signature — Date

Received
10/30/2024

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

PROJECT DESCRIPTION:

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

Received

10/30/2024

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

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

ENGINEER

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
10/30/2024

FEE CALCULATION TABLE

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

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

Received

10/30/2024

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: SoAXoFWz9eQhH9UhXW4b
Home Depot

AFFIDAVIT OF PUBLICATION: #2717000

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

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

Sep. 28, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $148.76

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

PUBLIC NOTICE

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 14, at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Katie Fitzjarrald of Kimley-Horn and Associates, on behalf of the property owner, The Home Depot, for approval of a Conditional Use Permit to allow for the Freestanding/ Outdoor Retail Sales/Service land use on 11.11 +/- acres at 905 NE Adams Dairy Parkway. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

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

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

The City Council of the City of

Conditional Use Permit; Site Plan Design Review
CUP-08-24-9283; SPDR-08-24-9284
Home Depot
Exhibit 3

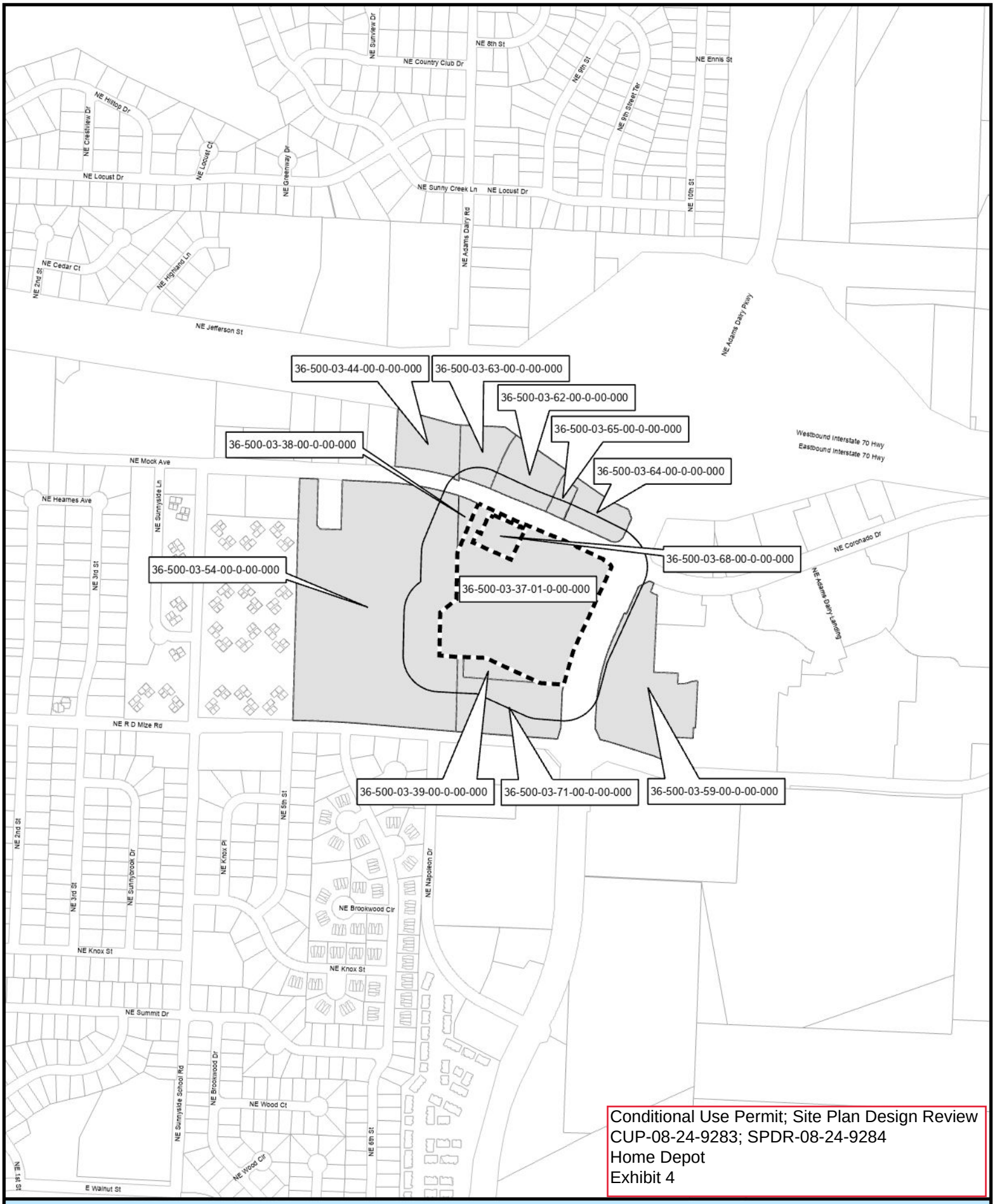
Blue Springs will also hold a public hearing on the above noted Conditional Use Permit on **Monday, October 21, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

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

Published in the Examiner, Sep 28, 2024

2717000



Conditional Use Permit; Site Plan Design Review
CUP-08-24-9283; SPDR-08-24-9284
Home Depot
Exhibit 4

The City of Blue Springs Missouri

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

N

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

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

Conditional Use Permit; Site Plan Design Review
CUP-08-24-9283; SPDR-08-24-9284
Home Depot
Exhibit 5

Blue Springs, Missouri
Community Development

September 27, 2024

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Katie Fitzjarrald of Kimley-Horn and Associates, on behalf of the property owner, The Home Depot, for approval of a Conditional Use Permit to allow for the Freestanding/Outdoor Retail Sales/Service land use on 11.11 +/- acres at 905 NE Adams Dairy Parkway.

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

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

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

Planning Commission - Monday, October 14, 2024 @ 6:30 p.m.
&
City Council – Monday, October 21, 2024 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Conditional Use Permit; Site Plan Design Review
CUP-08-24-9283; SPDR-08-24-9284
Home Depot
Exhibit 6