PLANNING COMMISSION MEETING
AGENDA

Monday, November 25, 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** November 12, 2024

5 PRELIMINARY PLAT / PP-08-24-9289 / "The Links at Adams Pointe" / 29607 E R.D. Mize Rd

6 SOLID WASTE MANAGEMENT COMMISSION LIASION APPOINTMENT

7 ADJOURN

The next scheduled meeting is **Monday, December 9, 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 21, 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
Tuesday, November 12, 2024

Media Link: November 12, 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 Tuesday, November 12, 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
Brian Ingersoll
Jared Pumphrey
Chad Sanderson
Byron Craddolph
Jennifer Ritschel-Smith
Travis Graham

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Shantele Frie, Associate Planner
Chris Willis, Associate Planner
Adam Hilgedick, Assistant Director of Public Works
James Newell, City Attorney
Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore
Traci Breshears, Recording Secretary

ABSENT

Susan Stokenbury
Richard How, Vice-Chairperson

CALL TO ORDER

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

DRAFT

CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda.

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

Brian Ingersoll—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 209 11th Street at 6:31 pm. He also stated that agenda item number 3, which was for the same address, had been withdrawn by the applicant.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-09-24-9341/ "209 11th St" / 209 NW 11th St

Chairperson Henning requested Chris Willis, Associate Planner, present the request for Rezoning / RZ-09-24-9341 for 209 11th St to Planning Commission.

QUESTIONS

Commissioner Craddolph asked about the difference between light industrial zoning and general business zoning. Mike Mallon, Senior Director of City Development, stated that by rezoning to general business zoning, it will allow for restaurants, shopping and the like to go on the property outright.

Commissioner Craddolph asked how this would affect agriculture, explaining that a meat market had previously been in the area. Mr. Mallon stated the meat market was a couple of properties to the southwest and that they had had a conditional use permit to allow it. He also stated that the applicant is wanting to rezone to bring it more in line with the downtown zoning and that most businesses looking to lease the property are for services or retail. Commissioner Craddolph asks if it would be a problem if the previous meat market business were to reopen. Mr. Mallon stated that it is not the same property and that the butcher and meat processing plant went out of business and is now a retail or service use office.

APPLICANT

Not present.

DRAFT

WITNESS IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:40 pm.
MOTION / REZONING / RZ-09-24-9341/ "209 11th St" / 209 NW 11th St	Commissioner Sanderson made the motion to approve Rezoning / RZ-09-24-9341 for 209 11th St.
SECOND	The motion was seconded by Commissioner Pumphrey.
VOTE	Brian Ingersoll—Aye Byron Craddolph—Aye Travis Graham—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye **RECOMMEND APPROVAL** **(7-Aye, 0-No)** **This item will be heard at the November 18, 2024, City Council meeting.**
PUBLIC HEARING	Chairperson Henning opened the public hearing for Home Depot at 6:41 pm.
AGENDA ITEM 4 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-24-9383/ "Home Depot" / 905 NE Adams Dairy Parkway	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for Conditional Use Permit / CUP-08-24-9383 and the Site Plan Design Review / SPDR-08-24-9284 for Home Depot to Planning Commission.

DRAFT

& **AGENDA ITEM 5 / SITE PLAN DESIGN REVIEW / SPDR-08-24-9284 /** " Home Depot" / 905 NE Adams Dairy Parkway	
QUESTIONS	Commissioner Craddolph asked for a description of the landscape plan. Ms. Frie stated that she would allow the applicant to speak to the landscape plan.
APPLICANT	Andrew Gribble, 805 Pennsylvania, Kansas City, MO.
WITNESS IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	Mr. Gribble told Commission that the infill portion of the landscaping will be boxwood shrubs that will follow the flow of the shrubs previously planted. Commissioner Craddolph asked if that would be enough to block the view of the equipment from the road. Mr. Gribble stated that he believed it would be enough. Chairperson Henning asked what the height of the shrubs would be upon planting. Mr. Gribble stated they would be three feet when planted.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:48 pm.
MOTION / CONDITIONAL USE PERMIT / CUP-08-24-9283 / "Home Depot" / 905 NE Adams Dairy Parkway	Commissioner Sanderson made the motion to approve the Conditional Use Permit / CUP-08-24-9283 for Home Depot.

DRAFT

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

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

RECOMMEND APPROVAL w/ 2 conditions
(7-Aye, 0-No)
This item will be heard at the November 18, 2024, City Council Meeting.

STAFF CONDITIONS

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

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.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-08-24-9284 / "Home Depot" / 905 NE Adams Dairy Parkway

Commissioner Sanderson made the motion to approve the Site Plan Design Review / SPDR-08-24-9284 for Home Depot.

SECOND

Commissioner Craddolph seconded the motion.

VOTE

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

APPROVED with 2 conditions.
(7-Aye, 0-No)

DRAFT

STAFF CONDITIONS

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

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)

ANNOUNCEMENTS

None.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Graham motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 6:51 pm.

DRAFT

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Chris Henning, Chairperson

_____
Date

Blue Springs, Missouri
Community Development

MEMORANDUM

DATE: **November 25, 2024**

TO: **City of Blue Spring Planning Commission**

FROM: **Shantele Frie, Associate Planner**

SUBJECT: **The Links at Adam's Pointe Preliminary Plat**

A public hearing was held with the Planning Commission on October 28, 2024, for The Links at Adams Pointe, a 37-lot subdivision with five open space tracts across the 18.47 +/- acre property located west of the Adams Pointe Village subdivision and north of the Adams Pointe Golf Club. The project involved a Rezoning , PD Conceptual Development Plan , and Preliminary Plat , of which the Rezoning and PD Concept Plan were recommended for approval by the Commission. The Planning Commission approved the associated Preliminary Plat. On November 4, 2024, the City Council heard the case where, exhibits were entered, testimony was taken, and the public hearing was continued to the November 18, 2024, City Council meeting. The City Council requested a revised PD Concept Plan which eliminates the connection of NE Greenview Drive to the Adams Pointe Village subdivision.

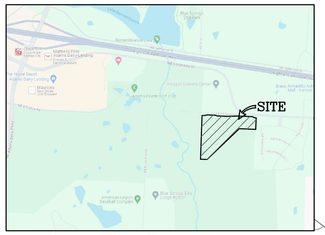
On November 18, 2024, the applicant returned to City Council with a revised PD Concept Plan. The revision included a 30-lot subdivision with four open space tracts across the 18.47 +/- acre property with no connection to the Adams Pointe Village subdivision. When the hearing concluded, the City Council approved the rezoning and revised PD Concept Plan unanimously. With the approval of a revised PD Concept Plan, staff is bringing the revised Preliminary Plat back to Planning Commission for review and approval. The e e e e ee e e e e e e g. Those documents can be found within Exhibit B of the Ordinance approved by the City Council.

Thank you,

Shantele Frie
Associate Planner
816-622-4050
sfrie@bluespringsgov.com

PRELIMINARY PLAT FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI



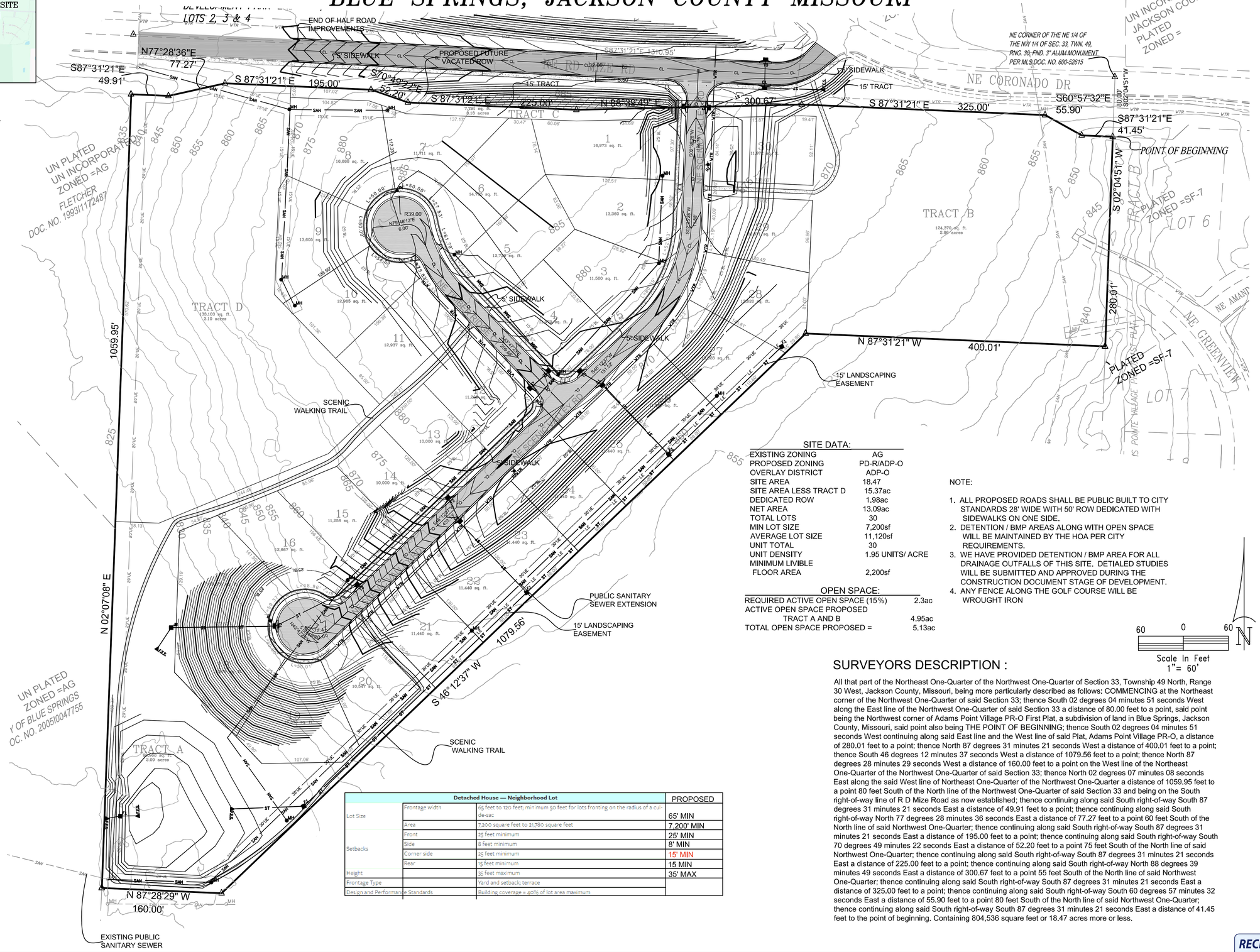
SITE LOCATION MAP

SYMBOL LEGEND

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

DEVELOPER:

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



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

SITE DATA:

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

OPEN SPACE:

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

NOTE:

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

60 0 60 N

Scale In Feet
1"= 60'

SURVEYORS DESCRIPTION :

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

REVISION		BY
DATE		
8-29-24	PER CITY COMMENTS	-
9-19-24	PER CITY COMMENTS	
10-3-24	PER CITY COMMENTS	
10-14-24	PER CITY COMMENTS	
10-18-24	PER CITY COMMENTS	
11-8-24	REMOVED GREENVIEW DR	

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 = nvolquist@quistengineering.com

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

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

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

RECEIVED
By tbreshears at 9:54 am, Nov 21, 2024

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: November 12, 2024

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

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

ISSUE/REQUEST

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

BACKGROUND/JUSTIFICATION

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

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

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

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

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

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

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

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-08-24-9287). Staff also recommends approval of the Planned Development Concept Plan (PDC-08-24-9288) with the following seven conditions:

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

building permits.

OTHER BOARDS & COMMISSIONS ASSIGNED

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

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

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

REVIEWED BY:

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

Exhibit 1

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
November 4, 2024

EXHIBITS FOR PUBLIC HEARING

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

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

EE BA

PLANNING APPLICATION REVIEW STAFF REPORT

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

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

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

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

Previous Actions:

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

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

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)

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

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

REZONING ANALYSIS

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

Proposed Land Use: Detached Housing

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

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

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

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

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

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

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

Through the PD, the development will utilize the regulations specified in the provided standards. The proposed building types are most closely related to the "Detached House – Neighborhood Lot." The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

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

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

   STAFF RESPONSE: The proposed rezoning is in an area identified by the 2014 Comprehensive Plan as C2 (Central 2) Area Plan which classifies the subject property as "Small-Scale Multi-Family." The rezoning to PD-R/ADP-O would comply with the Comprehensive Plan Designation.

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

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

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the

building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

STAFF RESPONSE: Approval of the rezoning application would allow for the existing 18.47 +/- acre parcel to be developed in accordance with the standards of the "PD-R/ADP-O" zoning district. Denial of the rezoning application would result in the property remaining undeveloped for an unknown period of time.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting specified standards and modifications through a PD Concept Plan. Staff believes that requested modifications are warranted due to the proposed development pattern, building types, and intent of the district.

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

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

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

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

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

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

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

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

9. The recommendations of professional staff.

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

PLAT & PD CONCEPT PLAN ANALYSIS

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

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat

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

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

Detached House-Neighborhood Lot

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

Land Use

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

37 units/18.47 acres = 2.00 units per acre

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

Housing Balance: The 2014 Comprehensive Plan set a housing goal to *integrate housing choices into neighborhoods and corridors* with a target to *increase quantity and diversity of housing types so that non-single-family options are to at least 30% of the housing stock*. Based on building permit data through the end of August 2024, the current housing balance is 70.38% single-family and 29.62% multi-family (non-single-family). The estimated future balance is 70.49% single-family and 29.51% multi-family based on approved projects that have not been permitted. As of August 30, 2024, an additional 169 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,105 70.38%	846	17,006 70.49%
Multi-Family	6,779 29.62%	340	7,119 29.62%
Total Units	22,884	1,186	24,125

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer: Gravity sanitary sewer is available to the south of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property in order to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas and newer single-family development.

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

    STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area.

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

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

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

   STAFF RESPONSE: The plan reflects a creative and innovative design that is not well accommodated by any base zoning districts which is why a PD is the most appropriate approval process for the development.

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

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

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

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

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

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

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

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

   STAFF RESPONSE: The preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments.

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

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

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

STAFF RESPONSE: The proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development.

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

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

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

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

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

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

7. The recommendations of professional staff.

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

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan application with the following six (6) conditions:

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

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

Staff recommends approval of the Preliminary Plat application with the following five (5) conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.
2. Prior to approval of each Final Plat, the following must occur:
   a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
   b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
   c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
3. Prior to issuance of building permits, the following must occur:
   a. An approved Final Plat must be recorded at Jackson County.
   b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded.
4. Prior to issuance of a Certificate of Occupancy, the following must occur:
   a. All required landscaping (45 plant units) plus two evergreen trees for lots along the golf course and street tree(s) shall be installed or financially guaranteed.
   b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
5. The minimum livable floor area classification must be noted on the Final Plat.

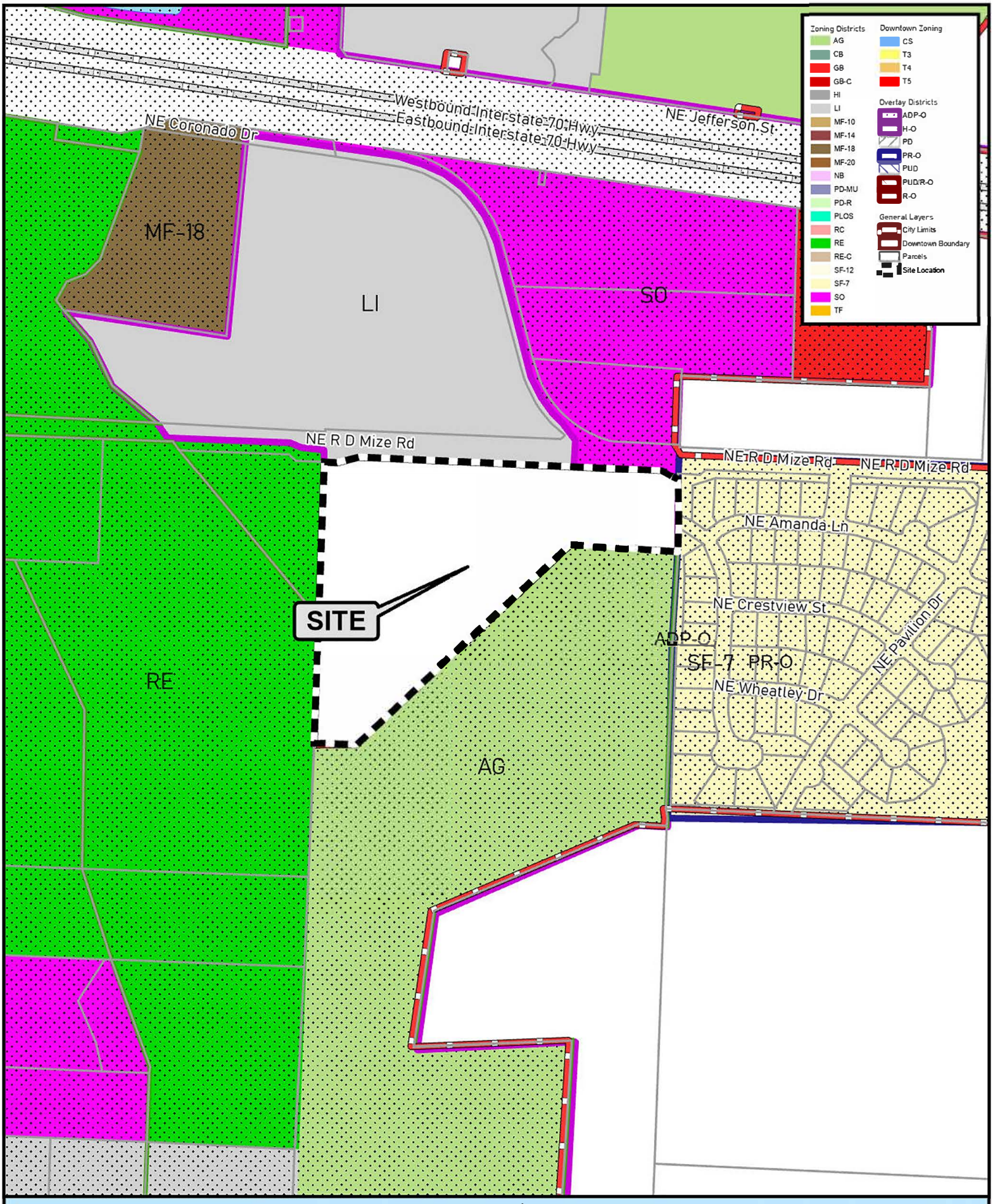


The City of Blue Springs Missouri

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

N

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



The City of Blue Springs Missouri

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

N

1 inch = 450 feet

Date 09/27/2024

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

The City of Blue Springs Missouri

Planning Application

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

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

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

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

The Links at Adams Pointe

Project Name

29607 E RD Mize Road

Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

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

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
AG	AG	SF-7	Residential	18.47	~~32~~ 37

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Chad Risinger	Risinger Development	8167394796	kcfieldservices@gmail.com

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

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

X _____ 08/26/2024
Applicant Signature — Date

Bellington/Smith/Bellington Estates

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

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

Property Owner Signature — Date

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08/29/2024 4:28:13 PM

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

PROJECT DESCRIPTION:

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

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08/29/2024 4:28:15 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

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

ENGINEER

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: 3P4DtaOMQ6i9gA7wnjpL
The Links

AFFIDAVIT OF PUBLICATION: #2716970

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

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

Sep. 28, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $284.59

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

PUBLIC NOTICE

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday October 14, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D Estate, and Bruce M Bellington Trust dated 9/30/2003 , to Rezone 18.47 +/- acres of property from "AG-C" (Agriculture – County) to "PD-R/ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay) and approve a Planned Development Concept Plan to develop a 37 lot residential subdivision comprised of 37 single family homes and open space tracts. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence

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

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

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

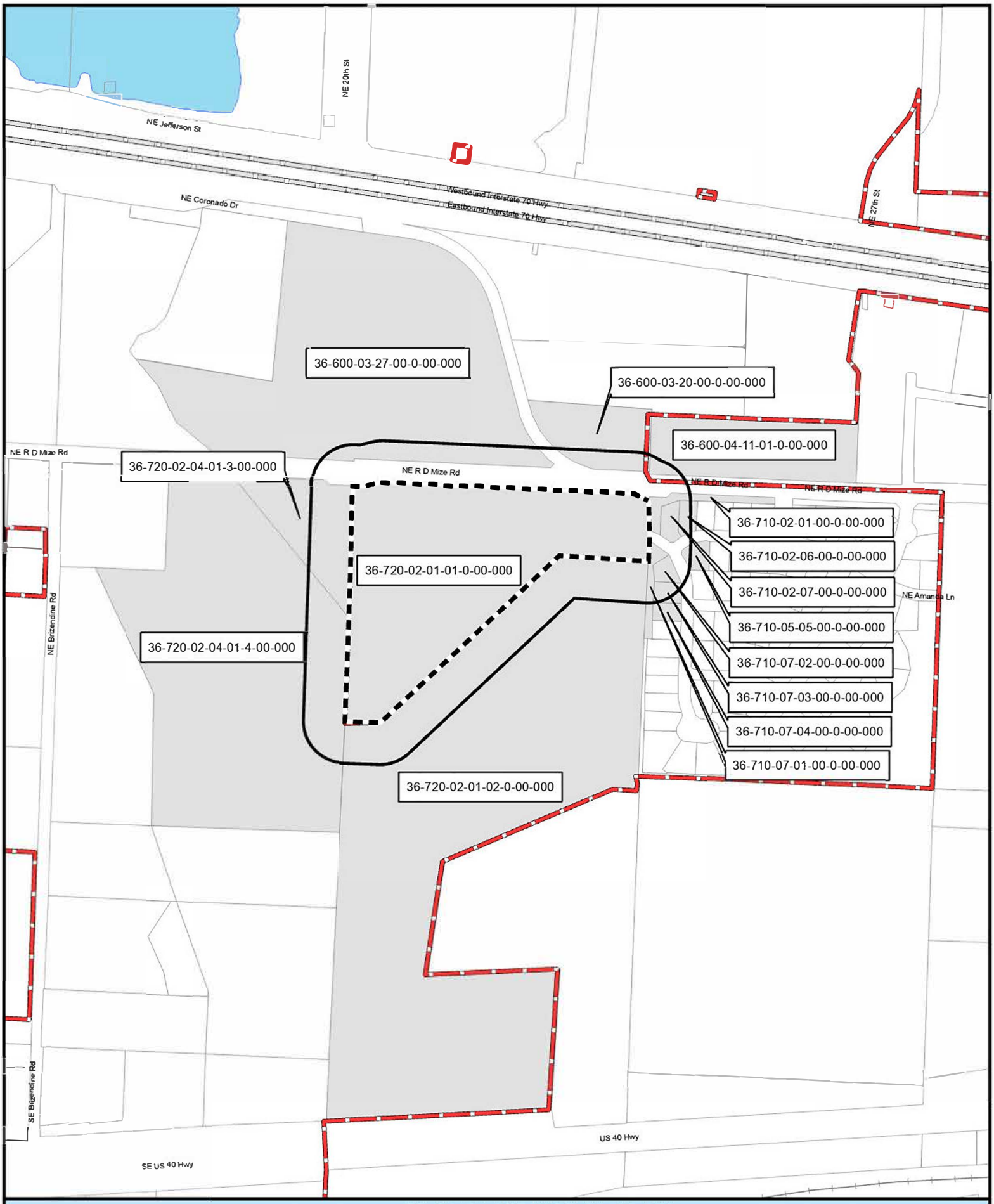
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-08-24-9287) and Planned Development Concept Plan (PDC-08-24-9288) on **Monday, October 21, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider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

CITY OF BLUE SPRINGS
City Council

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

Published in the Examiner, Sep 28, 2024

2716970



The City of Blue Springs Missouri

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

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

N

1 inch = 540 feet

Date 09/27/2024

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

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

Blue Springs, Missouri
Community Development

September 23, 2024

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D Estate, and Bruce M Bellington Trust dated 9/30/2003, to Rezone 18.47 +/- acres of property from "AG-C" (Agriculture – County) to "PD-R/ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay) and approve a Planned Development Concept Plan to develop a 37 lot residential subdivision comprised of 37 single family homes and open space tracts.

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

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

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

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

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Shantele Frie
Associate Planner

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

Shantele Frie

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

Mike Mallon, AICP
Senior Director
City Development

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

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

www.bluespringsgov.com

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

Please add this to the record
Thank you

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

Begin forwarded message:

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

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

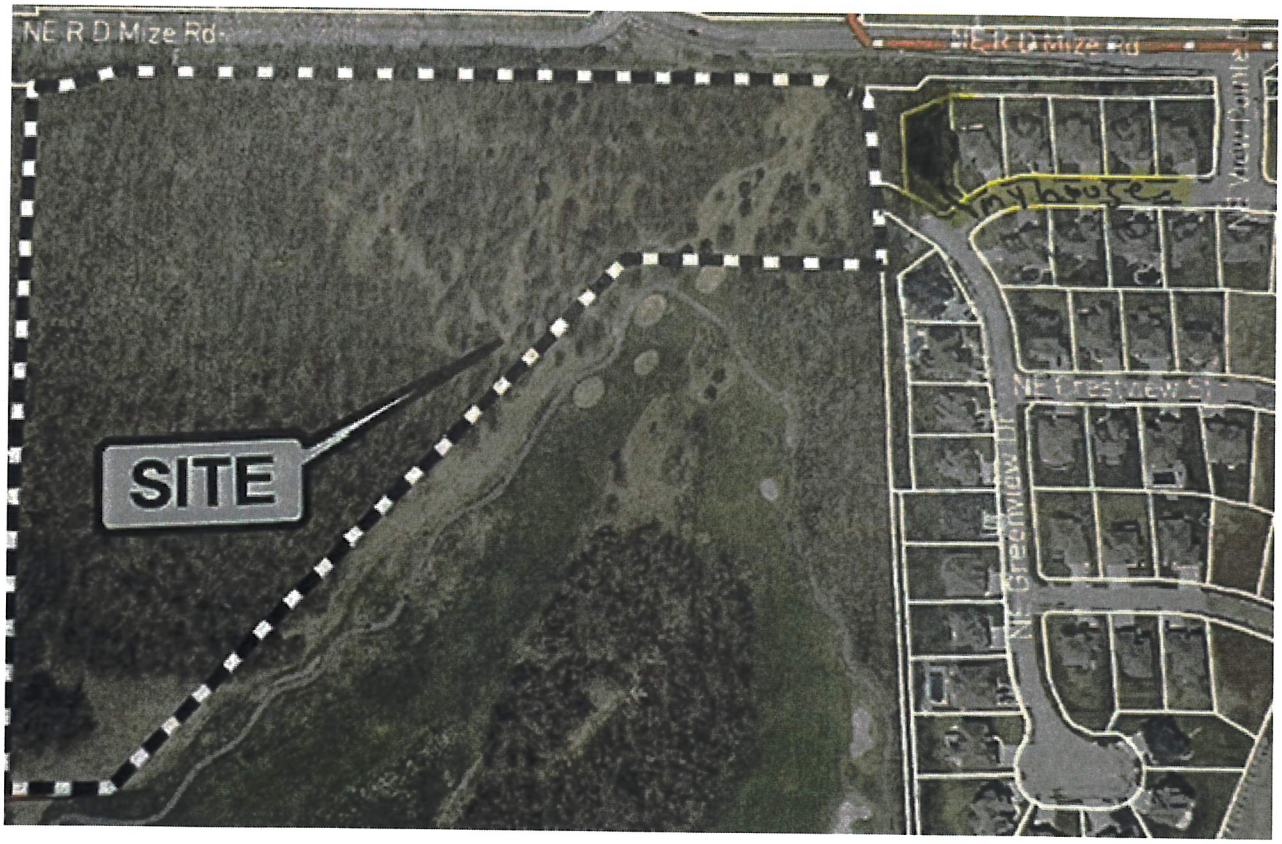
To: Jerry Kaylor <jkaylor@bluespringsgov.com>
Subject: Rezoning

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

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

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

Thanks you
Kim wiegers



Sent from my iPhone

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

ORDINANCE NO. _____

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

WHEREAS, proper application having been made for Rezoning and a Planned Development (PD) Concept Plan of property hereinafter described; and

WHEREAS, after review of the PD Concept Plan with respect to such issues as density, impacting surrounding areas, and the adequacy of facilities and services, basic parameters are established for the development of the PD project; and

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

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

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the change of zoning was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has regulated the development at this location by requiring that it be developed as a PD Concept Plan.

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

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

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

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

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

Section 3. No land covered within this PD designation, or contained within the area described by Section 2 of this Ordinance, may be developed except in compliance with The Links at Adams Pointe Planned Development Concept Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said PD Concept Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its October 28, 2024, meeting and to the City Council at its November 18, 2024, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this PD, and shall be deemed to include those conditions in addition to those contained in the Unified Development Code (UDC) and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development which include:

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

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

Section 4. The Alternative Planned Development Standards, attached and entered as **Exhibit A** to the Ordinance, that outline the development regulations shall govern the development within the PD. The PD Standards shall remain in place as long as the PD zoning remains on the property, unless the PD Concept Plan is amended.

Section 5. The Rezoning and PD Concept Plan, attached and entered as **Exhibit B** to the Ordinance, shall regulate the development pattern of the property.

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

Section 7. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Quist Engineering, Inc.

Civil Engineering for Residential & Commercial Site Development

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

September 19, 2024

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

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

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

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

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

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

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

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

Public opposition from neighboring community

Large cost of construction to cross the significant stream buffer

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

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

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

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

The Links at Adams Pointe

Exhibit B

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

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

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

The Links at Adams Pointe

The Albatross






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

The Links at Adams Pointe



The Links at Adams Pointe

The Birdie





The Links at Adams Pointe

The Eagle





The Links at Adams Pointe

The Ace

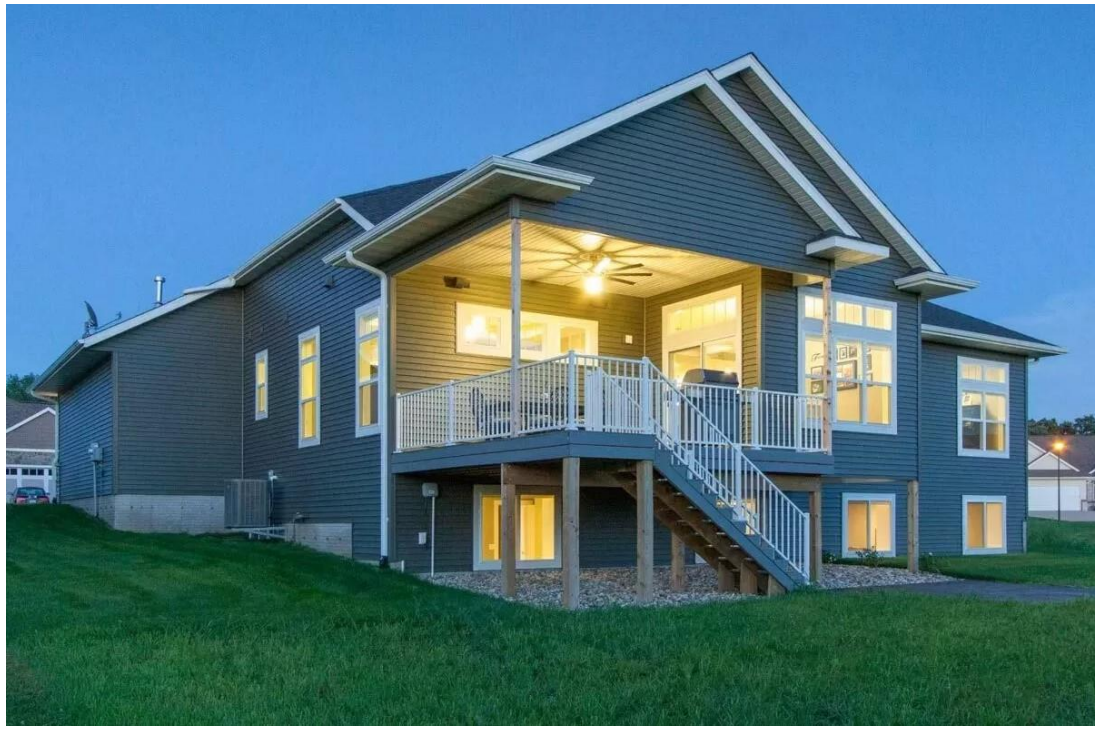




The Links at Adams Pointe

The Mulligan





The Links at Adams Pointe

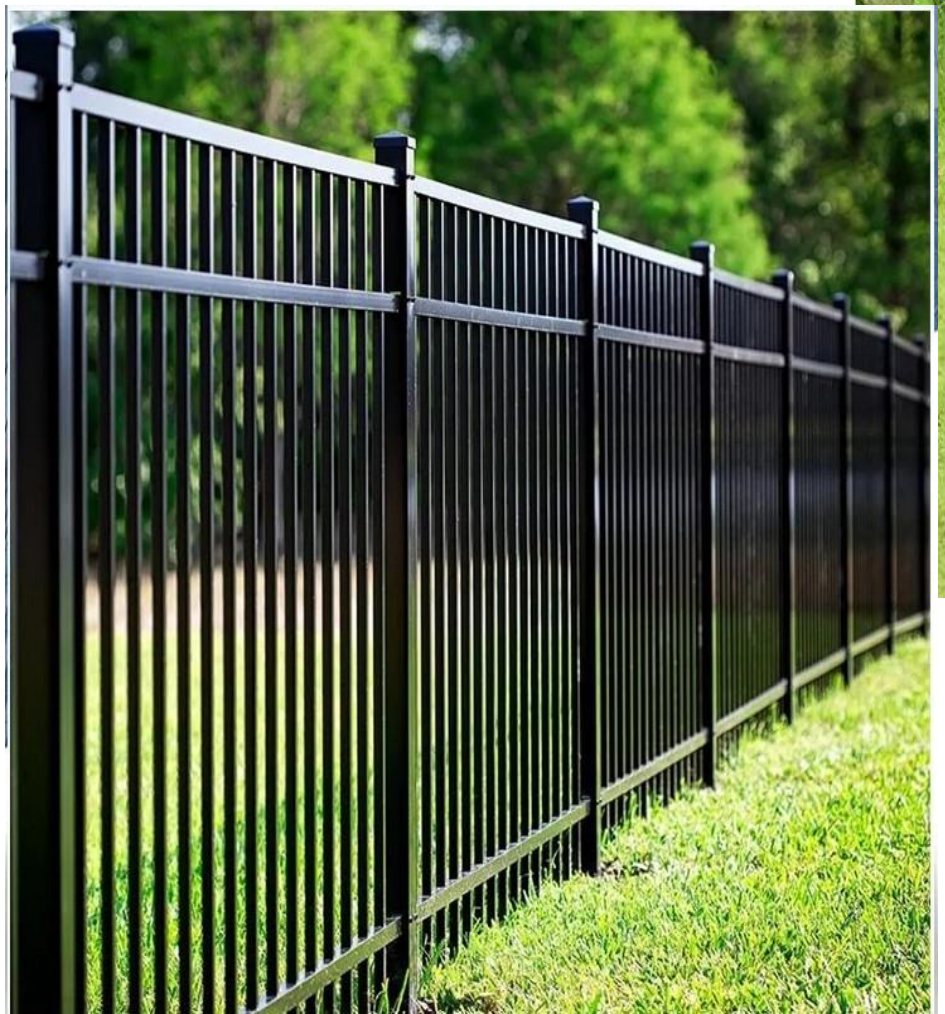
Material List

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

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

The Links



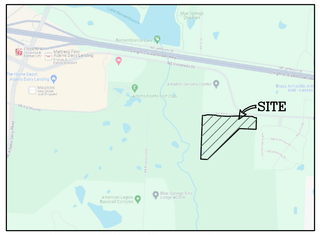






REZONING PLAN FOR "THE LINKS AT ADAMS POINTE"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

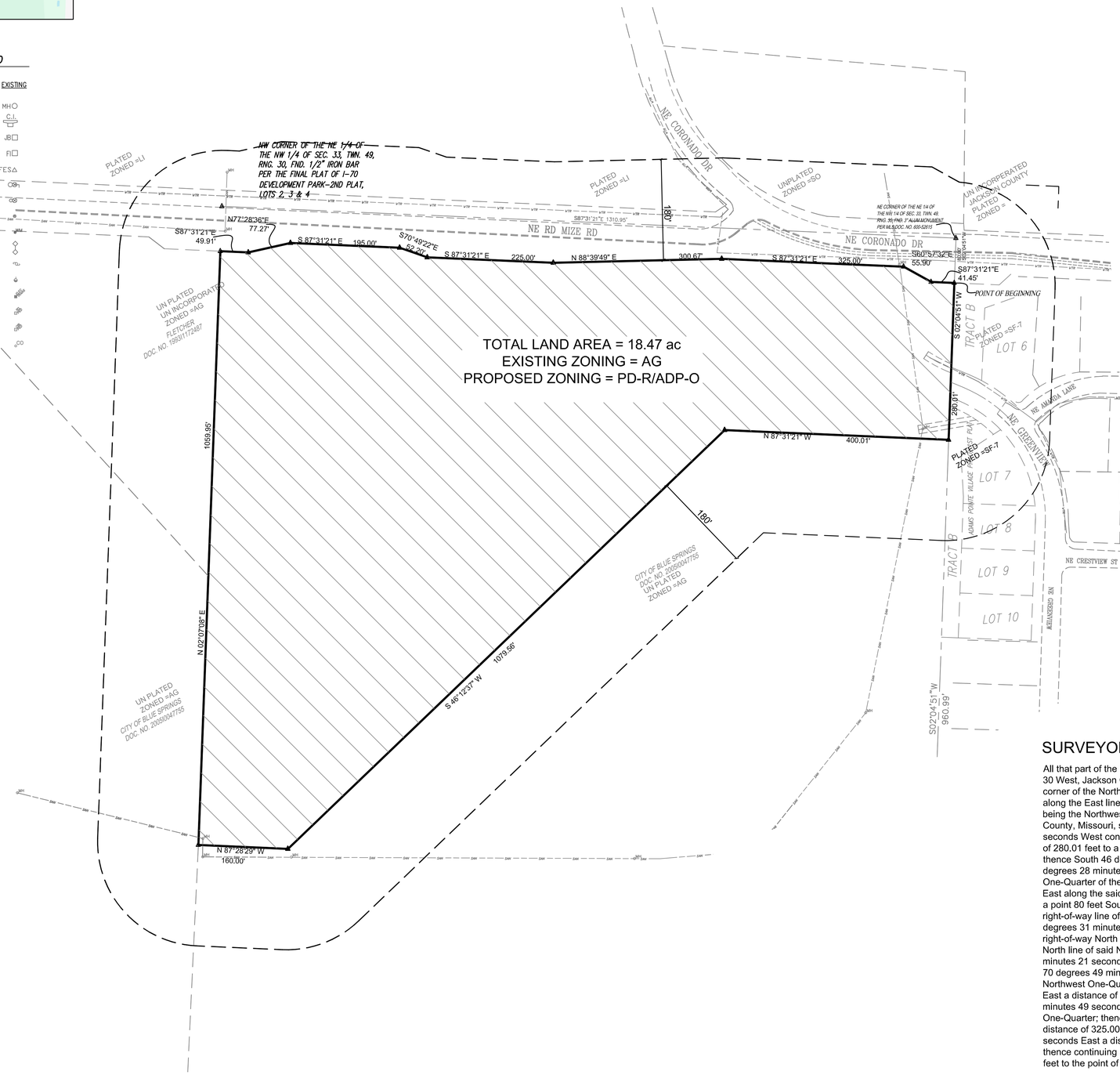
DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



SITE LOCATION MAP

SYMBOL LEGEND

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



SURVEYORS DESCRIPTION :

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

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

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

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

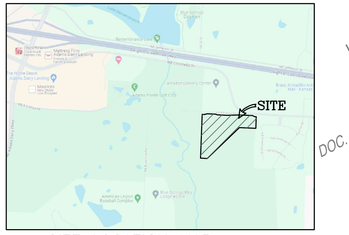
DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

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

BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
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	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	

LOTS 2, 3 & 4

END OF HALF ROAD IMPROVEMENTS

N77°28'36"E 77.27'

S87°31'21"E 49.91'

S87°31'21"E 1310.95'

R D MIZE RD

5' SIDEWALK

S 87°31'21" E 195.00'

S70°49'22"E 52.20'

PROPOSED FUTURE VACATED ROW

15' TRACT

S 87°31'21" E 225.00'

N 88°39'49" E 300.67'

S 87°31'21" E 325.00'

NE CORONADO DR

S60°57'32"E 55.90'

S87°31'21"E 41.45'

POINT OF BEGINNING

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

S 02°04'51" W 80.00' (S02°04'51"W)

UN INCORPORATED JACKSON COUNTY PLATED ZONED =

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

TRACT B
124,370 sq. ft.
2.86 acres

PLATED ZONED =SF-7

LOT 6

ACTIVE OPEN SPACE

280.01'

N 87°31'21" W 400.01'

15' LANDSCAPING EASEMENT

NE AMANT

NE GREENVIEW

PLATED ZONED =SF-7

LOT 7

ADAMS POINTE VILLAGE PR-O FIRST PLAT

LOT 8

TRACT D
133,103 sq. ft.
3.10 acres

1059.95'

N 02°07'08" E

UN PLATED ZONED =AG CITY OF BLUE SPRINGS DOC. NO. 200510047755

TRACT A
90,968 sq. ft.
2.09 acres
ACTIVE OPEN SPACE
DETENTION AREA

SCENIC WALKING TRAIL

N 87°28'29" W 160.00'

EXISTING PUBLIC SANITARY SEWER

PUBLIC SANITARY SEWER EXTENSION

S 46°12'37" W 1079.56'

15' LANDSCAPING EASEMENT

SCENIC WALKING TRAIL

NE SCENIC VALLEY DR

NE TIMBERLINE CT

NE RIMSIDE CT

SCENIC VALLEY CT

1 16,975 sq. ft.
2 13,360 sq. ft.
3 11,560 sq. ft.
4 11,979 sq. ft.
5 12,729 sq. ft.
6 14,785 sq. ft.
7 11,711 sq. ft.
8 16,688 sq. ft.
9 13,605 sq. ft.
10 12,985 sq. ft.
11 12,937 sq. ft.
12 11,208 sq. ft.
13 10,000 sq. ft.
14 10,000 sq. ft.
15 11,258 sq. ft.
16 12,667 sq. ft.
17 15,875 sq. ft.
18 13,979 sq. ft.
19 16,333 sq. ft.
20 10,000 sq. ft.
21 11,440 sq. ft.
22 11,440 sq. ft.
23 11,440 sq. ft.
24 11,440 sq. ft.
25 11,440 sq. ft.
26 11,440 sq. ft.
27 13,088 sq. ft.
28 13,600 sq. ft.
29 11,671 sq. ft.
30 11,972 sq. ft.

SITE DATA:

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

OPEN SPACE:

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

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

NOTE:

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

60 0 60 N

Scale In Feet
1"= 60'

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