PLANNING COMMISSION MEETING
AGENDA

Monday, December 9, 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 25, 2024

2 PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-09-24-9411 / "Downtown Review Board, Downtown Development Code, Historic Preservation Commission, and Fences" / 903 W Main Street
Exhibits:

1. Staff Report with attachments
2. Application from Applicant
3. Copy of Publication in The Examiner on November 23, 2024
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

3 COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS

4 ADJOURN

The next scheduled meeting is **Monday, December 23, 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
December 5, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the

Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, November 25, 2024

Media Link: November 25, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, November 25, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson Richard How, Vice-Chair Jared Pumphrey Susan Stokenbury Chad Sanderson Byron Craddolph Jennifer Ritschel-Smith Travis Graham
STAFF PRESENT	Dave McCumber, Development Review Manager Shantele Frie, Associate Planner James Newell, City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Brian Ingersoll
CALL TO ORDER	Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda. Commissioner Smith made a motion to approve the minutes of the November 12, 2024, regular meeting. The motion was seconded by Commissioner Stokenbury. With 8-0 approval the minutes passed.

DRAFT

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

AGENDA ITEM 2 / PRELIMINARY PLAT / PP-08-24-9289 / "The Links at Adams Pointe" / 29607 E R. D. Mize Road

Chairperson Henning requested Shantele Frie, Associate Planner, present the request for the revised Preliminary Plat / PP-08-24-9289 for The Links at Adams Pointe to Planning Commission.

QUESTIONS

None.

APPLICANT

None.

DISCUSSION

None.

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

Commissioner How made the motion to approve revised Preliminary Plat / PP-08-24-9289 for The Links at Adams Pointe.

SECOND

The motion was seconded by Commissioner Pumphrey.

VOTE

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

APPROVED with 5 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

DRAFT

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.

SOLID WASTE MANAGEMENT COMMISSION LIAISON APPOINTMENT

Chairperson Henning explained what the Solid Waste Management Commission consists of, and then asked for nominations.

NOMINATION

Commissioner Sanderson nominated Commissioner Craddolph to be the Solid Waste Management Commission Liaison.

SECONDED

The motion was seconded by Commissioner Smith.

VOTE

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

APPROVED

DRAFT

(8-Aye, 0-No)

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 6:42 pm.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: December 09, 2024 City Council: December 16, 2024
Project Name:	***UDC Text Amendments - Downtown Review Board Dissolution, Downtown Development Code, Historic Preservation Commission & Fence Amendments***
Project Request:	UDC Text Amendments for the Dissolution of the Downtown Review Board (DRB) Section 402.060 – Downtown Review Board; UDC Text Amendments for modifying Section 404.240.M. – Downtown Development Code – Planned Zoning; UDC Text Amendments for Modifying Section 402.050.4.c. – Historic Preservation Commission – Duties and Powers UDC Text Amendments for the addition of Section 407.040.D.3.c.(5) – Other Fences Design Standards

Applicant: City of Blue Springs/City Staff
Staff Planner: Mike Mallon, Senior Director of City Development

Project Description: The City Council has directed staff to make the proposed amendments to the Unified Development Code (UDC) to improve processes, decrease time, and make development in downtown Blue Springs easier. The amendments include the dissolution of the Downtown Review Board (402.060), which was originally created for the purpose of expediting the approval process for downtown projects. In recent years, the Downtown Review Board and its associated processes have shown to slow down the development process downtown, bringing into question the original intent.

As a result of the dissolution of the Downtown Review Board, the Downtown Development Code's Planned Zoning section of the UDC (404.240.M.) will see many amendments to remove much of the section that relates directly to the Downtown Review Boad, which by default shortens the process by allowing staff approvals of building permits. Rezoning downtown is simplified by making it the same process as projects outside of downtown. Finally, the Historic Overlay District Review process for projects downtown has been refined to specify the types of building permit required for review by the Historic Preservation Commission.

The Historic Preservation Commission's Duties and Powers section includes proposed amendments that like the previous section aims to specify the types of building permits that require review by the Commission. The amendments in this section will speed up processes by filtering permit types that are not substantial to the Historic and Conservation districts or landmarks as it pertains to preservation.

Finally, an addition to the Other Fence Design Standards (407.040.D.3.c.) of subsection 5, which includes language to address fences that are proposed to be located within a Historic or Conservation District. The proposed language adds an additional design standard for corner lots. The language prevents privacy fences from being erected in front side yards, beyond the building line. The amendment will contribute to preserving the historic look and character of the districts.

UDCT Amendments
UDCT-11-24-9411
DRB, DDC, HPC, and Fences
Exhibit #1

Staff Recommendation: Staff recommends approval of the UDC Text Amendments.

Previous Actions:

Date	Review Body	Action
11/18/1996	City Council	Approved the Unified Development Code by Ordinance 2738
08/03/2015	City Council	Approved an amended Unified Development Code by Ordinance 4558
Since 2015	City Council	The Unified Development Code has been further amended since 2015 for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends.

The Development Advisory Commission recommended approval (3 aye, 0 no) of the associated UDC Text Amendments on November 15, 2024. The members of the Commission expressed their support to clean up the sections of the UDC to make processes for development within the downtown area more efficient.

STAFF ANALYSIS

Text amendments ensure that the generally applicable laws in this Development Code reflect the broad public interest and long-range planning goals of the community, as reflected in the Comprehensive Plan. The City may determine that it is necessary from time to time to revise and update this Development Code to implement the Comprehensive Plan.

Section 403.020 of the UDC states a Text Amendment shall be reviewed according to the following criteria:

Review Criteria. All review bodies shall use the following criteria for review, recommendations and decisions on text amendments:

1. Whether the change is in accordance with the Comprehensive Plan, Design and Construction Manual, or any official plans or programs developed under the guidance of the Comprehensive Plan;

2. Whether such change is consistent with the purposes of this Development Code, and the intent or objectives of any Chapter or Subsection containing the change;

3. The areas that are most likely to be directly affected by the amendment and in what way they will be affected;

4. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected; and

5. The recommendations of professional staff.

Staff finds that the proposed UDC amendments meet the above criteria and therefore recommends approval of the UDC Text Amendments.

PROPOSED UDC TEXT AMENDMENTS

Language to be added to the UDC is UNDERLINED.

Language to be deleted from the UDC is shown as STRICKEN.

Section 402.060 – Downtown Review Board.

This Section is to be removed from the Unified Development Code completely.

Section 404.240 (M) – Downtown Development Code – Planned Zoning.

M. Planned Zoning.

~~Planned Zoning.~~

~~1. This is a Planned Zoning District. Structures within the district are subject to approval of the Downtown Review Board (DRB) before the structure can proceed to the building permit review process. City staff and the DRB shall work expeditiously to ensure that construction will proceed in a timely manner. The DRB shall meet on an as-needed basis, based upon the submission of applications. Determination by the DRB shall be within fourteen (14) days after the initial review by the DRB.~~

2. Procedures.

~~(a) Process For Allowed Standards. Projects that meet the allowed standards established in this Section 404.240 shall utilize an expedited approval process as outlined in the following steps:~~

~~(1) A completed application is submitted to Department of Community Development.~~

~~(2) Application is reviewed by the DRB.~~

~~(a) If application meets the allowed standards according to the DRB's review, then the application is approved and proceeds to the building permit (Chapter 500) stage.~~

~~(b) If the application does not meet the allowed standards according to the DRB's review, then the application must be revised per the DRB's comments.~~

~~(3) The applicant is allowed seven (7) days to revise its application.~~

~~(4) The DRB shall review the completed revised application within seven (7) to verify that it meets the allowed standards.~~

~~(a) If the application meets the standards, then it is approved according to Subsection (M)(2)(a)(2)(a).~~

~~(b) If the application still does not meet the standards, then process set out in Subsection (M)(2)(a)(3) and (4) of this Section shall be followed until the submission is approved or it shall be deemed denied.~~

~~(5) Appeal Of A Downtown Review Board Decision. [Ord. No. 4849, 9-4-2019]~~

~~(a) The City Council shall serve as the appellate body for the Downtown Review Board. An appeal of a Downtown Review Board decision shall follow the same~~

~~appeals process as outlined in Section 403.010(A)(3)(f).~~

~~(b) Process For Allowed By Conditional Use. Projects that utilize the allowed by conditional use standards shall utilize the following approval process:~~

~~(1) A complete application is submitted to the Department of Community Development.~~

~~(2) Application is reviewed by the DRB. The DRB shall have up to fourteen (14) days to issue a recommendation.~~

~~(3) Further review shall be made pursuant to Section 403.060.~~

(a)~~(c) Process For~~ Projects Requiring Rezoning. ~~Projects that require a rezoning shall utilize the following approval process (~~A rezoning must be to another zone regulated by the Downtown Development Code~~):~~

~~(1) A complete application is submitted to the Department of Community Development.~~

~~(2) Application is reviewed by the DRB. The DRB shall have up to fourteen (14) days to issue a recommendation.~~

~~(3) Further review shall be made pursuant to Section 403.030.~~

~~(4) If the required zoning is obtained, further review shall be pursuant to Subsection (M)(2)(a) or (b) above.~~

~~(d) Process For Projects Requiring A Variance. Projects requiring a variance shall utilize the following approval process:~~

~~(1) A complete application is submitted to the Department of Community Development.~~

~~(2) Application is reviewed by the DRB. The DRB shall have up to fourteen (14) days to issue a recommendation.~~

~~(3) Further review shall be made pursuant to Section 403.080.~~

~~(4) If the required variance is obtained, further review shall be pursuant to Subsection (M)(2)(a) or (b) above.~~

(b)~~(e)~~ Historic Overlay District (H-O) Review. Projects involving a permit for new buildings or structures, excluding fences, uncovered decks, pools, sheds, or other similar structures as determined by the Community Development Director, or include altering a building or structure that is identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature of the H-O ~~within the Historic Overlay (H-O) Zoning District~~ shall apply to the City pursuant to Sections 402.050 and 408.020 for review. ~~prior to review by the DRB in conjunction with any of the processes noted in Subsection (M)(2)(a), (b), (c) and (d) above.~~

Section 402.050 (A)(4)(c)(d)(e)(f)– Historic Preservation Commission – Duties and Powers.

(c) To review applications for building permits for Historic Landmarks or within a Historic District, or within a Conservation District, that involve new buildings or structures, excluding fences, uncovered decks, pools, sheds, or other similar structures as determined by the Community Development Director, or include altering a building or structure that is identified on the property's Architectural/Historic Inventory Form as

significant or as a contributing feature, and to make recommendations concerning such applications to the Director of Community Development.

(d) To review proposed permanent changes to buildings, structures, street furniture, City parks, civic areas, public facilities or environmental features of a Historic Landmark or within a Historic District, ~~or within a Conservation District,~~ reporting its recommendations to the City Staff.

(e) To review applications for demolition permits to demolish buildings or structures, excluding fences, uncovered decks, pools, sheds, or other similar structures as determined by the Community Development Director within a Historic District, or within a Conservation District, which are identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature, and to make recommendations concerning such applications to the Director of Community Development.

(f) To review applications for conditional use permits for a Historic Landmark or within a Historic District, or within a Conservation District, that include altering a building or structure, excluding fences, uncovered decks, pools, sheds, or other similar structures as determined by the Community Development Director, that is identified on the property's Architectural/Historic Inventory Form as significant or as a contributing feature, and to make recommendations concerning such requests to the Planning Commission.

Section 407.040(D)(3)(c)(5) – Other Fence Design Standards when located within a Historic or Conservation District:

5. Fences located within a Historic or Conservation District shall follow the standards listed in Section 407.040 (D)(3) except:

    a. Fences located on a corner lot, in the street side yard area, shall have transparency voids of at least thirty-three percent (33%).

RETURN TO
Director of Community Development
City Hall Annex - 903 Main
Blue Springs, Missouri 64015
816-228-0207
FAX 816-228-0225
Return no later than
Friday – Noon – Cutoff
comdevlegal@bluespringsgov.com
www.bluespringsgov.com

OFFICE USE ONLY – *Updated Feb. 13, 2020*
FILING FEE: $500.00 (Non-Refundable)
CASE NO. **UDCT-**_____
CK # _____
P.C. HEARING _____
DATE ADVERTISED _____
COUNCIL MTG. _____
Revenue Account: 100.00000.430 100.000
Planner: _____

The City of Blue Springs Missouri

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT APPLICATION FORM

Application is hereby made to the Planning Commission and the City Council of the City of Blue Springs Missouri for a text amendment to the city's Unified Development Code.

APPLICANT: CITY OF BLUE SPRINGS DATE: ~~10~~ 11/7
(Please Print)
ADDRESS: 903 W. Main St PHONE: _____
CITY/STATE/ZIP: BSMO 64015 FAX: _____

TEXT AMENDMENT REQUESTED

Chapter _____ Section _____ Title _____

PROPOSED CHANGE IN TEXT:

- Downtown Review Board . 402-060
- Historic Preservation 402-050

PURPOSE FOR WHICH AMENDMENT IS SOUGHT:

- ELIMINATE DRB
- CHANGE Scope OF HPC review

Signature

UDCT Amendments
UDCT-11-24-9411
DRB, DDC, HPC and Fences
Exhibit #2

PUBLIC NOTICE

Unified Development Code Text Amendments – Downtown Review Boad, Historic Preservation Commission, and Fences
UDCT-11-24-9411

An Ordinance removing Section 402.060 – Downtown Review Board; amending Sections 404.240.M – Downtown Development Code – Planned Zoning; 402.050.4.c – Historic Preservation Commission – Duties and Powers; and 407.040.D.3.c.5 – Buffers, Screens and Fencing - Other Fence Design Standards; of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to dissolve the Downtown Review Board, specify the Duties and Powers of the Historic Preservation Commission, and create new standards for fences in Historic or Conservation Districts.

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, December 9, 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 the requests by the City of Blue Springs to amend the Sections of the Unified Development Code noted above. 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.

CITY OF BLUE SPRINGS
Planning Commission

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Sections of the Unified Development Code UDCT-11-24-9411, on **Monday, December 16, 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, November 23, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
11/20/2024

UDCT Amendment
UDCT-11-24-9411
DRB, DDC, HPC and Fences
Exhibit #3

Blue Springs, Missouri
Community Development

MONTHLY REPORT
October 2024

Building Permit Activity

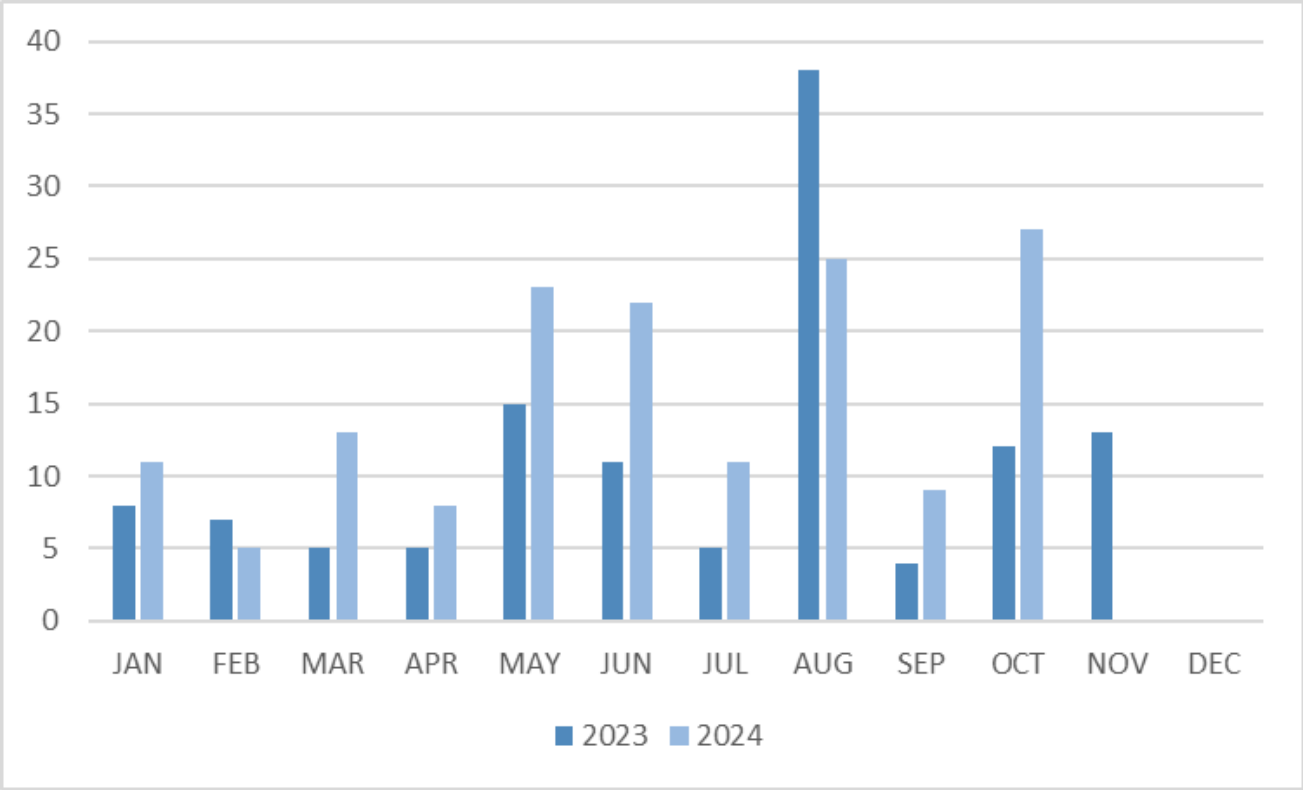
Type of Permit	Oct 2024	Oct 2023	YTD 2024	YTD 2023
Single-Family Detached	27	12	154	110
Single-Family Attached	0	0	0	2 (4 units)
Two-Family	0	0	3 (6 units)	2 (4 units)
Multi-Family	0	0	7 (28 units)	8 (32 units)
Total Dwelling Units	27	12	188	150
Miscellaneous Residential (additions & alterations)	16	17	181	174
Commercial—New	3	1	13	15
Commercial—Alterations	3	2	55	48
Total Building Permits*	120	79	1076	992

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

Building-Related Activity

	Oct 2024	Oct 2023	YTD 2024	YTD 2023
Total Square Feet	93,163	41,054	1,169,403	871,644
Total Construction Cost	4,331,959	$2,737,849	122,760,594	$41,527,709
Total Inspections	612	462	5,237	5,001

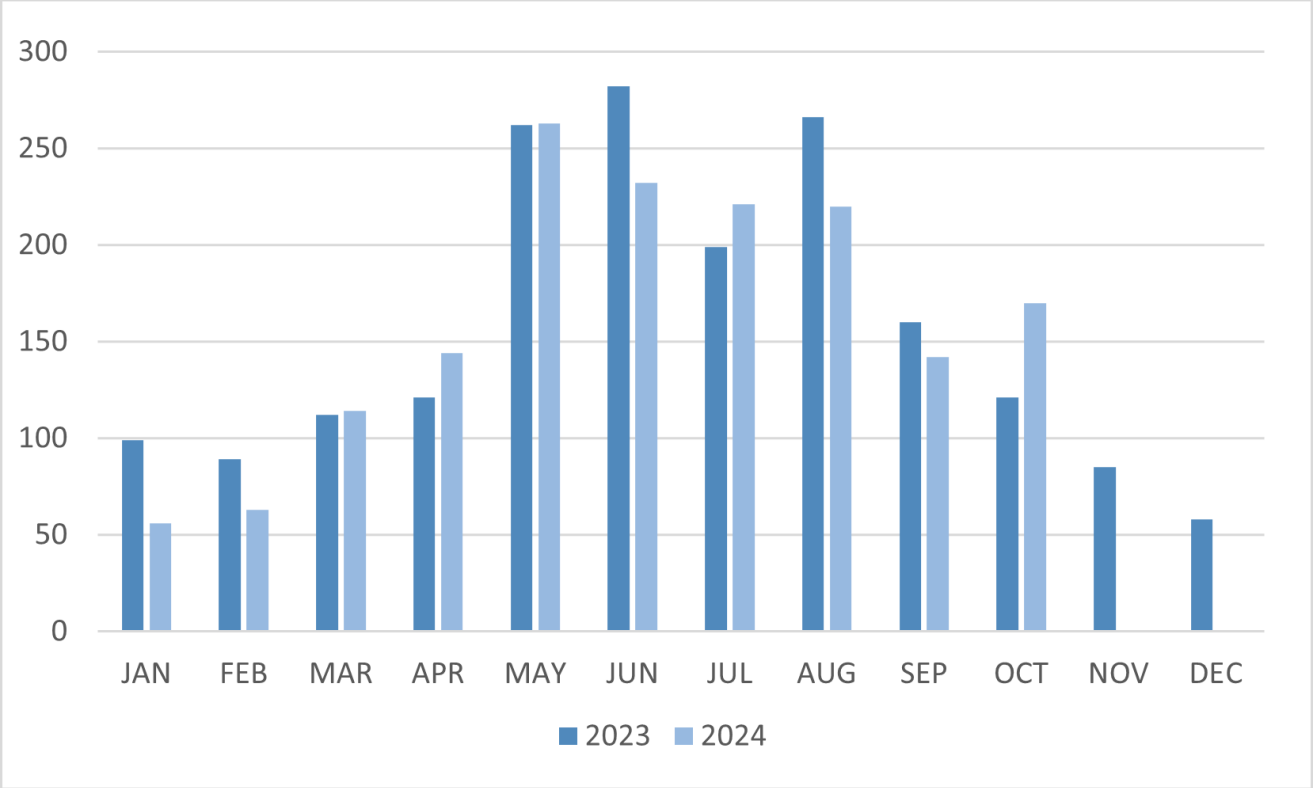
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	119
300-390	Traffic Code	1
401-411	Zoning	17
500-520 (excl. 501)	Building and Construction	33
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	170

Total Code Cases



Most Common Code Cases in October

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	64
245.130: A (11)	Trash—Prohibited	22
245.330	High Weeds/Grass—Prohibited	13

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
PP-08-24-9261 PF-08-24-9262 SPDR-08-24-9260	Bump City	Recommended Approval 9/23/24	Approved October 7, 2024	5371
CUP-08-24-9259	PS Property Services	Recommended Approval 9/23/24	Approved October 7, 2024	5372
RZ-08-24-9256 PDC-08-24-9257 PP-08-24-9258	Ironwood	Recommended Approval 9/23/24	Approved October 7, 2024	5373
RZ-08-24-9290 PDC-08-24-9291	BPOE Elks Lodge	Recommended Approval October 14, 2024	Approved October 21, 2024	5375
ASP-08-24-9285	Life Unlimited	Approved October 14, 2024	N/A	N/A
RZ-08-24-9287 PDC-08-24-9288 PP-08-24-9289	The Links	Recommended Approval October 28, 2024	Scheduled for 11/4/2024	N/A

Planning Activity	Administrative Approvals	
Case Number	Project	Administrative Approval
MSP-09-24-9301	Community America Credit Union	October 14, 2024
ASPDR-08-24-9264	James Walker Elementary School	October 10, 2024
ASPDR-08-24-9265	Franklin Smith Elementary School	October 1, 2024
ASPDR-08-24-9273	Commerce Bank	October 11, 2024
MLLA-08-24-9286	Final Plat Stonecreek Replat A 1505 SW Rock Creek Drive	October 17, 2024

Sign Permit Activity

Type of Sign Permit	Oct 2024	Oct 2023	YTD 2024	YTD 2023
Sign Face Replacement	4	2	34	43
Ground-Mounted Signs	0	1	0	16
Building-Mounted Signs	15	18	76	100
Temporary Signs	7	3	47	20
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	4	2
Total Signs Issued	26	25	175	181

Blue Springs, Missouri
Community Development

MONTHLY REPORT
November 2024

Building Permit Activity

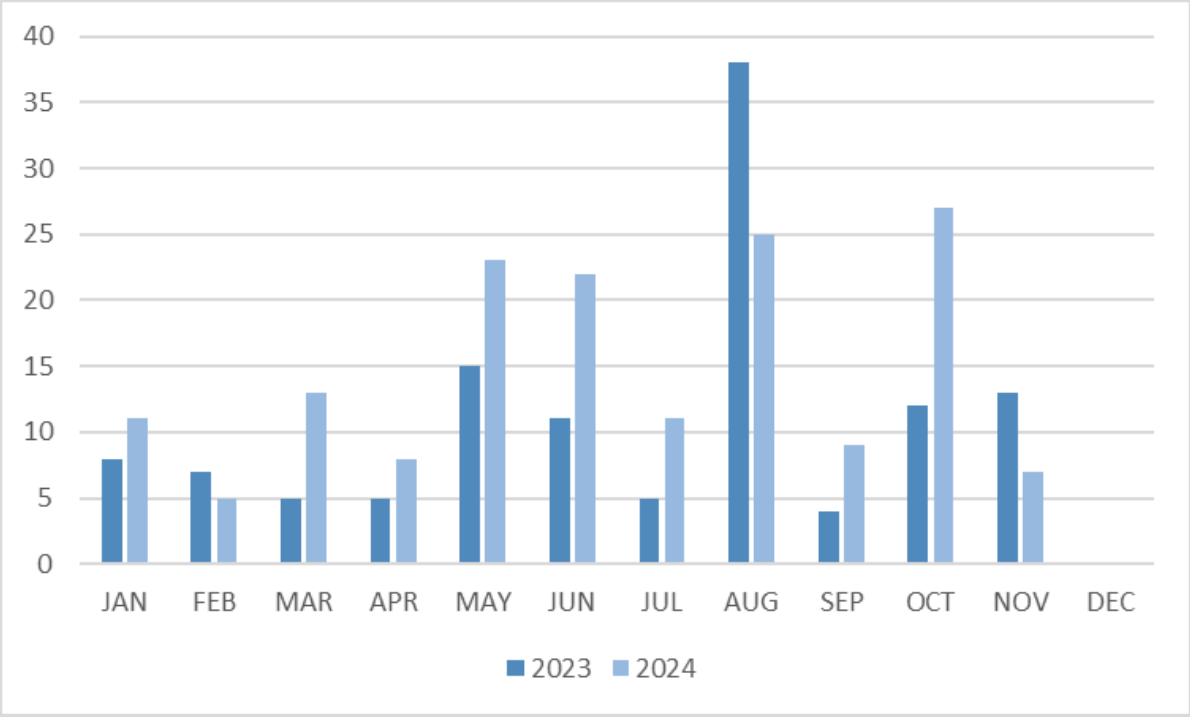
Type of Permit	Nov 2024	Nov 2023	YTD 2024	YTD 2023
Single-Family Detached	7	13	161	123
Single-Family Attached	0	0	0	0
Two-Family	0	1 (2 units)	3 (6 units)	3 (6 units)
Multi-Family	0	0	7 (28 units)	8 (32 units)
Total Dwelling Units	7	15	195	161
Miscellaneous Residential (additions & alterations)	12	18	193	192
Commercial—New	1	0	14	15
Commercial—Alterations	5	0	60	48
Total Building Permits*	79	86	1,155	1,078

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

Building-Related Activity

	Nov 2024	Nov 2023	YTD 2024	YTD 2023
Total Square Feet	40,217	42,956	1,209,620	914,600
Total Construction Cost	$3,516,484	$2,496,350	$126,277,078	$44,024,059
Total Inspections	576	549	5,813	5,550

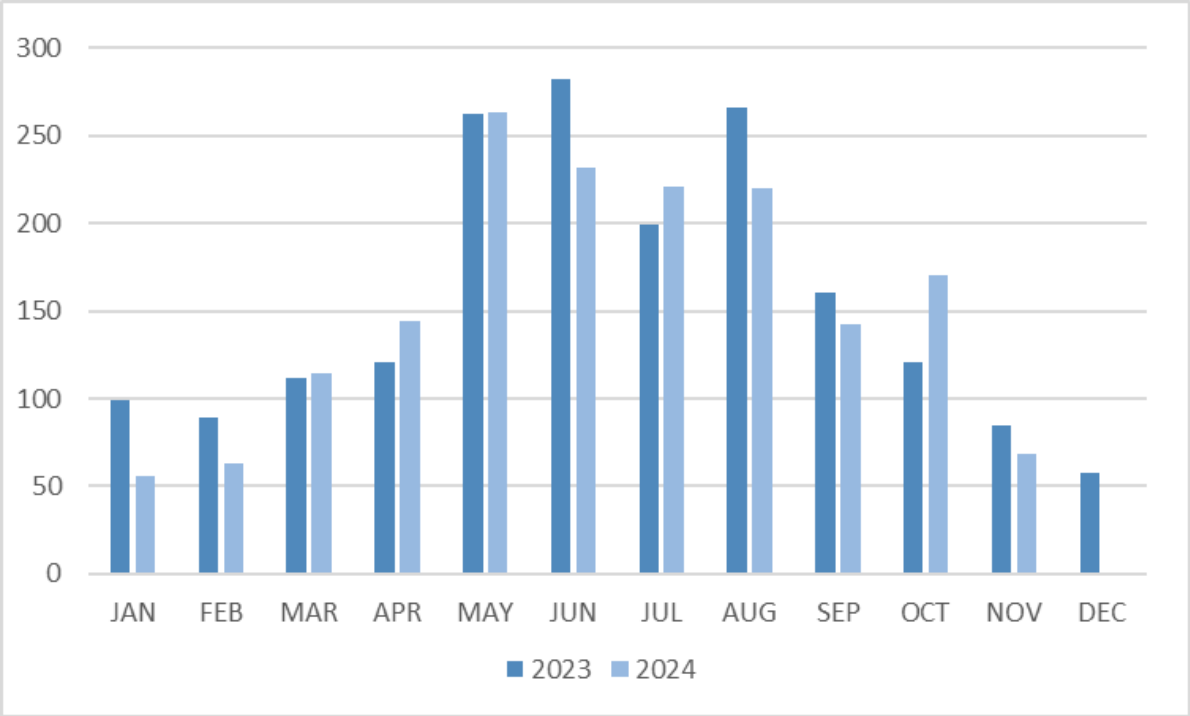
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	38
300-390	Traffic Code	0
401-411	Zoning	8
500-520 (excl. 501)	Building and Construction	19
501	Sign Code	1
600-655	Business and Occupation	2
700-715	Utilities	0
	Total Cases	68

Total Code Cases



Most Common Code Cases in November

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	17
245.130: A (11)	Trash—Prohibited	12
245.330	High Weeds/Grass—Prohibited	1

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-09-24-9341	209 NW 11th St	Recommended Approval November 12, 2024	Approved 11/18/2024	5380
CUP-08-24-9283 SPDR-8-24-9284	Home Depot	Recommended Approval November 12,2024	Approved 11/18/2024	5379
RZ-08-24-9287 PDC-08-24-9288 PP-08-24-9289	The Links	Recommended Approval October 28, 2024	Approved 11/18/2024	5378
PP-08-24-9289	The Links (Revised Preliminary	Approved November 25, 2024	N/A	N/A

Planning Activity	Administrative Approvals	
Case Number	Project	Administrative Approval
MSP-10-24-009385	McDermed Place	11/14/2024

Sign Permit Activity

Type of Sign Permit	Nov 2024	Nov 2023	YTD 2024	YTD 2023
Sign Face Replacement	9	4	43	47
Ground-Mounted Signs	1	1	15	17
Building-Mounted Signs	10	6	86	106
Temporary Signs	1	0	48	20
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	4	2
Total Signs Issued	21	11	196	192