PLANNING COMMISSION MEETING
AGENDA

Monday, March 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, AT&T Channel 99 and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

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

a) **MINUTES** March 11, 2024

2 PUBLIC HEARING / REZONING / RZ-02-24-9044 / 105 SW 9th Street 4-Plex / 105 SW 9th Street
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on February 24, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / REZONING / RZ-12-23-8998 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Road
Exhibits:

1. Staff Report with attachments
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7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN WITH ALTERNATIVE DESIGN STANDARDS/ GDP-02-24-9045 / 105 SW 9th Street 4-Plex / 105 SW 9th Street
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on February 24, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-02-24-9040 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on February 24, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

6 PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8999 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Road
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on February 24, 2024
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

7 PRELIMINARY PLAT / PP-02-24-9041 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School

8 PRELIMINARY PLAT / PP-12-23-9000 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Road

9 SITE PLAN DESIGN REVIEW W/ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-01-24-9034 / Timothy Lutheran Church / 301 E Wyatt Road

10 OTHER BUSINESS: The next scheduled meeting is **Monday, April 8, 2024.**
Annual Report Presentation.

11 ADJOURN

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
March 20, 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, March 11, 2024

Media Link: March 11, 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, March 11, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Tom Rohr, Vice-Chairperson Robert Morton Chad Sanderson Jennifer Ritschel-Smith Chris Henning Travis Graham Richard How Susan Stokenbury
STAFF PRESENT	Mike Mallon, Senior Director of City Development Cara Elbert, Assistant Director of Community Development John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	None.
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Morton and a second from Commissioner Stokenbury and a unanimous vote, the minutes of February 26, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING / SITE	The public hearing for Agenda item 2 was opened at 6:31 pm. Chairperson Craddolph stated that the applicant has requested a continuance of the public

PLAN DESIGN REVIEW W/ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-01-24-9034 / "Timothy Lutheran Church" / 301 SW Wyatt Rd	hearing for Site Plan Design Review with Alternative Development Standards to the Monday, March 25, 2024, Planning Commission meeting.
MOTION	Commissioner Stokenbury motioned to approve the continuance of Site Plan Design Review with Alternative Development Standards for the Timothy Lutheran Church Project to the requested date of March 25, 2024.
SECOND	Commissioner Graham seconded the motion.
VOTE	Byron Craddolph, Chair – Aye Tom Rohr – Aye Richard How – Aye Robert Morton-Aye Susan Stokenbury – Aye Chad Sanderson - Aye Chris Henning – Aye Travis Graham – Aye Jennifer Ritschel-Smith - Aye **RECOMMENDED APPROVAL** **(9-Aye, 0-No)** **These items will be continued to the March 25, 2024, Planning Commission Meeting.**
AGENDA ITEM 3 / Downtown Master Plan Presentation	Cara Elbert, Assistant Director gave a presentation on the Downtown Master Plan
QUESTIONS	Commissioner Rohr asked what the city plans to pay for and how much it will cost over the next ten years. Mike Mallon stated that there is not an earmarked amount, but an estimation. The plan is a guiding document.

Chairperson Craddolph asked if this will be set in stone once voted on.

Mr. Mallon stated again that it is a guiding document and that nothing is set in stone. It will allow private developers see what the city's ultimate goal is, and for elected officials to know where to allocate funds for capital improvement projects.

Chairperson Craddolph asked if there could be more projects added to downtown.

Mr. Mallon stated that the plan is conceptual and that it's to give us an idea and a goal to strive toward. Mr. Mallon stated that the concepts and ideas in the plan are what is most important.

Chairperson Craddolph asked if the previous Downtown Master Plan had been completed or if the new Master Plan is a continuation.

Mrs. Elbert stated not everything was done because some of the goals and ideas changed overtime and that not every concept plan gets implemented exactly as written due to changes in the city.

Commissioner Stokenbury asked if a new master plan is required within a specific time.

Mrs. Elbert stated there is no specific mandate, but many cities do it every 20 years or so.

Chairperson Craddolph asked if there is going to be another consultation with the public to find out if they are happy with the plan we have brought forward.

Mr. Mallon stated that the plan will be presented to City Council on March 18th and that it is a public hearing, and the public will be able to voice their happiness or unhappiness with the plan at that time.

Chairperson Craddolph then asked how to implement the plan without knowing the cost.

Mrs. Elbert stated that once the plan is approved, there will be subsequent meetings will take place to choose the priority of everything.

Chairperson Craddolph wanted to know if a cultural center or a museum in the downtown area would be a good idea.

Commissioner Rohr wants to know how the city plans to fund the implementation of the master plan.

Mrs. Elbert stated that only some of the projects in the master plan can be implemented by the city and some of the projects are owned privately and will be funded with private dollars.

Mr. Mallon stated that the plan helps set priorities and achievable steps to allow us to re-invest in downtown. The city wanted to make sure that the plan was a realistic one with real achievable goals.

Chairperson Craddolph wanted to know what the rush to approve the plan is, and if there are more things we can investigate as far as transit.

Mr. Mallon stated that the plan is a "living" plan, that it will be a fluid plan that we can make changes to suit the needs of the residents.

Commissioner Henning stated that he believes the city should place emphasis on business owners and stakeholders downtown as well as future business owners and concentrate on business development.

Mrs. Elbert stated that they did have meetings with just downtown business owners to get their input.

OTHER BUSINESS

The next scheduled meeting is Monday, March 25, 2024.
Mike Mallon gave a presentation on the Monthly Report.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Rohr and the meeting adjourned at 7:14 p.m.

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Byron Craddolph, Chairperson

_____
Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 25, 2024 City Council: April 1, 2024
Project Name:	105 SW 9th St. 4-Plex
Site Location:	105 SW 9th Street
Project Request:	RZ-02-24-9044; Rezoning of property at 105 SW 9th Street from "T3" (Sub-Urban) to "T5" (Urban Center). GDP-02-24-9045; General Development Plan to renovate an existing multi-family property from a legal non-conforming Boarding House to an Apartment Building.

Applicant: Ashley Klements | The Klementine Group
Property Owner: Kanda Korver
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant, Ashley Klements, has submitted a Planning Application for a Rezoning (RZ) and a General Development Plan (GDP) for the property addressed above. Mrs. Klements is requesting to rezone the property from "T3 (Sub-Urban) to "T5" (Urban Center) to accommodate the modifications proposed for the property, which at this time is limited to the interior of the existing home.

The property is currently being used as a legal non-conforming Boarding House land use. The applicant is intending to renovate the residential structure into a multifamily building. Boarding houses were a permitted use under a former version of the Unified Development Code (UDC), which have since been removed, making it a legal non-conforming land use. The Applicant has purchased the property and is proposing to convert the existing six (6) units into four (4) code-compliant units, one (1) of which is the original home. The rezoning and general development plan, if approved, would bring the property into compliance with the UDC by converting the land use from a Boarding House into an Apartment Building, which is allowed in the proposed "T5" zoning district.

The proposed modifications for this application are isolated to the interior of the principal structure; however, some exterior modifications that do not require a building permit may occur, such as, but not limited to, painting, window replacement, new gutters, etc. There are no proposed plans for the existing carriage house on the property at this time. The City will require that the current gravel parking area located adjacent to the public alley on the property's north side be paved and striped in accordance with the standards in the UDC.

Staff Recommendation: Staff recommends approval of the Rezoning and approval of the General Development Plan with one (2) staff conditions.

Rezoning and General Development Plan
RZ-02-24-9044 / GDP-02-24-9045
105 SW 9th Street 4-Plex
PC Exhibit: #1

Previous Actions:

Date	Review Body	Action
04/02/2007	City Council	Approved the rezoning of the property to "T3" Sub-Urban District as part of the adoption of the Downtown Development Code.
03/14/2024	Downtown Review Board	Recommended approval of the Rezoning ("T3" to "T5") and General Development Plan associated with DRB-02-24-9061

Future Applications: If the Rezoning and General Development Plan are approved, a Site Plan Design Review will be required. There are no other significant modifications to the property being proposed at this time.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T4" (General Urban)	Commercial
South:	"T3" (Sub-Urban)	Single-Family Residential
East:	"T3" (Sub-Urban) & "T4" (General Urban)	Single-Family Residential (Vacant) & Undeveloped
West:	"T5" (Urban Center)	Multi-Family Residential

REZONING ANALYSIS

Existing Zoning: "T3" Sub-Urban
Existing Land Use: Multi-Family Residential (Legal Non-Conforming Boarding House)
Proposed Zoning: "T5" Urban Center
Proposed Land Use: Multi-Family Residential (Apartment Building)

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."

Furthermore, the Plan states that, "Specific Plans are detailed, area-specific perspectives of the patterns and coordination of the built and natural environment, and how these details contribute to unique places in Blue Springs". The subject property is part of the C3 Area Specific Plan, which is currently not completed, thus a more specific future land-use designation has not been identified.

The Plan's City-Wide Policy Map classifies this immediate area as:

Distinct Destination: A mix of larger-scale and regionally significant land uses that are different from other places in Blue Springs and the region. These areas may include a mix of retail, service/entertainment, office, institutional/civic or light industrial land uses, but a unique land use policy for each area emphasizes different uses, patterns and characteristics that make the destinations distinct. The scale and intensity of development in these areas requires a supporting system of

street networks, pedestrian circulation, and civic/open spaces to strengthen the destination and created a defined focal point as a catalyst for development.

Rezoning: The intent of the "T5" zoning district is defined in Section 404.240, as follows:

A denser, mixed-use context, typically located near the center of a pedestrian shed or as a corridor along important thoroughfares.

Section 404.240 references the building types permitted in the "T5" district, including *accessory units, row houses, apartment buildings, mixed-use buildings, live/work units, small civic buildings, rooftop decks, patios, and associated enclosures.* Additionally, "T5" allows for a small commercial building type with the approval of a Conditional Use Permit. The Section goes on to summarize the land uses allowed in the Downtown Development Code zoning districts as: *Within the area covered by the DDC, a wide variety of uses and structures, from residential to commercial, are allowed or allowed by conditional use.*

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 C3 Area Specific Plan has not been completed, which would outline the future land uses, among other specific planning elements, to consider in the general downtown area. The Comprehensive Plan provides high-level recommendations such as targeting young people that already live in the City to move downtown and to continue focusing on additional downtown residential development. If approved, the proposed project would fulfill the objectives listed above by providing new apartment units to the downtown area, a product that tends to attract young and diverse populations. Staff believes that the proposed zoning and land use will have a positive relationship with adjacent properties and those in the immediate area through the investment that will go into property and the potential residents it will add to the neighborhood, all while retaining the historic character of the original home.

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

   STAFF RESPONSE: The application further supports the intent of the "T5" zoning district by proposing a permitted Building Type (Apartment Building) and removing the existing legal non-conforming Boarding House land use that is no longer permitted by the UDC in any zoning district. Moreover, the "T5" zoning district exists to the property's west with other DDC zoning districts on all other sides comprising of various densities of residential and commercial 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 will further the precedents that have been set throughout Downtown by providing infill development in targeted areas that aim to increase housing density. It would also bring the property into compliance with the UDC by allowing an Apartment Building land use in the "T5" zone, which is the purpose of the accompanying General Development Plan. Denial of the application would allow the existing legal non-conforming Boarding House land-use to remain.

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. The property follows the requirements of the DDC which have been met.

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

   STAFF RESPONSE: The City will be able to and has provided utilities and services to the property and proposed development as the site has been developed over a century ago.

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 property is already being utilized as a legal non-conforming Boarding House. The requested rezoning would allow for the Apartment Building building type as permitted use, effectively removing the legal non-conforming land-use designation.

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 existing zoning of "T3" was established at the time the Downtown Development Code was adopted and was based upon the historical context of the property as a single-family home, for which the structure was originally constructed. The proposed "T5" zoning district allows this property to be utilized in ways that make it more economically productive not just for the property owner, but the City as well. The requested zoning designation would allow for higher intensity commercial and residential land uses, as well as mixed-use development, on property that is directly adjacent to the Main Street corridor in downtown which is where the vast majority of other "T5" zoned property is located.

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, the understanding of how this request supports the new Downtown Master Plan and the economic advantages of a zoning designation with high upside potential, staff recommends approval of this rezoning request.

GENERAL DEVELOPMENT PLAN

A general development plan is a generalized development plan for the entire rezoning area. The purpose of a general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Preservation: The proposed General Development Plan will not significantly impact the exterior of the property as most work will occur on the interior of the residential building. It should be noted that some exterior modifications that do not require a building permit may occur, such as but not limited to; painting, like for like window replacement, new gutters, etc. According to the 2013 Blue Springs Historic Resources Survey (BSHRS), the residence has historically significant architectural features and is categorized as the Queen Anne style. There are no proposed plans for the existing carriage house on the property at this time. Staff believe that the proposed improvements to the property will not negatively impact the BSHRS findings.

Phasing: This is a single-phase project.

Modifications Requested: Given that the Applicant is preserving the essential character a property that has existed since 1890 and has is not proposing a significant increase in land use intensity, staff recommends that the following modifications be approved through the Alternative Development Standards review process.

Setbacks – The setbacks on this property were established many years ago and are not being proposed to change. Staff are asking for an exemption from this requirement for the existing structures.

Front Yard – Zero (0) to fifteen (15) feet.
The front setback is 30.18 feet.

Side Yard – Zero (0) to fifteen (15) feet.
The side yard setback is 16.27 feet on the north and 51.30 feet on the south.

Streets & Sidewalks: This project will utilize the City's existing street and sidewalk networks. Improvements will be required of the public sidewalk along SW 9th Street if it does not meet ADA specifications.

Traffic: Property is already developed so a Traffic Impact Study is not needed for this renovation.

Stormwater: Stormwater is not expected to be impacted by the proposal since no additional development is proposed.

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

Land Use & Density: The proposed land use is "Attached Housing" as a small apartment building. Currently, the land use "Boarding House" is legal non-conforming. Today there are 6-units on the property and if approved, the development will have 4-units as some of the existing will be combined to offer larger apartments. The property is .39 acres in size making the proposed residential density 10.2 units per acre as compared to 15.3 units per acre as it exists today.

Building Typology: The "Apartment – Walk-up" is the most appropriate building type for the development. Given the location of this property the UDC's Downtown Development Code (DDC) regulates lot size, setbacks, off-street parking, and other bulk regulations. The standards are listed in the table below with requested modifications highlighted in yellow.

Apartment – Walk-up Building

Standard			Proposed
Lot Size	Frontage Width	No frontage width requirement	112.82'
	Area	No min. lot size	16,988 square feet
Setbacks	Front	0-ft. to 15-ft.	30.18-ft.
	Side	0-ft. to 15-ft.	16.27-ft. to 51.30-ft.
	Corner Side	0-ft. to 10-ft.*	N/A
	Rear	5-ft. min.	48.36-ft.
Height		2-story min. – 5-story max.	2-stories
Design and Performance Standards		Building Coverage = 35% of lot area max.	35% max.

* to the building wall or to match that of the existing side street

Parking: The current gravel parking area located adjacent to the public alley on the property's north side is required to be paved and striped in accordance with the standards in the UDC. The "T5" zoning district requires one (1) off-street parking space per dwelling, thus a minimum of four (4) parking spaces are required.

Zoning	Required	Provided
"T5"	1 space per dwelling units	1 space per dwelling provided

Pedestrian Access: No new pedestrian infrastructure is being proposed as part of this project.

Open Space: Open space is not required as part of this project.

Frontage & Landscaping: No new landscaping is being required as part of this project.

Architectural Character: The architectural character of the property will remain consistent.

Signage: There is no signage being proposed at this time.

Review Criteria: *A General Development Plan shall be reviewed based on the following criteria:*

1. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC, unless modifications are requested and approved through the approval of the general development plan. Said modifications shall generally be minor and shall be clearly noted in the staff report.

   STAFF RESPONSE: The plan is consistent with the Comprehensive Plan and most of the requirements of the UDC except for the modifications being requested. Staff believes the modifications are justified as the historic property is being preserved and reused as a permitted use.

2. The proposed general development plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a Zoning Map amendment.

   STAFF RESPONSE: The proposed general development plan is conditioned on the approval of a concurrent application for a Zoning Map amendment and is consistent with the requested zoning of "T5" (Urban Center).

3. The general development plan is in compliance with all applicable use, development and design standards set forth in this Code, unless alternative design standards have been approved for the development.

   STAFF RESPONSE: The general development plan is in compliance with all applicable development and design standards set forth in the code, with the exception of the modifications being requested.

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

   STAFF RESPONSE: Facilities and services that currently serve the property will continue to do so.

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

   STAFF RESPONSE: The general development plan is compatible with the existing adjacent land uses. The proposed development will reduce the number of units per acre and remove a legal non-conforming land use. Furthermore, staff believes this incremental approach to small-scale density will foster continued residential growth in downtown, as well as an appropriate transition from detached housing to the south and the commercial core on Main Street.

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

   STAFF RESPONSE: This proposed development provides for orderly physical growth of the City, and fosters safe, convenient and walkable neighborhoods and shopping districts. The general area of this development is within the City's downtown, which was designed around walkability and convenience with its relatively dense mix of land-uses, well connected street grid, and small block sizes. The project looks to utilize and build upon the urban elements that remain in the neighborhood by reusing the existing historic residential building and its additions, take advantage of proximity to adjacent goods and services, and add renovated apartments as a housing option in downtown.

Review Criteria: Modifications requested through *Alternative Development Standards (ADS) shall be reviewed based on the following criteria:*

1. That the proposed alternative development standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: The proposed ADS are necessary to preserve and reuse the historic property in the way it currently exists. Several of the existing building setbacks do not meet the standards set forth in the Downtown Development Code, however, staff believes the historical significance of the property warrants the requested modifications.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed alternative development standards are consistent with the objectives, policies, and general land uses in the Comprehensive Plan. The Comprehensive Plan categorizes the general area as "Distinct Destination" and staff believes this request will support the intent of such designation by providing renovated housing units to a historic property, located in a unique location, surrounded by a mix of uses.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: The proposed alternative development standards are consistent with other provisions of this Chapter. The requested modifications to the front and side yard setbacks will allow the property to retain its current historic architectural integrity rating.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: The proposed alternative development standards are not anticipated to create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental, or incompatible with other uses in the vicinity. The

property will be used in a similar manner as it is today, however, there will be two (2) less units, which may contribute to less noise, traffic, or other conditions.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

   STAFF RESPONSE: Staff does not believe the proposed alternative development standards will result in conditions or circumstances contrary to the public health, safety, and general welfare.

Staff Recommendation:

Staff recommends approval of the Rezoning application from "T3" (Sub-urban) to "T5" (Urban Center).

Staff recommends approval of the General Development Plan with Alternative Development Standards and one (1) condition.

1. All exterior improvements, which include the off-street parking lot, private sidewalks, public sidewalk improvements, if necessary, and underground electrical service shall be completed prior to issuance of any certificates of occupancy.

2. 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 Alternative Development Standards.
   a. Front Yard – Zero (0) to fifteen (15) feet.
      The front setback is 30.18 feet.

   b. Side Yard – Zero (0) to fifteen (15) feet.
      The side yard setback is 16.27 feet on the north and 51.30 feet on the south.



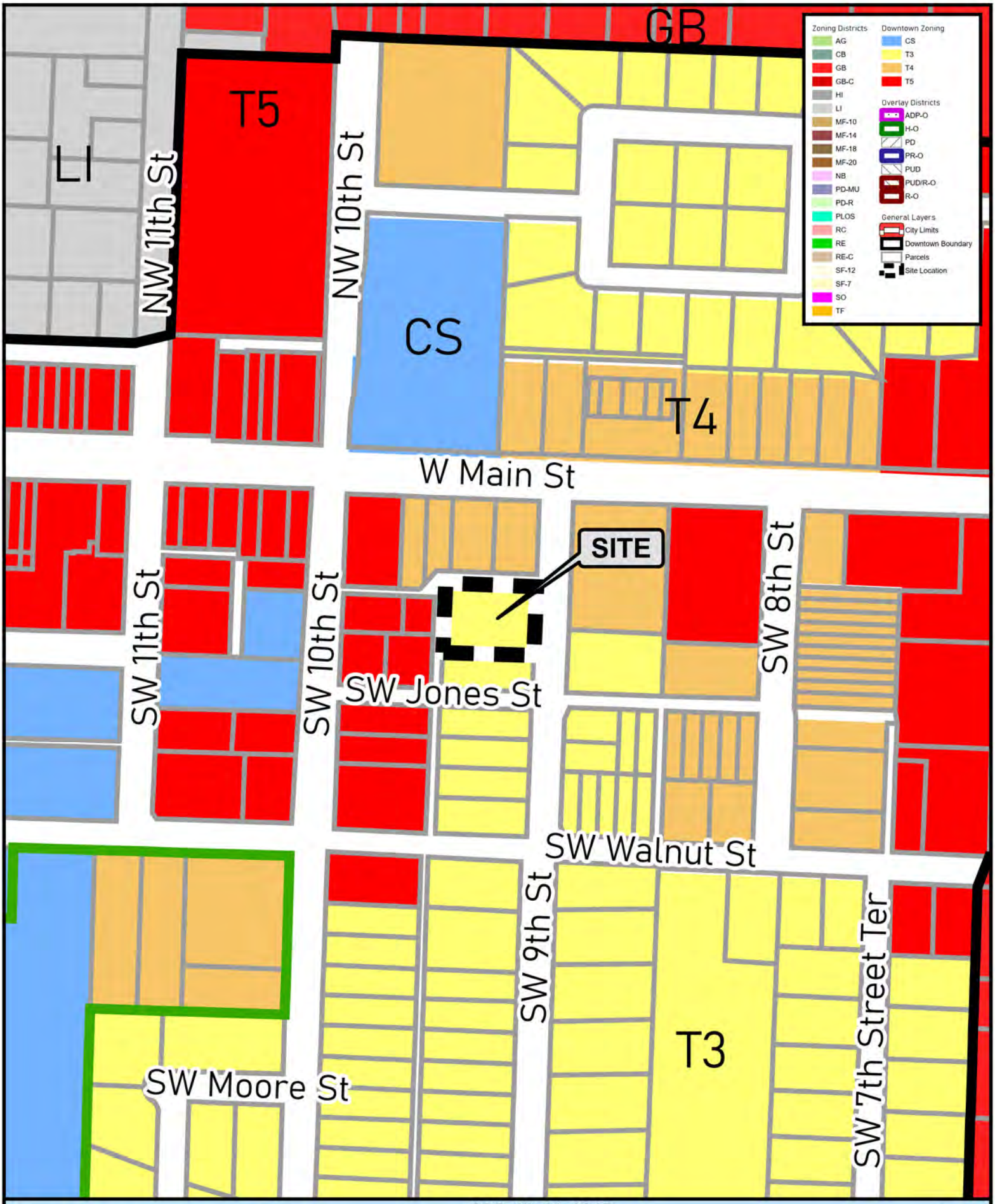
The City of Blue Springs Missouri

GDP-02-24-9045
RZ-02-24-9044

PARCEL # 36-920-07-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 2/13/2024



The City of Blue Springs Missouri

GDP-02-24-9045
RZ-02-24-9044

PARCEL # 36-920-07-13-00-0-00-000
SITE LOCATION MAP

N

1 inch = 200 feet

Date: 2/13/2024

Written Narrative:

- Proposed T-5 zoning for a small apartment building with 4 units.
- The neighboring properties are a commercial building, larger apartment buildings and 1 single family home. The proposed project across the street is a larger multi-family building.
- We will be applying for all necessary permits through the city for all work and development.
- The charm and look of the buildings will be very similar. There are no large proposed changes on the exterior of the buildings. The windows will be changed to dual-pane windows but they will have the same look and size of them. The color of the building will be changed. At the moment it is 6 units, we are downsizing the property to 4 units, with no exterior change of removing units except for the addition of a water meter, gas meter and a meter can for electricity. It will be less traffic with the removal of two apartment units.
- It will not negatively affect the neighborhood. It will provide positive changes for the neighborhood by reducing the number of units.
- With the additions of updates within each unit and clean up of landscaping, it will positively affect the current property and the surrounding properties.
- The design will stay similar to how the property currently stands.
- We will be adding a water meter, gas meter, and a meter can for the apartment.
- We will be adding a paved area for the apartment building per city recommendations and maintaining the current alleyway.
- This will be a permanent change.
- We do not have any current plans for a sign for the small apartment building.

Rezoning and General Development Plan
RZ-02-24-9044 / GDP-02-24-9045
105 SW 9th Street 4-Plex
PC Exhibit: #2

Received
02/29/2024

906 W MAIN ST, APT A
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: APARTMENT 7 UT
ZONING: DOWNTOWN T4

904 W MAIN ST
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: VACANT RES LAND
ZONING: DOWNTOWN T4

902 W MAIN ST
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: OFF BLDG. <15000 SF
ZONING: DOWNTOWN T4

900 W MAIN ST UNIT 101
WEST MAIN SHOPPES, LLC
1133 W MAIN ST. STE 103
BLUE SPRINGS, MO 64015
USE: SHOP. CENTER-NBHD
ZONING: DOWNTOWN T4

106 NW 9TH ST
DWELLINGS BY DESIGN KC, LLC
27300 E PINK HILL RD
INDEPENDENCE, MO 64057
USE: BANK
ZONING: DOWNTOWN T4

<NO ADDRESS ASSIGNED>
KC RENTALS 1 LLC
3107 HIBISCUS ST
MIAMI, FL 33133
USE: VACANT RES LAND
ZONING: DOWNTOWN T5

903 SW JONES ST. APT 1
COOK, MITCH
31103 E LITCHFORD RD
GRAIN VALLEY, MO 64029
USE: FOURPLEX
ZONING: DOWNTOWN T5

109 SW 9TH ST
WHITE, JAMES E & RUBY M
109 SW 9TH ST
BLUE SPRINGS, MO 64015
USE: SF RESIDENCE
ZONING: DOWNTOWN T3

110 NW 9TH ST
DWELLINGS BY DESIGN KC, LLC
PO BOX 58
BLUE SPRINGS, MO 64013
USE: SF RESIDENCE
ZONING: DOWNTOWN T3

105 SW 9TH STREET
0.39 AC

EXISTING HOUSE
2284 SF

EXISTING SHED
25 SF

EXISTING GARAGE
711 SF

OVERHEAD POWER LINE (TYP.)
EXISTING LANDSCAPED AREA
EXISTING FENCE (TYP.)
NEW ASPHALT-PAVED PARKING AREA
EXISTING GRAVEL ALLEY
PROPERTY LINE (TYP.)
EXISTING CONTOUR (TYP.)
NEW PRIVATE SIDEWALK
EXISTING BUSH
EXISTING SOFTSCAPE LANDSCAPE AREA
EXISTING CONIFEROUS TREE (TYP.)
EXISTING PUBLIC SIDEWALK
NEW PRIVATE SIDEWALK
EXISTING PRIVATE SIDEWALK
EXISTING PRIVATE SIDEWALK
EXISTING HARDSCAPE LANDSCAPE AREA
EXISTING SOFTSCAPE LANDSCAPE AREA
EXISTING DECIDUOUS TREE (TYP.)
EXISTING ASPHALT DRIVEWAY
PROPERTY LINE (TYP.)
EXISTING EXTERIOR SHED ADDITION ON GARAGE
EXISTING BUSHES
EXISTING FENCE (TYP.)
TP
967
968
969
970
986
SW 9TH STREET

LEGAL DESCRIPTION:

LOTS 47 AND 48, KABEL'S ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

OWNER/DEVELOPER:

KAVE HOLDINGS MO, LLC
600 ALA MOANA BLVD #605
HONOLULU, HI 96813

ZONING INFO:

EXISTING ZONING:	DOWNTOWN - T3
PROPOSED ZONING:	DOWNTOWN - T5

10 5 0 10
SCALE IN FEET



VICINITY MAP
SCALE: 1" = 1000'

Received
03/11/2024

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
816.210.3571
14500 Parallel Road, Unit R, Basehor KS 66007
ANDRE@ALCONSULT-LLC.COM
KS ENG COA #3315
KS SURV COA #2026
MO ENG COA #2020014864
MO SURA COA #2020014831

03/07/2024
TIMOTHY A. ELLIOTT, PE

PROPERTY LINES, SITE FEATURES, AND TOPOGRAPHY WERE PLACED USING GIS, AERIAL, AND PHOTOGRAPHIC INFORMATION. THIS DRAWING IS FOR PERMIT PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE. ADDITIONALLY, CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GRADES AT THE SITE AND TO VERIFY THAT THIS DRAWING MEETS ALL CITY AND OR COUNTY ZONING REGULATIONS. BY ACCESSING OR USING THIS SITE PLAN, YOU ACKNOWLEDGE AND AGREE TO RELEASE, INDEMNIFY, AND HOLD HARMLESS THE LICENSED ENGINEER AND LAND SURVEYOR ATLAS LAND CONSULTING, LLC, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, AND AFFILIATES FROM ANY CLAIMS, DAMAGES, LIABILITIES, OR EXPENSES THAT MAY ARISE FROM YOUR USE OR RELIANCE ON THIS SITE PLAN.

REZONE/GDP

105 SW 9TH STREET
BLUE SPRINGS, MO

FOR PERMIT

PREPARED FOR:
ASHLEY KLEMENTS
909.645.4339

PROJECT #: 24-015
ISSUE DATE: 03/07/2024

ZONING PLAN

SHEET 1 OF 2

3/7/2024 2:03 PM TIMAL
CAD FILE : C:\Users\timal\AppData\Local\Temp\AcPublish_4348\24-015 Civil.dwg

906 W MAIN ST, APT A
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: APARTMENT 7 UT
ZONING: DOWNTOWN T4

904 W MAIN ST
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: VACANT RES LAND
ZONING: DOWNTOWN T4

902 W MAIN ST
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: OFF BLDG. <15000 SF
ZONING: DOWNTOWN T4

900 W MAIN ST UNIT 101
WEST MAIN SHOPPES, LLC
1133 W MAIN ST. STE 103
BLUE SPRINGS, MO 64015
USE: SHOP. CENTER-NBHD
ZONING: DOWNTOWN T4

OVERHEAD POWER LINE (TYP.)

EXISTING LANDSCAPED AREA

EXISTING FENCE (TYP.)

NEW ASPHALT-PAVED PARKING AREA WITH 4 NEW PARKING SPACES PAINTED

9.00' (TYP.)

EXISTING GRAVEL ALLEY

NEW BIKE RACK
4 SPACES MIN.

PROPERTY LINE (TYP.)

18.50' (TYP.)

16.36'

16.27'

EXISTING CONTOUR (TYP.)

48.36'

NEW PRIVATE SIDEWALK

EXISTING BUSH

NEW PARKING BLOCK AT EACH PARKING SPACE 7'X9" TYP.

EXISTING SOFTSCAPE LANDSCAPE AREA

EXISTING CONIFEROUS TREE (TYP.)

NEW PRIVATE SIDEWALK

EXISTING PUBLIC SIDEWALK

105 SW 9TH STREET
0.39 AC

EXISTING HOUSE
2284 SF

48.47'

30.18'

EXISTING PRIVATE SIDEWALK

EXISTING PRIVATE SIDEWALK

<NO ADDRESS ASSIGNED>
KC RENTALS 1 LLC
3107 HIBISCUS ST
MIAMI, FL 33133
USE: VACANT RES LAND
ZONING: DOWNTOWN T5

EXISTING HARDSCAPE LANDSCAPE AREA

33.74'

EXISTING OVERHEAD ELECTRICAL SERVICE TO BE BURIED. COORDINATE WITH POWER COMPANY

TP

EXISTING SOFTSCAPE LANDSCAPE AREA

EXISTING SHED
25 SF

EXISTING DECIDUOUS TREE (TYP.)

EXISTING GARAGE
711 SF

51.30'

EXISTING ASPHALT DRIVEWAY

13.00'

55.39'

72.61'

903 SW JONES ST. APT 1
COOK, MITCH
31103 E LITCHFORD RD
GRAIN VALLEY, MO 64029
USE: FOURPLEX
ZONING: DOWNTOWN T5

PROPERTY LINE (TYP.)

1.42'

8.19'

EXISTING EXTERIOR SHED ADDITION ON GARAGE

EXISTING BUSHES

EXISTING FENCE (TYP.)

109 SW 9TH ST
WHITE, JAMES E & RUBY M
109 SW 9TH ST
BLUE SPRINGS, MO 64015
USE: SF RESIDENCE
ZONING: DOWNTOWN T3

106 NW 9TH ST
DWELLINGS BY DESIGN KC, LLC
27300 E PINK HILL RD
INDEPENDENCE, MO 64057
USE: BANK
ZONING: DOWNTOWN T4

SW 9TH STREET

110 NW 9TH ST
DWELLINGS BY DESIGN KC, LLC
PO BOX 58
BLUE SPRINGS, MO 64013
USE: SF RESIDENCE
ZONING: DOWNTOWN T3

LEGAL DESCRIPTION:

LOTS 47 AND 48, KABEL'S ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

OWNER/DEVELOPER:

KAVE HOLDINGS MO, LLC
600 ALA MOANA BLVD #605
HONOLULU, HI 96813

SITE DATA:

LOT AREA:	0.39 AC
IMPERVIOUS AREA:	0.14 AC
UNITS:	4
UNITS PER ACRE:	10.3
PROPOSED USE:	APARTMENT BUILDING/QUADPLEX
PROPOSED ZONING:	DOWNTOWN T-5

10 5 0 10
SCALE IN FEET

NOTE:

ALL PUBLIC SIDEWALK PANELS THAT CURRENTLY DO NOT MEET ADA REQUIREMENTS WILL BE REPLACED AS PART OF THIS PROJECT.

BUILDING SQUARE FOOTAGE

UNIT 1 (UPPER)	1,363 GSF
UNIT 1 (UPPER)	808 GSF
UNIT 1 (TOTAL)	2,171 GSF
UNIT 2 (LOWER)	454 GSF
UNIT 3 (UPPER)	405 GSF
UNIT 4 (UPPER)	571 GSF

Received
03/11/2024

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
816.210.3020
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM
KS ENG COA #3315
KS SURV COA #2026
MO ENG COA #2020014864
MO SURA COA #2020014831

05/07/2024

TIMOTHY A. ELLIOTT, PE

REZONE/GDP

105 SW 9TH STREET
BLUE SPRINGS, MO

FOR PERMIT

PROPERTY LINES, SITE FEATURES, AND TOPOGRAPHY WERE PLACED USING GIS, AERIAL, AND PHOTOGRAPHIC INFORMATION. THIS DRAWING IS FOR PERMIT PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE. ADDITIONALLY, CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GRADES AT THE SITE AND TO VERIFY THAT THIS DRAWING MEETS ALL CITY AND OR COUNTY ZONING REGULATIONS. BY ACCESSING OR USING THIS SITE PLAN, YOU ACKNOWLEDGE AND AGREE TO RELEASE, INDEMNIFY, AND HOLD HARMLESS THE LICENSED ENGINEER AND LAND SURVEYOR ATLAS LAND CONSULTING, LLC, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, AND AFFILIATES FROM ANY CLAIMS, DAMAGES, LIABILITIES, OR EXPENSES THAT MAY ARISE FROM YOUR USE OR RELIANCE ON THIS SITE PLAN.

PREPARED FOR:
ASHLEY KLEMENTS

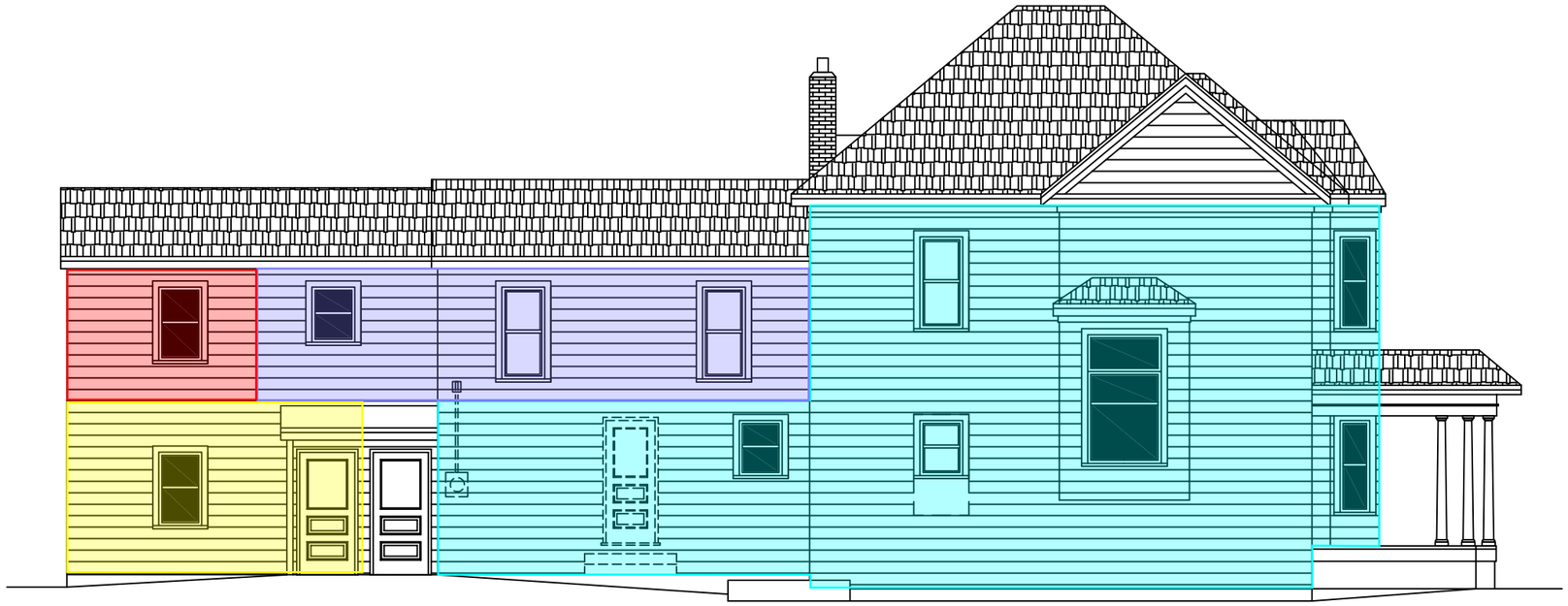
909.645.4339

PROJECT #: 24-015
ISSUE DATE: 03/07/2024

GENERAL DEVELOPMENT PLAN

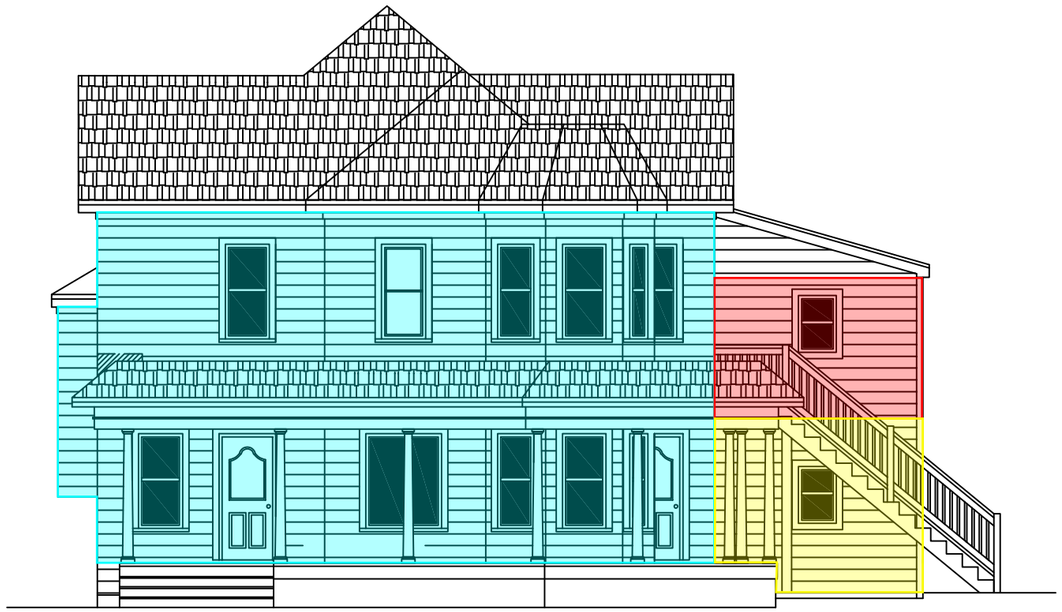
SHEET 2 OF 2

3/7/2024 2:03 PM TIMAL
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B SOUTH ELEVATION (SIDE)

1/4" = 1'-0"



A FRONT ELEVATION (EAST)

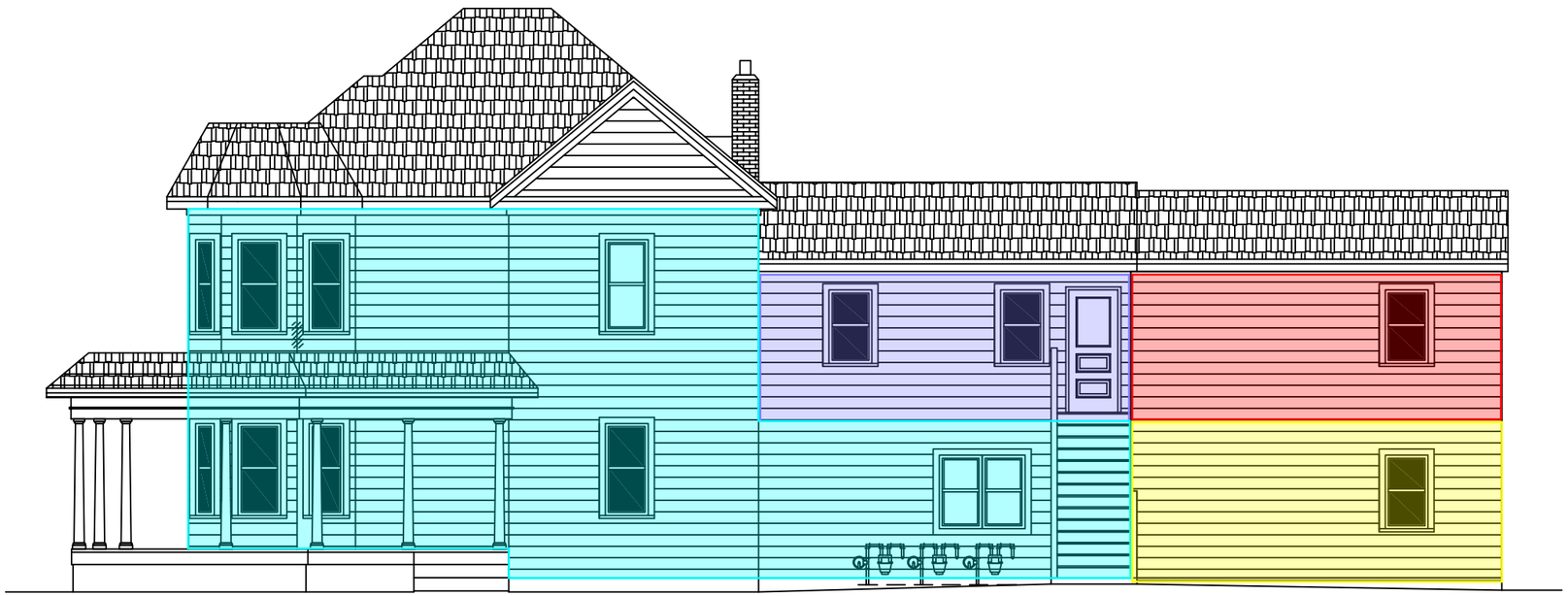
1/4" = 1'-0"

Received
02/29/2024



B REAR ELEVATION (WEST)

1/4" = 1'-0"



A NORTH ELEVATION (SIDE)

1/4" = 1'-0"

Received
02/29/2024

THE EXAMINER

AFFIDAVIT OF PUBLICATION: #2053880

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

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

Mar. 9, 2024

Faythe King
Authorized Agent

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

Printer's Fee: $101.87

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

PUBLIC NOTICE

Rezoning | RZ-02-24-9044
General Development Plan
GDP-02-24-9045
"105 SW 9th St 4-Plex"
105 SW 9th Street
Parcel #
36-920-07-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, March 25, 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, Ashley Klements of The Klementine Group, to rezone the property from "T3" Sub-Urban to "T5" Urban Center and a General Development Plan to convert the existing building to a 4-plex apartment building. 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:
KABEL'S ADD: ALL OF LOTS 47 AND 48

CITY OF BLUE SPRINGS
Planning Commission

By: Dave McCumber,
Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on Monday, April 1, 2024, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 9, 2024

2053880

Rezoning and General Development Plan
RZ-02-24-9044 / GDP-02-24-9045
105 SW 9th Street 4-Plex
PC Exhibit: #3

PUBLIC NOTICE

Rezoning | RZ-02-24-9044
General Development Plan | GDP-02-24-9045
"105 SW 9th St 4-Plex"
105 SW 9th Street
Parcel # 36-920-07-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 25, 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, Ashley Klements of The Klementine Group, to rezone the property from "T3" Sub-Urban to "T5" Urban Center and a General Development Plan to convert the existing building to a 4-plex apartment building. 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:

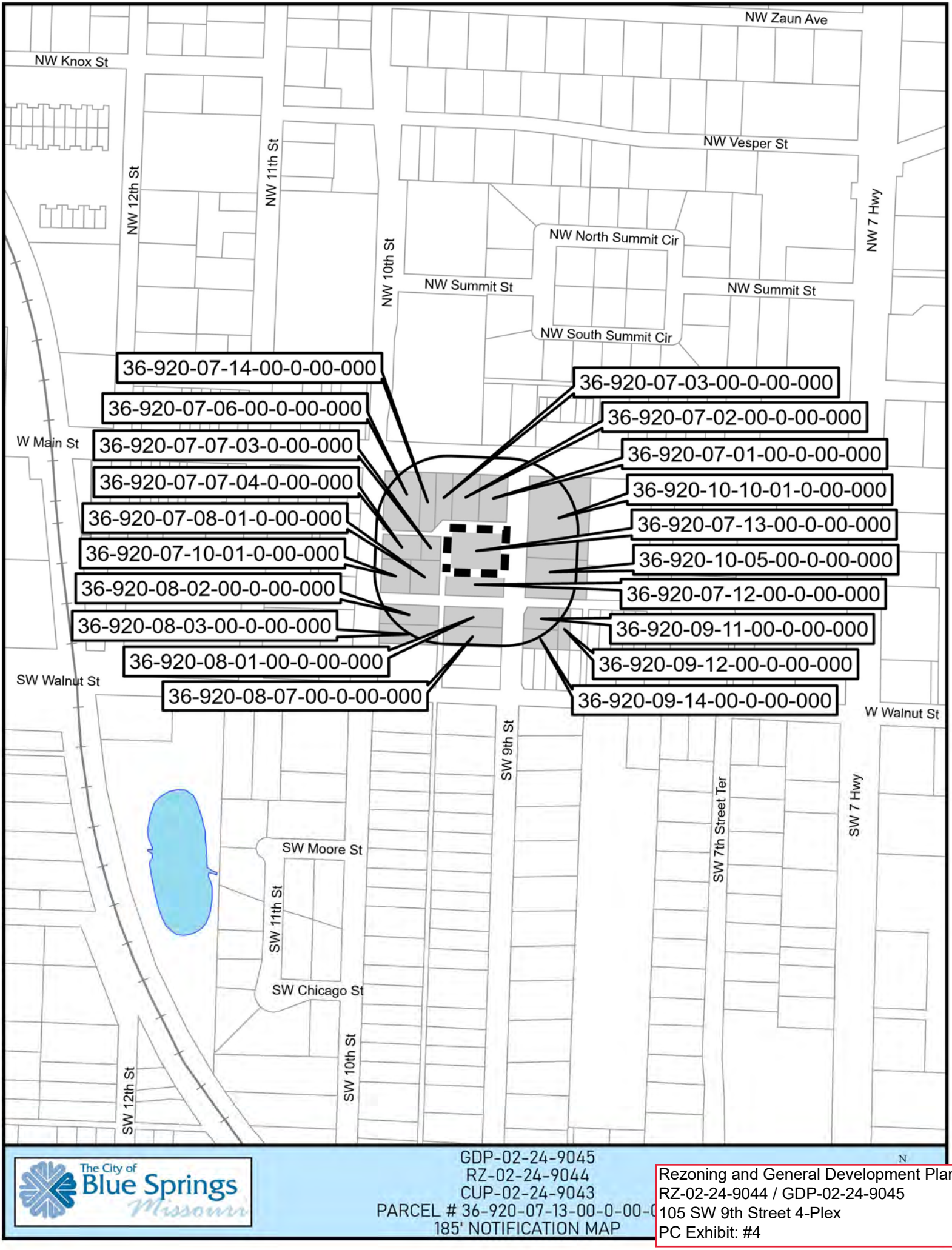
KABEL'S ADD; ALL OF LOTS 47 AND 48

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber, Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on **Monday, April 1, 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, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024



Rezoning and General Development Plan
RZ-02-24-9044 / GDP-02-24-9045
105 SW 9th Street 4-Plex
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-920-07-06-00-0-00-000	908 W MAIN ST	BLUE SPRINGS	MO	64015	BLUE SPRINGS TEMPLE ASSN	4015 S FOREST ST INDEPENDENCE, MO 64052
36-920-07-01-00-0-00-000	900 W MAIN ST UNIT 101	BLUE SPRINGS	MO	64015	WEST MAIN SHOPPES LLC	1133 W MAIN ST STE 103 BLUE SPRINGS, MO 64015
36-920-07-02-00-0-00-000	902 W MAIN ST	BLUE SPRINGS	MO	64015	906 MAIN STREET LLC	9615 HOWARD RD LEES SUMMIT, MO 64086
36-920-07-07-03-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	KC RENTALS 1 LLC	3107 HIBISCUS ST MIAMI, FL 33133
36-920-07-12-00-0-00-000	109 SW 9TH ST	BLUE SPRINGS	MO	64015	WHITE JAMES E & RUBY M	109 SW 9TH ST BLUE SPRINGS, MO 64015
36-920-08-02-00-0-00-000	200 SW 10TH ST	BLUE SPRINGS	MO	64015	COMMUNITY SERVICES LEAGUE OF JACKSON CO	404 N NOLAND RD INDEPENDENCE, MO 64050
36-920-08-01-00-0-00-000	900 SW JONES ST	BLUE SPRINGS	MO	64015	NORMAN RONALD R JR & JULIE	900 JONES BLUE SPRINGS, MO 64015
36-920-07-14-00-0-00-000	906 W MAIN ST APT A	BLUE SPRINGS	MO	64015	906 MAIN STREET LLC	9615 HOWARD RD LEES SUMMIT, MO 64086
36-920-07-07-04-0-00-000	110 SW 10TH ST UNIT 1	BLUE SPRINGS	MO	64015	KC RENTALS 1 LLC	3107 HIBISCUS ST MIAMI, FL 33133
36-920-07-08-01-0-00-000	903 SW JONES ST APT 1	BLUE SPRINGS	MO	64015	COOK MITCH	31103 E LITCHFORD RD GRAIN VALLEY, MO 64029
36-920-08-07-00-0-00-000	203 SW 9TH ST	BLUE SPRINGS	MO	64015	HURLEY RONALD K	203 SW 9TH ST BLUE SPRINGS, MO 64015
36-920-07-13-00-0-00-000	105 SW 9TH ST	BLUE SPRINGS	MO	64015	CROWN CITY HOMES LLC	10 SE 3RD ST LEES SUMMIT, MO 64063
36-920-07-10-01-0-00-000	112 SW 10TH ST	BLUE SPRINGS	MO	64015	KEVOT INC	3220 SW 11TH ST CIR BLUE SPRINGS, MO 64015
36-920-09-11-00-0-00-000	202 SW 9TH ST	BLUE SPRINGS	MO	64015	ROGERS HOMES LLC	13307 E 46TH ST S INDEPENDENCE, MO 64055
36-920-09-14-00-0-00-000	206 SW 9TH ST	BLUE SPRINGS	MO	64015	LATHROM DENNIS & NANCY E	206 SW 9TH ST BLUE SPRINGS, MO 64015
36-920-07-03-00-0-00-000	904 W MAIN ST	BLUE SPRINGS	MO	64015	906 MAIN STREET LLC	9615 HOWARD RD LEES SUMMIT, MO 64086
36-920-09-12-00-0-00-000	824 SW JONES ST	BLUE SPRINGS	MO	64015	ROSE JAMES J & KELLY R	824 SW JONES BLUE SPRINGS, MO 64015
36-920-10-10-01-0-00-000	106 NW 9TH ST	BLUE SPRINGS	MO	64015	DWELLINGS BY DESIGN KC LLC	27300 E PINK HILL RD INDEPENDENCE, MO 64057
36-920-10-05-00-0-00-000	110 SW 9TH ST	BLUE SPRINGS	MO	64015	DWELLINGS BY DESIGN KC LLC	PO BOX 58 BLUE SPRINGS, MO 64013
36-920-08-03-00-0-00-000	202 SW 10TH ST	BLUE SPRINGS	MO	64015	SCOTT LARRY P TRUSTEE	9621 MIDDLETON LEES SUMMIT, MO 64086

Rezoning and General Development Plan
RZ-02-24-9044 / GDP-02-24-9045
105 SW 9th Street 4-Plex
PC Exhibit: #5

Blue Springs, Missouri
Community Development

March 11, 2024

Ref: Public Hearing: Rezoning | RZ-02-24-9044
General Development Plan | GDP-02-24-9045
105 SW 9th St 4-Plex
105 SW 9th Street
Parcel # 36-920-07-13-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Ashley Klements of The Klementine Group, to rezone the property from "T3" Sub-Urban to "T5" Urban Center and a General Development Plan to convert the existing building to a 4-plex apartment building.

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, March 25, 2024 @ 6:30 p.m.
&
City Council – Monday, April 1, 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

Dave McCumber
Development Review Manager

Rezoning and General Development Plan
RZ-02-24-9044 / GDP-02-24-9045
105 SW 9th Street 4-Plex
PC Exhibit: #6

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

The City of Blue Springs Missouri

Planning Application

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

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

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

105 9th St 4-Plex

Project Name

105 SW 9th St Blue Springs, MO 64015 — KABEL'S ADD ALL OF LOTS 47 & 48

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
T-3	Residential-Non Conforming	T-5	Multi-Family	.39 +/	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Ashley Klements	The Klementine Group	9096454339	Ashley@theklementinegroup.com

Address	City	State	Zip Code
2023 Washington St	Kansas City	MO	64108

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

X Ashley Klements — dotloop verified 02/09/24 11:29 AM CST 4NAE-UP2O-6BHX-JD8I — 2/9/24

Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Kanda Korver	650-455-0270	kkorver85@gmail.com

Address	City	State	Zip Code
600 Ala Moana Blvd #605	Honolulu	HI	96813

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 Kanda Korver — dotloop verified 02/09/24 8:06 AM HST 9WTN-AGHQ-EF8S-0R0Q — 2/9/2024

Property Owner Signature — **Date**

Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

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

PROJECT DESCRIPTION:

We will be adding an exterior entry door and a kitchen to the existing unit #5 and combining the existing units of #3, #4, #5 and the shared hallway bath into one unit, to be addressed #3.

We will be reducing the density of the building from 6 units to 4 units.

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The City of Blue Springs Missouri

Planning Application

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

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

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

105 9th St 4-Plex

Project Name

105 SW 9th St Blue Springs, MO 64015 — KABEL'S ADD ALL OF LOTS 47 & 48

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
T-3	Residential-Non Conforming	T-5	Multi-Family	.39 +/	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Ashley Klements	The Klementine Group	9096454339	Ashley@theklementinegroup.com

Address	City	State	Zip Code
2023 Washington St	Kansas City	MO	64108

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

X Ashley Klements — dotloop verified 02/09/24 11:29 AM CST 4NAE-UP2O-6BHX-JD8I — 2/9/24

Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Kanda Korver	650-455-0270	kkorver85@gmail.com

Address	City	State	Zip Code
600 Ala Moana Blvd #605	Honolulu	HI	96813

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dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Ashley Klements	The Klementine Group		
Address	**City**	**State**	**Zip**
2023 Washington St	Kansas City	MO	64015
Email	**Phone**	**Fax**	
ashley@theklementinegroup.com	9096454339		

DEVELOPER

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

ENGINEER

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

ARCHITECT

Name	Company Name		
Aaron Brown			
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
Aaron.brown@populous.com			

SURVEYOR

Name	Company Name		
Timothy Elliot	Atlas Land Consulting		
Address	**City**	**State**	**Zip**
14500 Parallel Road Unit R	Bashor	KS	66007
Email	**Phone**	**Fax**	
alex@alconsult-llc.com	913-702-2936		

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		
Richard Wiseman	Midwest Custom Construction		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
mwcustomconstruction@gmail.com	816-878-8471		

Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

FEE CALCULATION TABLE

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

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

Received
02/29/2024

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 25, 2024 City Council: April 1, 2024
Project Name:	***Adam's Ridge***
Site Location:	South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.
Project Request:	RZ-12-23-8998; Rezoning from "AG" (Agriculture – County) to "PD – R" (Planned Development – Residential) PDC-12-23-8999; PD Concept Plan to allow for 138 single-family homes, a trail, and a playground PP-12-23-9000; Preliminary Plat for 138 single-family lots and eight (8) open space tracts on 51.06 +/- acres

Applicant: Don Draper | Kansas LD, LLC
Property Owner: Jim L. Rand & Carrie B. Siems
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG" (Agriculture – County) to "PD – R" (Planned Development – Residential) for the property located south of SE Sunnyside School Road and West of SE Adams Dairy Parkway. The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for 138 single-family homes, a trail, and a playground. The plan includes front-loaded and alley-loaded houses with one or two stories. The applicant is also leaving the portion south of the creek undeveloped and as a tract which will require additional approvals prior to development. The final request is for approval of a Preliminary Plat for 138 lots and eight (8) open space tracts on 51.06 +/- acres.

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

Previous Actions:

Date	Review Body	Action
10/16/2023	City Council	Approved the Annexation (ANNX-09-23-8877) of 51.06 +/- acres by Ord. No. 5267.

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. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits. Tract H, the undeveloped area south of the creek, must have an approved PD Concept Plan Amendment, Preliminary Plat, PD Final Plan, and Final Plat prior to development.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family)	Assembly, Neighborhood
South:	"SF-7/PR-O" (Single-Family/ Planned Residential Overlay)	Detached Housing
East:	Unincorporated Jackson County & "AG" (Agriculture	Undeveloped & Detached Housing

	– County) & "SF-12/PR-O" (Large Lot Single-Family/Planned Residential overlay)	
West:	"SF-7" (Single-Family)	Detached Housing

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture – County)
Existing Land Use: Undeveloped
Proposed Zoning: "PD – R" (Planned Development – Residential)
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 *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.*

Additionally, the 2014 Comprehensive Plan provided a list of Frameworks, Goals, & Targets centered around the four (4) themes of *Places, Connection, City Image, and Investment*. The Goal and Targets most closely aligned with this development proposal are found under the "IMAGE" Framework:

- *IMAGE – GOAL 4: Promote development that reinforces the importance of the public realm*
  - *Improve design quality and orient projects to the public realm at **Distinct Destinations, Business Hubs, Neighborhood Center,** and **Gathering Places.***

The C2 (Central 2) Area Plan designates the subject property as *Detached/Small Scale Mix,* which is defined as:

Detached Housing: Areas appropriate for detached houses on small to medium lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 10,890 square foot (1/4 acre range). Larger lots may be integrated into the pattern in limited application to add variety of housing types of transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distances to Gathering Places and Neighborhood Center.

Small Scale Multi-Unit Housing: Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of 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 building 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 providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.

Through the PD, the development will utilize the regulations specified in the provided standards. The building type is most closely related to a mixture of the "Detached House Compact Lot" and the "Detached House Small Lot" in the Blue Springs UDC.

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 accordance with the 2014 Comprehensive Plan which classifies the subject property as providing Neighborhoods with Distinct Destinations and Gathering Places. The C2 (Central 2) area plan designates the area as a mix of detached housing and small-scale multi-unit housing. The proposed rezoning and PD district is for detached housing, but the proposed development regulations provide for a greater number of housing units which allows for a density similar to the small-scale multi-unit housing.

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

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments which includes mixed-use developments. The proposed development would occur on an arterial, SE Adams Dairy Parkway, and is relatively close to the intersection at Moreland School Road. The proposed development would help set a guide and influence the development of other vacant properties along Adams Dairy Parkway as an area with unique and innovative development. Staff believes the PD zoning district supports the intent of any abutting zoning districts by providing a greater variety of housing choices within the city.

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 set a precedent that could encourage development of vacant property along the parkway. As the proposed development is unique and pedestrian-oriented, it would also help create a precedent for site design. Denial of the rezoning application would result in the property remaining undeveloped and maintaining a county zoning district that is not permitted by right in the City. Furthermore, the denial could discourage unique and innovative development of vacant sites that require a rezoning due to the changing conditions from when the original zoning was enacted.

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 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: City utilities and services will be able to serve the proposed development. A 24" water main runs along the west side of Adams Dairy Parkway and there is sanitary sewer to the south of the proposed development that flows to the east. Staff believes other utilities and services

will be able to serve the proposed development as well (Central Jackson County Fire Protection District).

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.

PD CONCEPT PLAN & PLAT ANALYSIS

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

Planned Development Standards: All regulations not specified in the provided Planned Development 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 Standards provided supply the necessary zoning and development standards with modifications to the Blue Springs Unified Development Code. The project includes a mix of front and alley-loaded homes. The Planned Development shall include preservation of vegetation along SE Adams Dairy Parkway and Blue Branch Creek, add a new section of trail that connects Keystone Park to SE Adams Dairy Parkway, and enhance the utility of the area through additional green space. The development includes three (3) main planning areas as listed below.

Planning Area 1: North of Blue Branch Creek – Single-Family Residential with standards identified by the Planned Development
Planning Area 2: Blue Branch Creek – Park and Open Space that utilizes the standards in the Blue Springs Unified Development Code for the "PLOS" (Public Land and Open Space) zoning district.
Planning Area 3: South of Blue Branch Creek – Future Development which will require an amended PD Concept Plan, PD Final Plan, Preliminary Plat, and Final Plat prior to development.

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

Preservation: The 51.06 +/- acre property is currently undeveloped and consists of existing brush, shrubbery, and trees. The applicant intends to maintain as many of the trees as possible along SE Adams Dairy Parkway during the development process. The existing foliage surrounding Blue Branch Creek and all the land to the south of the creek is proposed to remain untouched. The existing creek and stream buffer running east-west through the property will be maintained by the Developer.

Phasing: The property is proposed to be developed in two (2) phases. Phase 1 includes everything to the north of the creek. The applicant has indicated construction for Phase 1 would begin in 2025 and end in 2027. Phase 2 is proposed as a tract for future development and will require an amended PD Concept Plan prior to development. **A PD Final Plan and a Final Plat will be required prior to the issuance of building permits for Phase 1.**

Streets & Sidewalks: The total site includes three (3) access points with one (1) of those being off SE Adams Dairy Parkway and two (2) being through the adjacent neighborhood, Keystone Estates, which has direct access to SW 7 Highway and SE AA Highway. The access onto SE Adams Dairy Parkway will include three lanes with one being for traffic entering the neighborhood, one for traffic turning left (northbound) onto SE Adams Dairy Parkway, and one for traffic turning right (southbound) onto SE Adams Parkway.

The 10-ft. wide multi-use path along SE Adams Dairy Parkway will remain and the applicant will be required to install 5-ft. wide ADA compliant sidewalks on both sides of the proposed streets. The UDC states that single-family subdivisions are only required a 5-ft. wide ADA compliant sidewalk along one side of the street; therefore, the proposal of sidewalks on both sides exceeds the UDC requirement.

The PD Standards have stated that the development will allow for a block greater than 800-ft. in length which is the maximum in the UDC for the street classification proposed.

Traffic: A Traffic Impact Study has been completed to determine how the development of this area will influence traffic along Adams Dairy Parkway, Sandstone Drive and Rockwood Street. The impact to Adams Dairy Parkway, Rockwood and Sandstone to the west are expected to be minimal. However, two eastbound lanes are recommended to be constructed, one for left turns and one for right turning vehicles from the entrance to the development onto Adams Dairy Parkway.

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.

Land Use & Density: The proposed land use for Planning Area 1 is "Detached Housing" which is defined as "the use of a lot for only one (1) principal dwelling unit that is not connected to any other dwelling unit." The residential density for the site is approximately 2.70 units per acre which includes the acreage in Tract H, future development area.

Building Typology: As part of the PD Concept Plan, the Planned Development Standards have identified building type standards for Planning Area 1 which are in the table below.

Proposed Building Standards

Standard	Requirement
Frontage Width	32-ft. min.
Lot Area	4,317-sf. min.
Maximum Density	Not to exceed 8 dwelling units per acre
Front Setback	25-ft. min. for front-loaded 15-ft. min. for rear-loaded
Side Setback	5-ft. min.
Corner Side Setback	15-ft. min.
Rear Setback	10-ft. min. for front-loaded 15-ft. min. to house for rear-loaded 5-ft. min. to garage for rear-loaded
Building Height	35-ft. max.
Frontage Type	Yard & Setback
Design & Performance Standards	Building coverage = 70% of lot area. Garage may exceed 25% of the front façade.

Staff believes the proposed building type standards contribute to the intent of Planned Development by providing a housing type and a neighborhood that currently is not available in Blue Springs. Many of the lots are larger than the minimum area required, and the proposed setbacks will allow for a more pedestrian-oriented development. The applicant is proposing that 46% of the lots be rear-loaded and the remaining 54% will be front-loaded. Staff thinks the balance between the two will create a unique neighborhood with a diversified housing stock.

Parking: Single-Family, Detached housing requires 2 off-street parking spaces per dwelling unit. The elevations provided show two-car garages which will meet the off-street parking requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided

"Detached Housing"	2 spaces per dwelling units	>2 spaces provided

The UDC states that a single-family home is only allowed a driveway that is a maximum of 35-ft. In width at the right-of-way and can only cover up to 50% of the front yard. Through the PD Standards, the applicant is proposing that a maximum 61% of the front yard may be covered with driveway and the driveways will be 20-ft. Wide at the right-of-way.

Pedestrian Access: The PD Standards state that all homes will have direct access to the public sidewalk from the front door. Rear-loaded homes will have the sidewalk directly from the front door to the public sidewalk and front-loaded homes will have a sidewalk from the front door to the driveway that connects to the public realm. Staff believes the emphasis on connectivity reinforces the intent of the development.

Open Space: Since the proposed zoning district is most similar to the "SF-7" (Single-Family) zoning district, the applicant is required to provide a minimum of 10% open space meeting the Open Space Standards of Section 406.030. The site is required 5.10 +/- acres of open space and the applicant is currently providing 27.55 +/- acres of open space. Of the provided open space, 11.36 +/- acres have amenities for residents such as the trail and the playground. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Tract	Area	Open Space System
A	2.02 +/- acres	Overhead Powerline Easement
B	0.29 +/- acres	Overhead Powerline Easement
C	1.53 +/- acres	Preserve/Detention
D	11.36 +/- acres	Preserve/Trail/Playground
E	0.32 +/- acres	Alley
F	0.26 +/- acres	Alley
G	0.20 +/- acres	Alley
H	11.57 +/- acres	Future Development
Total Open Space:	27.55 +/- acres	

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping 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 requirements for the site.

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
East buffer: Adj. to SE Adams Dairy Parkway (arterial) / Buffer C (25-ft. min.) & 6-ft. tall fence	25-ft. min. / 60 PUs/100-ft. (1,315 x 0.60) = **789 PUs & 6-ft. tall solid masonry wall or 6-ft. tall double-sided wood, vinyl, or composite fence with masonry columns a maximum of 75-ft. on center.***
North buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
West buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
Open Space:	1 PU/500-sf. of lot area (686,293-sf.) = **1,373 PUs**
Total Plant Units:	**2,162 PUs**

*Section 407.040, Site & Landscape Design, requires that developments utilizing "SF-7" (Single-Family) zoning are required to install a fence when adjacent to an arterial road. The PD standards provided have specified that requirement will be met with a 6-ft. tall UDC compliant fence.

Architectural Character: The PD Standards provided have outlined architectural design standards. The standards state that a mix of ranch and conventional style homes with a variety of elevations, color palettes, and masonry materials will be provided. The standards also state elevations or color tones within a block of six (three on one side of the street and three directly across the street) will not be duplicated. The applicant has also stated all front-loaded houses will have decorative garage doors that may include windows and there will be no less than 25% of wainscoting of masonry on the front façade and varying amount of masonry will be included.

Per the Unified Development Code, the proposed building type must follow the Residential Design Standards in Section 407.080. The PD Standards have specified modifications to the above-mentioned code section by stating the garages for front-loaded homes may exceed 25% of the façade and that each house will have its own driveway at a width of 20-ft.

Minimum Livable Floor Area: Since there is no adjacent established minimum livable floor area, the UDC states the Planning Commission shall designate a minimum livable floor area. The applicant is proposing a minimum livable floor area classification of 1,100-sf. for all the proposed lots. The UDC also states the Planning Commission shall not classify the subdivision more than one (1) step lower than the classification of the abutting subdivision. Subdivisions may include multiple classifications and step downs; however, no more than one (1) classification may be imposed on a single block. The minimum livable floor area must be noted on the Final Plat.

The property to the west, Keystone Estates, does not have an established minimum livable floor area, but the block directly adjacent to the proposed development has an average building area of 1,107-sf. per Jackson County.

Although the applicant is not developing directly adjacent to Parkway Estates, south of the proposed development, and staff believes the stream buffer is a substantial buffer, Parkway Estates does have a minimum livable floor area of 1,600-sf. (Class "F").

Signage: The PD Standards have identified monument sign materials and styles. 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.

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

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

   STAFF RESPONSE: The plan is compatible with present development in the area and is not expected to have a significant, adverse effect on the surrounding area. The houses directly adjacent to the development are similar in size though the lots are wider. The proposed development is unique and will provide a housing type that is not prominent in the City.

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

STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area. Staff believes the PD district is also consistent with the efficiency and economy in the use of the land. The land is currently undeveloped and will likely remain that way if the rezoning and PD are denied. Allowing for the residential development could provide a new housing type along Adams Dairy Parkway.

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 Comprehensive Plan due to the following:

   A. Image Framework, Goal 4: Promote development that reinforces the importance of the public realm – the plan meets both targets to improve design quality and orient projects to the public realm (i.e. the street) and require internal circulation and connectivity within development that allows for a more cohesive and aesthetically pleasing streetscape design.

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. The PD is intended for unique developments which is being proposed. The smaller lots with rear-loaded houses allow for a development that puts more focus on the pedestrians and their safety.

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, the applicant is proposing modifications to various sections of the Unified Development Code, these alterations include lot frontage width, design standards, block and lot access, and minimum lot area.

   Staff believes both requested modifications have been offset by enhancements including amenities for the residents, green spaces with a trail through the development, sidewalks to connect pedestrians to all parts of the development and the public realm, a diversified housing stock, and sound urban design practices.

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

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

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

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

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 with the exception of the maximum block length.

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. Most adjacent properties are developed; therefore, the coordination with potential development is not applicable.

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

   STAFF RESPONSE: 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. The application has the potential to do the opposite and increase the interest in development of properties along Adams Dairy Parkway.

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 conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
2. The PD Standards shall permit the following land uses for the specified Planning Areas.
    a. Planning Area 1: North of Blue Branch Creek – Single-Family Residential with standards identified by the Planned Development
    b. Planning Area 2: Blue Branch Creek – Park and Open Space that utilizes the standards in the Blue Springs Unified Development Code for the "PLOS" (Public Land and Open Space) zoning district.
    c. Planning Area 3: South of Blue Branch Creek – Future Development which will require an amended PD Concept Plan, Preliminary Plat, PD Final Plan, and Final Plat prior to development.
3. A 5-ft. wide ADA compliant sidewalk must be denoted on both sides of all streets in the PD Final Plan.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
2. A 5-ft. wide ADA compliant sidewalk must be denoted on both sides of all streets on the Final Plat.
3. Prior to approval of the 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. Sidewalks adjacent to or within tracts are required to be installed.
    d. 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.

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

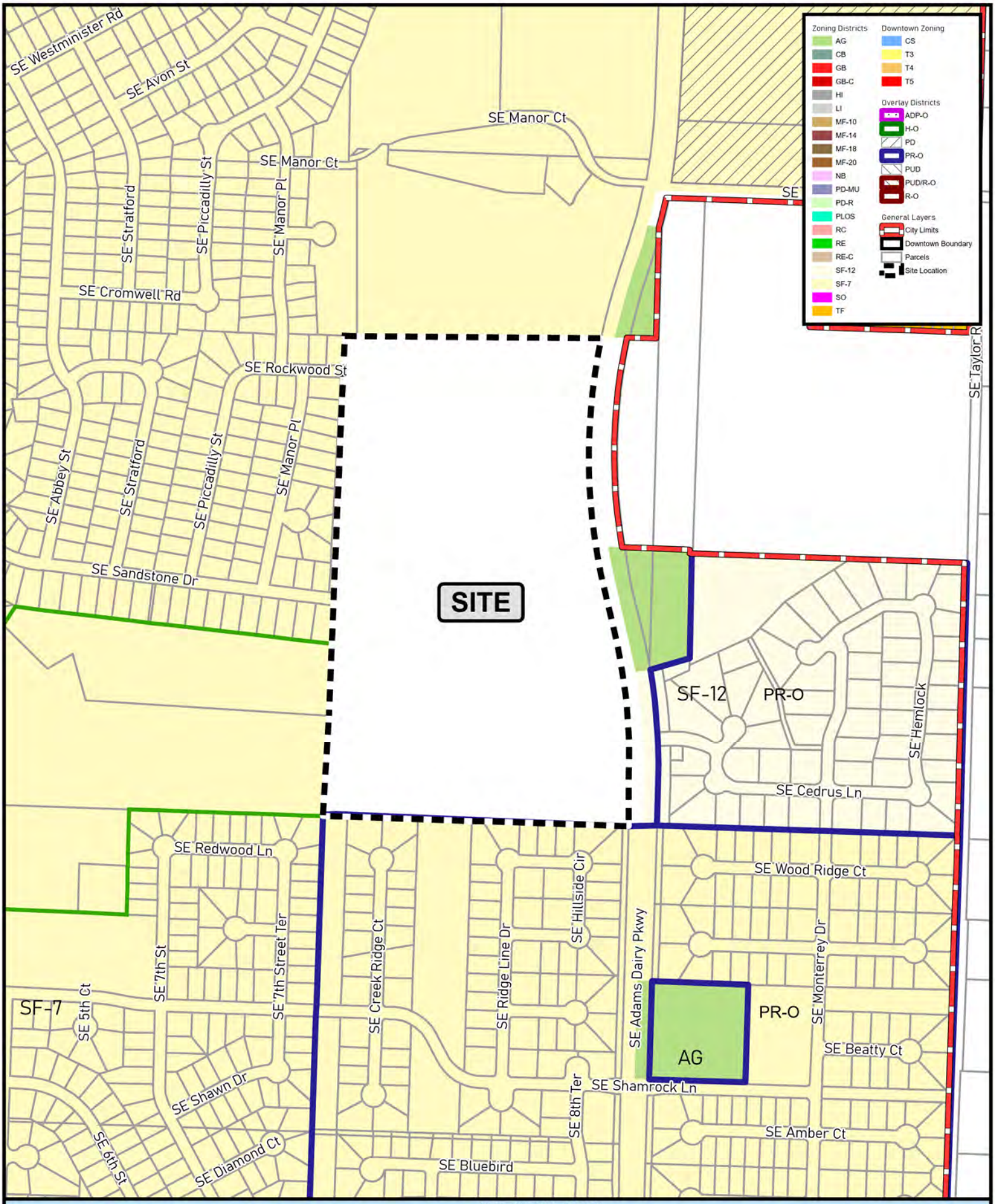


The City of Blue Springs Missouri

RZ-12-23-8998
PDC-12-23-8999
PP-12-23-9000
PARCEL # 41-200-03-05-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 1/4/2024



The City of Blue Springs Missouri

RZ-12-23-8998
PDC-12-23-8999
PP-12-23-9000
PARCEL # 41-200-03-05-01-0-00-000
SITE LOCATION MAP

N

1 inch = 500 feet
Date: 1/4/2024

Adam's Ridge

A Planned Development

Applicant:
Kansas LD, LLC
PO Box 10560
Fayetteville, AR 72703

Engineer:
Schlagel & Associates
14920 W 107th St,
Lenexa, KS 66215

Rezoning, Planned Development Concept Plan and Preliminary Plat
RZ-12-23-8998 / PDC-12-23-8999 / PP-12-23-9000
Adam's Ridge
PC Exhibit: #2

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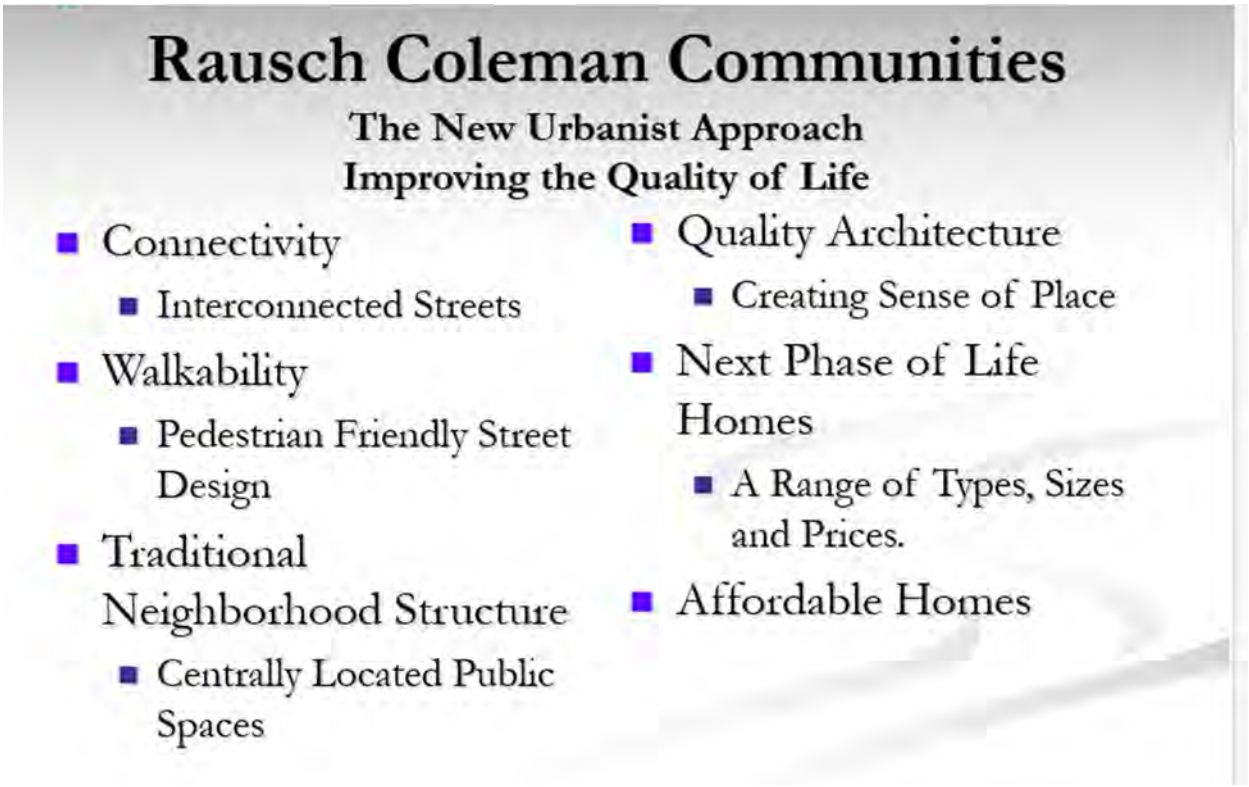
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Community Vision:

Adam's Ridge is a 51 acre tract located off Adam's Dairy Parkway just south of the ADP Sports Park. The community will offer a mix of one & two story single family homes with both front & rear entry garages. The Adam's Dairy development incorporates several goals of The City of Blue Springs Comprehensive Plan. First, Adam's Ridge includes preservation of the vegetation along Adam's Dairy Pkwy and Blue Branch Creek to promote the green and natural amenties that the site offers. Additionally, Adam's Ridge development will accomplish another goal set out in the Comprehenisve Plan by adding a new section of trail that connects Keystone Park to Adam's Dairy Parkway. The trail will improve the community connectivity of Keystone Park, Daniel Young Elementrary School, and Adam's Dairy Parkway as well as enhance the utility of the area through the additional green space and kids play area located within Adam's Ridge.

Project Goals:

"Our focus includes establishing neighborhoods of families with a sense of community that enhances the pride of owning a home"



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Property Description

Parcel Number: 41-200-03-05-01-0-00-000

Property Address: 1471 SE Adam's Dairy Pkwy

Legal Description:

All that part of the Southwest Quarter of Section 05, Township 48, Range 30, Jackson County, Missouri described as follows:

Commencing at the Northeast earner of the Southwest Quarter; thence North 87 degrees 44 minutes 59 seconds *West, 1308.12 feet; thence South 01 degrees 39 minutes 27* seconds *West along the West line of the East half of the Southwest Quarter, 656.59 feet; thence North 87 degrees 50 minutes 27 seconds West along the South line of the North half of the Northwest Quarter of the Southwest Quarter, 235.00 feet to a point an the West Right of Way line of Adams Dairy Parkway and the Point of Beginning; thence olang said Right of Woy line and a curve to the left with an Initial Tongent Bearing of South 11 degrees 37 minutes 05 seconds West, a Radius of 2346.83 feet and an arc distance of 1043.70 feet; thence South 13 degrees 51 minutes 47 seconds West along said Right of Way line, 166.16 feet to a point of curvature; thence continue along said Righi of Way line and a curve to the right with a Radius of 2236.79 feet and an arc distance of 609.47 feet; thence South 01 degrees 44 minutes 56 seconds West along said Right of Way line, 176.82 feet to a point on the South line of the Southwest Quarter; thence North 88 degrees 06 minutes 28 seconds West along said South line of the Southwest Quarter, 1256.59 feet to the Southwest corner of the Southwest Quarter; thence North 02 degrees 29 minutes 28 seconds East along the East line and prolongation thereof of the plat KEYSTONE ESTATES, a subdivision in Blue Springs, Jackson County, Missouri, 1977.18 feet to the South line of the North half of the Northwest Quarter of the Southwest Quarter; thence South 87 degrees 50 minutes 27* seconds *[ast along said line, 1051.91 feet to the Paint of Beginning. Containing 51.06 acres, more or* less *and subject to any easements.*



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Scope & Concept

This PD document is being submitted to supplement Ordinance No. 5015, 7-7-2021 Section 404.260 PD that was adopted by the City Council on July 7, 2021. The adopted PD ordinance permits a single-family density of 6-8 units per acre. This document along with the attached concept plan for the development is consistent with the ordinance adopted in 2022 and provides specific details for how the project will be developed. Namely, it provides the necessary zoning and development standards. The scope includes a mix of front and alley load homes. The site plan dictated how and where homes are located on plat.

Amenity Features:

The project includes a neighborhood park area located on Tract D adjacent to Adam's Dairy Parkway in order to provide park views along the Parkway. The park will connect the existing City Keystone Park to Adams Dairy Parkway. The park will have open green space and children's play area. Additionally, there will be a trail built to help connect Adams Dairy Parkway to Keystone Park. The park area includes preservation of existing trees along the drainage feature that bisects the south area from west to east. The neighborhood park will be a wonderful feature in Adam's Ridge. Trees will be planted every 30-feet along the park street frontage to provide shade over the playground and play areas. The approximately 1/2-acre park will provide opportunities for family picnics, whiffle-ball games, or accessible recreational space for families. The park and trail will be constructed following city ordinances.



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Development Plan

Landscaping

In addition to the neighborhood park area, the project includes open space tracts along the west and east boundaries of the project. The west tract will include landscaping along the rear lot lines of the homes. The developer will install a 6 ft fence along Adams Dairy Parkway that meets city requirements. The landscape will meet the requirements of the City ordinances.

Street trees will be provided along all public streets as required by City ordinances.



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Streets

The streets have been arranged to provide connectivity in the project. The plan includes 138 lots with 54% being direct street access lots and 46**%** being alley access lots. The maximum block length may exceed 800 ft. Street access lots are located on the perimeter where alleys are not feasible. Alley access lots are located on the interior of the project. Streets within the development will be constructed as public streets in accordance with City ordinance and dedicated at the time of final plat. Sidewalks will be installed on both sides of the streets.

Development Standards

This PD shall be governed by the use and development regulations of Blue Springs, MO Zoning Code except as provided as follows:

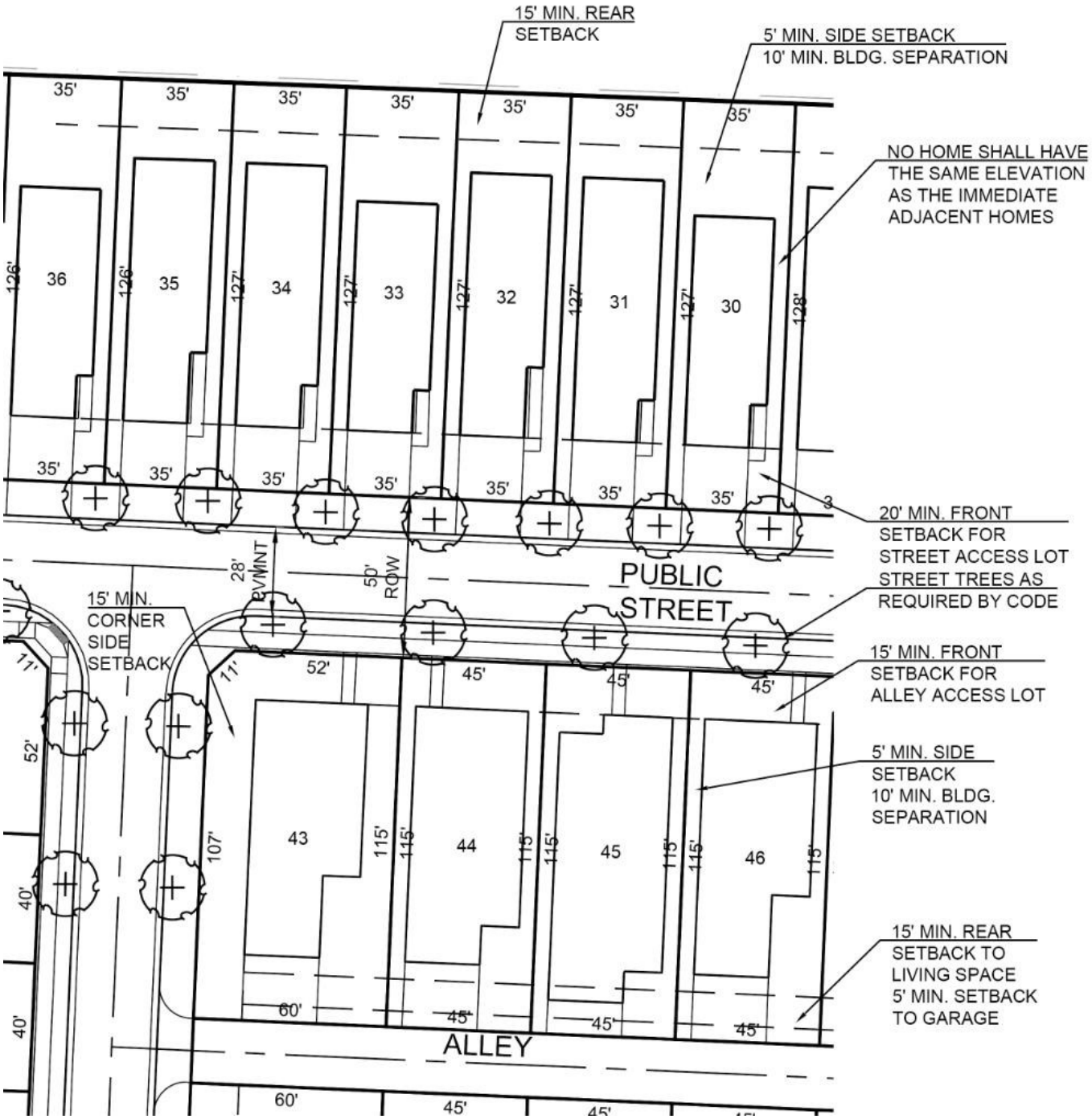
Gross Land Area	+/- 51 acres
Planned Uses	Single-Family Homes
Lot Dimensions:	
Minimum Lot Area	4,317 Square Feet
Minimum Lot Width	32 Feet
Maximum Building Coverage	70%
Setbacks Required:	
Front Yard Setback	25’ FG and 15’ AG
Sides (Except on Corner)	5’
Side on Corner	15’
Rear Yard	10’ FG and 15’ AG to House and 5’ AG to Garage
Building Height	No Building Shall Exceed 35 Feet in Height
Density	Not to Exceed 8 Dwellings Units Per Acre
Driveway Spacing	20' DEVIATION REQUESTED FROM 50' from street intersection
Driveway Access Width	20’ wide driveway
Front Elevation	Garage may exceed 25% of front façade
Driveway Coverage	Maximum 61%

*FG = front garage *AG = Alley Garage

There are three planned areas within the Adams Ridge development:

1) Single Family Residential that follows the standards in the above table.
2) Park and Open Space which apply the PLOS district Standards.
3) Future Development will require an amended PD Concept Plan, Preliminary Plat, PD Final Plan, and Final Plat prior to development.

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Platting

No building permit shall be issued until a subdivision final plat has been approved by the City of Blue Springs, in compliance with the Planned Development concept and development standards. Covenants shall be established for all platted areas to ensure consistency in development and to provide POA for maintenance responsibilities of any common areas.

Parking Standards

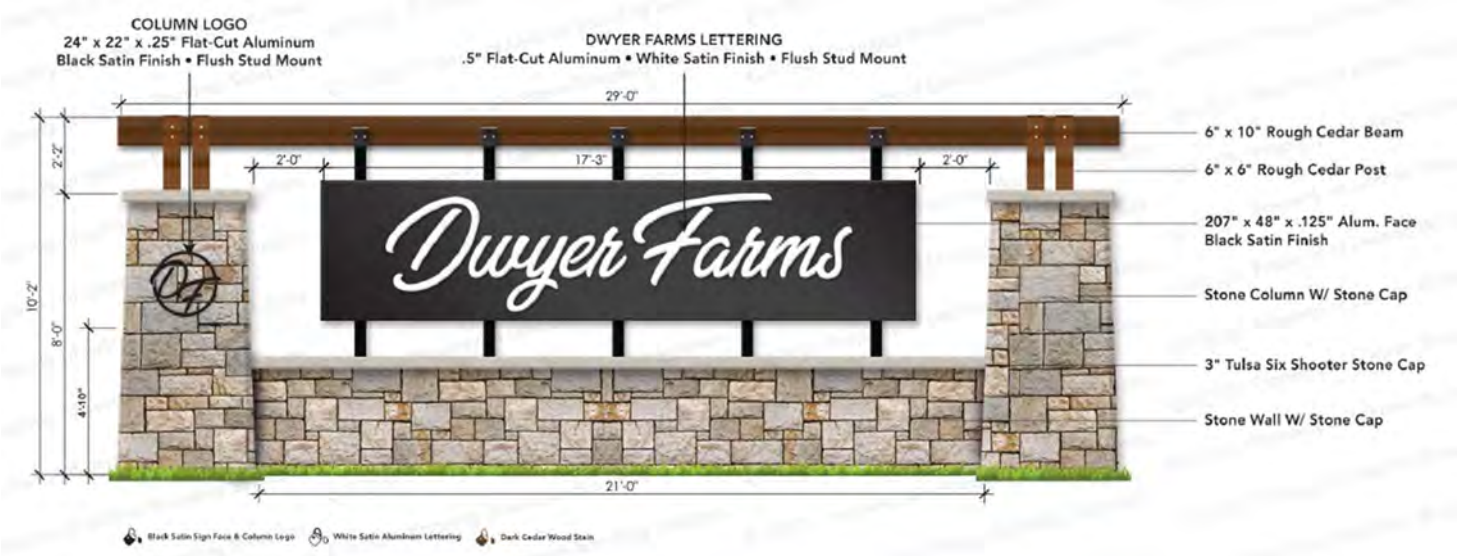
Adequate parking will be provided for each single-family home constructed as each home will have a two-car garage. Front load homes will have two spaces in the driveway.

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Signs

Residential subdivision entrance signs may be installed along Adam's Dairy Parkway. These signs will be similar in appearance to the signs shown below, with cedar and stone as the primary materials.





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Fence

No fence shall be constructed on any Lot in the area between the front building line of any dwelling and the front lot line of any Lot. No fence on a corner lot shall be constructed beyond the side set-back line toward the street except for the community entry. Any privacy fence shall be constructed so that the framing shall be toward the inside of the owner's lot, provided, however, that this requirement shall not apply to portions of fences constructed on interior (non-street facing), common Lot lines shared by Owners/Members. All fences must be installed by a professional installer and shall be six foot (6') wood privacy fencing with vertical boards (not horizontal) and no chain-link fences, wire, hog wire, or other similar materials shall be permitted.

Restrictive Covenants

Restrictive covenants shall be adopted and recorded for the PD with the subdivision final plat. The maintenance of all common areas shall be the responsibility of the Property Owners Association.

Architectural Design Standards:

a) Design

Adam's Ridge offers a mix of ranch and conventional style homes with a variety of elevations, color palettes and masonry materials which provides diversity in the neighborhood streetscape. See available floor plans in the conceptual renderings and elevations packet. Rausch Coleman Homes develops in blocks of six. Elevations and exterior color tones within the block of six will not be duplicated.

b) General Requirement & Upgrades

Architectural elevations must go through the typical City Development Permit review process.

All homes shall have roofs with dimensional asphalt shingles.

Front facing garage doors will have decorative elements on the raised panel, windows on the raised panel, or solid embroiled panel.

There will be no less than 25% of wainscoting of masonry on the front façade, however varying amounts of masonry may be included for variety.

Rear-loaded garage homes will have a sidewalk connecting the front door to the public sidewalk.

All homes will have a minimum of 1,100 square feet of livable area.

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SCALE: 1" = 80'

RAUSCH COLEMAN HOMES®

SHEET	DRAWN BY:	REVISION DATE	DESCRIPTION
L1.0	DGF	1 3-1-2024	CITY COMMENTS
PRELIMINARY LANDSCAPE PLAN	CHECKED BY:	2 3-13-2024	CITY COMMENTS
	DGF	3	
	DATE PREPARED:	4	
	12-28-2023	5	
	PROJ. NUMBER:	6	
	23-173	7	

ADAM'S RIDGE SINGLE FAMILY
PD CONCEPT PLAN & PRELIMINARY PLAT

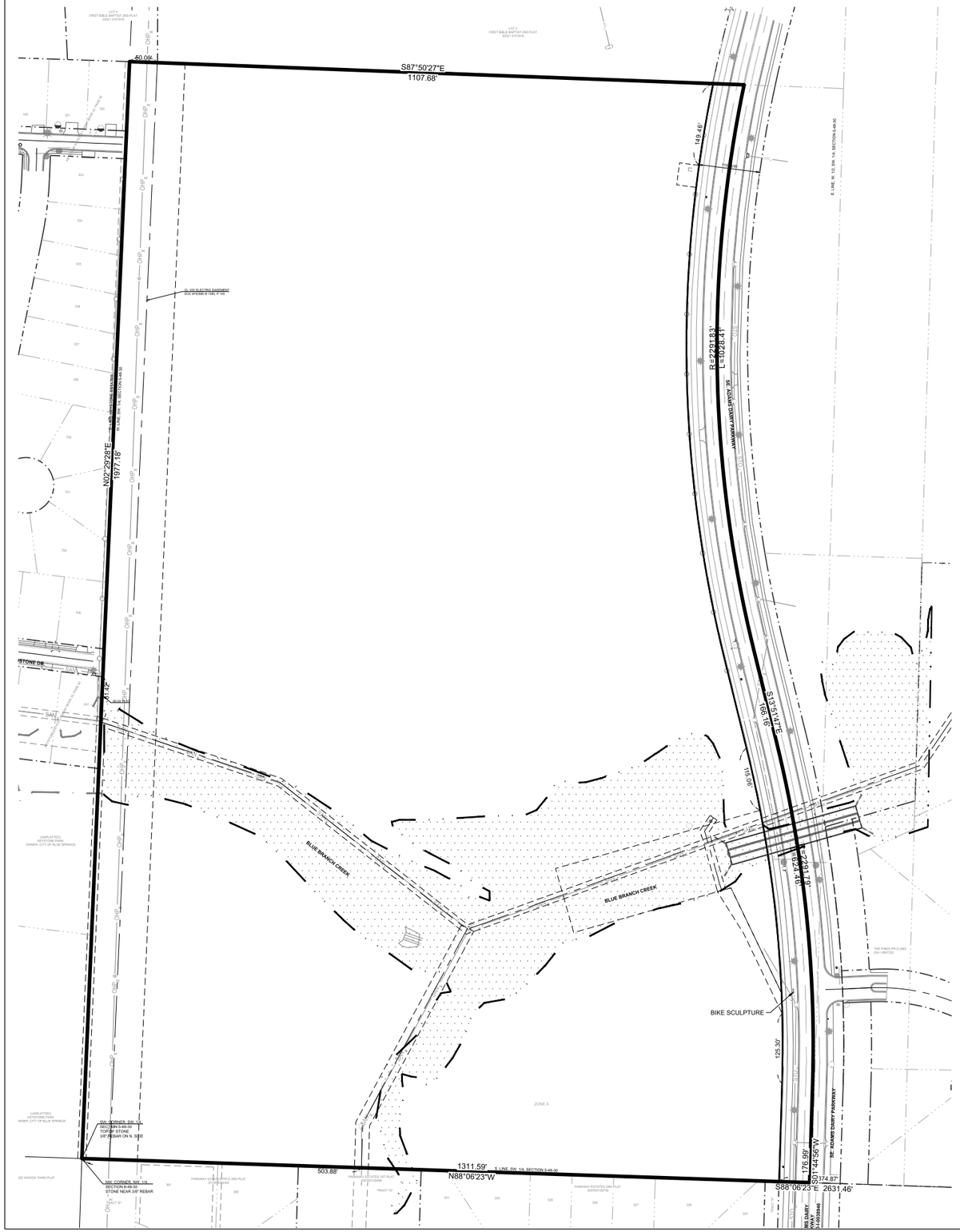
ADAMS DAIRY PRKWY AND SANDSTONE ST
BLUE SPRINGS, MISSOURI

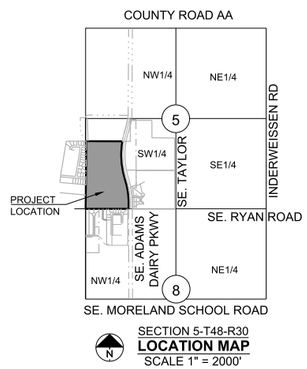
SCHLAGEL & ASSOCIATES, P.A.

PREPARED BY:

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

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SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R(Planned Development – Residential)
SITE AREA	51.06 ACRES
ROW AREA	5.91 ACRES
NET AREA	45.15 ACRES

Description: zoning to centerline Adams Dairy Parkway

All that part of the Southwest One-Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

Commencing at the Northeast Corner of the Southwest One-Quarter of said Section 5; thence along the North line of the said Southwest One-Quarter, North 87 degrees 44 minutes 59 seconds West, a distance of 1308.32 feet; thence along the West line of the East one half of the said Southwest One-Quarter, South 01 degrees 39 minutes 27 seconds West a distance of 656.59 feet; thence along the South line of the North one half of the Northwest One-Quarter of the said Southwest One-Quarter, North 87 degrees 50 minutes 27 seconds West, a distance of 179.22 feet to a point of curvature on the Center line of Adams Dairy Parkway as now established and the Point of Beginning; thence along the said centerline of Adams Dairy Parkway the following four courses, Southerly on a curve to the left having an initial tangent bearing of South 11 degrees 50 minutes 50 seconds West, a radius of 2291.83 feet, a central angle of 25 degrees 42 minutes 37 seconds and an arc length of 1028.41 feet; thence South 13 degrees 51 minutes 47 seconds East a distance of 166.16 feet to a point of curvature; thence Southerly on a curve to the right being tangent to the previous course, having a radius of 2291.79 feet a central angle of 15 degrees 36 minutes 42 seconds and an arc length of 624.46 feet; thence South 01 degrees 44 minutes 56 seconds West a distance of 176.99 feet to a point on the South line of the said Southwest One-Quarter; thence along said South line of the Southwest One-Quarter, North 88 degrees 06 minutes 23 seconds West, a distance of 1311.59 feet to the Southwest corner of the said Southwest One-Quarter; thence along the West line of the said Southwest One-Quarter and the East line and the Southerly prolongation thereof of the Plat of Keystone Estates, a subdivision in Blue Springs, Jackson County, Missouri, North 02 degrees 29 minutes 28 seconds East, a distance of 1977.18 feet to the South line of the North one half of the Northwest One-Quarter of the said Southwest One-Quarter; thence along said South line, South 87 degrees 50 minutes 27 seconds East, a distance of 1107.68 feet to the Point of Beginning.

This description contains Tract B of the Certificate of Survey filed March 12, 2001 as Document No. 2001I0015706 in Book 13 at Page 74 and the West one half of Adams Dairy right of way as now established adjacent thereto.

OWNER:

RAND JIM L & SHRANK
HENRY A & SIEMS CARRIE B

DEVELOPER:

RAUSCH COLEMAN HOMES
BRIAN O'BANION
10000 MARSHALL DRIVE
LENEXA, KANSAS 66215
p 844-72R-6637

0 100' 200'
SCALE: 1" = 100'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

ADAM'S RIDGE SINGLE FAMILY
PD CONCEPT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PRKWY AND SANDSTONE ST
BLUE SPRINGS, MISSOURI

REVISION DATE	DESCRIPTION
1 3-1-2024	CITY COMMENTS
2 3-13-2024	CITY COMMENTS
3	
4	
5	
6	
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8	

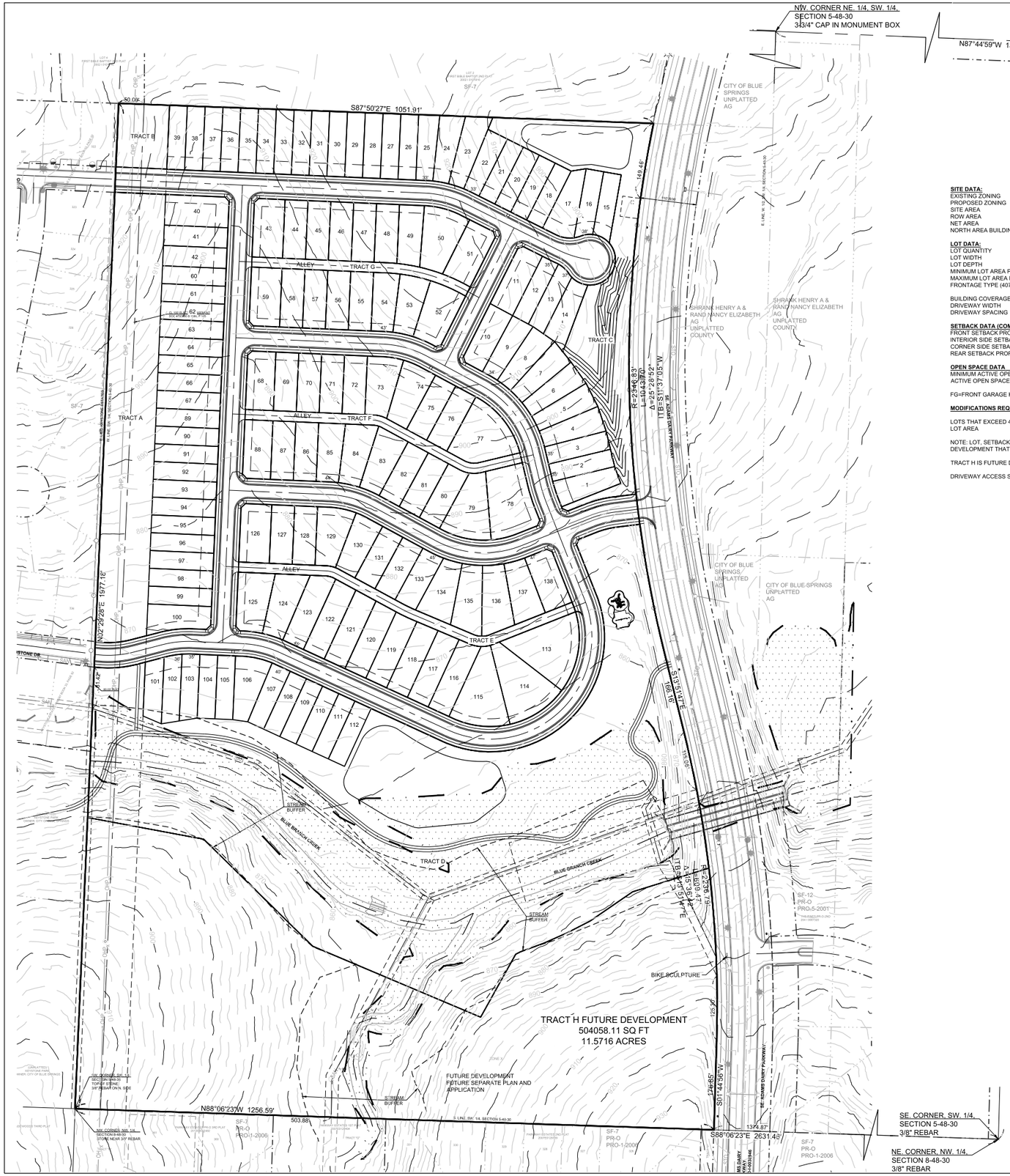
DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
DGF	DGF	12-28-2023	23-173

ZONING PLAN

SHEET
C1.0

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DESCRIPTION:
All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:
Commencing at the Northeast Corner of the Southwest Quarter; thence North 87 degrees 44 minutes 59 seconds West, 1308.12 feet; thence South 01 degrees 39 minutes 27 seconds West along the West line of the East Half of the Southwest Quarter, 656.59 feet; thence North 87 degrees 50 minutes 27 seconds West along the South line of the North Half of the Northwest Quarter of the Southwest Quarter, 235.00 feet to a point on the West Right of Way line of Adams Dairy Parkway and the Point of Beginning; thence along said right of way line and a curve to the left with an initial tangent bearing of South 11 degrees 37 minutes 05 seconds West, a radius of 2346.83 feet and an arc distance of 1043.70 feet; thence South 13 degrees 51 minutes 47 seconds East along said right of way line, 166.16 feet to a point of curvature; thence continue along said right of way line and a curve to the right with a radius of 2236.79 feet and an arc distance of 609.47 feet; thence South 01 degrees 44 minutes 56 seconds West along said right of way line, 176.82 feet to a point on the South line of the Southwest Quarter; thence North 88 degrees 06 minutes 28 seconds West along said South line of the Southwest Quarter, 1256.59 feet to the Southwest corner of the Southwest Quarter; thence North 02 degrees 29 minutes 28 seconds East along the East line and prolongation thereof of the Plat of Keystone Estates, a subdivision in Blue Springs, Jackson County, Missouri, 1977.18 feet to the South line of the North Half of the Northwest Quarter of the Southwest Quarter; thence South 87 degrees 50 minutes 27 seconds East along said line, 1051.91 feet to the Point of Beginning, also known as Tract B of the Certificate of Survey filed March 12, 2001 as Document No. 2001I0015706 in Book 13 at Page 74.

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD
SITE AREA	51.06 ACRES
ROW AREA	5.91 ACRES
NET AREA	45.15 ACRES
NORTH AREA BUILDING TYPE PROPOSED	COMPACT LOT(405.020)

LOT DATA:

LOT QUANTITY	138
LOT WIDTH	35' AND 45' (MEASURED AT BUILDING SETBACK)
LOT DEPTH	FG 125' AND AG 115'
MINIMUM LOT AREA PROPOSED	5,000 S.F.
MAXIMUM LOT AREA PROPOSED	12,019 S.F.
FRONTAGE TYPE (407.030)	YARD SETBACK
BUILDING COVERAGE MAX	70%
DRIVEWAY WIDTH	16'-24' (407.020.C TABLE 407.020-1)
DRIVEWAY SPACING	20' DEVIATION REQUESTED FROM 50'

SETBACK DATA (COMPACT LOT):

FRONT SETBACK PROPOSED	FG 25' AND AG 15'
INTERIOR SIDE SETBACK PROPOSED	5'
CORNER SIDE SETBACK PROPOSED	15'
REAR SETBACK PROPOSED	FG 10' AND AG 15' TO HOUSE AND AG 5' TO GARAGE

OPEN SPACE DATA

MINIMUM ACTIVE OPEN SPACE REQUIRED	5.11 ACRES (10%)
ACTIVE OPEN SPACE PROVIDED	5.49 ACRES(EXCL POWER EASEMENT, DETENTION AREA, ADAMS DAIRY PKWY BUFFER AND AREA SOUTH OF CREEK)

FG=FRONT GARAGE HOME AG= ALLEY GARAGE

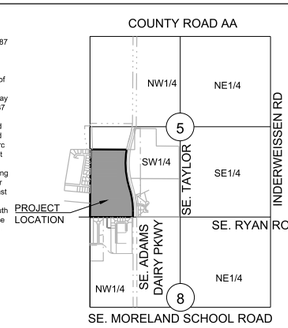
MODIFICATIONS REQUESTED

LOTS THAT EXCEED 45' WIDTH	9, 10, 12-15, 36, 39, 45-48, 55, 63, 67, 68, 71- 75, 83, 91, 95, 97, 98, 103, 106, 108, 114, 118-123, and 126
LOT AREA	LOTS 1,4-15,12,22-25,40-59,68-88,100,102,106,107,11--138 EXCEED 4,500 S.F.

NOTE: LOT, SETBACK, OPEN SPACE AND MODIFICATION DATA ON THIS TABLE IS FOR AREA NORTH OF CREEK ONLY. AREA SOUTH OF CREEK IS FUTURE DEVELOPMENT THAT WILL HAVE A SEPARATE PLAN AND APPLICATION.

TRACT H IS FUTURE DEVELOPMENT TRACT. A SEPARATE APPLICATION AND PLAN WILL BE SUBMITTED FOR TRACT H.

DRIVEWAY ACCESS SHALL BE 20' WIDE FOR ALL LOTS.



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
C1.0	ZONING PLAN
C2.0	OVERALL PRELIMINARY PLAN
C2.1	NORTH AREA PRELIMINARY PLAT
C2.2	SOUTH AREA PRELIMINARY PLAT
L1.0	PRELIMINARY LANDSCAPE PLAN

LEGEND:

B/B	-	BACK TO BACK OF CURB
CC	-	CONCRETE
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
RCB	-	REINFORCED CONCRETE BOX
R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
S/W	-	SIDEWALK
U/E	-	UTILITY EASEMENT
(D)	-	DEEDED
(M)	-	MEASURED
(C)	-	CALULATED
(P)	-	PLATTED
(S)	-	PROVIDED SURVEY FROM COMMITMENT
		CURB & GUTTER
		EXISTING LOT AND PROPERTY LINES
		EXISTING PLAT AND R/W LINES
		FENCE - CHAIN LINK
SAN_A		SANITARY SEWER MAIN
STO_A		STORM SEWER
OHP_A		OVERHEAD POWER LINE
		SANITARY MANHOLE
		FIRE HYDRANT
		LIGHT OVERHEAD
		POWER POLE
		WATER VALVE
F		FIBER OPTIC STRUCTURE
		SIGN
		FOUND 1/2" REBAR WITH 2134 CAP UNLESS OTHERWISE NOTED
		FOUND MONUMENT AS NOTED

GENERAL NOTES:

1. Basis of bearings is the PLAT OF SURVEY. Recorded as Instrument 2001 I 15706 in book I13 at page 74, Jackson County, Missouri.
2. Address Note: Parcel # 41-200-03-05-01-0-00-000 No address was disclosed in record documents, observed while conducting the survey or shown on Jackson County parcel viewer.
3. FLOOD NOTE: Part of this Property lies within Zone X, defined as Area of Minimal Flood Hazard and part of this property lies within ZONE A, Special Flood Hazard Area without Base Flood Elevation. As shown on the Flood Insurance Rate Map 29095C0319G effective date 1/20/2017. The limits of ZONE A as shown have been scaled from this map.
4. Total area: 51.06 acres more or less.
5. Zoning: No zoning report or letter provided. Zoning is shown as AG/FARM OUTBUILDING on Jackson County parcel viewer.
6. Parking: There are no parking spaces, areas, lots or structures on subject property.
7. Utilities are shown from the best available information. Above ground structures were field located. All utilities that exist may not be shown.
8. There were NO buildings observed on subject property.
9. There was NO observed evidence of current earth moving work, building construction or building additions on the subject property.
10. There was NO observed evidence of site use as a solid waste dump, sump or sanitary landfill.
11. Wetland Area Note: There is a 0.23 acre Freshwater Pond habitat is classified as a PUBGh, a 0.34 acre Freshwater Pond habitat is classified as a PUBGh, and a Riverine habitat (Blue Branch Creek and Tributary) classified as a R4SBC, creek centerlines shown approximately on the Subject Property per the National Wetlands Inventory Map. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Based on current government regulations, these are not considered jurisdictional and will not require a permit to remove.
12. The 138 lots shown on this plan will be constructed in a single phase. Tact H is a future development tract.

OWNER:

RAND JIM L & SHRANK
HENRY A & SIEMS CARRIE B

DEVELOPER:

RAUSCH COLEMAN HOMES
BRIAN O'BANION
10000 MARSHALL DRIVE
LENEXA, KANSAS 66215
p 844-72R-6637

0 100' 200'
SCALE: 1" = 100'

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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PD CONCEPT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PRKWY AND SANDSTONE ST
BLUE SPRINGS, MISSOURI

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3-13-2024	CITY COMMENTS

DRAWN BY: DGF
CHECKED BY: DGF
DATE PREPARED: 12-28-2023
PROJ. NUMBER: 23-173

OVERALL PRELIMINARY PLAN

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LOT #	AREA (SF)
1	5,508.51
2	4,374.97
3	4,470.74
4	5,213.83
5	5,213.83
6	5,213.83
7	5,329.61
8	5,371.07
9	4,963.14
10	5,998.41
11	6,453.44
12	4,583.80
13	4,508.66
14	5,378.60
15	4,939.36
16	4,448.64
17	7,663.88
18	4,375.00
19	4,375.00
20	4,375.00

LOT #	AREA (SF)
21	4,375.00
22	4,752.50
23	5,948.21
24	5,395.89
25	4,824.50
26	4,490.68
27	4,483.59
28	4,476.49
29	4,469.39
30	4,462.29
31	4,455.19
32	4,448.09
33	4,440.99
34	4,433.89
35	4,426.79
36	4,419.69
37	4,412.59
38	4,405.49
39	4,398.39
40	7,468.00

LOT #	AREA (SF)
41	5,000.01
42	5,000.00
43	5,868.00
44	5,175.00
45	5,175.00
46	5,175.00
47	5,175.00
48	5,178.64
49	5,502.24
50	8,560.94
51	7,028.12
52	7,558.35
53	5,855.67
54	5,480.79
55	5,175.00
56	5,175.00
57	5,175.00
58	5,175.00
59	6,568.00
60	4,375.00

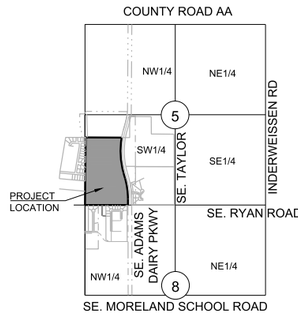
LOT #	AREA (SF)
61	4,375.00
62	4,375.00
63	4,375.00
64	4,375.00
65	4,375.00
66	4,375.00
67	4,375.00
68	6,293.00
69	5,175.00
70	5,175.00
71	5,175.00
72	5,175.00
73	5,175.00
75	5,431.31
76	5,437.61
77	10,876.73
78	11,389.58
79	8,637.63
80	5,423.36

LOT #	AREA (SF)
81	5,400.00
82	5,403.63
83	6,555.27
84	6,453.44
85	5,562.47
86	5,175.00
87	5,175.00
88	6,293.00
89	4,375.00
90	4,375.00
91	4,375.00
92	4,375.00
93	4,375.00
94	4,375.00
95	4,375.00
96	4,375.00
97	4,374.99
98	4,375.01
99	4,375.00
100	6,154.35

LOT #	AREA (SF)
101	4,317.87
102	4,602.17
103	4,493.54
104	4,375.00
105	4,375.00
106	6,512.37
107	4,599.88
108	4,375.00
109	4,375.73
110	4,375.52
111	4,379.31
112	4,375.10
113	12,734.30
114	11,221.30
115	11,041.89
116	6,616.22
117	6,522.80
118	6,459.20
119	6,416.45
120	6,509.18

LOT #	AREA (SF)
121	6,641.66
122	6,774.15
123	6,865.89
124	6,942.28
125	7,237.74
126	6,867.99
127	5,175.00
128	5,175.00
129	6,776.83
130	5,837.56
131	5,175.00
132	5,175.00
133	5,182.32
134	6,600.96
135	6,796.09
136	7,124.95
137	6,257.76
138	6,334.42
TRACT H	FUTURE DEVELOPMENT 504,058.11
	TRACT A 87,943.74

LOT #	AREA (SF)
TRACT B	12,527.62
TRACT C	66,780.21
TRACT D	494,911.91
TRACT E	14,063.13
TRACT F	11,350.02
TRACT G	8,660.72



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

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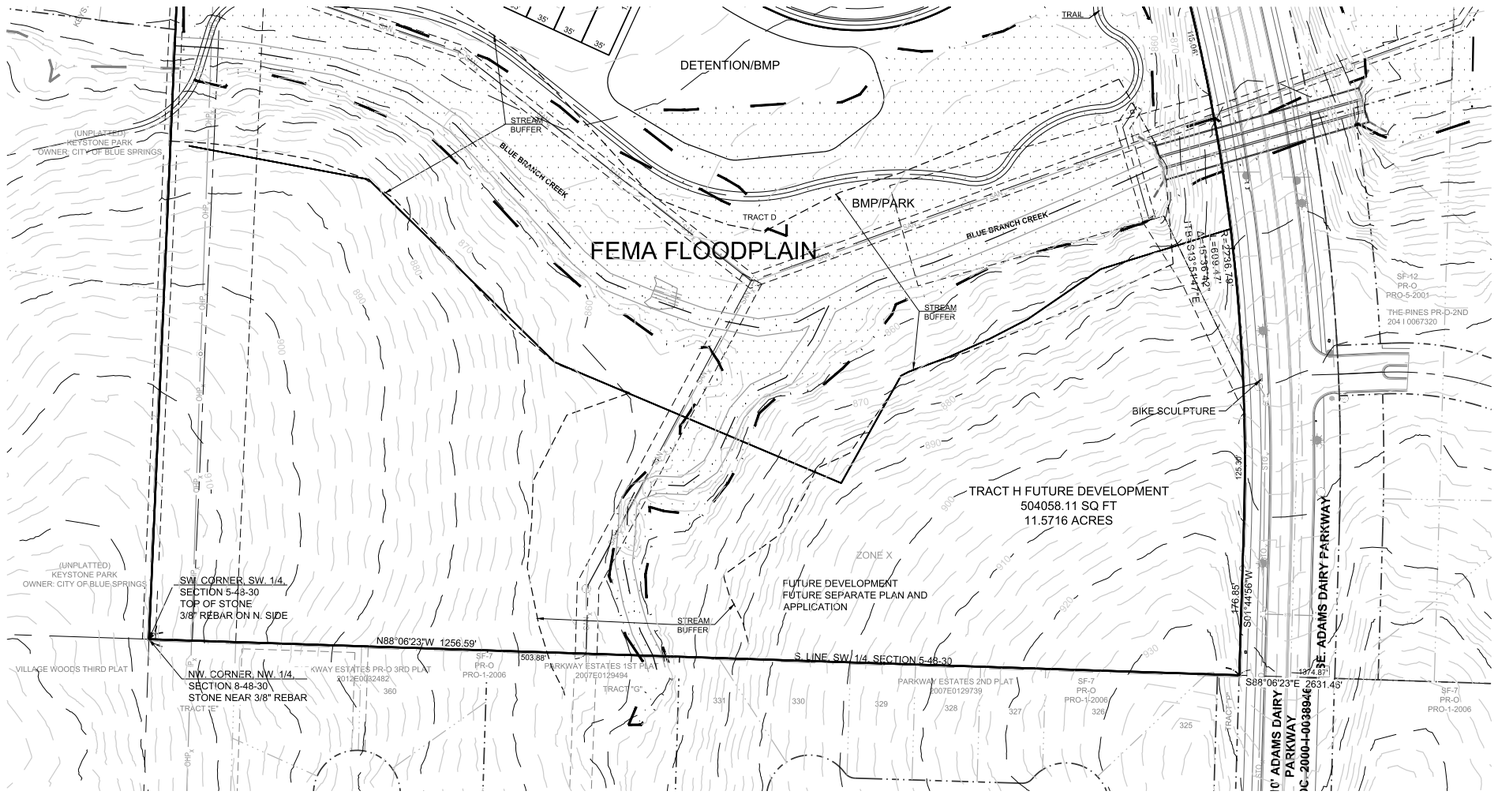
NORTH AREA PRELIMINARY PLAT

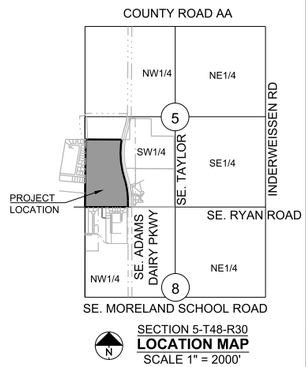
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SCALE: 1" = 80'

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SECTION 5-T48-R30
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SOUTH AREA PRELIMINARY PLAT

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SCALE: 1" = 80'

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TRACT LANDSCAPE REQUIREMENTS:

OVERALL DATA

TRACT A,B, C & D AREA	686,292.96 S.F.
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT (Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(686,292.96/500)	1373 PU
MINIMUM SHADE TREES REQUIRED(30% MIN.)(1373X.3/8)	51 TREES
MINIMUM ORNAMENTAL TREES REQUIRED(10% MIN.)(1373X.1/5)	27 TREES
TRACT D, E & F TOTAL PU PROVIDED	

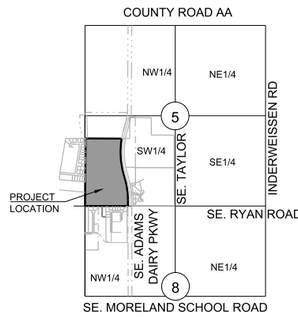
TRACTS WITH TRAIL

TRACT D

TRACT AREA	11.91 AC (518,622.25 S.F.)
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT (Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(518,622.25/500)	1037 PU
SHADE TREES REQUIRED(30% MIN.)(1037X.3/8)	39 SHADE TREES
ORNAMENTAL TREES REQUIRED(10% MIN.)(1037X.1/5)	21 ORNAMENTAL TREES
SHADE TREES PROVIDED	45 SHADE TREES 360 PU(45X8)
ORNAMENTAL TREES PROVIDED	30 ORNAMENTAL TREES 150 PU(30X5)
TOTAL PLANT UNITS PROVIDED	510 PU(EX. TREES TO PROVIDE REMAINING PLANT UNITS)
DESIGN STANDARD PER OPEN SPACE TYPE	
OPEN SPACE TYPE	TRAIL
CODE REQUIREMENT(406.030.E)	1 LARGE SHADE TREE & 2 SMALL SHADE OR ORNAMENTAL TREE PER 100' OF TRAIL
TRAIL LENGTH	1,479.56'
SHADE TREES REQUIRED(1,479/100)	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES REQUIRED(1,479/100X2)	30 SMALL SHADE OR ORNAMENTAL TREES
SHADE TREES PROVIDED	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES PROVIDED	30 SMALL SHADE OR ORNAMENTAL TREES

STREET TREE PLAN REQUIREMENTS:

1 SMALL SHADE TREE / 40' OR 1 LARGE SHADE TREE / 75' OF STREET FRONTAGE
LARGE STREET TREES SHOWN: 50'-75' AVERAGE SPACING



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

BUFFER LANDSCAPE(Section 407.040.D, Table 407.040-1, Table 407.040-5)

Landscape Areas	Buffer Type (Table 407.040-5)	Buffer Width (Table 407.040-1)	Plant Units Required (Table 407.040-1)	Plant Units Proposed	Difference
EAST BUFFER North of Entry Drive 745' in length Arterial (Adam's Dairy PKWY)	TYPE C & FENCE 1	25 feet	60 Plant Units per 100 L.F. 745' / 100' x 60 =447 PUs Min. Shade Trees Req. (30% min) 745x.3/8 = 28 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 745x.1/3 = 38 Trees or 114 Shrubs Min. Ornamental Trees Req. (10% min) 745x.1/5 = 15 Trees	20 Trees(160 PU) 67 Trees(201PU) 15 Trees(75 PU) EXIST. TREES AND SHRUBS(309 PU)	0 PU
EAST BUFFER South of Entry Drive 570' in length from street to creek center adjacent to park Arterial (Adam's Dairy PKWY)	TYPE C	25 feet	60 Plant Units per 100 L.F. 570' / 100' x 60 =342 PUs Min. Shade Trees Req. (30% min) 570x.3/8 = 22 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 570x.1/3 = 19 Trees or 57 Shrubs Min. Ornamental Trees Req. (10% min) 570x.1/5 = 12 Trees	7 Trees(56 PU) 7 Trees(21PU) 4 Trees(20 PU) EXIST. TREES AND SHRUBS(245 PU) EAST BUFFER TOTAL 342 PU	0 PU
WEST Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
NORTH Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
SOUTH Buffer (PD adj. to PR-O)	NONE REQ	NA	NA	NA	NA

OPEN SPACE LANDSCAPE (SEE TABLE ABOVE)

SHADE TREES

AFB	22 EA.	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B
ATW	28 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	8 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5" Cal.	B&B
PAB	35 EA.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" Cal.	B&B
QS	34 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TAR	62 EA.	Tiliaam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
UXF	100 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	9 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
AGA	21 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal. & 8' ht.	B&B
BN	9 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JVC	30 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PS	20 EA.	Pinus strobus	White Pine	6' ht.	B&B

0 100' 200'
SCALE: 1" = 100'

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DRAWN BY: DGF
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PRELIMINARY LANDSCAPE PLAN

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Renderings of Floor Plans with Elevations

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Second Floor



First Floor

RC Camden

3 BED • 2.5 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.

RAUSCH COLEMAN HOMES

RCH.com

*Renderings are conceptual and subject to change with the final PD 844.4RCHomes

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ELEVATIONS



RC Camden Elevation H



RC Camden Elevation I

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First Floor

RC Carlie II

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.

RAUSCH COLEMAN HOMES

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***Renderings are conceptual and subject to change with the final PD** **844.4RCHomes**

Version 04

Received
03/13/2024 3:10:37 PM

ELEVATIONS



RC Carlie II Elevation A



RC Carlie II Elevation B

Received
03/13/2024 3:10:37 PM





First Floor

RC Cooper

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY
LONG LIVE HAPPY HOMES

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.

RAUSCH COLEMAN HOMES®
RCH.com

*Renderings are conceptual and subject to change with the final PD 844.4RCHomes

Version 08

Received
03/13/2024 3:10:37 PM

ELEVATIONS



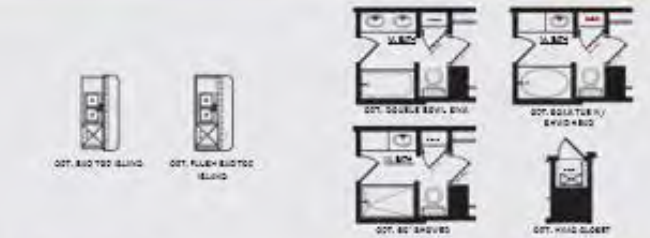
RC Cooper Elevation H



RC Cooper Elevation I

Received
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First Floor Second Floor

RC Holland

3 BED • 2.5 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY
LONG LIVE HAPPY HOMES

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RAUSCH COLEMAN HOMES
RCH.com

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Version 12

Received
03/13/2024 3:10:37 PM

ELEVATIONS



RC Holland Elevation H



RC Holland Elevation I

Received
03/13/2024 3:10:38 PM





First Floor

RC Mitchell

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES

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RAUSCH COLEMAN HOMES

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03/13/2024 3:10:38 PM

ELEVATIONS



RC Mitchell Elevation H



RC Mitchell Elevation I

Received
03/13/2024 3:10:38 PM





First Floor

RC Ridgeland

4 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY
LONG LIVE HAPPY HOMES

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RAUSCH COLEMAN HOMES
RCH.com

*Renderings are conceptual and subject to change with the final PD **844.4RCHomes**

Version 06

Received
03/13/2024 3:10:38 PM

ELEVATIONS



RC Ridgeland Elevation A



RC Ridgeland Elevation B

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03/13/2024 3:10:38 PM





First Floor

RC Hawthorn

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES

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RAUSCH COLEMAN HOMES

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ELEVATIONS



RC Hawthorn Elevation A



RC Hawthorn Elevation B

Received
03/13/2024 3:10:38 PM





First Floor

RC Monaco

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES

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RAUSCH COLEMAN HOMES

RCH.com

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Received
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ELEVATIONS



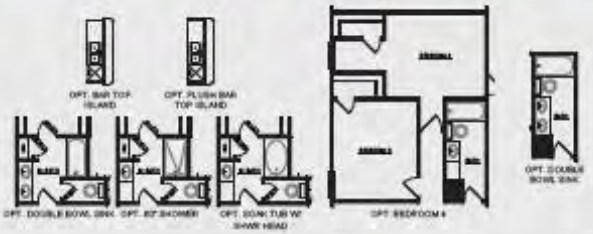
RC Monaco Elevation A



RC Monaco Elevation B

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RC Quinn

3 BED • 2.5 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY.

LONG LIVE HAPPY HOMES®

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RAUSCH COLEMAN HOMES®

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844.4RCHomes

Version 04

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ELEVATIONS



RC Quinn Elevation A



RC Quinn Elevation B

Received
03/13/2024 3:10:38 PM





Second Floor



First Floor

RC Ellie

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES®

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RAUSCH COLEMAN HOMES®

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844.4RCHomes

Version 09

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ELEVATIONS



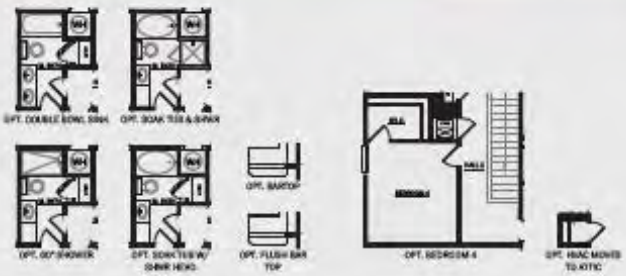
RC Ellie Elevation C



RC Ellie Elevation D

Received
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First Floor

Second Floor

RC Plumtree

3 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY

LONG LIVE HAPPY HOMES®

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RAUSCH COLEMAN HOMES®

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*Renderings are conceptual and subject to change with the final PD

844.4RCHomes

Version 10

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ELEVATIONS



RC Plumtree Elevation A



RC Plumtree Elevation C

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The City of Blue Springs Missouri

RZ-10-23-8998
PDC-12-23-8999
PP-12-23-9000

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: 02/12/2024
CC MEETING: 02/21/2024
BOA MEETING:
NEWSPAPER: 01/27/2024
NOTICE LETTERS: 01/26/2024
PLANNER: Adair Bright

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

Adam's Ridge
Project Name

SE Adams Dairy Parkway — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

See the attached Legal — **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	vacant	PD	residential	51.06	145

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
Don Draper	Kansas LD, LLC	913-433-0514	brian.obanion@rch.com

Address	City	State	Zip Code
10000 Marshall Drive	Lenexa	KS	66215

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 DocuSigned by: Don Draper 05BA037865564BF... — **Applicant Signature**

Date

Name of Property Owner	Phone	Email Address
Kansas LD, LLC	913-433-0514	brian.obanion@rch.com

Address	City	State	Zip Code
10000 Marshall Drive	Lenexa	KS	66215

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 DocuSigned by: Don Draper 05BA037865564BF... — **Property Owner Signature**

12/28/2023 | 9:16 AM CST — **Date**

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12/28/2023 2:19:32 PM

DocuSign Envelope ID: 2DC461F2-0D35-40C9-9F60-A4308C9440E4

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:

A single family subdivision consisting of 145 lots over 51+/- acres.

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12/28/2023 2:19:34 PM

DocuSign Envelope ID: 2DC461F2-0D35-40C9-9F60-A4308C9440E4

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Brian O'Banion	Rausch Coleman Homes		
Address	**City**	**State**	**Zip**
10000 Marshall Drive	Lenexa	KS	66215
Email	**Phone**	**Fax**	
brian.obanion@rch.com	913-433-9514	N/A	

DEVELOPER

Name	Company Name		
Brian O'Banion	Rausch Coleman Homes		
Address	**City**	**State**	**Zip**
10000 Marshall Drive	Lenexa	KS	66215
Email	**Phone**	**Fax**	
brian.obanion@rch.com	913-433-9514	N/A	

ENGINEER

Name	Company Name		
Mark Breuer, PE	Schlagel		
Address	**City**	**State**	**Zip**
14920 W. 107th Street	Lenexa	KS	66215
Email	**Phone**	**Fax**	
MAB@schlagelassociates.com	913-492-5158	N/A	

ARCHITECT

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

SURVEYOR

Name	Company Name		
Aaron Reuter	Schlagel		
Address	**City**	**State**	**Zip**
14920 W. 107th Street	Lenexa	KS	66215
Email	**Phone**	**Fax**	
AR@schlagelassociates.com	913-492-5158	N/A	

LANDSCAPE ARCHITECT

Name	Company Name		
Daniel G. Foster	Schlagel		
Address	**City**	**State**	**Zip**
14920 W. 107th Street	Lenexa	KS	66215
Email	**Phone**	**Fax**	
DF@schlagelassociates.com	913-492-5158	N/A	

ATTORNEY

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

OTHER CONTACT

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

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THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #2054030

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

I, Faythe King, 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:

Mar. 9, 2024

Authorized Agent

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

Printer's Fee: $378.38

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

Rezoning, Planned Development Concept Plan and Preliminary Plat
RZ-12-23-8998 / PDC-12-23-8999 / PP-12-23-9000
Adam's Ridge
PC Exhibit: #3

PUBLIC NOTICE

Rezoning / RZ-12-23-8998
Planned Development Concept Plan / PDC-12-23-8999
"Adam's Ridge"
South of SE Sunnyside School Rd.
& West of SE Adams Dairy Pkwy.
Parcel # 41-200-03-05-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, March 25, 2024, at 6:30 p.m. in the Council Chamber of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Don Draper, Kansas LD, LLC, on behalf of the property owners, Jim L. Rand and Carrie B. Sierra, to rezone property from "AG - County" (Agriculture - County) to "PD-R" (Planned Development - Residential). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for 138 single-family lots and eight (8) tracts on 51.06 +/- acres. The subject property is located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W. Main Street, Blue Springs, MO.

The site requesting to be Rezoned is legally described as follows:
All that part of the Southwest One-Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

Commencing at the Northeast Corner of the Southwest One-Quarter of said Section 5; thence along the North line of the said Southwest One-Quarter, North 87 degrees 44 minutes 59 seconds West, a distance of 1308.32 feet; thence along the West line of the East one half of the said Southwest One-Quarter, South 01 degrees 39 minutes 27 seconds West a distance of 656.59 feet; thence along the South line of the North one half of the Northwest One-Quarter of the said Southwest One-Quarter, North 87 degrees 50 minutes 27 seconds West, a distance of 179.22 feet to a point of curvature on the Center line of Adams Dairy Parkway as now established and the Point of Beginning; thence along the said centerline of Adams Dairy Parkway the following four courses, Southerly on a curve to the left having an initial tangent bearing of South 11 degrees 50 minutes 50 seconds West, a radius of 2291.83 feet, a central angle of 25 degrees 42 minutes 37 seconds and an arc length of 1028.41 feet; thence South 13 degrees 51 minutes 47 seconds East a distance of 166.16 feet to a point of curvature; thence Southerly on a curve to the right being tangent to the previous course, having a radius of 2291.79 feet a central angle of 15 degrees 36 minutes 42 seconds and an arc length of 624.46 feet; thence South 01 degrees 44 minutes 56 seconds West a distance of 176.99 feet to a point on the South line of the said Southwest One- Quarter; thence along said South line of the Southwest One-Quarter, North 88 degrees 06 minutes 23 seconds West, a distance of 1311.59 feet to the Southwest corner of the said Southwest One-Quarter; thence along the West line of the said Southwest One-Quarter and the East line and the Southerly prolongation thereof of the Plat of Keystone Estates, a subdivision in Blue Springs, Jackson County, Missouri, North 02 degrees 29 minutes 28 seconds East, a distance of 1977.18 feet to the South line of the North one half of the Northwest One-Quarter of the said Southwest One-Quarter; thence along said South line, South 87 degrees 50 minutes 27 seconds East, a distance of 1107.68 feet to the Point of Beginning.

This description contains Tract B of the Certificate of Survey filed March 12, 2001, as Document No. 200110015706 in Book 13 at Page 74 and the West one half of Adams Dairy right of way as now established adjacent thereto.

The site requesting a Planned Development Concept Plan is legally described as follows:

All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

Commencing at the Northeast Corner of the Southwest Quarter; thence North 87 degrees 44 minutes 59 seconds West, 1308.12 feet; thence South 01 degrees 39 minutes 27 seconds West along the West line of the East Half of the Southwest Quarter, 656.59 feet; thence North 87 degrees 50 minutes 27 seconds West along the South line of the North Half of the Northwest Quarter of the Southwest Quarter, 235.00 feet to a point on the West Right of Way line of Adams Dairy Parkway and the Point of Beginning; thence along said right of way line and a curve to the left with an initial tangent bearing of South 11 degrees 37 minutes 05 seconds West, a radius of 2346.83 feet and an arc distance of 1043.70 feet; thence South 13 degrees 51 minutes 47 seconds East along said right of way line, 166.16 feet to a point of curvature; thence continue along said right of way line and a curve to the right with a radius of 2236.79 feet and an arc distance of 609.47 feet; thence South 01 degrees 44 minutes 56 seconds West along said right of way line, 176.82 feet to a point on the South line of the Southwest Quarter; thence North 88 degrees 06 minutes 26 seconds West along said South line of the Southwest Quarter, 1256.59 feet to the Southwest corner of the Southwest Quarter; thence North 02 degrees 29 minutes 28 seconds East along the East line and prolongation thereof of the Plat of Keystone Estates, a subdivision in Blue Springs, Jackson County, Missouri, 1977.18 feet to the South line of the North Half of the Northwest Quarter of the Southwest Quarter; thence South 87 degrees 50 minutes 27 seconds East along said line, 1051.91 feet to the Point of Beginning, also known as Tract B of the Certificate of Survey filed March 12, 2001 as Document No. 200110015706 in Book 13 at Page 74.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-12-23-8998 and PD Concept Plan /PDC-12-23-8999 on Monday, April 1, 2024, at 6:00 p.m. in the Council Chamber of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 9, 2024

2054030

PUBLIC NOTICE

Rezoning | RZ-12-23-8998
Planned Development Concept Plan | PDC-12-23-8999
"Adam's Ridge"
South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.
Parcel # 41-200-03-05-01-0-00-000

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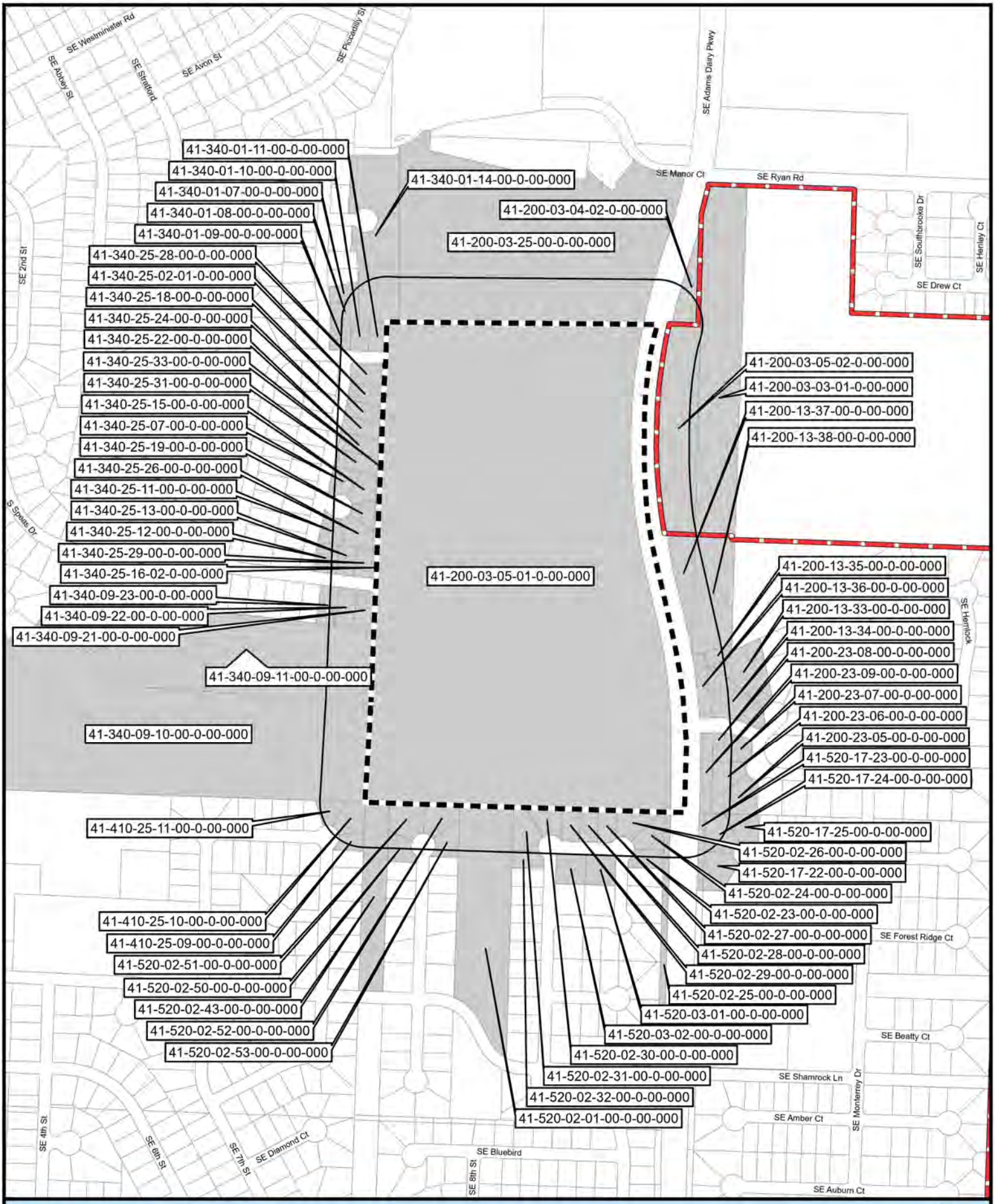
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CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

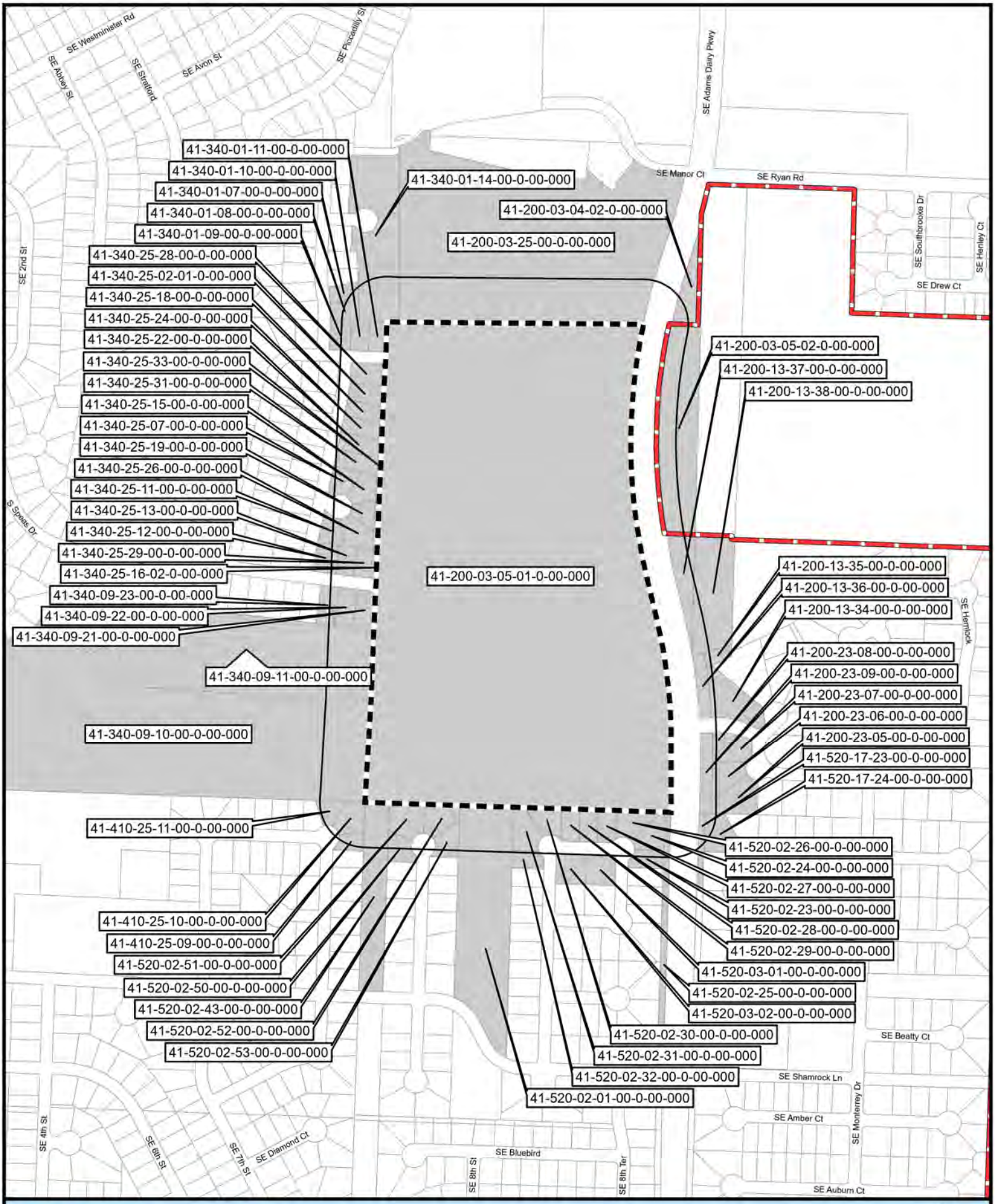
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-12-23-8998 and PD Concept Plan / PDC-12-23-8999 on **Monday, April 1, 2024, at 6:00 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024



Rezoning, Planned Development Concept Plan and Preliminary Plat
RZ-12-23-8998 / PDC-12-23-8999 / PP-12-23-9000
Adam's Ridge
PC Exhibit: #5



The City of Blue Springs Missouri

PDC-12-23-8999
PARCEL # 41-200-03-05-01-0-00-000
185' NOTIFICATION MAP

N

1 inch = 500 feet

Date: 1/4/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
41-520-02-43-00-0-00-000	731 SE SHAMROCK DR	BLUE SPRINGS	MO	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
41-200-23-08-00-0-00-000	704 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-340-25-12-00-0-00-000	401 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	RICE TOM | BUSCHER KASSANDRA	401 SE SANDSTONE DR BLUE SPRINGS, MO 64014 | 401 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-520-17-24-00-0-00-000	901 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	NICHOLAS LINDSAY R & DARRIN D	901 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
41-340-09-11-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
41-520-02-53-00-0-00-000	2404 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	NICHOLLS STEPHEN D & MELODYE L	2404 SE CREEKRIDGE CT BLUE SPRINGS, MO 64014
41-520-02-01-00-0-00-000	775 SE SHAMROCK LN	BLUE SPRINGS	MO	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
41-200-23-07-00-0-00-000	800 SE CEDRUS LN	BLUE SPRINGS	MO	64014	REYNOLDS JAMES R JR & HELEN L	1209 NW SCENIC DR GRAIN VALLEY, MO 64029
41-340-09-22-00-0-00-000	404 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	KING JESSICA L	404 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-25-11-00-0-00-000	2004 SE MANOR PL	BLUE SPRINGS	MO	64014	CONNOR DYLON M & ZUCCA CHEYENNE B	2004 SE MANOR PL BLUE SPRINGS, MO 64014
41-200-03-25-00-0-00-000	1441 SE ADAMS DAIRY PKWY	BLUE SPRINGS	MO	64014	FIRST BIBLE BAPT CH EASTERN JACKSON CO	1441 SE ADAMS DAIRY PKWY BLUE SPRINGS, MO 64014-3457
41-340-09-23-00-0-00-000	400 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	KRING ANTHONY D & CHRISTEN A	400 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-200-03-05-02-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64014	SHRANK HENRY A | RAND ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
41-200-13-35-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-520-02-30-00-0-00-000	801 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	SMEDLEY MITCHELL A & DANIELLE R	801 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-200-13-36-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-200-23-06-00-0-00-000	804 SE CEDRUS LN	BLUE SPRINGS	MO	64014	HART KURTIS A & LORI S | RADFORD JAMES C	804 SE CEDRUS LN BLUE SPRINGS, MO 64014 | 804 SE CEDRUS LN BLUE SPRINGS, MO 64014
41-520-02-50-00-0-00-000	2405 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	HAMPTON JAMES L & SNYDER ELIZABETH L	2405 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
41-200-13-34-00-0-00-000	2209 SE PINE GATE CIR	BLUE SPRINGS	MO	64014	VANSELL LIVING TRUST DATED 01/21/2021	2209 SE PINE GATE CIR BLUE SPRINGS, MO 64014
41-200-23-09-00-0-00-000	700 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-200-13-37-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
41-520-03-01-00-0-00-000	828 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	WEIR SHANE R	828 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-520-02-29-00-0-00-000	805 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	BOMAN ANDREWM & KIMBERLEE M	805 SE HILLSIDE CIR BLUE SPRINGS, MO 64015
41-520-02-52-00-0-00-000	2400 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	KEELE RANDY E & DOREEN L	2400 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
41-520-02-25-00-0-00-000	2599 SE ADAMS DAIRY PKWY	BLUE SPRINGS	MO	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
41-200-03-04-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
41-200-13-38-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
41-200-03-05-01-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64014	RAND JIM L | SHRANK HENRY A | SIEMS CARRIE B	2510 GRAND BLVD APT 804 KANSAS CITY, MO 64108 | 29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29023 SE RYAN RD BLUE SPRING, MO 64014
41-340-01-14-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	BLUE SPRINGS R-4 SCHOOL DISTRICT	1801 W VESPER BLUE SPRINGS, MO 64015
41-520-02-31-00-0-00-000	2401 SE RIDGE LINE DR	BLUE SPRINGS	MO	64014	JEWELL BRICE E & KIERSTEN N | RENNER ROBYN	2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014 | 2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
41-520-02-32-00-0-00-000	2405 SE RIDGE LINE DR	BLUE SPRINGS	MO	64014	MITCHELL RICHARD M & LESLIE A	2405 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
41-200-23-05-00-0-00-000	808 SE CEDRUS LN	BLUE SPRINGS	MO	64014	WEIS BRANDON J & COURTNEY E | REDFORD GERALD F & SUSAN M	808 SE CEDRUS LN BLUE SPRINGS, MO 64014 | 808 SE CEDRUS LN BLUE SPRINGS, MO 64014
41-520-03-02-00-0-00-000	804 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	HENLEY CARLY J & JARED W	804 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-25-24-00-0-00-000	1816 SE MANOR PL	BLUE SPRINGS	MO	64014	CONREX RESIDENTIAL PROPERTY GROUP 2016-0	1505 KING ST EXT STE 100 CHARLESTON, SC 29405
41-410-25-09-00-0-00-000	2316 SE 7TH STREET TER	BLUE SPRINGS	MO	64014	BSFR II OWNER 1 LLC	997 MORRISON DR STE 402 CHARLESTON, SC 29403
41-410-25-10-00-0-00-000	733 SE REDWOOD LN	BLUE SPRINGS	MO	64014	VB SIX LLC	3500 PARK CENTER DR STE 100 DAYTON, OH 45414
41-340-25-18-00-0-00-000	1812 SE MANOR PL	BLUE SPRINGS	MO	64014	ESPOSIT ANTHONY J & MARCY D	1812 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-25-29-00-0-00-000	409 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	CATANZARO CHAYTON ADAHY	409 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-25-19-00-0-00-000	1916 SE MANOR PL	BLUE SPRINGS	MO	64014	CAPPS ROSS L	1916 MANOR PL BLUE SPRINGS, MO 64015
41-340-09-10-00-0-00-000	2214 SW KEYSTONE DR	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
41-410-25-11-00-0-00-000	729 SE REDWOOD LN	BLUE SPRINGS	MO	64014	JACKSON JO ELLEN (GOE)	729 SE REDWOOD LN BLUE SPRINGS, MO 64014
41-520-02-24-00-0-00-000	821 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	BASSETT CARY R & JODIE A	821 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-520-02-28-00-0-00-000	809 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	UNDERWOOD NICOLE EWING	809 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-25-15-00-0-00-000	1912 SE MANOR PL	BLUE SPRINGS	MO	64014	WELSCH VICKIE M & BRUCE R	1912 SE MANOR PL BLUE SPRINGS, MO 64014
41-520-02-51-00-0-00-000	2401 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	WARD TIMOTHY	2401 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
41-340-25-13-00-0-00-000	405 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	RENFROW JASON L & CARRIE A	405 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-09-21-00-0-00-000	408 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	DELGADO LEE	408 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-25-28-00-0-00-000	404 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	YOCUM WILLIAM R & SYLVIA S	1900 JOE LN KEARNEY, MO 64060
41-340-25-02-01-0-00-000	1808 SE MANOR PL	BLUE SPRINGS	MO	64014	SWAN LANE & LIPARI HANNAH	1808 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-01-09-00-0-00-000	401 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	BISHOP PAUL A & SHAWNA M	401 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
41-340-25-16-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	AVERY KARLA D	3208 S NORTON AVE INDEPENDENCE, MO 64052
41-340-25-26-00-0-00-000	2000 SE MANOR PL	BLUE SPRINGS	MO	64014	MARTELL CHELSEA & ERIC	2000 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-01-10-00-0-00-000	405 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	CSMA BLT LLC	1850 PARKWAY PL STE 900 MARIETTA, GA 30067
41-340-01-08-00-0-00-000	1712 SE MANOR PL	BLUE SPRINGS	MO	64014	WADLE MELVIN & CAROLE	1712 MANOR PLACE BLUE SPRINGS, MO 64015
41-340-25-07-00-0-00-000	1908 SE MANOR PL	BLUE SPRINGS	MO	64014	LEWIS BEVERLY L	1908 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-01-11-00-0-00-000	409 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	LIPARI TED S & JANET L	409 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
41-520-02-26-00-0-00-000	817 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	WALLACE MICHAEL L & JANE E	817 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-01-07-00-0-00-000	1708 SE MANOR PL	BLUE SPRINGS	MO	64014	NIEMANN RONALD L & JANET K	1708 MANOR PL BLUE SPRINGS, MO 64015
41-520-17-23-00-0-00-000	2390 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	PARKWAY ESTATES EAST HOMEOWNERS ASSOCIATION	PO BOX 6437 LEES SUMMIT, MO 64064
41-340-25-22-00-0-00-000	1900 SE MANOR PL	BLUE SPRINGS	MO	64014	FOSTER NICOLE	1900 SE MANOR PL BLUE SPRINGS, MO 64014
41-520-02-23-00-0-00-000	825 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	UMANDAL GEMMA & RALPH	825 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-25-31-00-0-00-000	1904 SE MANOR PL	BLUE SPRINGS	MO	64014	LANE JERRY S	1904 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-25-33-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64106
41-520-02-27-00-0-00-000	813 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	HALEY WILLIAM F & ANDREA C	813 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-200-03-03-01-0-00-000	28005 SE RYAN RD	UNINCORPORATED	MO	64014	SHRANK HENRY A | RAND NANCY ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
41-200-13-33-00-0-00-000	2205 SE PINE GATE CIR	BLUE SPRINGS	MO	64014	NEIR DEANNA J-TRUSTEE	2205 SE PINE GATE CIR BLUE SPRINGS, MO 64014
41-520-17-22-00-0-00-000	900 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	GREGG COLEMAN & TRACI	900 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
41-520-17-25-00-0-00-000	905 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	DEEN TYLER & KRYSTAL	905 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014

Rezoning, Planned Development Concept Plan and Preliminary Plat
RZ-12-23-8998 / PDC-12-23-8999 / PP-12-23-9000
Adam's Ridge
PC Exhibit: #5

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
41-520-02-43-00-0-00-000	731 SE SHAMROCK DR	BLUE SPRINGS	MO	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
41-200-23-08-00-0-00-000	704 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-340-25-12-00-0-00-000	401 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	RICE TOM | BUSCHER KASSANDRA	401 SE SANDSTONE DR BLUE SPRINGS, MO 64014 | 401 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-520-17-24-00-0-00-000	901 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	NICHOLAS LINDSAY R & DARRIN D	901 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
41-340-09-11-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
41-520-02-53-00-0-00-000	2404 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	NICHOLLS STEPHEN D & MELODYE L	2404 SE CREEKRIDGE CT BLUE SPRINGS, MO 64014
41-520-02-01-00-0-00-000	775 SE SHAMROCK LN	BLUE SPRINGS	MO	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
41-200-23-07-00-0-00-000	800 SE CEDRUS LN	BLUE SPRINGS	MO	64014	REYNOLDS JAMES R JR & HELEN L	1209 NW SCENIC DR GRAIN VALLEY, MO 64029
41-340-09-22-00-0-00-000	404 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	KING JESSICA L	404 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-25-11-00-0-00-000	2004 SE MANOR PL	BLUE SPRINGS	MO	64014	CONNOR DYLON M & ZUCCA CHEYENNE B	2004 SE MANOR PL BLUE SPRINGS, MO 64014
41-200-03-25-00-0-00-000	1441 SE ADAMS DAIRY PKWY	BLUE SPRINGS	MO	64014	FIRST BIBLE BAPT CH EASTERN JACKSON CO	1441 SE ADAMS DAIRY PKWY BLUE SPRINGS, MO 64014-3457
41-340-09-23-00-0-00-000	400 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	KRING ANTHONY D & CHRISTEN A	400 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-200-03-05-02-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64014	SHRANK HENRY A | RAND ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
41-200-13-35-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-520-02-30-00-0-00-000	801 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	SMEDLEY MITCHELL A & DANIELLE R	801 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-200-13-36-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-200-23-06-00-0-00-000	804 SE CEDRUS LN	BLUE SPRINGS	MO	64014	HART KURTIS A & LORI S | RADFORD JAMES C	804 SE CEDRUS LN BLUE SPRINGS, MO 64014 | 804 SE CEDRUS LN BLUE SPRINGS, MO 64014
41-520-02-50-00-0-00-000	2405 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	HAMPTON JAMES L & SNYDER ELIZABETH L	2405 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
41-200-13-34-00-0-00-000	2209 SE PINE GATE CIR	BLUE SPRINGS	MO	64014	VANSELL LIVING TRUST DATED 01/21/2021	2209 SE PINE GATE CIR BLUE SPRINGS, MO 64014
41-200-23-09-00-0-00-000	700 SE PINE GATE DR	BLUE SPRINGS	MO	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41-200-13-37-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
41-520-03-01-00-0-00-000	828 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	WEIR SHANE R	828 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-520-02-29-00-0-00-000	805 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	BOMAN ANDREWM & KIMBERLEE M	805 SE HILLSIDE CIR BLUE SPRINGS, MO 64015
41-520-02-52-00-0-00-000	2400 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	KEELE RANDY E & DOREEN L	2400 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
41-520-02-25-00-0-00-000	2599 SE ADAMS DAIRY PKWY	BLUE SPRINGS	MO	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
41-200-03-04-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
41-200-13-38-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
41-200-03-05-01-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64014	RAND JIM L | SHRANK HENRY A | SIEMS CARRIE B	2510 GRAND BLVD APT 804 KANSAS CITY, MO 64108 | 29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29023 SE RYAN RD BLUE SPRING, MO 64014
41-340-01-14-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	BLUE SPRINGS R-4 SCHOOL DISTRICT	1801 W VESPER BLUE SPRINGS, MO 64015
41-520-02-31-00-0-00-000	2401 SE RIDGE LINE DR	BLUE SPRINGS	MO	64014	JEWELL BRICE E & KIERSTEN N | RENNER ROBYN	2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014 | 2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
41-520-02-32-00-0-00-000	2405 SE RIDGE LINE DR	BLUE SPRINGS	MO	64014	MITCHELL RICHARD M & LESLIE A	2405 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
41-200-23-05-00-0-00-000	808 SE CEDRUS LN	BLUE SPRINGS	MO	64014	WEIS BRANDON J & COURTNEY E | REDFORD GERALD F & SUSAN M	808 SE CEDRUS LN BLUE SPRINGS, MO 64014 | 808 SE CEDRUS LN BLUE SPRINGS, MO 64014
41-520-03-02-00-0-00-000	804 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	HENLEY CARLY J & JARED W	804 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-25-24-00-0-00-000	1816 SE MANOR PL	BLUE SPRINGS	MO	64014	CONREX RESIDENTIAL PROPERTY GROUP 2016-0	1505 KING ST EXT STE 100 CHARLESTON, SC 29405
41-410-25-09-00-0-00-000	2316 SE 7TH STREET TER	BLUE SPRINGS	MO	64014	BSFR II OWNER 1 LLC	997 MORRISON DR STE 402 CHARLESTON, SC 29403
41-410-25-10-00-0-00-000	733 SE REDWOOD LN	BLUE SPRINGS	MO	64014	VB SIX LLC	3500 PARK CENTER DR STE 100 DAYTON, OH 45414
41-340-25-18-00-0-00-000	1812 SE MANOR PL	BLUE SPRINGS	MO	64014	ESPOSIT ANTHONY J & MARCY D	1812 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-25-29-00-0-00-000	409 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	CATANZARO CHAYTON ADAHY	409 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-25-19-00-0-00-000	1916 SE MANOR PL	BLUE SPRINGS	MO	64014	CAPPS ROSS L	1916 MANOR PL BLUE SPRINGS, MO 64015
41-340-09-10-00-0-00-000	2214 SW KEYSTONE DR	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
41-410-25-11-00-0-00-000	729 SE REDWOOD LN	BLUE SPRINGS	MO	64014	JACKSON JO ELLEN (GOE)	729 SE REDWOOD LN BLUE SPRINGS, MO 64014
41-520-02-24-00-0-00-000	821 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	BASSETT CARY R & JODIE A	821 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-520-02-28-00-0-00-000	809 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	UNDERWOOD NICOLE EWING	809 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-25-15-00-0-00-000	1912 SE MANOR PL	BLUE SPRINGS	MO	64014	WELSCH VICKIE M & BRUCE R	1912 SE MANOR PL BLUE SPRINGS, MO 64014
41-520-02-51-00-0-00-000	2401 SE CREEK RIDGE CT	BLUE SPRINGS	MO	64014	WARD TIMOTHY	2401 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
41-340-25-13-00-0-00-000	405 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	RENFROW JASON L & CARRIE A	405 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-09-21-00-0-00-000	408 SE SANDSTONE DR	BLUE SPRINGS	MO	64014	DELGADO LEE	408 SE SANDSTONE DR BLUE SPRINGS, MO 64014
41-340-25-28-00-0-00-000	404 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	YOCUM WILLIAM R & SYLVIA S	1900 JOE LN KEARNEY, MO 64060
41-340-25-02-01-0-00-000	1808 SE MANOR PL	BLUE SPRINGS	MO	64014	SWAN LANE & LIPARI HANNAH	1808 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-01-09-00-0-00-000	401 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	BISHOP PAUL A & SHAWNA M	401 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
41-340-25-16-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	AVERY KARLA D	3208 S NORTON AVE INDEPENDENCE, MO 64052
41-340-25-26-00-0-00-000	2000 SE MANOR PL	BLUE SPRINGS	MO	64014	MARTELL CHELSEA & ERIC	2000 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-01-10-00-0-00-000	405 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	CSMA BLT LLC	1850 PARKWAY PL STE 900 MARIETTA, GA 30067
41-340-01-08-00-0-00-000	1712 SE MANOR PL	BLUE SPRINGS	MO	64014	WADLE MELVIN & CAROLE	1712 MANOR PLACE BLUE SPRINGS, MO 64015
41-340-25-07-00-0-00-000	1908 SE MANOR PL	BLUE SPRINGS	MO	64014	LEWIS BEVERLY L	1908 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-01-11-00-0-00-000	409 SE ROCKWOOD ST	BLUE SPRINGS	MO	64014	LIPARI TED S & JANET L	409 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
41-520-02-26-00-0-00-000	817 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	WALLACE MICHAEL L & JANE E	817 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-01-07-00-0-00-000	1708 SE MANOR PL	BLUE SPRINGS	MO	64014	NIEMANN RONALD L & JANET K	1708 MANOR PL BLUE SPRINGS, MO 64015
41-520-17-23-00-0-00-000	2390 SE WOOD RIDGE CT	BLUE SPRINGS	MO	64014	PARKWAY ESTATES EAST HOMEOWNERS ASSOCIATION	PO BOX 6437 LEES SUMMIT, MO 64064
41-340-25-22-00-0-00-000	1900 SE MANOR PL	BLUE SPRINGS	MO	64014	FOSTER NICOLE	1900 SE MANOR PL BLUE SPRINGS, MO 64014
41-520-02-23-00-0-00-000	825 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	UMANDAL GEMMA & RALPH	825 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
41-340-25-31-00-0-00-000	1904 SE MANOR PL	BLUE SPRINGS	MO	64014	LANE JERRY S	1904 SE MANOR PL BLUE SPRINGS, MO 64014
41-340-25-33-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64106
41-520-02-27-00-0-00-000	813 SE HILLSIDE CIR	BLUE SPRINGS	MO	64014	HALEY WILLIAM F & ANDREA C	813 SE HILLSIDE CIR BLUE SPRINGS, MO 64014

Blue Springs, Missouri
Community Development

March 11, 2024

Ref: Public Hearing: Rezoning | RZ-12-23-8998
Planned Development Concept Plan | PDC-12-23-8999
"Adam's Ridge"
South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.
Parcel # 41-200-03-05-01-0-00-000

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, Don Draper, Kansas LD, LLC, on behalf of the property owners, Jim L. Rand and Carrie B. Siems, to rezone property from "AG – County" (Agriculture – County) to "PD – R" (Planned Development – Residential). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for 138 single-family lots and eight (8) tracts on 51.06 +/- acres. The subject property is located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway.

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

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

Planning Commission - Monday, March 25, 2024 @ 6:30 p.m.
&
City Council – Monday, April 1, 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
Adair Bright, AICP
Senior Planner

Rezoning, Planned Development Concept Plan and Preliminary Plat
RZ-12-23-8998 / PDC-12-23-8999 / PP-12-23-9000
Adam's Ridge
PC Exhibit: #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 25, 2024 City Council: April 1, 2024
Project Name:	***Hudson Estates***
Site Location:	East of 7 Highway and South of Cordill-Mason Elementary School
Project Request:	GDP-02-24-9040; General Development Plan for a sixty (60) unit single-story apartment complex on 15.27 +/- acres PP-02-24-9041; A Preliminary Plat for a 25.17 +/- acre site area.

Applicant: Kyle Miller | Crockett Engineering Consultants
Property Owner: Sentry Real Estate LLC
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a General Development Plan for a sixty (60) unit single-story apartment complex on 15.27 +/- acres of land. The property is currently zoned "MF-14" (Moderate Density Multi-Family District) which allows the proposed multifamily housing land use and the apartment complex building type. The second request is for approval of the associated Preliminary Plat for 25.17 +/- acres, which includes two (2) tracts of land adjacent to 7 highway and two (2) lots east of the tracts that will be platted for the development of the apartment complex and required street right-of-way.

Staff Recommendation: Staff recommends approval of the General Development Plan and Preliminary Plat with conditions.

Previous Actions:

Date	Review Body	Action
08/14/2017	Planning Commission	Continued the public hearing for Eagles Creek PDC-07-17-5930. The applicant requested to withdraw their application prior to the ensuing Planning Commission meeting.

Future Applications: Future applications required include Site Plan Design Review and Final Plat. Currently, the Applicant is requesting to develop approximately 60% of the two (2) lots proposed to be platted. If the remaining balance of undeveloped land is proposed for development, a new General Development Plan, Site Plan Design Review, and amended Plat would be required.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"MF-14" (Moderate Density Multi-Family District)	School, Elementary
South:	"SF-7/PR-O" (Single-Family District / Planned Residential Overlay District)	Detached Housing
East:	"SF-7" (Single-Family District)	Vacant Land
West:	"GB" (General Business)	Vacant Land

GENERAL DEVELOPMENT PLAN & PLAT ANALYSIS

The purpose of the General Development Plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a General Development Plan that will represent the general development on the site. The General Development Plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a General Development Plan is to allow preliminary review of a proposed development 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 UDC Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Preservation: The site is currently undeveloped and is primarily an open grass field with mature trees scattered across the property. There is a more concentrated row of mature trees of various species near the existing street stub of SW 3rd Street in the Eagles Ridge subdivision. That row runs north and south between Eagles Ridge and Cordill-Mason Elementary, bisecting the property. This tree line is at the highest point on the property where the land falls off to the west and the east. Furthermore, another dense row of mature trees and underbrush exists along the south property line adjacent to Eagles Ridge. The Applicant has chosen to utilize Section *407.040(6) Existing Tree Protection* of the UDC to preserve this vegetation. Developments typically remove most vegetation on a site and replant new landscape buffers along property boundaries. However, the applicant would like to place a Tree Preservation Area easement over this row of vegetation, outside of the existing utility easement that already exists, and let this serve as the landscape buffer along the Eagles Ridge subdivision. Staff believes the utilization of this UDC Section provides more value to the community because it is mature and denser than what would be required with a new landscape buffer along the south property line.

Phasing: Hudson Estates (phase 1) is planned to begin in November of 2024 with street and development construction. The construction of SW Hudson Drive is anticipated to be completed by December 31, 2025. There are currently no plans for a second (2) phase of Hudson Estates, but if the remaining undeveloped areas of lots one (1) and two (2) are proposed for development, a new General Development Plan will be required to be submitted for review and approval.

Streets & Sidewalks: The development is proposing four (4) points of access to the proposed SW Hudson Drive. When fully constructed, Hudson Drive will extend from 7 Highway on the west to the development's eastern boundary and terminate with a temporary cul-de-sac. Eventually, Hudson Drive is planned to connect to the Eagles Creek subdivision to the east where property has already been preliminary platted to include an extension of SE Hudson Drive from Adams Dairy Parkway to the west. A 5-ft. sidewalk is required along both sides of SW Hudson Drive. Limits of No Access are planned along SW Hudson Drive, except for the private drives that serve this development. The Eagles Creek subdivision also utilized a Limits of No Access along its portion of Hudson to prevent unnecessary curb cuts,

improve traffic safety and prevent garages and private driveways from fronting the residential collector street.

Internal to the development is a system of private drives and a pedestrian circulation system made up of a minimum of five (5) foot wide sidewalks. The development's sidewalk system is connected to the public sidewalks and is arranged in a loop to allow residents to walk around the complex on a paved ADA compliant surface.

Traffic: A Traffic Impact Study has been completed to determine how this development will influence MO 7 Highway. All movements at the intersection of MO 7 are projected to continue to operate at nearly the same levels of service. As such, no improvements are identified to mitigate the addition of site development traffic.

Stormwater: A stormwater management plan will need to be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. 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 along the west side of MO 7 Highway. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property or otherwise connecting to the existing sanitary sewer. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Open Space: The "Apartment Complex" building type requires that a minimum of 40% of the total site be open space, though only 10% of the open space must be active open space. The Applicant is purposing 6.61 acres of open space, which is approximately 43% of the total General Development Plan area and of that, 10.1% is classified as active open space.

Active open space includes any open space area meeting the Open Space Systems per UDC Section 406.030. Open space includes outdoor, unenclosed areas, designed and accessible for recreation, pedestrian access, or landscaping, but does not include parking areas, access drives/driveways, or other areas intended for vehicular travel, and building coverage. **All required open space amenities must be installed prior to occupancy of the first building. Additional open space details will be reviewed through the Site Plan Design Review process.**

Open Space	Required	Proposed
Open Space	40% minimum 6.11 Acres	43.2% 6.61 Acres
Active Open Space	10% minimum (Building Type) .61 Acres Amenity Space and Internal Sidewalk System	10.1% 0.62 Acres of open space

Land Use & Density: The proposed land use of lots one (1) and two (2) is "Multi-Family Housing" with a twelve (12) building apartment complex totaling 60 dwelling units. The proposed density of the development is 3.93 units/acre based on the 15.27 +/- acre site covered by the General

Development Plan. This is 10.07 units/acre under the maximum of 14 units/acre allowed in the "MF-14" zoning district for the Apartment Complex building type.

Along the 7-highway frontage there are two tracts (Tracts A and B) of land that are divided by the proposed extension of SW Hudson Drive. Both areas of land on either side of SW Hudson are being platted as tracts as they are not contemplated within this General Development Plan area but are required to be platted to establish the necessary right-of-way. The tracts are zoned "GB" General Business, are approximately 7.6 acres combined, and will likely be developed by others. These tracts will need to be platted into lots; right-of-way will be dedicated for the extension of SW 5th Street to the north and have an approved General Development Plan prior to development.

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 January 2024, the current housing balance is 70.46% single-family and 29.54% multi-family (non-single-family). The estimated future balance is 70.61% single-family and 29.39% multi-family based on approved projects that have not been permitted. As of January 31, 2024, **an additional 207 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.**

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

The data in this section is updated on a quarterly basis.

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

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

Building Typology:

The proposed development is classified as an "Apartment Complex," which is defined as "a grouping of apartment buildings in a common development arranged around an internal system of streets/internal access, walkways and common open space." The Apartment Complex building type is permitted in the "MF-14" zoning district. The applicable development standards are provided in the table below with one requested modification highlighted.

Apartment Complex

Standard	Requirement	Proposed
Frontage Width	N/A	+/- 1292-ft.**
Lot Area	3,000-sf. per ground floor dwelling units ("MF-14" zoning) (3,000 x 60 ground floor units = 180,000-sf. / 4.13 acres)	11,086-sf. per ground floor dwelling unit (665,161.2-sf. / 60 ground floor units)
Front Setback	50-ft. min. (collector)	+/- 50.09-ft.
Side & Corner Side Setback	10-ft. min.	N/A
Rear Setback	20-ft. min	20-ft.
Building Coverage	60% max.	10.6%
Building Height	45-ft. max, 3 stories	+/- 15.5' height*, 1-story
Frontage Type	Buffer Edge	Buffer Edge
Unit Density/Site	14 units acre/max. ("MF-14" zoning)	3.93 units/acre
Unit Density/Building	8 units/floor max.	6 units/floor max
Building Separation	20-ft. min.	31.8-ft. min.

* height measured at ridge line of gabled roof.
** frontage width on both sides of proposed SW Hudson Drive combined.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Multi-Family	2 spaces per 2-bed (60 2-bed units = **120 spaces**)	2 spaces provided per 2-bed unit. **120 spaces provided**

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 space per 8 units without private garage (60 units) = 8 spaces	10 spaces

One (1) bike parking space is required per 8 residential units. The Applicant is proposing two (2) space bike parking racks with five (5) spaces for the development.

Pedestrian Access: Internal pedestrian access is being met with a private sidewalk system which connects the off-street parking area to the apartment buildings, amenity areas, club house, and public sidewalks. The internal system is made up of at minimum 5' wide sidewalks, which provides a loop around the site and connects the apartments on the north side of SW Hudson Drive to those on the south side.

Architectural Character: The site includes six (6) 4-plex and six (6) 6-plex single story apartment buildings, including a community building. The apartment buildings are designed with four (4) sided architecture utilizing brick, stone, and small amounts of vinyl siding in the gable areas of the roofs. The front elevations detail recessions in the front entryway to each unit with a covered porch area that is shared by two (2) units. The covered porches are supported by tapered columns that extend from the gabled roof to a stone base that is approximately three (3) feet in height. Windows across the front elevations are six (6) over six (6) sash windows and include non-functioning decorative shutters. The remaining building

elevations use the same materials and share a similar design. The community building utilizes only brick and vinyl siding on its elevations. Unlike the apartment buildings limiting the vinyl siding to the gabled portions of the roofs, this building uses vinyl as its dominate siding material with a band of brick around all four sides. The gabled portions of the community building are planned for vinyl shake siding. Like the apartment buildings, this building also has a covered entrance supported by two columns that extend downward to a brick base. **The apartment buildings, accessory structures, and site design are required to meet the Residential Design Standards in UDC Section 407.080. Final building and site design will be reviewed through the PD Final Plan/Site Plan Design Review process.**

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan covering buffers along adjoining property and right-of-way. Additional details and plant units will be needed to ensure landscaping requirements can be met. **Landscaping requirements will be reviewed in greater detail with the Site Plan Design Review.** The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units / PUs (plant units)
North buffer: Adj. to "MF-14"/Cordill-Mason Elementary (MF-14 to MF-14)	No buffer required when adjoining the same zoning district.
East buffer: Adj. to "SF-7" zoning / Buffer A (7-ft. min.)	7-ft. minimum required / 45 PUs/100-ft. (666.9' x 0.45) = 300 PUs required when remaining balance of lots one (1) and two (2) have an approved General Development Plan.
South buffer: Adj. "SF-7" zoning / Buffer A (7-ft. min.)	7-ft. minimum required / 45 PUs/100-ft. (1098.07' x 0.45) = **494 PUs required. The applicant is utilizing Section 407.040(6) Existing Tree Protection of the UDC to meet this requirement. See Preservation Section of this report.**
West buffer: Adj. to "GB" zoning / Buffer B (15-ft. min.)	15' minimum required / 45 PUs/100-ft. (662.94' x 0.45) = **298 PUs**
Parking lot landscaping:	2 PUs per uncovered space x 120 spaces = **240 PUs**
Open Space:	1 PU/500-sf. of lot area (665161.2-sf.) = **1,330 PUs**
Total Plant Units Required:	**1,868 PUs + Tree Preservation Area for south buffer**

Signage: A monument sign is being proposed near the Community Building at the east driveway. Sign requirements will be reviewed in greater detail during the sign permitting processes.

Modifications Requested: The applicant is not requesting modifications with this proposal.

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

1. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC, unless modifications are requested and approved through the approval of the general development plan. Said modifications shall generally be minor and shall be clearly noted in the staff report.

   STAFF RESPONSE: The plan is compatible with the Comprehensive Plan's S1: Land Use & Development designation of Mixed Density Neighborhood. This future land use category is summarized as a density of 5 to 12 units per acre that provides a range of housing types and supports strategically placed, neighborhood scaled, institutional or

micro-commercial uses. The proposed development is below the recommended density level at 3.93 units per acre, however, it does propose a building type that is different than most of what has already been developed in the immediate area. Broadening the City's housing portfolio provides more choice and potentially affordability for current and future residents.

2. The proposed general development plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a Zoning Map amendment.

   STAFF RESPONSE: The plan is compatible with the existing zoning of "MF-14" (Moderate Density Multi-Family). There are no modifications being requested from the requirements of the zoning district.

3. The general development plan is in compliance with all applicable use, development and design standards set forth in this Code, unless alternative design standards have been approved for the development.

   STAFF RESPONSE: The plan is in compliance with all design standards listed in the UDC. There are no modifications being requested through Alternative Development Standards for this development as proposed.

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

   STAFF RESPONSE: As part of this development, the Applicant is required to construct a new public street (SW Hudson Drive), which aligns with SW Southgate Drive at 7 Highway and extends east to the east lot lines of lots one (1) and (2). The approximate length of the proposed street is 1,700-feet. This extension will connect to the Eagles Creek subdivision through SE Hudson Drive, ultimately linking 7 Highway and Adams Dairy Parkway.

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

   STAFF RESPONSE: The plan is compatible with the existing and future surrounding residential land uses. To the north of the development is Cordill-Mason Elementary School, which the developer will be providing a private drive between it and SW Hudson Drive to improve access. This new connection will improve site circulation and safety for the school by creating an access point for buses and emergency services to utilize. The private drive will be a condition of approval for a future and separate General Development Plan to develop the remaining balance of both lots one (1) and two (2).

   The development will provide the required buffers along both lots' boundaries. The applicant is proposing a Tree Preservation Area easement along the south property line of lot two (2), which will protect the existing mature tree line and provide a denser and more natural buffer for the Eagles Ridge subdivision to the south.

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

STAFF RESPONSE: The plan is proposing a residential collector street (SW Hudson Drive) which will be 32-feet wide, with greenspace, and a 5-foot public sidewalk on both sides. This street system will connect into the future SE Hudson Drive in the Eagles Creek subdivision.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan by making a key transportation connection between 7 Highway and Adams Dairy Parkway as shown on the S1: Community Character Specific Plan. The application further sets a framework for physical growth patterns by establishing a key component of the local street network that will organize the blocks, lots, and open spaces of future development in the area.

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 lots proposed as part of the Preliminary Plat are able to meet the requirements of the UDC for the “MF-14” zoning district and all other sections that apply.

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: This application is indicating one (1) phase at this time, which will include the required public improvements followed by the development of the sixty (60) unit single-story apartment complex known as Hudson Estates.

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 plan and its required technical reports are of sound planning engineering, and urban design solutions. Staff believes this plan reflects long-term solutions and sound fiscal investment.

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: There is no indication that this plan will negatively impact any existing or future development on adjacent properties as it relates to the Comprehensive Plan.

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

STAFF RESPONSE: There are no signs that this project's design will impede the construction of future public infrastructure in the general area around the development.

7. The recommendations of professional staff.

STAFF RESPONSE:

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the General Development Plan includes only those improvements shown therein as part of the proposed apartment development. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan and shall provide an access drive extending from SW Hudson Drive north to the north property line of lot one (1) for an additional access point for the Cordill-Mason Elementary School.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-02-24-9040) request is denied by City Council.
3. A Limits of No Access is required to be delineated and dedicated on the Final Plat that are adjacent to SW Hudson Drive where access drives, except those that serve the parking lots of Hudson Estates, will not be located.

4. Easements shall be delineated, labeled, and dedicated for all Tree Preservation Areas, storm detention and storm water quality best management practices on the Final Plat.

5. As-builts and 2-year maintenance bonds on the street, storm sewers, water main, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.

6. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

7. 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.

8. Tract A and Tract B shall replatted into buildable lots through the preliminary and final plat process in accordance with UDC requirements prior to any development or any building permits being issued.

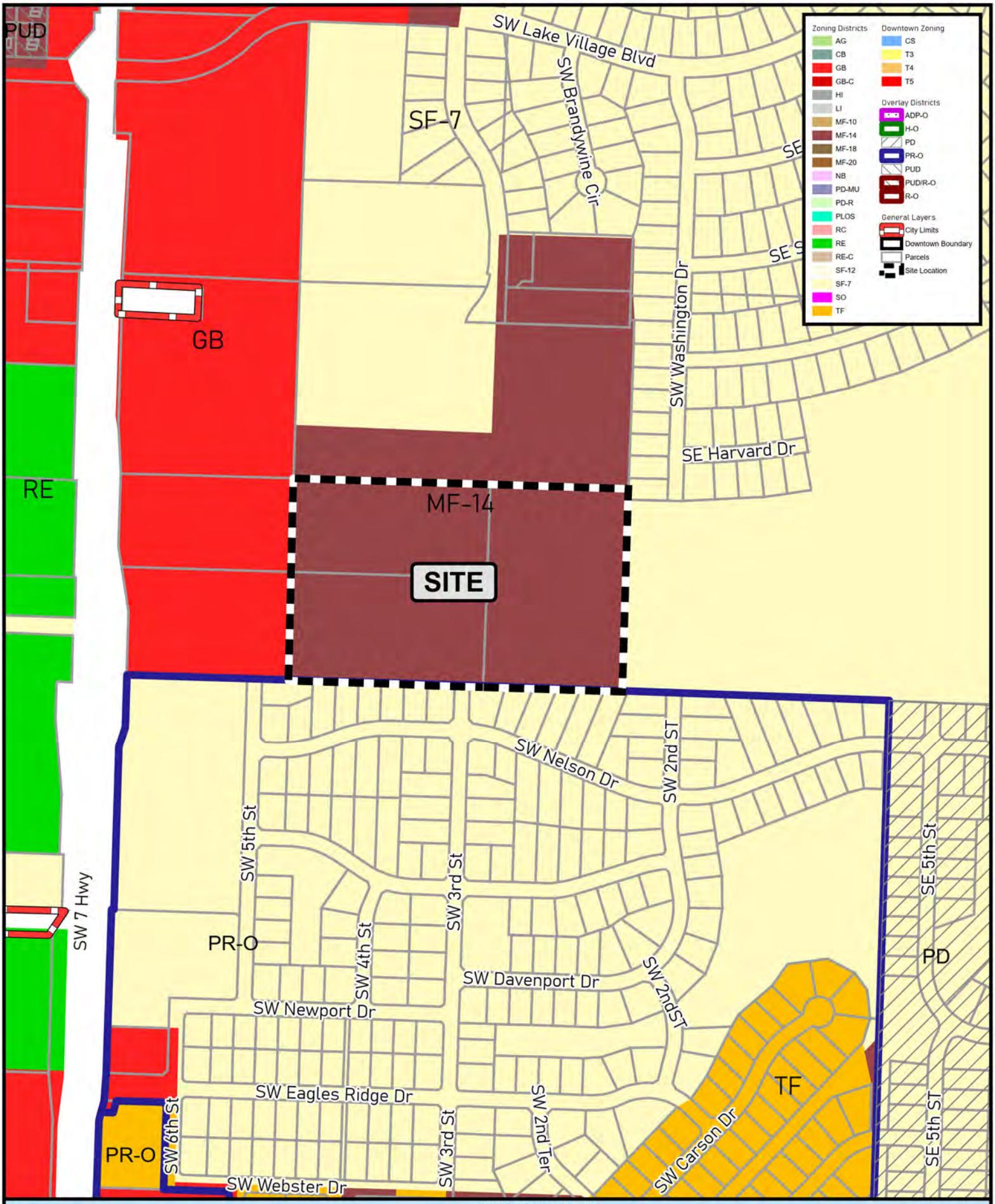


The City of Blue Springs Missouri

GDP-02-24-9040
PP-02-24-9041
PARCEL # 41-910-99-04-00-0-00-000
41-920-01-04-00-0-00-000
41-920-01-05-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 400 feet
Date: 3/6/2024



The City of Blue Springs Missouri

GDP-02-24-9040
PP-02-24-9041
PARCEL # 41-910-99-04-00-0-00-000
41-920-01-04-00-0-00-000
41-920-01-05-00-0-00-000
SITE LOCATION MAP

N

1 inch = 400 feet

Date: 3/6/2024

CROCKETT
ENGINEERING CONSULTANTS

1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

March 11, 2024

Dave McCumber
Development Review manager
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

RE: Hudson Estates-Project Narrative

Dear Mr. McCumber

Hudson Estates is a proposed multi-family residential community development located in Blue Springs. The proposed site sits just south of the Cordill-Mason Elementary School. It would have access from Highway 7 by building a local neighborhood collector street which would sit directly across from existing SW Southgate Dr. The Eagle Ridge subdivision would be along the southern boundary of the proposed development. The project lies in parcel numbers, 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000; 41-910-99-04-00-0-00-000. The property is currently vacant land and zoned correctly for this development, MF-14.

The development will consist of 60 total multi-family residential 2-bedroom units. The project will contain six 6-plex buildings and six 4-plex buildings. Along with the residential units, there will be a community building, site amenities, parking lots, and utility extensions. Stormwater systems, detention, and water quality features will all be installed as part of this development. Additionally, a 32' wide, 60' wide right-of-way city street will be installed from Highway 7 through the middle of the development to serve as access.

The property for this development is owned by Sentry Real Estate, LLC in care of John A. Christiansen. This entity owns the three parcels of this development with parcel numbers listed above which contain 68.48 acres. The area west of this development will contain the roadway to access this site. It will also be dedicated as tracts of land and included in the plat but not become a legal lot. Future residential usage is expected on the parcel east of this development.

This project will be developed all in one phase with initial construction consisting of rough grading and underground utility infrastructure. Following, building foundations will commence from west to east.

Street construction would start in November 2024 with a construction contract not to exceed 270 days for construction and acceptance by the City.

Hudson Estates (phase 1) will start construction November 1, 2024 with a 12-14 month construction period, construction ending December 31, 2025.

General Development Plan and Preliminary Plat
GDP-02-24-9040 / PP-02-24-9041
Hudson Estates
PC Exhibit: #2

Received
03/13/2024

1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

This project follows the city´s comprehensive plan and desired usage for this area. Surrounding this development are other residential usage and moderate-density multi-family developments. This development falls in section S1 of the specific plan area within the City´s Comprehensive Plan document. The document does not show any specific parks, nature areas, gathering places, or trails through the proposed development. It does show a neighborhood street which we are planning to construct and extend as required. It also follows the land use requirement for mixed-density neighborhoods. This development will be a framework for future development around it as most adjacent property is undeveloped. This development will not hinder or restrict the full scope and ideas of the City´s Comprehensive Plans.

City required landscape buffering will be followed and used on this project. However, along the southern edge when abutting to single-family residential, we will utilize an existing tree area for a natural buffer. A 15´ wide tree preservation area will be reserved to create this buffer and will be recorded on the final plat document for this development. The tree preservation area will be protected and no construction to occur in this area. It will utilize existing trees and larger trees that will create an improved buffer than newly planted trees.

Blue Springs requires that 10% of the required minimum 40% of open space be dedicated or described as active space. Therefore, with this development, 40% of all of lot 1 and 2 equals 6.11 acres. 10% of that is 0.61 acres. Therefore, more than 0.61 acres need to be used for open activity space. With the sidewalks used as walkways and two separate reserved amenity spaces, a total of 0.62 acres are dedicated as activity space for this development. This would have the code satisfied for all expansions of lots 1 and 2 within this development.

This project has no requests for variances or other items that go against the city codes or other ordinances.

Please feel free to contact me should you have any additional questions pertaining to this letter.

Sincerely,



Kyle Miller, P.E.
Crockett Engineering Consultants, LLC
(573) 447-0292
kmiller@crockettengineering.com

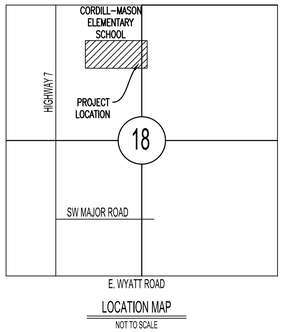
Received
03/13/2024

GENERAL DEVELOPMENT PLAN

HUDSON ESTATES

A DEVELOPMENT LOCATED IN SECTION 18 , TOWNSHIP 48 NORTH, RANGE 30 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
MARCH 13TH, 2024

S18 T48N R30W



LOCATION MAP
NOT TO SCALE



SITE DATA TABLE			
NUMBER OF UNITS		60 UNITS	
4-PLEX BUILDINGS		6 BUILDINGS	
6-PLEX BUILDINGS		6 BUILDINGS	
COMMUNITY BUILDING		1 BUILDING	
ALL BUILDING FOOTPRINT AREA TOTALS		70,700 SQ. FT.	
		EXISTING	PROPOSED
LAND USAGE		VACANT	MULTI-FAMILY RESIDENTIAL
ADJACENT LAND USAGE	NORTH	SCHOOL	
	EAST	SUBDIVISION	
	SOUTH	SUBDIVISION	
	WEST	VACANT	
ZONING		CURRENT LOT MF-14	
ADJACENT ZONING	NORTH	MF-14_MOD. DENSITY MULTI-FAM	
	EAST	SF-7_SINGLE-FAMILY	
	SOUTH	SF-7_SINGLE-FAMILY	
	WEST	GB: GENERAL BUSINESS	
		REQUIRED	PROPOSED (MIN.)
BUILDING SETBACK	FRONT	50-FEET	50.9-FEET
	SIDES	10-FEET	28.9-FEET
	REAR	20-FEET	59.9-FEET
		REQUIRED	PROPOSED
PARKING-MULTI-FAMILY RESIDENTIAL		2 SPACES/UNIT	2 SPACES/UNIT
OPEN SPACE FOR LOTS 1 AND 2		40%	77%

GENERAL NOTES:

ALL STREET & STORM CONSTRUCTION TO BE IN ACCORDANCE WITH "CITY OF BLUE SPRINGS STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS" (CURRENT EDITION).

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "THE CITY OF BLUE SPRINGS STANDARD SANITARY SEWER SPECIFICATIONS. (CURRENT EDITION)

THIS DEVELOPMENT CONTAINS APPROXIMATELY 16.78 ACRES INCLUDING RIGHT-OF-WAY ACREAGE, WITH AN ADDITIONAL 0.79 ACRES OF RIGHT-OF-WAY TO BE DEDICATED WEST OF THE RESIDENTIAL DEVELOPMENT. OVERALL PLATTED AREA TO CONTAIN 17.57 ACRES.

THIS DEVELOPMENT IS ZONED MF-14

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED AT THIS TIME. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF BLUE SPRINGS CODE OF ORDINANCES AND MODNR REQUIREMENTS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MoDNR CLEAN WATER COMMISSION.

FLOOD PLAIN STATEMENT:

THIS TRACT IS LOCATED IN A ZONE X AREA OF MINIMAL FLOOD HAZARD WITH NO PORTION WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29095C0435G, DATED: JANUARY 20, 2017.

LEGAL DESCRIPTION:

TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

UTILITY COMPANIES:

LOCATES:
MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483

TELEPHONE:
SPRINT
8674 N WINTER AVE.
KANSAS CITY, MO 640153
888-875-3285

NATURAL GAS:
SPIRE INC.
3025 SOUTH EAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082
816-969-2266

WATER:
PWSD #13 OF JACKSON CO.
99 LAKE LOTAWANA ROAD
LAKE LATOWANA MO 64086
816-578-2249

SANITARY SEWER:
CITY OF BLUE SPRINGS
SEWER UTILITY DEPARTMENT
BLUE SPRINGS, MO 64015
816-228-0121

ELECTRIC:
EVERGY
215 LOCUST HILL
BELTON, MO 64012
816-731-1706

REVISION KEY			COVER	C-1	C-2	C-3	C-4	S-1	A3.0C	A3.0	A3.1
REV #	DATE	COMMENTS									
---	02-08-2024	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X
1	02-28-2024	REVISION 1	X	X	X	X	X		X	X	X
2	03-13-2024	REVISION 2	X		X	X	X				

SHEET INDEX:

C-1 EXISTING CONDITIONS
C-2 SITE PLAN
C-3 UTILITY AND STORMWATER PLAN
C-4 LANDSCAPING PLAN
S-1 SURVEY
A3.0C COMMUNITY BUILDING ELEVATIONS
A3.0 4-PLEX BUILDING ELEVATIONS
A3.1 6-PLEX BUILDING ELEVATIONS

LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- RIP RAP
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 100 YEAR FLOOD PLAIN
- FLOODWAY
- ORDINARY HIGH WATER MARK
- STREAM SIDE BUFFER
- OUTER STREAM BUFFER

- FF=XXX.X — FINISHED FLOOR OF STRUCTURE
- XXX.XX TC — PROPOSED TOP OF CURB ELEVATION
- XXX.XX TP — PROPOSED TOP OF PAVEMENT ELEVATION
- XXX.XX FG — PROPOSED FINISHED GRADE ELEVATION
- XXX.XX TW — PROPOSED TOP OF WALL
- XX — LOT NUMBER
- X — STORM SEWER STRUCTURE LABEL
- X — SANITARY SEWER STRUCTURE LABEL
- H.P. — HIGH POINT
- L.P. — LOW POINT
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED TRACER WIRE TEST STATION BOX
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GUY WIRE

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	02/08/2024
1 REVISION 1	02/28/2024
2 REVISION 2	03/13/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI — Kyle R. Miller — NUMBER PE-2017019013 — PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006015301

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111N. MAIN STREET, P.O. BOX 68
CLARKTON,MO 63837
(573) 448-3000

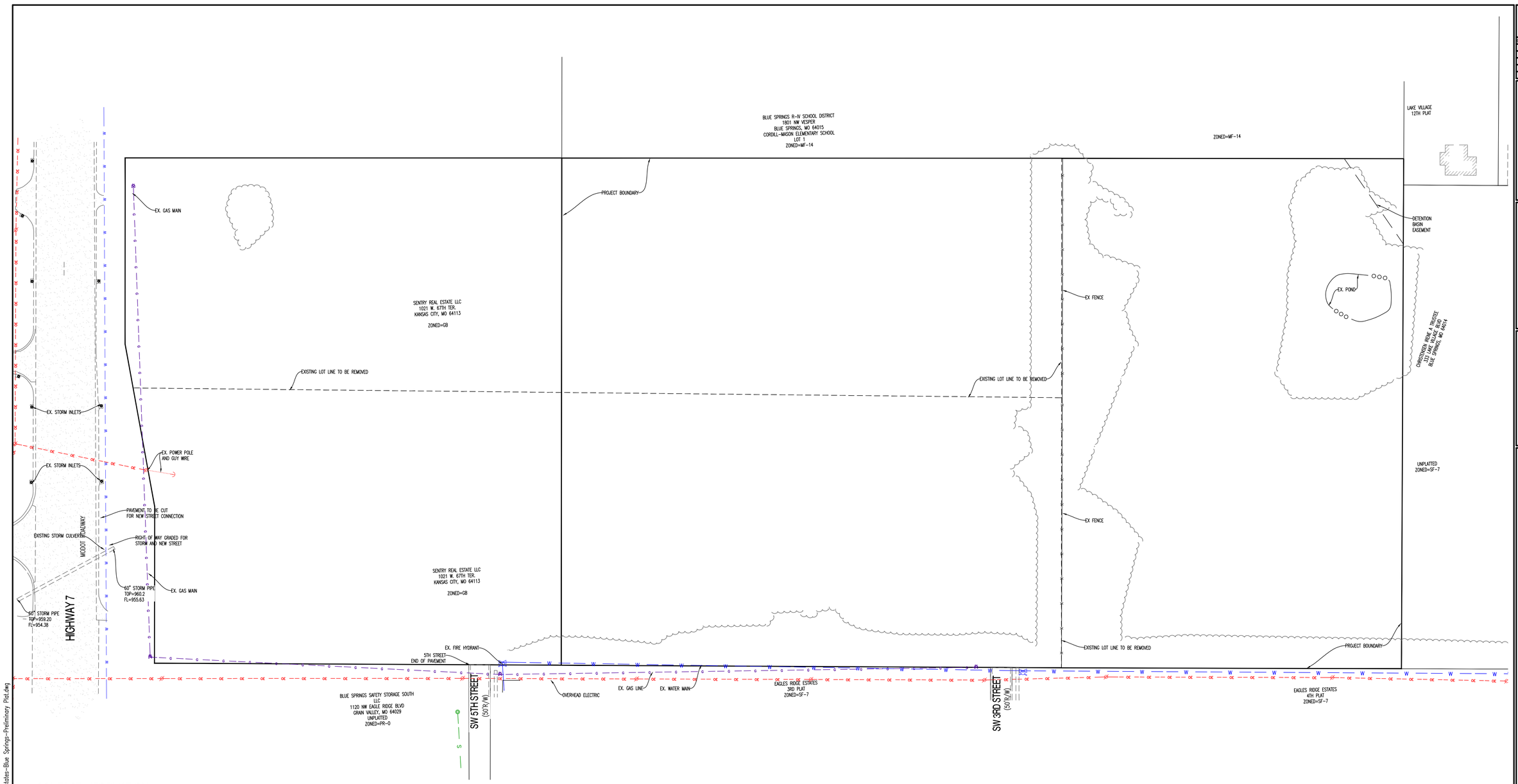
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
COVER SHEET

DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	230107
SHEET:	C-0

Received
03/13/2024

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg



CONTACT INFORMATION

PROPERTY OWNER

SENTRY REAL ESTATE, LLC
ATTN: JOHN A. CHRISTIANSEN
4310 MADISON AVENUE
KANSAS CITY, MO 64111
PHONE: (816) 416-7070
E-MAIL: JCHRISTIANSENLAW@AOL.COM

DEVELOPER OF RECORD

MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O BOX 68
CLARKTON,MO 63837
(573) 448-3000

ENGINEERING FIRM

CROCKETT ENGINEERING CONSULTANTS.
1000 W. NIFONG BLVD., BLDG 1
COLUMBIA, MO 65203
573-447-0292

SURVEYOR INFORMATION

PARTNER, ATLAS LAND CONSULTING
14500 PARALLEL RD UNIT R
BASEHOR, KS 66007
913-702-5073

SURVEY INFORMATION

1. SURVEY WORK PERFORMED BY ATLAS LAND CONSULTING
2. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
3. ALL DISTANCES SHOWN IN THIS PLAN SET FOR GROUND DISTANCES ARE IN FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA WITHOUT BASE FLOOD ELEVATION, AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0435G, WITH A DATE OF IDENTIFICATION OF 01/20/2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. POSSIBLE ENCROACHMENTS -2.78' NORTH OF PROPERTY LINE WATER LINE

PROPERTY INFORMATION

AREA OF DEVELOPMENT:
25.17 ACRES

USAGE:
CURRENT VACANT
AG LAND

ADDRESS:
NO ADDRESS ASSIGNED BY CITY
BLUE SPRINGS, MO 64014

LOT CONTAINS PORTIONS OF PARCEL #
41-920-01-04-00-0-00-000
41-920-01-04-00-0-00-000
41-910-99-04-00-0-00-000

SCALE: 1"=60'
0 30 60 120

Received
03/13/2024

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	07/08/2024
1 REVISION 1	07/29/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
Kyle R. Miller
NUMBER
PE-2017019013
PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
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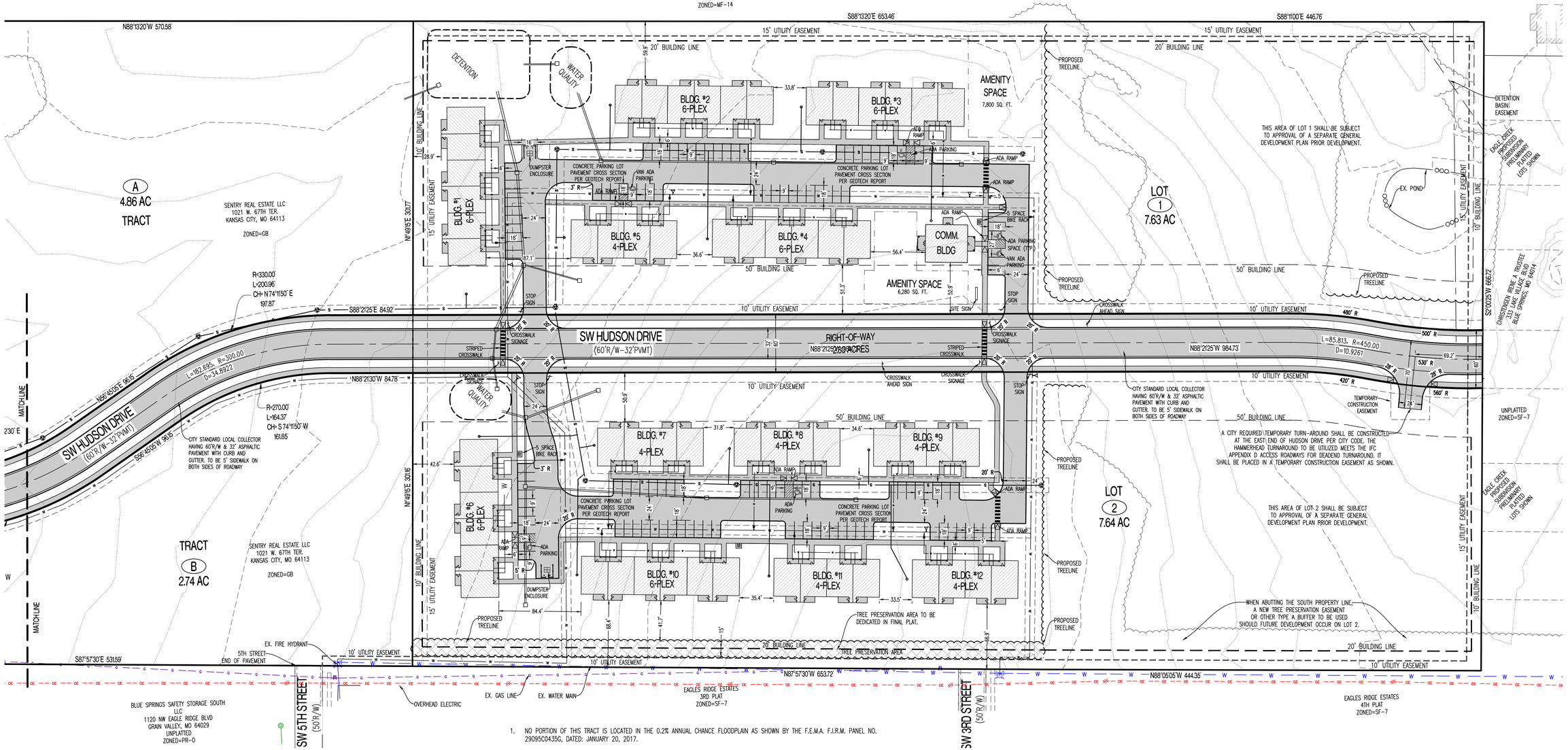
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

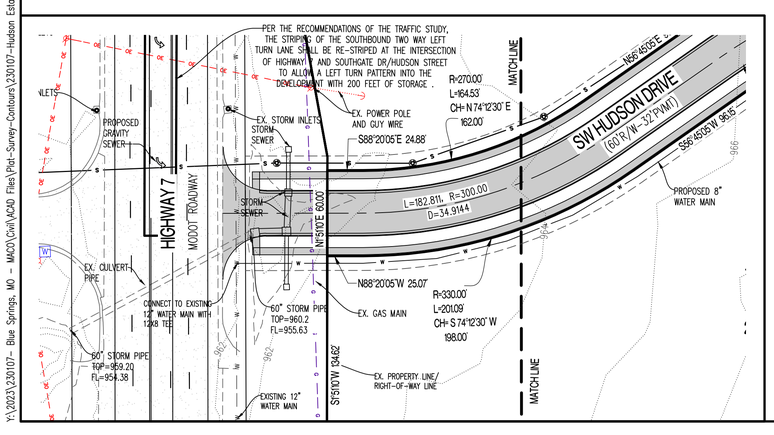
DRAWING INCLUDES:
EXISTING CONDITION

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107

SHEET: C-1

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg





1. NO PORTION OF THIS TRACT IS LOCATED IN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29095C0435G, DATED: JANUARY 20, 2017.
2. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG EACH SIDE OF DESIGNATED PUBLIC RIGHT-OF-WAY. THERE SHALL ALSO BE A UTILITY EASEMENT AROUND THE OUTER EDGE OF THE PRELIMINARY PLATTED LOTS 1 & 2.
3. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF BLUE SPRINGS. PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
4. WATER DISTRIBUTION TO BE SERVICED AND COORDINATED WITH PUBLIC WATER SUPPLY DISTRICT #13 (PWSD#13). PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE EVERGY.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY SPIRE.
7. SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT TO SERVICE THIS PROPERTY.
8. THE EXISTING ZONING OF THESE LOTS ARE MF-14.
9. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF BLUE SPRINGS AND APWA STORM WATER MANUAL AND DESIGN REGULATIONS.
10. THERE SHALL BE 5-FOOT SIDEWALK CONSTRUCTED ALONG THE BOTH SIDES OF SW HUDSON DRIVE AND SHALL BE CONSTRUCTED AT THE SAME TIME AS ROADWAY CONSTRUCTED.
11. STORM WATER SHALL BE MANAGED BY USING ON-SITE DETENTION AREAS.
12. SW HUDSON DRIVE TO BE INSTALLED AS A RESIDENTIAL COLLECTOR PUBLIC STREET THAT IS 32' WIDE PAVED AND 60' WIDE RIGHT-OF-WAY. STREET RIGHT-OF-WAY TO BE GRANTED TO THE CITY OF BLUE SPRINGS FOLLOWING CONSTRUCTION.
13. BUFFER LANDSCAPE FRONTAGE TYPE REQUIRED ALONG HUDSON DRIVE AND EDGE BUFFER ALONG SITE PERIMETER.
14. LOTS 1 AND 2 TO HAVE LIMITS OF ACCESS FOR THE ENTIRE FRONTAGE OF SW HUDSON OTHER THAN PRIVATE DRIVES AS SHOWN. AN ADDITIONAL PRIVATE DRIVE FOR BOTH LOTS 1 AND 2 CAN BE ADDED ON THE EAST SIDE OF THE DEVELOPMENT IN THE FUTURE TO CONNECT TO SW HUDSON.
15. SHOULD FURTHER DEVELOPMENT OCCUR ON LOT 1 AND/OR LOT 2, A SEPARATE GENERAL DEVELOPMENT PLAN WILL BE REQUIRED.

LAND AREA SUMMARY

TOTAL LOT AREA WITHIN PRELIMINARY PLAT –	25.17 ACRES
TRACT LAND AREA (TRACTS A & B): –	7.60 ACRES
TRACT LAND AREA (LOTS 1 & 2): –	15.27 ACRES
R/W TO BE GRANTED WITHIN DEVELOPMENT –	2.30 ACRES
PROJECT LAND DISTURBANCE AREA –	12.00 ACRES

BUILDING STANDARDS SUMMARY

FRONT YARD SETBACK	= 20 FEET
SIDE YARD SETBACK	= 10 FEET
REAR YARD SETBACK	= 20 FEET
CORNER SETBACK	= 12 FEET
MAX. BUILDING COVERAGE	= 80%
MAX. BUILDING HEIGHT	= 40 FEET

BUILDING STANDARDS SUMMARY

NUMBER OF LOTS	1
MIN. LOT WIDTH	16 FEET PER UNIT
MAX LOT WIDTH	32 FEET PER UNIT
LOT SIZE AREA	1,600 SQUARE FEET MIN. TO 3,200 SQUARE FEET MAX. PER UNIT, PLUS SIDE OR CORNER SIDE SETBACK AREA ON END UNITS.

DENSITY CALCULATIONS

15.27 ACRES FOR RESIDENTIAL DEVELOPMENT
60 UNITS PROPOSED = 3.93 UNITS PER ACRE

UNIT MIX

2 BEDROOM UNITS	= 60 UNITS
4-PLEX BUILDING	= 6 BUILDINGS = 24 UNITS
6-PLEX BUILDING	= 6 BUILDINGS = 36 UNITS

CALCULATIONS:

TOTAL LAND AREA (LOTS 1 & 2, AND ALL OF R/W:		17.57 AC
RESIDENTIAL DEVELOPMENT LAND AREA NOT INCLUDING R/W (LOTS 1 & 2):		15.27 AC
PARKING SUMMARY:		
SPACES REQUIRED:		
MULTI-FAMILY USAGE – (2 SPACE PER DWELLING UNIT):		
60 DWELLING UNITS =		120 SPACES
ADA ACCESSIBLE SPACES REQUIRED:		5 SPACES
SPACES PROVIDED:		121 SPACES
ADA ACCESSIBLE SPACES PROVIDED:		6 SPACES (2 VAN)
BICYCLE SPACES REQUIRED: 1 PER 8 DWELLING UNITS		8 SPACES
BICYCLE SPACES PROVIDED:		10 SPACES
LOT COVERAGES:	ACTUAL	
PLATTED LAND AREA (LOTS 1&2 + TRACTS A&B + R/W:	25.17 ACRES	100%
TRACT LAND AREA (TRACTS A & B):	7.60 ACRES	30%
LOT LAND AREA (LOTS 1 & 2):	15.27 ACRES	61%
TOTAL IMPERVIOUS AREA IN LOT AREA:	3.48 ACRES	23% OF LOTS
TOTAL OPEN SPACE FOLLOWING DEVELOPMENT:	11.79 ACRES	34% OF LOTS
TOTAL OPEN SPACE TO REMAIN UNDISTURBED:	6.61 ACRES	43% OF LOTS
RIGHT OF WAY AREA	2.30 ACRES	9%
IMPERVIOUS AREA WITHIN RIGHT-OF-WAY	1.69 ACRES	
OPEN SPACE REQUIRED = 15.27 AC. * 40% = 6.11 ACRES		6.61AC+11.79AC=18.4 AC
OPEN ACTIVE SPACE REQUIRED = 6.11 * 10% = 0.61 ACRES.		0.62 ACRES PROPOSED

SCALE: 1"=50'
0 25 50 100

Received
03/13/2024

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	07/08/2024
1 REVISION 1	07/22/2024
2 REVISION 2	03/13/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
Kyle R. Miller
NUMBER PE-2017019013
PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2008015301

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111W. MAIN STREET, P.O. BOX 68
CLARITON, MO 63537
(573) 449-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
SITE PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107

SHEET: C-2

Y:\2023\230107- Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg

BLUE SPRINGS R-IV SCHOOL DISTRICT
1801 NW VESPER
BLUE SPRINGS, MO 64015
CORDILL-MASON ELEMENTARY SCHOOL
LOT 1
ZONED=MF-14

LAKE VILLAGE
12TH PLAT

ZONED=MF-14

A
4.86 AC
TRACT

SENTRY REAL ESTATE LLC
1021 W. 67TH TER.
KANSAS CITY, MO 64113
ZONED=GB

15' UTILITY EASEMENT
20' BUILDING LINE
10' BUILDING LINE
15' UTILITY EASEMENT
50' BUILDING LINE
10' UTILITY EASEMENT

DETENTION
WATER QUALITY
DETENTION BASIN OUTLET PIPE
STORM SEWER
SEWER LATERAL
DUMPSTER ENCLOSURE
CONCRETE PARKING LOT PAVEMENT CROSS SECTION PER GEOTECH REPORT
VAN ADA PARKING
ADA RAMP
ADA PARKING
WATER METER & SERVICE LINE
FH
8" SEWER MAIN
6" SEWER LATERAL WITH CLEANOUT EVERY 100 FEETT MIN. (TYP.)
5 SPACE BIKE RACK
STOP SIGN
SITE SIGN
CROSSWALK SIGNAGE
STRIPED CROSSWALK
CROSSWALK AHEAD SIGN
PROPOSED TREELINE
TEE CONNECTION FOR FUTURE EXTENSION
PROPOSED 8" WATER MAIN
DETENTION BASIN EASEMENT
EX. POND
EAGLE CREEK PROPOSED SUBDIVISION PRELIMINARY PLATTED LOTS SHOWN

BLDG. #1 6-PLEX
BLDG. #2 6-PLEX
BLDG. #3 6-PLEX
BLDG. #4 6-PLEX
BLDG. #5 4-PLEX
BLDG. #6 6-PLEX
BLDG. #7 4-PLEX
BLDG. #8 4-PLEX
BLDG. #9 4-PLEX
BLDG. #10 6-PLEX
BLDG. #11 4-PLEX
BLDG. #12 4-PLEX
COMM. BLDG

AMENITY SPACE
7,800 SQ. FT.

AMENITY SPACE
6,280 SQ. FT.

SW HUDSON DRIVE
(60'R/W-32'PVMT)
RIGHT-OF-WAY
2.30 ACRES

LOT 1
7.63 AC

LOT 2
7.64 AC

MATCH LINE

CITY STANDARD LOCAL COLLECTOR HAVING 60'R/W & 32' ASPHALTIC PAVEMENT WITH CURB AND GUTTER. TO BE 5' SIDEWALK ON BOTH SIDES OF ROADWAY

TEMPORARY CONSTRUCTION EASEMENT

UNPLATTED
ZONED=SF-7

TRACT
B
2.74 AC

SENTRY REAL ESTATE LLC
1021 W. 67TH TER.
KANSAS CITY, MO 64113
ZONED=GB

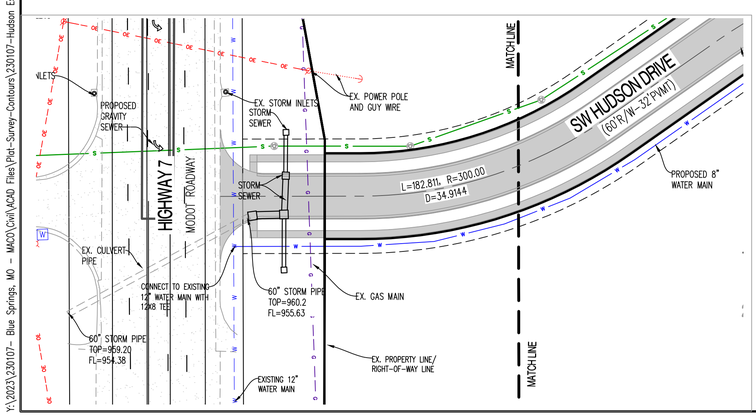
CONNECT TO EXISTING 8" WATER MAIN NORTH OF EXISTING FIRE HYDRANT
EX. FIRE HYDRANT
5TH STREET
END OF PAVEMENT
TREE PRESERVATION AREA

BLUE SPRINGS SAFETY STORAGE SOUTH LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
UNPLATTED
ZONED=PR-O

SW 5TH STREET (50'R/W)
SW 3RD STREET (50'R/W)

OVERHEAD ELECTRIC
EX. GAS LINE
EX. WATER MAIN
EAGLES RIDGE ESTATES 3RD PLAT ZONED=SF-7
EAGLES RIDGE ESTATES 4TH PLAT ZONED=SF-7
CONNECT TO EXISTING 12" WATER MAIN WITH 12X8 REDUCER ON NORTH OF EXISTING FIRE HYDRANT

CHRISTENSEN IRENE A TRUSTEE
333 LAKE VILLAGE BLVD
BLUE SPRINGS, MO 64014



SCALE: 1"=50'
0 25 50 100

ESTIMATED ADDITIONAL FLOW	
HUDSON ESTATES	60 UNITS x 3.0/UNIT x 100 GPCD = 18,000 GPD

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ELECTRICAL DESIGN WITH EVERGY. ELECTRIC TO BE LOOPED AROUND THE PROPERTY.
2. CONTRACTOR TO COORDINATE WATER CONNECTION AND FINAL PLANS WITH PWSD#13 OF JACKSON COUNTY.
3. IF PROPER SEPARATION, AS DEFINED ON THE COVER SHEET, IS NOT MAINTAINED BETWEEN THE WATERLINE AND SEWERLINES OR STORM LINE THEN EXTRA PROTECTION SHALL BE USED. THE SEWER OR STORM LINE SHALL BE ENCASED IN CONCRETE 6" THICK AND 10' IN LENGTH ON EITHER SIDE OF THE CROSSING.
4. CONTRACTOR TO COORDINATE WITH THE CITY OF BLUE SPRING'S PUBLIC WORKS FOR SEWER, STREET CONNECTIONS, & TO ACQUIRE CITY'S SPECIFIC DETAILS AND STANDARDS IF APPLICABLE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ANY DAMAGED OR BROKEN UTILITY TO ORIGINAL OR BETTER CONDITION.
6. CONTRACTOR SHALL COORDINATE WITH OWNER AND LOCAL PROVIDERS FOR INSTALLATION OF UNDERGROUND FIBER OR COMMUNICATION WIRING.
7. CONTRACTOR TO PROVIDE DOWNSPOUT SPLASH BLOCKS TO ALL UNITS WITH DOWNSPOUT SPLASHED TO GRADE.
8. WATERLINES ARE TO BE PUBLIC MAINS
9. ALL WATER MAINS AND SERVICE CROSSINGS SHALL BE BACKFILLED WITH GRANULAR AND/OR COMPACTED EARTH BACKFILL.
10. ALL FITTINGS, TEES, BENDS, ECT. SHALL BE MECHANICAL JOINT WITH APPROPRIATE RESTRAINTS.
11. NO ON-SITE IRRIGATION IS DESIGNED OR PLANNED AT THIS TIME
12. WATERLINE TO MAINTAIN 48" OF COVER FROM TOP OF PIPE.
13. WATER MAIN PIPING SHALL BE AWWA C-900.
14. SEWER MAIN PIPE TO BE SRD-35.

Received
03/13/2024

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	07/08/2024
1 REVISION 1	07/31/2024
2 REVISION 2	03/13/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
Kyle R. Miller
NUMBER PE-2017019013
PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000015301

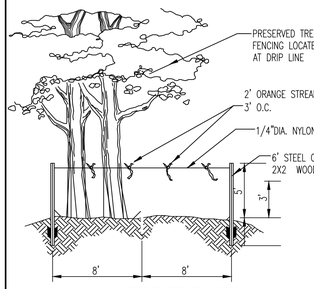
DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O. BOX 68
CLARKTON, MO 63837
(573) 448-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
UTILITY AND STORMWATER PLAN

DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	230107
SHEET:	C-3

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg



TREE PROTECTION DETAIL

PROPOSED CLEARING LIMITS

TREE PRESERVATION/EXISTING TREE NOTES

1. TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES. NO ACTIVITIES TO OCCUR INSIDE THE LIMITS OF DISTURBANCE AS MARKED AS THE LINE OF THE TREES BEING PRESERVED, PROTECTED OR PLANTED AS PART OF THE LANDSCAPING OR TREE PRESERVATION PLAN.

2. AN ORANGE CONSTRUCTION FENCE OR AN EQUIVALENT SHALL BE INSTALLED AND "TREE PRESERVATION – KEEP OUT" SIGNS SHALL BE POSTED EVERY ONE HUNDRED (100) FEET ALONG THE PERIMETER OF THE TREE PRESERVATION AREA, AND THE FENCING AND SIGNS SHALL BE MAINTAINED FOR THE DURATION OF ALL SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.

3. IF SITE GRADING OCCURS WITHIN TWENTY (10) FEET OF THE TREE PRESERVATION AREA, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH OF TWO (2) FEET AND A MINIMUM DEPTH OF TWO (2) FEET. TREE ROOTS SHALL THEN BE PRUNED BY THE PROPERTY OWNER.

4. NO CONSTRUCTION, GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA. ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY ARBORIST PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

5. ALL SPECIES OF TREES AND ALL WIDTHS THAT ARE LOCATED WITHIN THE TREE PRESERVATION AREA MUST BE PRESERVED UNLESS SIGNS OF DECAY OR TREE ROOT ARE VISIBLE THAT WILL CAUSE DAMAGE TO FUTURE PROPERTY. TO REMOVE TREES IN THIS AREA COORDINATION MUST BE MADE WITH THE CITY AND DESIGN ENGINEER.

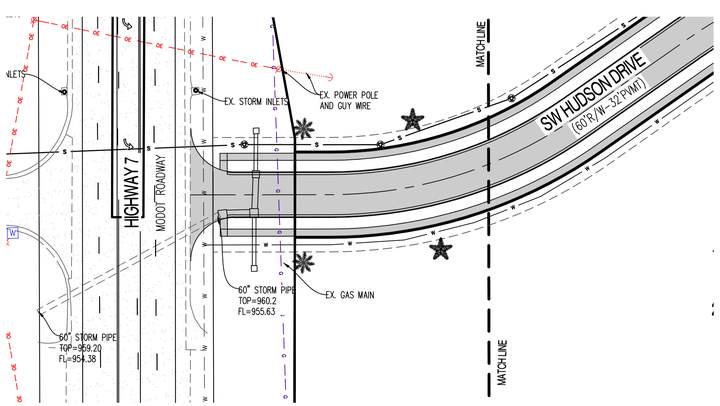


TABLE 407.040-2: PLANT SIZE AND SPECIFICATIONS

PLANT TYPE	SIZE AND SPECIFICATIONS	PLANT UNIT PER CITY
MEDIUM & LARGE SHADE TREE	2 INCHES MINIMUM CALIPER	8
SMALL SHADE/ORNAMENTAL	1.5 INCHES MINIMUM CALIPER	5
UPRIGHT EVERGREEN	4 FEET MINIMUM HEIGHT	3
CONIFERS/EVERGREEN TREES	6 FEET MINIMUM HEIGHT	5
SHRUBS	18 INCHES TO 24 INCHES HEIGHT; 3 FEET MINIMUM AT MATURITY 3 FT TO 5 FT ON CENTER	1
PERENNIAL/ORNAMENTAL	1 GALLON MIN.; 2 FEET TO 3 FEET ON CENTER	1
GROUND TREATMENTS	GROUND COVER: 50% COVERAGE 1ST YEAR;100% AFTER YEAR 1 MULCH: 2 INCHES TO 4 INCHES — LIMITED TO AREAS IMMEDIATELY AROUND PLANTS OR WHERE GROUND COVER NOT YET ESTABLISHED LAWN: SEEDED/SOD SUITABLE TO BLUE SPRINGS CLIMATE AND SOILS; COMPLETE COVERAGE AFTER FIRST GROWING SEASON	–

LANDSCAPE COMPLIANCE BUFFER TABLE

PROPERTY LINE	BUFFER TYPE
WEST PROPERTY LINE	TYPE B BUFFER
SOUTH & EAST PROPERTY LINE (SEE NOTE 2 IN PLAN)	TYPE A BUFFER
NORTH PROPERTY LINE	NO BUFFER REQURIED

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

PARKING LOT LANDSCAPING = 1.0 UNIT PER PARKING STALL — 120 STALLS = 90 UNITS; 12 LARGE TREES & 3 SMALL

STREET TREES ARE REQUIRED ADJACENT TO ALL STREET RIGHTS-OF-WAY AT A SPACING OF 1 LARGE/MEDIUM SHADE TREE PER 75 FEET OF FRONTAGE — 1743 LF – HUDSON DR.; 23 TREES ON EACH SIDE; 46 TOTAL STREET TREES

BUFFER A ON SOUTH SIDE
7 FEET WIDE: 45 UNITS PER 100 FEET; 15 FEET WIDE: 30 UNITS PER 100 FEET — EXISTING 15' WIDE ROW OF TREES TO REMAIN FOR BUFFER

BUFFER B ON WEST SIDE
5 FEET WIDE: 45 UNITS PER 100 FEET — 550 LF OF BUFFER EDGE; SHADE TREES(LARGE/MEDIUM)=8 UNITS EACH; 248 UNITS REQUIRED=31 (L/M) SHADE TREE

EDGE BUFFER FRONTAGE ON ALL SIDES NOT CONTAINING AN EXISTING TREE LINE:
REQ. WIDTH – ENTIRE LOT FRONTAGE
REQ. DEPTH – 10 FEET
ONE ORNAMENTAL OR SMALL SHADE TREE FOR EVERY 40 FEET OF FRONTAGE OR ONE LARGE SHADE TREE FOR EVERY 75 FEET OF FRONTAGE (IN ADDITION TO REQUIRED STREET TREES). — 2,450 LF OF FRONTAGE REQS. 33 LARGE TREES

TOTAL OF ALL TREES — 122 LARGE TREES & 3 SMALL

GROUND MOUNTED EQUIPMENT MUST BE SCFREENED BY DENSE EVERGREEN OR SOLID GRASS PLANTINGS OR A FENCE.

TRASH ENCLOSURE MUST BE SURROUNDED BY A FENCE OR WALL ON ALL 4 SIDES, WITH GATES

PLANTING NOTES:

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF BLUE SPRINGS.

LANDSCAPING SHALL COMPLY WITH SECTIONS 407.040 SITE AND LANDSCAPING DESIGN OF THE CITY OF BLUE SPRING'S UNIFIED DEVELOPMENT CODE.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

REQUIRED TREE TYPES. ALL REQUIRED TREES SHALL FOLLOW RECOMMENDATIONS OF GREAT TREES FOR BLUE SPRINGS INCLUDED IN APPENDIX A3 OF THE COMPREHENSIVE PLAN.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

6 DIFFERENT SPECIES OF TREES TO BE USED.

TREE PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE
	30	CADDO SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	LARGE TREE
	23	RED OAK	QUERCUS RUBRA	LARGE TREE
	23	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	LARGE TREE
	23	LEGEND AMERICAN LINDEN	TILIA AMERICANA 'DTR 123	LARGE TREE
	23	VILLAGE GREEN ZELKOVA	ZELKOVA SERRATA 'VILLAGE GREEN'	LARGE TREE
	3	OKLAHOMA REDBUD	. CERCIS RENIFORMIS 'OKLAHOMA	SMALL TREE

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	02/08/2024
1 REVISION 1	02/28/2024
2 REVISION 2	03/13/2024

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STATE OF MISSOURI — Kyle R. Miller — NUMBER PE-2017019013 — PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2000015330

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111N MAIN STREET, P.O.BOX 68
CLARKTON,MO 63837
(573)448-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
LANDSCAPING PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107
SHEET: C-4

Received
03/13/2024

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg



KS ENG COA: #3315
KS SUR COA: #365
MO ENG COA: #2023014084
MO SUR COA: #2023014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

TOPOGRAPHICAL SURVEY

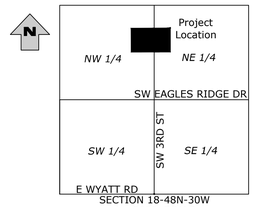
LEGEND

- WATER METER
- ELECTRIC TRANSFORMER
- POWER POLE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- GAS WARNING POST
- TREE LINE
- UNDERGROUND GAS LINE
- OVERHEAD POWER LINE
- BARBED WIRE FENCE LINE

GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
2. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF ZONE A, WITHOUT BASE FLOOD ELEVATION, AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0435G, WITH A DATE OF IDENTIFICATION OF 01/20/2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. ON SITE PARKING WAS OBSERVED. 0 PARKING STALLS OBSERVED AND 0 ADA PARKING STALLS OBSERVED.
6. CURRENT ZONING - MF14
7. POSSIBLE ENCROACHMENTS
   - 2.78' NORTH OF PROPERTY LINE WATER LINE

VICINITY MAP



SECTION 18-48N-30W
1"=2000' SCALE

JOB NO: 23-170

SCALE	PREPARED FOR
80 40 0 80 SCALE IN FEET	MACO DEVELOPMENT ADDRESS: BLUE SPRINGS, MO
SEC-TWN-RNG	
18-48-30	
DATE	
JANUARY 31ST, 2024	

Sheet
S-1

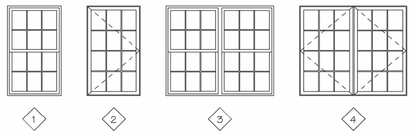
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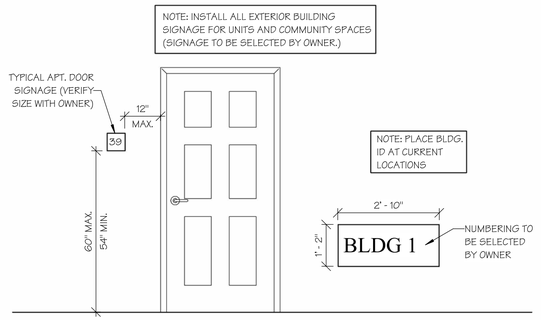
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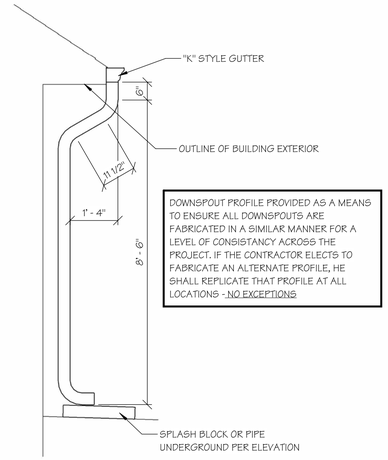
WINDOW SCHEDULE

TYPE MARK	WIDTH X HEIGHT	GLAZING	HARDWARE	COMMENTS
1	3' - 0" X 5' - 0"	LOW "E"	STANDARD	SINGLE-HUNG WITH SCREENS, SASH/SILL LATCH, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX., SHGC = 0.40 MAX.
2	3' - 0" X 5' - 0"	INSUL. LOW "E"	STANDARD	CASEMENT WITH SCREENS, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX, SHGC = .40
3	6' - 0" X 5' - 0"	LOW "E"	STANDARD	SINGLE-HUNG WITH SCREENS, SASH/SILL LATCH, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX., SHGC = 0.40 MAX.
4	6' - 0" X 5' - 0"	INSUL. LOW "E"	STANDARD	CASEMENT WITH SCREENS, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX, SHGC = .40

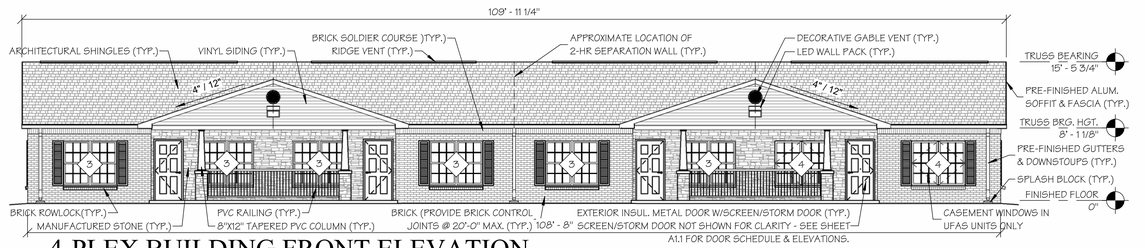




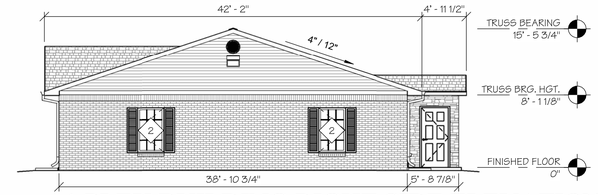
1 A3.0 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



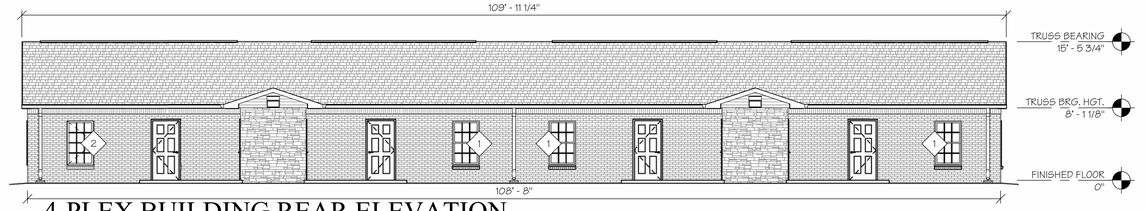
2 A3.0 DOWNSPOUT PROFILE
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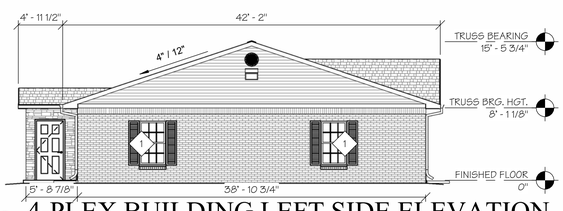
3 A3.0 4-PLEX BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.0 4-PLEX BUILDING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 A3.0 4-PLEX BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"



6 A3.0 4-PLEX BUILDING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

31 JAN 2024

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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Columbia, MO
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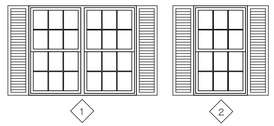
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WINDOW SCHEDULE

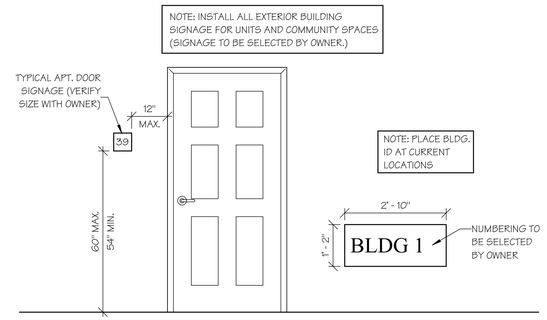
TYPE MARK	UNIT SIZE	GLAZING	HARDWARE	COMMENTS
1	PR. 3'-0" x 5'-0"	INSUL. LOW "E" W/MUNTINS	STANDARD	SINGLE-HUNG ENERGY STAR, VINYL WINDOWS WITH SCREENS & MUNTINS, U-FACTOR .30, SHGC .40
2	3'-0"" x 5'-0"	INSUL. LOW "E" W/MUNTINS	STANDARD	SINGLE-HUNG ENERGY STAR, VINYL WINDOWS WITH SCREENS & MUNTINS, U-FACTOR .30, SHGC .40

WINDOW ELEVATIONS

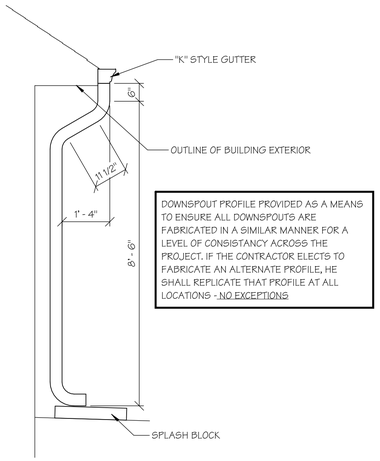


WINDOW NOTES

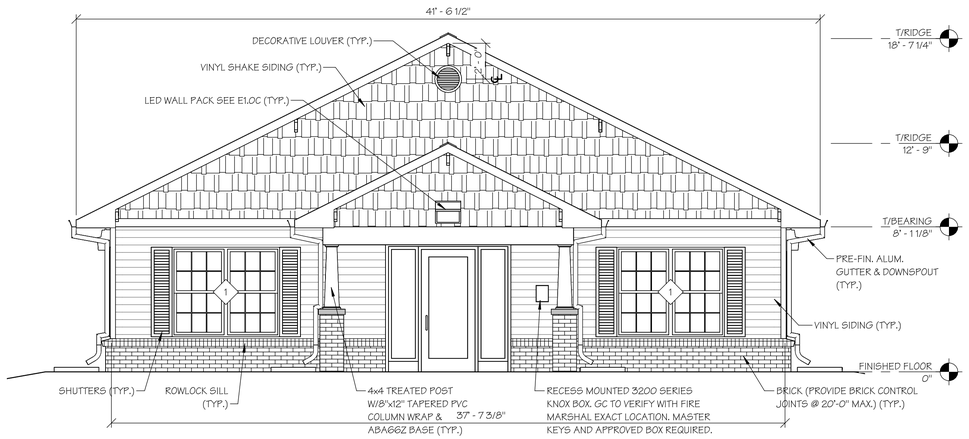
1) GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
2) MAX. SILL HGT. @ 36" A.F.F.
3) REFER TO WALL SECTIONS FOR SPECIFIC BRICK OR SIDING DETAILS AROUND WINDOW OPENINGS.
4) INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT) (TWIN WINDOWS TO HAVE 2 SETS OF BLINDS)



1 A3.0C — SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



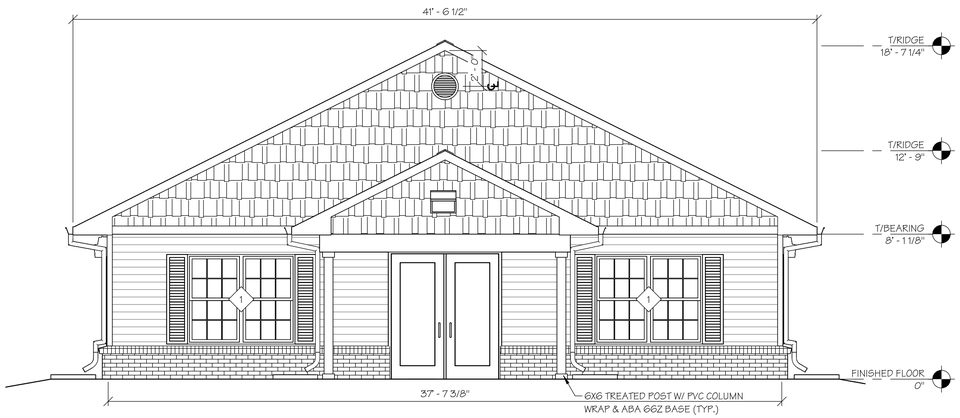
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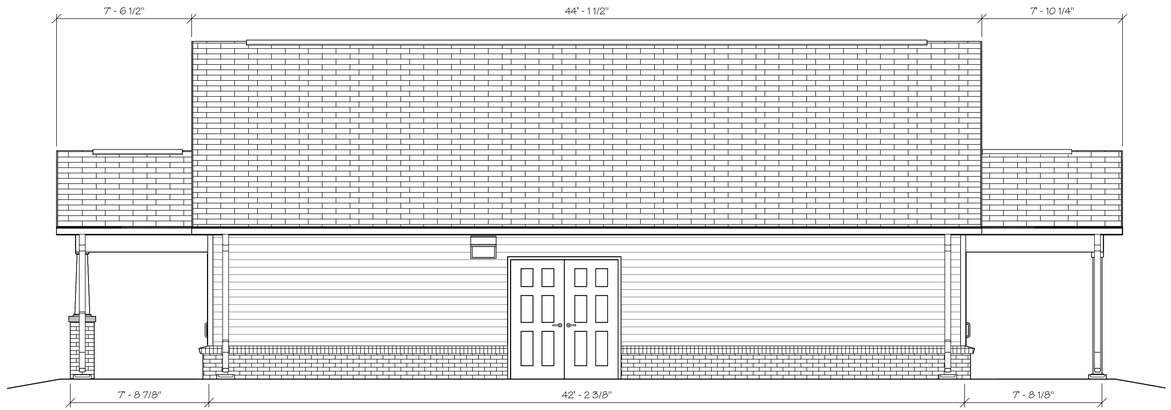
3 A3.0C — COMMUNITY BUILDING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A3.0C — COMMUNITY BUILDING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 A3.0C — COMMUNITY BUILDING REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 A3.0C — COMMUNITY BUILDING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

31 JAN 2024

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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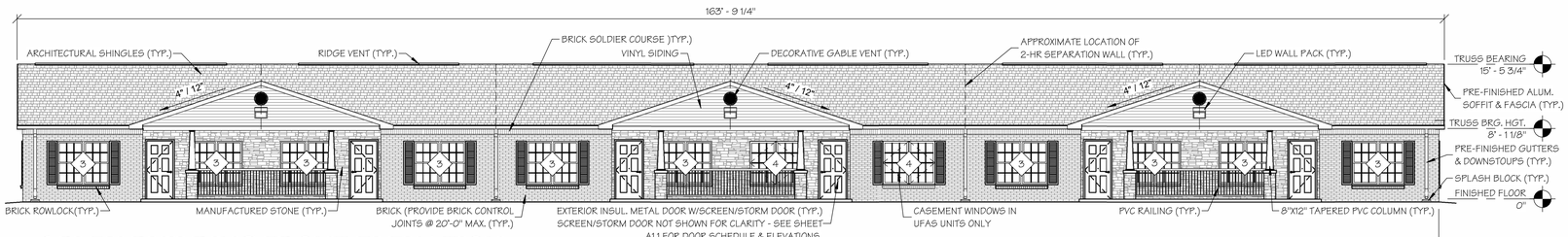
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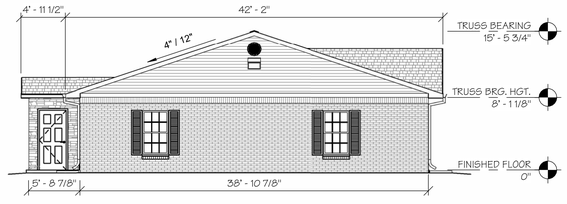
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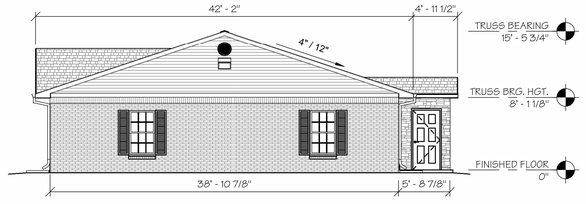
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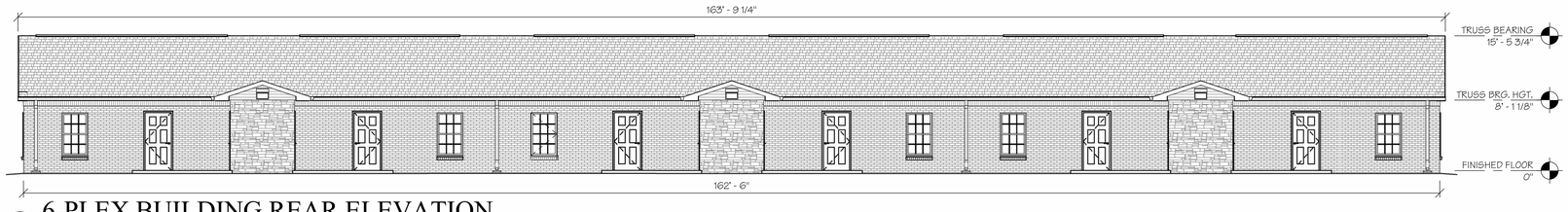
1 A3.1 6-PLEX BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A3.1 6-PLEX BUILDING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.1 6-PLEX BUILDING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.1 6-PLEX BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"

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PRELIMINARY PLAT

HUDSON ESTATES

A DEVELOPMENT LOCATED IN SECTION 18 , TOWNSHIP 48 NORTH, RANGE 30 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
FEBRUARY 8TH, 2024

ORIGINAL 02/08/2024
REV 1 02/28/2024
REV 2 03/13/2024

PRELIMINARY PLAT, HUDSON ESTATES

LEGEND:

- 805 — EXISTING MINOR CONTOUR
- 820 — EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- W — PROPOSED WATERLINE
- W — EXISTING WATERLINE
- XX — LOT NUMBER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- EXISTING TREELINE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT

SCALE: 1"=60'
0 30 60 120

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WESTERN ZONE), OBTAINED FROM GPS OBSERVATION.

DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH/ P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD/ PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD/ PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 291.16 FEET; THENCE NORTH 88°21'28" WEST, 84.75 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 158.28 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 155.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 207.19 FEET, A RADIUS OF 340.00 FEET, A CHORD BEARING OF SOUTH 74°12'29" WEST, AND A CHORD LENGTH OF 204.00 FEET; THENCE NORTH 88°20'06" WEST, 25.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51'11" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 79.30 FEET; THENCE NORTH 08°32'14" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 0.71 FEET; THENCE SOUTH 88°20'06" EAST, 24.97 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 158.44 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF NORTH 74°12'29" EAST, AND A CHORD LENGTH OF 156.00 FEET; THENCE NORTH 56°45'03" EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 207.05 FEET, A RADIUS OF 340.00 FEET, A CHORD BEARING OF NORTH 74°11'49" EAST, AND A CHORD LENGTH OF 203.87 FEET; THENCE SOUTH 88°21'25" EAST, 84.95 FEET; THENCE NORTH 01°49'15" EAST, 291.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13'21" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.83 ACRES MORE OR LESS

NOTES:

1. THIS DEVELOPMENT CONTAINS APPROXIMATELY 25.17 ACRES.
2. THIS TRACT IS LOCATED IN A ZONE X AREA OF MINIMAL FLOOD HAZARD WITH NO PORTION WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29095C0435G, DATED: JANUARY 20, 2017.
3. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG EACH SIDE OF DESIGNATED PUBLIC RIGHT-OF-WAY. THERE SHALL ALSO BE A UTILITY EASEMENT AROUND THE OUTER EDGE OF ALL PRELIMINARY PLATTED LOTS.
4. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF BLUE SPRINGS. PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
5. WATER DISTRIBUTION TO BE SERVICED AND COORDINATED WITH PUBLIC WATER SUPPLY DISTRICT #13 (PWSD#13). PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE EVERGY.
7. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY SPIRE.
8. SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT TO SERVICE THIS PROPERTY.
9. THE EXISTING ZONING OF THE MULTI-FAMILY DEVELOPMENT AREA IS MF-14.
10. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF BLUE SPRINGS AND APWA STORM WATER MANUAL AND DESIGN REGULATIONS.
11. THERE SHALL BE 5-FOOT SIDEWALK CONSTRUCTED ALONG THE BOTH SIDES OF SW HUDSON DRIVE AND SHALL BE CONSTRUCTED AT THE SAME TIME AS ROADWAY CONSTRUCTED.
12. STREET STORM WATER SHALL BE MANAGED BY USING ON-SITE DETENTION AREAS.
13. SW HUDSON DRIVE TO BE INSTALLED AS A RESIDENTIAL COLLECTOR PUBLIC STREET THAT IS 32' WIDE PAVED AND 60' WIDE RIGHT-OF-WAY. RIGHT-OF-WAY, STREET TO BE GRANTED TO THE CITY OF BLUE SPRINGS FOLLOWING CONSTRUCTION. STREET TO FOLLOW CITY OF BLUE SPRINGS STANDARDS.
13. BUFFER LANDSCAPE FRONTAGE TYPE REQUIRED ALONG HUDSON DRIVE AND EDGE BUFFER ALONG SITE PERIMETER.
14. LOTS 1 AND 2 TO HAVE LIMITS OF ACCESS FOR THE ENTIRE FRONTAGE OF SW HUDSON OTHER THAN PRIVATE DRIVES AS SHOWN. AN ADDITIONAL PRIVATE DRIVE FOR BOTH LOTS 1 AND 2 CAN BE ADDED ON THE EAST SIDE OF THE DEVELOPMENT IN THE FUTURE TO CONNECT TO SW HUDSON.
15. SHOULD FURTHER DEVELOPMENT OCCUR ON LOT 1 AND/OR LOT 2, A SEPARATE GENERAL DEVELOPMENT PLAN WILL BE REQUIRED.
16. TRACT A AND B SHALL NOT BE DEVELOPED UNTIL A PRELIMINARY PLAT IS SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

LAND AREA SUMMARY

TOTAL LOT AREA WITHIN PRELIMINARY PLAT –	25.17 ACRES
TRACT LAND AREA (TRACTS A & B): –	7.60 ACRES
TRACT LAND AREA (LOTS 1 & 2): –	15.27 ACRES
R/W TO BE GRANTED WITHIN DEVELOPMENT –	2.30 ACRES
PROJECT LAND DISTURBANCE AREA –	12.00 ACRES

BUILDING STANDARDS SUMMARY

FRONT YARD SETBACK	= 20 FEET
SIDE YARD SETBACK	= 10 FEET
REAR YARD SETBACK	= 20 FEET
CORNER SETBACK	= 12 FEET
MAX. BUILDING COVERAGE	= 80%
MAX. BUILDING HEIGHT	= 40 FEET

BUILDING STANDARDS SUMMARY

NUMBER OF LOTS	1
MIN. LOT WIDTH	16 FEET PER UNIT
MAX LOT WIDTH	32 FEET PER UNIT
LOT SIZE AREA	1,600 SQUARE FEET MIN. TO 3,200 SQUARE FEET MAX. PER UNIT, PLUS SIDE OR CORNER SIDE SETBACK AREA ON END UNITS.

DENSITY CALCULATIONS

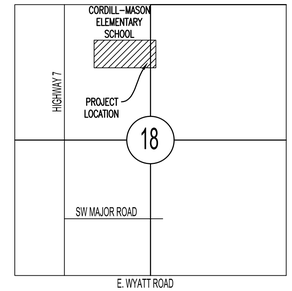
15.27 ACRES FOR RESIDENTIAL DEVELOPMENT
60 UNITS PROPOSED = 3.93 UNITS PER ACRE

UNIT MIX

2 BEDROOM UNITS = 60 UNITS

4-PLEX BUILDING = 6 BUILDINGS = 24 UNITS
6-PLEX BUILDING = 6 BUILDINGS = 36 UNITS

S18 T48N R30W



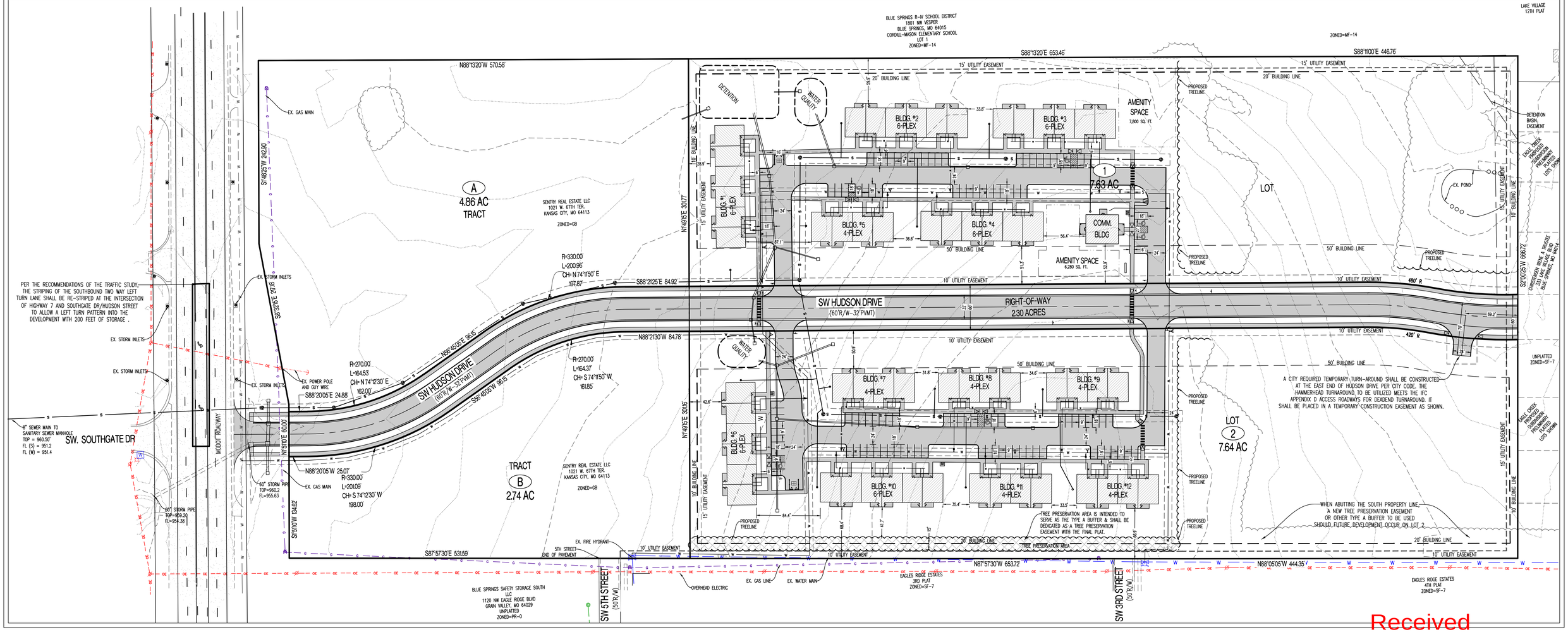
LOCATION MAP
NOT TO SCALE

LAND OWNER
CHRISTIANSEN IRENE A TRUSTEE
333 LAKE VILLAGE BLVD.
BLUE SPRINGS, MO 64014

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O BOX 68
CLARKTON,MO63837

STATE OF MISSOURI
Kyle R. Miller
NUMBER PE-2017019013
PROFESSIONAL ENGINEER
03/13/2024
KYLE R. MILLER – PE-2017019013

ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304



Received
03/13/2024

The City of Blue Springs Missouri

Planning Application

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

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

CASE #:	GDP-02-24-9040; PP-02-24-9041
PC MEETING:	3-26-2024
CC MEETING:	4-1-2024
BOA MEETING:	
NEWSPAPER:	3-6-2024
NOTICE LETTERS:	3-7-2024
PLANNER:	Dave McCumber

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

Hudson Estates
Project Name

41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000; 41-910-99-04-00-0-00-000 Attached.
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

MF14	Vacant	MF14	Residential	17.57	1
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Kyle Miller	Crockett Engineering Consultants	573-447-0292	kmiller@crockettengineering.com
Name of Applicant	Company	Phone	Email Address

1000 W. Nifong Blvd, Bld 1	Columbia	MO	65203
Address	City	State	Zip Code

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

X Kyle Miller — 2-6-24
Applicant Signature — Date

Sentry Real Estate, LLC, By: John A. Christiansen, Member	(816) 416-7070	jchristiansenlaw@aol.com
Name of Property Owner	Phone	Email Address

4310 Madison Avenue	Kansas City	MO	64111
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 John A. Christiansen, Member — 2-6-24
Property Owner Signature — Date

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

PROJECT DESCRIPTION:

Development of 60, senior only, 2-bedroom apartments on 16.79 acres. Project will consist of six 6-plex buildings and six 4-plex buildings. Along with the residential units there will be a community buildings, site amenities, parking lot, and utility extensions. Stormwater systems, detention, and water quality features will all be installed as part of this development. Additionally, a 32' wide, 60' wide right-of-way city street will be installed from Highway 7 through the middle of the development to serve as access. Additional right-of-way to be granted for City street.

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02/08/2024 12:12:43 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

Name	Company Name		
Dan Sanders	MACO Development Company, L.L.C.		
Address	**City**	**State**	**Zip**
111 N. Main Street, P.O Box 68	Clarkton	MO	63837
Email	**Phone**	**Fax**	
drsanders73@outlook.com	(573) 642-4335 Office		

ENGINEER

Name	Company Name		
Kyle Miller	Crockett Engineering Consultants		
Address	**City**	**State**	**Zip**
1000 W. Nifong Blvd, Bld 1	Columbia	MO	65203
Email	**Phone**	**Fax**	
kmiller@crockettengineering.com	573-447-0292		

ARCHITECT

Name	Company Name		
Randy Porter	Wallace Architects, LLC		
Address	**City**	**State**	**Zip**
302 Campusview Drive Suite 208	Columbia	MO	65201
Email	**Phone**	**Fax**	
Rebekahs@wallacearchitects.com	573-256-7200		

SURVEYOR

Name	Company Name		
Andrea Weishaubt, PS	Atlas Land Consulting		
Address	**City**	**State**	**Zip**
14500 PARALLEL RD UNIT R	BASEHOR	KS	66007
Email	**Phone**	**Fax**	
andrea@alconsult-llc.com	913-702-5073		

LANDSCAPE ARCHITECT

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

ATTORNEY

Name	Company Name		
Matt Wine	Spencer Fane LLP		
Address	**City**	**State**	**Zip**
6201 College Blvd., Suite 500	Overland Park	KS	66211
Email	**Phone**	**Fax**	
mwine@spencerfane.com			

OTHER CONTACT

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

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FEE CALCULATION TABLE

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

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

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THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #2053850

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

I, Faythe King, 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:

Mar. 9, 2024

Authorized Agent

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

Printer's Fee: $287.83

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

General Development Plan and Preliminary Plat
GDP-02-24-9040 / PP-02-24-9041
Hudson Estates
PC Exhibit: #3

PUBLIC NOTICE

General Development Plan / GDP-02-24-9040 "Hudson Estates"
East of 7 Highway and south of
Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000
& 41-910-99-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, March 25, 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, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 301.16 FEET; THENCE NORTH 88°21'28" WEST, 84.78 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.37 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 161.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12'29" WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20'06" WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51'11" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20'06" EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12'29" EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45'03" EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 200.96 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11'49" EAST, AND A CHORD LENGTH OF 197.87 FEET; THENCE SOUTH 88°21'25" EAST, 84.92 FEET; THENCE NORTH 01°49'15" EAST, 301.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13'21" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING CONTAINING 17.57 ACRES MORE OR LESS

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber, Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on Monday, April 1, 2024, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 9, 2024

2053850

PUBLIC NOTICE

General Development Plan | GDP-02-24-9040
"Hudson Estates"
East of 7 Highway and south of Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000 & 41-910-99-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 25, 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, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 301.16 FEET; THENCE NORTH 88°21'28" WEST, 84.78 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.37 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 161.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH

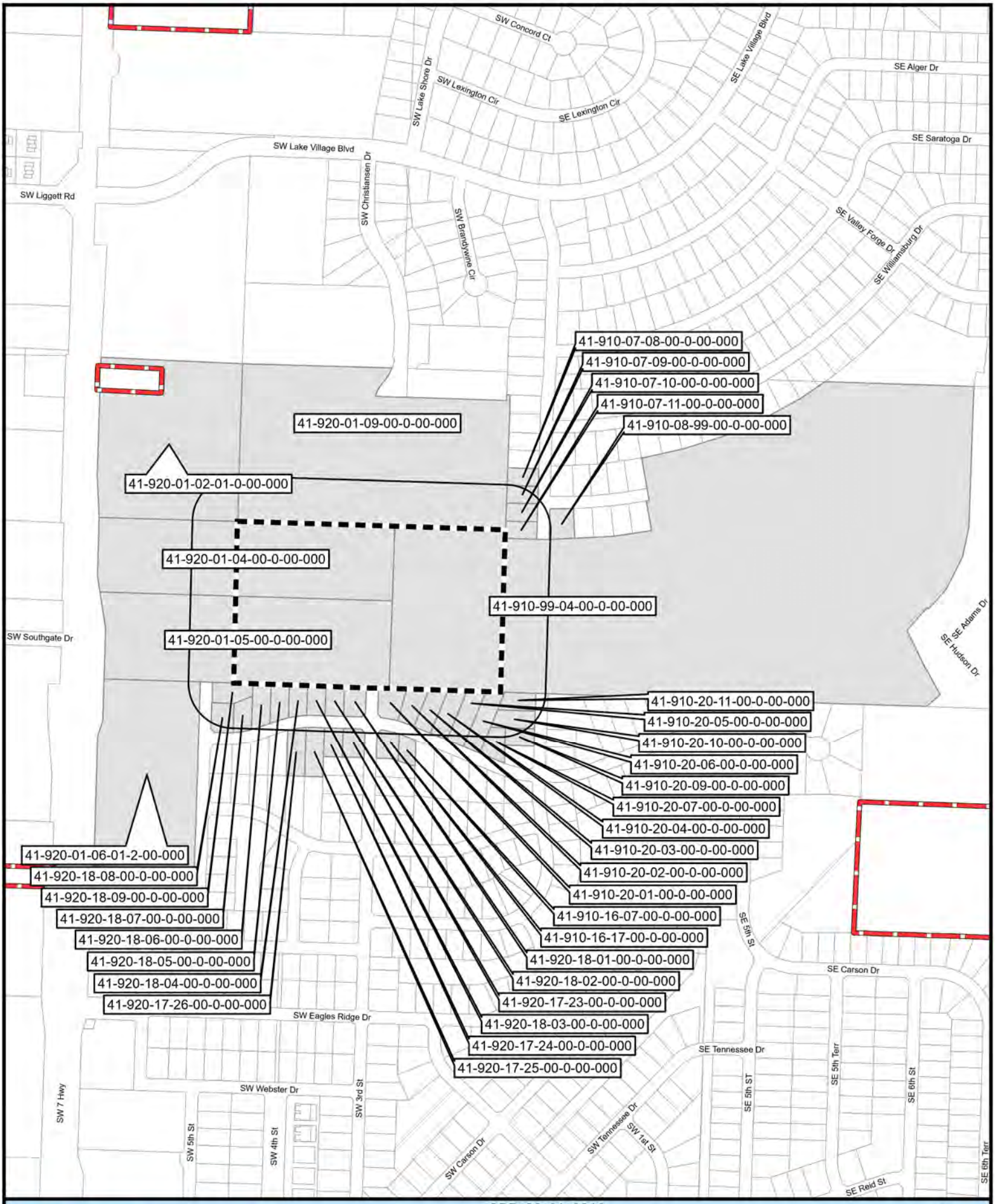
OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12’29” WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20’06” WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51’11” EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20’06” EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12’29” EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45’03” EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 200.96 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11’49” EAST, AND A CHORD LENGTH OF 197.87 FEET; THENCE SOUTH 88°21’25” EAST, 84.92 FEET; THENCE NORTH 01°49’15” EAST, 301.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13’21” EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING. CONTAINING 17.57 ACRES MORE OR LESS

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber, Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on **Monday, April 1, 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, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024



The City of Blue Springs Missouri

GDP-02-24-9040
PP-02-24-9041
PARCEL # 41-910-99-04-00-0-00
41-920-01-04-00-0-00-00
41-920-01-05-00-0-00-00
185' NOTIFICATION MAP

General Development Plan and Preliminary Plat
GDP-02-24-9040 / PP-02-24-9041
Hudson Estates
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
41-920-01-05-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-920-01-04-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-920-01-09-00-0-00-000	4001 SW CHRISTIANSEN DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS R-IV SCHOOL DIST	1801 NW VESPER BLUE SPRINGS, MO 64015
41-920-01-02-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-920-17-24-00-0-00-000	304 SW NELSON DR	BLUE SPRINGS	MO	64014	RUTH TRUST AGREEMENT DATED 06/05/2023	304 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-09-00-0-00-000	4618 SW 5TH ST	BLUE SPRINGS	MO	64014	SMITH PATRICK & ASHLIE	4618 SW 5TH ST BLUE SPRING, MO 64014
41-920-18-02-00-0-00-000	305 SW NELSON DR	BLUE SPRINGS	MO	64014	CAIN CHARLES ANDREW & DAYSI ALICIA	305 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-07-00-0-00-000	413 SW NELSON DR	BLUE SPRINGS	MO	64014	SHELTON AIMEE E & ADAM M	413 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-17-26-00-0-00-000	400 SW NELSON DR	BLUE SPRINGS	MO	64014	GIPSON JAQUELYN MICHELE	400 SW NELSON DR BLUE SPRING, MO 64014
41-920-18-04-00-0-00-000	401 SW NELSON DR	BLUE SPRINGS	MO	64014	DAVIDSON THERESA A & WAYNE E	401 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-17-25-00-0-00-000	308 SW NELSON DR	BLUE SPRINGS	MO	64014	JOCHUM GARY JON & ANGELA ROSE	308 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-01-00-0-00-000	301 SW NELSON DR	BLUE SPRINGS	MO	64014	YOCUM DAVID	301 SW NELSON BLUE SPRINGS, MO 64014
41-920-18-03-00-0-00-000	309 SW NELSON DR	BLUE SPRINGS	MO	64014	CLEMOENS YABIN & SURRAYYA	309 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-05-00-0-00-000	405 SW NELSON DR	BLUE SPRINGS	MO	64014	ADAMS MARK O & CHERYL	405 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-06-00-0-00-000	409 SW NELSON DR	BLUE SPRINGS	MO	64014	THATE BRADLEY ALLEN	19007 E 20TH TER N UNINCORPORATED, MO 64058
41-920-01-06-01-2-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-920-17-23-00-0-00-000	300 SW NELSON DR	BLUE SPRINGS	MO	64014	MICHAEL & TAMMY PUTNAM LIV TR DTD 7-25-2011	300 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-08-00-0-00-000	417 SW NELSON DR	BLUE SPRINGS	MO	64014	COONTZ JEFFREY WAYNE & ANGELA LYNN	417 SW NELSON DR BLUE SPRINGS, MO 64014
41-910-20-02-00-0-00-000	225 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-03-00-0-00-000	221 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-99-04-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-910-20-01-00-0-00-000	229 SW NELSON DR	BLUE SPRINGS	MO	64014	DAVIS ASHLEY & BRIAN	229 SW NELSON DR BLUE SPRINGS, MO 64014
41-910-16-17-00-0-00-000	228 SW NELSON	BLUE SPRINGS	MO	64014	BALLIE RICHARD JAMES	228 SW NELSON DR BLUE SPRINGS, MO 64014
41-910-08-99-00-0-00-000	100 SE HARVARD DR	BLUE SPRINGS	MO	64014	JENSEN BRET & ROBIN	989 NW 1251 RD ODESSA, MO 64076
41-910-07-11-00-0-00-000	4209 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	CHALOUPECKY WILLIAM J JR	4209 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-07-10-00-0-00-000	4205 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	THOMAS CAITLIN & KEVIN	4205 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-07-08-00-0-00-000	4113 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	DAVIS DREW C	4113 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-07-09-00-0-00-000	4201 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	RONALD & MERI CRAMPTON REVOCABLE TRUST	4201 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-16-07-00-0-00-000	224 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-04-00-0-00-000	217 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-05-00-0-00-000	213 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-06-00-0-00-000	209 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-07-00-0-00-000	205 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-09-00-0-00-000	4609 SW 2ND ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-10-00-0-00-000	4605 SW 2ND ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-11-00-0-00-000	4601 SW 2ND ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029

General Development Plan and Preliminary Plat
GDP-02-24-9040 / PP-02-24-9041
Hudson Estates
PC Exhibit: #5

Blue Springs, Missouri
Community Development

March 11, 2024

Ref: Public Hearing: General Development Plan | GDP-02-24-9040
"Hudson Estates"
East of 7 Highway and south of Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000 & 41-910-99-04-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. 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, March 25, 2024 @ 6:30 p.m.
&
City Council – Monday, April 1, 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

Dave McCumber
Development Review Manager

General Development Plan and Preliminary Plat
GDP-02-24-9040 / PP-02-24-9041
Hudson Estates
PC Exhibit: #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 25, 2024
Project Name:	***Timothy Lutheran Church Storage Building***
Site Location:	301 East Wyatt Road
Project Request:	SPDR-01-24-9034; Site Plan Design Review with Alternative Development Standards for a new 60 x 80 storage building

Applicant: Louis Wilbers | Timothy Lutheran Church
Property Owner: Timothy Lutheran Church
Staff Planner: Jamarcus Magee, Associate Planner

Project Description: The applicant is requesting approval of a Site Plan Design Review with Alternative Development Standards for Timothy Lutheran Church to add a 4,800 sq. ft metal storage building on the front/east side to the existing property at 301 E Wyatt Road. The proposed building detach building is classified as an accessory structure.

Per UDC Section Accessory Uses 405.060(3)(A), *no accessory structure, other than a fence or non-load bearing wall, shall be located within a required Front Yard or Street Side Yard setback.* The applicant is asking for an Alternative Development Standard to allow for an accessory structure located within a required front yard or street-side yard setback.

Staff Recommendation: Staff recommends approval of the conditions of the Site Plan Design Review with Alternative Development Standard application.

Previous Actions:

Date	Review Body	Action
09/15/1988	City Council	Approved Rezoning (RZ-8-08-1858) from "AG" (Agricultural) to "SO" (Service Office)
10/06/2008	City Council	Approved Final Plat of Timothy Lutheran Church, Lot 1 by Ordinance No. 4196
10/06/2014	City Council	Approved Amended Final Plat (PF-09-14-4560) by Ordinance No. 4509
6/7/2022	Administrative Review	Staff approved an Administrative Site Plan Design Review to add modular classrooms.

Future Applications: If the Site Plan Design Review with Alternative Development Standards is approved, a building permit is required to be approved prior to construction of the new building. A building permit and associated plans (building plans) are required to be submitted and reviewed prior to approval and issuance of a building permit for the lot. Additional Site Plan/Design Review approvals and other pertinent applications will be required if and/or when future buildings or additions are proposed.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"TF" (Two-Family District)	Residential - Eagles Ridge
South:	"SF-7" (Single-Family District)	Residential - Woodlands at Chapman Farms
East:	"TF" (Two-Family District)	Residential - Gardens at Colonial Highlands
West:	"GB" (General Business District)	Vacant, Wyatt Plaza and proposed Timothy Lutheran Lot 2 (Commercial)

SITE PLAN DESIGN REVIEW ANALYSIS

The site plan and design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code.

Preservation: The site is currently developed as an existing church (Timothy Lutheran Church). There are existing trees throughout the property and along the east property line. Existing landscaping that is healthy will be preserved on the property.

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

Streets & Sidewalks: The site is not being developed; therefore, street and sidewalk requirements are not applicable.

Traffic: A Traffic Impact Study is not required for this project.

Stormwater: A stormwater management plan has been prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Overland flow and detention areas shall be contained within a drainage easement.

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

Land Use: The existing land use of the property is "Assembly, Community (500 – 1,500)." Assembly, Community (500 – 1,500) is defined in Section 411.030, as follows: *A facility used for organized services, assemblies or programs on a periodic or occasional basis, primarily aimed at serving the social, cultural or spiritual needs of the general community, and designed for a capacity of between five hundred (500) and one thousand five hundred (1,500) people for any one (1) event. Typical examples include large meeting halls, community associations, small auditorium or event center, or large churches.* Assembly, Community (500 – 1,500) land use is allowed by right in the "SO" Service Office zoning district.

Building Typology: The existing church is classified as a "Prominent Civic Building," which is defined as a "*building designed for a significant civic, institutional, or public use, with the building design and site design creating a focal point for the surrounding area*. "The applicable

development standards are provided in the table below with one requested modification highlighted.

Prominent Civic Building		
Standard	**Requirement**	**Proposed**
Frontage Width	150-ft. min.	150-ft. min.
Lot Area	2.5 to 30 acres; larger lot sizes permitted only as part of a campus plan through the planned development process that considers internal access and circulation with surrounding areas.	26.48 +/- acres
Front Setback	20-ft. min.	20-ft. min.
Side Setback	25-ft. min.	25-ft. min.
Corner Side Setback	25-ft. min.	25-ft. min.
Rear Setback	25-ft. min.	25-ft. min.
Building Height	52 feet up to 4 stories; up to 75 feet may be permitted with a conditional use review or through planned development application	17-ft. proposed
Frontage Type	Yard and setback; terrace	Yard and setback

Parking: No parking is proposed as the building is for warehouse/storage The site will utilize the existing parking lot installed as part of the development of the site for the church.

Pedestrian Access: As the proposed building is for storage and not open to the general public, no internal pedestrian access improvements are needed.

Architectural Character: The proposed building is a one (1) story, approximately 4,800+/- sq. ft. storage building with three (3) overhead doors facing east. The applicant is proposing 4-ft. tall rustic red wainscoting on all four sides of the façades. Staff believes the conceptual building renderings meet the intent of the Building Design standards.

Frontage & Landscaping: There is also existing landscaping on the property. Most existing landscaping and structures will remain untouched. The applicant will be removing a few trees to build for the construction of the new building. The applicant is proposing four (4) additional trees to act as a buffer for East Wyatt Road.

Modifications Requested: The proposed Alternative Development Standards are as follows:

1. Section 407.040, Accessory Uses (3)(A):
    - Waive the requirement to allow for an accessory structure located within a required front yard or street-side yard setback. A front yard is defined as the front plane of the primary building; thus, accessory structures are not allowed to be located closer to a street than the primary building.

Review Criteria: *Alternative Development Standards shall be reviewed according to the following criteria:*

1. That the proposed alternative development standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: The proposed alternative development standards will better serve the public interest as it will allow the applicant to construct a permanent accessory building, rather than relying on outdoor storage and temporary storage solutions, such as shipping containers. Staff support this request as the new building is an accessory to the church.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed use is appropriate for the zoning and policies of the City's Comprehensive Plan.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: The proposed alternative development standard is consistent with other provisions of UDC. Staff supports the request since the site is in compliance with UDC. The proposed storage building will meet the meets all requirements regarding setbacks, building coverage, and building height.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: The proposed Site Plan Design Review will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

   STAFF RESPONSE: The proposed alternative development standard will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

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

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: Per UDC Section 405.060(3)(A), no accessory structure, other than a fence or non-load bearing wall, shall be located within a required Front Yard or Street Side Yard setback. The applicant has requested this requirement be waived as Alternative Development Standards. Staff supports the

alternative development standard as it will allow the applicant to construct a permanent accessory building, rather than relying on outdoor storage and temporary storage solutions, such as shipping containers.

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

   STAFF RESPONSE: There are no other approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

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

   STAFF RESPONSE: As noted, there is one (1) alternative development standard being requested that is specific to the site.

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

   STAFF RESPONSE: The application meets the intent of the review criteria to build the project as proposed.

5. The recommendations of professional staff.

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

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

Staff Recommendation:

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

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the approval of the following Alternative Development Standards:
   a. To allow for an accessory structure located within a required front yard or street-side yard setback.
2. A building permit is required to be approved prior to construction of the new building addition.

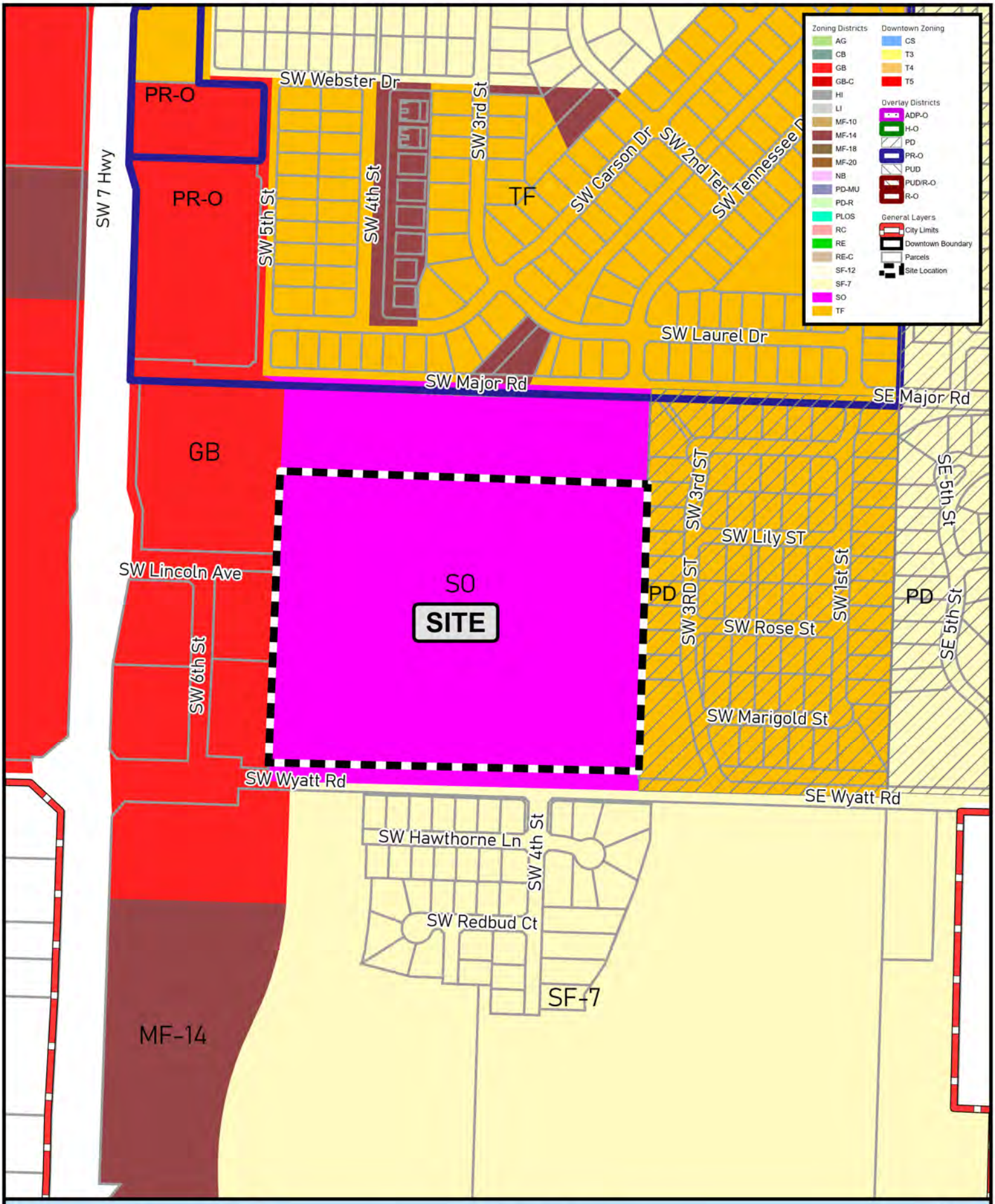


The City of Blue Springs Missouri

SPDR-01-24-9034
PARCEL # 41-940-98-06-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 400 feet
Date: 2/20/2024



The City of Blue Springs Missouri

SPDR-01-24-9034
PARCEL # 41-940-98-06-00-0-00-000
SITE LOCATION MAP

N

1 inch = 400 feet

Date: 2/20/2024

SITE CONSTRUCTION DRAWINGS
FOR
TIMOTHY LUTHERAN CHURCH
NEW STORAGE BUILDING
LOT 1
OF
FINAL PLAT FOR TIMOTHY LUTHERAN CHURCH
JACKSON COUNTY
SEC 18, T48N, R30W

GENERAL NOTES

1. ALL MATERIALS, QUALITY CONTROL, AND CONSTRUCTION METHODS SHALL CONFORM TO APWA STANDARD SPECIFICATIONS, EXCEPT AS NOTED.
2. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL GIVE 48 HOUR ADVANCE NOTICE TO UTILITY COMPANIES PRIOR TO EXCAVATING WITHIN ANY PUBLIC RIGHT-OF-WAY, AS REQUIRED BY STATE STATUTE.

UTILITIES INVOLVED:	TELEPHONE NUMBER:
COMCAST CABLE	816-795-1100
AT&T	800-288-2020
EVERGY	888-471-5275
SPIRE	800-582-1234
CITY OF BLUE SPRINGS	816-622-4444
MISSOURI ONE-CALL	811

THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD MARKINGS COORDINATED THROUGH THE MISSOURI ONE CALL SYSTEM AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE LOCATIONS SHOWN DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THESE LOCATIONS NOR FOR ANY ADDITIONAL UTILITIES NOT INDICATED ON THE PLANS. THE CONTRACTOR SHALL CALL THE VARIOUS UTILITY COMPANIES TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

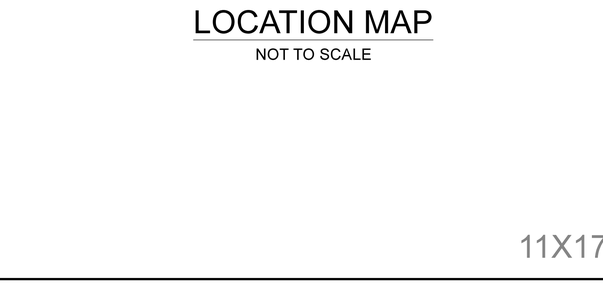
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS NOT SLOPE MEASUREMENTS.
4. NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.
5. ALL WASTE MATERIALS FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE AND DISPOSED IN PER STATE AND LOCAL REGULATIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST TO GRADE ANY EXISTING OR PROPOSED MANHOLE, JUNCTION BOX OR SPECIAL STRUCTURE, AS REQUIRED.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE ADJACENT AND DOWNSTREAM PROPERTY OWNERS FROM STORM WATER, SILT AND EROSION DURING ALL PHASES OF CONSTRUCTION.
8. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR GROUND SURFACE DISTURBANCE.
9. DRAINAGE FROM THE PROJECT SITE FLOWS TO A UNNAMED TRIBUTARY OF THE WEST FORK SNI-A-BAR CREEK.
10. PRIOR TO ORDERING PRECOST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
11. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUD AND MUCK; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON.
12. COMPACTION WITHIN RIGHT-OF-WAY AREAS SHALL BE AT 95% OF OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.
13. THE CONTRACTOR SHALL BE REQUIRED TO KEEP ALL UTILITIES WITHIN RIGHT-OF-WAY OPERATIONAL DURING CONSTRUCTION.
14. CONTRACTOR SHALL PROVIDE EARTHWORK AND MATERIAL TESTING TO COMPLY WITH THE REQUIREMENTS OF THE PROJECT.

ELECTRONIC TRANSMITTAL STATEMENT

THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE DATE OF THE ORIGINAL SIGNATURE AND SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHALL BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT.

UTILITY WARNING

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE ENGINEER/SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN, CONTACT UTILITY COMPANIES FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.



LOCATION MAP

NOT TO SCALE

ENGINEER:
SCHULTE ENGINEERING & CONSULTING, LLC
DOUG SCHULTE, PE
21 GATES DR
PLATTE CITY, MO 64079
(816) 260-3328

OWNER:
TIMOTHY LUTHERAN CHURCH
LOUIS WILBERS, OWNER REPRESENTATIVE
301 E. WYATT RD.
BLUE SPRINGS, MO 64014
(816) 988-6059

SHEET INDEX

1. TITLE SHEET
2. PROPERTY LAYOUT & BUILDING SETBACKS
3. EXISTING SITE & DEMO
4. SITE LAYOUT
5. GRADING & DIMENSIONS
6. STREET & CULVERT PROFILES
7. TYPICAL DETAILS
8. EROSION CONTROL PLAN
9. EROSION CONTROL DETAILS
10. EROSION CONTROL DETAILS
11. LANDSCAPING PLAN & DETAILS

PROJECT QUANTITIES:

ITEM	UNIT	QUANTITY	AS-BUILT
ACCESS ROAD ENTRANCE WITH TAPERED CURB	SF	540	
24' ACCESS ROAD (6" REINFORCED P.C.C.)	SF	4,155	
BUILDING APRON	SF	3,390	
5' WIDE SIDEWALK AT SOUTH MANDOOR	SF	40	
5'x4' PAD AT NORTH MANDOOR	SF	20	
60'x80' BUILDING FOUNDATION (4,800 SF)	EA	1	
48' - 36" ROUND CMP CULVERT PIPES	EA	3	
36" ROUND CMP END SECTIONS	EA	6	
RIP-RAP INTAKE SIDE (TYPE 3, D50=12")	SY	10	
RIP-RAP EXIT SIDE (TYPE 3, D50=12")	SY	70	
EARTHWORK QUANTITIES (C-1,130 CY, F-340 CY)	LS	-----	
SURFACE RESTORATION	AC	2.00	
EROSION CONTROL	LS	-----	
MISC BUILDING UTILITIES	LS	-----	
OPTIONAL CURB & GUTTER FOR ACCESS ROAD	LS	-----	

- PAVEMENT SHALL BE 6" REINFORCED P.C.C.
- ALL PAVEMENT SHALL HAVE 6" OF BASE ROCK COMPACTED TO 95% STANDARD DENSITY.
- SURFACE RESTORATION INCLUDES AN ADDITIONAL 1.00 AC FOR EXCESS CUT LAYDOWN AREA.

STATE OF MISSOURI
DOUGLAS MICHAEL SCHULTE
NUMBER 2012024747
PROFESSIONAL ENGINEER
02-26-24

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www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328

CLIENT: TIMOTHY LUTHERAN CHURCH
301 E. WYATT RD.

DRAWN BY: DJS
DATE: 11-28-2023
PROJECT NUMBER: 2023.25
SCALE: NONE

NEW MAINTENANCE BUILDING
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SHEET DESCRIPTION: TITLE

SHT. 1 OF 11

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PROPERTY LAYOUT & BUILDING SETBACKS

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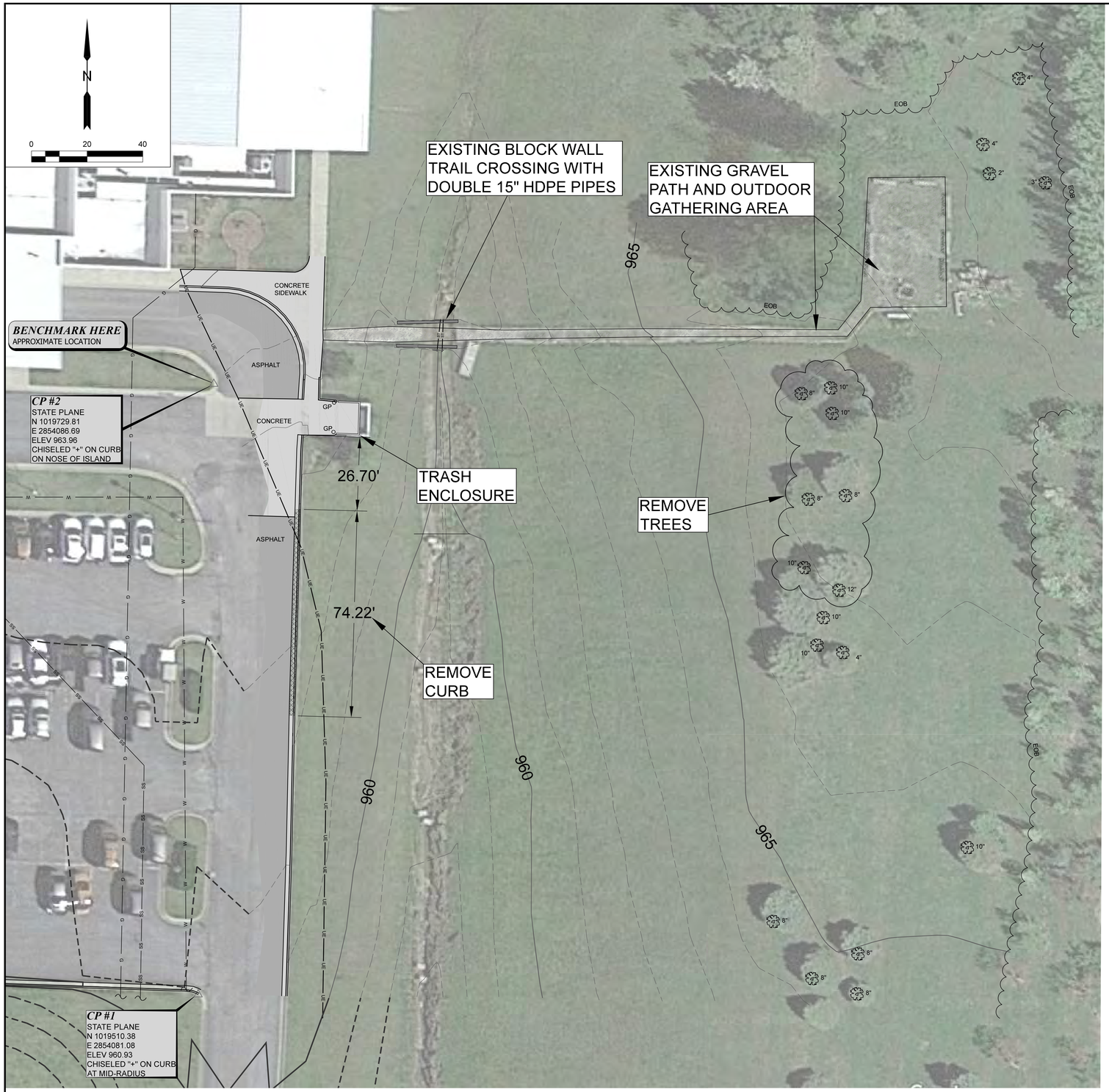
NEW MAINTENANCE BUILDING
301 E. WYATT RD.

SHT. 2 OF 11

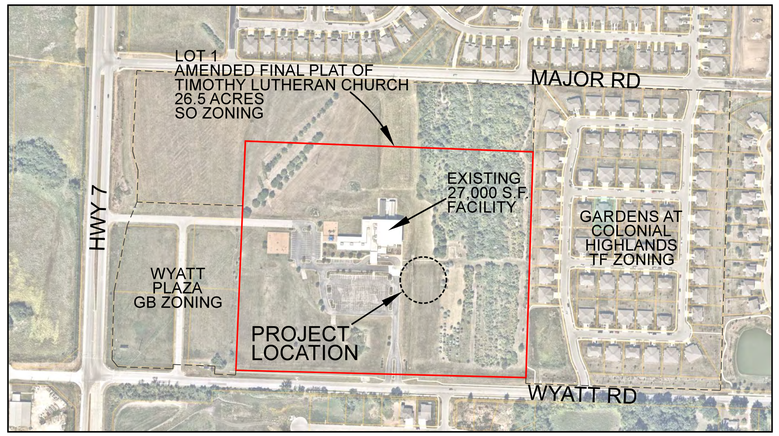
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EXISTING SITE LAYOUT & REMOVALS



VICINITY MAP

NOT TO SCALE

SURVEYOR NOTES:

DESCRIPTION:
TOPOGRAPHIC SURVEY OF PART OF LOT 1, AMENDED FINAL PLAT OF TIMOTHY LUTHERAN CHURCH - LOT 1, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

UTILITY INFORMATION:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY MISSOURI ONE CALL, TICKET NUMBER 231800403. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

BENCHMARK:
TOP OF FIRE HYDRANT NEAR EAST END OF ISLAND, +/- 20 FEET SOUTH & 75 FEET EAST OF CHURCH ENTRANCE
ELEVATION=966.89 (NAVD88)

NOTES:
1: COORDINATES SHOWN HEREON WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE MODOT VRN GNSS SYSTEM. SAID COORDINATES ARE SHOWN IN U.S. SURVEY FEET AND HAVE BEEN SCALED TO GROUND DISTANCES BY USING THE RECIPROCAL OF THE LATEST PUBLISHED GRID FACTOR FOR THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT JA-19.

JA-19
GRID FACTOR = 0.9999054
RECIPROCAL = 1.0000946

2: ELEVATIONS SHOWN HEREON ARE BASED UPON THE NAVD88 DATUM.

LEGEND

- SS — *SANITARY SEWER LINE*
- UE — *UNDERGROUND ELECTRIC*
- W — *WATER LINE*
- G — *GAS MAIN*
- *EXISTING TREE*
- *EDGE OF TREES OR BRUSH*
- ASPHALT
- CONCRETE
- GRAVEL

STATE OF MISSOURI
DOUGLAS J. SCHULTE
NUMBER 2006024247
PROFESSIONAL ENGINEER
02-28-24

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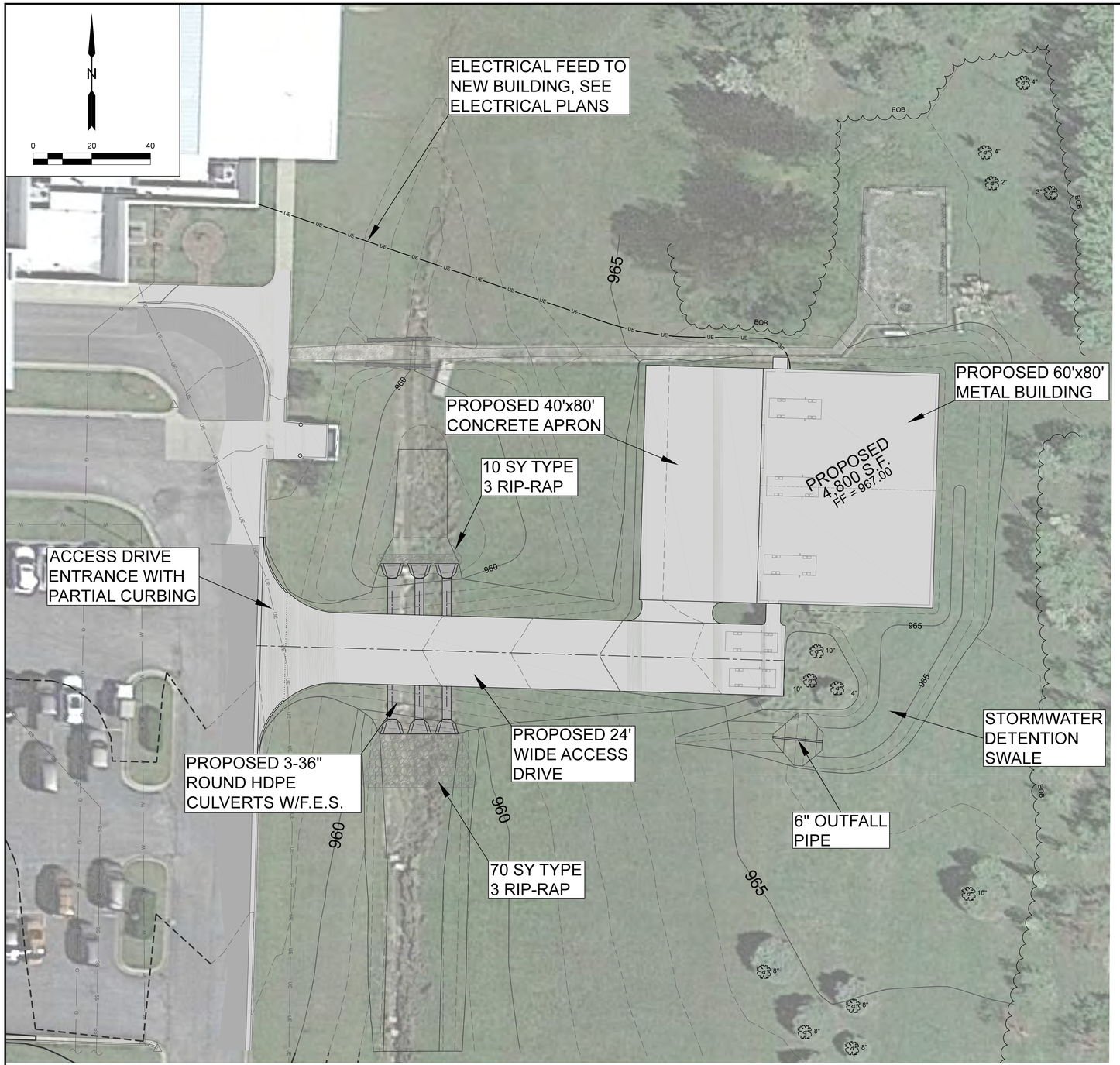
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PROJECT NUMBER: 2023.25
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NEW MAINTENANCE BUILDING
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SHT. 3 OF 11

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PROPOSED SITE LAYOUT

PAVEMENT NOTES:
1. CONCRETE PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE SHALL BE 4,000 PSI WITH 5% AIR ENTRAINMENT. CONCRETE SHALL CONFORM TO APWA STANDARD SPECIFICATIONS SECTION 2208.2.B.
2. GRAVEL BASE SHALL BE AB-3. BASE SHALL BE SPREAD EVENLY, TO THE PROPER GRADE, AND COMPACTED.
3. THE SUBGRADE SHALL CONSIST OF NATIVE SOILS FREE OF DEBRIS AND LARGE ROCKS. THE UPPER 6" OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD DENSITY WITHIN +3% AND -2% OF THE OPTIMUM MOISTURE CONTENT. THE TOLERANCE APPLIES ONLY TO THE TOP 6" OF SUBGRADE.
4. AREAS IN SUBGRADE THAT PUMP OR RUT SHALL BE UNDERCUT AND REPLACED WITH PROPERLY PLACED, CONTROLLED, AND COMPACTED FILL.

GRADING NOTES:
THE FOLLOWING NOTES ARE PROVIDED FOR GENERAL GUIDANCE. ANY REQUIREMENTS SPECIFIED IN THE BUILDING MANUFACTURER PLANS, OR THE STRUCTURAL ENGINEER PLANS, SHALL BE THE STANDARD FOR THOSE AREAS WITHIN THE SCOPE OF THE BUILDING CONSTRUCTION.

CLEARING
1. THE AREA OF THE PROJECT SHALL BE CLEARED AND GRUBBED AS REQUIRED.
2. REMOVE TREES, STUMPS, ROOTS, AND OTHER OBJECTIONABLE ITEMS RESTING ON OR PROTRUDING THROUGH THE GROUND SURFACE. REMOVE TO THE DEPTH NECESSARY FOR COMPLETE REMOVAL OF ALL OBJECTIONABLE MATERIAL.
3. SCALP AREAS WHERE EXCAVATION OR FILL IS TO BE PERFORMED TO REMOVE SURFACE MATERIALS SUCH AS SOD, GRASS, AND ANY OTHER VEGETATIVE MATTER.
4. CONTRACTOR SHALL DISPOSE OF ALL TREES, STUMPS, BRUSH, ROOTS AND ALL OTHER OBJECTIONABLE MATTER IN ACCORDANCE WITH APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS.
5. THE BURIAL OF REMOVED DEBRIS WILL NOT BE PERMITTED.
6. THE TOPSOIL SHALL BE STRIPPED WITHIN THE LIMITS OF EXCAVATION AND STOCKPILED FOR USE IN FINAL GRADING.
7. ANY FOUNDATIONS, SLABS, AND OTHER OBSTACLES ENCOUNTERED DURING EXCAVATION SHOULD BE COMPLETELY REMOVED AND BACKFILLED WITH CONTROLLED FILL.

GENERAL STRUCTURE EXCAVATION
1. EXCAVATION SHALL BE OPEN-CUT WITH BANKS KEPT AS NEARLY VERTICAL AS PRACTICAL WITH ADEQUATE WORKING SPACE AND CLEARANCES.
2. ALL WORK SHALL BE DONE IN A SAFE MANNER WITH REQUIRED PRECAUTIONS TO PROTECT WORKERS.
3. PUMPS OR OTHER DEWATERING METHODS SHALL BE UTILIZED AS NECESSARY TO KEEP EXCAVATIONS REASONABLY FREE FROM STANDING WATER.

STRUCTURE FILLING OPERATIONS
1. FILL SHALL CONSIST OF NATIVE MATERIALS OR GRANULAR MATERIAL. BACKFILL WITH SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE SPECIFIC BACKFILL MATERIAL IS SPECIFIED. BACKFILL SHALL BE FREE OF DEBRIS, FROZEN EARTH, LARGE CLODS, STONES, AND ORGANIC MATTER.
2. FILL SHALL BE PLACED AND COMPACTED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS.
3. FILL SHALL BE COMPACTED TO 95 PERCENT STANDARD DENSITY UTILIZING A MOISTURE CONTENT WITHIN 0% TO +4% OPTIMUM MOISTURE CONTENT.

FINAL GRADING IN OPEN AREAS
1. THE OPEN AREA SOUTH OF THE NEW BUILDING AND PAVEMENT SHALL BE RESTORED TO GRASS.
2. TOPSOIL REMOVED FROM THE EXCAVATION SHALL BE SPREAD EVENLY OR AS NEEDED TO ESTABLISH A STAND OF GRASS.
3. THE OPEN AREA SHALL BE GRADED WITHIN +/- .10' AS INDICATED IN THE SITE PLAN OR AS REQUIRED TO PROVIDE A DRAINAGE PATH AND AVOID PONDING.
4. OPEN AREA SHALL BE SEEDED, FERTILIZED, AND MULCHED AS SOON AS PRACTICALLY POSSIBLE FOLLOWING GRADING OPERATIONS.
5. MULCH SHALL BE VEGETATIVE TYPE.
6. SEEDING SHALL BE ALTA FESCUE OR KENTUCKY 31 FESCUE – 120 LBS/ACRE
7. FERTILIZER SHALL BE INORGANIC 12-12-12, 13-13-13, OR 10-20-5 GRADE.

EROSION CONTROL
1. EROSION CONTROL SHALL BE REQUIRED TO PREVENT SILT RUNOFF FROM THE CONSTRUCTION LIMITS.
2. THE PLACEMENT AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR.
3. THE PROJECT OWNER, OR AUTHORIZED REPRESENTATIVE, RESERVES THE RIGHT TO INSPECT THE SITE. IF EROSION CONTROL DEFICIENCIES ARE NOTED, THE OWNER SHALL DIRECT THE CONTRACTOR TO IMPLEMENT IMMEDIATE CORRECTIONS TO THE EROSION CONTROL MEASURES.

LEGEND

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- W — *WATER LINE*
- G — *GAS MAIN*
- *EXISTING TREE*
- *EDGE OF TREES OR BRUSH*
- ASPHALT
- CONCRETE
- GRAVEL

11X17 PRINTS ARE 1/2 SCALE

STATE OF MISSOURI DOUGLAS JAMES LICHTENBERG NUMBER 2012026244 PROFESSIONAL ENGINEER

REV.	DATE	BY	DESCRIPTION
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CLIENT: TIMOTHY LUTHERAN CHURCH
301 E. WYATT RD.

DRAWN BY: DJS
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PROJECT NUMBER 2023.25
SCALE NONE

NEW MAINTENANCE BUILDING
301 E. WYATT RD.

SHT. 4 OF 11

SHEET DESCRIPTION: PROPOSED SITE LAYOUT

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N

0 10 20

EOB

965

960

4.0'

5.0'

965.60 966.10 966.60 966.90 967.00

60.0'

80.0'

40.0'

FF = 967.00

962.98 MATCH
962.92
962.82
962.68
962.50
962.32
R=25.00'

962.18 962.10 962.11

0+00 0+10 0+50 1+00 1+50 1+80

LP

962.13 962.43 962.32 962.33 962.28 962.49 962.78 963.11 963.44 963.77 964.10 964.43 964.76 965.09 965.42 965.75 966.05 966.26 966.40 966.50

2.0%

12.0'

962.09 962.06 962.15

962.23 962.31 962.33 962.27 962.21 962.14 MATCH

R3.50'

24.00'

7.33'

965.60 966.10 966.60 966.87 967.00 967.00

965.05 966.21 966.42 966.50

966.26

10" 10" 4"

965

965

GRADING & DIMENSIONS

11X17 PRINTS ARE 1/2 SCALE

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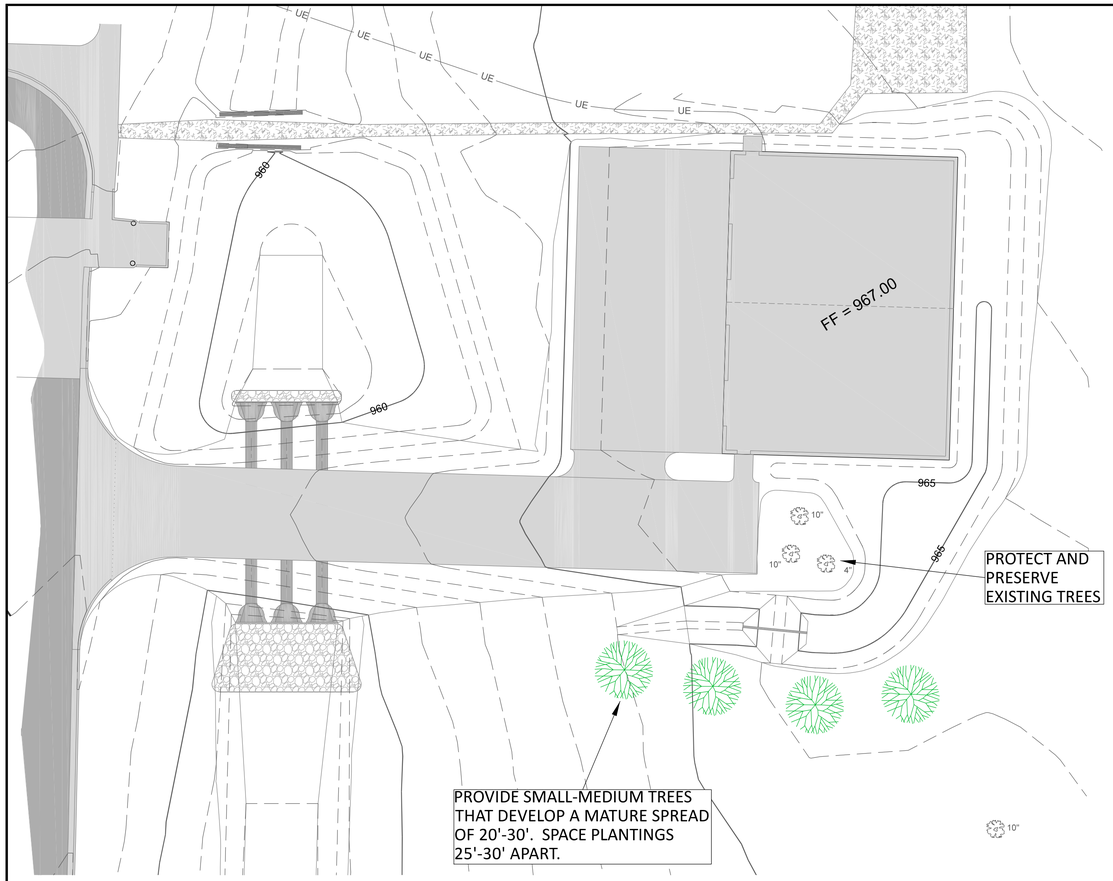
NEW MAINTENANCE BUILDING
301 E. WYATT RD.

SHT. 5 OF 11

SHEET DESCRIPTION: GRADING & DIMENSIONS

STATE OF MISSOURI
DOUGLAS JAMES SCHULTE
NUMBER
PROFESSIONAL ENGINEER
02.26.24

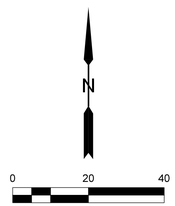
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LANDSCAPING LAYOUT

LANDSCAPE NOTES:

1. TREES / SHRUBS SELECTED FOR PLANTING MUST BE FREE FROM INJURY, DISEASE, PESTS, DEFECTS, ETC. TO ASSURE SURVIVABILITY.
2. ALL TREES TO BE BALLED WITH BURLAP FOR SHIPMENT TO THE SITE.
3. ALL DISTURBED GROUND TO BE COVERED WITH MULCH, LANDSCAPING, OR SOD.
4. OWNER HAS DESIGN FLEXIBILITY WITH QUANTITIES, LAYOUT, AND SPECIES SELECTION THAT ARE AVAILABLE AT TIME OF CONSTRUCTION. CONSULT WITH OWNER FOR FINAL APPROVAL.
5. PLANTS SHALL MEET OR EXCEED THE QUALITY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE KC NURSERY AND LANDSCAPE ASSOCIATION.
6. PLANTS MUST BE NATIVE OR NATURALIZED SPECIES AND SUITED FOR CLAY COUNTY, MO SEASONAL CYCLES. TREES, SHRUBS, AND PERENNIALS SHALL BE HARDY IN THE USDA COLD HARDINESS ZONE OF 6A (-5°F TO -10°F) AND THE AMERICAN HORTICULTURAL SOCIETY HEAT ZONE OF 7.



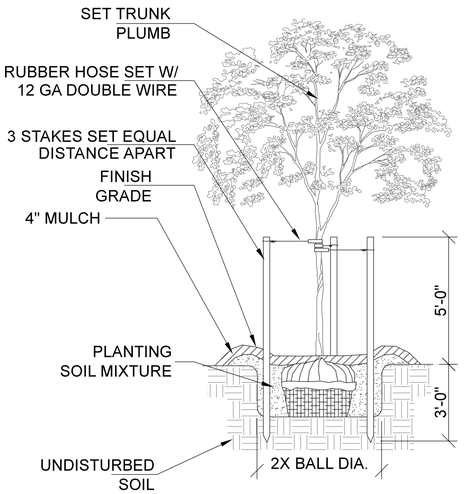
LEGEND

= SMALLL TREE

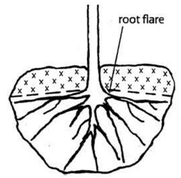
Prohibited Tree Species
Ash
Black Cherry
Black Locust
Black Walnut
Box Elder
Bradford Pear and all Callery Pear varieties
Cottonwood
European White Birch
Evergreens
Lombardy Poplar
Mimosa
River Birch
Russian Olive
Siberian Elm
Silver Maple
Silver Poplar
Tree-Of-Heaven
Willow

RECOMMENDED SHRUB SPECIES

- GOLD FLAME SPIREA	SPIRAEA X BUMALDA GOLDFLAME
- LIMEMOUND SPIREA	SPIRAEA X BUMALDA LIMEMOUND
- DWARF MAIDEN GRASS	MISCANTHUS SIENSIS
- PAMPAS GRASS	CORTADERIA SELLOANA
- GOLDEN FORSYTHIA	FORSYTHIA INTERMEDIA SPECTABLIS
- BUTTON BUSH	CEPHALANTHUS OCCIDENTAILIS
- EVERGREEN SHRUB	



TREE PLANTING DETAIL



FINDING THE ROOT FLARE:

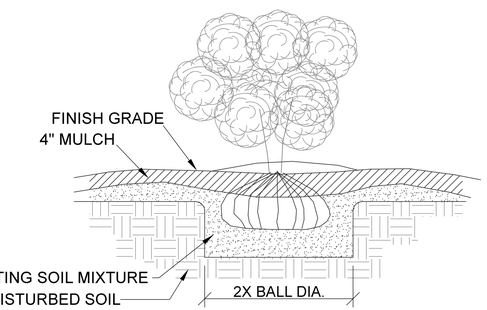
FOR BALLED-AND-BURLAPPED TREES, PROBE THE TOP OF THE SOIL BALL CHOSE TO THE TRUNK TO FIND THE FIRST ROOTS. YOU CAN DO THIS WITH A STOUT WIRE. CHECK IN TWO OR MORE LOCATIONS TO MAKE SURE YOU'VE LOCATED THE TOP MAJOR ROOTS. LEAVE THE BURLAP IN PLACE TO MAKE MOVING THE TREE EASIER. MEASURE THE DISTANCE FROM THE TOP OF THE SOIL BALL TO THE ROOT FLARE. NEXT, SUBTRACT THAT DISTANCE FROM THE TOTAL DEPTH OF THE BURLAPPED SOIL BALL. THE DISTANCE FROM THE TOP-MOST BURIED ROOT TO THE BOTTOM OF THE BALL IS THE CORRECT DEPTH TO DIG THE PIT.

Approved Tree Species		
Large Species*		**Small Species**
American Beech (Fagus grandifolia)	Littleleaf Linden (Tilia cordata)	American Smoketree (Cotonis obovatus)
American Linden (Tilia americana)	Northern Red Oak (Quercus rubra)	Downy Serviceberry (Amelanchier arborea)
Black Oak (Quercus veluntina)	Norway Maple (Acer platanoides)	'Flame' Amur Maple (Acer ginnala)
Blackgum (Nyssa sylvatica)	Red Maple (Acer rubrum)	Flowering Crabapple (Malus)
Chinese Elm (Ulmus parvifolia)	Sawtooth Oak (Quercus acutissima)	Flowering Dogwood (Cornus florida)
English Oak (Quercus robur)	Scarlet Oak (Quercus coccinea)	Fringe Tree (Chionanthus virginicus)
European Beech (Fagus sylvatica)	Shantung Maple (Acer truncatum)	Hedge Maple (Acer campestre)
Freeman Maple (Acer x freemanii)	Shingle Oak (Quercus imbricaria)	Japenese Tree lilac (Syringa reticulata)
Ginkgo (Ginkgo biloba)	Shumard Oak (Quercus shumardii)	Kousa Dogwood (Cornus kousa)
Golden Raintree (Koelreuteria paniculata)	Silver Linden (Tilia tomentosa)	Paperbark Maple (Acer griseum)
Hackberry (Celtis occidenttalis)	Sugar Maple (Acer saccharum)	Redbud (Cercis canadensis)
Honeylocust (Gleditsia triacanthos)	Sugarberry (Celtis laevigata)	Trident Maple (Acer buergerianum)
Hophornbeam (Ostrya virginiana)	Swamp White Oak (Quercus bicolor)	'Winter King' Green Hawthorn (Crataegus viridis)
Japanese Zelkova (Zelcova serrata)	Tatarian Maple (Acer tataricum)	
Kentucky Coffeetree (Gymnocladus dioicus)	Turkish Filbert (Corylus colurna)	
Lacebark Elm (Ulmus parvifolia)	Willow Oak (Quercus phellos)	
	Yellowwood (Cladrastis kentukea)	

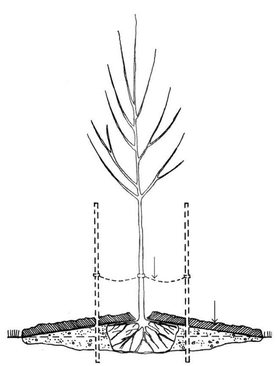
* - Large Specie trees are prohibited within 30' of overhead power lines. Field verify tree selection and location prior to planting

MINIMUM SIZE REQUIREMENTS AT TIME OF PLANTING

LARGE TREES: 2" CALIPERS MEASURED 6" ABOVE GROUND
SMALL TREES: 1-1/2" CALIPER MEASURED 6" ABOVE GROUND
CONIFERS: 6 - 7 FEET HIGH
SHRUBS: 18" - 24" HIGH.



SHRUB PLANTING DETAIL



COMPACTED SOIL PLANTING:

TO TEST FOR COMPACTED SOIL, DO A SIMPLE PERCOLATION TEST. DIG A HOLE 12 INCHES TO 18 INCHES DEEP AND FILL IT WITH WATER. IF THE WATER IS STILL IN THE WHOLE 12 TO 18 HOURS LATER, THEN YOU HAVE COMPACTED OR HEAVY CLAY SOILS.

ROOTS NEED OXYGEN, SO DIG A WIDE SHALLOW HOLE THREE TO FOUR TIMES THE WIDTH OF THE ROOT BALL OR CONTAINER AND ONLY HALF AS DEEP. MOUND BACKFILL SOIL SLIGHTLY TO THE TOP OF THE ROOT FLARE, COVERING THE ENTIRE EXCAVATION. THIS CREATES A RAISED PLANTING BED, WHICH WILL IMPROVE THE TREE'S PERFORMANCE. SOILS THAT HOLD EXCESSIVE MOISTURE MAY NEED A SUBSURFACE DRAIN TUBE INSTALLED BELOW THE ROOT BALL.

COMPACTED SOIL PLANTING DETAIL

11X17 PRINTS ARE 1/2 SCALE



REV.	DATE	BY	DESCRIPTION
-	-	-	-
3	03-09-2024	DJS	REVISED LEGEND PER CITY COMMENTS
2	02-26-2024	DJS	REVISED PER CITY COMMENTS
1	11-28-2023	DJS	SUBMIT TO CITY OF BLUE SPRINGS FOR REVIEW & COMMENT

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328

CLIENT: TIMOTHY LUTHERAN CHURCH
301 E. WYATT RD.

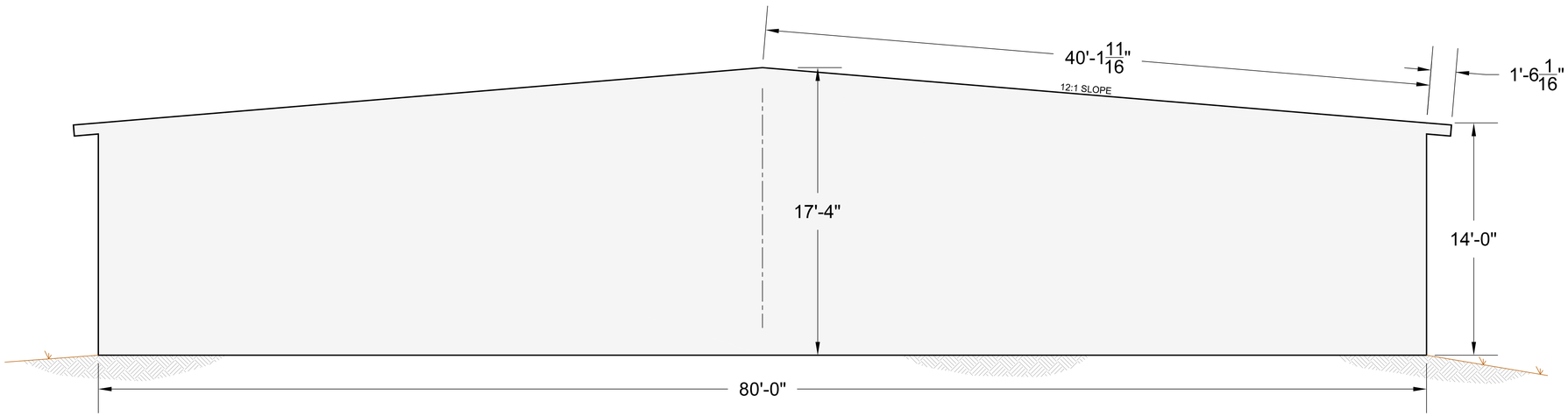
DRAWN BY: DJS | DATE: 11-28-2023
PROJECT NUMBER: 2022.25 | SCALE: NONE

NEW MAINTENANCE BUILDING
301 E. WYATT RD.

SHEET DESCRIPTION: LANDSCAPING PLAN & DETAILS

SHT. 11 OF 11

Received
03/13/2024 8:04:53 AM



BUILDING ELEVATION
1/4"=12"

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	-	-	-

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328

CLIENT: TIMOTHY LUTHERAN CHURCH
301 E. WYATT RD.

DRAWN BY: DJS
DATE: 02-26-2024
PROJECT NUMBER: 2023.25
SCALE: NONE

NEW MAINTENANCE BUILDING
301 E. WYATT RD.

SHT. 1 OF 1

SHT. DESCRIPTION: BUILDING ELEVATION DIMENSIONS

STATE OF MISSOURI
DOUGLAS J. MESSERLI
NUMBER
PROFESSIONAL ENGINEER
02-28-24

Received
02/28/2024 8:40:52 AM

The City of Blue Springs Missouri

Planning Application

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

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

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

Timothy Lutheran Church - New Storage Building
Project Name

301 E. Wyatt Rd., Blue Springs, MO
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

AMENDED FINAL PLAT OF TIMOTHY LUTHERAN CHURCH LOT 1—LOT 1
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
SO	Church	None		26.5	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Louis Wilbers	Timothy Lutheran Church	816-988-6059	louis.wilbers@att.net

Address	City	State	Zip Code
301 E. Wyatt Rd.	Blue Springs	MO	64014

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

X Louis B. Wilbers — Applicant Signature — Date: 12-19-2023

Name of Property Owner	Phone	Email Address
Timothy Lutheran Church	816-988-6059	louis.wilbers@att.net

Address	City	State	Zip Code
301 E. Wyatt Rd.	Blue Springs	MO	64014

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

X Diane Mayfield, Congregational President — Property Owner Signature — Date: 12/19/23

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12/27/2023 11:14:43 AM

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

PROJECT DESCRIPTION:

Timothy Lutheran Church is proposing to construct a new 60'x80' metal storage building located east of the existing facility. The proposed new building will include a 24'x180' access road, culvert pipes, and a 40'x80' concrete apron in front of the building. The proposed project will provide approximately 13,000 SF of new impervious surface.

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12/27/2023 11:14:45 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Louie Wilbers	Timothy Lutheran Church		
Address	**City**	**State**	**Zip**
301 E. Wyatt Rd.	Blue Springs	MO	64014
Email	**Phone**	**Fax**	
louis.wilbers@att.net	816-988-6059		

DEVELOPER

Name	Company Name		
CARL MCBEE	FOUNDATION KING		
Address	**City**	**State**	**Zip**
119 N. PARKER ST SUITE 273	OLATHE	KS	66061
Email	**Phone**	**Fax**	
CMCBEE@FOUNDATIONKING.COM	9139095464		

ENGINEER

Name	Company Name		
Doug Schulte	Schulte Engineering & Consulting, LLC		
Address	**City**	**State**	**Zip**
21 Gates Dr	Platte City	MO	64079
Email	**Phone**	**Fax**	
doug@schulteengineering.com	816-260-3328		

ARCHITECT

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

SURVEYOR

Name	Company Name		
John Webster	Anderson Survey		
Address	**City**	**State**	**Zip**
1270 NE Delta School Road	Lee's Summit	MO	64064
Email	**Phone**	**Fax**	
	816-246-5050		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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12/27/2023 11:14:45 AM

FEE CALCULATION TABLE

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

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

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12/27/2023 11:14:45 AM

The City of Blue Springs

SITE PLAN / DESIGN REVIEW (SPDR) & ADMINISTRATIVE SPDR – 3 Pages

12 SITE PLAN / DESIGN REVIEW (SPDR) & ADMINISTRATIVE SPDR

SITE PLAN / DESIGN REVIEW APPLICATIONS MUST INCLUDE THE FOLLOWING:

	REQUIREMENT	DESCRIPTION
☒	**Application**	Complete Application must be signed and submitted with the applicable fee
☒	**Legal Description**	A legal description of the subject property and acreage contained therein and the reference to the section or quarter section lines *Platted parcel, will refer to by Plat name*
☐	**Plans Sets**	One (1) full-sized PDF plan set submitted with application
☐	**Other Doc's Presented during the Pre-App Meeting**	Provide one (1) PDF set of each document requested during the Pre-App meeting. This may include the following: Homeowners Association documents; Codes, Covenants, & Restrictions; Storm Drainage Report; Stormwater Management Plan and/or Study; Traffic Study, etc.
☒	**Development Review Team Meeting** *Completed 8-17-23*	**A Development Review Team meeting with the Applicant, City Staff, Utility, Fire, and School representatives may be scheduled as needed.** These meetings are mandatory for the Applicant to attend. The meetings are scheduled for the 2nd Monday after the Agenda "cut-off" date. **Formal meeting notification will be sent several days in advance**

THE PLANS SET MUST INCLUDE THE FOLLOWING:

	REQUIREMENT	DESCRIPTION
☒	**Title of Subdivision**	Proposed Name of ~~Subdivision~~ *project.*
☒	**Legal Description**	A legal description of the subject property and acreage contained therein and the reference to the section or quarter section lines *see above*
☒	**Vicinity Map**	A vicinity map showing the subject property in relation to the surrounding area. Show the general arrangement of streets within 1,000 feet of the boundary of the proposed site
☒	**Existing Conditions**	Show the location of all existing lot lines, structures, driveways, parking lots, loading areas, curb cuts, sidewalks, fences, utility systems (water, fire hydrants, storm, sewer, gas, electrical, etc.), easements, and rights-of-way on site and within 200 ft. of the boundary of the subject property. Include the approximate area of the subject property and its existing buildings in acres or square feet
		Identify each existing zoning district and land use of the subject property and all abutting properties
		Show the existing topography with contours, significant stands of trees, creeks, water courses and drainage ways, floodplains, stream buffers, and any other environmentally sensitive features.
☒	**Site Plan**	An accurate drawing of the subject property prepared at a scale of not less than one (1) inch equals one hundred (100) feet horizontal ~~with the boundary lines of the subject property fully dimensioned by lengths and bearings, and tied to section or fractional section corners~~
		Provide the location and dimensions of all proposed building footprints and any anticipated future additions and/or alterations. Include the total area (in sq. ft.) for each building footprint, ~~the distance between any existing buildings, and the distance between each proposed building and/or structure and the closest property line~~

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SITE PLAN / DESIGN REVIEW (SPDR) & ADMINISTRATIVE SPDR – 3 Pages

	✓ Provide the location of all proposed public infrastructure, private ways, parking areas, driveways, sidewalks, ramps, curbs, mechanical equipment, transformers, generators, etc. Provide widths of all driveways, driveway throats, and sidewalks, as well as the separation distance between each access drive
	✓ Provide the location and dimensions of parking spaces, accessible parking spaces, bicycle parking spaces, and loading/unloading spaces. Provide the total number of vehicle and bicycle parking spaces proposed and the total number required by UDC. Include detail of proposed bicycle parking. Total vehicle parking cannot exceed max. allowed by UDC
	✓ Provide the location and necessary dimensions for all proposed trash enclosures, other screening structures, fences, earthen berms, and/or landscape buffers
	✓ If construction is proposed over a period of years, outline the boundaries of each proposed phase and label each phase to create a logical sequence for construction. As specific as possible, note the estimated timing of development.
☒ **Building Elevations**	Provide exterior elevations of every side of each building and screening element with all necessary dimensions. Include elevations of all screening elements; i.e. RTU screens, utility boxes, trash enclosures, fences, etc.
Bld drawings. The staff knows what we are proposing based on 8-17-23 meeting	Provide labels for all proposed exterior building and screening materials (including roof). Include design details showing how the new structure(s) complement existing structures
	Provide any renderings and/or drawings necessary to illustrate the architectural character of the proposed buildings
☒ **Landscape Plan**	✓ Show all existing open space, trees, forest cover, and water sources. Water sources include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. Show all proposed changes to these features including the location, size, and type of plant material
N/A. Existing trees will screen building	Provide location and dimensions of all required landscape buffer areas along property boundaries and within parking lots. Provide the total proposed parking lot area and the total proposed & required parking lot landscape area in square feet
	Include the Landscape Calculation Tables to verify plant unit calculations (see Appendix)
☒ **Floor Plan**	✓ Provide the interior floor plan of the proposed building(s) with all dimensions necessary to determine the square footage of each floor of the building. Provide the calculated total area (in sq. ft.) of each floor for the proposed building(s)
	✓ Provide the intended use of each building. If applicable, delineate the specific area within a building to be utilized for each proposed use; i.e. retail, office, storage, kitchen, dining, seating, garage, etc.
storage/utility →	If applicable, provide the max. number of employees/faculty/students at peak hour, the max. seating capacity, and/or the max. number of guest rooms, beds, etc.
☒ **Signage Plan** N/A	Provide a preliminary signage plan. Specify locations of all free-standing and wall-mounted signage. Include height, size, materials, and design of all proposed signage
☒ **Photometric Plan** N/A	Provide an exterior lighting plan with isograms identifying illumination, in foot candles, up to the property line. Also, specify the location of all exterior lights both pole- and wall-mounted
	Provide details of the type of luminaire and accompanying bulb type, mounting height, direction of illumination, cutoff angle, and any other methods utilized to eliminate glare on neighboring properties
☒ **Civil Plans**	✓ Provide the location and size of all existing and proposed street and utility systems including:
N/A	• Sewer lines and manholes; • Water lines and fire hydrants; • Telephone, cable and electrical systems; and

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12/27/2023 11:14:45 AM

SITE PLAN / DESIGN REVIEW (SPDR) & ADMINISTRATIVE SPDR – 3 Pages		
		• Storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, detention, water quality, and drainage swales
		Show the proposed topography between two- and ten-foot contour intervals as appropriate for scale. All elevation shall refer to the United States Geodetic Survey (USGS) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (FEMA) requirements
		Provide plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
☒	**Sealed Certification**	Plan must be signed/sealed by the appropriately licensed entity registered in the State of Missouri
☒	**Reference Bearing**	All survey monuments must be tied to the Missouri State Plane Coordinate System
☒	**General Req's**	Legend, Date, Graphic Scale, North Arrow
		Name & Address of the entity responsible for preparing the plans
		Name & Address of the owner of record and the proposed developer

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12/27/2023 11:14:45 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: KTEwS5Cj2f95MeBV56GI
Timothy Lutheran Church

AFFIDAVIT OF PUBLICATION: #2053810

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

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

Mar. 9, 2024

Faythe King
Authorized Agent

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

Printer's Fee: $90.55

PUBLIC NOTICE

Site Plan Design Review with Alternative Development Standards I SPDR-01-24-9034
"Timothy Lutheran Church"
301 SW Wyatt Road
Parcel #
41-940-98-06-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 25, 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, Louis Wilbers on behalf of the property owner, Timonthy Lutheran Church, for the approval of a Site Plan Design Review with Alternative Development Standards to construct an approximately 4,800-sf. building for storage use at 301 East Wyatt Road. 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:

LOT 1, AMENDED FINAL PLAT OF TIMOTHY LUTHERAN CHURCH , A Subdivision of the City of Blue Springs, Jackson County, Missouri.

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

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

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 9, 2024

2053810

PUBLIC NOTICE

Site Plan Design Review with Alternative Development Standards | SPDR-01-24-9034
"Timothy Lutheran Church"
301 SW Wyatt Road
Parcel # 41-940-98-06-00-0-00-000

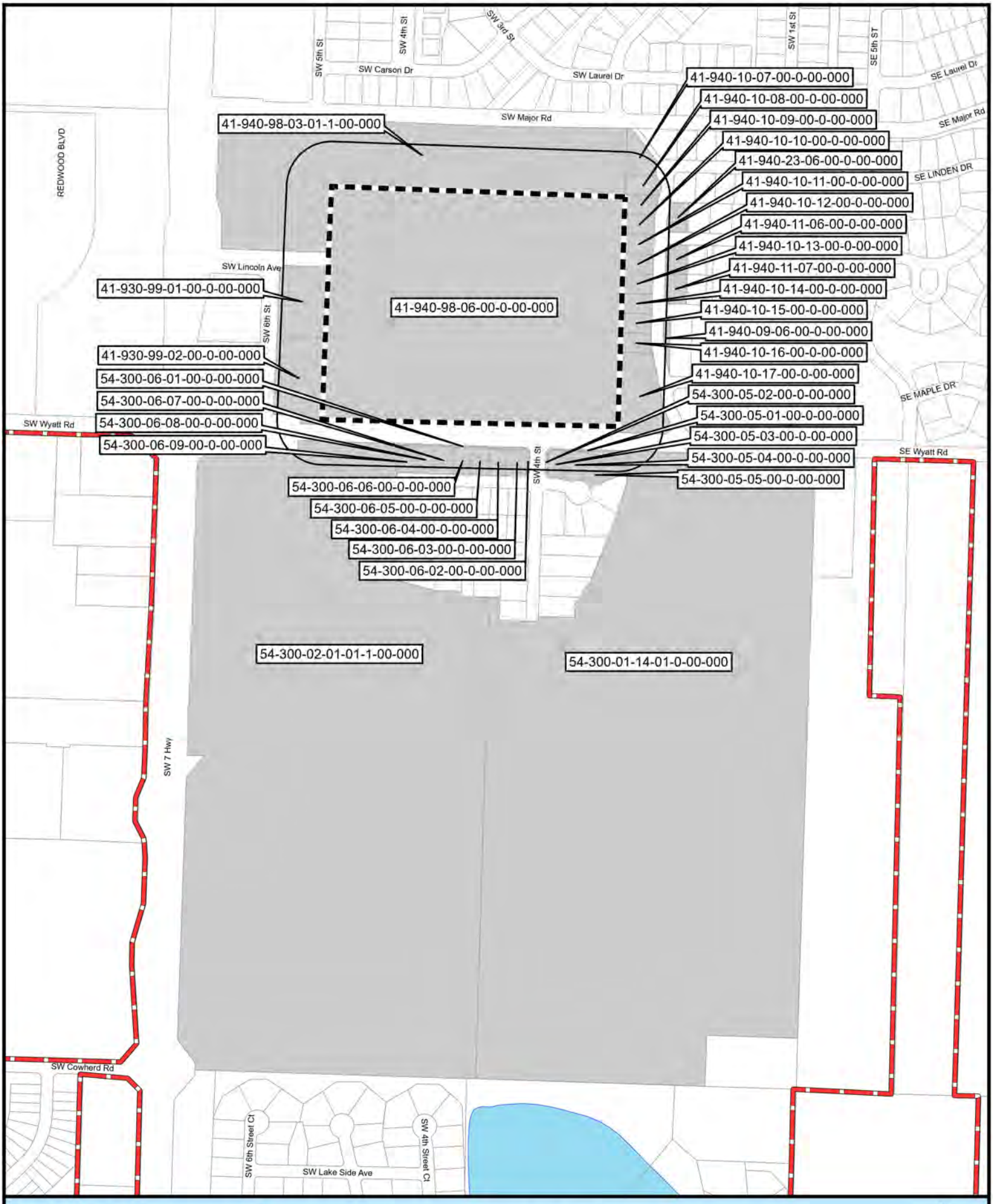
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LOT 1, AMENDED FINAL PLAT OF TIMOTHY LUTHERAN CHURCH, A Subdivision of the City of Blue Springs, Jackson County, Missouri.

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

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024



The City of Blue Springs Missouri

SPDR-01-24-9034
PARCEL # 41-940-98-06-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 500 feet
Date: 2/21/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
41-930-99-02-00-0-00-000	8250 SW 6TH ST	BLUE SPRINGS	MO	64014	WYATT ROAD LLC	6817 SE TAYLOR RD BLUE SPRINGS, MO 64014
41-940-98-06-00-0-00-000	301 SW WYATT RD	BLUE SPRINGS	MO	64014	TIMOTHY LUTHERAN CHURCH	425 NW R D MIZE RD BLUE SPRINGS, MO 64014
41-930-99-01-00-0-00-000	8200 SW 6TH ST	BLUE SPRINGS	MO	64014	WYATT ROAD LLC	6817 SE TAYLOR RD BLUE SPRINGS, MO 64014
41-940-98-03-01-1-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	TIMOTHY LUTHERAN CHURCH	425 NW R D MIZE RD BLUE SPRINGS, MO 64014
41-940-11-06-00-0-00-000	220 SW LILY ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-10-00-0-00-000	8125 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-23-06-00-0-00-000	215 SW LILY ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-12-00-0-00-000	8209 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-09-00-0-00-000	8119 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-08-00-0-00-000	8113 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-07-00-0-00-000	8107 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-11-00-0-00-000	8203 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-16-00-0-00-000	8233 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-15-00-0-00-000	8227 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-14-00-0-00-000	8221 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-13-00-0-00-000	8215 SW 3RD ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
41-940-10-17-00-0-00-000	8237 SW 3RD ST	BLUE SPRINGS	MO	64014	SALLEE REAL ESTATE INVESTMENTS LLC	3730 NE TROON DR LEES SUMMIT, MO 64064
41-940-09-06-00-0-00-000	8224 SW 3RD ST	BLUE SPRINGS	MO	64014	SALLEE REAL ESTATE INVESTMENTS LLC	3730 NE TROON DR LEES SUMMIT, MO 64064
41-940-11-07-00-0-00-000	217 SW ROSE ST	BLUE SPRINGS	MO	64014	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A NEW YORK, NY 10012
54-300-02-01-01-1-00-000	8619 S 7 HWY	BLUE SPRINGS	MO	64014	SHERMEL LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-01-14-01-0-00-000	27101 SE WYATT RD	BLUE SPRINGS	MO	64014	SHERMEL LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-06-00-0-00-000	413 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-04-00-0-00-000	405 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	BEHOME LLC	7618 S ARNETT RD GRAIN VALLEY, MO 64029
54-300-06-09-00-0-00-000	425 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	ASHLAR HOMES LLC	2800 NW HUNTER DR BLUE SPRINGS, MO 64015
54-300-05-02-00-0-00-000	8304 SW 4TH ST	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-03-00-0-00-000	401 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	ASHLAR HOMES LLC	2800 NW HUNTER DR BLUE SPRINGS, MO 64015
54-300-05-03-00-0-00-000	309 SW HAWTHORNE CT	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-05-00-0-00-000	409 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-05-04-00-0-00-000	305 SW HAWTHORNE CT	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-02-00-0-00-000	8305 SW 4TH ST	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-01-00-0-00-000	400 SW WYATT RD	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-07-00-0-00-000	417 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-05-01-00-0-00-000	300 SW WYATT RD	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-06-08-00-0-00-000	421 SW HAWTHORNE LN	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013
54-300-05-05-00-0-00-000	301 SW HAWTHORNE CT	BLUE SPRINGS	MO	64014	THE WOODLAND AT CHAPMAN FARMS LLC	PO BOX 638 BLUE SPRINGS, MO 64013

Blue Springs, Missouri
Community Development

March 11, 2024

Ref: Public Hearing: Site Plan Design Review with Alternative Development Standards|
SPDR-01-24-9034
"Timothy Lutheran Church"
301 SW Wyatt Road
Parcel # 41-940-98-06-00-0-00-000

Dear Property Owner:

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Louis Wilbers, on behalf of the property owner, Timonthy Lutheran Church, for the approval of a Site Plan Design Review with Alternative Development Standards to construct an approximately 4,800-sf. building for storage use at 301 East Wyatt Road. The public hearing was originally scheduled for the March 11, 2024, meeting but has since been pushed to March 25, 2024.

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, March 25, 2024 @ 6:30 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Jamarcus Magee
Associate Planner

BLUE SPRINGS

PLANNING COMMISSION

Annual Report

January–December

2023

The City of Blue Springs Missouri

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Blue Springs, Missouri
Community Development

March 25, 2024

Planning Commission Members

City of Blue Springs

RE: 2023 Planning Commission Annual Report

Dear Planning Commissioners:

The Community Development Department is pleased to present the 2023 Planning Commission Annual Report.

As you will see in this year's report, development in Blue Springs continues to experience positive growth. The City issued 1,154 building permits in 2023, which is less than what was issued 2022. With overall permit numbers almost across the board being down compared to previous years, the construction valuations for the development in the City also decreased from last year. Tables 25-26 on pages 33-34, include a multiyear comparison for reference purposes.

The Comprehensive Plan and Unified Development Code (UDC) went into effect in October 2015. We have continued to see the positive impacts of these new documents in the quality of site planning and building design of new developments. We also continue to make code amendments to ensure that our development processes and standards are providing the City with the development it desires.

Staff would like to thank each of you for the time, energy, and passion that you offer as a Planning Commissioner. Your efforts and willingness to serve have continued to help build Blue Springs into a better community and will positively affect the quality of life in our community for years to come.

Sincerely ,

City of Blue Springs



Mike Mallon, AICP
Senior Director of City Development

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Blue Springs, Missouri
Community Development
Planning Division

The City of Blue Springs Planning Commission Annual Report is compiled each year to provide information on planning related activities in the City during the previous year. Questions should be directed to Adair Bright, Senior Planner at 816.228.0142.

2023 PLANNING COMMISSION

The Blue Springs Planning Commission is comprised of 9 members. Commissioners are appointed by the Mayor and approved by the City Council.



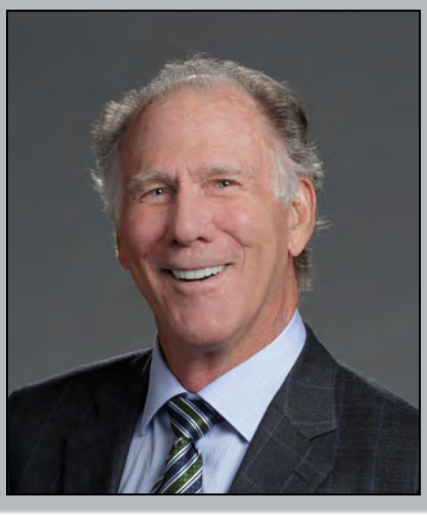
Above (from left to right): Travis Graham, Susan Stokenbury, Robert Morton, Richard How, Tom Rohr (Vice Chair), Byron Craddolph (Chair), Chris Henning, Jennifer Ritschel Smith, and Chad Sanderson.

Special Thank You

The Community Development Department would like to send out a special thank you to those who contributed to the wellbeing of the city through 2023.



Carson Ross
Mayor



Galen Ericson
Mayor Pro Tem
District One (Planning Commission Liaison)

INTRODUCTION

2023 YEAR IN REVIEW

This is our 29th annual report, and the City had many applications through the year. Below is a brief list of the many highlights and activities accomplished by the Community Development Department during the year 2023:

- Four (4) Change of Zoning/Rezoning requests were approved
- Seven (7) Preliminary Plats and nineteen (19) Final Plats were approved
- Two (2) PD Concept Plans, one (1) PD Final Plan, zero (0) PR-O Concept Plans, two (2) PR-O Final Plans, one (1) PUD Concept Plan, and one (1) PUD Final Plan were approved
- One (1) combined PD Final Plan/Site Plan & Design Review and zero (0) combined PUD Final Plan/Site Plan & Design Review applications were approved
- Two (2) General Development Plan applications were approved
- Three (3) Administrative Site Plan & Design Review (SPDR) and seven (7) SPDR applications were approved
- Thirteen (13) Conditional Use Permits were approved
- Five (5) Vacations were approved
- Zero (0) Variances were approved by the Board of Adjustment
- Zero (0) Minor Telecommunication applications were approved administratively
- Five (5) Master / Alternative Sign Plans were approved
- 1,154 building permits and 203 signs were issued administratively

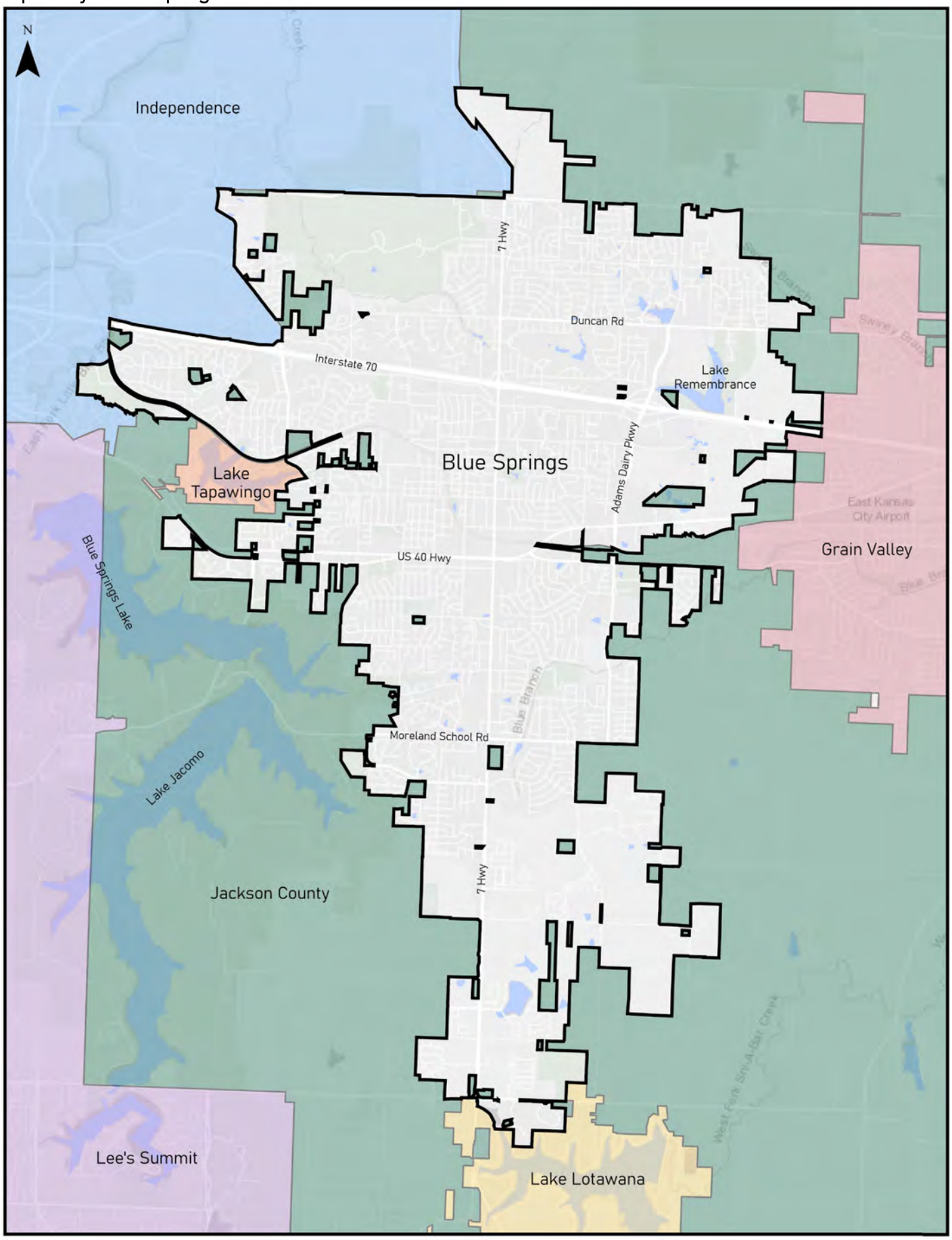


Above: Chapman Ridge Second Phase, located just north of SE Colbern Rd. & west of SE Chapman Ridge Dr., includes 56 dwelling units in 14 fourplexes and 10 dwelling units in 5 duplexes.

Below: The Blue Springs Aquatic Center, located just north of NE Mock Ave. & west of SE Sunnyside School Rd., is anticipated to be complete by Summer of 2024 and will include slides, a lazy river, and a wave ball pool.



Map 1. City of Blue Springs



PART 1. REGULATIONS, STANDARDS, PLANS, & MAP AMENDMENTS

UNIFIED DEVELOPMENT CODE AMENDMENTS

There were four (4) Unified Development Code amendments heard in 2023. For comparison, the Planning Commission also heard three (3) UDC amendments in 2022.

These amendments revised several sections in order to fine-tune the UDC and provide a more effective way to go through planning processes. Table 1 provides a description of the approved amendments.

Table 1. Unified Development Code Amendments

CASE NUMBER	PROJECT– APPLICANT	DESCRIPTION	P.C. ACTION	C.C. ACTION
UDCT-01-23-8609	**Recreational Marijuana** *City of Blue Springs*	Amendment to various Sections and Subsections of **Title IV, Chapter 401-411 Unified Development Code, of the Code of Ordinances of the City of Blue Springs** to amend and adopt regulations related to Recreational Marijuana.	Approved 2/13/23	Approved 3/6/23 *Ord. 5192*
UDCT-04-23-8725	**Floodplain** *City of Blue Springs*	Amendments to **Section 408.010.G**, FF-O District Standards of the Floodplain Management Section of the Unified Development Code, pertaining to new construction and substantial improvements to structures in the floodplain.	Approved 5/22/23	Approved 6/5/23 *Ord. 5223*
UDCT-09-23-8882	**FEMA Flood Insurance Study** *City of Blue Springs*	Amendments to **Section 408.010**, FF-O District Standards of the Floodplain Management Section of the Unified Development Code, to adopt the new Flood Insurance Study (FIS).	Approved 10/9/23	Approved 10/16/23 *Ord. 5265*
UDCT-10-23-9004	**October 2023 Updates** *City of Blue Springs*	Amendments to **Section 403.070.a.1**, Site Plan and Design Review–Administrative Review of the Unified Development Code, to amend the development review procedures for exterior façade remodels. Amendment to **Section 407.040.D.3**, Buffers, Screens and Fencing–Other Fence Design Standards of the Unified Development Code, to amend design standards for fencing. Amendment to **Section 501.070**, Temporary Signs of the Sign Code, to amend regulations for temporary sign allowances.	Approved 11/13/23	Approved 12/4/23 *Ord. 5281, 5282, & 5283*

2014 COMPREHENSIVE PLAN



The 2014 Comprehensive Plan was implemented with the approval of the new UDC. Both documents went into effect October 5, 2015. The Comprehensive Plan will guide future development, including long-range planning efforts. The comprehensive plan aims to create places, connections, investment, and give a clear image of Blue Springs as a city. The plan should serve as a guide for the types of developments approved and desired in the City.

THEMES: OUR BIG IDEAS

the LINC—our natural advantage

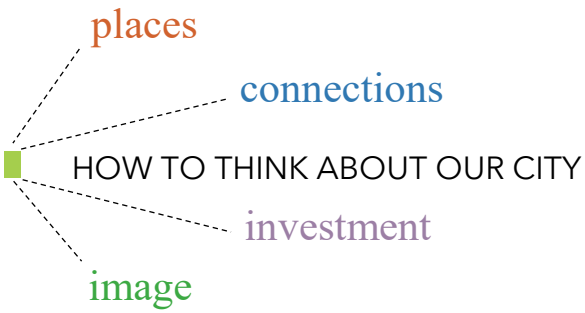
neighborhoods & gathering places

relationships & innovation:
a great place to grow business

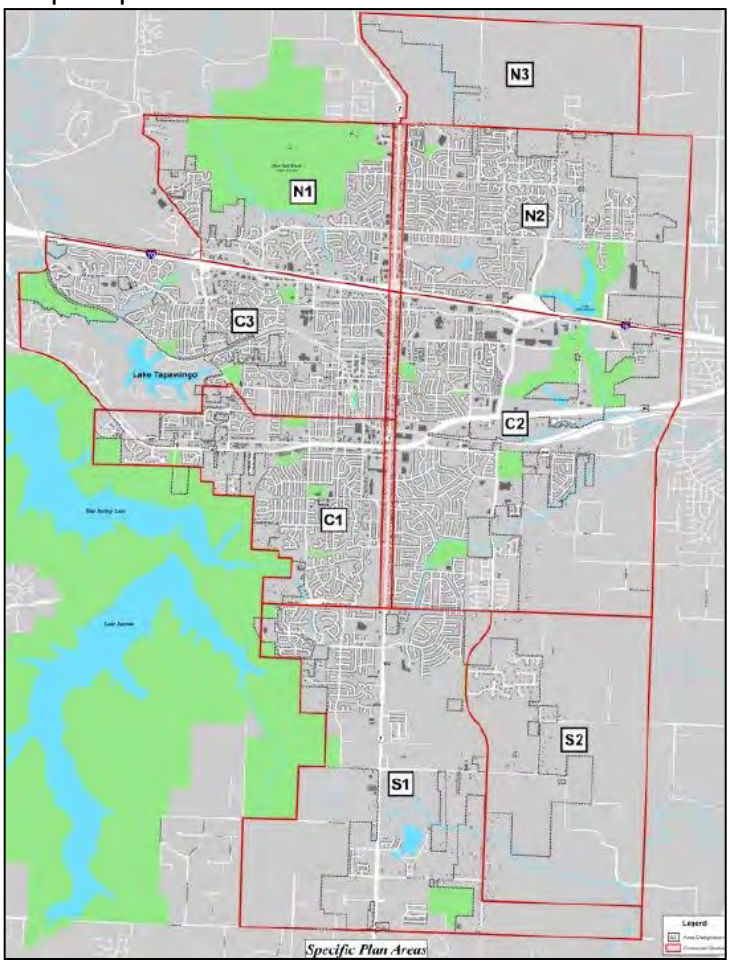
downtown: the heart of our community

breathing new life into old corridors

[L]ocal [I]ntegrated [N]atural [C]onnections



Map 2. Specific Area Plans



Over the next few years, Specific Area Plans will be completed for the remaining five areas not completed during the Comprehensive Plan development process. The following Specific Plans have been completed: North 1 (N1), North 2 (N2), Central 1 (C1), South 1 (S1), and Central 2 (C2). In 2018, the Specific Plan for was completed for South 2 (S2). Central 3 (C3) and North 3 (N3) are the only remaining unfinished Specific Plans.

ZONING MAP AMENDMENTS

In 2023, City Council approved four (4) rezoning applications, while three (3) applications were denied or withdrawn. For comparison, in 2022, Planning Commission and City Council reviewed sixteen (16) rezoning applications with twelve (12) of those being approved.

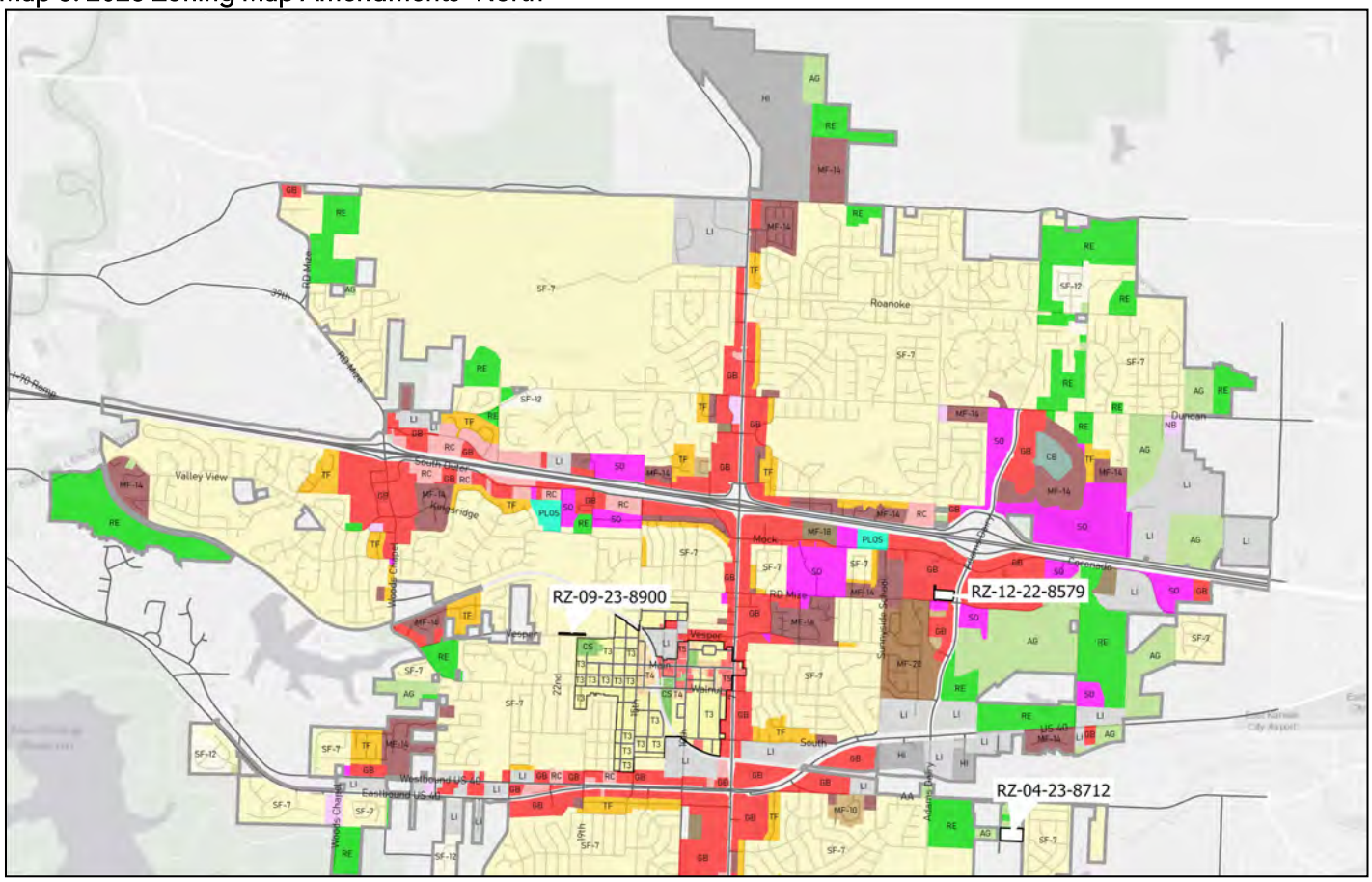
Table 2 lists the zoning map amendments considered by the Planning Commission in 2023. Maps 3 & 4 show locations of approved zoning map amendments. City Council approved three (3) rezoning applications in northern Blue Springs and one (1) rezoning application in southern Blue Springs.

Table 2. Zoning Map Amendments

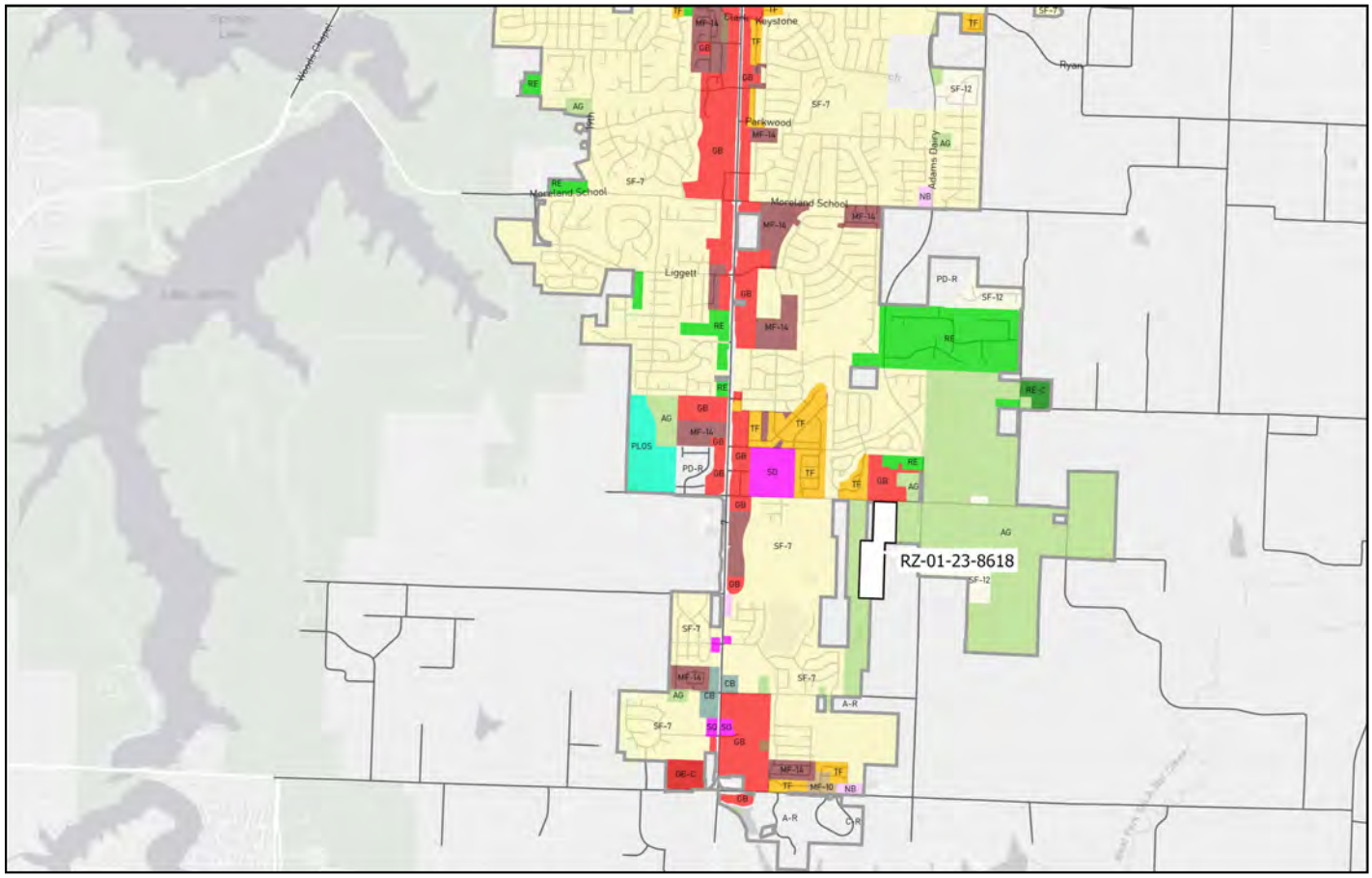
CASE NUMBER	PROJECT–APPLICANT	LOCATION	REQUEST	REZONED ACRES +/-	P.C. ACTION	C.C. ACTION
RZ-12-22-8579	**Blue Springs Medical Office Building** *MedCraft*	807 NE R D Mize Rd.	RE/ADP-O to GB/ADP-O	3.53	Approved 1/9/23	Approved 1/17/23 *Ord. 5179*
RZ-04-23-8712	**CHN Estates** *Christopher & Laura Mann*	1130 SE Graham Ridge Rd.	AG to RE	4.88	Approved 5/22/23	Approved 6/5/23 *Ord. 5219*
RZ-01-23-8618	**Colonial Farms** *Colonial Gardens Development, LLC*	South of SE Wyatt Rd. & West of SE Adams Dairy Pkwy.	AG to PD-MU	38.70	Approved 6/12/26	Approved 6/20/23 *Ord. 5228*
RZ-05-23-8774	**Lucky Time Dog Car Wash** *Dale Walkup*	1800 SW Leonard St.	GB to RC	0.95	Approved 7/10/23	Denied 7/17/23
RZ-06-23-8813	**Silver Line** *V's Services, LLC*	1050 Cemetery Rd.	GB to LI	2.18	Approved 9/25/23	Denied 10/2/23
RZ-09-23-8900	**BSSD Career & Innovation Center** *Hollis + Miller Architects*	2101 NW Vesper St.	SF-7 to SF-7/PD	0.65	Approved 11/13/23	Approved 12/4/23 *Ord. 5275*
RZ-10-23-8935	**The Crossings at Adams Dairy** *Bridgewood Plaza II, LLC*	Southwest corner of NE Duncan Rd. & NE Adams Dairy Pkwy.	SO/ADP-O to PD-MU/ADP-O	27.77	Denied 12/11/23	No Motion* 12/18/23

*Since no motion was made, the project is denied.

Map 3. 2023 Zoning Map Amendments–North



Map 4. 2023 Zoning Map Amendments–South



PART 2. CITY GROWTH AND LAND DEVELOPMENT

POPULATION

The City of Blue Springs had an estimated population of 55,829 as of May 2020. The official census, as of April 1, 2020, was released in August 2021 which had the City's official population at 58,603. This amounts to an increase of 6,028 residents since the 2010 Census with a growth rate of 11.47% over the decade.

Table 4 includes official census counts and estimates over the past ten (10) years. Since 2012, there has been an increase of 6,516 which is an a growth rate of 12.29% based on population estimates and the official population. Population estimates for 2023 will be released in Spring 2024.

Table 4. Population Estimates

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	**2022**
Official Census	-	-	-	-	-	-	-	-	58,603	-	-
Population Estimate	53,002	53,191	53,526	54,054	54,462	54,945	55,126	55,829	56,547	59,430	**59,518**
Annual Increase	+ 241	+ 189	+ 335	+ 528	+ 408	+ 483	+181	+703	+2,774	+827	**+88**
Annual Growth Rate	0.46%	0.36%	0.63%	0.99%	0.75%	0.89%	0.33%	1.28%	4.97%	1.41%	**0.15%**

ANNEXATION & DE-ANNEXATION

The City of Blue Springs heard three (3) Annexations in 2023 (see Table 3). The city annexed three (3) properties in 2022, two (2) in 2021, and three (3) in 2020.

The city did not hear De-Annexation requests in 2023.

Table 3. Annexations & De-Annexations

CASE NUMBER	PROJECT–APPLICANT	LOCATION	DESCRIPTION	DISTRICT	ACRES +/-	C.C. ACTION
ANNX-02-23-8634	**9607 Jacob Lane** *Michael E. Throckmorton*	9607 Jacob Ln.	The property owner requested to annex the property	3	1.64	Approved 4/3/23 *Ord. 5200*
ANNX-05-23-8762	**Colonial Gardens** *Colonial Gardens Development, LLC*	Northwest corner of SE Adams Dairy Pkwy. & SE Wyatt Rd.	The property owner requested to annex the property	3	8.94	Approved 6/20/23 *Ord. 5230*
ANNX-09-23-8877	**Rand Property** *Jim L. Rand, Jeff Siems, & Carrie B. Siems*	South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.	The property owners requested to annex the property	3	51.06	Approved 10/16/23 *Ord. 5267*

PRELIMINARY PLATS

Nine (9) Preliminary Plats were heard by the Planning Commission in 2023 with seven (7) being approved and two (2) withdrawn or denied. This is a decrease from the thirteen (13) Preliminary Plats reviewed by the Planning Commission in 2022.

Table 5 lists the Preliminary Plat applications submitted, including the project description and the action taken by the Planning Commission.

Table 5. Preliminary Plats

CASE NUMBER	PROJECT - APPLICANT	LOCATION	DESCRIPTION	ZONE	LOTS	ACRES +/-	P.C. ACTION
PP-12-22 -8581	**Blue Springs Medical Office Building** *MedCraft*	807 NE R D Mize Rd.	Construction of an approximately 31,700-sf. medical office building	GB/ADP-O	1 lot	3.53	Approved 1/9/23
PP-02-23 -8665	**Coronado Plaza West** *Superstar Holdings, LLC*	Southeast corner of NE Sunnyside School Rd. & NE Coronado Dr.	Construct an approximately 650-sf. drive-thru soda shop	GB/ADP-O	1 lot	0.94	Approved 4/10/23
PP-04-23 -8713	**CHN Estates** *Christopher & Laura Mann*	1130 SE Graham Ridge Rd.	Create two (2) lots for the existing house and a proposed house	RE	2 lots	4.88	Approved 5/22/23
PP-04-23 -8717	**Thomas Ultican Elementary Replat** *Hollis + Miller Architects*	1812 NE Vesper St.	Create two (2) lots for the existing Elementary School and the proposed concession stand	SF-7 & T3 & CS	2 lots	13.65	Approved 6/12/23
PP-01-23 -8607	**Blue Springs Reserve 3rd Plat** *Land Bank of Blue Springs*	South of E Walnut St. & North of SE South Ave.	Subdivide a tract to allow for adjacent property owners to own the land and increase their property area	SF-7	12 lots	5.26	Approved 6/26/23
PP-06-23 -8815	**Silver Line** *V's Services, LLC*	1050 Cemetery Rd.	Create one (1) lot to develop a distribution warehouse	GB	1 lot	2.18	Approved 9/25/23; Rescinded
PP-10-23 -8923	**Rainbow Center** *Rainbow Center*	900 NW Woods Chapel Rd.	Create three (3) lots for the transfer of ownership of land	GB	3 lots	4.98	Approved 11/27/23
PP-10-23 -8917	**Copperleaf Shopping Center 2nd Replat** *Exceptional Realty*	South of NW Hearnes Ave. & West of NW 7 Hwy.	Create one (1) lot for pad site from an existing platted lot	GB	2 lots	4.16	Approved 11/27/23
PP-10-23 -8937	**The Crossings at Adams Dairy** *Bridgewood Plaza II, LLC*	Southwest corner of NE Duncan Rd. & NE Adams Dairy Pkwy.	Create three (3) lots for an apartment complex and retail mixed-use development	SO/ADP-O	3 lots	27.77	No Action* 12/11/23
				Approved	24	39.58	
				Residential	12	10.14	
				Commercial	12	29.44	

*Since the associated Rezoning & PD Concept Plan were denied by City Council, action was not necessary.

FINAL PLATS

In 2023, nineteen (19) Final Plats were approved by the Planning Commission and City Council. A total of 292 lots on 137.19 acres were platted. In comparison, City Council approved seventeen (17) Final Plats in 2022.

Table 6 lists the Final Plat applications from 2023, including project information and noting if the platting is for "New" (Greenfield) development, "Redevelopment" of an area, or "Existing" development with no proposed plans for redevelopment.

Table 6. Final Plats

CASE NUMBER	PROJECT - APPLICANT	LOCATION	LOTS & ACRES +/-	DEVELOPMENT TYPE	ZONE	P.C. ACTION	C.C. ACTION	STATUS
PF-12-22-8557	**Willow Creek Estate** *Dan McClanahan*	1200 SE Woodbine Dr.	1 lot 3.20 acres	New Residential	PD-R	Approved 12/27/22	Approved 1/3/23 *Ord. 5178*	Recorded 2/7/23
PF-12-22-8582	**Palo Park 6th Plat** *Capital Growth Buchalter, Inc.*	2750 SW 7 Hwy.	1 lot 1.50 acres	New Commercial	GB	Approved 1/9/23	Approved 1/17/23 *Ord. 5181*	Recorded 4/27/23
PF-12-22-8593	**Chapman Ridge 3rd Plat** *Sallee Development*	North of E Colbern Rd. & West of SE Chapman Ridge Dr.	4 lots 8.90 acres	New Residential	MF-10/ PD	Approved 2/13/23	Approved 3/6/23 *Ord. 5193*	Recorded 4/7/23
PF-01-23-8604	**Mel-Row Place** *Core Constructors*	2131 NW 7 Hwy.	1 lot 0.57 acres	Redevelopment	GB	Approved 2/13/23	Approved 3/6/23 *Ord. 5194*	Recorded 5/17/23
PF-08-22-8408	**Edgewater at Chapman Farms 4th Plat** *Clayton Properties Group, LLC*	North of SW Green Meadow Dr. & South of Edgewater at Chapman Farms 1st Plat	10 lots 1.36 acres	New Residential	SF-7/ PUD	Approved 4/10/23	Approved 4/17/23 *Ord. 5211*	Recorded 5/23/23
PF-02-23-8666	**Coronado Plaza West** *Superstar Holdings, LLC*	Southeast corner of NE Sunnyside School Rd. & NE Coronado Dr.	1 lot 0.94 acres	New Commercial	GB/ ADP-O	Approved 4/10/23	Approved 4/17/23 *Ord. 5207*	Recorded 1/2/24
PF-02-23-8660	**Adams Dairy Medical** *MedCraft*	807 NE R D Mize Rd.	1 lot 3.53 acres	New Commercial	GB/ ADP-O	Approved 4/10/23	Approved 4/17/23 *Ord. 5212*	Recorded 5/9/23
PF-03-23-8683	**Eagles Ridge Estates PR-O 4th Plat** *Blue Springs Safety Storage South, LLC*	Northeast of the intersection of SW 7 Hwy. & SW Eagles Ridge Dr.	56 lots 17.90 acres	New Residential	SF-7/ PR-O	Approved 4/24/23	Approved 5/1/23 *Ord. 5215*	Recorded 5/25/23
PF-03-23-8681	**Stonecreek 24th Plat** *Country Club Homes II, LLC*	North of SW Shrout Creek Dr. & South of SW Stonecreek Dr.	15 lots 5.81 acres	New Residential	SF-7	Approved 4/24/23	Approved 5/1/23 *Ord. 5214*	Recorded 5/25/23
PF-04-23-8740	**Lone Pine Acres 2nd Plat** *Grubbs Consulting, LLC*	1550 SE US 40 Hwy.	1 lot 1.73 acres	New Commercial	LI/ADP-O	Approved 5/8/23	Approved 5/15/23 *Ord. 5218*	Recorded 8/9/23

Table 6. Final Plats (cont.)

CASE NUMBER	PROJECT - APPLICANT	LOCATION	LOTS & ACRES +/-	PROPOSED LAND USE	ZONE	P.C. ACTION	C.C. ACTION	STATUS
PF-04-23-8714	**CHN Estates** *Christopher & Laura Mann*	1130 SE Graham Ridge Rd.	2 lots 4.88 acres	Existing & New Residential	RE	Approved 5/22/23	Approved 6/5/23 *Ord. 5221*	Recorded 7/28/23
PF-04-23-8717	**Thomas Ultican Elementary Replat** *Hollis + Miller Architects*	1812 NE Vesper St.	2 lots 13.65 acres	Existing & New Civic	SF-7 & T3 & CS	Approved 6/12/23	Approved 6/20/23 *Ord. 5232*	Recorded 8/21/23
PF-01-23-8608	**Blue Springs Reserve 3rd Plat** *Land Bank of Blue Springs*	South of E Walnut St. & North of SE South Ave.	12 lots 5.26 acres	Existing Residential	SF-7	Approved 6/26/23	Approved 7/17/23 *Ord. 5240*	Recorded 1/11/24
PF-05-23-8776	**Cambridge Park 2nd Plat** *Kansas LD, LLC*	North of SE Major Rd. & directly West of Cambridge Park 1st Plat	108 lots 37.45 acres	New Residential	SF-7/ PD	Approved 7/10/23	Approved 8/7/23 *Ord. 5242*	Recorded 9/25/23
PF-07-23-8842	**Palo Park 7th Plat** *Crosslands Companies*	2750 SW 7 Hwy.	1 lot 1.56 acres	New Commercial	GB	Approved 9/11/23	Approved 9/18/23 *Ord. 5252*	Recorded 12/28/23
PF-08-23-8870	**Four Pillars 5th Plat** *Area Surveyors*	South of NE Roanoke Dr. & East of Four Pillars 4th Plat	39 lots 12.19 acres	New Residential	SF-7/ PR-O	Approved 10/9/23	Approved 10/16/23 *Ord. 5268*	Recorded 11/16/23
PF-10-23-8924	**Rainbow Center** *Rainbow Center*	900 NW Woods Chapel Rd.	3 lots 4.98 acres	Existing Commercial	GB	Approved 11/27/23	Approved 12/4/23 *Ord. 5278*	Recorded 2/13/24
PF-10-23-8920	**Eagles Creek of Blue Springs 1st Plat** *Eagles Creek II, LLC*	South of Moreland School Rd. & West of SE Adams Dairy Pkwy.	33 lots 11.04 acres	New Residential	SF-7	Approved 11/27/23	Approved 12/4/23 *Ord. 5284*	Recorded 2/12/24
PF-10-23-8915	**Copperleaf Shopping Center 2nd Replat** *Exceptional Realty*	Southwest corner of NW 7 Hwy. & NW Hearnes Ave.	1 lot 0.74 acres	Existing Vacant Commercial	GB	Approved 11/27/23	Approved 12/4/23 *Ord. 5285*	*Pending*

New (Greenfield) Development:	273 lots / 117.35 acres
Redevelopment:	1 lot / 0.57 acres
Existing Development:	18 lots / 19.27 acres
For Sale Only:	0 lots / 0.00 acres
TOTAL:	292 lots / 137.19 acres
RESIDENTIAL :	280 lots / 107.99 acres
COMMERCIAL :	10 lots / 15.55 acres
CIVIC :	2 lots / 13.65 acres

PART 3. SITE DEVELOPMENT

PLANNED DEVELOPMENT CONCEPT & FINAL PLANS

A Planned Development (PD) establishes a development's general layout and design standards. In 2023, City Council approved two (2) PD Concept Plans. There was one (1) PD Final Plan application in 2023.

For Comparison, City Council approved three (3) PD Concept Plans and Planning Commission approved two (2) PD Final Plans in 2022. Planned Development applications have been available for submittal since the UDC update in July 2021. Table 7 lists all PD Concept & Final Plans submitted in 2023.

Table 7. PD Concept & Final Plans

CASE NUMBER	PROJECT - APPLICANT	LOCATION	PROPOSED USE	DESCRIPTION	PC ACTION	C.C. ACTION
PDC-01-23-8620	**Colonial Farms** *Colonial Gardens Development, LLC*	South of SE Wyatt Rd. & West of Adams Dairy Pkwy.	Mixed Use (General Business & Agriculture)	Development of a commercial farm with livestock, various events, storage buildings, etc., on 38.70 +/- acres	Approved 6/12/23	Approved 6/20/23 *Ord. 5228*
PDF-05-23-8775	**Cambridge Park 2nd Plat** *Kansas LD, LLC*	North of SE Major Rd. & directly West of Cambridge Park 1st Plat	Detached Housing	Development of 108 single -family homes and walking trails in the tracts	Approved 7/10/23	N/A
PDC-09-23-8901	**BSSD Career & Innovation Center** *Hollis + Miller Architects*	2101 NW Vesper St.	School—Elementary, Middle, or High	Demolition of the existing Freshman Center and construction of an approximately 145,000-sf. building for the BSSD Career Innovation Center	Approved 11/13/23	Approved 12/4/23 *Ord. 5276*
PDC-10-23-8936	**The Crossings at Adams Dairy**	Southwest corner of NE Duncan Rd. & NE Adams Dairy Pkwy.	Mixed-Use (Multi-Family Residential & Service/ Office/ Retail)	Development of ten (10) buildings for 360 dwelling units and a clubhouse on 17.65 +/- acres and three (3) retail buildings on 4.59 +/- acres	Denied 12/11/23	No Motion* 12/18/23

*Since no motion was made, the project is denied.

PLANNED RESIDENTIAL OVERLAY CONCEPT & FINAL PLANS

A Planned Residential Overlay (PR-O) district classification establishes general layout and design standards for residential subdivision developments. In 2023, City Council approved zero (0) PR-O Concept Plans, Planning Commission approved one (1) PR-O Final Plan, and staff administratively approved one (1) PR-O Final Plan.

For comparison, City Council approved zero (0) PR-O Concept Plans and Planning Commission approved zero (0) PR-O Final Plans in 2022. Table 8 lists all PR-O Concept & Final Plans submitted in 2023.

Table 8. PR-O Concept and & Final Plans

CASE NUMBER	PROJECT - APPLICANT	LOCATION	PROPOSED USE	DESCRIPTION	PC ACTION	C.C. ACTION
PROF-03-23-8682	**Eagles Ridge Estates PR-O 4th Plat** *Blue Springs Safety Storage South, LLC*	Northeast of the intersection of SW 7 Hwy. & SW Eagles Ridge Dr.	Single-Family Residential	Development of fifty-six (56) single-family lots on 17.90 +/- acres	Approved 4/24/23	N/A
PROF-05-23-8752	**Shadow Glen** *Shadow Glen HOA*	West of Woods Chapel Rd. & directly across the street from	Multi-Family Residential	Amendment to allow for fully enclosed patios	N/A*	N/A*

*Shadow Glen applied for a PR-O Final Plan amendment to allow for fully enclosed patios which was approved administratively.

PLANNED UNIT DEVELOPMENT CONCEPT & FINAL PLANS

In 2023, City Council approved one (1) Planned Unit Development (PUD) Concept Plan. For comparison, two (2) PUD Concept Plans were approved by City Council in 2022.

Planning Commission approved zero (0) PUD Final Plan applications in 2023 and staff administratively approved one (1) PUD Final Plan application. In 2022, one (1) PUD Final Plan was approved. Table 9 lists all PUD applications submitted in 2023.

Table 9. PUD Concept & Final Plans

CASE NUMBER	PROJECT - APPLICANT	LOCATION	PROPOSED USE	DESCRIPTION	PC ACTION	C.C. ACTION
PUDF-05-23-8671	**Edgewater at Chapman Farms** *Clayton Properties Group*	West of SW 7 Hwy. & South of E Cowherd Rd.	Residential	Amendment to allow for additional elevations	N/A*	N/A*
PUDC-08-23-8846	**The Vineyards at the Springs Clubhouse** *Vineyards at the Springs HOA*	700 NW Valley Brook Rd.	Residential	Amendment to remove the allowed accessory dwelling unit in a community clubhouse building	Approved 9/11/23	Approved 9/18/23 *Ord. 5250*

*Edgewater at Chapman Farms applied for a PUD Final Plan amendment to allow for additional elevations which was approved administratively.

COMBINED PLANNED DEVELOPMENT OR PLANNED UNIT DEVELOPMENT FINAL PLAN AND SITE PLAN / DESIGN REVIEW

In order to streamline the application process, developments requiring both a PUD Final Plan and a Site Plan / Design Review (PUDS) or a PD Final Plan and a Site Plan / Design Review (PDFS) are allowed to submit a combined application.

In 2023, zero (0) PUDS applications were received and one (1) PDFS application was approved. There were four (4) applications submitted in 2022. Table 10 lists the PUDS & PDFS applications submitted in 2023.

Table 10. Combined Final Plan and Site Plan & Design Review

CASE NUMBER	PROJECT - APPLICANT	LOCATION	PROPOSED USE	DESCRIPTION	PC ACTION
PDFS-12-22-8592	**Chapman Ridge 3rd Plat** *Sallee Development*	North of E Colbern Rd. & West of SE Chapman Ridge Dr.	Residential	Development of a 66-unit townhouse community consisting of duplexes and fourplexes	Approved 2/13/23

GENERAL DEVELOPMENT PLAN

The General Development Plan (GDP) process is a new approval option created by an amendment to the UDC that was approved in June 2020. A GDP application will be required any time there is a zoning request unless it's for a planned development. It will also be required with a Preliminary Plat unless four (4) or fewer single-family or two-family lots are proposed.

Table 11 shows that three (3) GDP applications were approved in 2023. There were five (5) GDP applications approved in 2022.

Table 11. General Development Plan

CASE NUMBER	PROJECT–APPLICANT	LOCATION	DESCRIPTION	P.C. ACTION	C.C. ACTION
GDP-12-22-8580	**Blue Springs Medical Office Building** *MedCraft*	807 NE R D Mize Rd.	Development of an approximately 31,700-sf. medical office building	Approved 1/9/23	Approved 1/17/23 *Ord. 5180*
GDP-05-23-8745	**CHN Estates** *Christopher & Laura Mann*	1130 SE Graham Ridge Rd.	Allow for the development of one single-family home with the Residential Estate building type standards	Approved 5/22/23	Approved 6/5/23 *Ord. 5220*
GDP-06-23-8814	**Silver Line** *V's Services, LLC*	1050 Cemetery Rd.	Develop an approximately 6,670-sf. building for warehouse and distribution	Approved 9/25/23	Not Introduced

ADMINISTRATIVE SITE PLAN & DESIGN REVIEW

The Administrative Site Plan & Design Review (ASPDR) process was created by the new UDC from 2015. The ASPDR option allows smaller, less intensive developments that require no other reviews by the Planning Commission to be reviewed and approved by staff.

Three (3) ASPDR applications were administratively approved in 2023. For comparison, five (5) ASPDR applications were approved in 2022.

Table 12. Administrative Site Plan & Design Review

CASE NUMBER	PROJECT–APPLICANT	LOCATION	DESCRIPTION	ACTION
ASPDR-01-23-8610	**Blue Springs Self Storage** *Integral Design Architecture*	410 SW South Ave.	Construction of an approximately 6,150-sf. climate controlled storage building	Approved 2/21/23
ASPDR-02-23-8645	**Shrout Farms Lot 6** *Foresight Real Estate Services, LLC*	3101 SW 7 Hwy.	Development of two buildings for a fast-food restaurant and a dental office	Approved 4/7/23
ASPDR-08-23-8854	**Tequesta Village** *WI-Douglas Place, LLC*	901 SE Tequesta Ln.	Allow for the addition of a 900-sf. dog park amenity	Approved 8/30/23

SITE PLAN & DESIGN REVIEW

Site Plan & Design Review (SPDR) approval is required for all development in the Adams Dairy Parkway Overlay District (ADP-O) and any other developments not eligible for the Administrative SPDR application. SPDR applications can include Alternative Development Standards for exceptions from the UDC if deemed acceptable by Planning Commission.

In 2023, Planning Commission approved seven (7) SPDR applications. Comparatively, in 2022 there were thirteen (13) applications approved. Table 13 lists the SPDR applications submitted in 2023.

Table 13. Site Plan & Design Review

CASE NUMBER	PROJECT–APPLICANT	LOCATION	DESCRIPTION	P.C. ACTION
SPDR-01-23-8606	**Blue Springs Medical Office Building** *MedCraft*	807 NE R D Mize Rd.	Development of a two-story medical office building totaling approximately 31,700-sf.	Approved 2/13/23
SPDR-02-23-8667	**Coronado Plaza West** *Superstar Holdings, LLC*	Southeast corner of NE Sunnyside School Rd. & NE Coronado Dr.	Construct an approximately 650-sf. drive-thru soda shop	Approved 4/10/23
SPDR-03-23-8692	**Gerber Collision & Glass** *Grubbs Consulting, LLC*	1550 SE US 40 Hwy.	Development of an approximately 16,000-sf. auto body and collision repair shop	Approved 5/8/23
SPDR-06-23-8791	**Scooter's** *K. Warman Architecture + Design*	1116 SW 7 Hwy.	Exterior remodel of the building to update the façade with current corporate design aesthetics	Approved 7/24/23
SPDR-06-23-8817	**Jakubec** *Manning General Contractors*	East of NW 7 Hwy. & South of NW Roanoke Dr.	Development of an approximately 4,400-sf. building to serve as a daycare and a dojo karate business	Approved 8/14/23
SPDR-07-23-8843	**The Learning Experience** *Crosslands Companies*	2750 SW 7 Hwy.	Construct an approximately 10,000-sf. building for a commercial daycare	Approved 9/11/23
SPDR-09-23-8902	**Kansas City Cannabis** *Nelson Brother Construction*	1117 NW 7 Hwy.	Reuse of an existing building with the addition of a windowless drive-thru	Approved 11/13/23

PROJECT SHOWCASE



The Medical Office Building will be located at 807 NE R D Mize Road. The proposal includes a two-story building with approximately 31,700-sf. There is one access point onto NE R D Mize Road and the site will provide over 40% open space as required by the Adams Dairy Parkway Overlay. The building materials include a stone and brick veneer with wood-look metal accents.

The Blue Springs School District Career Innovation Center will be replacing the existing Freshman Center at 2101 NW Vesper Street. The entire building will consist of 145,000-sf. and will be completed in two phases. The center will allow for career cultivation by including classrooms designed for specific fields such as health science, graphic design, culinary arts, etc. It is anticipated to be complete in 2029.





The Learning Experience, a commercial daycare, will be located at 2750 SW 7 Highway. The daycare will include a pick-up and drop-off area along with a fenced in playground. The site is required to connect to the existing access drive that connects to Prescott Plaza (north) and SW Moreland School Road (south) to allow for additional access points. It is the last lot to be developed in the Palo Park Commercial subdivision and is anticipated to be complete by Fall of 2024.

CONDITIONAL USE PERMITS

There were fourteen (14) applications for Conditional Use Permits (CUP) heard by the Planning Commission in 2023.

Of those, only thirteen (13) were approved by City Council. In 2022, City Council approved nine (9) Conditional Use Permits.

Table 14. Conditional Use Permits

CASE NUMBER	PROJECT-APPLICANT	LOCATION	DESCRIPTION	P.C. ACTION	C.C. ACTION
CUP-12-22-8553	**Mel-Row Place** *Core Constructors*	2131 NW 7 Hwy.	Allow the "Vehicle Repair, Limited" use in the "GB" zoning district for the reuse of an existing building	Approved 12/27/22	Approved 1/3/23 *Ord. 5176*
CUP-12-22-8555	**Snak Atak** *DBL Architecture, Inc.*	8251 SW 6th St.	Allow the "Service Station, General (7 to 16 pumps)" in the "GB" zoning district	Approved 12/27/22	Approved 1/3/23 *Ord. 5177*
CUP-02-23-8642	**First United Methodist Church, Lot 2** *James & Lisa Autry*	South of Beach Dr., Lake Tapawingo, MO	Allow for Residential Accessory Uses without a Principal Use on the property	Approved 3/27/23	Approved 4/3/23 *Ord. 5199*
CUP-02-23-8659	**Farrand Farms** *Farrand Farms*	821 SW US 40 Hwy.	Allow the "Outdoor Sales and Service" use in the "GB" zoning district for the reuse of an existing building	Approved 4/10/23	Approved 4/17/23 *Ord. 5208*
CUP-02-23-8643	**Dreamland Learning Center** *Tiesha Ajiboye*	3509 NW Valley View Pl., Ste. A	Allow the "Day Care, Commercial" use in the "GB" zoning district for the reuse of an existing building	Approved 4/10/23	Approved 4/17/23 *Ord. 5209*
CUP-02-23-8664	**Coronado Plaza West** *Superstar Holdings, LLC*	Southeast corner of NE Sunnyside School Rd. & NE Coronado Dr.	Allow for a "Restaurant" and "Drive Thru" in the "GB/ADP-O" zoning district for a new soda shop	Approved 4/10/23	Approved 4/17/23 *Ord. 5206*
CUP-05-23-8773	**Lucky Time Dog Car Wash** *Dale Walkup*	1800 SW Leonard St.	Allow the "Car Wash" and "Storage–Residential Warehouse" land uses in the "RC" zoning district for an existing	Approved 7/10/23	Denied 7/17/23
CUP-06-23-8802	**The Cigar Merchant** *The Cigar Merchant*	1739 NW Burdett Crssng.	Allow the "Tobacconist" use in the "GB/PUD/R-O" zoning district for an existing multi-tenant retail building	Approved 7/10/23	Approved 7/17/23 *Ord. 5239*
CUP-06-23-8816	**Jakubec** *Manning General Contractors*	East of NW 7 Hwy. & South of NW Roanoke Dr.	Allow the "Day Care, Commercial" use in the "GB" zoning district	Approved 8/14/23	Approved 8/21/23 *Ord. 5244*
CUP-06-23-8818	**Maximum Security** *Maximum Security*	917 NW Jefferson St.	Allow the "Building or Construction Contractor" use in the "GB" zoning district for the reuse of an existing	Approved 8/14/23	Approved 8/21/23 *Ord. 5242*
CUP-07-23-8840	**Dreamland Learning Center** *Dreamland Daycare and Learning Center*	3509 NW Valley View Pl., Ste. B	Allow the "Day Care, Commercial" use in the "GB" zoning district for the reuse of an existing building	Approved 9/11/23	Approved 9/18/23 *Ord. 5249*

Table 14. Conditional Use Permits (cont.)

CASE NUMBER	PROJECT-APPLICANT	LOCATION	DESCRIPTION	P.C. ACTION	C.C. ACTION
CUP-07-23-8841	**The Learning Experience** *Crosslands Companies*	2750 SW 7 Hwy.	Allow the "Day Care, Commercial" use in the "GB" zoning district	Approved 9/11/23	Approved 9/18/23 *Ord. 5251*
CUP-09-23-8898	**PS Property Services, LLC** *PS Property Services, LLC*	315 NW 10th St.	Allow the "Building or Construction Contractor" use in the "GB" zoning district for the reuse of an existing building	Approved 11/13/23	Approved 12/4/23 *Ord. 5280*
CUP-10-23-8922	**Rainbow Center** *Rainbow Center*	900 NW Woods Chapel Rd.	Allow the "School–Elementary, Middle, or High" use in the "GB" zoning district for a pre-existing business	Approved 11/27/23	Approved 12/4/23 *Ord. 5277*

VACATIONS

The Planning Commission and City Council approved five (5) Vacation applications in 2023.

In 2022, there was one (1) request submitted and approved. Table 15 lists the vacation requests from 2023.

Table 15. Vacations

APCASE NUMBER	PROJECT-APPLICANT	LOCATION	DESCRIPTION	P.C. ACTION	C.C. ACTION
VAC-01-23-8605	**Chapman Ridge 3rd Plat** *Sallee Development*	North of E Colbern Rd. & West of SE Chapman Ridge Dr.	Vacation of right-of-way for a temporary cul-de-sac and vacation of platted utility easements	Approved 2/13/23	Approved 3/6/23 *Ord. 5190 & Ord. 5191*
VAC-03-23-8690	**Edgewater at Chapman Farms 4th Plat** *Clayton Properties Group, Inc.*	North of SW Green Meadow Dr. & South of Edgewater at Chapman Farms 1st Plat	Vacation of previously platted utility easements	Approved 4/10/23	Approved 4/17/23 *Ord. 5210*
VAC-04-23-8715	**NW Vesper St. & NW 16th St.** *Jeffrey Gibson & Teresa Codemo*	Alley west of 205 NW 16th St.	Vacation of previously platted 12-ft. alleyway	Approved 5/22/23	Approved 6/5/23 *Ord. 5222*
VAC-05-23-8745	**BSSD Career Innovation Center** *Hollis + Miller Architects*	2101 NW Vesper St.	Vacation of right-of-way containing the bus loop for the BSSD Freshman Center	Approved 6/12/23	Approved 6/20/23 *Ord. 5227*
VAC-09-23-8899	**Quail Walk 7th, Lot 43** *William & Sherry Lord*	2503 NE Quail Walk Ct.	Vacation of a 10-ft. utility easement to allow for a building addition	Approved 11/13/23	Approved 12/4/23 *Ord. 5279*

REDEVELOPMENT MODIFICATION PLAN

The Redevelopment Modification Plan (RMP) ordinance was adopted in October 2003 in order to facilitate the redevelopment of commercially and industrially zoned areas of the City. This process will ensure high quality development that is compatible with adjacent development in all parts of the City without creating unnecessary costs for developers. The primary objective of the ordinance is to ensure and promote a strong business climate within Blue Springs while making it easier to expand existing businesses.

There were no Redevelopment Modification Plan applications submitted in 2023. There has not been a RMP application for the past 10 years meaning the last RMP application was approved in 2013.

Table 16. Redevelopment Modification Plans

CASE NUMBER	PROJECT - APPLICANT	LOCATION	PROPOSED USE	DESCRIPTION	P.C. ACTION	C.C. ACTION
N/A						

VARIANCES

The Board of Adjustment reviews applications for variances. In 2023, two (2) Variance applications were heard by the Board of Adjustment.

For comparison, one (1) variance request was heard in 2022, one (1) in 2021, and one (1) in 2020. Table 17 lists the variance requests submitted in 2023.

Table 17. Variances

CASE NUMBER	PROJECT-APPLICANT	LOCATION	DESCRIPTION	ACTION
VAR-07-23-8833	**1101 SW Brookside Ct.** *Steve Froehlich*	1101 SW Brookside Ct.	Request to allow the driveway to exceed the maximum percentage of front yard covered for a single-family house	Denied 8/9/23
VAR-10-23-8919	**Bitnoff Driveway** *Mike Bitnoff*	808 NW Rosaceae Dr.	Request to allow for a driveway expansion that does not lead to a garage or carport	Withdrawn

TELECOMMUNICATIONS

There are two types of telecommunications applications–minor and major. Applications that include minor modifications to existing towers or co-locations can be reviewed and approved administratively. Applications for new towers or significant changes to existing towers require Planning Commission approval.

Staff approved four (4) minor telecommunication applications in 2022. Comparatively, zero (0) were approved in 2023. Table 18 lists all telecommunication applications submitted in 2023.

Table 18. Telecommunications

CASE NUMBER	PROJECT - APPLICANT	LOCATION	DESCRIPTION	ACTION
N/A				

MASTER / ALTERNATIVE SIGN PLANS

Master / Alternative Sign Plan applications are required for proposed signs that do not meet the criteria of the Sign Code.

The Planning Commission approved five (5) Master / Alternative Sign Plan applications in 2023.

Table 19. Master / Alternative Sign Plans

CASE NUMBER	PROJECT–APPLICANT	LOCATION	DESCRIPTION	P.C. ACTION
ASP-12-22-8577	**Amazon.com Services, LLC** *Kimley-Horn*	2400 NE Coronado Dr.	Allow for five (5) suspended signs instead of one (1) as permitted by the Sign Code	Approved 1/23/23
ASP-01-23-8622	**City Mural at Pints and Play** *Pints and Plat (Bar Concepts)*	1008 W Main St.	Allow for a "Welcome to Blue Springs" mural	Approved 3/13/23
ASP-03-23-8678	**Celebrate Blue Springs–Cats on Main** *Downtown Alive!*	1204 W Main St.	Allow for a mural showcasing the Blue Springs high schools	Approved 4/24/23
ASP-09-23-8885	**Mall at Fall Creek** *Asset Holding, LLC*	1319 SW 7 Hwy.	Allow for an off-premises monument sign that does not meet the required setback, exceeds the maximum area allowed, does not meet the minimum spacing requirements, and exceed the maximum number of signs along the same lot frontage	Approved 10/23/23
ASP-09-23-8903	**Kansas City Cannabis** *Nelson Brother Construction*	1117 NW 7 Hwy.	Allow for a pole sign with a decreased setback	Approved 11/13/23

ADMINISTRATIVE SIGN PERMIT APPROVALS

In 2023, 203 signs were administratively approved and issued, which included sign permits for signs that previously received Master/Alternative Sign Plan approval. Compared to 2022, there were 6 less signs issued in 2023. Table 20 summarizes the number of sign permits issued since 2020.

The biggest decrease in approvals came from Building -Mounted signs, down from 123 in 2022 to 106 in 2023.

Staff also continued to conduct Sign Runs which included driving down major roads (7 Highway, 40 Highway, Woods Chapel Road, etc.) and looking for illegal signage. During the Sign Run, staff would pull signs in the Right-of-Way and then send letters to any business that had a sign up without a permit. This helps keep businesses aware of the current code and helps the streets remain aesthetically pleasing.

Table 20. Administrative Sign Permits

Type of Sign Permit	2020	2021	2022	2023
Sign Face Replacement	34	29	49	**48**
Ground-Mounted Signs	26	24	17	**17**
Building-Mounted Signs	83	90	121	**106**
Temporary Signs	14	11	22	**22**
Other Sign Permits (Flags, Paired-Bracket, Mural etc.)	3	10	0	**10**
Total Signs Issued	160	164	209	**203**







BUILDING PERMITS

Building permits are issued for various types of construction including new structures (residential, commercial, industrial, etc.), alterations to existing structures, and demolitions. Figures 1 and 2 compare 2022 and 2023 building permit information. Table 21 compares building permits over the past four years.

The estimated construction valuation for 2023 permits totaled just over $46,085,000, a decrease from $202 million in 2022. All permits issued in 2023 accounted for 939,736-sf. of construction area, much less than the 2,323,834-sf. in 2022.

Table 21. Annual Building Permits

	2020	2021	2022	2023
Total Building Permits	1,425	1,369	1,345	1,154
New Single-Family Permits	262	177	153	123
New Duplex Permits	74	21	22	3
New Multi-Family Permits	5	1	9	8
Residential Addition & Alteration Permits	202	178	183	216
Non-Res. Permits - New, Additions & Alterations	59	74	112	70
Total Other Permits	823	918	865	734
Percent of New Single-Family Residential Permits of Total Building Permits	18.3%	12.9%	11.4%	10.6%
Total New Residential Dwelling Units	560	272	534	161

There were 123 new single-family permits in 2023, which is about 30 less than 2022. New single-family residential permits accounted for approximately 10.6% of all permits issued in 2023. Table 22 provides a list of the neighborhoods with the most new single-family home permits in 2023.

The only area where permits increased was for residential addition and alteration permits. There were 183 permits issued in 2022 and 216 issued in 2023. This can be an indicator that people see value in reinvesting in their homes and have plans to remain in their house and neighborhood. All other permits saw a decrease which is generally consistent with the change from 2021 to 2022.

In 2023, new residential building permits issued added 161 dwelling units to the City, which is a substantial decrease from 2022.

Figure 1. Building Permits Comparison

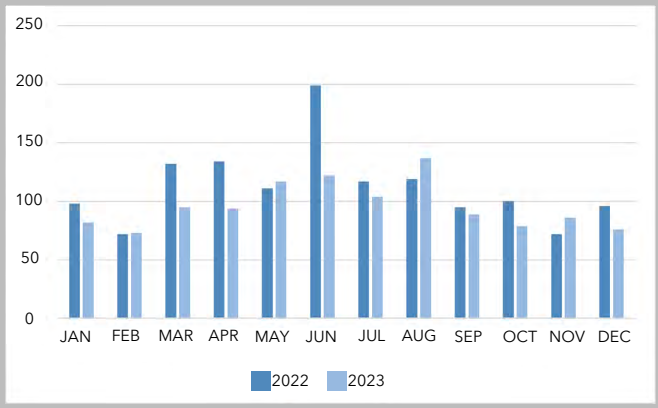


Figure 2. New Single-Family Comparison

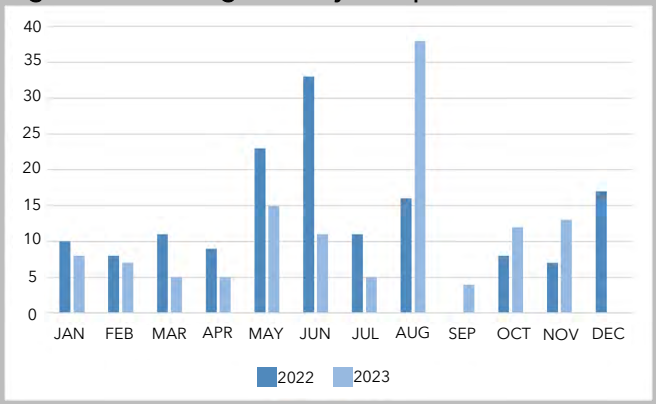
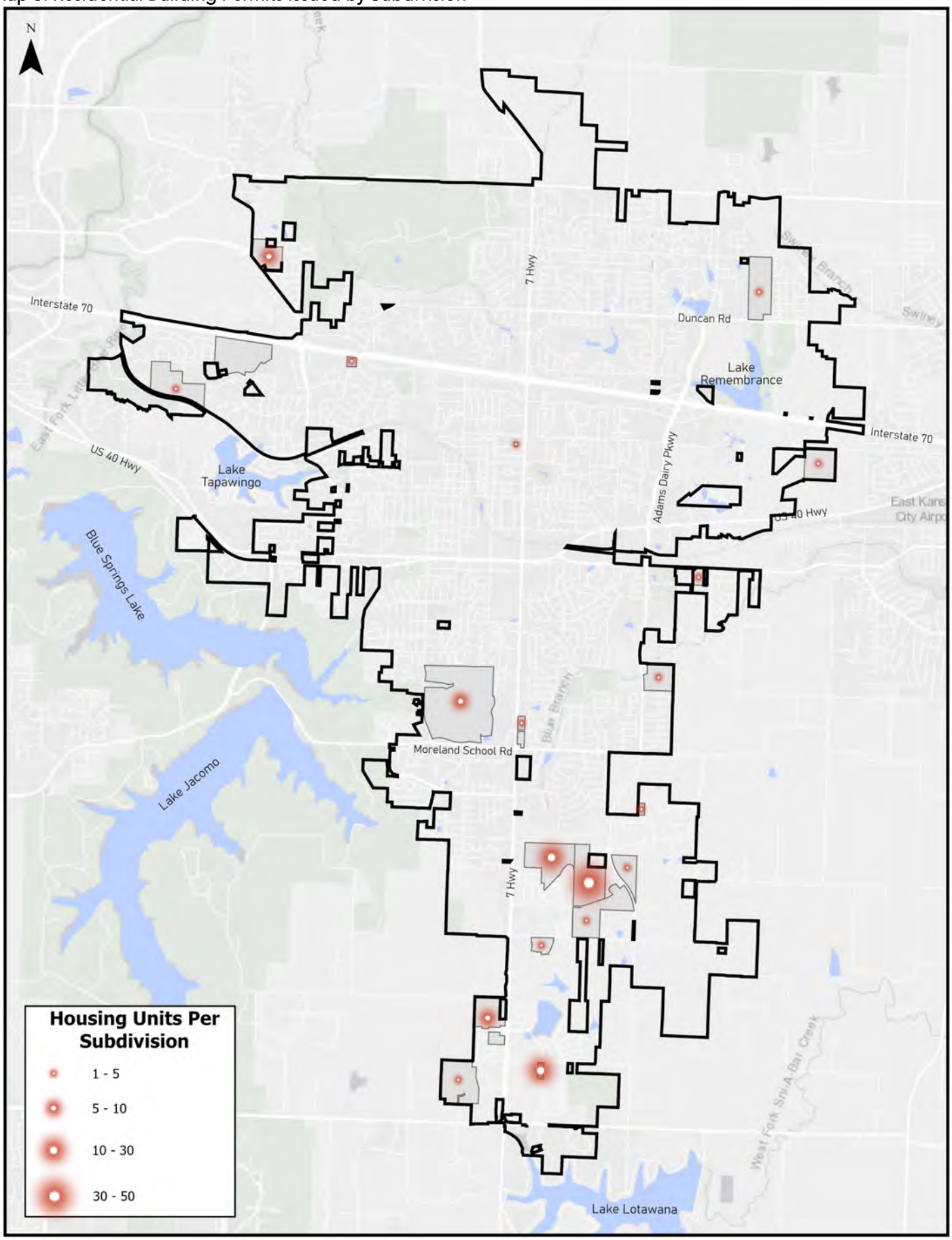


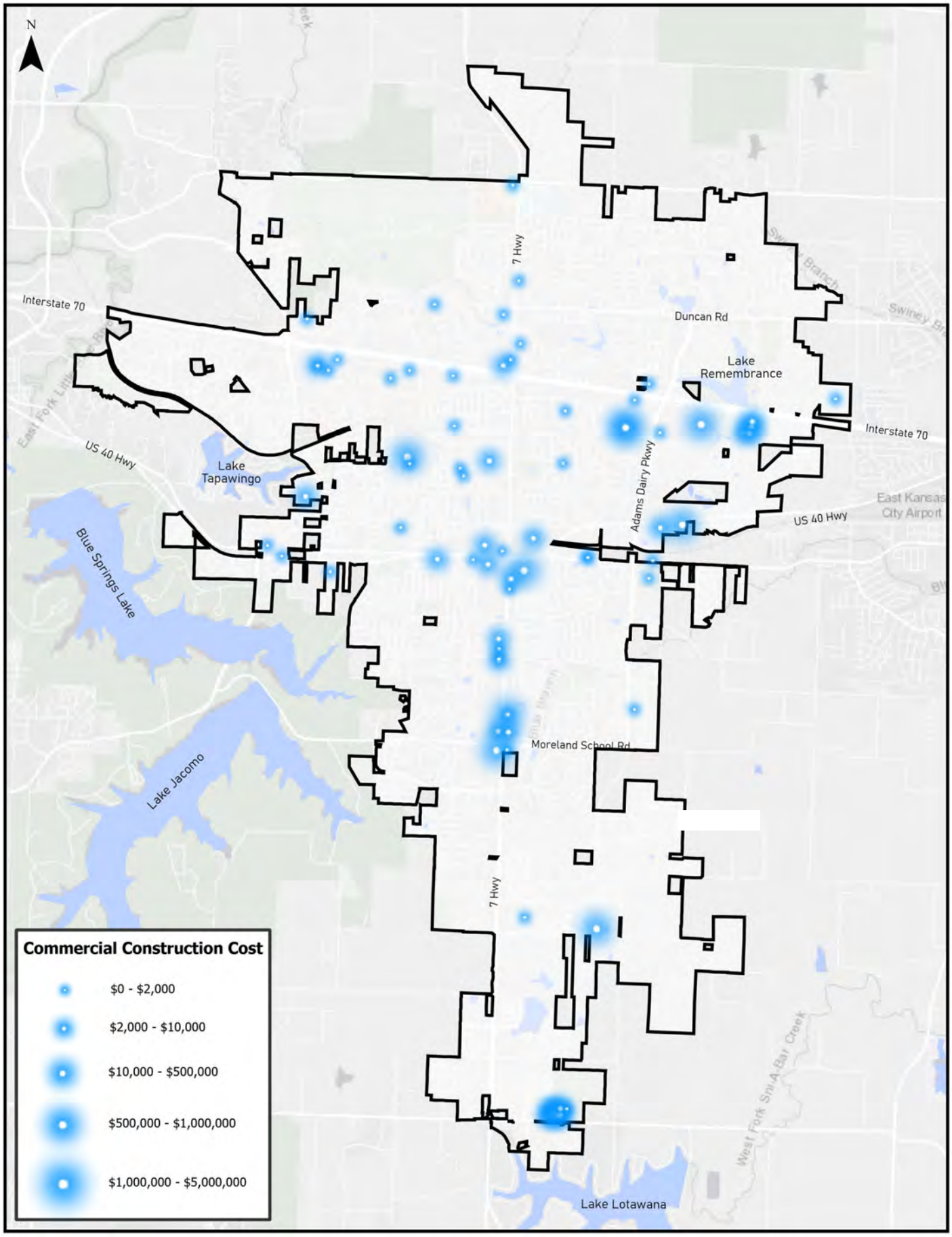
Table 22. Top Neighborhoods for New Home

Neighborhood	New Homes
Cambridge Park	45
Villas North at Chapman Farms	19
Eagles Ridge Estates PR-O	12
Sunny Pointe	10
Stonecreek	10
Edgewater at Chapman Farms	7

Map 5. Residential Building Permits Issued by Subdivision



Map 6. Commercial Building Permits Issued by Construction Costs



PART 4. MISCELLANEOUS

CAPITAL IMPROVEMENTS PROGRAM (CIP)

The CIP Budget Process for Fiscal Year 2023-2024 followed that of the previous year and the process began with a review of approved funded projects and new projects, which is then compared to the projected available funding sources to determine which capital improvements can be completed in the next five years. The City carefully evaluates its revenue and spending, and forecasts future revenue trends on an annual basis. Capital improvement programming would not be possible without those projections. The Parks Sales Tax, which was renewed in April 2021 in perpetuity, allows previously unfunded projects to be funded. Over the next five years, the amount of Funded Projects exceeds that of the Unfunded Projects.

As with prior CIP Budgets, the Fiscal Years 2023-2024 to 2027-2028 CIP describes the City's "Priority and Strategic Areas" for long-term maintenance, equipment replacement, and capital investment based upon available resources and the priorities, goals, and objectives of the City Council. Table 23 lists the funded projects by category from the 2023-2024 fiscal year to the 2027-2028 fiscal year. Table 24 provides the approved capital improvement projects for the 2023-2024 fiscal year. These lists are also located on the City of Blue Springs website, at www.bluespringsgov.com/444/Capital-Improvements-Program-CIP.

Table 23. Funded Projects by Category—All Years

	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Project Area Total
Maintenance	$6,109,731	$12,505,522	$8,263,210	$8,952,819	$8,412,500	$44,243,782
Equipment Replacement	$421,000	$530,600	$694,000	$521,500	$195,000	$2,362,100
Capital Improvements	$8,233,000	$5,291,000	$8,575,000	$27,900,000	$400,000	$50,399,000
TOTAL	$14,763,731	$18,327,122	$17,532,210	$37,374,319	$9,007,500	$97,004,882

Table 24. Funded Capital Improvement Projects FY 2023-2024

Project No.	Project Title	Annual Total Cost
	MAINTENANCE	$ 6,109,731
CD-01	Comprehensive Plan Update	$ 250,000
PR-01	Burrus Old Mill Park Improvements	$ 150,000
PR-04	Adams Pointe Golf Club Improvements	$ 100,000
PR-13	Keystone Park Improvements	$ 800,000
PR-20	Ward Park Improvements	$ 400,000
PS-14	Police Department Painting	$ 100,000
SAN-07	Citywide Maintenance	$ 1,000,000
ST-06	Pavement Management Program	$ 2,050,000
ST-44	Concrete Repair and Maintenance	$ 443,200
STM-06	Stormwater Maintenance	$ 100,000
WA-12	Miscellaneous Watermain Maintenance	$ 500,000
WA-14	Water Tank Maintenance Contract	$ 216,531
	EQUIPMENT REPLACEMENT	$ 421,000
FH-01	Fitness Cardio Equipment	$ 190,000
SAN-20	Hydraulic Track Loader	$ 59,000
ST-24	Snow Plow / Dump Truck	$ 172,000
	CAPITAL IMPROVEMENTS	$ 8,233,000
BF-19	Public Utilities Building—Phase II	$ 1,833,000
PS-15	Police Department Training / Vehicle Processing Building	$ 1,000,000
SAN-19	Sewer Infrastructure Deployment	$ 200,000
ST-18	Wyatt Road East, 7 Highway to Adams Dairy Parkway	$ 5,000,000
WA-17	Water Infrastructure Deployment	$ 200,000
PROJECT TOTALS FY 2023-2024		$14,763,731

CONCLUSION

ANNUAL SUMMARY

Development in Blue Springs continues although it has slowed down after Covid-19. In 2023, the Planning Commission reviewed 81 applications; 19 less applications than 2022. The number of applications heard by the Planning Commission increased significantly during the 2020-2022 calendar years and has now decreased to be consistent with that prior to 2020.

In 2023, total building permit activity decreased compared to 2022. Along with having fewer permits approved in 2023, the total construction cost of the projects was also about $156 million less. This is in large part due to not having large residential projects and civic projects being approved and/or permitted.

The Community Development Department is proud of the successes accomplished in Blue Springs during 2023 despite the everchanging work environment. These successes would not be possible without the dedication of quality time and effort by the City's elected and appointed officials and the City Staff. As such, the Community Development Department would like to express their appreciation and gratitude. Thank you!

Table 25. Total Applications heard by Planning Commission

APPLICATION TYPE	2017	2018	2019	2020	2021	2022	2023
Unified Development Code Text Amendments	1	2	9	6	3	3	**4**
Zoning Map/Rezoning Applications	10	14	9	18	12	15	**7**
Preliminary Plats	18	16	6	15	22	13	**8**
Final Plats	22	13	13	13	11	17	**19**
PD Concept Plans	5	4	1	7	5	6	**3**
PD Final Plans	2	2	1	1	1	2	**1**
PR-O Concept Plans	3	0	0	3	1	0	**0**
PR-O Final Plans	3	1	2	2	3	0	**2**
PUD Concept Plans	3	1	5	6	6	2	**1**
PUD Final Plans	4	0	3	1	3	1	**1**
Combined PD Final Plan and Site Plan & Design Review	0	2	2	3	1	2	**1**
Combined PUD Final Plan and Site Plan & Design Review	2	2	1	2	1	2	**0**
General Development Plan	–	–	–	5	6	6	**3**
Site Plan & Design Review	7	6	8	6	10	13	**7**
Conditional Use Permits	5	13	13	9	10	10	**14**
Vacations	3	7	6	3	5	1	**5**
Redevelopment Modification Plans	0	0	0	0	0	0	**0**
Master/Alternative Sign Plans	10	4	5	2	7	7	**5**
De-Annexation	1	2	0	0	0	0	**0**
Total Applications Heard	99	89	84	102	107	100	**81**

Table 26. Total for Other Applications

APPLICATIONS FOR OTHER BOARDS & COMMISSIONS	2017	2018	2019	2020	2021	2022	2023
Annexations (*City Council*)	2	2	0	3	2	3	**3**
Variances (*Board of Adjustment*)	5	4	8	3	1	1	**2**
Historic Preservation App. (*Historic Preservation Commission*)	5	16	8	6	3	2	**2**
Downtown Review App. (*Downtown Review Board*)	14	16	13	7	6	6	**6**
Appearance Review App. (*Appearance Review Committee*)	1	0	3	1	2	2	**3**
ADMINISTRATIVE APPLICATIONS							
Administrative Plats	3	5	7	9	4	3	**6**
Administrative Site Plan & Design Review	10	4	9	7	9	5	**3**
Telecommunication (Minor & Major)	2	9	4	3	5	4	**0**
Total Signs Issued	273	221	178	160	164	209	**203**
Floodplain Development Permits	-	5	6	11	5	3	**3**
BUILDING PERMITS							
Building Permits Issued	1,164	1,269	1,303	1,425	1,369	1,345	**1,154**
New Dwelling Units Approved	227	400	417	560	272	534	**161**

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