PLANNING COMMISSION MEETING
AGENDA

Tuesday, May 28, 2024 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The meeting can be viewed live only on Blue Springs Channel 7,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

(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** May 13, 2024

2 SITE PLAN DESIGN REVIEW / SPDR-04-24-9109 / "Hudson Estates" / East of 7 Hwy and South of Cordill Mason Elementary School

4 ELECTIONS OF OFFICERS
2023-2024 Planning Commission Chair
2023-2024 Planning Commission Secretary (Vice Chair)

3 OTHER BUSINESS: The next scheduled meeting is **Monday, June 10, 2024.**

4 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
May 22, 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, May 13, 2024

Media Link: May 13, 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, May 13, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Tom Rohr, Vice Chairperson Jennifer Ritschel-Smith Brian Ingersoll Chris Henning Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Jim Burgess, City Engineer John Mullane, Interim City Attorney Galen Ericson, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Susan Stokenbury Richard How Travis Graham
CALL TO ORDER	Byron Craddolph, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Henning and a second from Commissioner Sanderson and with a unanimous vote, the minutes of April 22, 2024, were approved.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-03-24-9093 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

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AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-03-24-9095 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

&

AGENDA ITEM 5 / PRELIMINARY PLAT / PP-03-24-9094 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

The public hearing for Agenda items 2 and 3 was opened at 6:32 pm, with agenda item number 5 to be heard concurrently. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 27, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Mike Mallon, Senior City Director, presented the request for a Rezoning, Planned Development Concept Plan, and Preliminary Plat to the Planning Commission.

QUESTIONS

Chairperson Craddolph asked if there were any letters of opposition.

Mr. Mallon stated that there were none.

Mr. Craddolph asked if there was a traffic study done.

Mr. Mallon stated that a traffic study had not been submitted, but that the plans were submitted to MODOT and the concern they had was to the two accesses, however the limitations of the entrances and the right-in right-out entrance appeased the concerns MODOT had.

APPLICANT

Rob Heizy, Kansas City, Kansas, co-owner of Tommy's Express Car Wash, gave a presentation.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

None.

DISCUSSION

Commissioner Rohr asked about distance from entrance to R D Mize Rd.
Mr. Mallon stated it's about 100 feet.

Mr. Rohr asked why a traffic study was not turned into MODOT.

Mr. Mallon stated that because MODOT controls 7 Highway they determine if a traffic study is needed, and MODOT has determined that a study is not needed.

Commissioner Sanderson asked Mr. Heizy about statistics on car washes for a city the size of Blue Springs.

Mr. Heizy stated that standard is 1 carwash for every 10,000-12,000 people. He also stated that some municipalities have caps on car washes of 1 per 7,000 citizens. He also said that their car wash can usually process 200+ car washes per hour and that none of their other locations have ever backed up into the road and if it looked that a location would, they would cone off traffic from coming in.

Mr. Craddolph stated that he would like to know MODOT's decision when it is made.

Mr. Sanderson asked about the landscaping and the approval process for it.

Mr. Mallon stated that the next steps for the project, should it pass, would be a detailed look at landscaping as well as building and materials. The landscaping would go so far as to include tree species and that where the buffer is lessened, they could include more trees or taller trees within the buffer to make up for the lessening of the buffer.

PUBLIC HEARING CLOSED

The public hearing closed at 7:05 p.m.

MOTION / PUBLIC HEARING / REZONING / RZ-03-24-9093 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Henning motioned to approve the Rezoning / RZ-03-24-9093 / Tommy's Express Car Wash / 509 NW 7 Hwy.

SECOND

Commissioner Smith seconded the motion.

VOTE

Tom Rohr – No	Jennifer Ritschel-Smith - Aye
Chad Sanderson-Aye	Chris Henning – Aye
Byron Craddolph-No	Brian Ingersoll – Aye

RECOMMENDED APPROVAL
(4-Aye, 2-No)

STAFF CONDITIONS

These items will be heard at the May 20, 2024, City Council Meeting.

None.

MOTION / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-03-24-9095 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Henning motioned to approve the Planned Development Concept Plan **/ PDC-03-24-9095 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy with 3 staff conditions.

SECOND

VOTE

Commissioner Smith seconded.

Tom Rohr – No	Chad Sanderson—Aye
Jennifer Ritschel-Smith-Aye	Chris Henning – Aye
Byron Craddolph-No	Brian Ingersoll– Aye

STAFF CONDITIONS

RECOMMENDED APPROVAL
(4-Aye, 2-No)
These items will be heard at the May 20, 2024, City Council Meeting.

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.
2. The PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the Car Wash land use.
3. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

MOTION / PRELIMINARY PLAT / PP-03-24-9094 / " Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Henning motioned to approve Preliminary Plat / PP-03-24-9094 / "Tommy's Express Car Wash" / 509 NW7 Hwy with 5 staff conditions.

SECOND

VOTE

The motion was seconded by Commissioner Smith.

Tom Rohr – Aye	Chad Sanderson—Aye
Jennifer Ritschel-Smith-Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll– Aye

APPROVED
(6-Aye, 0-No)

AGENDA ITEM 3 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-04-24-9098 / "Fike FRDC" / 2951 NW 7 Hwy

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AGENDA ITEM 6 / / FINAL PLAT / PF-04-24-9099 / "Fike FRDC" / 2951 NW 7 Hwy

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AGENDA ITEM 7 / SITE PLAN DESIGN REVIEW / SPDR-04-24-9100 / "Fike FRDC" / 2951 NW 7 Hwy

The public hearing for Agenda item 3 was opened at 7:08 pm with agenda items 6 and 8 to be heard concurrently. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 27, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Mike Mallon gave the presentation.

QUESTIONS

Chairperson Craddolph asked if there were any letters of opposition.

APPLICANT

Mr. Mallon stated that there were not any letters.

QUESTIONS

None.

Commissioner Rohr asked where the nearest neighborhood to the project would be.

WITNESSES IN FAVOR

Mr. Mallon showed Commission on the map and stated that they are in Independence city limits.

None.

WITNESSES OPPOSED

John Sheehy 25101 E Strode Rd, Blue Springs, MO, has concerns about traffic, noise, frontage to the highway, trash, landscaping, sidewalk, and only one entrance.

DISCUSSION

David Patterson, 25001 E Strode Rd, Blue Springs, MO, has concerns about the noise.

Chairperson Craddolph asked if staff could comment.

Mr. Mallon stated that sidewalk is only required where new development is going. Additional landscaping is added to help screen the building as well as to help soften the appearance on the northern side of the property until the northern portion is developed.

Jeremy Hull, Hullmark Construction, stated that there will not be more noise and that building will be for indoor testing.

PUBLIC HEARING CLOSED

The public hearing closed at 7:37 pm

MOTION / PUBLIC HEARING /GENERAL DEVELOPMENT PLAN / GDP-04-24-9098 / "Fike FRDC" / 2951 NW 7 Hwy

Commissioner Rohr motioned to approve General Development Plan / GDP-04-24-9098 / "Fike FRDC" / 2951 NW 7 Hwy with 1 staff condition.

SECOND

VOTE

Commissioner Sanderson seconded the motion

Tom Rohr – Aye	Chris Henning – Aye
Jennifer Ritschel-Smith—Aye	Brian Ingersoll– Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

STAFF CONDITIONS

RECOMMENDED FOR APPROVAL
(6-Aye, 0-No)
These items will be heard at the May 20, 2024, City Council Meeting.

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.

MOTION / FINAL PLAT / PF-03-24-9094 / "Fike FRDC" / 2951 NW 7 Hwy

Commissioner Rohr motioned to approve the Final Plat / PF-03-24-9094 / "Fike FRDC" / 2951 NW 7 Hwy with 4 staff conditions.

SECOND

VOTE

Commissioner Sanderson seconded the motion.

Tom Rohr – Aye	Brian Ingersoll - Aye
Jennifer Ritschel-Smith-Aye	Chris Henning – Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

STAFF CONDITIONS

RECOMMENDED FOR APPROVAL
(6-Aye, 0-No)
These items will be heard at the May 20, 2024, City Council Meeting.

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. Prior to Building Occupancy, the following must occur:
    a. The 5-ft. ADA compliant sidewalk along NW 7 Highway must be installed along the entire NW 7 Highway frontage.
    b. On-site sewer system permit will have to be issued by Jackson County.
4. The Yard Hydrant Service Line Use Agreement and Encumbrance must be released prior to issuance of building permits. Proof of recorded documents are required prior to issuance of building permits.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-03-24-9100 / "Fike FRDC" / 2951 NW 7 Hwy

Commissioner Rohr motioned to approve the Site Plan Design Review / SPDR-03-24-9100 /""Fike FRDC" / 2951 NW 7 Hwy with 6 conditions

SECOND

VOTE

Commissioner Sanderson seconded the motion.

Tom Rohr –Aye	Richard How - Aye
Jennifer Ritschel-Smith—Aye	Brian Ingersoll – Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

STAFF CONDITIONS	**APPROVED (6-Aye, 0-No)** 1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC. 2. Prior to Building Permit issuance, the following must occur: a. A photometric plan must be provided and meet the requirements of the UDC. b. Building materials must be identified and the accessory building must complement the main building. c. A detail of the bicycle rack must be provided. d. A Traffic Impact Study must be submitted, reviewed, and approved by MoDOT. 3. Per the Non-Residential Design standards, Section 407.090, "Metal panels with a depth of less than one (1) inch or a thickness less than United States Standard 26 gauge shall be prohibited." 4. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building. 5. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building. 6. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.
AGENDA ITEM 8 / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9092 / "Stairway Cannabis" / 490 SW 7 Hwy	Dave McCumber, Development Review Manager, presented the request for the Master/Alternative Sign Plan to the Planning Commission
QUESTIONS	
APPLICANT	None.
DISCUSSION	None.
MOTION / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9092 / "Stairway Cannabis" / 490 SW 7 Hwy	Commissioner Henning stated that he liked the color and loudness of the mural and that he believes it is good for Blue Springs. Commissioner Henning motioned to approve motioned to approve the Master/Alternative Sign Plan / ASP-03-24-9092 / "Stairway Cannabis" / 490 SW 7 Hwy with 3 staff conditions
SECOND	

VOTE

Commissioner Smith seconded the motion.

Tom Rohr – Aye	Chris Henning – Aye
Jennifer Ritschel-Smith-Aye	Brian Ingersoll – Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

STAFF CONDITIONS

APPROVED (8-Aye, 0-No)

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

2. Concerning Sign Maintenance:
   a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed.
   b. Degradation may include but is not limited to peeling, flaking, or fading paint.

3. Concerning Sign Removal:
   a. The "Stairway Cannabis Mural" mural may remain so long as the property owner allows provided it is properly maintained as required by this Master Sign Plan.
   b. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the structure.

OTHER BUSINESS

Mr. McCumber gave the presentation of the Community Development Monthly Report to the Planning Commission.

Chairperson Craddolph asked if any of the cases had carried over from the previous year.

Mr. McCumber stated that he was unsure but would investigate it.

Commissioner Rohr asked if there was a way he could find out if businesses had sign permits for their signs.

Mr. Mallon stated that he could use the city's CSS portal or call staff.

Commissioner Rohr then stated that we need to hold owners accountable for keeping the grass mowed on the business's property.

MEETING ADJOURN

The next scheduled meeting is Tuesday May 28, 2024.

With no further discussion, a motion was made by Commissioner Sanderson and seconded by Commissioner Smith and the meeting adjourned at 7:47 p.m.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Byron Craddolph, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 28, 2024 City Council: N/A
Project Name:	***Hudson Estates***
Site Location:	East of 7 Highway and South of Cordill-Mason Elementary School
Project Request:	SPDR-04-24-9109; Site Plan Design Review for a sixty (60) unit single-story apartment complex on 15.27 +/- acres

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 Site Plan Design Review for a sixty (60) unit single-story apartment complex on 15.27 +/- acres of land. An additional 2.30 acres of land will be dedicated on the final plat as public right-of-way to accommodate SW Hudson Drive. 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.

Staff Recommendation: Staff recommends approval of the Site Plan Design Review 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.
03/25/2024	Planning Commission	Recommended approval of a General Development Plan (GDP-02-24-9040) and approved a Preliminary Plat (PP02-24-9041) for Hudson Estates
04/01/2024	City Council	Approved a General Development Plan for Hudson Estates (GDP-02-24-9040)

Future Applications: Future applications include a Final Plat, which shall be approved and recorded prior to the issuance of building permits. 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. Finally, an Administrative Sign Permit will be required for the proposed Monument Sign as shown on this Site Plan.

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

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.
standards.

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.**

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 April 2024, the current housing balance is 70.32% single-family and 29.68% multi-family (non-single-family). The estimated future balance is 70.43% single-family and 29.57% multi-family based on approved projects that have not been permitted. As of April 30, 2024, **an additional 149 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.** Hudson Estates does not count toward the 149 additional units needed as they have already been included in the estimated future units following the General Development Plan approval.

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,049 70.32%	870	16,950 70.43%
Multi-Family	6,775 29.68%	340	7,115 29.57%
Total Units	22,824	1,241	24,065

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: 16,950 single-family units / 0.70 = 24,214 total units
24,214 – 16,950 single-family units = 7,264 multi-family units
7,264 units – 7,115 future units = ***149 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, clubhouse, 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 the 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, community building, and site design meet the Residential Design Standards in UDC Section 407.080. The pavilion proposed for the development's amenity area shall match the architectural design, including materials, of the other buildings on the site, and will be reviewed with the Building Permit.

Frontage &

Landscaping: The applicant has provided a landscaping plan covering buffers along adjoining property and right-of-way. Additionally, the plan accounts for all required plant materials within the site. 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 Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The plan is in compliance with the Unified Development Code.

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

   STAFF RESPONSE: The plan is in compliance with the approved General Development Plan (GDP-02-24-9040).

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

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

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

   STAFF RESPONSE: The application meets the criteria for all other reviews.

5. The recommendations of professional staff.

STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review (SPDR-04-24-9109) for Hudson Estates.

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

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

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

2. The pavilion structure proposed for the amenity area shall match the architectural design, including materials, of the other buildings on the site, and will be reviewed with the Building Permit.

3. Prior to Building Permit issuance, the following must be completed: a. The Final Plat for the property must be approved by the City Council and recorded with Jackson County.

    a. The Final Plat shall include dedication language for all rights-of-way, easements, including Tree Preservation Area easement along south property line and lots and tracts.

4. Prior to the issuance of the first Certificate of Occupancy, the following must be completed:

    a. Required sidewalks along SW Hudson Drive must be installed.
    b. All parking lot improvements must be completed including bicycle parking.
    c. All landscaping and internal sidewalks must be installed.
    d. Amenity areas shall be complete, including the pavilion.
    e. All screening of ground-mounted and building-mounted equipment, including trash enclosures, must be installed.

5. Approval of the Site Plan Design Review includes only those improvements shown therein as part of the proposed apartment development.

    a. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan, Site Plan Design Review, 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.
    b. If future development involves removing the existing trees that are situated directly east of Building 12, as shown on the Landscape Plan, the new General Development Plan and Site Plan Design Review shall include the necessary amount of open space Plant Units to offset what was proposed to be removed.

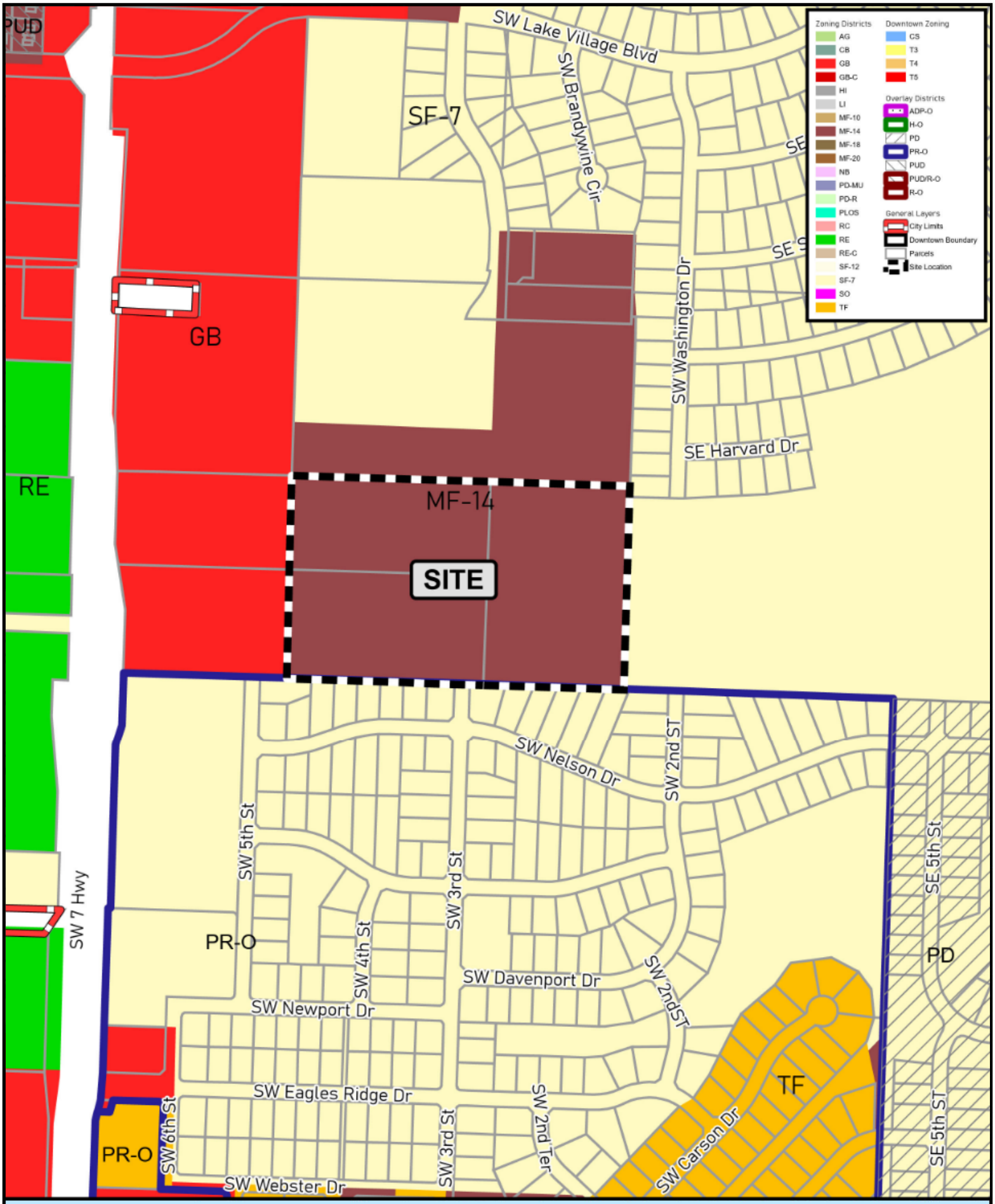


The City of Blue Springs Missouri

SPDR-04-24-9109
PARCEL # 41-920-01-04-00-0-00-000
PARCEL # 41-920-01-05-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 4/24/2024



The City of Blue Springs Missouri

SPDR-04-24-9109
PARCEL # 41-920-01-04-00-0-00-000
PARCEL # 41-920-01-05-00-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

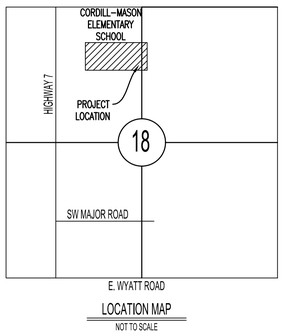
Date: 4/24/2024

SITE PLAN/DESIGN REVIEW(SPDR)

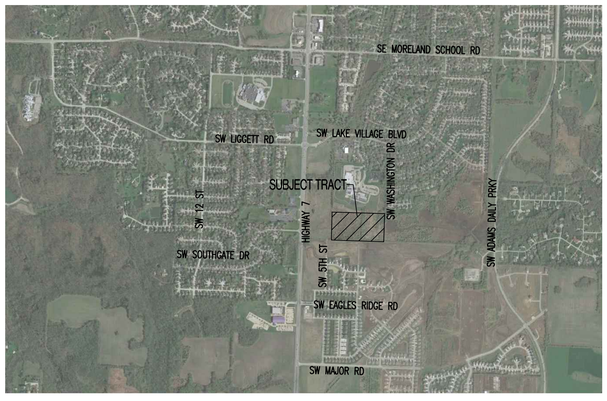
HUDSON ESTATES

A DEVELOPMENT LOCATED IN SECTION 18 , TOWNSHIP 48 NORTH, RANGE 30 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
MAY 14TH, 2024

S18 T48N R30W



LOCATION MAP
NOT TO SCALE



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

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

REVISION KEY			COVER	C-1	C-2	C-3	C-4	C-5	S-1	A3.0C	A3.0	A3.1	AP1	AP2	AP3	AP4	AP6	AP7	AP8	P1-3	ASD1.0
REV #	DATE	COMMENTS																			
---	04-11-2024	SPDR SUBMITTAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1	05-01-2024	REVISION 1	X		X	X	X	X													
2	05-14-2024	REVISION 2	X				X														X

SHEET INDEX:

C-1 EXISTING CONDITIONS
C-2 SITE PLAN
C-3 UTILITY AND STORMWATER PLAN
C-4 LANDSCAPING PLAN
C-5 EROSION CONTROL PLAN
S-1 SURVEY
A3.0 ARCHITECTURAL PLANS: 4-PLEX ELEVATIONS
A3.1 ARCHITECTURAL PLANS: 6-PLEX ELEVATIONS
A3.0C ARCHITECTURAL PLANS: COMMUNITY BUILDING ELEVATIONS
AP1 ARCHITECTURAL INFORMATION
AP2 ARCHITECTURAL SITE PLAN RENDERINGS AND SIGNAGE
AP3 ARCHITECTURAL 6-PLEX BUILDING FLOOR PLAN
AP4 ARCHITECTURAL 2-BEDROOM FLOOR PLAN
AP6 ARCHITECTURAL COMMUNITY BUILDING FLOOR PLAN
AP7 ARCHITECTURAL 6-PLEX BUILDING RENDERING
AP8 ARCHITECTURAL COMMUNITY BUILDING RENDERING
1-3 PHOTOMETRIC PLANS
ASD1.0 AMENITY DETAILS

LEGEND OF SYMBOLS:

	EXISTING CURB	FF=XXX.X	FINISHED FLOOR OF STRUCTURE
	PROPOSED CURB	XXX.XX TC	PROPOSED TOP OF CURB ELEVATION
	RIP RAP	XXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
	EXISTING STRUCTURE	XXX.XX FG	PROPOSED FINISHED GRADE ELEVATION
	EXISTING TREELINE	XXX.XX TW	PROPOSED TOP OF WALL
	PROPOSED TREELINE	XX	LOT NUMBER
	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
W	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
W	PROPOSED WATERLINE	H.P.	HIGH POINT
G	EXISTING GAS LINE	L.P.	LOW POINT
G	PROPOSED GAS LINE		EXISTING SIGNS
T	EXISTING TELEPHONE		EXISTING POWER POLE
FO	EXISTING FIBER OPTIC		EXISTING GAS VALVE
OE	EXISTING OVERHEAD ELECTRIC		EXISTING WATER VALVE
UE	EXISTING UNDERGROUND ELECTRIC		EXISTING GAS METER
UE	PROPOSED UNDERGROUND ELECTRIC	W	EXISTING WATER METER
OETV	EXISTING OVERHEAD ELEC. & TV		EXISTING FIRE HYDRANT
OETVT	EXISTING OVERHEAD ELEC., TV & TELE.		MANHOLE
S	EXISTING SANITARY SEWER		EXISTING SANITARY SEWER LATERAL
S	PROPOSED SANITARY SEWER		PROPOSED SANITARY SEWER LATERAL
XXX	EXISTING MINOR CONTOUR		PROPOSED TRACER WIRE TEST STATION BOX
XXX	EXISTING MAJOR CONTOUR	AC	EXISTING AIR CONDITIONER
XXX	PROPOSED MINOR CONTOUR	T	EXISTING TELEPHONE PEDESTAL
XXX	PROPOSED MAJOR CONTOUR	ET	EXISTING ELECTRICAL TRANSFORMER
	100 YEAR FLOOD PLAIN	E	EXISTING ELECTRIC METER
	FLOODWAY		EXISTING LIGHT POLE
	ORDINARY HIGH WATER MARK		EXISTING GUY WIRE
	STREAM SIDE BUFFER		
	OUTER STREAM BUFFER		

Received
05/15/2024

REVISIONS:

NO.		DATE
SPDR		04/11/2024
1	REVISION 1	05/01/2024
2	REVISION 2	05/14/2024

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
#2000015301

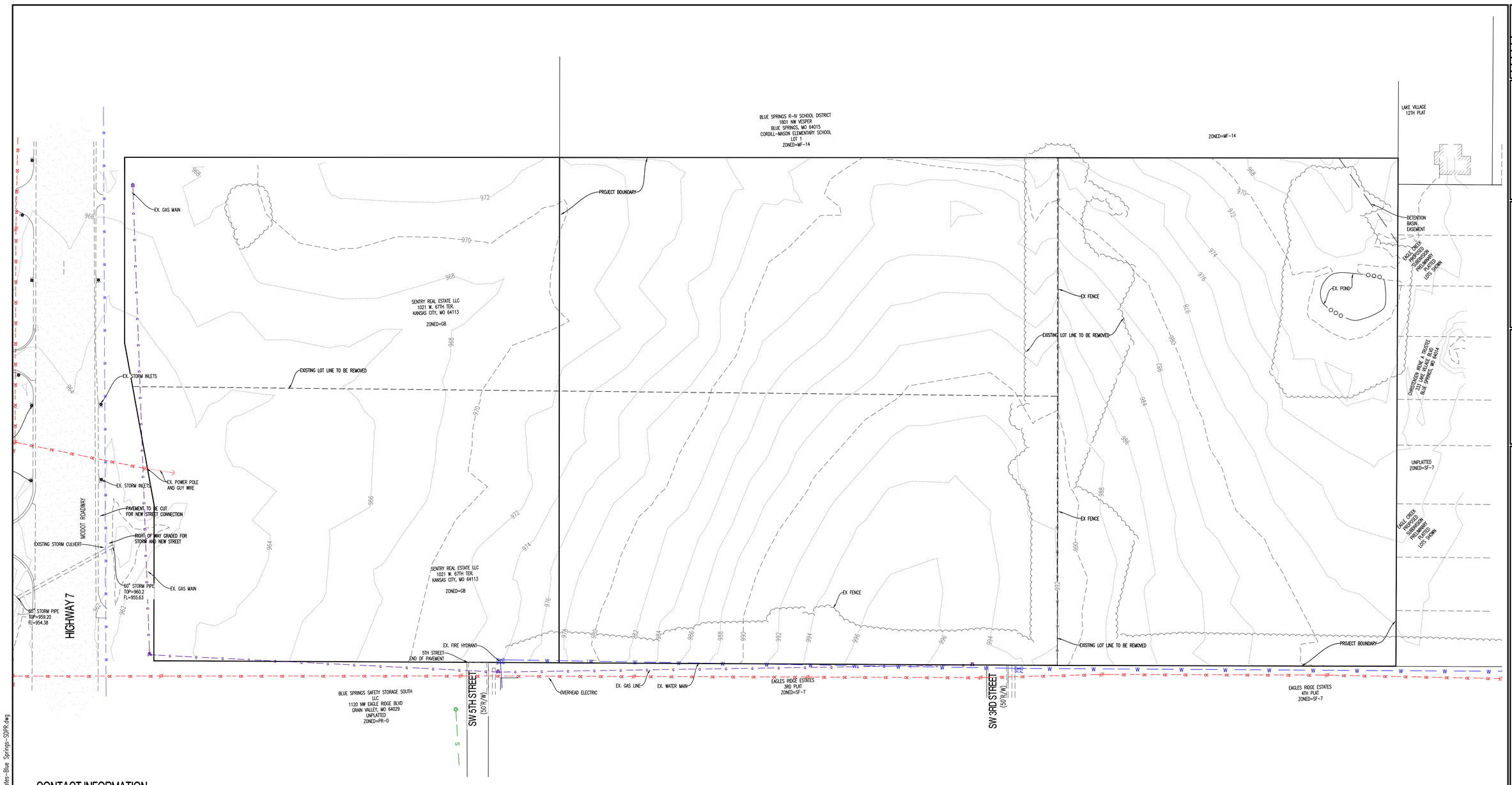
DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O. BOX 68
CLARKTON, MO 63837
(573) 448-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
COVER SHEET

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

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Construction Plans\230107-Hudson Estates-Blue Springs-SDPR.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
09/30/2024

REVISIONS:

NO.	DATE
SDPR	04/11/2024

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
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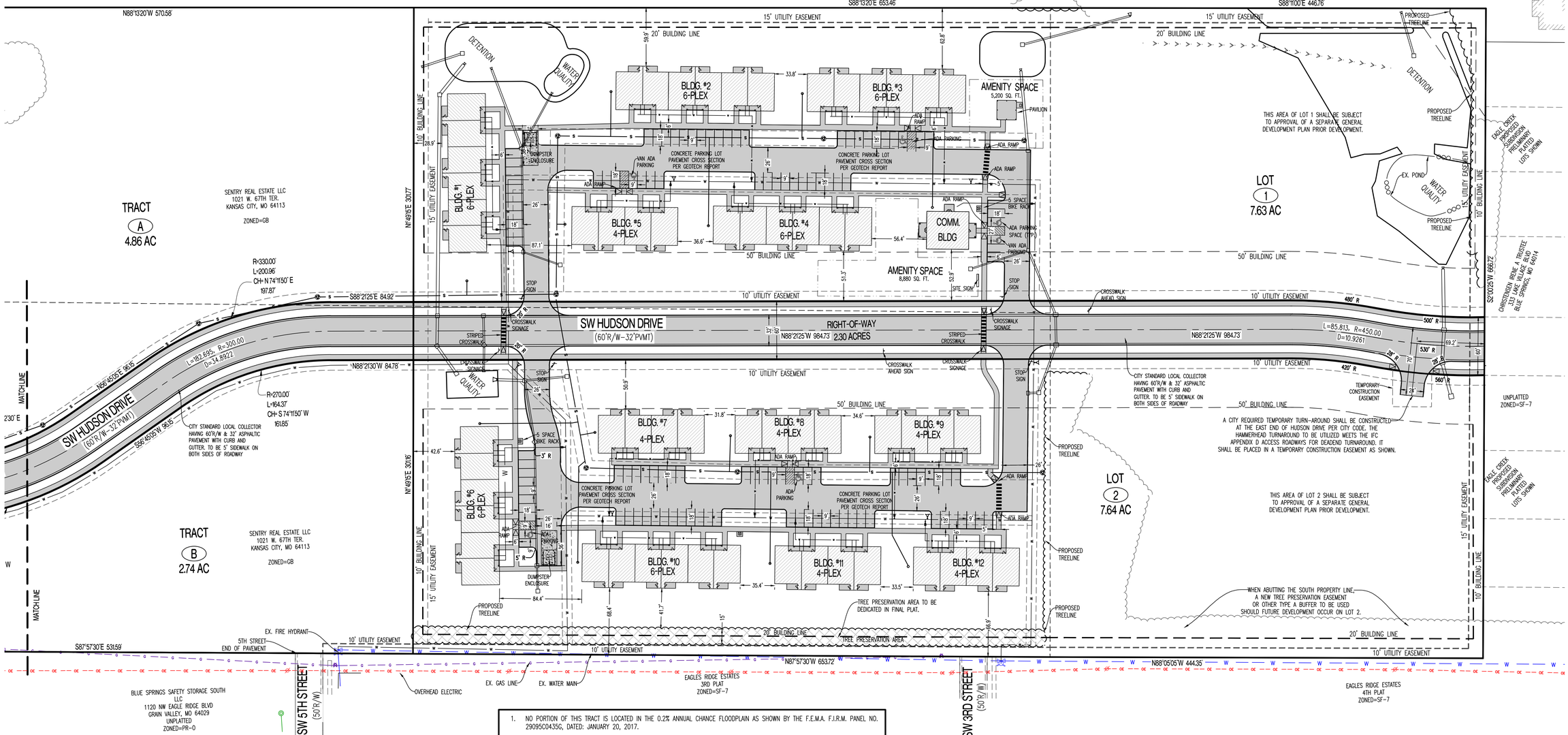
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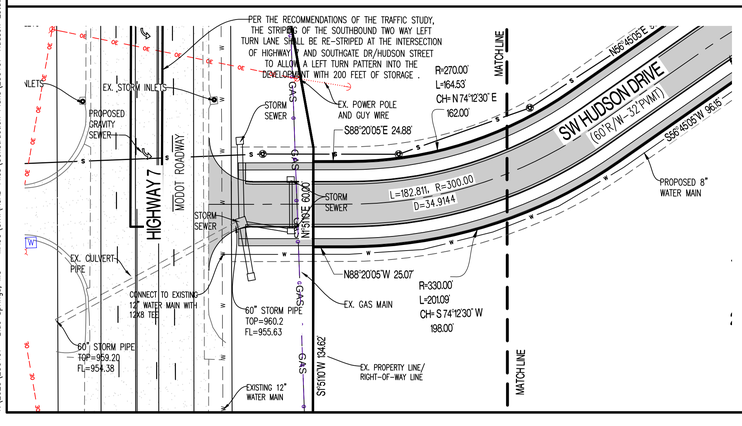
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
EXISTING CONDITION

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107
SHEET: C-1

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Construction Plans\230107-Hudson Estates-Blue Springs-SDPR.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 UNDEVELOPED:	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
05/15/2024

REVISIONS:

NO.	DATE
SPDR	04/11/2024
1 REVISION 1	05/07/2024

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

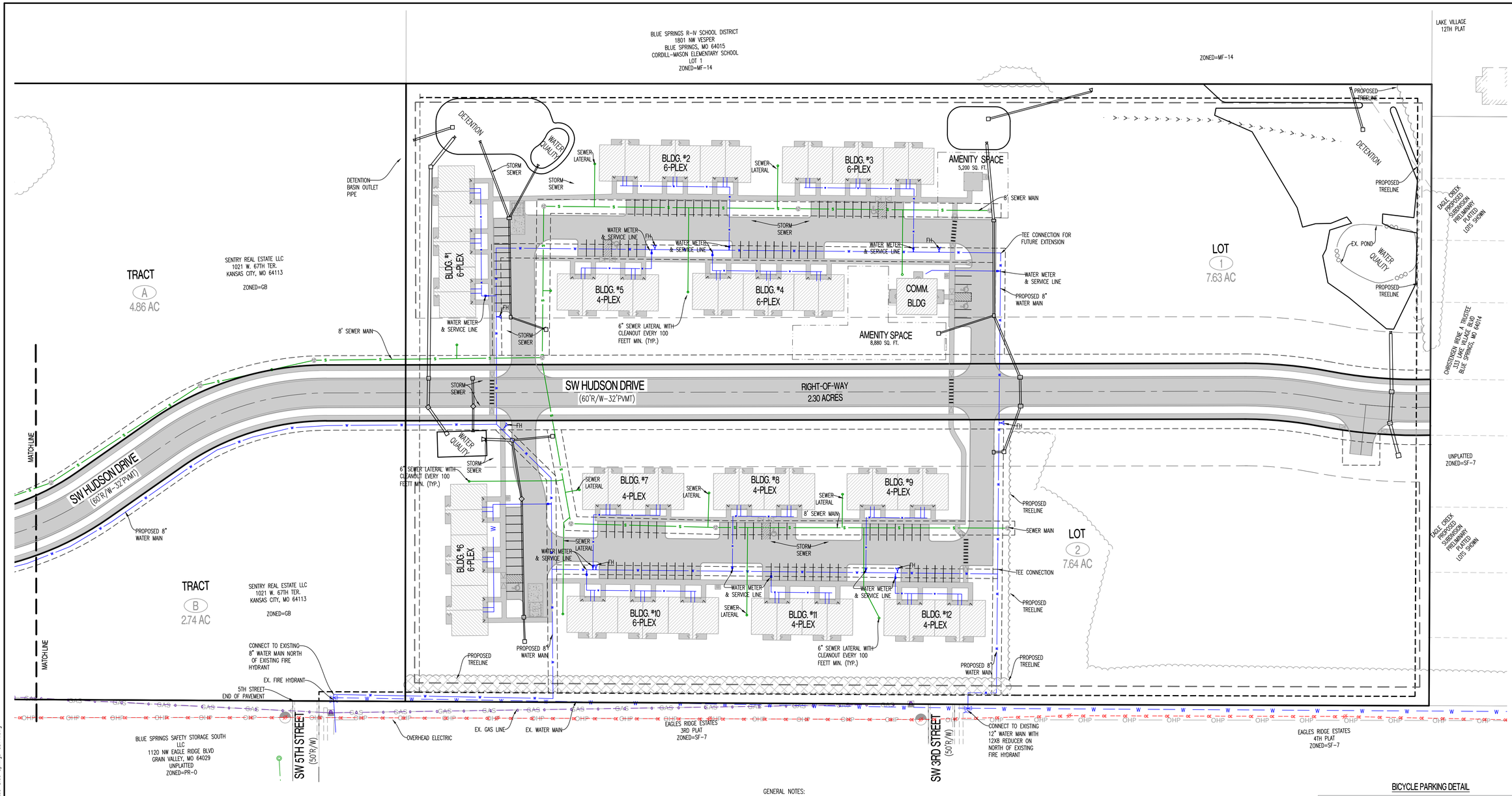
DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O. BOX 68
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(573) 449-3000

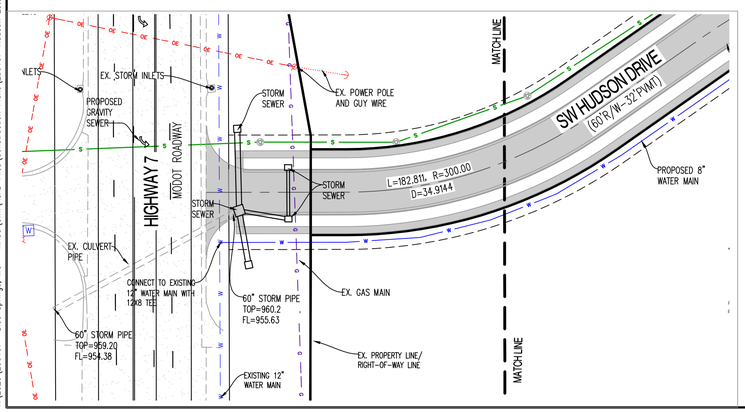
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

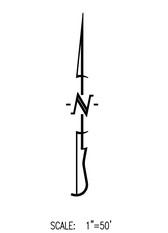
DRAWING INCLUDES:
SITE PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107
SHEET: C-2

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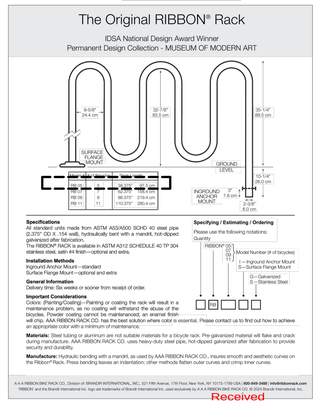


ESTIMATED ADDITIONAL FLOW	
HUDSON ESTATES	60 UNITS x 3.0/UNIT x 100 GPCD = 18,000 GPD

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.

BICYCLE PARKING DETAIL



Received
05/15/2024

REVISIONS:

NO.	DATE
SPDR	04/11/2024
1 REVISION 1	05/07/2024

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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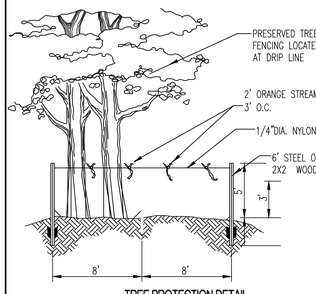
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
UTILITY AND STORMWATER PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107

SHEET: C-3

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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.

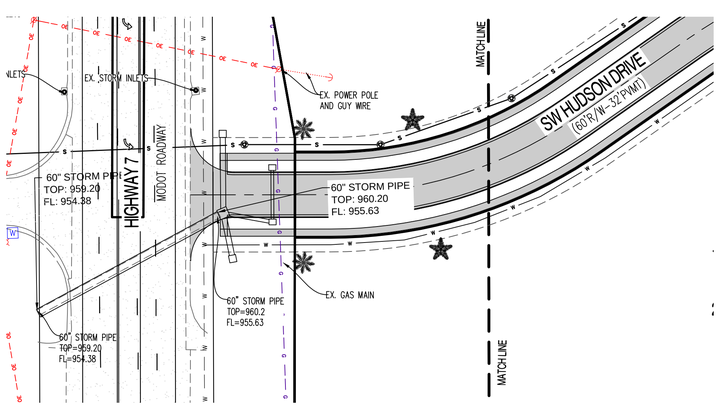


TABLE 407.040-2: PLANT SIZE AND SPECIFICATIONS

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 REQUIRED

PLANTING NOTES:

1. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF BLUE SPRINGS.
2. LANDSCAPING SHALL COMPLY WITH SECTIONS 407.040 SITE AND LANDSCAPING DESIGN OF THE CITY OF BLUE SPRING'S UNIFIED DEVELOPMENT CODE.
3. LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.
4. REQUIRED TREE TYPES. ALL REQUIRED TREES SHALL FOLLOW RECOMMENDATIONS OF GREAT TREES FOR BLUE SPRINGS INCLUDED IN APPENDIX A3 OF THE COMPREHENSIVE PLAN.
5. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.
6. ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. 6 DIFFERENT SPECIES OF TREES TO BE USED.

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

PARKING LOT LANDSCAPING = 2.0 UNIT PER PARKING STALL
120 STALLS = 240 UNITS
12 LARGE & 3 SMALL TREES &
129 SHRUBS OR PERENNIAL/ORNAMENTAL GRASSES:

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=260
662LF-60(R/W)-10(S. ESMT)-15(TREE PRES.)=577LF OF BUFFER EDGE
SHADE TREES(LARGE/MEDIUM)=8 UNITS EACH
260 UNITS REQUIRED=33 (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

OPEN SPACE: 15.27 AC OR 665,161 SQFT / 500 SF OF AREA = 1330PU REQUIRED
2.88 ACRES OF UNDISTURBED AREA AT SE CORNER OF LOT 2.
10 PU FOR EXISTING TREES 2 TO 6 INCHES = 133 TREES = 1330 PROPOSED PU

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

TREE PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE
	30	CADDO SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	LARGE TREE
	25	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
	18	BURKWOOD VIBURNAM	VIBURNUM X BURKWOODII	SHRUB
	20	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA "JANE"	SHRUB
	21	WINTERGREEN BOXWOOD	BUXUS SINIC "WINTERGREEN"	SHRUB
	22	PINK DRIFT ROSE	ROSA "MEJOCOS	SHRUB
	22	NORTHWIND SWITCHGRASS	PANICUM VIRGATAM "NORTHWIND"	GRASS
	11	FEATHER REED GRASS	CALAMAGROSTIS "KARL FOERSTER"	GRASS
	25	HIGH PURPLE CONEFLOWER	ECHINACEA PURPUREA "KIM'S KNEE HIGH"	PERENNIAL

Received
05/15/2024

REVISIONS:

NO.	DATE
SPDR	04/11/2024
1 REVISION 1	05/07/2024
2 REVISION 2	05/14/2024

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

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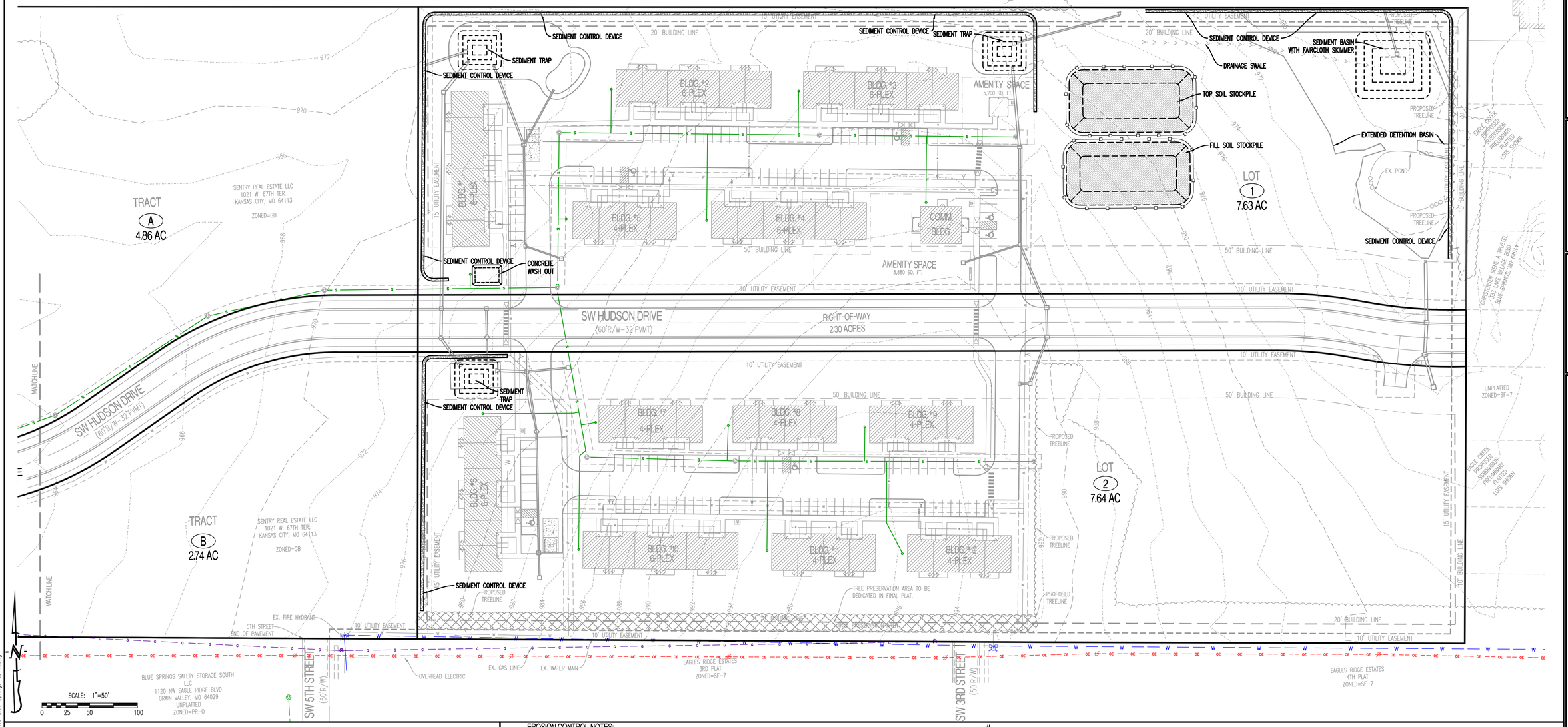
DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111W MAIN STREET, P.O BOX 68
CLARKTON,MO 63837
(573)448-3000

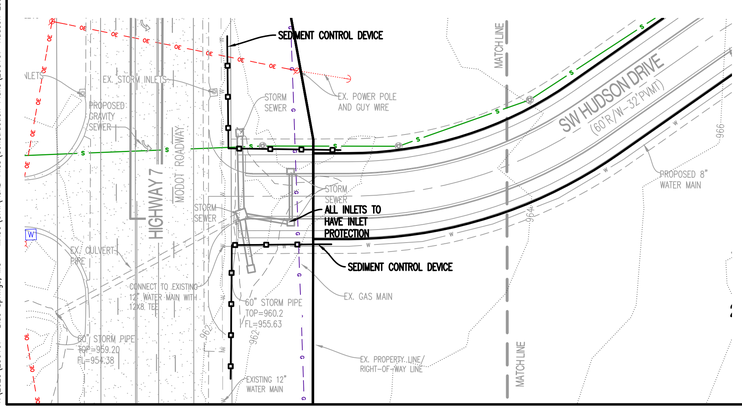
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
LANDSCAPING PLAN

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

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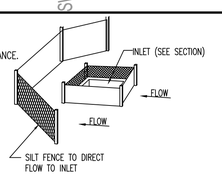


EROSION CONTROL NOTES:

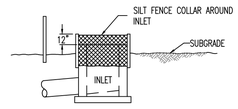
1) ANY AREA OF DISTURBANCE TO BE SEEDED AND STRAWED TO ESTABLISH VEGETATION WITHIN 30 DAYS FOLLOWING CONSTRUCTION.
2) CONTRACTOR MUST INSTALL PROPER VEHICLE TRACKING DEVICES TO ENSURE DEBRIS IS NOT TRACKED ONTO ROADWAYS. CONSTRUCTION ENTRANCE.
3) A DIVERSION BERM, SILT FENCE, WATTLE, OR OTHER SEDIMENT CONTROLLED DEVICE TO BE USED AT DOWNHILL EXTERIOR OF PROPERTY TO ENSURE EROSION DOES NOT LEAVE THE SITE.
4) INLET PROTECTION TO BE INSTALLED AROUND ALL INLETS ONCE INSTALLED.
5) WATTLES OR CHECK DAMS TO BE USED IN DRAINAGE SWALES.
6) 3 SEDIMENT TRAPS TO BE INSTALLED AS SHOWN ON THIS PLAN.
7) VELOCITY DISSIPATERS TO BE USED AT THE END OF STORM PIPES WHEN DISCHARGED.
8) CONCRETE WASH OUT FACILITIES TO BE USED ON-SITE.
9) GUTTERBUDDY ® (OR APPROVED EQUAL) TO BE USED AT THROAT OF INLET AFTER STREETS ARE PAVED.
10) PROJECT SWPPP AND MODNR PERMIT TO BE USED FOR THIS PROJECT.
11) TOP SOIL STOCKPILE TO BE INSTALLED ON LOT ONE WITH SILT FENCE WRAPPING BERM.
12) FILL SOIL STOCKPILE TO BE INSTALLED ON LOT ONE WITH SILT FENCE WRAPPING BERM.

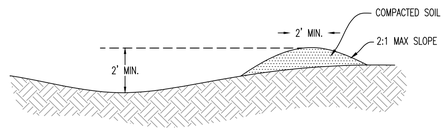
PROJECT EROSION CONTROL NARRATIVE:

1) AREA OF DISTURBANCE APPROXIMATELY 13.00 ACRES
2)SILT FENCE OR EQUALLY APPROVED SILT CONTAINMENT MEASURES SHALL BE PROVIDED IMMEDIATELY DOWNSTREAM OF THE DRAINAGE AREA TO INSURE THAT SILT DOES NOT LEAVE THE SITE. WHEN SILT ACCUMULATES TO MORE THAN HALF THE FENCE HEIGHT, IT SHALL BE REMOVED. REPLACE ANY TORN OR CLOGGED FABRIC OR BROKEN POSTS AS MAY BE REQUIRED.
3) THE EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND VEGETATION IS ESTABLISHED OVER A MINIMUM OF 70% OF THE DISTURBED AREA.
4) ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO LAND DISTURBANCE. SHOULD CONSTRUCTION CEASE FOR MORE THAN 14 DAYS, THE SITE SHALL BE TEMPORARY SEEDED TO STABILIZE ALL DISTURBED AREAS.
5) EROSION CONTROL FACILITIES SHALL BE INSPECTED AS PER STATED ON THE COVER SHEET.

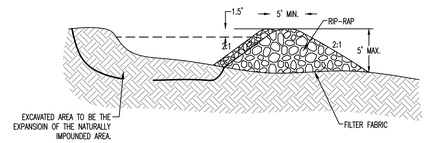


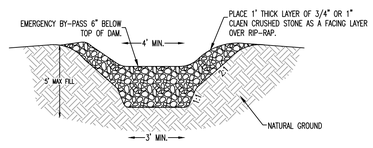
INLET SILT BARRIERS





DETAIL 2-DIVERSION BERM CROSS-SECTION





SEDIMENT TRAP DETAIL DETAL 1

Received
05/15/2024

REVISIONS:

NO.	DATE
SPDR	04/11/2024
1 REVISION 1	05/07/2024

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

KYLE R. MILLER
MO LICENSE-2017019013

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HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
EROSION CONTROL PLAN

DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	230107

SHEET: C-5

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

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913-702-5073
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TOPOGRAPHICAL SURVEY

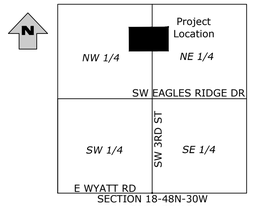
LEGEND

- 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

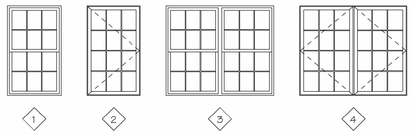
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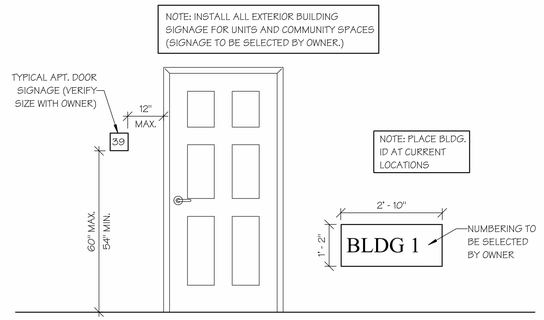
Received
06/13/2024

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

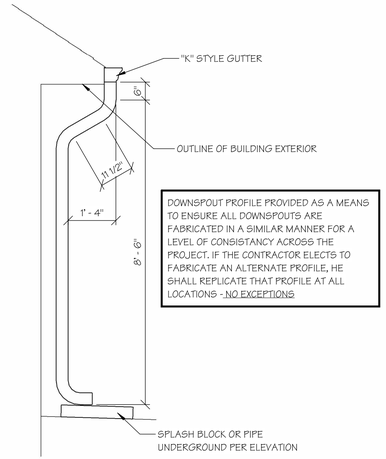
WINDOW SCHEDULE

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

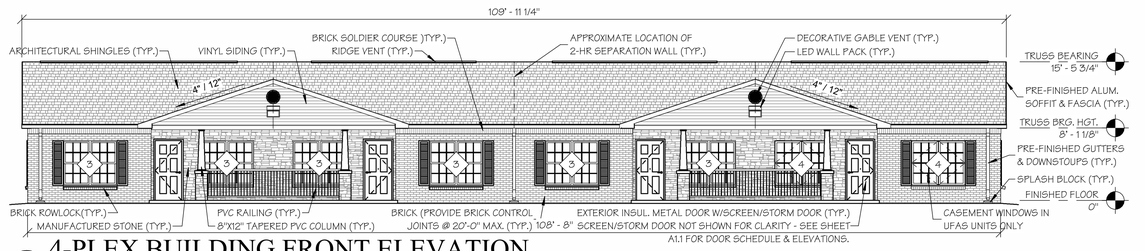




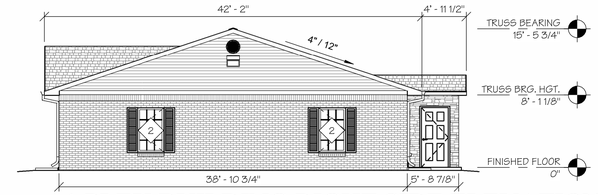
1 A3.0 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



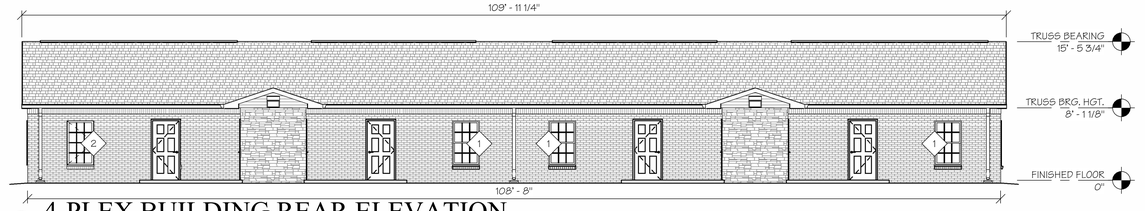
2 A3.0 DOWNSPOUT PROFILE
SCALE: 1/2" = 1'-0"



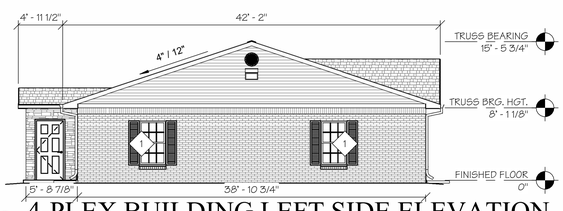
3 A3.0 4-PLEX BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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"

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revisions
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BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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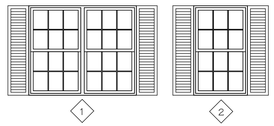
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WINDOW SCHEDULE

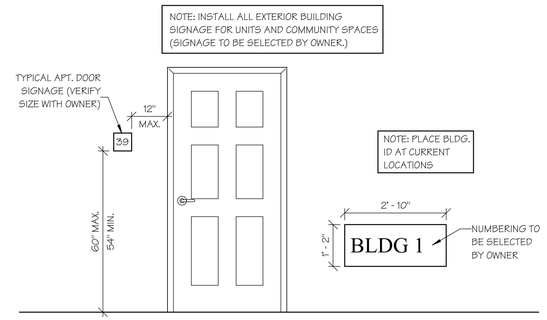
TYPE MARK	UNIT SIZE	GLAZING	HARDWARE	COMMENTS
1	PR. 3'-0" x 5'-0"	INSUL. LOW "E" W/MUNTINS	STANDARD	SINGLE-HUNG ENERGY STAR, VINYL WINDOWS WITH SCREENS & MUNTINS, U-FACTOR .30, SHGC .40
2	3'-0"" x 5'-0"	INSUL. LOW "E" W/MUNTINS	STANDARD	SINGLE-HUNG ENERGY STAR, VINYL WINDOWS WITH SCREENS & MUNTINS, U-FACTOR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

WINDOW ELEVATIONS



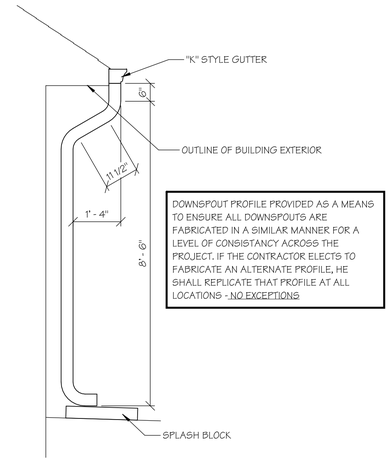
WINDOW NOTES

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)



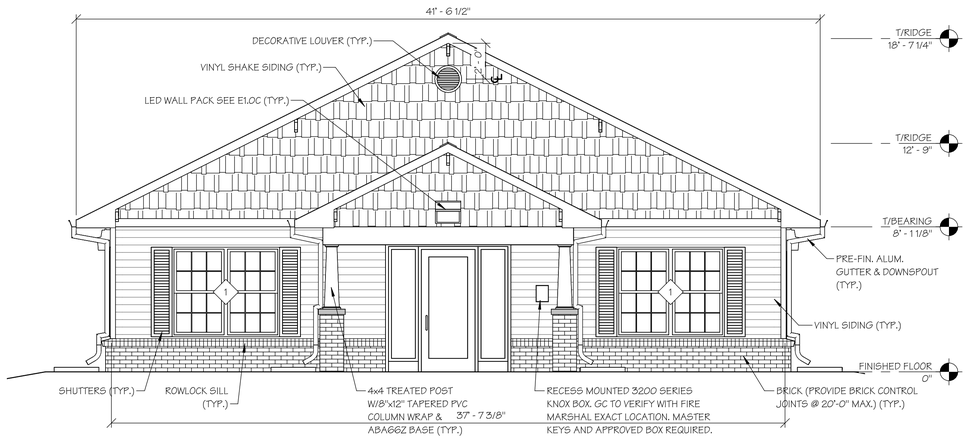
1 SIGNAGE DETAIL

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



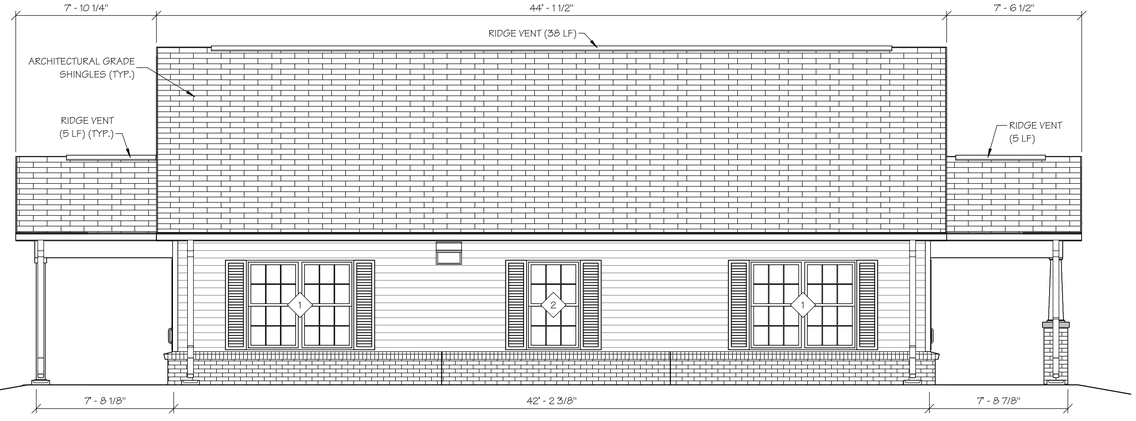
2 DOWNSPOUT PROFILE

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



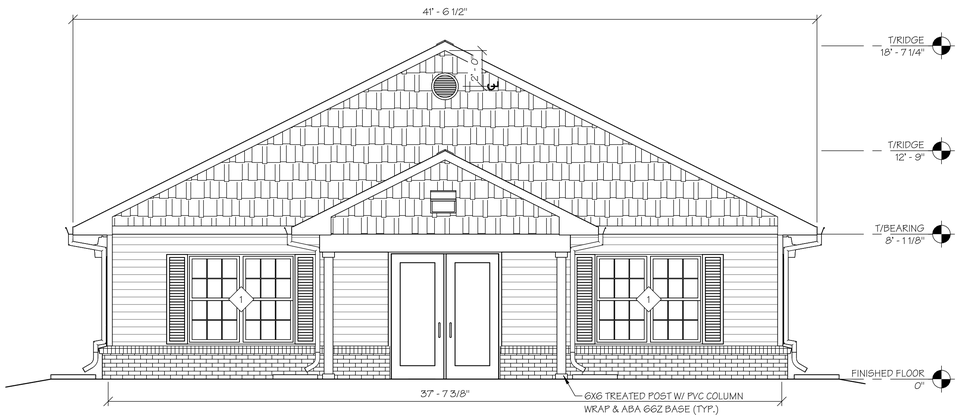
3 COMMUNITY BUILDING FRONT ELEVATION

A3.0C SCALE: 1/4" = 1'-0"



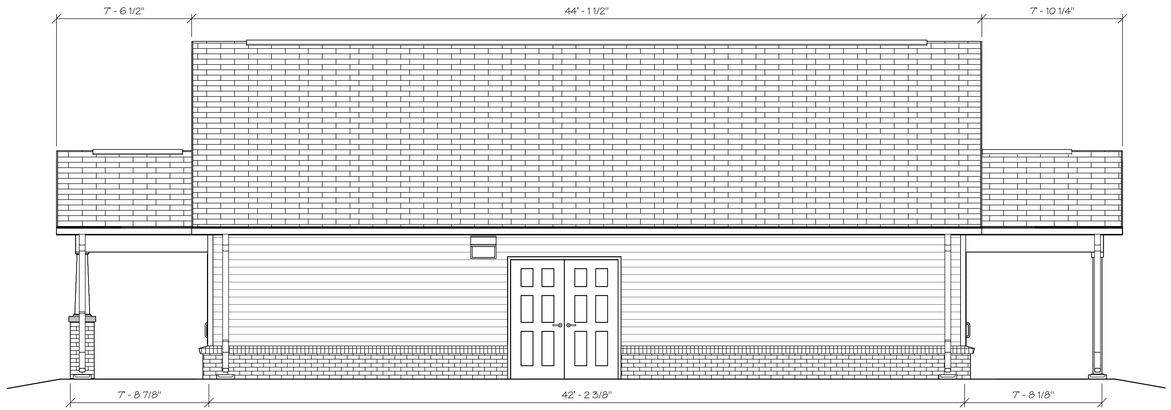
4 COMMUNITY BUILDING LEFT SIDE ELEVATION

A3.0C SCALE: 1/4" = 1'-0"



5 COMMUNITY BUILDING REAR ELEVATION

A3.0C SCALE: 1/4" = 1'-0"



6 COMMUNITY BUILDING RIGHT SIDE ELEVATION

A3.0C SCALE: 1/4" = 1'-0"

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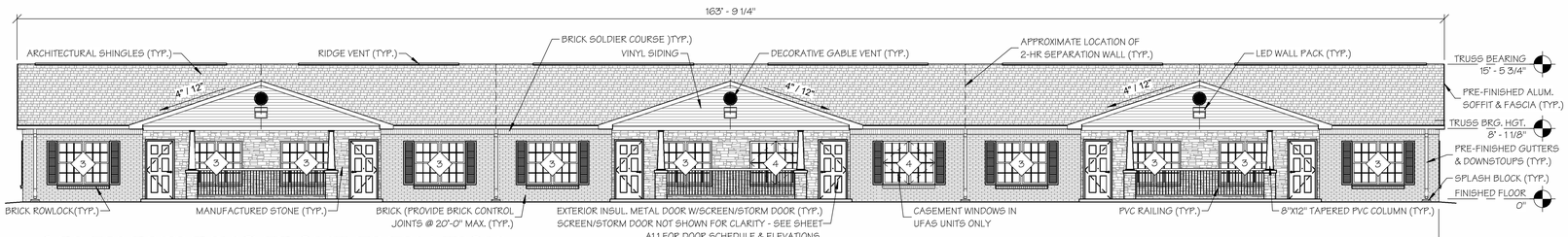
ISSUE/REVISIONS
1 31 JAN 2024 REVIEW SET

SHEET NO. A3.0C

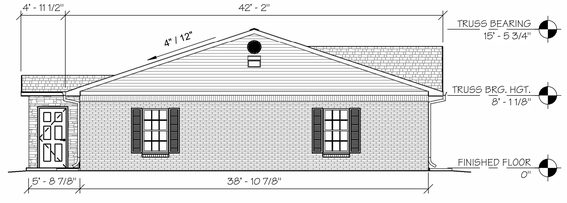
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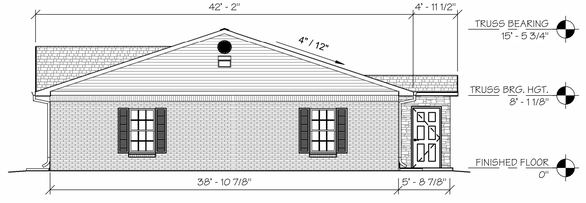
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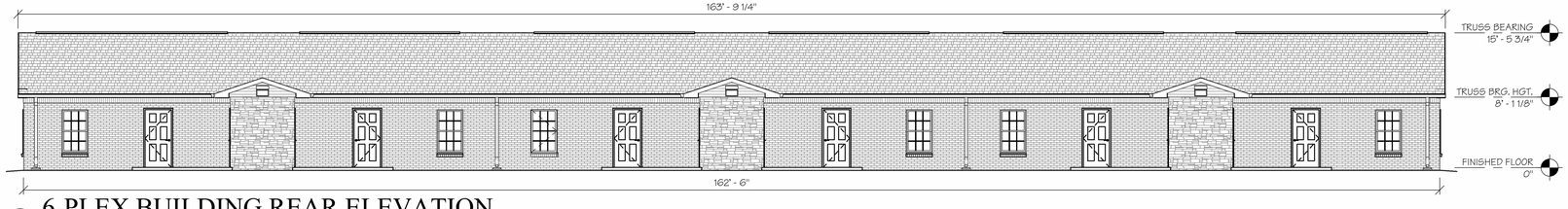
1 / A3.1 6-PLEX BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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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HUDSON ESTATES

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

INDEX TO DRAWINGS

AP1	COVER SHEET
AP2	PROPOSED SITE PLAN
AP3	4-PLEX & 6-PLEX BUILDING PLANS
AP4	TYP. 2-BR & ACC. 2-BR UNIT PLANS
AP5	4-PLEX & 6-PLEX BUILDING EXTERIOR ELEVATIONS
AP6	COMMUNITY BUILDING PLAN
AP7	6-PLEX BUILDING EXTERIOR RENDERING
AP8	COMMUNITY BUILDING EXTERIOR RENDERING

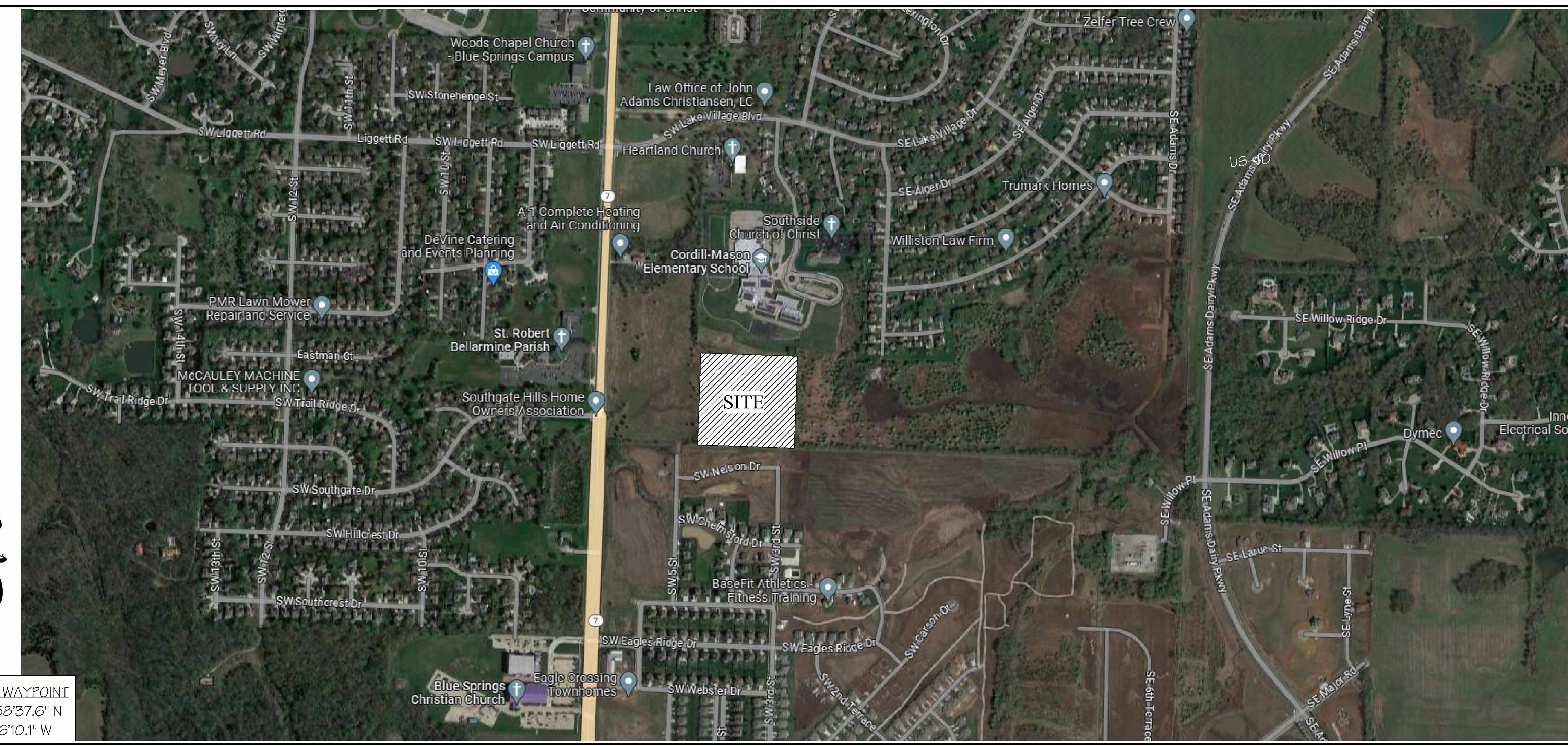
UNIT & BUILDING TYPE MATRIX

SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION.

UNIT LABEL	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	HEATED AREA PER UNIT TYPE (SF)	PORCH / PATIO AREA PER UNIT TYPE (SF)	EXTERIOR STORAGE PER UNIT TYPE (SF)	BUILDING IDENTIFICATION "A" #5	#7	#8	#9	#11	#12	"B" #1	#2	#3	#4	#6	#10	TOTAL NUMBER OF BUILDINGS (12) TOTAL NUMBER OF UNITS PER UNIT TYPE (SF)	TOTAL HEATED AREA PER UNIT TYPE (SF)	TOTAL PORCH / PATIO AREA PER UNIT TYPE (SF)	TOTAL EXTERIOR STORAGE PER UNIT TYPE (SF)
						NUMBER OF UNITS PER BUILDING															
(60) 2-BR UNITS 100%																					
TYP. 2-BR	2	2	955	129	21	3	3	4	4	3	4	6	6	5	6	5	6	55	52,525	7,095	1,155
AUDIO/VISUAL 2-BR	2	2	955	129	21	1	-	-	-	1	-	-	-	-	-	-	-	2	1,910	258	42
UFAS 2-BR	2	2	955	132	17	-	1	-	-	-	-	-	-	1	-	1	-	3	2,865	396	51
TOTAL NUMBER OF UNITS PER BUILDING TYPE:						4	4	4	4	4	4	6	6	6	6	6	6	60	57,300	7,749	1,248
TOTAL HEATED AREA PER BUILDING (SF)						3,820	3,820	3,820	3,820	3,820	3,820	5,730	5,730	5,730	5,730	5,730	5,730				

COMMUNITY BUILDING	HEATED AREA (SF):	1,506
	MAINT. / MECH. AREA (SF)	65
	PORCH / PATIO AREA (SF)	279
	TOTAL APARTMENT BUILDING AREA (SF):	66,297
	TOTAL COMMUNITY BUILDING AREA (SF):	1,850
	TOTAL DEVELOPMENT AREA (SF):	68,147

PROJECT LOCATION MAP



GPS WAYPOINT
38°58'37.6" N
94°16'10.1" W

SAMPLE EXTERIOR RENDERING



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AP1

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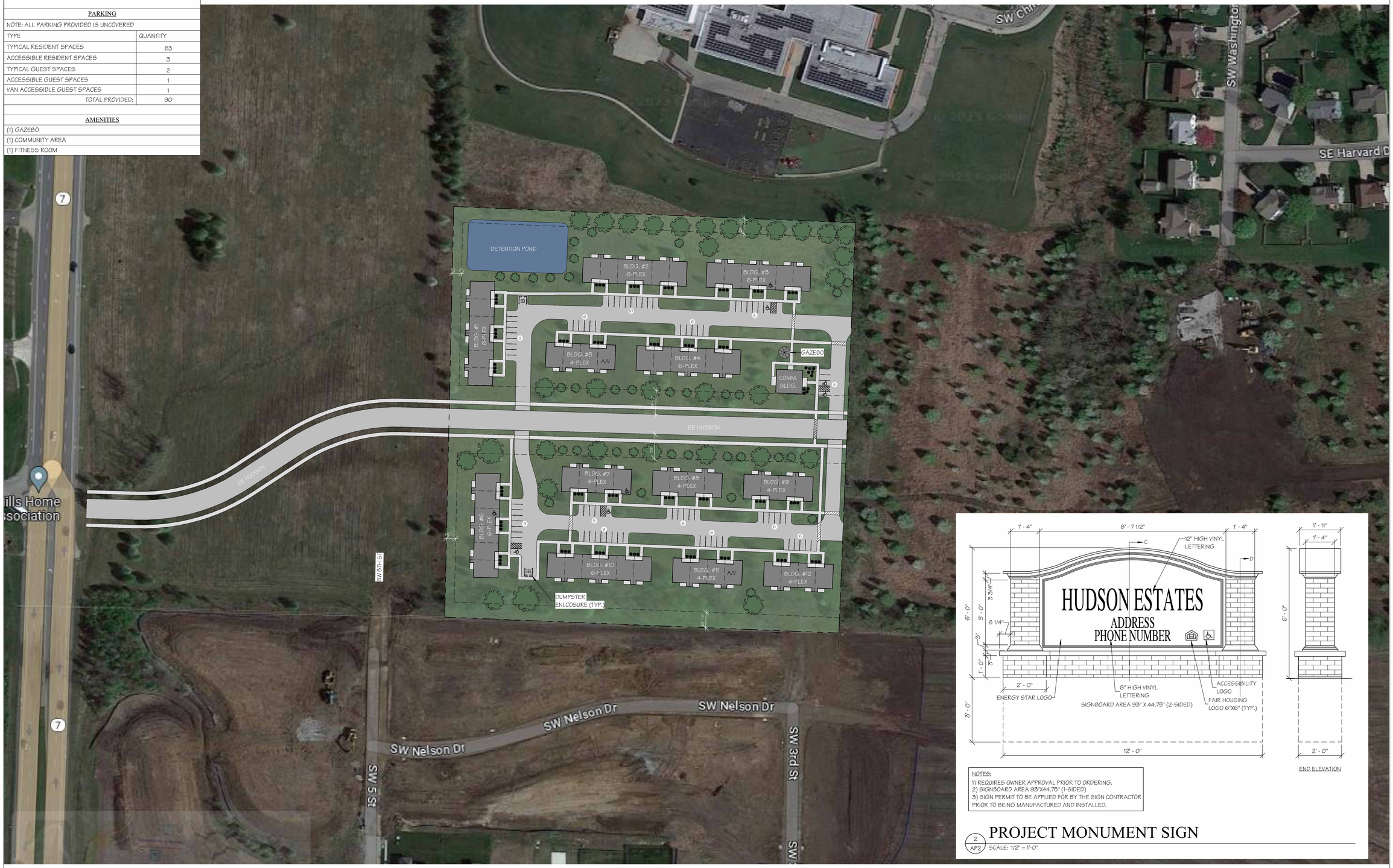
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SITE INFORMATION

SITE SIZE
9.65 +/- ACRES

PARKING	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
TYPICAL RESIDENT SPACES	83
ACCESSIBLE RESIDENT SPACES	3
TYPICAL GUEST SPACES	2
ACCESSIBLE GUEST SPACES	1
VAN ACCESSIBLE GUEST SPACES	1
TOTAL PROVIDED:	90

AMENITIES
(1) GAZEBO
(1) COMMUNITY AREA
(1) FITNESS ROOM



ARCHITECTURAL SITE PLAN

1 / AP2 SCALE: 1 : 840

NOTES:
1) REQUIRES OWNER APPROVAL PRIOR TO ORDERING.
2) SIGNBOARD AREA 93"X44.75" (1-SIDED)
3) SIGN PERMIT TO BE APPLIED FOR BY THE SIGN CONTRACTOR PRIOR TO BEING MANUFACTURED AND INSTALLED.

PROJECT MONUMENT SIGN

2 / AP2 SCALE: 1/2" = 1'-0"

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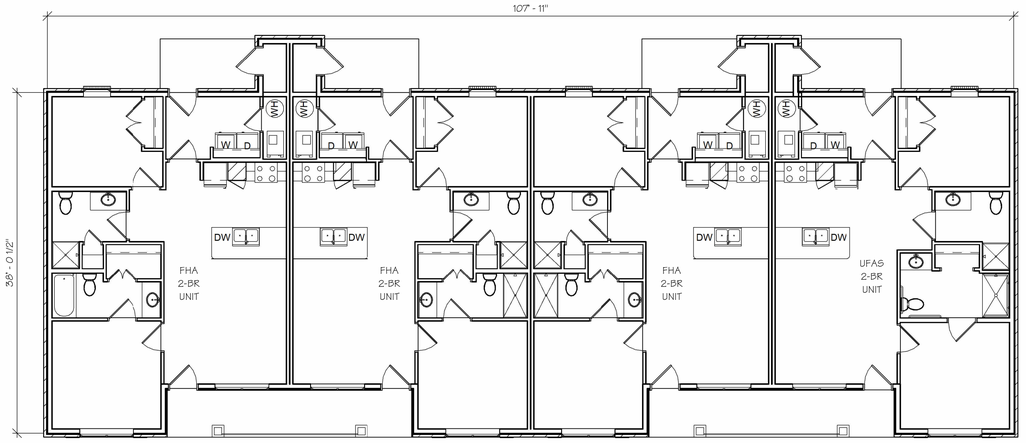
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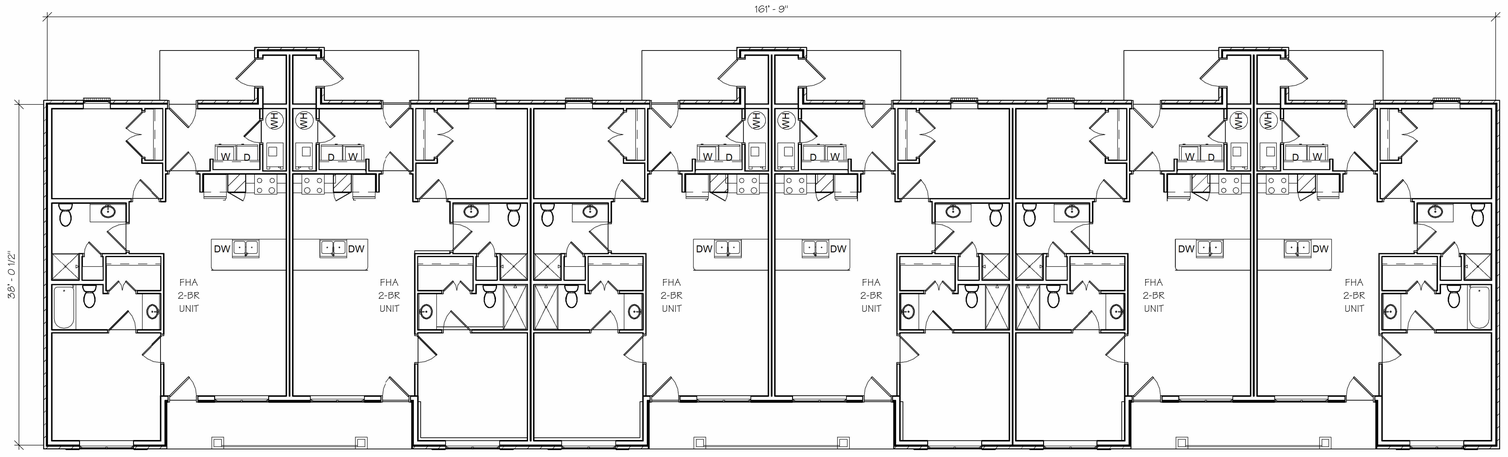
Received
05/15/2024



1 AP3 **4-PLEX BUILDING PLAN**

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

NOTE: SEE PROPOSED SITE PLAN FOR ACC. UNIT LOCATIONS



2 AP3 **6-PLEX BUILDING PLAN**

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

NOTE: SEE PROPOSED SITE PLAN FOR ACC. UNIT LOCATIONS

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AP3

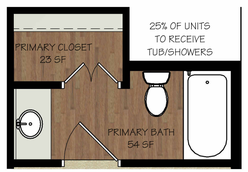
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955 SF HEATED AREA (MEASURED CENTERLINE OF PARTITION WALL TO OUTSIDE FACE OF STUD)
129 SF PORCH/PATIO
21 SF EXTERIOR STORAGE
1,105 TOTAL SF

1 AP4 TYP. 2-BR UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"



955 SF HEATED AREA (MEASURED CENTERLINE OF PARTITION WALL TO OUTSIDE FACE OF STUD)
132 SF PORCH/PATIO
17 SF EXTERIOR STORAGE
1,104 TOTAL SF

2 AP4 ACC. 2-BR UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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05/15/2024



1,506 SF HEATED AREA
65 SF MAINT./MECH. AREA
(MEASURED CENTERLINE OF PARTITION WALL TO OUTSIDE FACE OF STUD)
279 SF PORCH/PATIO
1,902 TOTAL SF

5 / AP6 COMMUNITY BUILDING PLAN

SCALE: 1/4" = 1'-0"

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AP6

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6-PLEX BUILDING RENDER

4-PLEX BUILDING SIMILAR

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COMMUNITY BUILDING RENDER

APRIL 2025

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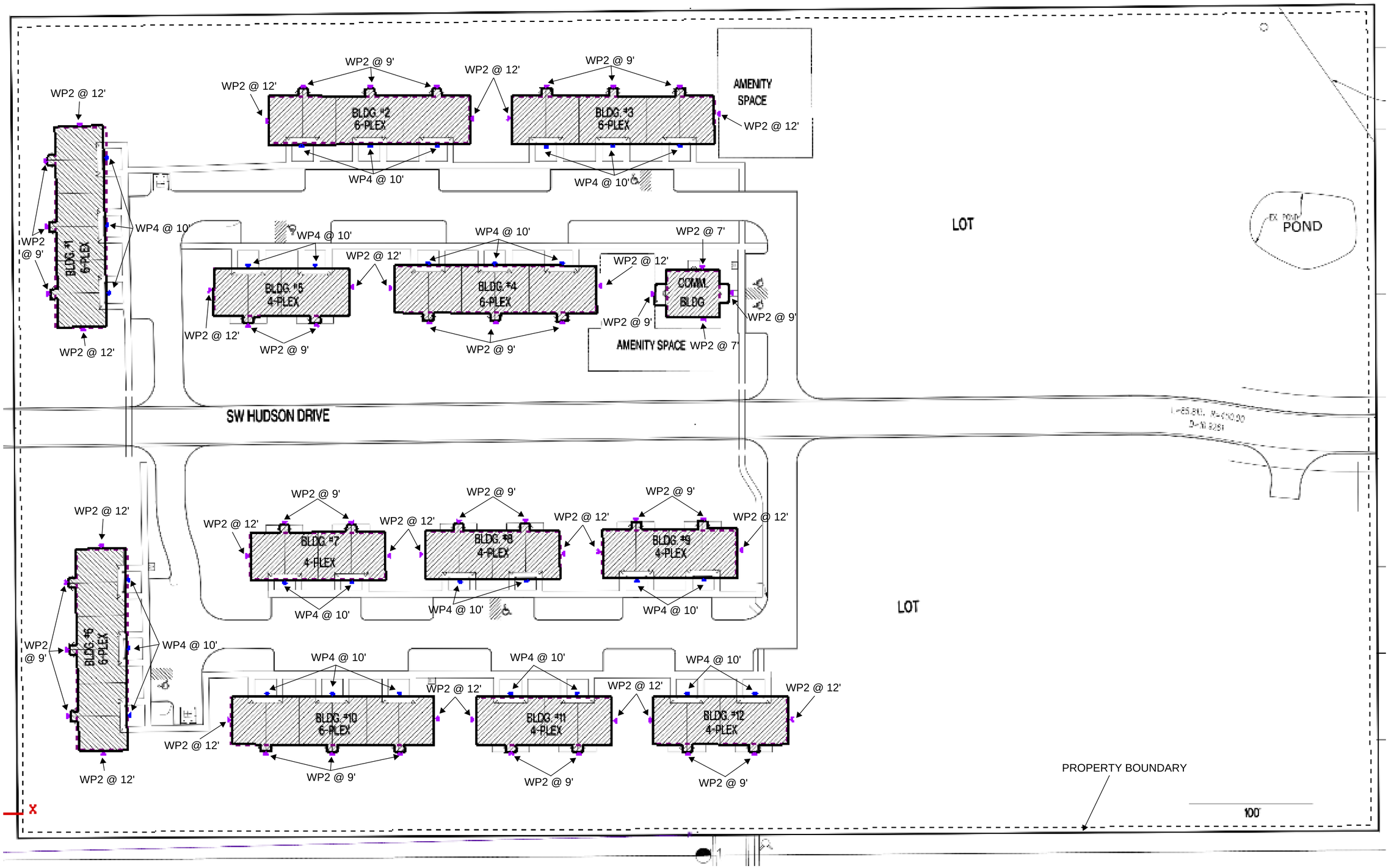
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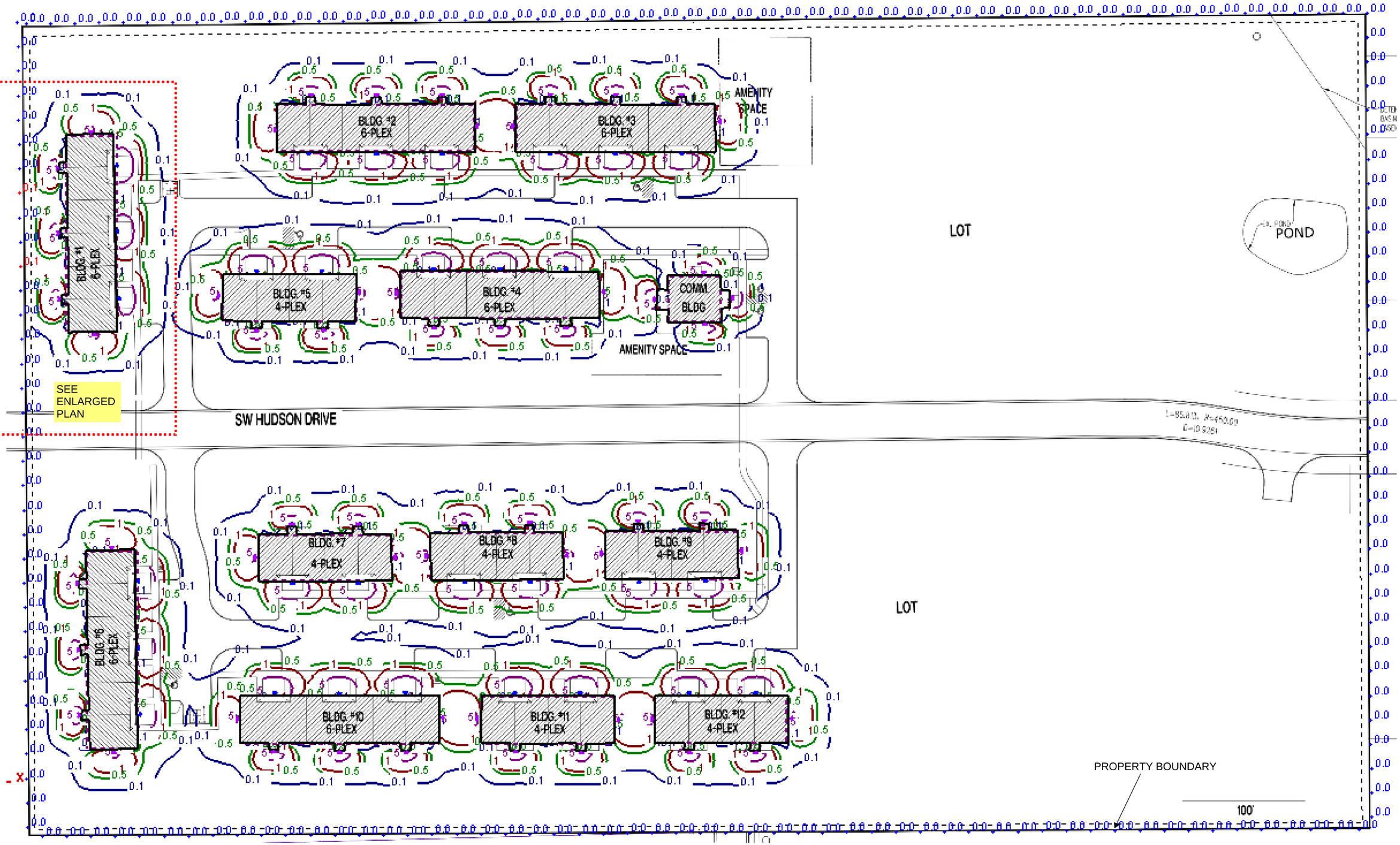
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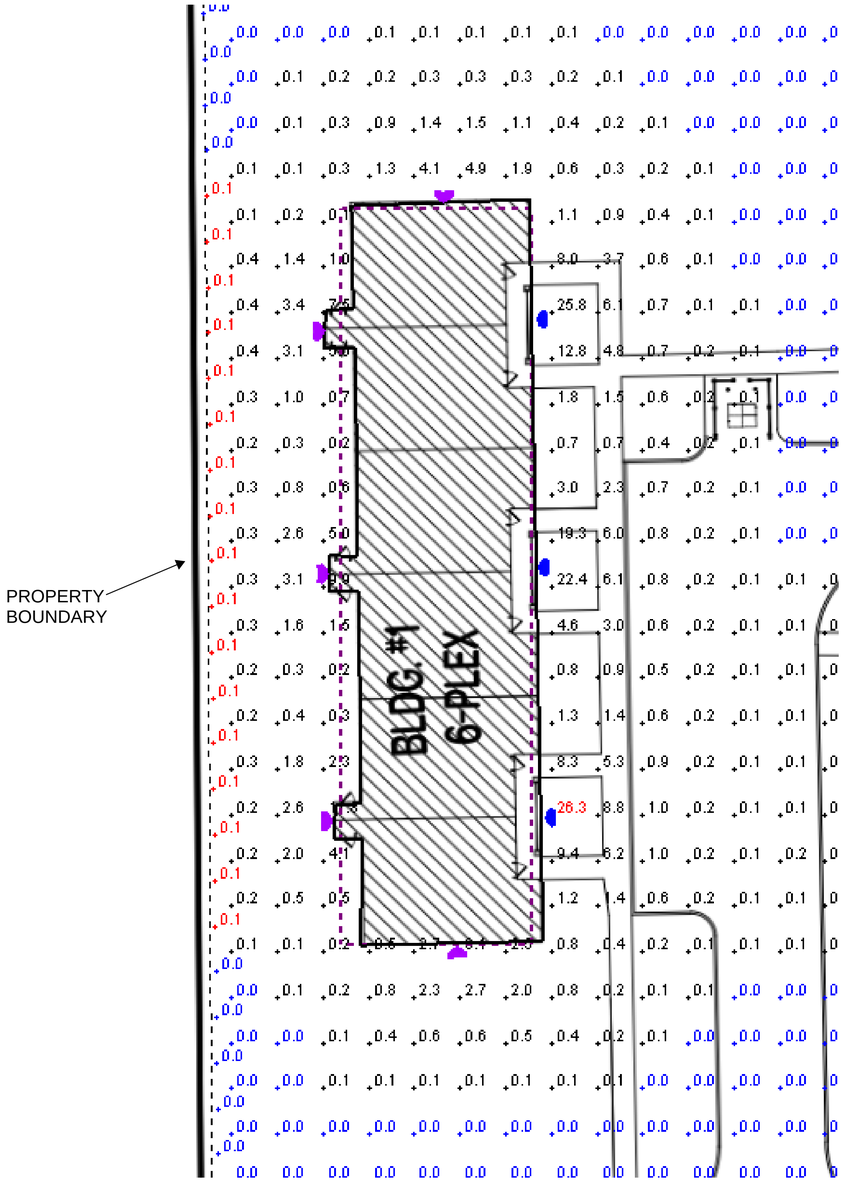
SITE LIGHTING PLAN

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SITE PHOTOMETRIC CALCULATIONS

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ENLARGED PHOTOMETRIC CALCULATIONS

LIGHTING FIXTURE SCHEDULE

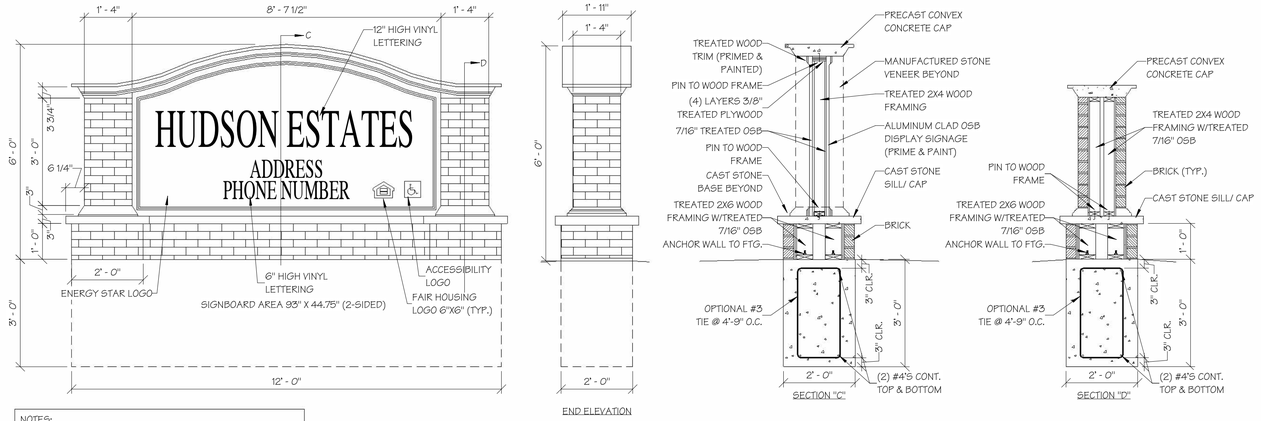
MARK	DESCRIPTION	BASIS OF DESIGN		LAMP	LUMENS	WATTS	VOLTAGE	COLOR TEMPERATURE	CRI	MOUNT	FIXTURE FINISH	DIMMABLE	ENERGY STAR OR DLC LISTED	WET LOCATION	COMMENTS
		MANUFACTURER	MODEL												
WP2	EXTERIOR, FULL CUT-OFF WALL PACK	LITHONIA	WPX1	LED	2,900	24	120	4,000K		WALL	BRONZE	NO	YES	YES	{PROVIDE WITH INTEGRAL PHOTOCELL} {PROVIDE WITH EMERGENCY BATTERY BACK UP}
WP4	EXTERIOR, FULL CUT-OFF WALL PACK	LITHONIA	WPX3	LED	9,200	69	120	4,000K		WALL	BRONZE	NO	YES	YES	{PROVIDE WITH INTEGRAL PHOTOCELL} {PROVIDE WITH EMERGENCY BATTERY BACK UP}



FIXTURE IMAGE

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END ELEVATION

NOTES:
1) REQUIRES OWNER APPROVAL PRIOR TO ORDERING.
2) SIGNBOARD AREA 93"X44.75" (1-SIDED)
3) SIGN PERMIT TO BE APPLIED FOR BY THE SIGN CONTRACTOR PRIOR TO BEING MANUFACTURED AND INSTALLED.

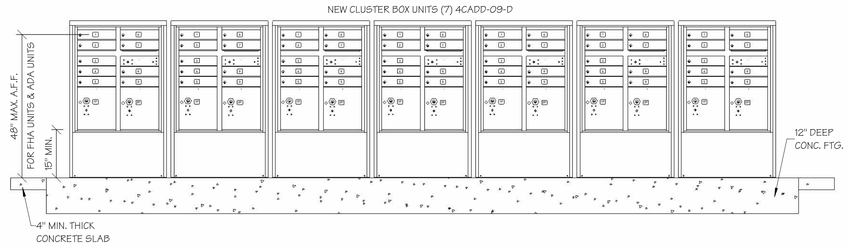
1 PROJECT MONUMENT SIGN
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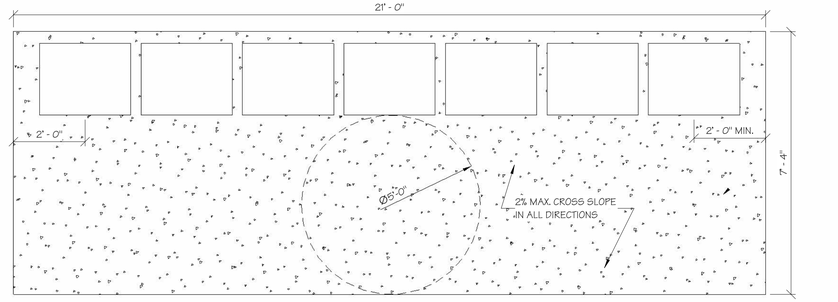
NOTES:
ALL CLUSTER BOX UNITS MUST BE TYPE APPROVED BY THE U.S. POSTAL SERVICE.

EACH UNIT SHALL HAVE AT LEAST ONE PARCEL LOCKER EQUIPPED WITH ADA APPROVED 306P LOCK AND OUTGOING MAIL SLOT.

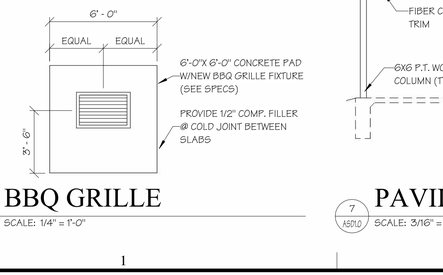
CONCRETE PAD FOR CLUSTER BOX UNIT TO BE FURNISHED AND INSTALLED BY CONTRACTOR (SIZED AS REQ'D).

OWNER / MANAGEMENT TO COORDINATE ADA UNIT MAILBOX WITH LOCAL POST MASTER TO MAINTAIN ACCESSIBILITY.



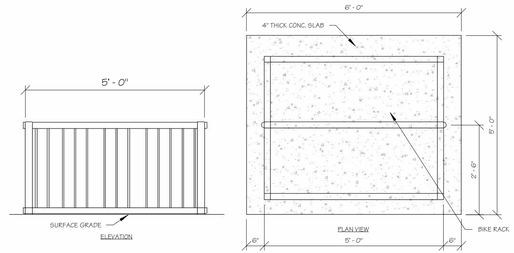


2 MAILBOX DETAIL
A501.0 SCALE: 1/2" = 1'-0"

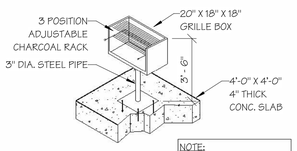


3 SINGLE DUMPSTER ENCLOSURE
A501.0 SCALE: 1/4" = 1'-0"

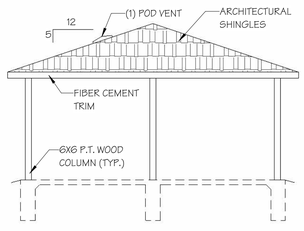
4 DUMPSTER SECTION
A501.0 SCALE: 1/2" = 1'-0"



5 BIKE RACK DETAIL
A501.0 SCALE: 1/2" = 1'-0"

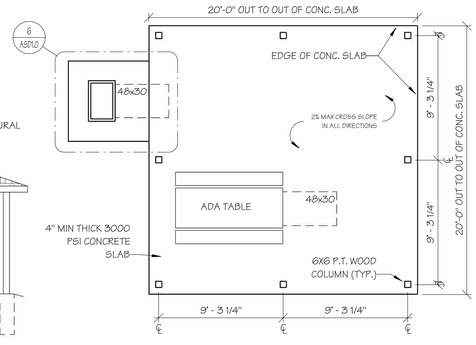


6 BBQ GRILLE
A501.0 SCALE: 1/4" = 1'-0"

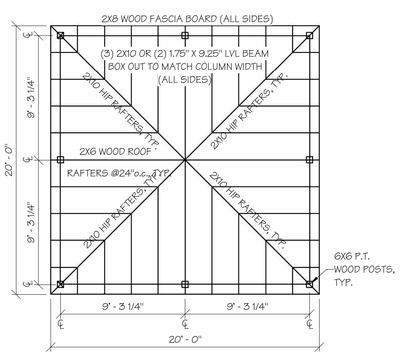


6A TYPICAL ELEVATION

7 PAVILION
A501.0 SCALE: 3/16" = 1'-0"



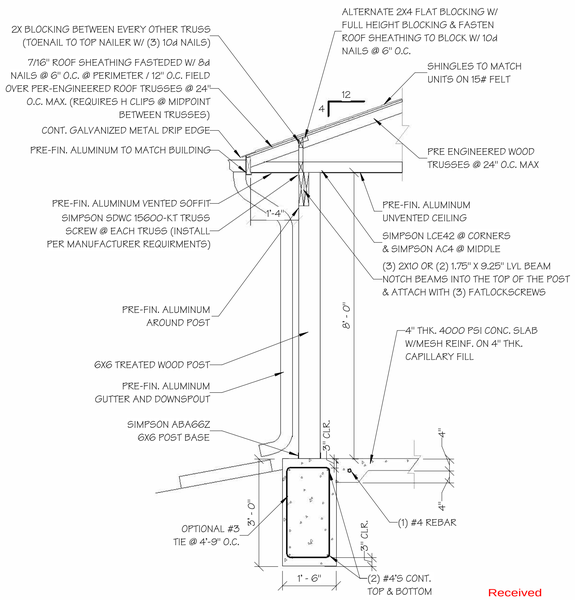
6B FLOOR PLAN



6C ROOF FRAMING PLAN

6 BBQ GRILLE
A501.0 SCALE: 1/4" = 1'-0"

7 PAVILION
A501.0 SCALE: 3/16" = 1'-0"



8 PAVILION SECTION
A501.0 SCALE: 1/2" = 1'-0"

Received
05/15/2024

PRELIMINARY NOT FOR CONSTRUCTION
DD MMM YYYY

<ARCHITECT NAME>
ARCHITECT LICENSE #<XXXX>

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

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ISSUE/REVISIONS
0. DD MMM YYYY REVIEW SET

SHEET NO. ASD1.0

JOB NO. 4579

REVIEW SET

4/22/2024 11:21:00 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 #:	SPDR-04-24-9109
PC MEETING:	05/28/2024
CC MEETING:	n/a
BOA MEETING:	n/a
NEWSPAPER:	n/a
NOTICE LETTERS:	n/a
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)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
MF14	Vacant	MF14	Residential	17.57	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
Kyle Miller	Crockett Engineering Consultants	573-447-0292	kmiller@crockettengineering.com

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

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 — 4-11-24
Applicant Signature — **Date**

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

Address	City	State	Zip Code
4310 Madison Avenue	Kansas City	MO	64111

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 [signature], Member — 4-11-24
Property Owner Signature — **Date**

Sentry Real Estate, L.L.C

Received
04/12/2024 7:56:33 AM