PLANNING COMMISSION MEETING
AGENDA

Monday, June 10, 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 28, 2024

2 PUBLIC HEARING / REZONING / RZ-04-24-9115 / "Scenic Valley RV Resort" / 29607 R D Mize Rd
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. Developer Letter to Residents
5. 185 ft. Notification Map
6. Names/addresses of property owners within 185 ft. of site
7. Copy of letter sent to said property owners
8. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
9. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / REZONING / RZ-04-24-9135 / "Southgate Villas" / 700 SW Southgate Dr
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-04-24-9116 / "Scenic Valley RV Resort" / 29607 R D Mize Rd
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. Developer Letter to Residents
5. 185 ft. Notification Map
6. Names/addresses of property owners within 185 ft. of site
7. Copy of letter sent to said property owners
8. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
9. 2014 Comprehensive Plan (by reference)

5 **PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-04-24-9136 /** "Southgate Villas" / 700 SW Southgate Dr

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

6 **PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-24-9117 /** "Scenic Valley RV Resort" / 29607 R D Mize Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. Developer Letter to Residents
5. 185 ft. Notification Map
6. Names/addresses of property owners within 185 ft. of site
7. Copy of letter sent to said property owners
8. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
9. 2014 Comprehensive Plan (by reference)

7 **PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-24-9126 /** "Life Unlimited Adult Daycare" / 3500 NW South Outer Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

8 **PUBLIC HEARING / PUD CONCEPT PLAN / PUDC-04-24-9128 /** "Brookside Estates at Chapman Farms" / West of SW 7 Hwy, both north and south of SW Brookside Dr

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on May 25, 2024
4. 185 ft. Notification Map

5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

9 **PRELIMINARY PLAT / PP-04-24-9118 /** "Scenic Valley RV Resort" / 29607 R D Mize Rd

10 **PRELIMINARY PLAT / PP-04-24-9129 /** "Brookside Estates at Chapman Farms" / West of SW 7 Hwy, both north and south of SW Brookside Dr

11 **PRELIMINARY PLAT / PP-04-24-9137 /** "Southgate Villas" / 700 SW Southgate Dr

12 **OTHER BUSINESS:** The next scheduled meeting is **Monday, June 24, 2024.**

13 **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
June 5, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, May 28, 2024

Media Link: May 28, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, May 28, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Tom Rohr, Vice Chairperson Jennifer Ritschel-Smith Richard How Brian Ingersoll Chris Henning Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner Jim Burgess, City Engineer John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Susan Stokenbury 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 Smith and a second from Commissioner Sanderson and with a unanimous vote, the minutes of May 13, 2024, were approved.

AGENDA ITEM 2 / SITE PLAN DESIGN REVIEW / SPDR-04-24-9109 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School	Mike Mallon, Senior City Director, presented the request for a Site Plan Design Review for Hudson Estates to Planning Commission. Previously the project had a General Development Plan and Preliminary Plat approved by the Planning Commission on March 25, 2024, and approved by City Council on April 1, 2024.
QUESTIONS	Commissioner Ingersoll asked if they would be putting up fencing along the portion that borders the school. Mr. Mallon stated there will not as the school would be using that border to add a second entrance to the school to help with the alleviation of traffic during school hours.
APPLICANT	Kyle Miller, 1000 W Nifong Blvd, Columbia, Missouri, stated he was there to answer any questions the commission had.
DISCUSSION	None.
MOTION / SITE PLAN DESIGN REVIEW / SPDR-04-24-9109 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School	Commissioner Rohr motioned to approve the Site Plan Design Review / SPDR-04-24-9109 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Tom Rohr—Aye Chad Sanderson—Aye Byron Craddolph—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye Chris Henning—Aye Brian Ingersoll—Aye **APPROVED w/5 Staff Conditions** **(7-Aye, 0-No)**

STAFF CONDITIONS

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

2. The 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.

AGENDA ITEM 4 / ELECTION OF OFFICERS

Chairperson Craddolph opened the election of officers by asking for any nominations for Planning Commission Chairperson for 2024.

DISCUSSION

Chairperson Craddolph nominated Tom Rohr for the position.

Commissioner Rohr stated that he was flattered but that he would be stepping down from the commission as he had several other obligations that were taking up his time.

Chairperson Craddolph then nominated Commissioner Henning.

Commissioner Henning stated that he would take the nomination, should the commissioners choose.

MOTION FOR PLANNING COMMISSION CHAIR 2024

Commissioner Rohr motioned to approve Commissioner Chris Henning for Commission Chair.

SECOND

Commissioner Sanderson seconded the approval.

VOTE

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

APPROVED
(7-Aye, 0-No)

DISCUSSION

Chairperson Craddolph asked for nominations for Planning Commission Secretary (Vice Chair) for 2024

Chairperson Craddolph nominated Commissioner How.

MOTION FOR PLANNING COMMISSION VICE CHAIR 2024

Commissioner Henning motioned to approve Commissioner Richard How for Planning Commission Vice Chair.

SECOND

Commissioner Sanderson seconded the approval.

VOTE

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

APPROVED
(7-Aye, 0-No)

OTHER BUSINESS

The next scheduled meeting is Monday June 10, 2024.

Mr. Mallon introduced the city's newest planner Shantele Frie.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Smith and the meeting adjourned at 6:46 p.m.

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Byron Craddolph, Chairperson

_____
Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: June 10, 2024 City Council: June 17, 2024
Project Name:	***Scenic Valley RV Resort***
Site Location:	29607 W. R.D. Mize Road
Project Request:	RZ-04-24-9115; Rezoning from "AG" (Agriculture – County) to "LI" (Light Industrial). CUP-04-24-9117; Conditional Use Permit for a Recreational Vehicle Park in a "LI" (Light Industrial) zoning district. GDP-04-24-9116; General Development Plan for a Recreational Vehicle Park PP-04-24-9118; Preliminary Plat for one lot and two tracts of land.

Applicant: Chad Risinger
Property Owner: Bellington/Smith/Bellington Estates
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a Rezoning, Conditional Use Permit, General Development Plan, and a Preliminary Plat for the development of an 18.47 +/- acre Recreational Vehicle Park consisting of 110 camp sites on one lot and two tracts of land. Amenities for the development include a clubhouse, playground, splash pad, and dog park.

Staff Recommendation: Staff recommends approval of the Rezoning, approval of the Conditional Use Permit with conditions, General Development Plan with conditions, and Preliminary Plat with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
N/A		

Future Applications: A Site Plan Design Review and Final Plat are required to be approved, and the Final Plat recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

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

Rezoning, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #1

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture – County)
Existing Land Use: Undeveloped
Proposed Zoning: "LI" (Light Industrial)
Proposed Land Use: Recreational Vehicle Park

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

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

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

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

Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of SPECIFIC DEVELOPMENT TYPES APPENDIX A: CITY-WIDE POLICY MAPS neighborhoods. This includes multi-unit houses (2-, 3-, and 4-plexes), townhouses, walk-up apartments (4 to 12 units / 2 to 4 stories). The lot sizes are comparable to lots for detached houses, and all 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 "LI" zoning district is defined in Section 404.160, as follows:

The LI, Light Industrial District is intended primarily to accommodate industries that produce finished products from semi-finished materials and require little or no outside storage of materials. The district provides locations for limited manufacturing and industrial activities with limited land use impacts, primarily traffic generated by delivery vehicles and employees.

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 not in accordance with the 2014 Comprehensive Plan and C2 (Central 2) Area Plan which classifies the subject property as "*Small-Scale Multi-Family*." The rezoning to Light Industrial, an approved Conditional Use Permit, and General Development Plan would not comply with the Comprehensive Plan designation.

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

   STAFF RESPONSE: If a Conditional Use Permit is approved the proposed development meets the intent of the "LI" Light Industrial District definition and standards. The intent of the "LI" zoning district is defined in Section 404.160, as follows: *to accommodate industries that produce finished products from semi-finished materials and require little or no outside storage of materials. A Recreational Vehicle Park is allowed with an approved Conditional Use Permit in the "LI" zoning district. The property immediately north of this property is zoned "LI" and is occupied by a general industrial building with a warehouse/Distribution Center land use.*

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

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

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

   STAFF RESPONSE: The subject property cannot be developed under the current "AG-C" (Agriculture – County) zoning district. Prior to any development activity on the site, a rezoning application would need to be submitted for review and approval.

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

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

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

   STAFF RESPONSE: Staff believes approval of this rezoning will likely 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.

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 property is zoned for "AG-C" (Agriculture – County) because it was only recently annexed into the City, however, it retained its existing zoning designation until which time would be required to be modified because of a change of land use.

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 with conditions.

CONDITIONAL USE PERMIT, GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

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

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, wooded, and slopes from the Northeast to the Southwest. The applicant is proposing a 30-ft. wide Tree Preservation Area easement along the south property line and a 40-ft. wide Tree Preservation Area easement along the east property line to retain the existing mature tree coverage. The easement will provide a much denser buffer between the development and those neighboring properties.

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

Streets & Sidewalks: The development is proposing one (1) point of access off E. R. D. Mize Road. The applicant is required to install full road improvements, including sidewalks, along E. R.D. Mize from Coronado to half the distance of the length of the property frontage.

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

Stormwater: **A 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 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: Per the "LI" zoning district standards, designated open space is not required. However, the development is still required to install open space landscaping.

Land Use: The proposed land use of the property is "Recreational Vehicle Park" which is allowed with an approved Conditional Use Permit in the Light Industrial Zoning District. The applicant is proposing a "Luxury" quality park containing 110 camping spaces across the 18.47 +/- acre property at a density of approximately 17 spaces per acre. The park will provide a community type building that houses the park's office, shower house, arcade room, covered patio, splash pad, playground, and dog park.

Building Typology: The proposed development's "community building" is categorized as an accessory structure and shall follow the Non-Residential Design Standards Section 407.090.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Recreational Vehicle Park	1 space per camping space	110 spaces for campsites
Club, Private (Community Building)	1 space per 4 person capacity	19 spaces for community building

Pedestrian Access: A 6-ft sidewalk between the community building and parking spaces has been provided. There are no sidewalks proposed throughout the RV Resort. A public sidewalk will be provided along E. R.D. Mize Road leading to the entrance to the RV Resort from N.E. Coronado Drive.

Architectural Character: This development includes one community building, which is classified as an accessory structure. The community building incorporates four-sided architecture through a mix of materials, windows, and lighting. **The building and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Site Plan Design Review process.**

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan for the site. Additional details and plant units may be needed to meet landscaping requirements. **Landscaping requirements will be reviewed in greater detail with the Final Development Plan process.**

Signage: Signs shown in the rendering are not finalized. All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with the Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

Modifications Requested: The applicant is not proposing any modifications for this development.

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

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

   STAFF RESPONSE: The application, if approved, will bring the property and the proposed development in compliance with the UDC and supports abutting districts.

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

   STAFF RESPONSE: The proposed development will be in compliance with the UDC if a Conditional Use Permit is granted. The development meets the standards for a General Development Plan and Preliminary Plat.

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

   STAFF RESPONSE: Site-specific conditions necessary to meet the purposes and intent of this development code are listed in the Staff Recommendation section for the Conditional Use Permit, which is found at the end of this report.

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

STAFF RESPONSE: Staff does not believe that if the requested land use is approved that it will have a negative impact on the public realm and the development will be required to make public improvements to existing streets.

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

   STAFF RESPONSE: Utilities and drainage structures will have to be constructed at this site and limited public improvements would be required.

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

   STAFF RESPONSE: This proposed development would include one (1) accessory building on the site and would predominately be occupied by Recreational Vehicles. The landscaping and site design call for Tree Preservation Area easements along south and east property lines, which will protect the existing vegetation in a 30-ft. wide buffer, which provides a more private and mature screening to the adjacent land uses. Additional landscaping will be required within the site and along other frontages of the property. Because of these requirements and proposed design, the development should be completable with the area.

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

   STAFF RESPONSE: The proposed use is recreational in nature as are the existing uses of neighboring properties. Staff does not foresee negative impacts on adjacent properties.

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

   STAFF RESPONSE: The application will not prevent adjacent properties from being developed as required by the Unified Development Code.

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

   STAFF RESPONSE: Because the specific land use and what is proposed as part of the development, the long-range plans for this site and area will not be negatively impacted as the permanence of the project is less than what else could be developed under the “LI” (Light Industrial) zoning district designation.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with conditions listed below.

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

Review Criteria: *A 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 proposed general development plan is not consistent with the Comprehensive Plan as the property is designated for small-scale multi-family development. The general development plan is consistent with all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.

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 an existing rezoning application on the property and the proposed use is allowed by approval of a Conditional Use Permit in the "LI" 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 general development plan complies with all applicable use, development, and design standards set forth in this Code. No alternative development standards have been proposed.

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

   STAFF RESPONSE: The existing facilities and services are in place to serve the development. The applicant will be required to make some public improvements to serve the development.

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 sensitive to the existing land uses and is compatible with the existing adjacent land use designations. The properties adjacent are designated as Golf Course, Warehouse/Distribution Center, Vacant, and Detached Housing. The proposed use is not what staff would consider an intensive use; therefore, staff believes it will not negatively impact adjacent land uses. The applicant has provided a conceptual landscape plan, which includes a 30-ft. wide Tree Preservation Area easement to protect the existing dense vegetation along the south and east property lines. The landscape plan will be reviewed in greater detail with the Site Plan Design Review.

   Staff has concerns with the development becoming long term housing of a transient nature rather than a recreational campground.

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 general development plan will provide for orderly physical growth of the City. It will not necessarily contribute to a safe place to walk or a shopping district, but staff understands that industrial zoned areas are not necessarily intended for these purposes.

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 as it pertains to physical patterns, arrangement of streets, blocks, lots and 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 plan is in compliance with the requirements of this Development Code.

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

   STAFF RESPONSE: The plan is proposed to be developed in one phase.

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: This project has produced preliminary reports, and 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 on adjacent properties.

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

   STAFF RESPONSE: The design of the site does 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.

Staff Recommendation:

Staff recommends approval of the Rezoning 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 unless modified under the General Development Plan.
2. The decision on the rezoning application shall be rescinded if the associated Conditional Use Permit (CUP-04-24-9117) is not approved.

Staff recommends approval of the Conditional Use Permit 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 unless modified under the General Development Plan.
2. The Conditional Use Permit Shall only be good for a period of five (5) years, at which time a new application may be submitted for an indefinite or specified period of time.
3. No camper shall be allowed to stay more than 30 consecutive days at the resort. When requested by the City, the resort ownership/management shall provide adequate information to confirm the following:
   a. The name and address of each occupant.
   b. Date of arrival and departure.
   c. Mobile home or recreational vehicle make, model, year of model, serial number of unit and seal demonstrating code compliance.
   d. License number of unit and state issuing such license.
4. There shall be no outside storage of personal items, including underneath a Recreational Vehicle unless properly screened with skirting.
5. There shall be no accessory buildings or structures at campsites.
6. There shall be no more than one (1) additional vehicle allowed at a campsite besides the Recreational Vehicle. All vehicles parked at a site shall be operable and owned by the individual registered with the park.

Staff recommends approval of the General Development Plan 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.

Staff recommends approval of the Preliminary Plat 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 unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-04-24-9115), Conditional Use Permit (CUP-04-24-9117) or General Development Plan (GDP-04-24-9116) is denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of each building, all parking and access improvements shall be completed.
6. Prior to occupancy of the first building, the following must occur:
    a. All common amenities (i.e. splash pad, dog park, trash enclosures, etc.) must be completed.
    b. All required landscaping and buffers shall be installed or financially guaranteed.
    c. All public improvements, unless stated otherwise, shall be completed.
    d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

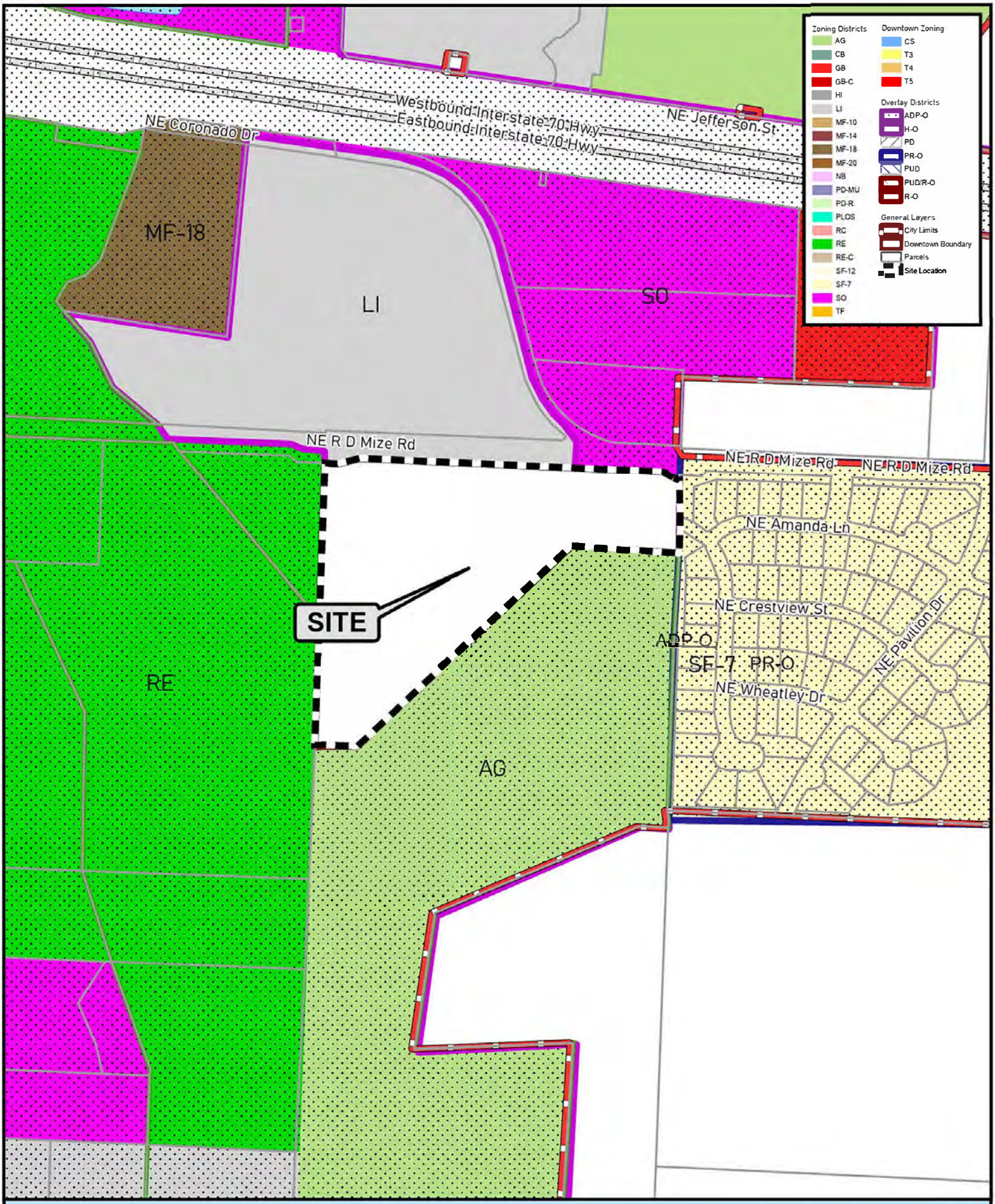


The City of Blue Springs Missouri

RZ-04-24-9115 | GDP-04-24-9116
CUP-04-24-9117 | PP-04-24-9118
PARCEL # 36-720-02-01-01-0-00-000
AERIAL LOCATION MAP

N

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



The City of Blue Springs Missouri

RZ-04-24-9115 | GDP-04-24-9116
CUP-04-24-9117 | PP-04-24-9118
PARCEL # 36-720-02-01-01-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

Date: 4/24/2024

Written Narratives

- The property is currently zoned Vacant Ag Land by Jackson County and is in the city's proposed path for development. The proposed zoning is for L1.
- The property is heavily wooded and sits on top of a limestone rock shelf with approximately 6' of cover. The property is surrounded by city limits and would not be conducive for agricultural use.
- The proposed zoning does conform with adjacent zoning uses.
- The surrounding neighborhood consists of an amazon facility directly across the street from this development on the north side of RD Mize zoned L1 and a proposed "SO" Service/Office District zoning on the north side of Coronado. The property to the east is zoned residential.
- The potential Traffic Conditions of the proposed use would not increase the trip generation during the peak hour in excess of 50 vehicles and would not create an undue traffic hazard. Coronado and RD Mize Road are classified as Minor Collector and have a right-of-way width of 60'
- Platting will be required to create properly sized right-of-way and easements for drainage, utility landscape etc.
- The C-2 Specific Area Map of the Comprehensive Plan calls for a small scale multifamily development. While the proposed Recreational Vehicle Park does provide a higher density product, it is not a residential community. RV Parks encourage community development by creating jobs, increasing tourism, and increasing revenue in the local economy.

- The proposed use for the property is light industrial for the development of a Recreational Vehicle Park
- Recreational Vehicle Parks contribute to the local economy by increasing tourism, job creation and providing revenue for local businesses. The economic multiplier effect of a RV Park can be realized by the higher density of lots per acre and greater number of visitors on a weekly basis over a traditional residential development.
- The proposed development meets or exceeds applicable zoning and development codes.

Rezoning, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #2

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05/01/2024

- Application for permitting will be made immediately following City Council approvals. Construction will begin directly after permits are approved. Work is estimated to begin in Fall of 2024 and be completed in Fall of 2025

- The proposed Light Industrial Zoning will be used for the purposed of developing a Recreational Vehicle Park. The development will consist of approximately 100 RV spaces at 2,240 sqft per lot. (26' wide x 70' deep) As well as, a clubhouse, splash park, playground, and dog park.
- The proposed development complies with the requirements of the UDC.
- The proposed development will utilize the amazing beauty of the surrounding nature. Parking spaces will preserve the existing trees. The natural rock formations and landscaping will be highlighted throughout the site design. The exterior building characteristics of the clubhouse will consist of stucco and stone work.
- The compatibility of the proposed location for this development are ideal. Visibility of the development from I-70 extremely limited. A minimum 30' of tree preservation area surround the development along all sides. Policies in place to limit activity in the resort from 10pm until 8am significantly reduce any negative audible impacts from the development. Traffic volumes from this development would not exceed 50 vehicles during peak hour and would not adversely affect traffic patterns.
- The proposed use will not prevent or negatively impact the development and use of adjacent property because they have the same zoning.
- The long-range plans applicable to this site and surrounding area are not negatively impacted due to the secluded nature of the property and location.
- The positive impact on streetscapes will be realized through the park like design and characteristics of the buildings which encompass the natural beauty of the surrounding trees. Each space with have no less than one tree with a minimum 2" diameter and three shrubs.
- The adequacy of storm water drainage and detention will be engineered to the standards of the MDNR. A storm water pollution prevention plan and storm water management plan will be prepared by professional engineer

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05/01/2024

licensed in the State of Missouri. All public and private infrastructure will be built to the standards of the UDC. All streets and parking will be concrete.

- Access in and out of the development will provide adequate turning radiuses for large truck and trailers. All traffic will flow through the development with no dead ends.
- Most traffic will not be during peak traffic hours.

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05/01/2024

Scenic Valley RV Resort

Policies and Procedures

- Office Hours: 9am-6pm Monday-Saturday, Gift Shop Located in the Office Will Sell Branded Memorabilia and Common RV Accessories. No Alcohol or Tobacco Sales!
- Staffing: 1 Full Time On-Site Manager, 1 Full Time On-Site Assistant Manager, 1 Full Time Office Manager, 1 Full Time Maintenance/Groundskeeper, 1 Part Time Seasonal Landscaper
- Quiet Time: 10pm to 8am
- Check-In For RV is 1PM. Check-Out is 11am. Night Registration is Located in the Laundry Room.
- Splash Park Will Operate Daily From 11am till Sunset Between Memorial Day to Labor Day.
- Speed Limit is 5 MPH. Watch for Children. No Fireworks. Fire in Fire Rings Only, Wind Permitting.
- No Outside Firewood Permitted to Protect against the Emerald Ash Borer. Firewood Must Be Purchased from Us
- Pets Are Welcome. All Dogs Must Be on a Leash. Dogs Cannot Be Left Unattended.
- Winter Campers Must Have Heat Tape Water Lines. Space Below the Camper Must Be Screened with a Commercially Available Cover.
- Campsites Must Be Kept Neat in Appearance and Must Not Create a Sense of Permanence. Any Items On-Site Deemed to Cause a Negative Impression are Subject to be Removed and Discarded.
- A Maximum of Two Vehicles (including the RV) Owned by the Camper will be Allowed On-Site. No Auto Work Permitted Within the Park Without Permission.
- Campers Must Own Property and Liability Insurance to Cover Against Damage or Injury Claims.
- Campers Must Recognize the Resort Is Located on a Golf Course and Must Sign and Understand the “Inherent Risk Accepted” Clause Located in the Contract.
- Extended-Stay Campers Must Meet with The Management Team Prior to Any Reservation. Campers and Motorcoaches Must Be Tip Top in Quality and Appearance. We Are a Recreational Facility, Not a Residential Community. If Accepted, Such Extended-Stays Are Based on a 28 Day Contract and are Contingent on How Well the Camper Respects Our Efforts to Maintain a Park-Like Environment. An Extended Stay Guest is Only Eligible for 12 Extended Stay Extensions Total and Must Move to a Different Space After the 6th Extension to Ensure There is No Sense of Permanence at Our Facility.
- Daily and Weekly Rate Campers Will Be Required to Move to a New Space After 14 Days, With a Maximum Allowable Stay of 28 Days.

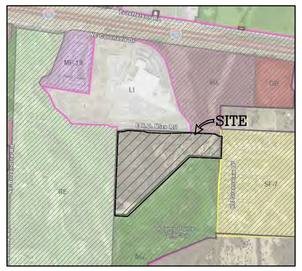
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06/05/2024

GENERAL DEVELOPMENT PLAN FOR "SCENIC VALLEY RV RESORT"

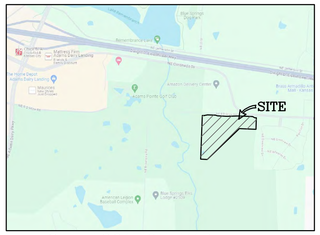
BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:

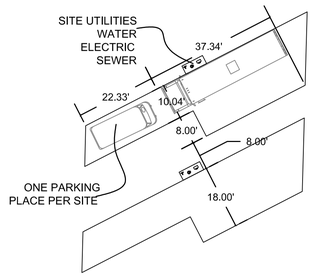
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



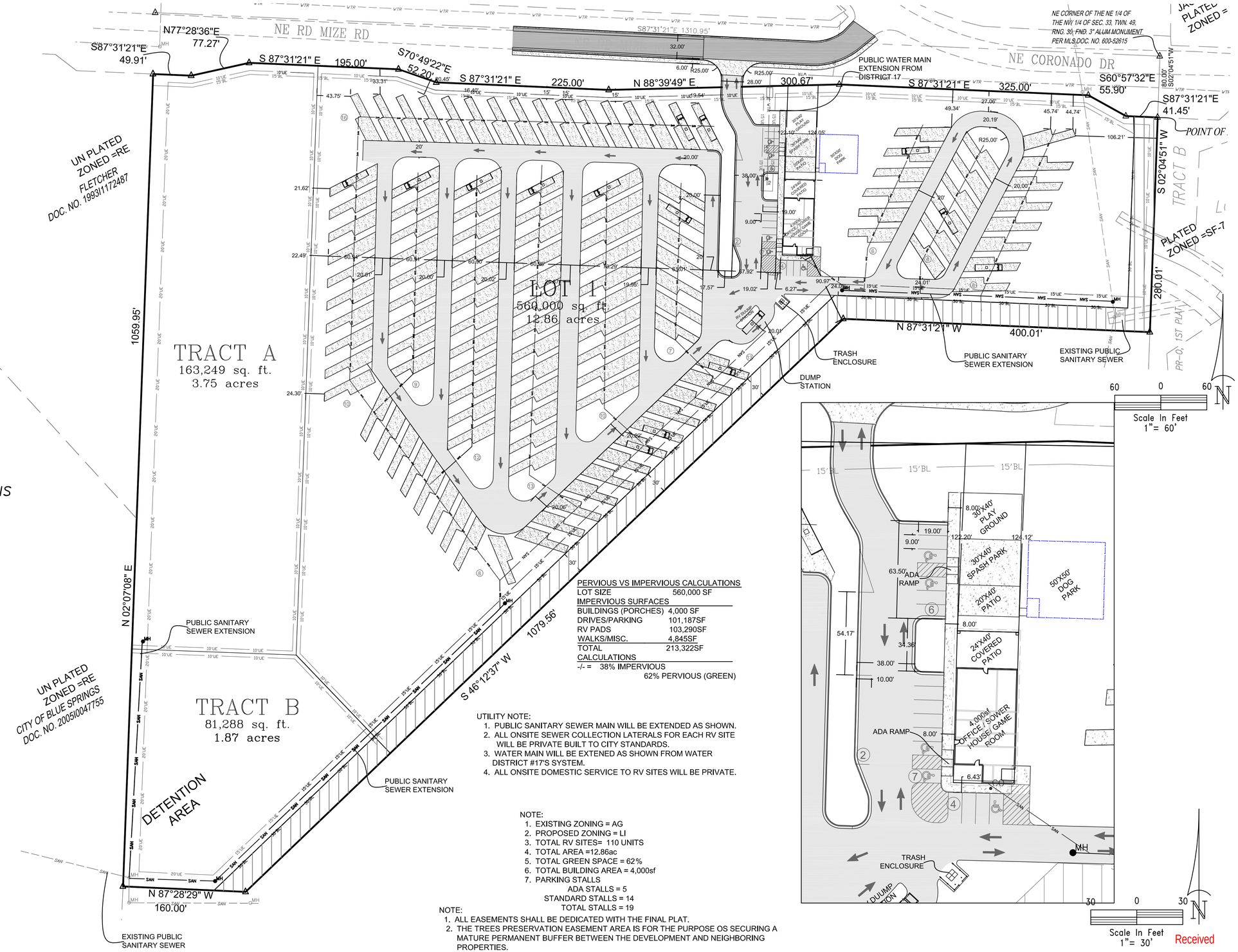
ZONING MAP



SITE LOCATION MAP



TYPICAL RV SITE DIMENSIONS



SYMBOL LEGEND

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

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	560,000 SF
IMPERVIOUS SURFACES	
BUILDINGS (PORCHES)	4,000 SF
DRIVES/PARKING	101,187SF
RV PADS	103,290SF
WALKS/MISC.	4,845SF
TOTAL	213,322SF
CALCULATIONS	
-/- =	38% IMPERVIOUS
	62% PERVIOUS (GREEN)

UTILITY NOTE:
1. PUBLIC SANITARY SEWER MAIN WILL BE EXTENDED AS SHOWN.
2. ALL ONSITE SEWER COLLECTION LATERALS FOR EACH RV SITE WILL BE PRIVATE BUILT TO CITY STANDARDS.
3. WATER MAIN WILL BE EXTENED AS SHOWN FROM WATER DISTRICT #17'S SYSTEM.
4. ALL ONSITE DOMESTIC SERVICE TO RV SITES WILL BE PRIVATE.

NOTE:
1. EXISTING ZONING = AG
2. PROPOSED ZONING = LI
3. TOTAL RV SITES= 110 UNITS
4. TOTAL AREA =12.86ac
5. TOTAL GREEN SPACE = 62%
6. TOTAL BUILDING AREA = 4,000sf
7. PARKING STALLS
   ADA STALLS = 5
   STANDARD STALLS = 14
   TOTAL STALLS = 19

NOTE:
1. ALL EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAT.
2. THE TREES PRESERVATION EASEMENT AREA IS FOR THE PURPOSE OS SECURING A MATURE PERMANENT BUFFER BETWEEN THE DEVELOPMENT AND NEIGHBORING PROPERTIES.

BY	REVISION	DATE
-		
	PER CITY COMMENTS	5-15-24
	PER CITY COMMENTS	5-25-24

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwquist@quistengineering.com

GENERAL DEVELOPMENT PLAN
"SCENIC VALLEY 1ST PLAT"
CIVIL PLANS FOR
SCENIC VALLEY RV RESORT
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUIET
NUMBER 2001018825
DATE 5/25/24
REGISTERED PROFESSIONAL ENGINEER

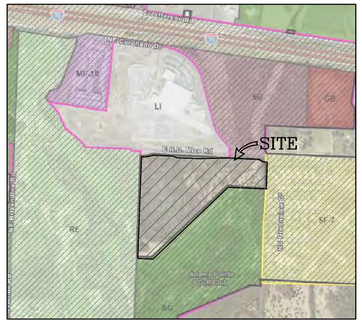
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DATE	4-11-24
PROJECT NO.	E24-305
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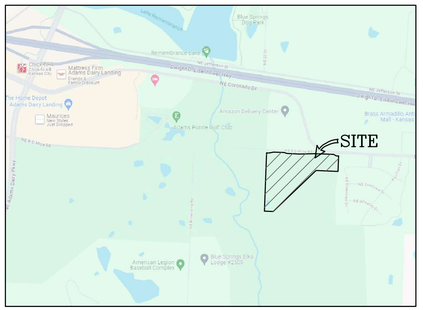
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05/31/2024

LANDSCAPE PLAN FOR "SCENIC VALLEY RV RESORT"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

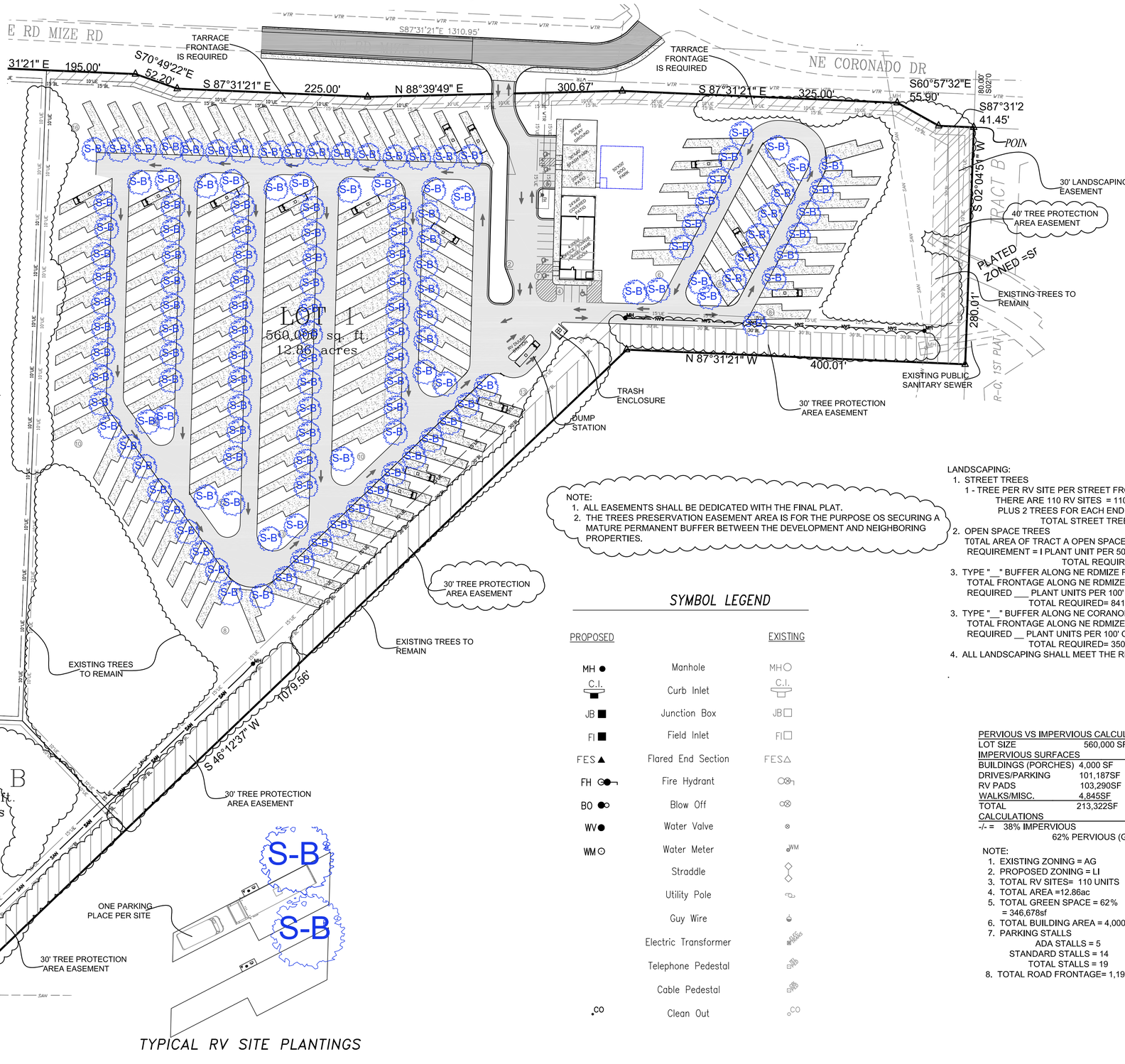
DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



ZONING MAP



SITE LOCATION MAP



TYPICAL RV SITE PLANTINGS

NOTE:
1. ALL EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAT.
2. THE TREES PRESERVATION EASEMENT AREA IS FOR THE PURPOSE OS SECURING A MATURE PERMANENT BUFFER BETWEEN THE DEVELOPMENT AND NEIGHBORING PROPERTIES.

LANDSCAPING:
1. STREET TREES
   1 - TREE PER RV SITE PER STREET FRONTAGE AND
   THERE ARE 110 RV SITES = 110 TREES
   PLUS 2 TREES FOR EACH END OF A ROW = 24
   TOTAL STREET TREES REQUIRED= 134 TREES
2. OPEN SPACE TREES
   TOTAL AREA OF TRACT A OPEN SPACE = 346,678sf
   REQUIREMENT = I PLANT UNIT PER 500sf OF OPEN SPACE
   TOTAL REQUIRED 346,678/ 500 = 693 PU'S
3. TYPE "__" BUFFER ALONG NE RDMIZE RD
   TOTAL FRONTAGE ALONG NE RDMIZE RD =841 L.F.
   REQUIRED ___ PLANT UNITS PER 100' OF FRONTAGE
   TOTAL REQUIRED= 841/ 100 = 8.41 X ___ = ___ PU'S
3. TYPE "__" BUFFER ALONG NE CORANODO DR
   TOTAL FRONTAGE ALONG NE RDMIZE RD =350 L.F.
   REQUIRED __ PLANT UNITS PER 100' OF FRONTAGE
   TOTAL REQUIRED= 350/ 100 = 3.5 X ___ = ___ PU'S
4. ALL LANDSCAPING SHALL MEET THE REQUIREMENT SET BY THE UDC.

SYMBOL LEGEND

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

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	560,000 SF
IMPERVIOUS SURFACES	
BUILDINGS (PORCHES)	4,000 SF
DRIVES/PARKING	101,187SF
RV PADS	103,290SF
WALKS/MISC.	4,845SF
TOTAL	213,322SF
CALCULATIONS	
-/- =	38% IMPERVIOUS
	62% PERVIOUS (GREEN)

NOTE:
1. EXISTING ZONING = AG
2. PROPOSED ZONING = LI
3. TOTAL RV SITES= 110 UNITS
4. TOTAL AREA =12.86ac
5. TOTAL GREEN SPACE = 62%
   = 346,678sf
6. TOTAL BUILDING AREA = 4,000sf
7. PARKING STALLS
   ADA STALLS = 5
   STANDARD STALLS = 14
   TOTAL STALLS = 19
8. TOTAL ROAD FRONTAGE= 1,191 lf

60 0 60
Scale In Feet
1"= 60'

Received
05/31/2024

DATE	REVISION	BY
5-15-24	PER CITY COMMENTS	-
5-25-24	PER CITY COMMENTS	

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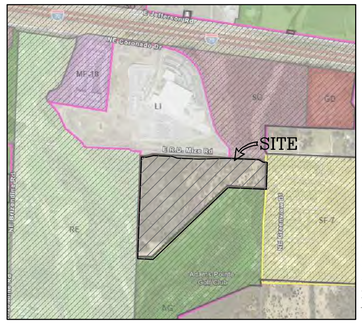
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BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
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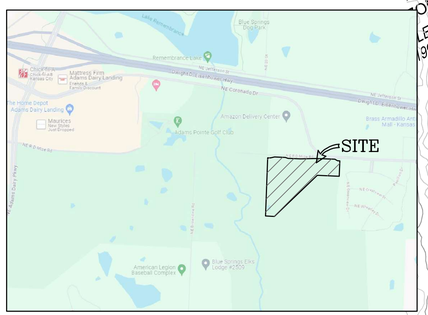
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PRELIMINARY PLAT FOR "SCENIC VALLEY 1ST PLAT"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

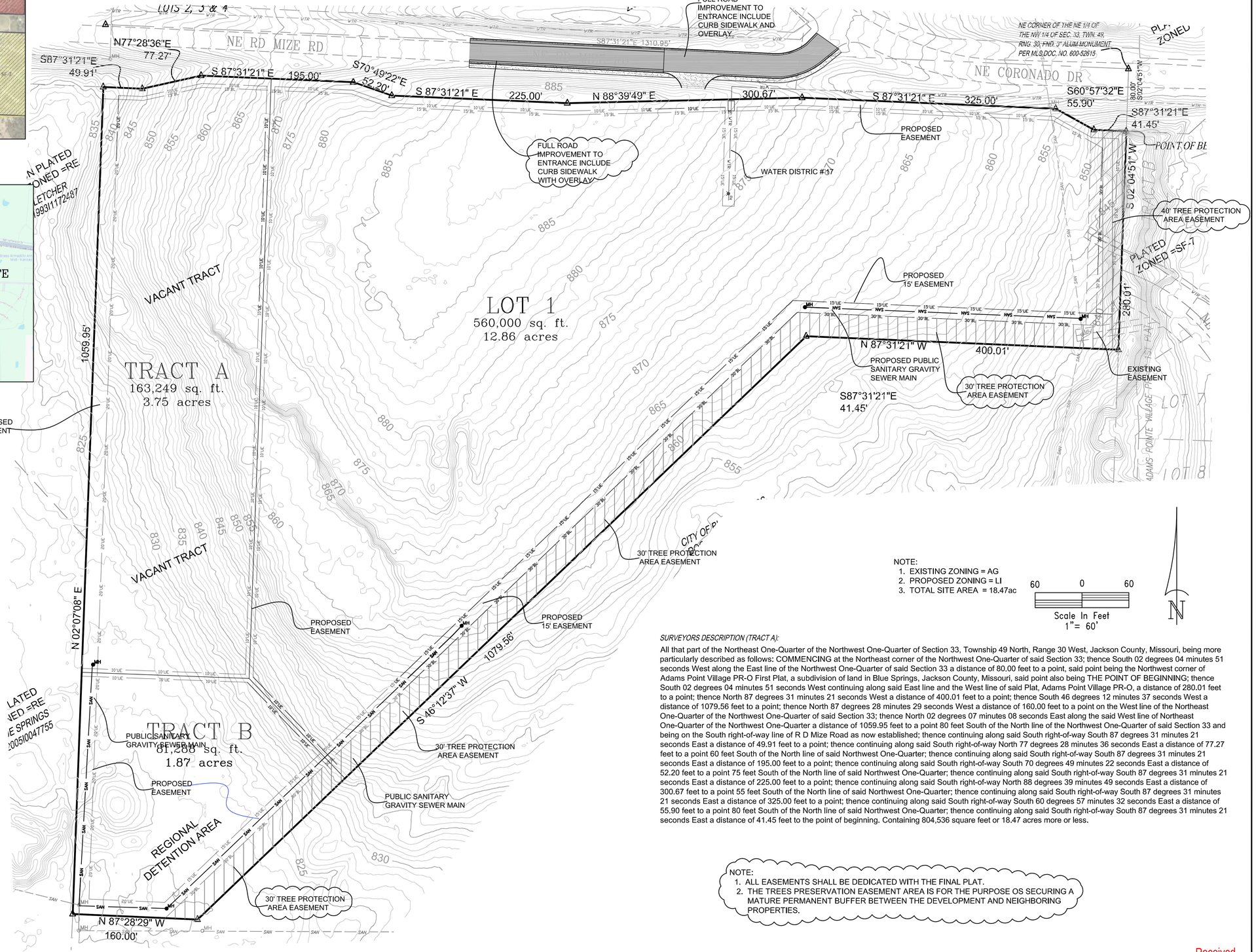
DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



ZONING MAP



SITE LOCATION MAP



SYMBOL LEGEND

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

NOTE:
1. EXISTING ZONING = AG
2. PROPOSED ZONING = LI
3. TOTAL SITE AREA = 18.47ac

60 0 60
Scale In Feet
1"= 60'

N

SURVEYORS DESCRIPTION (TRACT A):

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

NOTE:
1. ALL EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAT.
2. THE TREES PRESERVATION EASEMENT AREA IS FOR THE PURPOSE OS SECURING A MATURE PERMANENT BUFFER BETWEEN THE DEVELOPMENT AND NEIGHBORING PROPERTIES.

Received
05/31/2024

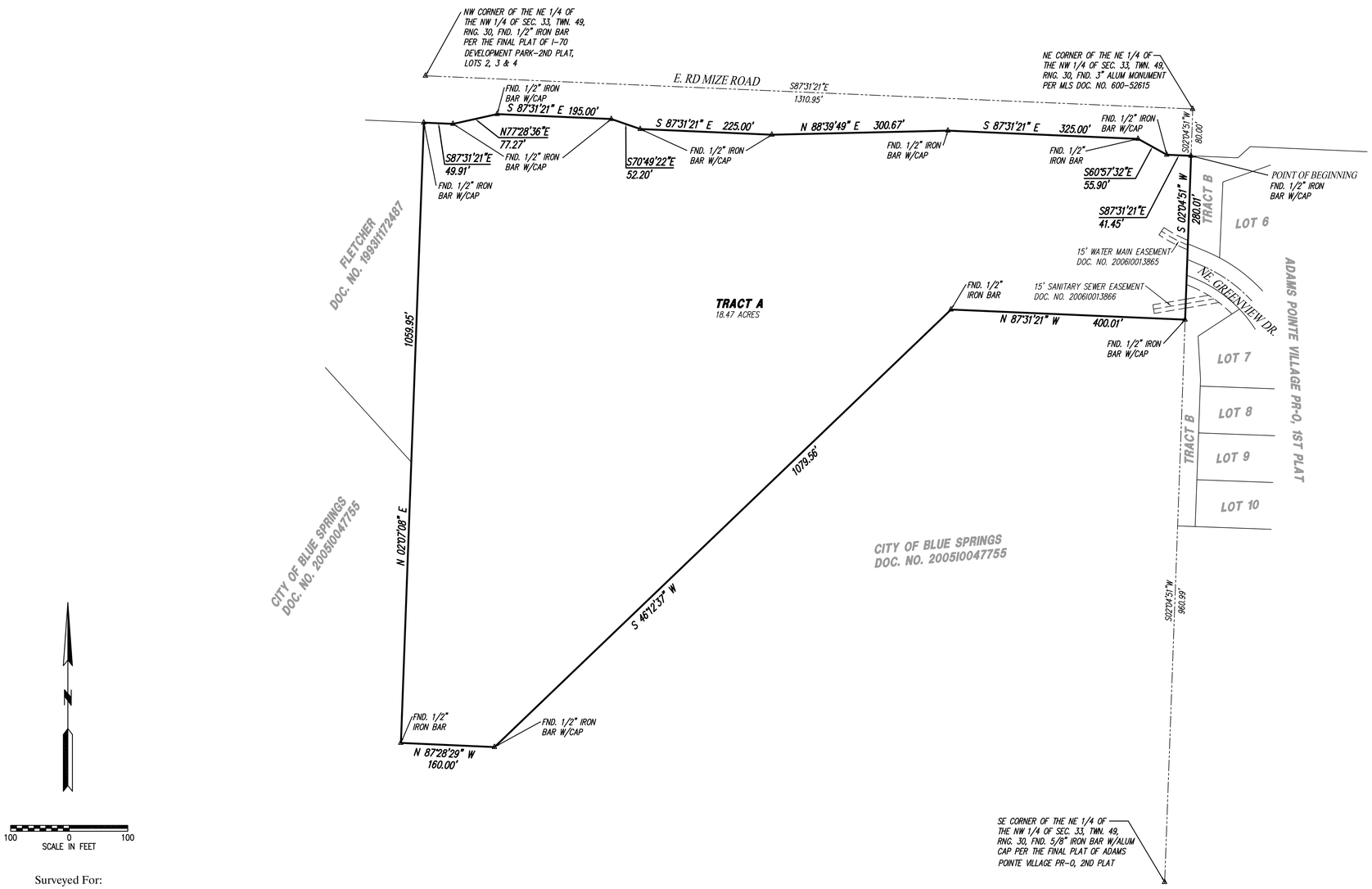
DATE	REVISION	BY
5-15-24	PER CITY COMMENTS	-
5-25-24	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwquist@quistengineering.com

PRELIMINARY PLAT FOR
SCENIC VALLEY 1ST PLAT
CIVIL PLANS FOR
SCENIC VALLEY RV RESORT
BLUE SPRINGS, JACKSON COUNTY MISSOURI

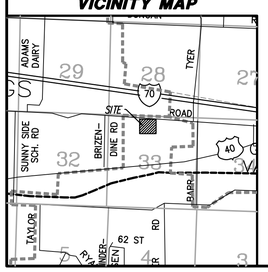
STATE OF MISSOURI
ROBERT A. WACQUIST
NUMBER 2001018825
5/25/24
REGISTERED PROFESSIONAL ENGINEER

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



Surveyed For:
Chad Risinger
680 NW. M Highway
Centerview, MO. 64019

VICINITY MAP



SURVEY NOTES:

1. ▲ Denotes found monumentation as noted.
   ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this survey.
2. Bearings shown are based on Missouri State Plane Grid.
3. This survey meets or exceeds the accuracy standards of an "Urban Class" survey as defined by the Missouri Standards for Property Boundary Surveys.
4. Parent tract of this survey as recorded in Document No. 2022E0111085 as recorded in the Jackson County Recorder of Deeds Office.
5. No research for existing easements of record was done by this office this date.

SURVEYORS DESCRIPTION (TRACT A):

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

I hereby certify that the within Certificate of Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the requirements for the MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

STATE OF MISSOURI BRANTON LADWIG NUMBER LS-2006016633 PROFESSIONAL LAND SURVEYOR

Branton E. Ladwig, MO LS-2006016633
MARCH 21, 2024

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

NO.	DATE	REVISION

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511

CERTIFICATE OF SURVEY

PART OF THE NE. 1/4 OF THE NW. 1/4 OF SECTION 33, TOWNSHIP 49, RANGE 30
JACKSON COUNTY - MISSOURI

X-REF NO.

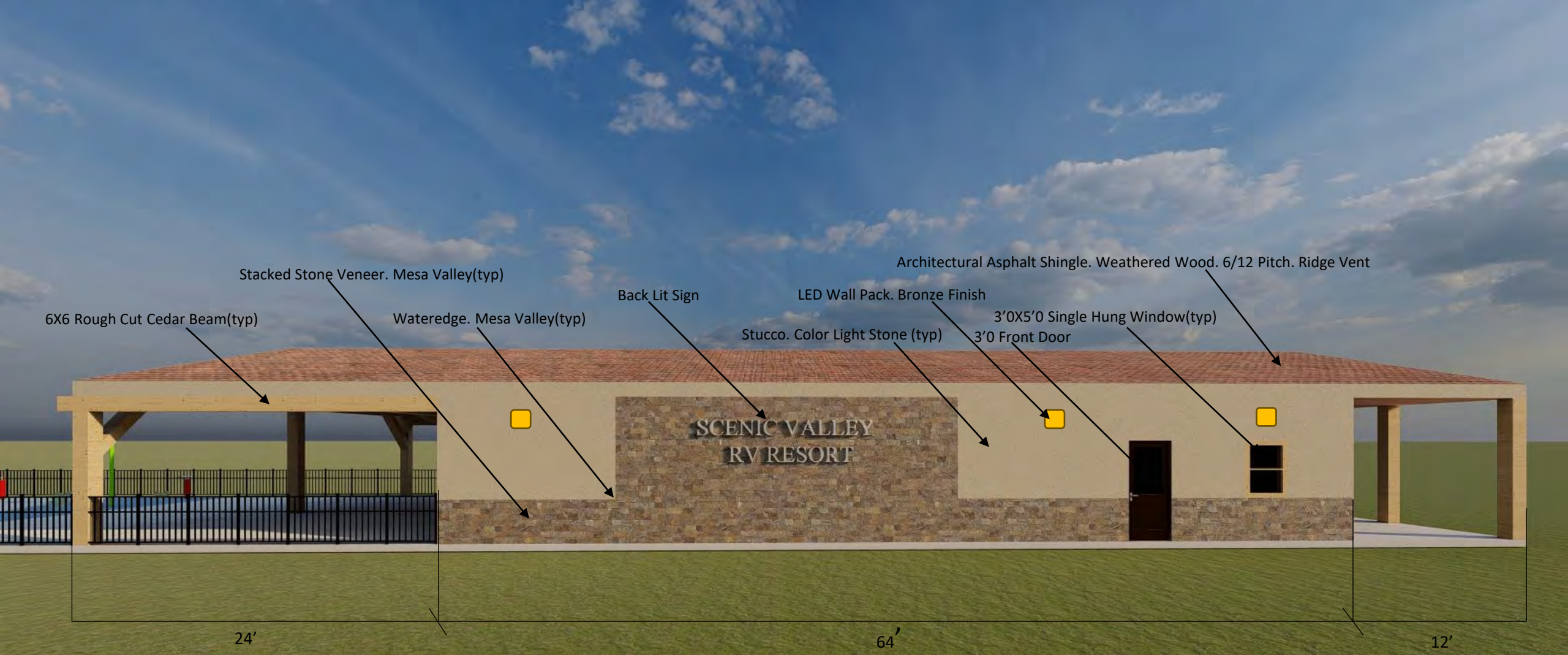
DRAWING NO. 24-107B

DATE MARCH 21, 2024

JOB NO. 24-107

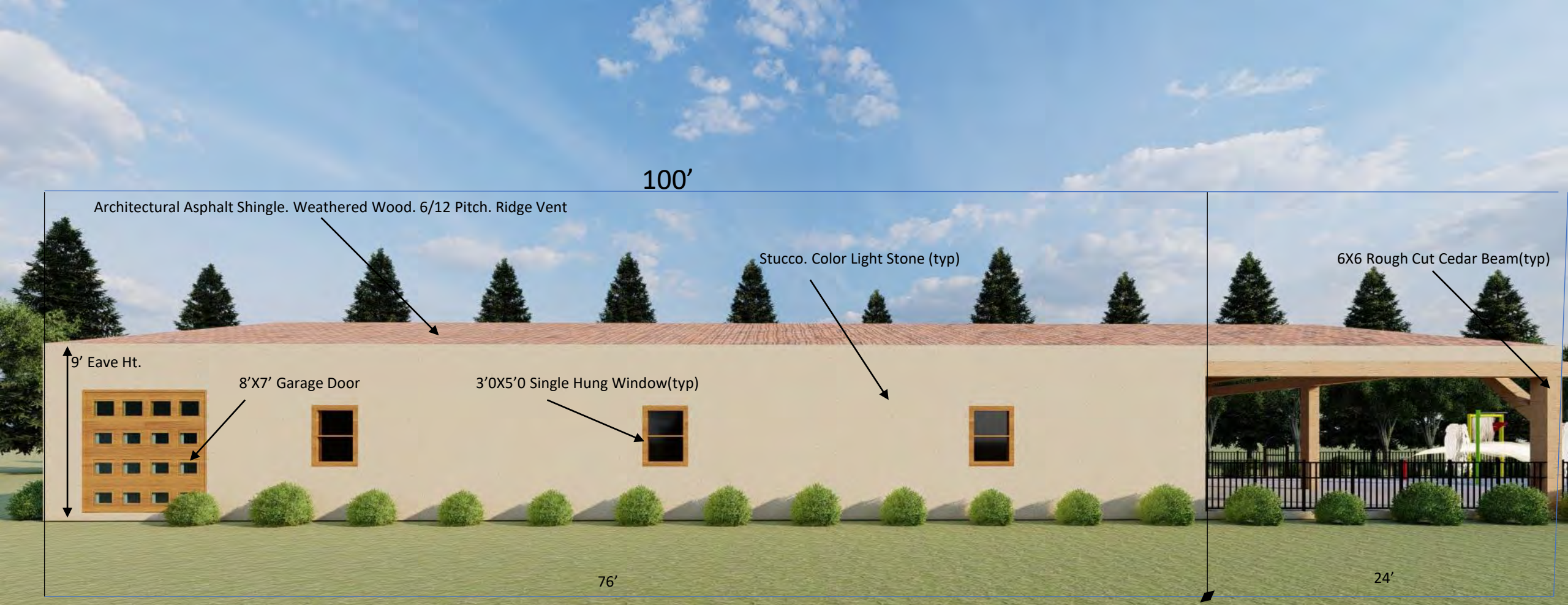
SHEET 1 OF 1

Received
04/12/2024 9:17:35 AM



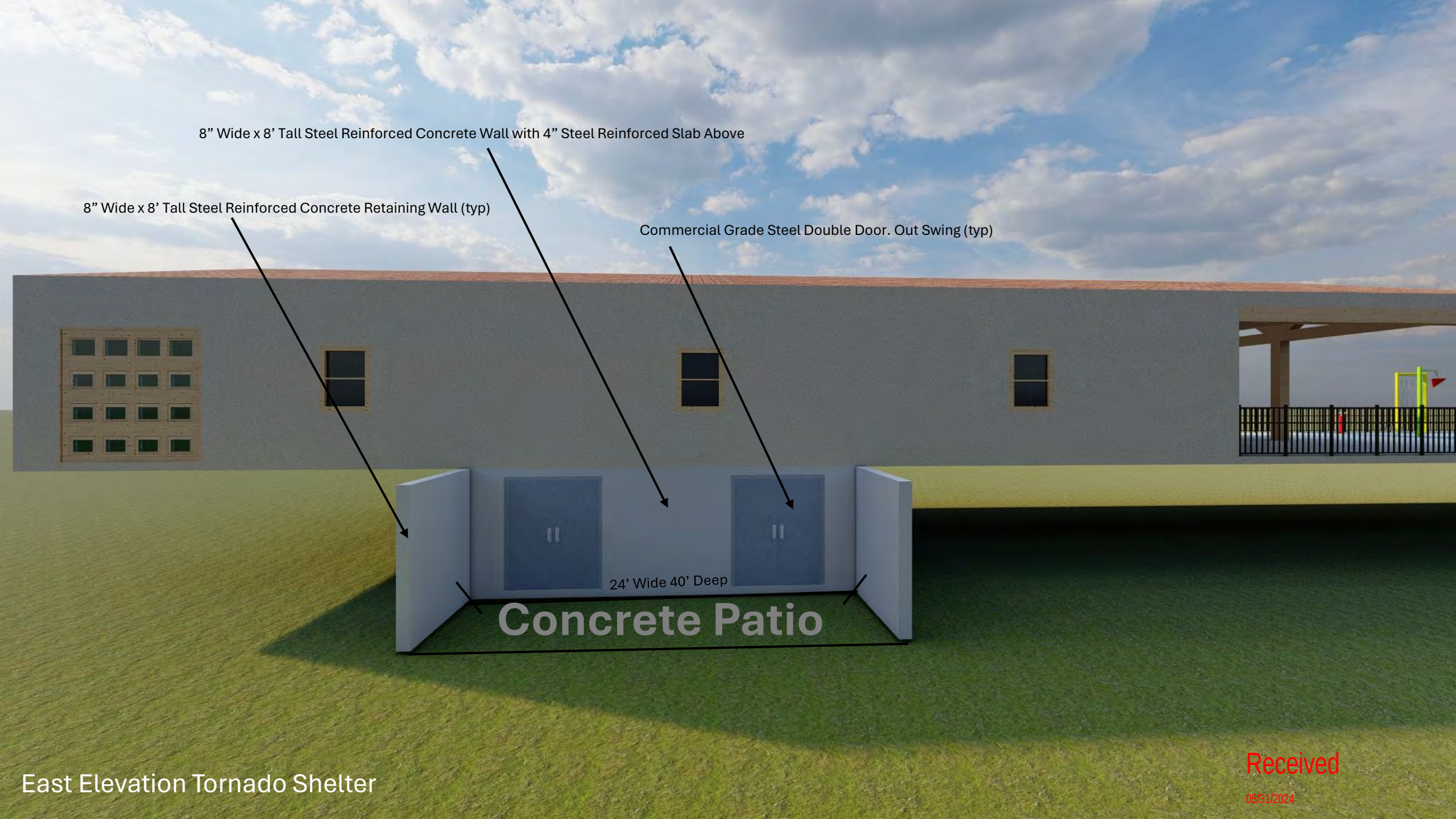
Clubhouse West Elevation

Received
05/31/2024



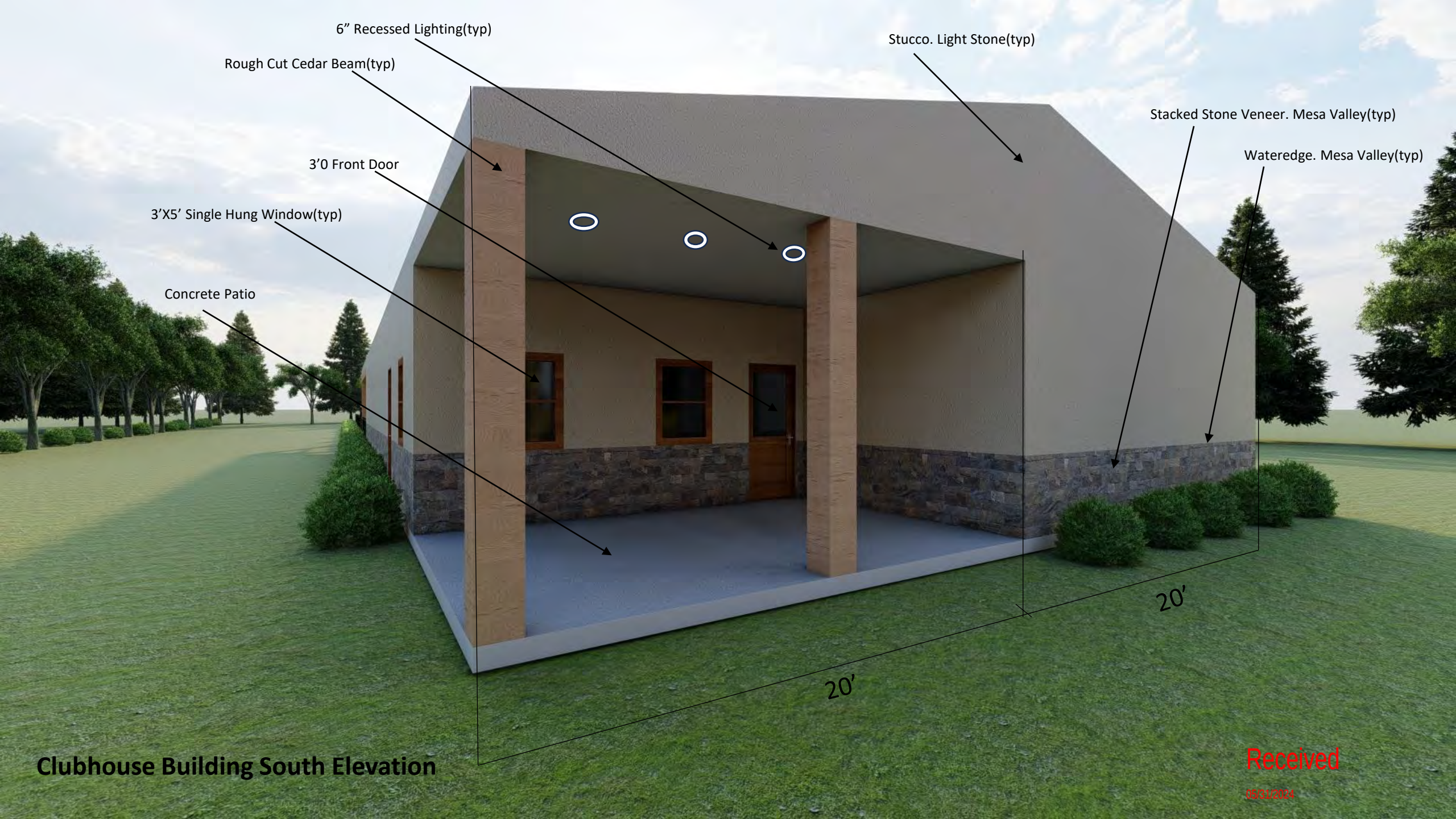
Clubhouse Building East Elevation

Received
05/31/2024



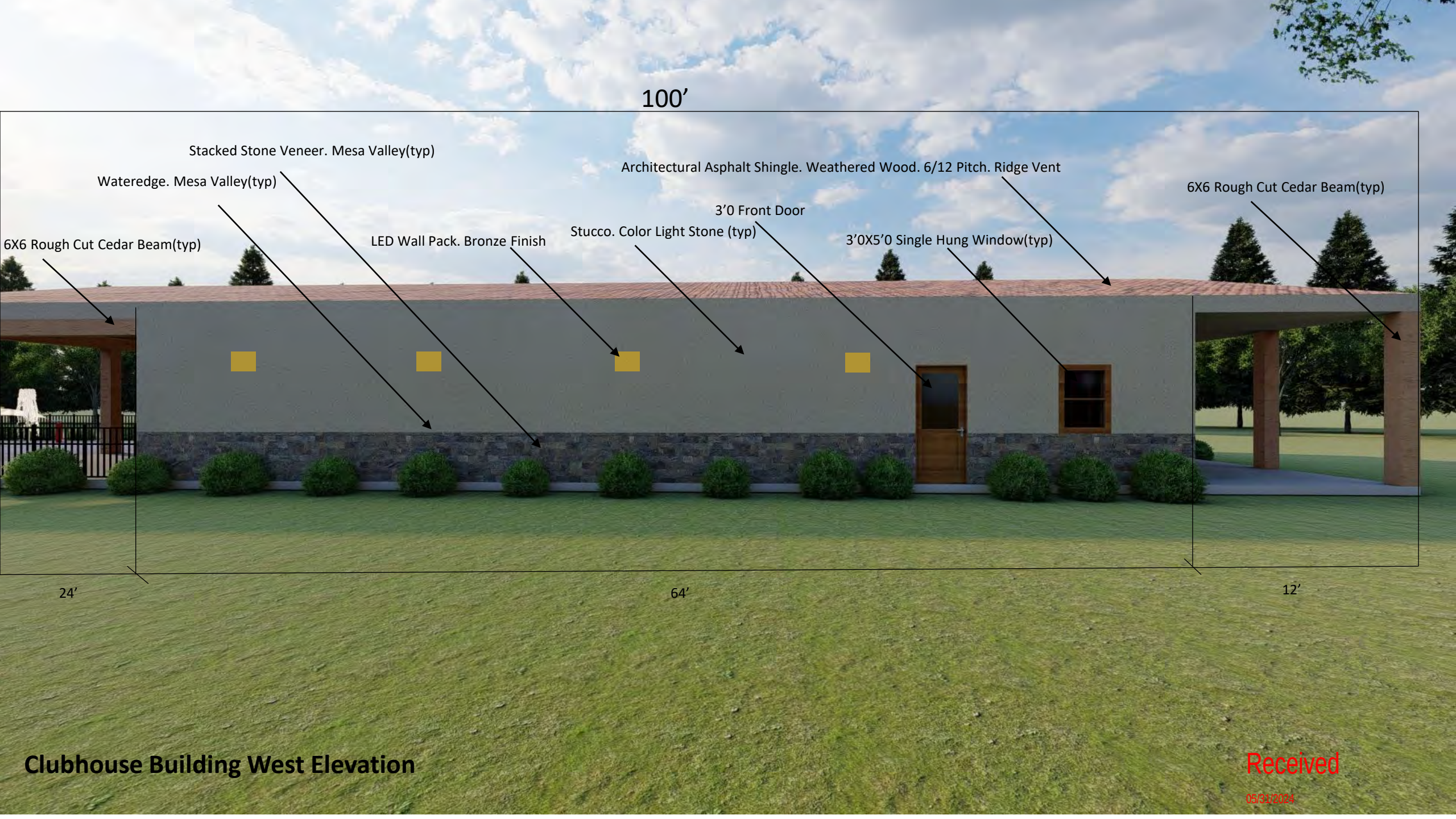
East Elevation Tornado Shelter

Received
05/31/2024



Clubhouse Building South Elevation

Received
05/31/2024



Clubhouse Building West Elevation

Received
05/31/2024



Clubhouse Building North Elevation

Received
05/31/2024

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, 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:

May. 25, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $278.12

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

Rezoning, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #3

PUBLIC NOTICE

Rezone | RZ-04-24-9115
Conditional Use Permit | CUP-04-24-9117
General Development Plan | GDP-04-24-9116
Preliminary Plat | 04-24-9118
"Scenic Valley RV Resort"
Parcel #: 38-720-02-01-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 2024, at 6:30 p.m.** in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Chad Risinger of Risinger Development, on behalf of the property owners: Judy D. Smith, Bruce M. Bellington Trust, and Bellington Larry D. Estate, to develop approximately 18.47 +/-acres of property located at 29607 NE R.D. Mize Road for a Recreational Vehicle Park. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-0 First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, AdamsPoint Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said NorthwestOne-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted project on **Monday, June 17, 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, May 25, 2024

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PUBLIC NOTICE

Rezone | RZ-04-24-9115
Conditional Use Permit | CUP-04-24-9117
General Development Plan | GDP-04-24-9116
Preliminary Plat | 04-24-9118
"Scenic Valley RV Resort"
Parcel #: 36-720-02-01-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 2024, at 6:30 p.m.** in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith, Bruce M. Bellington Trust, and Bellington Larry D. Estate, to develop approximately 18.47 +/-acres of property located at 29607 NE R.D. Mize Road for a Recreational Vehicle Park. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

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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 project on **Monday, June 17, 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, May 25, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
05/22/24

Greetings!

My name is Chad Risinger. I'm a builder and developer in Grain Valley. I own and operate Eagle Convenient Storage in Grain Valley. I am in the process of buying the gorgeous 18-acre wooded property to the west of your subdivision at 29607 E RD Mize Rd. I want to reach out and include you in on the conversation I'm having with the City of Blue Springs staff about my vision for the property. My plan is to build a high end, luxury RV resort for RV enthusiasts traveling through Jackson County who are looking for a Class A facility to stay in. I will create a beautifully landscaped park and save as many of the trees as possible! There will be sizable tree buffers between neighboring properties to enhance privacy and promote the natural scenery. The roads and parking sites will be fully paved. Premium sites near the clubhouse will be wheelchair accessible and the clubhouse will meet all the ADA requirements. Scenic Valley RV Resort will be a recreational facility and not a residential community. Campground rules and quiet hours will be strictly enforced.

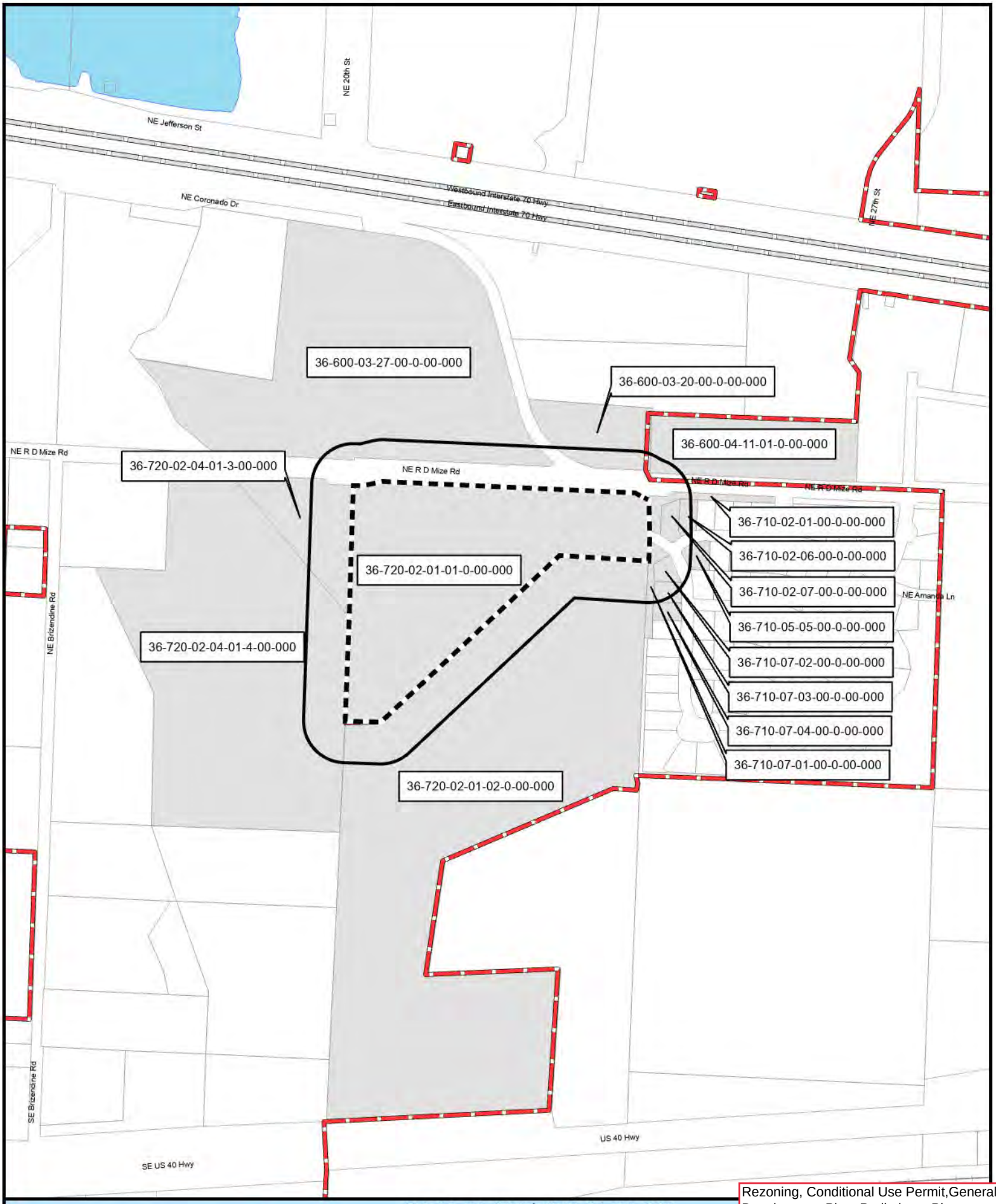
Please join me in the banquet room at the Adam's Dairy Golf Course on Thursday, June 6th 2024 at 6PM. I am genuinely interested in your feedback and input into the process.

Best Regards,

Chad Risinger
goeaglestorage@gmail.com
816-739-4796

Rezoning, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #4

Received
05/29/2024



The City of Blue Springs Missouri

RZ-04-24-9115 | GDP-04-24-9116
CUP-04-24-9117 | PP-04-24-918
PARCEL # 36-720-02-01-0-00-000
185' NOTIFICATION MAP

Rezoning, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #5

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

Rezoning, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #6

Blue Springs, Missouri
Community Development

May 27, 2024

Ref: Public Hearing: Rezone | RZ-04-24-9115
Conditional Use Permit | CUP-04-24-9117
General Development Plan | GDP-04-24-9116
Preliminary Plat | 04-24-9118
"Scenic Valley RV Resort"
Parcel # 36-720-02-01-01-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith, Bruce M. Bellington Trust, and Bellington Larry D. Estate, to develop approximately 18.47 +/-acres of property located at 29607 NE R.D. Mize Road for a Recreational Vehicle Park.

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, June 10, 2024 @ 6:30 p.m.
&
City Council – Monday, June 17, 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, Conditional Use Permit,General Development Plan, Preliminary Plat
RZ-04-24-9115;
CUP-04-24-9117;GDP-04-24-9116;
PP-04-24-9118
Scenic Valley RV Resort
Exhibit #7

From: Dave McCumber
To: Traci Bradshaw
Subject: FW: Opposition to R.V. Park Development Adjacent to Adams Pointe Village
Date: Monday, June 10, 2024 12:44:08 PM

2nd email

Sincerely,
Dave McCumber
Development Review Manager

City of Blue Springs, MO.
903 W. Main Street
Blue Springs, MO 64015

Office: (816) 220-4538
Email: dmccumber@bluespringsgov.com

https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.bluespringsgov.com%2F&data=05%7C02%7Cthreshear%40bluespringsgov.com%7Cbe886a3f74154ffb76ca08dc8974ed2e%7Cc3e0b39033b34c5ca84a9ec0130cb272%7C0%7C0%7C638536382483571329%7CUnknown%7CTWFpbGZsb3dSeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=pdZ2vHGpqEfc4c%2FbLuKY3PuuAuScIUB98BQL00fUJYa%3D&reserved=0

-----Original Message-----
From: Brett Taylor <bet822@icloud.com>
Sent: Monday, June 10, 2024 8:00 AM
To: Dave McCumber <dmccumber@bluespringsgov.com>
Cc: Brett Taylor <bet822@icloud.com>; Dr. Julie Taylor <writingyou@icloud.com>
Subject: Opposition to R.V. Park Development Adjacent to Adams Pointe Village

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Dear Mr. McCumber,

I hope this message finds you well. My name is Brett Taylor, and my wife and I have been homeowners at the below address and residents of the City of Blue Springs for the past 15 years. We are writing to express our strong opposition to the proposed R.V. park development adjacent to the Adams Pointe Village subdivision.

As a long-standing members of this community, we have witnessed firsthand the growth and improvements that have made Blue Springs a desirable place to live. However, we have serious concerns that the introduction of an R.V. park in such close proximity to our homes will negatively impact our property values and could pose significant security risks to our community. The presence of a transient lodging facility can deter potential homebuyers who seek stable, residential neighborhoods, potentially leading to a decline in property values for all homeowners in the area.

The residents of Adams Pointe Village are consistent and engaged voters who actively participate in city elections and decisions. Our commitment to civic involvement underscores the importance we place on maintaining the quality and integrity of our neighborhood. We trust our elected officials to make decisions that reflect the best interests of their constituents, and we believe allowing this R.V. park development would not align with those interests.

Another significant concern is the potential clientele that the R.V. park might attract. While we understand that not all R.V. park patrons pose a risk, the transient nature of such facilities can lead to an increase in safety and security issues. We worry about the potential for increased noise, traffic, and other disturbances that could disrupt the peace and quiet we currently enjoy in our community.

We urge you and other city officials to consider these points seriously. The introduction of an R.V. park in our neighborhood is not in the best interest of the residents of Adams Pointe Village or the broader Blue Springs community. We respectfully request you oppose the development of this R.V. park and seek alternative locations that would not adversely affect established residential areas.

Thank you for your time and attention to this matter. I look forward to your response and hope that you will consider the concerns of the residents who have made Blue Springs their home for many years. I plan to be in attendance for the meeting on Monday evening and welcome any comments from you during this time as well.

Sincerely,

Dr. Julie and Brett Taylor
2517 NE Amanda Ln
Blue Springs, MO 64029

From: Dave McCumber
To: Tracy Bradshaw
Subject: FW: Public hearing
Date: Monday, June 10, 2024 12:43:56 PM

Can you please add this and the following email to the packet for tonight's PC meeting. You'll need to make the update on the website and notify the Commissioners of the updated packet. Have you done this before? Maybe during the Crossings?

Sincerely,
Dave McCumber
Development Review Manager

City of Blue Springs, MO.
903 W. Main Street
Blue Springs, MO 64015

Office (816) 220-4538
Email dmccumber@bluespringsgov.com

https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.bluespringsgov.com%2Fdcdata~05%7C02%7Cbreshearn%40bluespringsgov.com%7C20a29e1cb60441e2e8668fdc8974e4daf%7Cc1e6b39033b34c5ca64a9ee0130cb272%7C0%7C0%7C638536382361980016%7CUnknown%7CTWFpbGZsb3dSkyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=kaYhZU1um84Q72yrGJMMUNq63Ty%2BIdEiyt6ha89xqf0U%3D&reserved=0

-----Original Message-----
From: Gary Green <gary8493@swbell.net>
Sent: Sunday, June 9, 2024 6:37 PM
To: Dave McCumber <dmccumber@bluespringsgov.com>
Subject: Public hearing

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Good evening Mr McCumber. My name is Gary Green I live at 605 NE Greenview Dr. I understand that there is a public hearing tomorrow regarding a rezone RZ-04-24-9115. My house would be directly affected by the Rv Resort considering I'd be able to see it from the windows on the back of my house. Actually there's really only 2 houses in here that it would directly affect. I've talked with the developer and he is gonna set a stake where the closes RV would be in conjunction with my house. The tree buffer would be a plus. I'm more concerned about that I heard that the city has plans of multi-family housing if the RV Resort doesn't go. Is there any truth to this?I would be more for the resort than multi family housing. I haven't received any communication about the meeting tomorrow and with obligations I have already I can't make it. With that said would you have time to meet with me tomorrow for a bit?

Gary
816-564-2671
Sent from my iPhone

From:	Dave McCumber
To:	Traci Breshears
Subject:	FW: Public Hearing: Rezone | RZ-04-24-9115 - Conditional Use Permit | CUP-04-24-9117
Date:	Monday, June 10, 2024 1:22:38 PM
Attachments:	image001.png

Add this one too.

Sincerely,
Dave McCumber
Development Review Manager

City of Blue Springs, MO.
903 W. Main Street
Blue Springs, MO 64015

Office (816) 220-4538
Email dmccumber@bluespringsgov.com

www.bluespringsgov.com

From: APV HOA <adamspointevillagehoa@gmail.com>
Sent: Friday, June 7, 2024 12:14 PM
To: Dave McCumber <dmccumber@bluespringsgov.com>
Cc: adamspointevillagehoa@gmail.com
Subject: Public Hearing: Rezone | RZ-04-24-9115 - Conditional Use Permit | CUP-04-24-9117

You don't often get email from adamspointevillagehoa@gmail.com. Learn why this is important

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Mr. McCumber,

Multiple homeowners within Adams Pointe Village have called/emails me about this CUP and I must agree as to the distaste of this development next to a residential community. I've asked each of them to contact the city and to attend the Planning Commission meeting next Monday. Their main concerns are reduced property values, safety and traffic. I can see a lot of individuals missing this turn from NE CORONADO DR and then pulling into our neighborhood to turn around while pulling or driving large RVs.

Do you have a read on the council members appetite for this RV development? I'd like to provide some feedback to the community if possible.

Thank you,

Thomas Lewis
HOA President

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: June 10, 2024 City Council: June 17, 2024
Project Name:	***Southgate Villas***
Site Location:	700 SW Southgate Drive
Project Request:	RZ-04-24-9135; Rezoning from "RE" (Residential Estate) to "PD-R" (Planned Development-Residential) PDC-04-24-9136; PD Concept Plan to allow for an Independent Senior Housing development consisting of 14 duplex buildings for a total of 28 units. PP-10-23-8937; Preliminary Plat for the 4.68 +/- acre property

Applicant: Harve Sommers | Dynamic Investments
Property Owner: Wasser & Winters Co, Jess Winters
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval to rezone the subject property from "RE" (Residential Estate) to "PD–R" (Planned Development–Residential). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for an Independent Senior Housing development, which includes 14 duplex buildings for a total of 28 units. The final request is for approval of a Preliminary Plat for 4.68 +/- acres located at 700 SW Southgate Drive. The proposed project will be platted as fourteen (14) lots and two (2) tracts.

Staff Recommendation: Staff recommends approval of the Rezoning and recommends approval of the PD Concept Plan, and Preliminary Plat with conditions.

Previous Actions:

Date	Review Body	Action
11/05/1990	City Council	Ordinance 1994 Approving an Annexation of the Property

Staff believes that after the property was annexed into the City in 1990, no other application for development was filed and the zoning that exists today was in place prior to the annexation of the land.

Future Applications: Future 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.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family)	Undeveloped
South:	"SF-7" (Single-Family)	Detached Housing
East:	"SF-7" (Single-Family) & "GB" (General Business)	Undeveloped
West:	"SF-7" (Single-Family)	Detached Housing

REZONING ANALYSIS

Existing Zoning: "RE" (Residential Estate)
Existing Land Use: Undeveloped
Proposed Zoning: "PD–R" (Planned Development – Residential)
Proposed Land Use: Independent Senior Living

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

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

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

The S1 (South 1) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Mixed Density Neighborhood*, which is defined as:

Mixed Density Neighborhood. Areas for residential living arranged in a neighborhood pattern with access to supporting uses. Net density for these areas is typically 5 to 12 units per acre. A range of housing formats, institutional uses or micro-commercial uses that are compatible with the neighborhood scale may be incorporated at strategic locations.

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 "Duplex – Standard Lot" building type and certain "MF-10" (Low Density Multi-Family) zoning district standards that are relevant to the development.

The planned development process is a way to facilitate coordinated 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 and S1 (South 1) Area Plan which classifies the subject property as "*Mixed-Density Neighborhood*." The rezoning to Planned Development – Residential and associated PD Concept Plan will allow for a mix of residential densities in the general area.

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

   STAFF RESPONSE: The proposed development meets the intent of the "PD District" definition and standards. The intent of the "PD District" zoning district is defined in Section 404.260, as follows: *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.*

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

   STAFF RESPONSE: Approval of the rezoning application would allow for the existing 4.68 +/- acre parcel to be developed and add new housing units to the City, more specifically, units that are designed to accommodate an aging population. Denial of the rezoning application would result in the property remaining undeveloped for an unknown period of time.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting modifications through a PD Concept Plan. Staff believes that all requested modifications are

warranted due to the proposed development type and the constraints of the site due to its size and irregular shape.

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

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

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

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

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 property is zoned for “RE” (Residential Estate), which require lots to be a minimum of one (1) acre in size. Given the proximity to 7 Highway and the detached housing subdivision to the west (Southgate Hills), the land lends itself to development of higher densities than what is allowed in the “RE” district. The requested zoning change would allow the property to be developed in a manner that would provide a more appropriate buffer between 7 Highway and the single-family subdivision to the west, without being as intense as a commercial development.

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: As part of the PD Standards, the applicant is proposing the following:

- All development standards will follow the "Duplex – Standards Lot" building type and the "MF-10" (Low Density Multi-Family) zoning district standards unless otherwise noted.
- Building designs are provided.

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 existing site is undeveloped and heavily wooded. A small creek runs through the site, which carries stormwater from the development to the east across 7 Highway, when necessary. The creek will be relocated to an underground stormwater pipe that is tied into this development's detention system.

Phasing: This development s is expected to be started and completed in one phase.

Modifications Requested: The applicant is proposing the following modifications through the PD Standards related to either the building type ("Duplex – Standard Lot") or selected base zoning district ("MF-10" – Low Density Multi-Family) regulations and development standards:

- **Per UDC 407.080, "Residential Design Standards," request the following modifications:**
  - **Increase the garage façade coverage from 25% to up to 39.17%.**
- **Per UDC 405.020, "Residential Building Type Standards," request the following modifications:**
  - **Decrease the minimum lot size for lots 12 and 13 from 9,000 sq ft to 8,134 sq ft.**
  - **Decrease the minimum lot width from 80-ft to 77-ft.**

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

- **Garage doors stepped back 7-ft. from front building line.**
- **Front doors with enhanced features including glass, trellises, and lighting.**
- **Enhanced garage door design, with added details including windows, lighting, and trellises help mitigate the additional façade coverage.**

Streets & Sidewalks: The development includes a public street (SW Cherry Lane) which will end in a cul-de-sac. The street is 28-ft. in width to the back of the curb and includes a 5' wide public sidewalk along its west side. Sidewalks will be added to the south side of SW Southgate Drive and west side of Highway 7 to the southern property line of the development. **Road improvements and construction of SW Cherry Lane, including the required sidewalks, shall be completed prior to Occupancy of the first building in this development.**

Traffic: The anticipated traffic generated from this development does not warrant a Traffic Impact Study per City of Blue Springs Design & Construction manual.

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: Gravity sanitary sewer is available on the west side of the proposed development. The sewer has the 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 the sanitary sewer.

Land Use & Density: The proposed land use of Independent Senior Housing units will occupy the 4.68 +/- acre site with a total of 28 units in 14 duplex buildings. The development's housing density is 5.98 dwelling units per acre. The development, which utilizes the MF-10 zoning district standards for density, is well below the 10 unit per acre maximum.

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.**

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,049 70.32%	870	16,950 70.32%
Multi-Family	6,775 29.54%	340	7,115 29.57%
Total Units	22,824	1,241	24,065

*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 – 7115 future units = ***149 multi-family units***

Building Typology: The proposed development uses a building type that has been categorized as a "Duplex – Standard Lot." As part of the PD Concept Plan, the Planned Development Standards will utilize the "Duplex – Standard Lot" building type as the base building type and MF-10 base zoning. Items highlighted below are proposed modifications specific to this development.

Standard	Requirement	Proposed
Frontage Width	80-ft.	77-ft.
Lot Area	9,000 sf. minimum; 4,500 square feet minimum where party wall used	8,134 square feet minimum for lots 12 & 13 All other lots 9,000 sf.
Max Density	10 units per acre max	28 units (5.98 units/acre)
Front Setback	20-ft. min. on local	25-ft.
Side & Corner Side Setback	Side: 10 feet minimum; 0 feet where party wall used; 20 feet minimum distance between buildings Corner Side: 20-ft. min.	Side: 10-ft. min. Corner Side: 25-ft. min.
Rear Setback	20-ft. min.	20-ft. min.
Building Separation	20-ft. min.	20-ft. min.
Building Coverage	60% max.	30.6%
Building Height	40-ft. max., 3-stories	1-story
Frontage Type	Terrace	Terrace
Open Space	Not Required	13.7% open space provided

Parking: The proposed development provides two (2) off-street parking spaces per dwelling, one of which is within a garage.

Land Use	Required	Provided
Independent Senior Housing	1.5 spaces per unit	2 spaces (1 garage, 1 driveway)

Pedestrian Access: The development is proposing 5-ft. a sidewalk to be constructed along SW Cherry Lane and 5-ft. sidewalks of the same standards added to the existing SW Southgate Drive and Highway 7 frontages.

Open Space: Open Space is not required for developments under 5 acres in size, however, the applicant is proposing open space on Tract A and has labeled it as a “Greenway.”

Frontage & Landscaping: The applicant has provided a conceptual landscape plan, which includes street trees. The frontage type is classified as Terrace according to the Unified Development Code. The Terrace frontage type extends full width across all lots, ranges from 10-30-ft. in depth, and either one ornamental or small shade tree is required every 40-ft. or one large shade tree every 75-ft. All final landscaping will be reviewed with the PD Final Plan.

Architectural Character: The proposed development includes 28 units in 14 single-story duplex buildings. The units provide 1,330 sq. ft. of livable space and come with a one (1) car garage and one (1) driveway parking space.

Each building’s facade provides four-sided architecture by utilizing a mix of building materials, including stone/masonry, stucco, vinyl lap siding, and vinyl shake siding in a mix of colors.

As part of the PD Standards, all buildings will be required to meet the Residential Design Standards in UDC Section 407.080, except for the following modifications requested through the PD Concept Plan:

• Increase the garage façade coverage from 25% to 39.17%

Outdoor Lighting: Outdoor lighting will be reviewed with the PD Final Plan. All outdoor lighting must comply with the UDC requirements.

Signage: Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process. If proposed signage does not meet the current requirements, the applicant may request a Master/ Alternative Sign Plan, which would be reviewed by the Planning Commission.

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 proposed plan is compatible with the nature of the 7 Highway corridor, which generally consists of commercial and higher intensity land uses along its frontages, backed by residential of lower densities. The increased residential density along 7 Highway provides an appropriate transition to the single-family neighborhood to the west.

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. The project will be developing a vacant property in the City and provide new public infrastructure such as improved storm water systems and public sidewalks.

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

   STAFF RESPONSE: The plan meets the goals of the Comprehensive Plan by providing a housing product that is less common and in growing demand in Blue Springs. The proposed development is for a relatively low-density (6 units per acre) Independent Senior Living duplex development, designed to accommodate an aging population that desires a more maintenance free lifestyle, as the applicant is providing lawncare and landscaping maintenance. This land use is less intense as compared to uses along 7 Highway to the north, which helps better transition from the corridor towards the west into Southgate Hills.

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 project's land use cannot be achieved by another base zoning district as an Independent Senior Housing development. Additionally, three

modifications are being requested from the standards of the UDC, which include the following:

1. Reduce the minimum lot width for the Duplex – Standard Lot from 80-ft. to 77-ft.
2. Reduce the minimum lot area for lots 12 & 13 to no less than 8,134 sq. ft.
3. Allow for more than 25% of the front façade to be garage space.

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: This PD project utilizes the "Duplex – Standard Lot" building type and "MF-10" (Low Density Multi-Family) zoning district standards. The request for modifications is justified due to the unique and limited features and dimensions of the land. While the developer has elected to utilize front loaded garages that are beyond the maximum of 25% of front facades, they have stepped them back nearly 7-ft. to minimize their visual impact.

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.

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.

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 development includes a new public street (SW Cherry Lane) that extends southward from SW Southgate Drive just east of the Southgate Hills subdivision and ends in a cul-de-sac. The layout of the block and lots are capable of meeting the site and design standards.

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 project is planned to occur in one phase.

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

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

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

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

   STAFF RESPONSE: The existing site 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.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

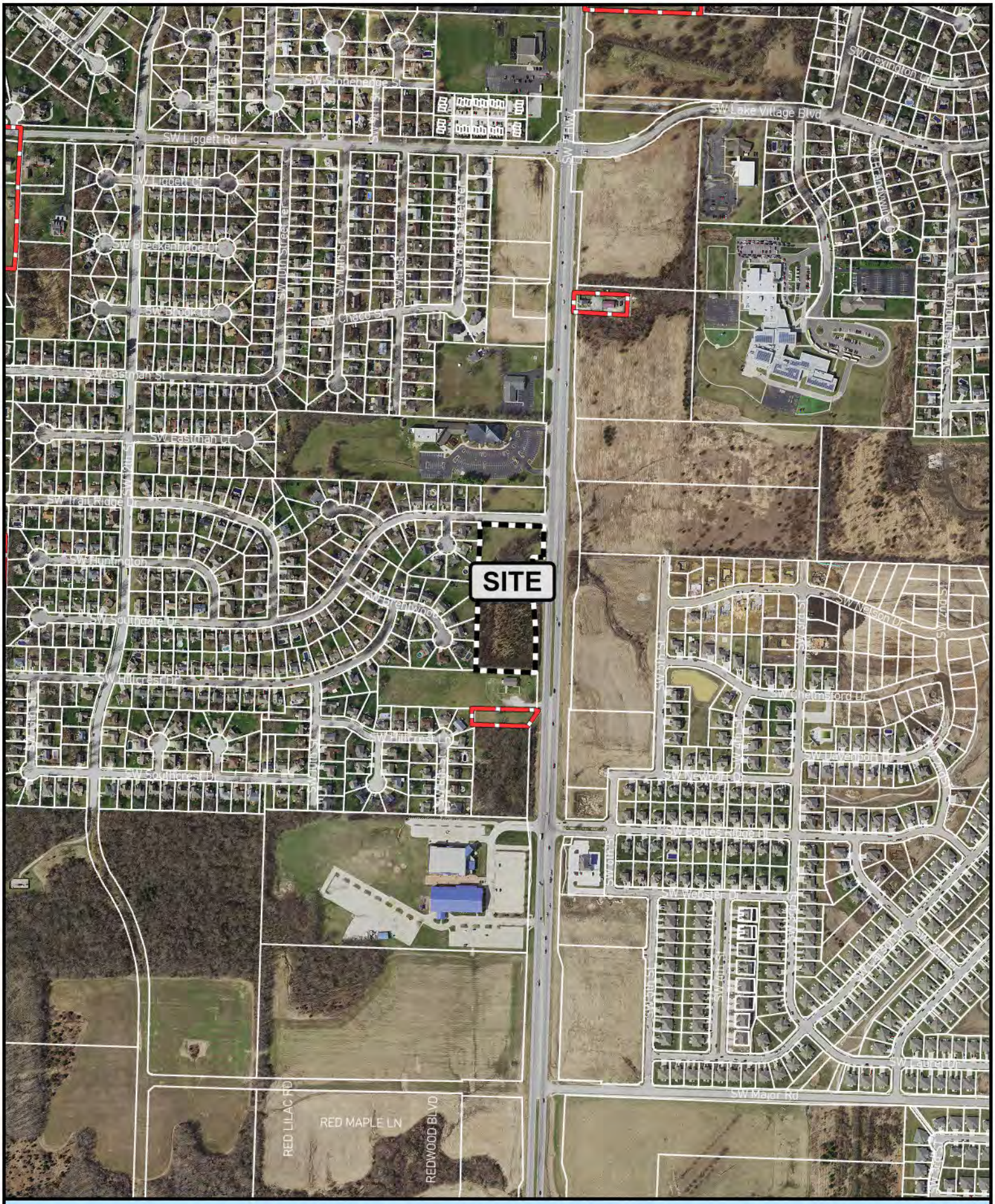
Staff recommends approval of the Planned Development Concept Plan application with the following conditions:

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.

a. The requested modifications of the development standards are as follows:
    i. Per UDC 407.080, “Residential Design Standards,” request the following modification:
        1. Increase the garage façade coverage from 25% to up to 39.17%.
    ii. Per UDC 405.020 “Residential Building Type Standards,” request the following modifications:
        1. Decrease the minimum lot area for lots 12 and 13 from 9,000 sq. ft. to 8,134 sq. ft.
        2. Decrease the minimum lot frontage width from 80-ft. to 77-ft.

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 the Preliminary Plat is rescinded if the Rezoning (RZ-04-24-9135) and PD Concept Plan (PDC-04-24-9136) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A PD Final Plan must be approved, finalizing the proposed landscaping, site and building designs.
    b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of each building, all landscaping on the lot must be installed or escrowed.
6. Prior to occupancy of the first building, the following must occur:
    a. All common amenities (trails, common mailboxes, etc.) must be completed.
    b. All required landscaping and buffers shall be installed or financially guaranteed.
    c. All public improvements, unless stated otherwise, shall be completed.
    d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

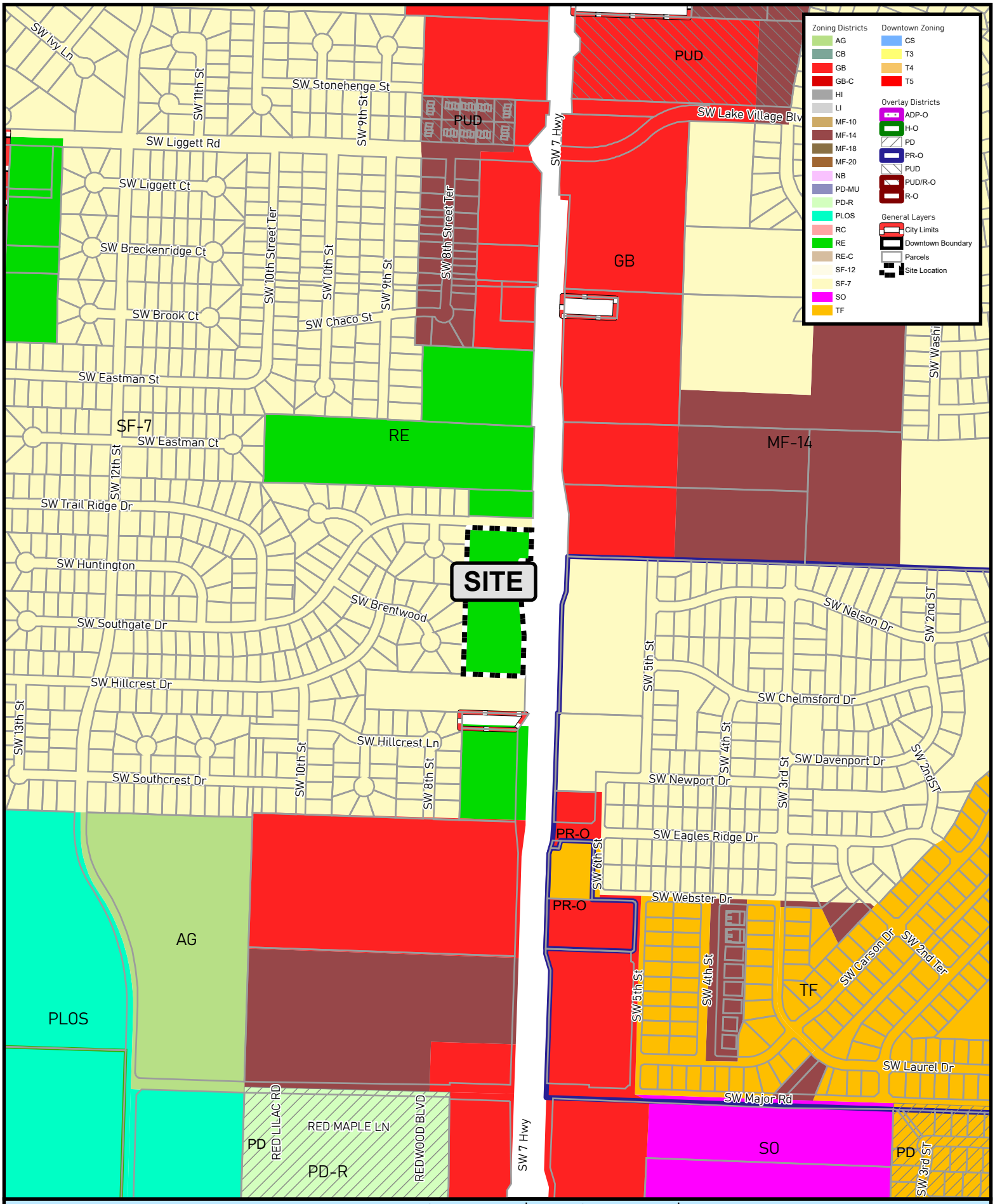


The City of Blue Springs Missouri

RZ-04-24-9135 | PDC-04-24-9036 |
PP-04-24-9137
PARCEL # 41-920-07-01-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 600 feet
Date: 5/16/2024



The City of Blue Springs Missouri

RZ-04-24-9135 | PDC-04-24-9136 |
PP-04-24-9137
PARCEL # 41-920-07-01-00-0-00-000

SITE LOCATION MAP

N

1 inch = 600 feet

Date: 5/16/2024

Hg Consult Inc engineers planners

1533 Locust Street | Kansas City, MO 64108 | 816.703.7098 | www.HgCons.com

Southgate Villa's
Narrative and Request for Modifications

May 30, 2024

RE: Southgate Villa's
Development Concept Plan - City Proj. No. PDC-04-24-9136

This project is a PD (Planned Development) and is located at Southgate Drive and Missouri 7 highway, it is an older adult community. The project is comprised of all one (1) level duplexes on slab. Tract "A" will be open and civic space, a "common greenway area" comprised of a park bench, trees, and grass in a "park" like setting. All lots, common areas and Tract "B" (detention) will be grass and maintained by the developer.

We respectfully request "Alternative Development Standard" for the following items listed below.

1. Min. Lot Size for Lots 12 and 13 – reduction of minimum lot size from 9,000 sf to Lot 12 - 8,763 sf representing a total reduction of 237 sf and Lot 13 - 8,134 sf representing a total reduction of 866 sf.
2. Min. Lot Width – reduction of standard lot width from 80 ft to 77 ft representing a total reduction of 5 ft.
3. For the garage a maximum of 25% of the front facade to a maximum of 39.17%, an increase of 14.17%. As well as for the garage setback to be decreased from the minimum 12' setback to 7' setback, a difference of 5' (58.33%).

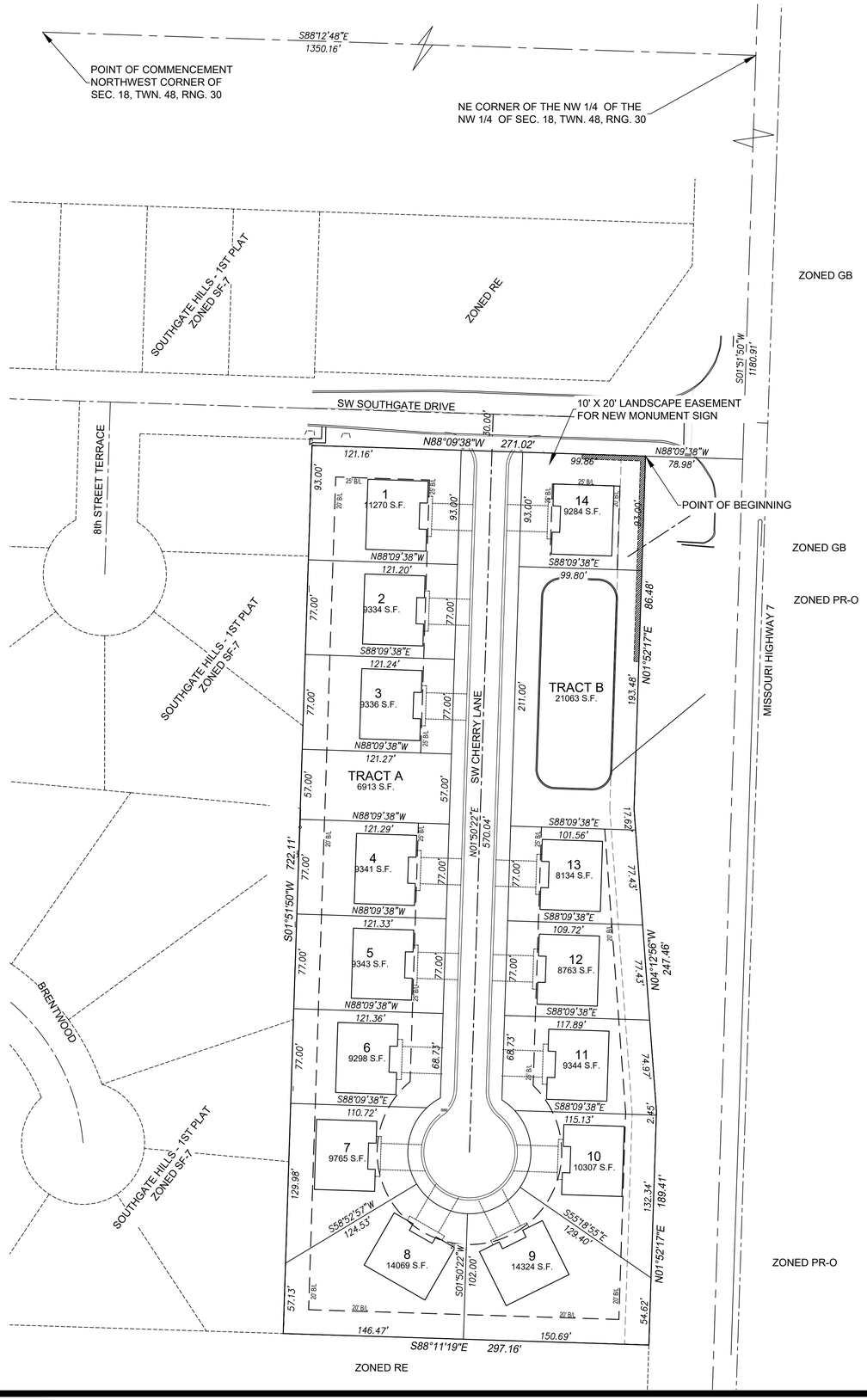
If you have any questions or comments, please contact me at mwacker@hgcons.com or (816) 550-5970

Sincerely,

Mike Wacker
Civil Designer

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-04-24-9135; PDC-04-24-9136; PP-04-24-9137
Southgate Villas
Exhibit #2

Received
05/31/2024



PRELIMINARY PLAT

SOUTHGATE VILLA'S

MULTI FAMILY - LOTS 1 - 14, AND TRACT A AND TRACT B
A PART OF THE NORTHWEST 1/4 , OF THE NORTHWEST QUARTER OF SECTION 18 - TOWNSHIP 48 - RANGE 30
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

OWNER
WASSER & WINTERS CO
PO BOX 396
LONGVIEW, WA 98632

PRELIMINARY PLAT PREPARED FOR
Harve Sommers
212 NW 4th Street
Oak Grove, MO 64075
Contact - Harve Sommers
(816) 215-4200

PLANS PREPARED BY
Hg Consult, Inc.
1533 Locust Street
Kansas City, MO 64108
Contact - Kevin Sterrett
(816) 703-7098

GENERAL NOTES

1. A minimum 5ft. ADA compliant sidewalk is required along the west side of SW Cherry Lane. and along the south side of Southgate Drive and the west side of Missouri 7 Highway. At the northwest corner of the property on the south side of Southgate Drive the sidewalk does transition down to 4' wide due to the gas pipes in that area and to tie into the existing 4' sidewalk.
2. According to the F.E.MA. Flood Insurance Rate Map Number 29095C0735G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain and ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined.
3. This development is a 55+ and over community.
4. No construction or disturbance of any type, including clearing, grubbing, stripping, fill, excavation, linear grading, paving, or building is allowed in the stream buffer zone except by permission of the City Engineer.
5. Request for "Alternative Development Standard" for Lots 12 and 13 not meeting the 9000 SF minimum.
6. Request for "Alternative Development Standard" from the 80.00 feet minimum lot width to 77.00'
7. Request for "Alternative Development Standard" for the garage maximum of 25% of the front facade to a maximum of 39.17% an increase of 14.17%. As well as a Request for "Alternative Development Standard" for the garage setback to be decreased from the minimum 12' setback to 7' setback, a difference of 5' (58.33%).

PROPERTY DESCRIPTION

Commencing at the northwest corner of Section 18 Township 48 Range 30, thence; along the north line of section 18 on a bearing of S88°12'48"E a distance of 1,350.16' to the northeast corner of the northwest quarter of the northwest quarter, thence; S01°51'50"W along the east line of the northwest quarter, quarter corner a distance of 1,180.81' thence; N88°09'38"W a distance of 78.98' to the Point of Beginning. Thence; N88°09'38"W along the south right of way line of SW Southgate Drive a distance of 271.02' to a point on the east line of Lot 8, Southgate Hills - 1st Plat, a subdivision in the City of Blue Springs, Missouri, thence; along the east line of said subdivision S01°51'50"E a distance of 722.11' to the southeast of Lot 26 of said subdivision, thence; S88°11'19"E a distance of 297.16' to a point on the west right of way line of Missouri Highway 7, thence; N01°52'17"E along said right of way a distance of 189.41, thence, N04°25'56" continuing along said right of way line a distance of 247.46', thence; N01°52'17"E along said right of way a distance of 286.48'to the Point of Beginning. Containing 4.68 acres.

PROJECT SUMMARY

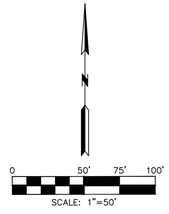
EXISTING ZONING: RE (SINGLE FAMILY)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
EXISTING LAND USE: VACANT / AG LOT
TOTAL BOUNDARY AREA: 4.68 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: DUPLEX - STANDARD LOT
FRONTAGE TYPE: TERRACE
MINIMUM LOT SIZE AND WIDTH: +8,134-SF. & 77-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 2,661 S.F. PER BUILDING, 1,330.5 S.F. PER SIDE
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 8-FT. / REAR: 20-FT.
PROVIDED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 10-FT. / REAR: 20-FT.
OPEN & CIVIC SPACE : GREENWAY
OPEN & CIVIC SPACE % TO TOTAL AREA: 13.72%
AREA - LOTS: 14 (141,912 S.F. / 3.26 ACRES)
AREA - OPEN & CIVIC SPACE: 2 TRACTS (27,976 S.F. / 0.64 ACRES)
AREA - RIGHT-OF-WAY: 1 STREETS (33,964 S.F. / 0.78 ACRES)
TOTAL AREA - SUBDIVISION: 203,852.5 S.F. / 4.68 ACRES

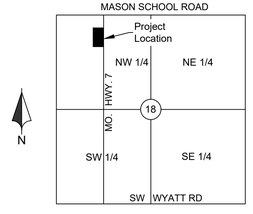
LOT SIZE SUMMARY

NUMBER OF LOTS	14
MINIMUM LOT SIZE	8,134 SQ.FT.
MAXIMUM LOT SIZE	14,324 SQ.FT.
AVERAGE LOT SIZE	+9,300 SQ.FT.
MINIMUM LOT WIDTH	77 FEET
MAXIMUM LOT WIDTH	93 FEET
AVERAGE LOT WIDTH	77 FEET

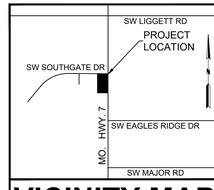
BUILDING STANDARDS SUMMARY

MINIMUM FRONT SETBACK	25 FEET
MINIMUM CORNER SIDE SETBACK	25 FEET
MINIMUM SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	20 FEET
MAXIMUM BUILDING COVERAGE	15.1%
MAXIMUM BUILDING HEIGHT	XXX





LOCATION MAP
SECTION 18-T48N-R30W
Scale 1" = 2000'



VICINITY MAP
NOT TO SCALE

Received
05/31/2024

NO.	BY	CK/APP
1	NGW	RKS
2	NGW	RKS

DATE	REVISION
5/16/2024	Revised per City comment letter dated May 10, 2024
5/30/2024	Revised per City comment letter dated May 29, 2024

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER
2654
PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
April 25, 2024

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005730 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT

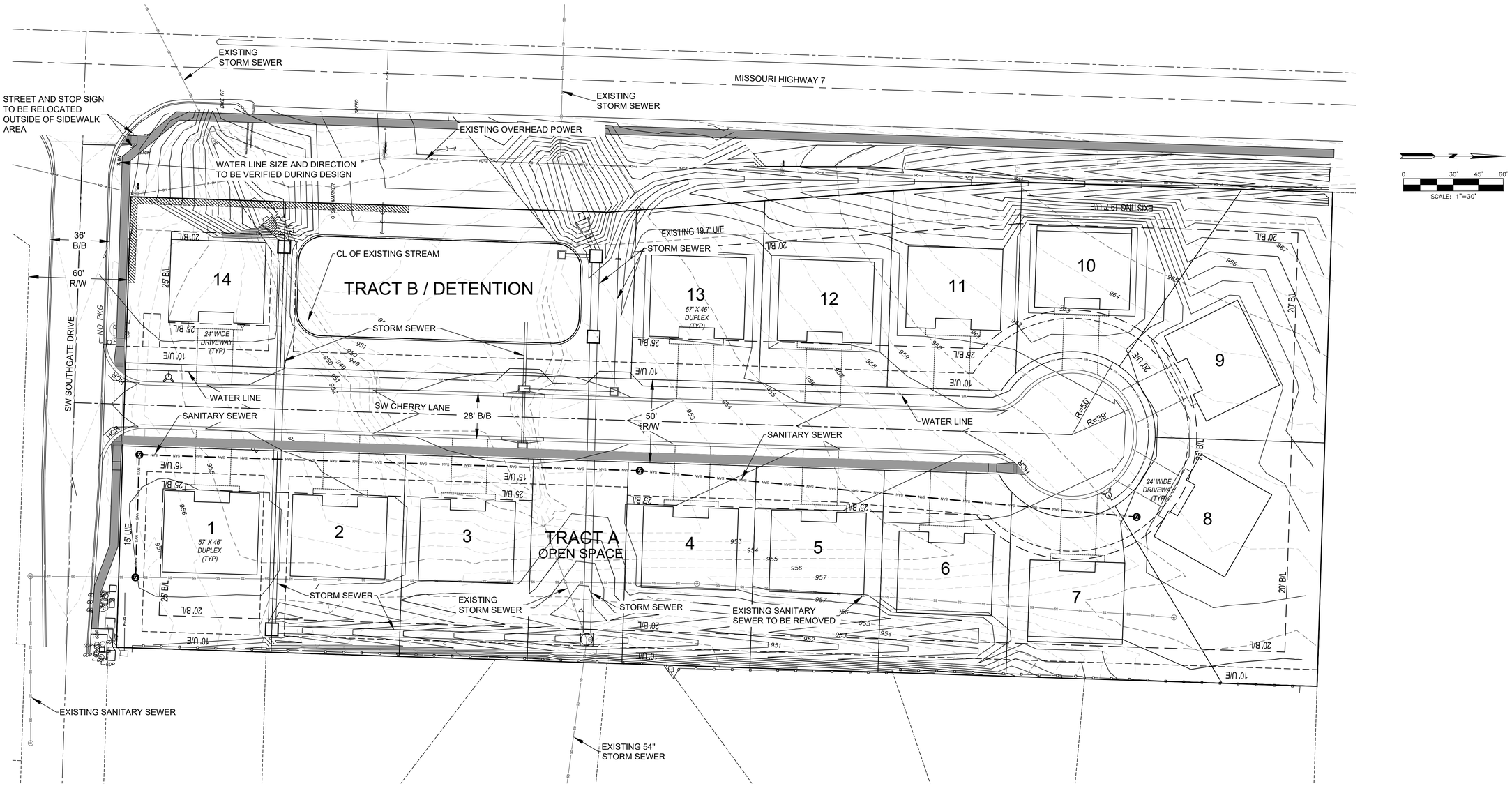
SOUTHGATE VILLAS

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24.005
DRAWING NO. 24.005
DATE April 25, 2024
JOB NO. 24.005

SHEET 1 OF 2

G:\Client #'s\HG CONSULT\2024\2024\05\PLAT\SHEETS\24.005-PRELIM PLAT.DWG
PLOT DATE: 5/31/2024 9:13 AM by MICHAEL WACKER



STREETS:
The right-of-way width of all public streets within the development shall be 50 feet as required for residential streets and shall have a street width of 28 feet, back of curb to back of curb.

SIDEWALKS:
Sidewalks shall be the responsibility of the individual lot owners.

SANITARY SEWERS:
A complete and useable sanitary sewer system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, DNR, and City of Blue Springs Standards. All proposed sanitary sewer lines shall be 8" PVC, SDR-26.

STORM WATER MANAGEMENT SYSTEM:
A storm sewer or drainage system shall be provided to adequately serve the subdivision. The enclosed storm sewer system shall have the capacity to handle storm water runoff for a 10-year storm at a "c" of 0.51. The storm water system shall also be capable of routing through the development the additional runoff from a 100-year storm. Additional runoff is the amount of storm water that cannot be carried by the enclosed system. Surface swales shall be provided over storm sewers to carry additional runoff. Where a sewer runs parallel to a street, the street shall serve as the surface swale. Storm water detention to be provided as required.

EASEMENTS:
Final utility, drainage, grading easements and landscape easements shall be provided on the final plat upon completion of the construction plans.

LANDSCAPE REQUIREMENTS:
All landscaping shall be meet the current UDO for the City of Blue Springs.

WATER DISTRIBUTION SYSTEM:
A complete water distribution system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, AWWA, and City of Blue Springs Standards. Project water distribution system shall connect to the existing 8" line on SW Southgate Drive. All proposed water lines shall be 8" DIP.

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Received
05/31/2024

DATE	REVISION	NO.	BY	CK/APP
5/16/2024	Revised per City comment letter dated May 10, 2024	1	MGW	RKS
5/30/2024	Revised per City comment letter dated May 29, 2024	2	MGW	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2654
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
April 25, 2024

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005673 (MO.) / E-1736 (KS.) / LS 2019005467

UTILITY LAYOUT PLAN

SOUTHGATE VILLAS

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.005
DRAWING NO.	24.005
DATE	April 25, 2024
JOB NO.	24.005
SHEET OF	2 OF 2

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PLOT DATE: 5/31/2024 9:13 AM by MICHAEL WACKER

PROJECT SUMMARY

EXISTING ZONING: RE (SINGLE FAMILY)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
EXISTING LAND USE: VACANT / AG LOT
TOTAL BOUNDARY AREA: 4.68 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: DUPLEX - STANDARD LOT
FRONTAGE TYPE: TERRACE
MINIMUM LOT SIZE AND WIDTH: +8,134-SF. & 77-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 2,661 S.F. PER BUILDING, 1,330.5 S.F. PER SIDE
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PROVIDED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 10-FT. / REAR: 20-FT.
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OPEN & CIVIC SPACE % TO TOTAL AREA: 13.72%
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AREA - RIGHT-OF-WAY: 1 STREETS (33,964 S.F. / 0.78 ACRES)
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GENERAL NOTES

1. A minimum 5ft. ADA compliant sidewalk is required along the west side of SW Cherry Lane. and along the south side of Southgate Drive and the west side of Missouri 7 Highway. At the northwest corner of the property on the south side of Southgate Drive the sidewalk does transition down to 4' wide due to the gas pipes in that area and to tie into the existing 4' sidewalk.
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PD CONCEPT PLAN

SOUTHGATE VILLA'S

MULTI FAMILY - LOTS 1 - 14, AND TRACT A AND TRACT B
A PART OF THE NORTHWEST 1/4 , OF THE NORTHWEST QUARTER OF
SECTION 18 - TOWNSHIP 48 - RANGE 30
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

OWNER
WASSER & WINTERS CO
PO BOX 396
LONGVIEW, WA 98632

PRELIMINARY PLAT PREPARED FOR
Harve Sommers
212 NW 4th Street
Oak Grove, MO 64075
Contact - Harve Sommers
(816) 215-4200

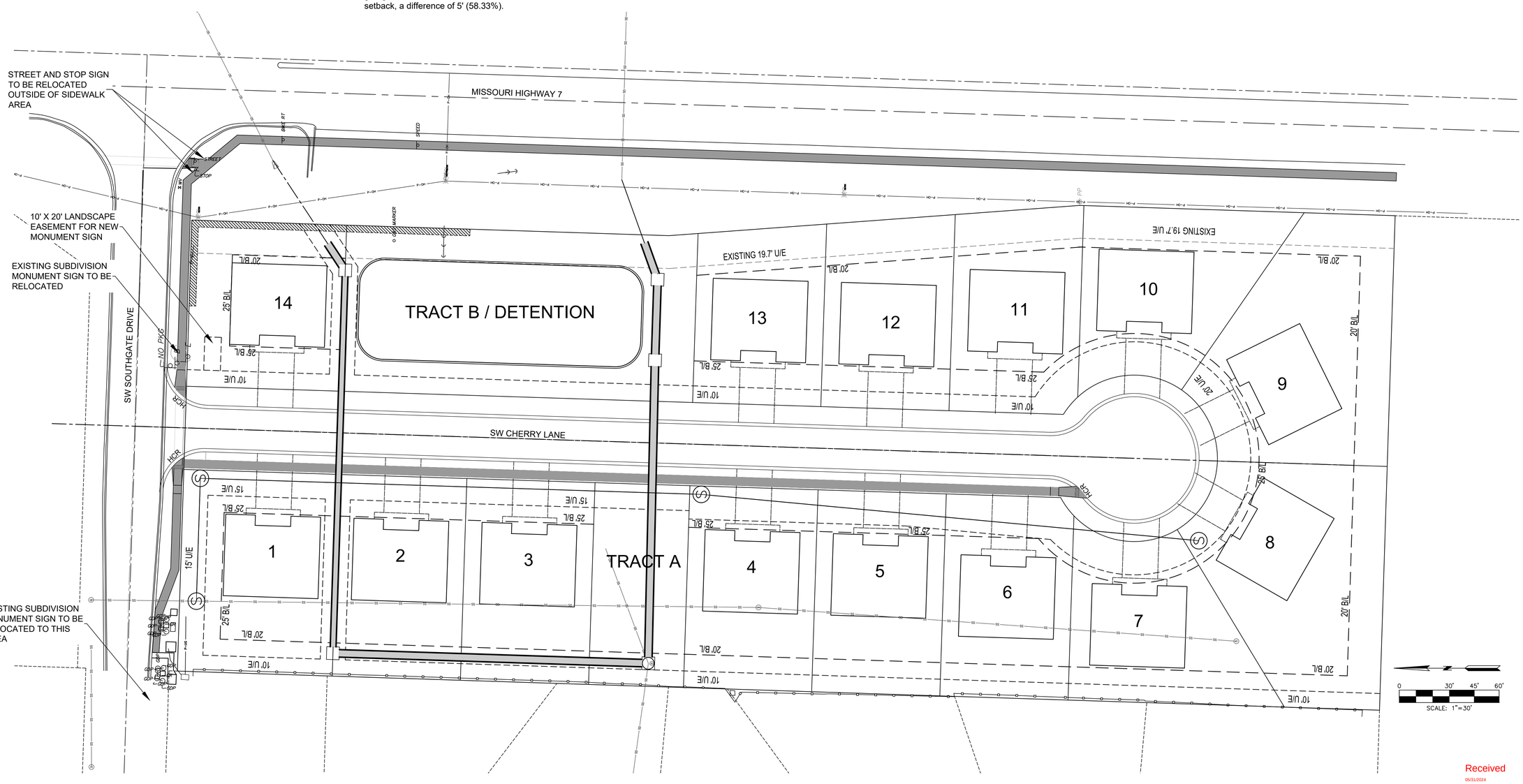
PLANS PREPARED BY
Hg Consult, Inc.
1533 Locust Street
Kansas City, MO 64108
Contact - Kevin Sterrett
(816) 703-7098

INDEX OF SHEETS

1 PD CONCEPT PLAN
2 UTILITY SHEET

APPENDIX

LANDSCAPE PLAN ~ 1 OF 1
ARCHITECTURAL ~ A-701 THRU A-702



Received
05/31/2024

NO.	DATE	REVISION	BY	CK/APP
1	5/16/2024	Revised per City comment letter dated May 10, 2024	MGW	RKS
2	5/20/2024	Revised per City comment letter dated May 24, 2024	MGW	RKS

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STATE OF MISSOURI
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NUMBER 2654
PROFESSIONAL ENGINEER

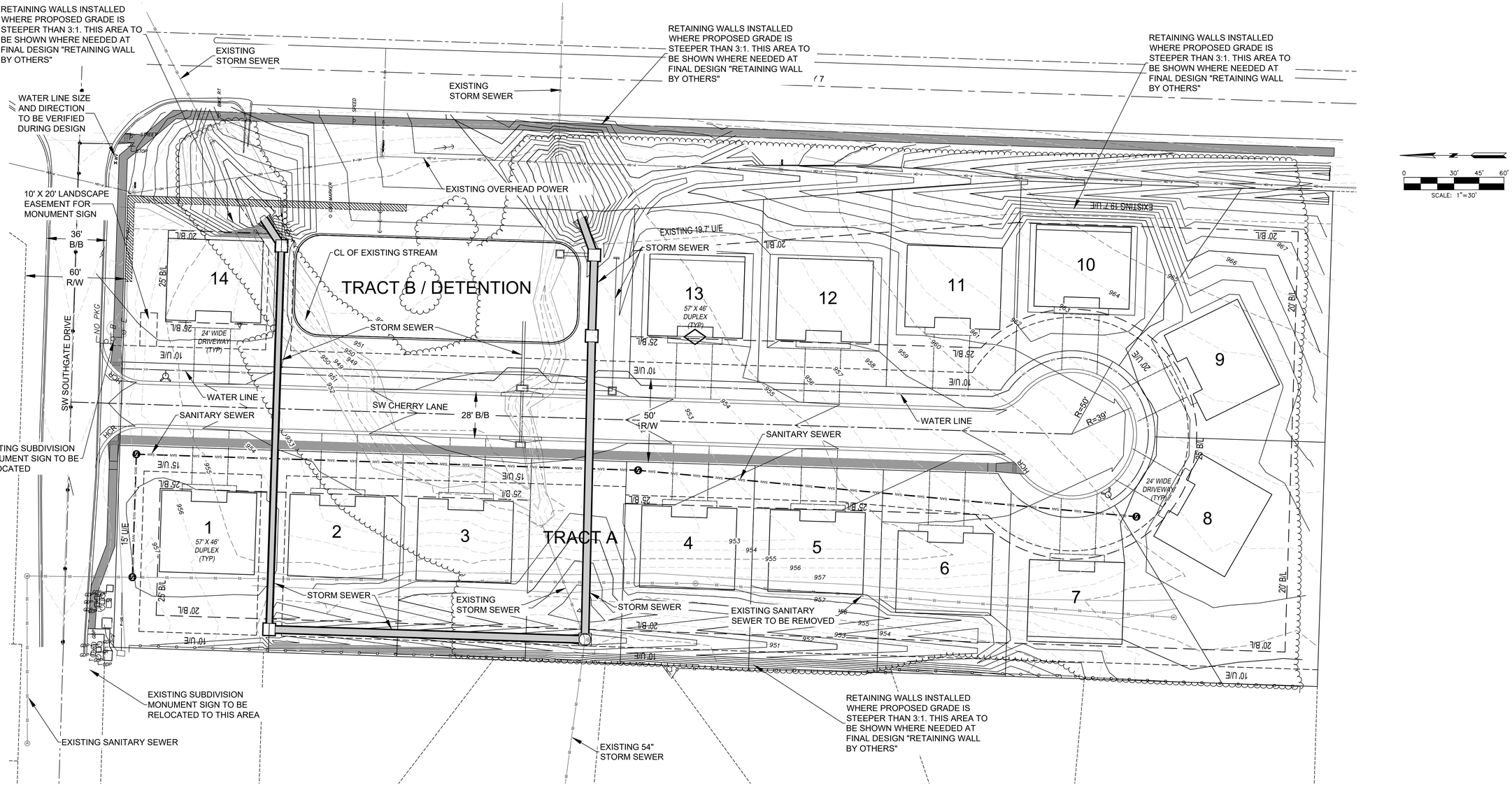
R. KEVIN STERRETT, MO E-26440
April 25, 2024

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

PD CONCEPT PLAN
SOUTHGATE VILLAS
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24.005
DRAWING NO. 24.005
DATE April 25, 2024
JOB NO. 24.005
SHEET 1 OF 2

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PLOT DATE: 5/31/2024 9:19 AM by MICHAEL WACKER



0 30' 45' 60'

SCALE: 1"=30'

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NO.	BY	CK/APP
1	MGW	RKS
2	MGW	RKS

DATE	REVISION
5/16/2024	Revised per City comment letter dated May 10, 2024
5/20/2024	Revised per City comment letter dated May 24, 2024

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STATE OF MISSOURI
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R. KEVIN STERRETT, MO E-26440
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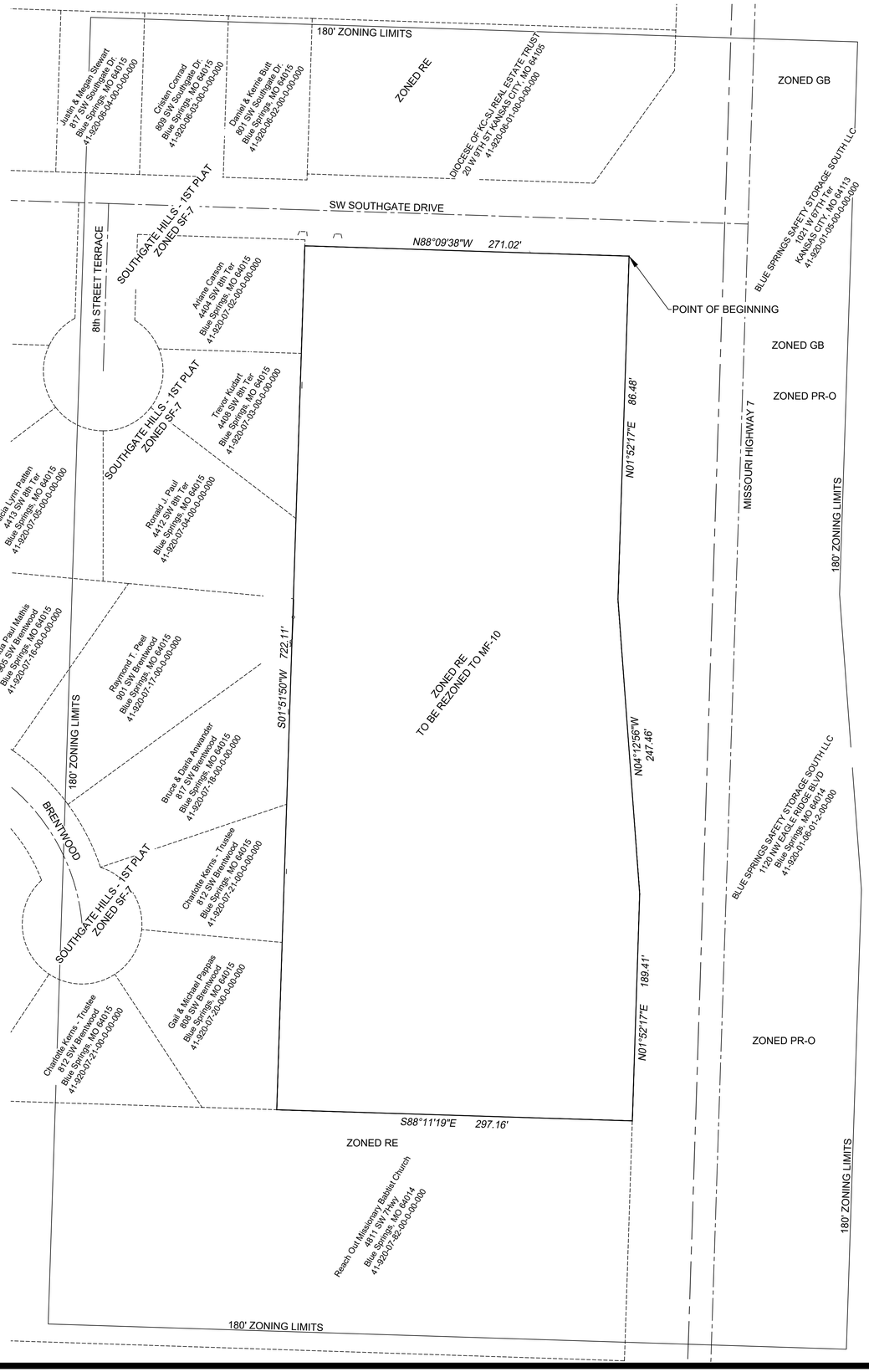
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UTILITY LAYOUT PLAN
SOUTHGATE VILLAS
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.005
DRAWING NO.	24.005
DATE	April 25, 2024
JOB NO.	24.005
SHEET OF	2 OF 2

Received
05/31/2024

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PLOT DATE: 5/31/2024 9:19 AM by MICHAEL WACKER



ZONING MAP

SOUTHGATE VILLA'S

MULTI FAMILY - LOTS 1 - 14, AND TRACT A AND TRACT B
A PART OF THE NORTHWEST 1/4 , OF THE NORTHWEST QUARTER OF
SECTION 18 - TOWNSHIP 48 - RANGE 30
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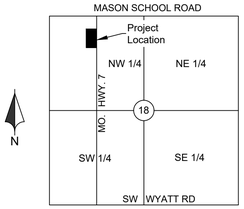
0 50' 75' 100'
SCALE: 1"=50'

PROPERTY DESCRIPTION

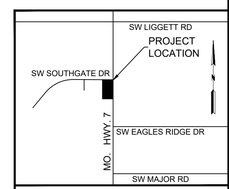
Commencing at the northwest corner of Section 18 Township 48 Range 30, thence; along the north line of section 18 on a bearing of S88°12'48"E a distance of 1,350.16' to the northeast corner of the northwest quarter of the northwest quarter, thence; S01°51'50"W along the east line of the northwest quarter, quarter corner a distance of 1,180.81' thence; N88°09'38"W a distance of 78.98' to the Point of Beginning. Thence; N88°09'38"W along the south right of way line of SW Southgate Drive a distance of 271.02' to a point on the east line of Lot 8, Southgate Hills - 1st Plat, a subdivision in the City of Blue Springs, Missouri, thence; along the east line of said subdivision S01°51'50"E a distance of 722.11' to the southeast of Lot 26 of said subdivision, thence; S88°11'19"E a distance of 297.16' to a point on the west right of way line of Missouri Highway 7, thence; N01°52'17"E along said right of way a distance of 189.41, thence, N04°25'56" continuing along said right of way line a distance of 247.46', thence; N01°52'17"E along said right of way a distance of 286.48'to the Point of Beginning. Containing 4.68 acres.

PROJECT SUMMARY

EXISTING ZONING: RE (SINGLE FAMILY)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
EXISTING LAND USE: VACANT / AG LOT
TOTAL BOUNDARY AREA: 4.68 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: DUPLEX - STANDARD LOT
FRONTAGE TYPE: TERRACE
MINIMUM LOT SIZE AND WIDTH: +8,134-SF. & 77-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 2,661 S.F. PER BUILDING, 1,330.5 S.F. PER SIDE
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 8-FT. / REAR: 20-FT.
PROVIDED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 10-FT. / REAR: 20-FT.
OPEN & CIVIC SPACE : GREENWAY
OPEN & CIVIC SPACE % TO TOTAL AREA: 13.72%
AREA - LOTS: 14 (141,912 S.F. / 3.26 ACRES)
AREA - OPEN & CIVIC SPACE: 2 TRACTS (27,976 S.F. / 0.64 ACRES)
AREA - RIGHT-OF-WAY: 1 STREETS (33,964 S.F. / 0.78 ACRES)
TOTAL AREA - SUBDIVISION: 203,852.5 S.F. / 4.68 ACRES



LOCATION MAP
SECTION 18-T48N-R30W
Scale 1" = 2000'



VICINITY MAP
NOT TO SCALE

OWNER
WASSER & WINTERS CO
PO BOX 396
LONGVIEW, WA 98632

PRELIMINARY PLAT PREPARED FOR
Harve Sommers
212 NW 4th Street
Oak Grove, MO 64075
Contact - Harve Sommers
(816) 215-4200

PLANS PREPARED BY
Hg Consult, Inc.
1533 Locust Street
Kansas City, MO 64108
Contact - Kevin Sterrett
(816) 703-7098

Received
05/31/2024

DATE	REVISION	NO.	BY	CK/APP

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2654
PROFESSIONAL ENGINEER
R. KEVIN STERRETT, MO E-26440
April 25, 2024

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

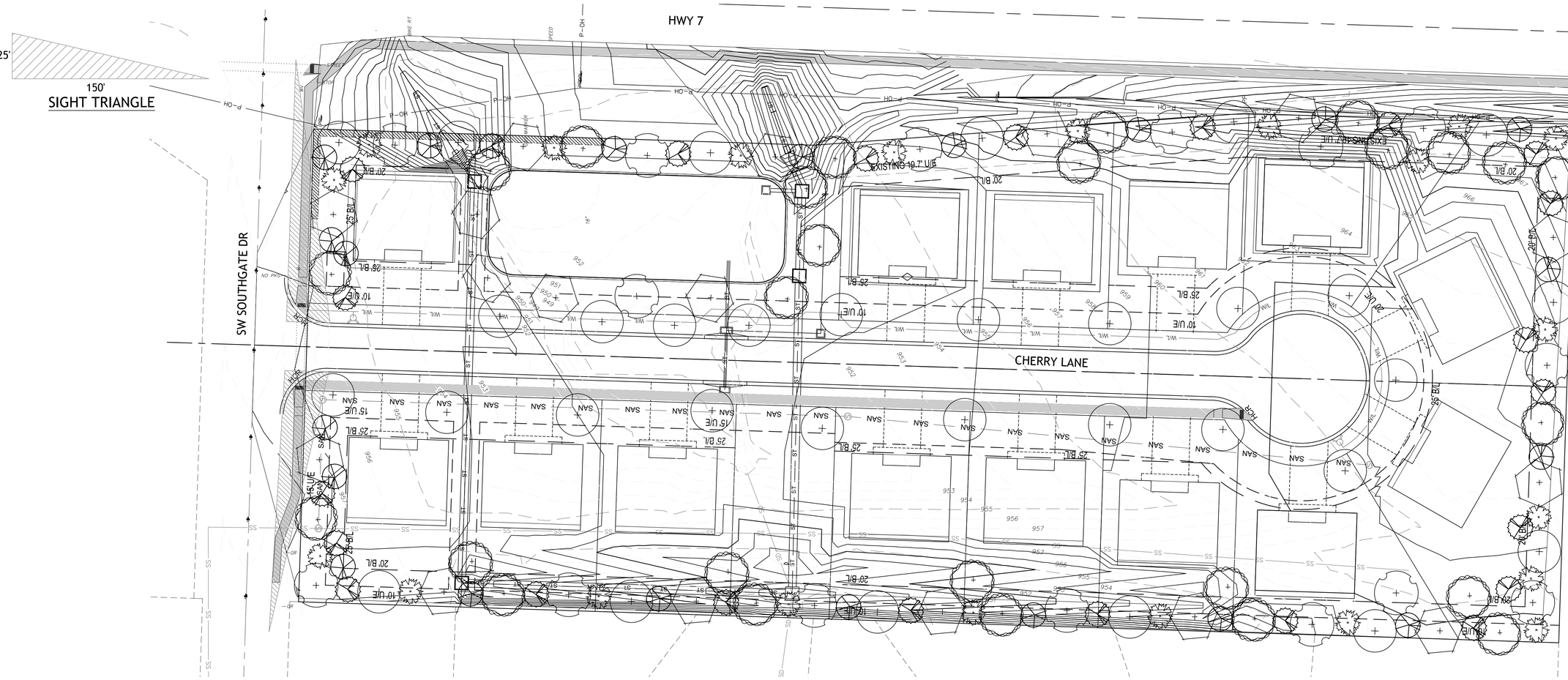
ZONING MAP

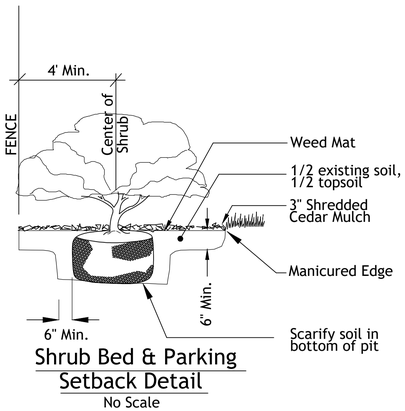
SOUTHGATE VILLAS

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24.005
DRAWING NO. 24.005
DATE April 25, 2024
JOB NO. 24.005
SHEET 1 OF 1

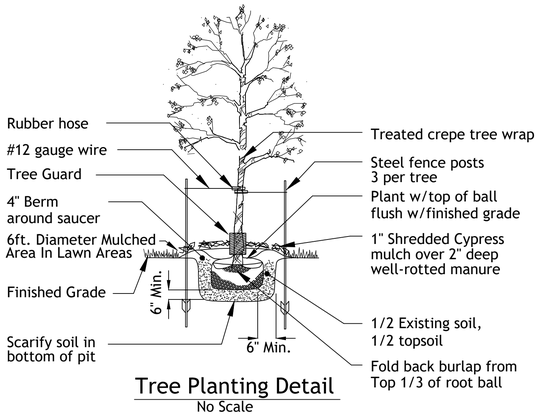
© Used with permission from Hg Consult Inc. PLOT DATE: 5/30/2024 1:43 PM by MICHAEL WACKER





Shrub Bed & Parking Setback Detail

No Scale



Tree Planting Detail

No Scale

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	26	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	17	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	32	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	15	River Birch	Betula Nigra 'Heritage'	2" cal	BB	As Shown
	21	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown
	21	Golden Raintree	Koelreuteria Paniculata	1 1/2"cal	BB	As Shown
	23	Amur Maple	Acer Ginnala 'Flame'	1 1/2"cal	BB	As Shown

Typical Utility Box Screening Details

No Scale



Free Standing Transformer | Against Wall | Free Standing Small Box | Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

ALL TREES SHALL BE AN APPROVED VARIETY FROM THE GREAT TREES FOR BLUE SPRINGS LIST

LANDSCAPING SHALL MEET THE CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT CODE STANDARDS AND WILL BE REVIEWED IN FUTHER DETAIL DURING THE PD FINAL PLAN PROCESS

Received
05/31/2024

1"=30'
0 15' 30'

NO.	DATE	REVISION	BY	CK/APP
1	5-28-24	CITY COMMENTS		
2	5-13-24	CITY COMMENTS		

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
GARRETT OCHS
NUMBER
LA-2008000587
LANDSCAPE ARCHITECT
5/28/24

Garrett Ochs, Landscape Architect
Mo Licence 2008000587

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

LANDSCAPE PLAN

SOUTHGATE VILLAS

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

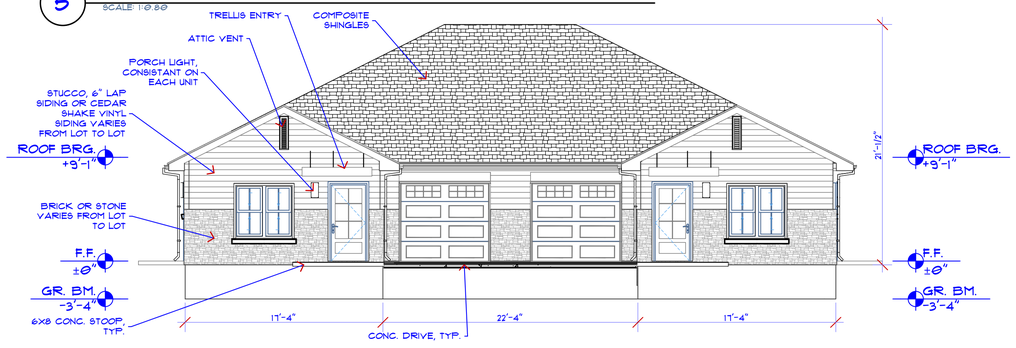
X-REF NO. 24.005
DRAWING NO. 24.005
DATE April 25, 2024
JOB NO. 24.005
SHEET 1 OF 1

FILE LOCATION C:\DESIGN\PROJECTS\SOUTHGATE VILLAS\PROJECTS\SOUTHGATE VILLAS LANDSCAPE.DWG
PLOT DATE 5/31/2024 1:50 PM by GARRE



5 TRELLIS ENTRY W/ LIGHTING ACCENT

SCALE: 1'-0.80"



2 SOUTH ELEVATION

DUE TO SITE DEPTH RESTRICTIONS A REQUEST TO CREATE AN ALTERNATIVE TO DEVELOPMENT STANDARD TO EXCEED THE 25% MAXIMUM FOR FRONT LOADED GARAGES TO A MAXIMUM OF 40%



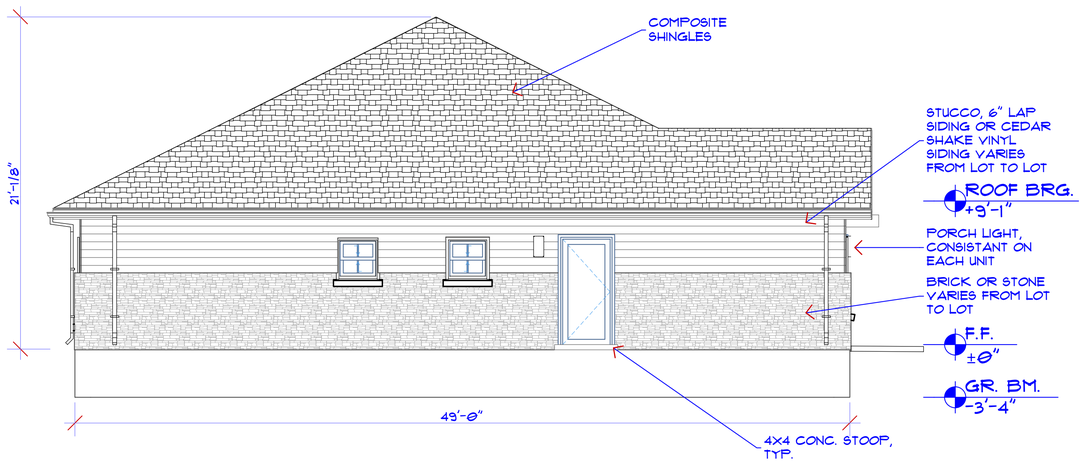
4 TRELLIS ENTRY W/ LIGHTING ACCENT LIGHT SURFACES

SCALE: 1'-0.61"



1 TRELLIS ENTRY

SCALE: 1'-2.33"



3 WEST ELEVATION

Received
05/31/2024

tdc, inc. architecture
2429 South Whitney Ave.
Independence, MO 64057
(816) 833-3201
the design club, inc.
Missouri State Certificate of Authority
2009029210

CONSULTANTS

SOUTHGATE VILLA'S

BLUE SPRINGS, MISSOURI

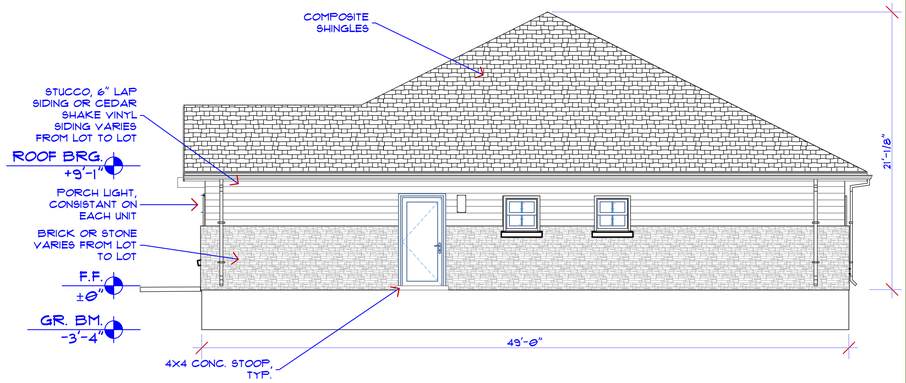
MARK	DATE	DESCRIPTION
	05.30.24	CONSTRUCTION DOCUMENTS

SHEET TITLE: RENDERINGS

PROJECT NO: 0320024
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2024

A-701

C:\USERS\THEDE\ONEDRIVE\PROJECTS\BLUE SPRINGS\HARV\PLN\OPT1\0320024_HAR_05230924_OPT1_5_PLN



1 EAST ELEVATION

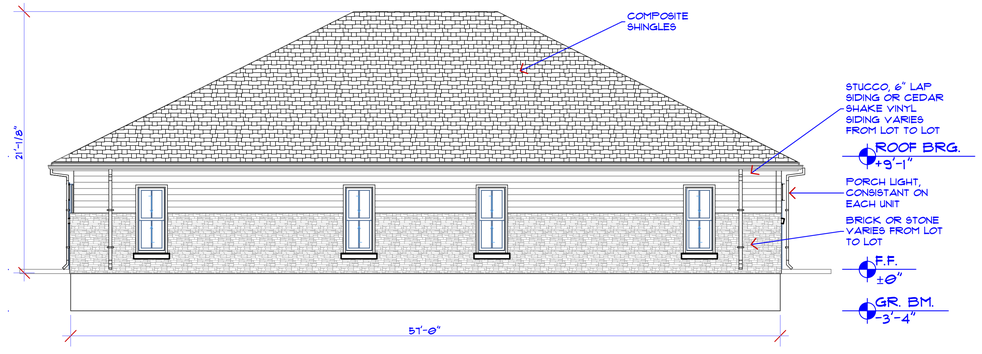


3 OPT1_PITCHED ENTRY
SCALE: 1:1.81



4 0320024_HAR_0529024_OPT1_3 - PICTURE1
SCALE: 1:0.76

DUE TO SITE DEPTH RESTRICTIONS A REQUEST TO CREATE AN ALTERNATIVE TO DEVELOPMENT STANDARD TO EXCEED THE 25% MAXIMUM FOR FRONT LOADED GARAGES TO A MAXIMUM OF 40%



2 NORTH ELEVATION

Received
05/31/2024

tdc, inc. architecture
2429 South Whitney Ave.
Independence, MO 64057
(816) 833-3201
the design club, inc.
Missouri State Certificate of Authority
#2009029210

CONSULTANTS

SOUTHGATE VILLA'S
BLUE SPRINGS, MISSOURI

MARK	DATE	DESCRIPTION
	05.30.24	CONSTRUCTION DOCUMENTS

SHEET TITLE: RENDERINGS

PROJECT NO: 0320024
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2024

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dotloop signature verification: dtlp.us/SnzW-4FXs-11sV

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*)

Southgate Villas
Project Name

700 SW Southgate Drive — See 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
RE	Vacant	MF-10	Dupexes	4.68	14

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
Harve Sommers	Dynamic Investments	816-215-4200	s@zlci.com

Address	City	State	Zip Code
212 NW 4th Street	Oak Grove	MO	64075

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 Harve Sommers — 4/16/24
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
Wasser & Winters Co, Jess Winters	360-423-1080	jwinters@wasserwinters.com

Address	City	State	Zip Code
P.O. Box 396,	Longview	WA	98632

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 Jess Winters — dotloop verified 04/16/24 4:24 PM PDT U7OK-V3W0-DFT5-SEJN
Property Owner Signature — Date

Received
04/26/2024 8:40:02 AM

dotloop signature verification: dtlp.us/SnzW-4FXs-11sV

FEE CALCULATION TABLE

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

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

Received
04/26/2024 8:40:02 AM

dotloop signature verification: dtlp.us/SnzW-4FXs-11sV

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
kevin Sterrett	Hg Consult,inc.		
Address	**City**	**State**	**Zip**
1533 Locust	Kansas City	MO	64108
Email	**Phone**	**Fax**	
ksterrett@hgcons.com	816-703-7098		

DEVELOPER

Name	Company Name		
Harve Sommers	Dynamic Investments, Inc.		
Address	**City**	**State**	**Zip**
212 NW 4th Street	Oak Grove	MO	64075
Email	**Phone**	**Fax**	
s@zlci.com	816-215-4200		

ENGINEER

Name	Company Name		
Kevin Sterrett	Hg Consult,Inc.		
Address	**City**	**State**	**Zip**
1533 Locust	Kansas City	MO	64108
Email	**Phone**	**Fax**	
ksterrett@hgcons.com			

ARCHITECT

Name	Company Name		
Jim Delmont	tdc,inc.		
Address	**City**	**State**	**Zip**
2429 S. Whitney	Independence	MO	64057
Email	**Phone**	**Fax**	
ugojimmyd@gmail.com	816-835-3201		

SURVEYOR

Name	Company Name		
Jeff Lovelace	Lovelace & Associates		
Address	**City**	**State**	**Zip**
929 SE 3rd Street	Lee's Summit	MO	64063
Email	**Phone**	**Fax**	
jbl@lovelaceassociates.com	816-347-9997		

LANDSCAPE ARCHITECT

Name	Company Name		
Garrett Ochs	Ochs Landscape Architecture		
Address	**City**	**State**	**Zip**
533 Lake Forest Road	Bonner Springs	MO	66012
Email	**Phone**	**Fax**	
garrettochs@gmail.com	913-961-6578		

ATTORNEY

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

OTHER CONTACT

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

Received
04/26/2024 8:40:02 AM

dotloop signature verification: dtlp.us/SnzW-4FXs-11sV

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

PROJECT DESCRIPTION:

The proposed development consists of 14 multi-family lots. It is intended to build duplexes for older adult living. A single drive off of Southgate drive to a cul-de-sac is proposed with lots adjacent to the street on both sides. A tract will be provided for use in storm water detention.

Received
04/26/2024 8:40:02 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION: #2318520

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, 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:

May. 25, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $168.17

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

PUBLIC NOTICE

Rezone | RZ-04-24-9135
Planned Development
Concept Plan
PDC-04-24-9135
Preliminary Plat | 04-24-9137
"Southgate Villas"
Parcel #:
41-920-07-01-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 2024, at 6:30 p.m.** in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Harve Sommers of Dynamic Investments, on behalf of the property owners, Wasser & Winters Co. Jess Winters, to develop approximately 4.68 +/-acres of property located at 700 SW 7 Highway for an Independent Senior Housing development consisting of 14 duplex buildings. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

Commencing at the northwest corner of Section 18 Township 48 Range 30, thence; along the north line of section 18 on a bearing of S88°12'48"E a distance of 1,350.16' to the northeast corner of the northwest quarter of the northwest quarter, thence; S01°51'50"W along the east line of the northwest quarter, quarter corner a distance of 1,180.81' thence; N88°09'38"W a distance of 78.98' to the Point of Beginning, Thence; N88°09'38"W along the south right of way line of SW Southgate Drive a distance of 271.02' to a point on the east line of Lot 8, Southgate Hills - 1st Plat, a subdivision in the City of Blue Springs, Missouri, thence, along the east line of said subdivision S01°51'50"E a distance of 722.11' to the southeast of Lot 26 of said subdivision, thence; S88°11'19"E a distance of 297.16' to a point on the west

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-04-24-9135; PDC-04-24-9136; PP-04-24-9137
Southgate Villas
Exhibit #3

right of way line of Missouri Highway 7, thence; N01°52'17"E along said right of way a distance of 189.41, thence, N04°25'56" continuing along said right of way line a distance of 247.46', thence; N01°52'17"E along said right of way a distance of 286.48 to the Point of Beginning. Containing 4.68 acres.

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 project on **Monday, June 17, 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, May 25, 2024

2318520

PUBLIC NOTICE

Rezone | RZ-04-24-9135
Planned Development Concept Plan | PDC-04-24-9136
Preliminary Plat | 04-24-9137
"Southgate Villas"
Parcel #: 41-920-07-01-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 2024, at 6:30 p.m.** in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Harve Sommers of Dynamic Investments, on behalf of the property owners, Wasser & Winters Co, Jess Winters, to develop approximately 4.68 +/-acres of property located at 700 SW 7 Highway for an Independent Senior Housing development consisting of 14 duplex buildings. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

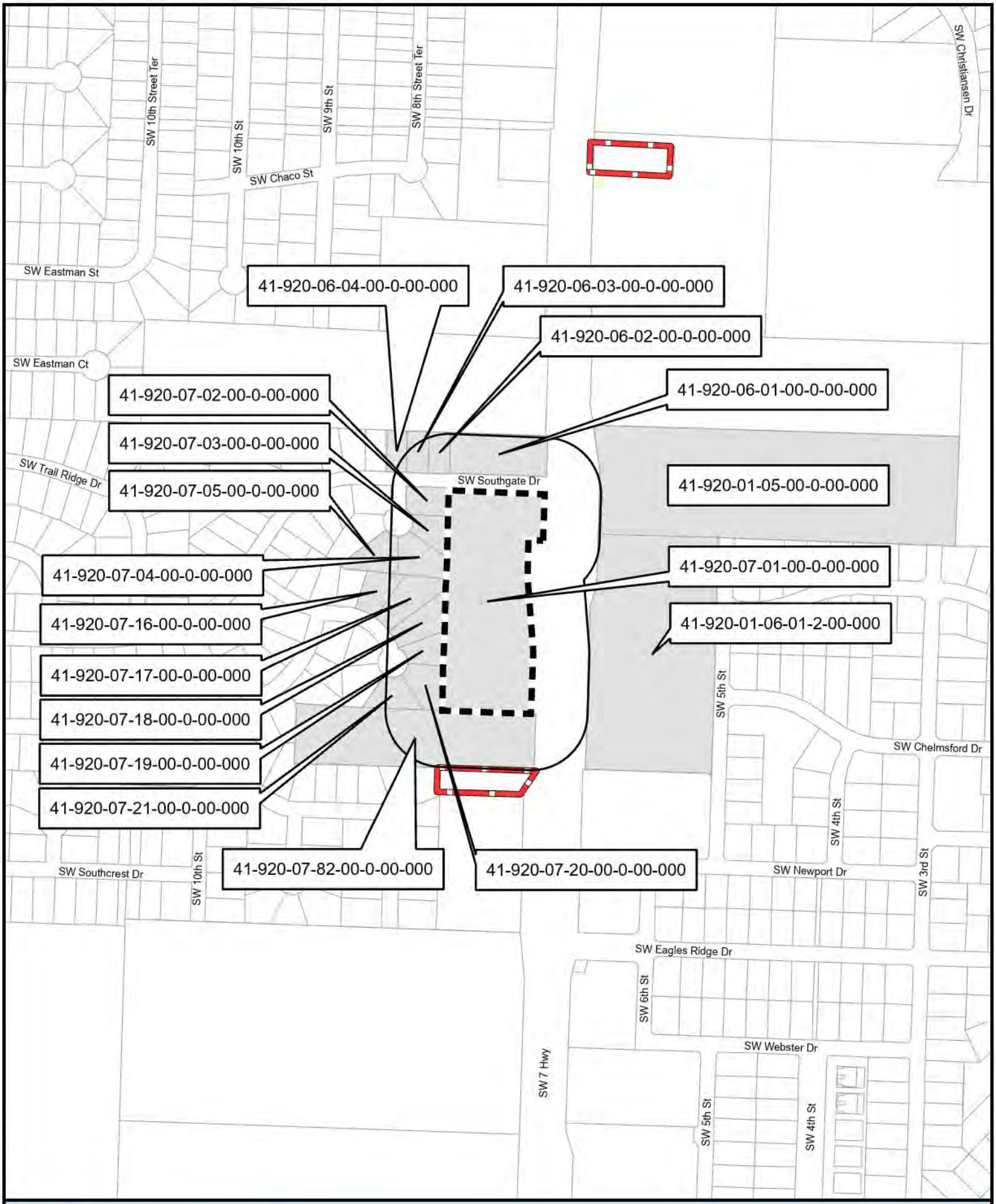
Commencing at the northwest corner of Section 18 Township 48 Range 30, thence; along the north line of section 18 on a bearing of S88°12'48"E a distance of 1,350.16' to the northeast corner of the northwest quarter of the northwest quarter, thence; S01°51'50"W along the east line of the northwest quarter, quarter corner a distance of 1,180.81' thence; N88°09'38"W a distance of 78.98' to the Point of Beginning. Thence; N88°09'38"W along the south right of way line of SW Southgate Drive a distance of 271.02' to a point on the east line of Lot 8, Southgate Hills - 1st Plat, a subdivision in the City of Blue Springs, Missouri, thence; along the east line of said subdivision S01°51'50"E a distance of 722.11' to the southeast of Lot 26 of said subdivision, thence; S88°11'19"E a distance of 297.16' to a point on the west right of way line of Missouri Highway 7, thence; N01°52'17"E along said right of way a distance of 189.41, thence, N04°25'56" continuing along said right of way line a distance of 247.46', thence; N01°52'17"E along said right of way a distance of 286.48'to the Point of Beginning. Containing 4.68 acres.

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 project on **Monday, June 17, 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, May 25, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
05/22/24



The City of Blue Springs Missouri

RZ-04-24-9135 | PDC-04-24-9136
PARCEL # 41-920-07-01-00-0-00-0
185' NOTIFICATION MAP

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-04-24-9135; PDC-04-24-9136; PP-04-24-9137
Southgate Villas
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
41-920-07-05-00-0-00-000	4413 SW 8TH TER	BLUE SPRINGS	MO	64015	PATTEN ALICIA LYNN	4413 SW 8TH STREET TER BLUE SPRINGS, MO 64015
41-920-06-04-00-0-00-000	817 SW SOUTHGATE DR	BLUE SPRINGS	MO	64015	STEWART JUSTIN L & MEGAN N	817 SW SOUTHGATE DR BLUE SPRINGS, MO 64015
41-920-07-04-00-0-00-000	4412 SW 8TH TER	BLUE SPRINGS	MO	64015	PAUL RONALD J	4412 SW 8TH STREET TER BLUE SPRINGS, MO 64015-8900
41-920-07-82-00-0-00-000	4811 SW 7 HWY	BLUE SPRINGS	MO	64015	REACH OUT MISSIONARY BAPTIST CHURCH	4811 S M 7 HWY BLUE SPRINGS, MO 64014
41-920-06-01-00-0-00-000	701 SW SOUTHGATE DR	BLUE SPRINGS	MO	64015	DIOCESE OF KC-SJ REAL ESTATE TRUST DATED 11-14-2014	20 W 9TH ST KANSAS CITY, MO 64105
41-920-07-01-00-0-00-000	700 SW SOUTHGATE DR	BLUE SPRINGS	MO	64015	WASSER & WINTERS CO	PO BOX 396 LONGVIEW, WA 98632
41-920-07-21-00-0-00-000	812 SW BRENTWOOD	BLUE SPRINGS	MO	64015	KERNS CHARLOTTE - TRUSTEE	812 SW BRENTWOOD ST BLUE SPRINGS, MO 64015
41-920-06-03-00-0-00-000	809 SW SOUTHGATE DR	BLUE SPRINGS	MO	64015	CONRAD CRISTEN	809 SW SOUTHGATE DR BLUE SPRINGS, MO 64015
41-920-06-02-00-0-00-000	801 SW SOUTHGATE DR	BLUE SPRINGS	MO	64015	BUTT DANIEL A & KERRI E	801 SW SOUTHGATE DR BLUE SPRINGS, MO 64015
41-920-07-02-00-0-00-000	4404 SW 8TH TER	BLUE SPRINGS	MO	64015	CARSON ARIANE	4404 SW 8 TER BLUE SPRINGS, MO 64015
41-920-07-03-00-0-00-000	4408 SW 8TH TER	BLUE SPRINGS	MO	64015	KUDART TREVOR	4408 SW 8TH ST TER BLUE SPRINGS, MO 64015
41-920-07-16-00-0-00-000	905 SW BRENTWOOD	BLUE SPRINGS	MO	64015	MATHIS JOSHUA PAUL	905 SW BRENTWOOD BLUE SPRINGS, MO 64015
41-920-07-17-00-0-00-000	901 SW BRENTWOOD	BLUE SPRINGS	MO	64015	PEEL RAYMOND T	901 SW BRENTWOOD BLUE SPRINGS, MO 64015
41-920-07-20-00-0-00-000	808 SW BRENTWOOD	BLUE SPRINGS	MO	64015	PAPPAS GAIL A & MICHAEL R	808 SW BRENTWOOD ST BLUE SPRINGS, MO 64015
41-920-07-18-00-0-00-000	817 SW BRENTWOOD	BLUE SPRINGS	MO	64015	ANWANDER M BRUCE & DARLA | GRAHAM LAURA BETH | DANFORTH WILLIAM LEE III	817 SW BRENTWOOD BLUE SPRINGS, MO 64015 | 817 SW BRENTWOOD BLUE SPRINGS, MO 64015 | 817 SW BRENTWOOD BLUE SPRINGS, MO 64015
41-920-07-19-00-0-00-000	809 SW BRENTWOOD	BLUE SPRINGS	MO	64015	WHEATON DUANE A JR & DIANE	809 BRENTWOOD BLUE SPRINGS, MO 64015
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

Rezoning, Planned Development Concept Plan,
Preliminary Plat
RZ-04-24-9135; PDC-04-24-9136; PP-04-24-9137
Southgate Villas
Exhibit #5

Blue Springs, Missouri
Community Development

May 27, 2024

Ref: Public Hearing: Rezone | RZ-04-24-9135
Planned Development Concept Plan | PDC-04-24-9136
Preliminary Plat | 04-24-9137
"Southgate Villas
700 SW 7 Highway
Parcel # 41-920-07-01-00-0-00-000

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, Harve Sommers of Dynamic Investments, on behalf of the property owners, Wasser & Winters Co, Jess Winters, to develop approximately 4.68 +/-acres of property located at 700 SW 7 Highway for an Independent Senior Housing development consisting of 14 duplex buildings.

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, June 10, 2024 @ 6:30 p.m.
&
City Council – Monday, June 17, 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, Planned Development Concept Plan, Preliminary Plat
RZ-04-24-9135; PDC-04-24-9136; PP-04-24-9137
Southgate Villas
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: June 10, 2024 City Council: June 17, 2024
Project Name:	***Life Unlimited***
Site Location:	3500 NW South Outer Road
Project Request:	CUP-04-24-9126; Conditional Use Permit with Alternative Development Standards to allow for a Daycare, Commerical land use in a "GB" General Business Zoning District

Applicant: Kathleen Warman | Warman Architecture + Design
Property Owner: UMB Bank, N.A.
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to operate an Adult Daycare business (Daycare, Commercial) business, Life Unlimited, at the address listed above. The property was formerly occupied by UMB Bank has been vacant since February 2022.

Improvements on the property include a new client drop off and pick up area and door under the canopy of the former teller drive up window and a 4-ft. wrought iron style flat top fence for an outdoor recreation area. The ATM and other equipment under the canopy will be removed.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit with conditions, which are identified at the end of this report.

Previous Actions: Staff was unable to find any record of cases on the property outside of a building permit from 2004 to expand the parking lot of the former UMB.

Future Applications: **Building Permits will be required to be approved administratively if the Conditional Use Permit is approved. A Sign Permit will be required for any exterior signage.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business and "RC" Regional Commercial	(Hotel) across I-70
South:	"GB" General Business	Outdoor Sales and Service, Equipment
East:	"RC" Regional Commercial	Outdoor Sales and Service, Equipment
West:	"GB" General Business	(Restaurant, General) across South Outer Road

CONDITIONAL USE PERMIT ANALYSIS

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

Conditional Use Permit
CUP-04-24-9126
Life Unlimited
Exhibit #1

Preservation: The site is currently developed with a vacant bank building and drive thru canopy. The applicant is not requesting to significantly modify it further.

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site has two (2) drive accesses along NW South Outer Road. There is no public sidewalk along NW South Outer Road and this request is not proposing to modify the site further, thus requiring a sidewalk will not be necessary.

Traffic: A traffic memo was provided with this application and found that the number of trips generated to and from the site will be about half of the number of trips that the former UMB generated daily.

Stormwater: There is no development with the CUP; therefore, it does not impact existing stormwater runoff, however, if the impervious surface area on the site increases in the future, a stormwater study will be required.

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

Open Space: The existing site will remain unchanged.

Land Use: The proposed land use, Day Care, Commercial, is allowed in the "GB" General Business zoning district with the approval of a CUP. This land use is defined in the UDC as:

> *A business that provides care, protection, and supervision of individuals away from their primary residence in a commercial service or institutional setting.*

Special Use Standards: Per UDC Section 405.050(8)(c) the following regulations shall apply to all Day Care, Commercial land uses:

1. State Licensing. Commercial day care uses shall be licensed by the State of Missouri and shall meet all City, County and State Health Department requirements pertaining to facilities, equipment and other features.
2. Occupational License. An occupational license shall be required prior to the establishment of a commercial day care.
3. Vehicle Drop-Off Area. A loading zone capable of holding one (1) car per ten (10) licensed occupants shall be provided in addition to the required parking area, in order to provide for easy pickup and discharge of passengers.

Building Typology: The existing commercial building is classified as a General Commercial building type in the UDC. Items highlighted indicate a legal non-conforming feature of the property.

General Commercial Building		
Lot Size	Frontage width	75 feet minimum
	Area	N/A

Setbacks	Front	0 feet to 10 feet when fronting on a designated activity street; in all other cases: 20 feet in NB district; 25 feet in SO and GB Districts
	Side	0 feet if party wall is used; in all other cases: 10 feet in NB and SO District; 20 feet minimum in GB and RC Districts
	Corner side	0 feet to 10 feet on activity streets when the first 30 feet of building frontage on the side street is designed to meet the standards of the front facade; in all other cases: 25 feet
	Rear	25 feet minimum, except 0 feet minimum for alley-loaded lots
Height		45 feet maximum in NB district; 60 feet maximum in SO, GB, and SO Districts
Frontage Type		Buffer edge; on activity streets, 1 of the other eligible frontage types is required
Design and Performance Standards		Building coverage = 65% maximum Non-residential design standards in Section 407.090 shall apply to all applications of this building type.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Daycare, Commercial	1 per employee, plus 1 per 10 pupils	37 spaces

Required Stall Dimensions	Required Aisle Dimensions	Proposed Stall Dimensions	Proposed Aisle Dimensions
9.5 X 18.5’	25’	9.5’ X 18.5’	25’

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Institutional	2	2

Pedestrian Access: Currently, the site meets the requirements of the Development Code for Pedestrian Access.

Architectural Character: The site includes one (1) building the was formerly used as a bank.

Frontage & Landscaping: The applicant is moving into the existing building on the site and is requesting to waive the requirement.

Signage: A non-conforming pylon sign exists on the site and will be required to be removed prior to a business license being issued. Any signs will be reviewed through an Administrative Sign Permit so long as they meet the Sign Code, otherwise, a Master Sign Plan may be required.

Modifications Requested: There are no proposed modifications.

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

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

   STAFF RESPONSE: The application attempts to bring the business in conformance with the Unified Development Code (UDC). It both supports the existing zoning of the property and the abutting districts.

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

   STAFF RESPONSE: No additional development is being proposed. The existing building & site are being reused with no significant site improvements.

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

   STAFF RESPONSE: The parking lot will be required to be striped prior to an approved business license.

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

   STAFF RESPONSE: Staff does believe that the land use will have a negative impact on the public realm.

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

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

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

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being proposed, therefore should continue to be compatible with the area.

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

   STAFF RESPONSE: The proposed use is compatible in nature with the existing uses of neighboring properties. Staff does not foresee negative impacts on adjacent properties.

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

   STAFF RESPONSE: The proposed application will not prevent neighboring properties from being developed as required by the Unified Development Code.

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

   STAFF RESPONSE: The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with conditions listed below.

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

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit application subject to the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC.
2. Prior to issuance of a business license, the non-conforming pylon sign shall be removed from the property.
3. The Conditional Use Permit allows the "*Daycare, Commercial"* land use to be allowed in accordance with the Special Use Standards Section 405.050 (8) at the property addressed 3500 NW South Outer Road.

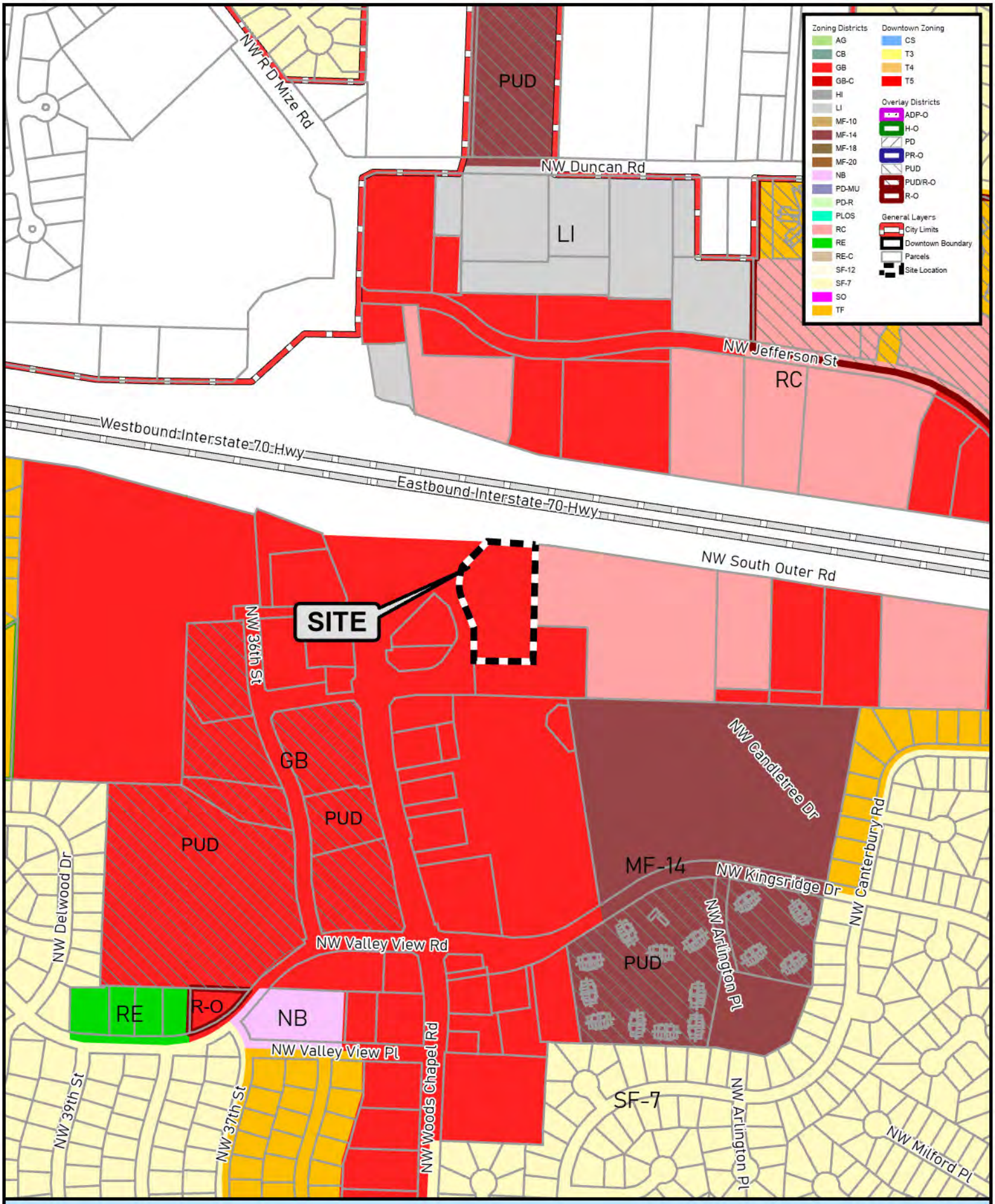


The City of Blue Springs Missouri

CUP-04-24-9126
PARCEL # 35-510-06-15-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 4/29/2024



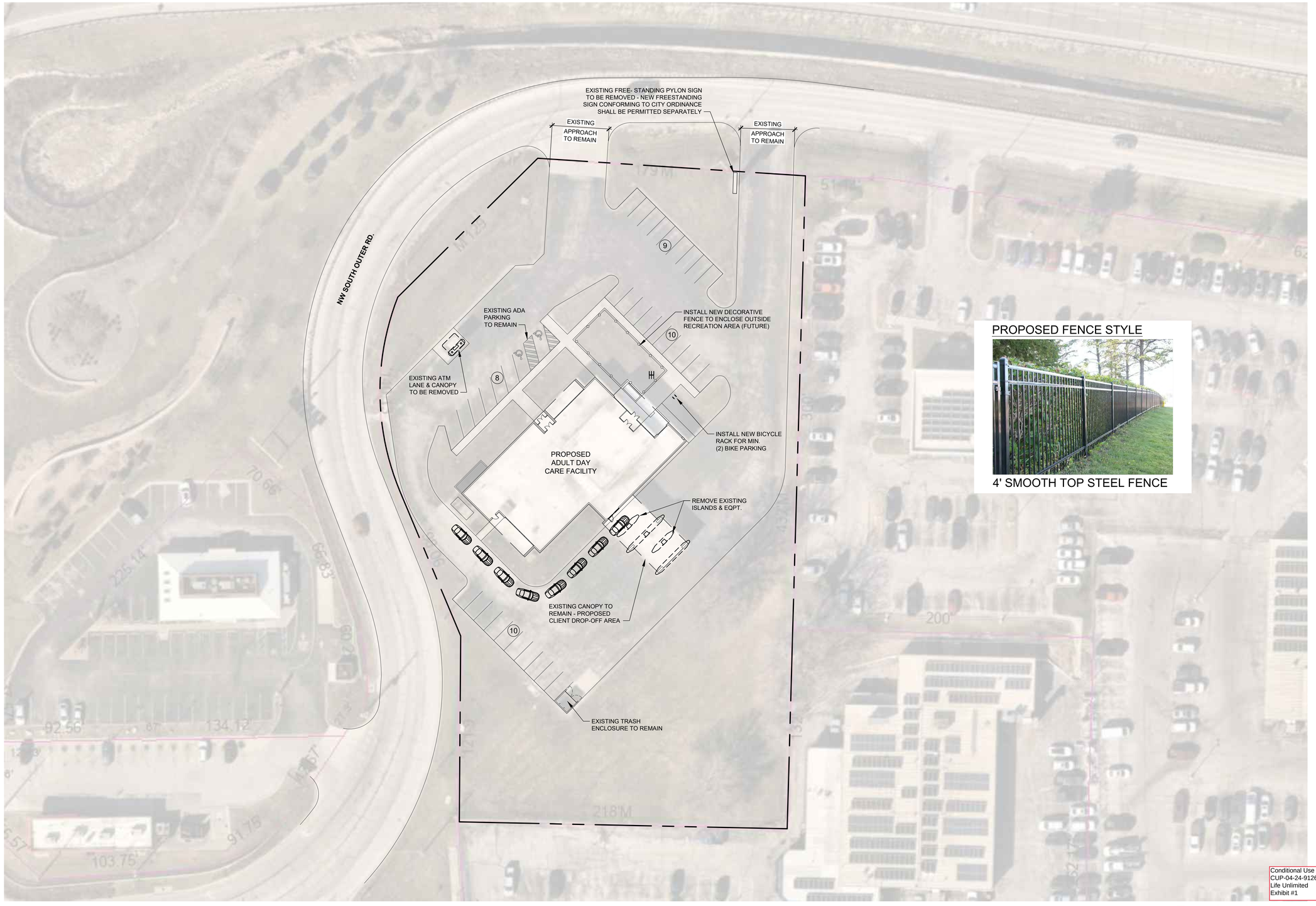
The City of Blue Springs Missouri

CUP-04-24-9126
PARCEL # 35-510-06-15-00-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

Date: 4/29/2024



PROPOSED FENCE STYLE

4' SMOOTH TOP STEEL FENCE

Conditional Use Permit
CUP-04-24-9126
Life Unlimited
Exhibit #1

Received
06/04/2024

NOTE:

TOTAL PARKING = 37

A1 PRELIMINARY ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

NORTH

30' 0 30' 60'
SCALE: 1" = 30' - 0"

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051
Missouri State Certificate of Authority #ARC 000745

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

ADULT DAY CARE BUILDING REMODEL
3500 NW SOUTH OUTER RD.
BLUE SPRINGS, MO 64015

PRELIMINARY ARCHITECTURAL SITE PLAN

LIFE UNLIMITED INC.
320 ARMOUR RD.
NORTH KANSAS CITY, MO 64116

REVISIONS			
#	BY	DATE	SOURCE

DATE: 05.13.2024
DESIGNED BY: KAW
DRAWN BY: cdt
APPROVED BY: KAW

SHEET NUMBER
AS-1a

JOB NUMBER
6084-24

The City of Blue Springs

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	CUP-04-24-9126
PC MEETING:	6/10/2024
CC MEETING:	6/17/2024
BOA MEETING:	n/a
NEWSPAPER:	5/25/2024
NOTICE LETTERS:	5/24/2024
PLANNER:	Dave McCumber

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

Life Unlimited Adult Day Care Facility
Project Name

3500 NW South Outer Rd
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
GB	Bank (closed)	GB	Adult Day Care Facility		

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
Kathleen Warman	[K] Warman Architecture + Design	816 474-2233	kathy@kwarman.com

Address	City	State	Zip Code
1735 Swift St.	N. Kansas City	MO	64116

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 Kathleen Warman (AGENT FOR LIFE UNLIMITED) — 4/25/24
Applicant Signature — Date

UMB Bank, N.A.

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code
1010 Grand Blvd.	Kansas City	MO	64106

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] — 4/25/24
Property Owner Signature — Date

Received
04/25/2024

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	DESCRIPTION	NUMBER
☑	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☑	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; 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:

Convert the existing building at the referenced address (formally a United Missouri Bank branch) to an adult day care facility owned and operated by Life Unlimited, Inc.

Received
04/25/2024

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Kathleen Warman	[K] Warman Architecture + Design		
Address	**City**	**State**	**Zip**
1735 Swift	N. Kansas City	MO	64116
Email	**Phone**	**Fax**	
kathy@kwarman.com	816 474-2233		

DEVELOPER

Name	Company Name		
Mark Bertrand	Life Unlimited, Inc.		
Address	**City**	**State**	**Zip**
320 Armour Rd.	N. Kansas City	MO	64116
Email	**Phone**	**Fax**	
mbertrand@luinc.org	816 588-6724		

ENGINEER

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

ARCHITECT

Name	Company Name		
Kathleen Warman	[K] Warman Architecture + Design		
Address	**City**	**State**	**Zip**
1735 Swift	N. Kansas City	MO	64116
Email	**Phone**	**Fax**	
kathy@kwarman.com	816 474-2233		

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
04/25/2024

THE EXAMINER

AFFIDAVIT OF PUBLICATION: #2318320

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, 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:

May. 25, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $122.89

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

PUBLIC NOTICE

Conditional Use Permit
CUP-04-24-9126
"Life Unlimited"
3500 NW South Outer Road
Parcel #:
35-510-06-15-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 2024, at 6:30 p.m.** in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant Kathleen Warman of Warman Architecture + Design, on behalf of the property owner, UMB Bank, N.A., for a Conditional Use Permit on approximately 2.42 +/- acres of property located at 3500 NW South Outer Road for a Daycare, Commercial land use. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

SEC-26 TWP-49 RNG-31---PT NE 1/4 DAF: BEG SW COR NE 1/4 TH S 88 DEG 13 MIN 39 SEC E 53.21'TH N 03 DEG 55 MIN 54 SEC W 102.05' TH N 62 DEG 04 MIN 57 SEC E 54.95' TO TRU POB TH N 00DEG 03 MIN 28 SEC E: 121.9' TH N 22 DEG 39 MIN 01 SEC W 98.06' TH NWLY ALG CURV RI RAD 165'ARC DST 140.13' TH NELY 129' MOL TH ELY 179' MOL TH SLY 432' MOL TH WLY 218' MOL TO TRUPOB

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 project on **Monday, June 17, 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.

Life Un

Conditional Use Permit
CUP-04-24-9126
Life Unlimited
Exhibit #3

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, May 25, 2024

2318320

FEE CALCULATION TABLE

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

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

Received
04/25/2024

PUBLIC NOTICE

Conditional Use Permit | CUP-04-24-9126
"Life Unlimited"
3500 NW South Outer Road
Parcel #: 35-510-06-15-00-0-00-000

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The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Kathleen Warman of Warman Architecture + Design, on behalf of the property owner, UMB Bank, N.A., for a Conditional Use Permit on approximately 2.42 +/-acres of property located at 3500 NW South Outer Road for a Daycare, Commercial land use. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

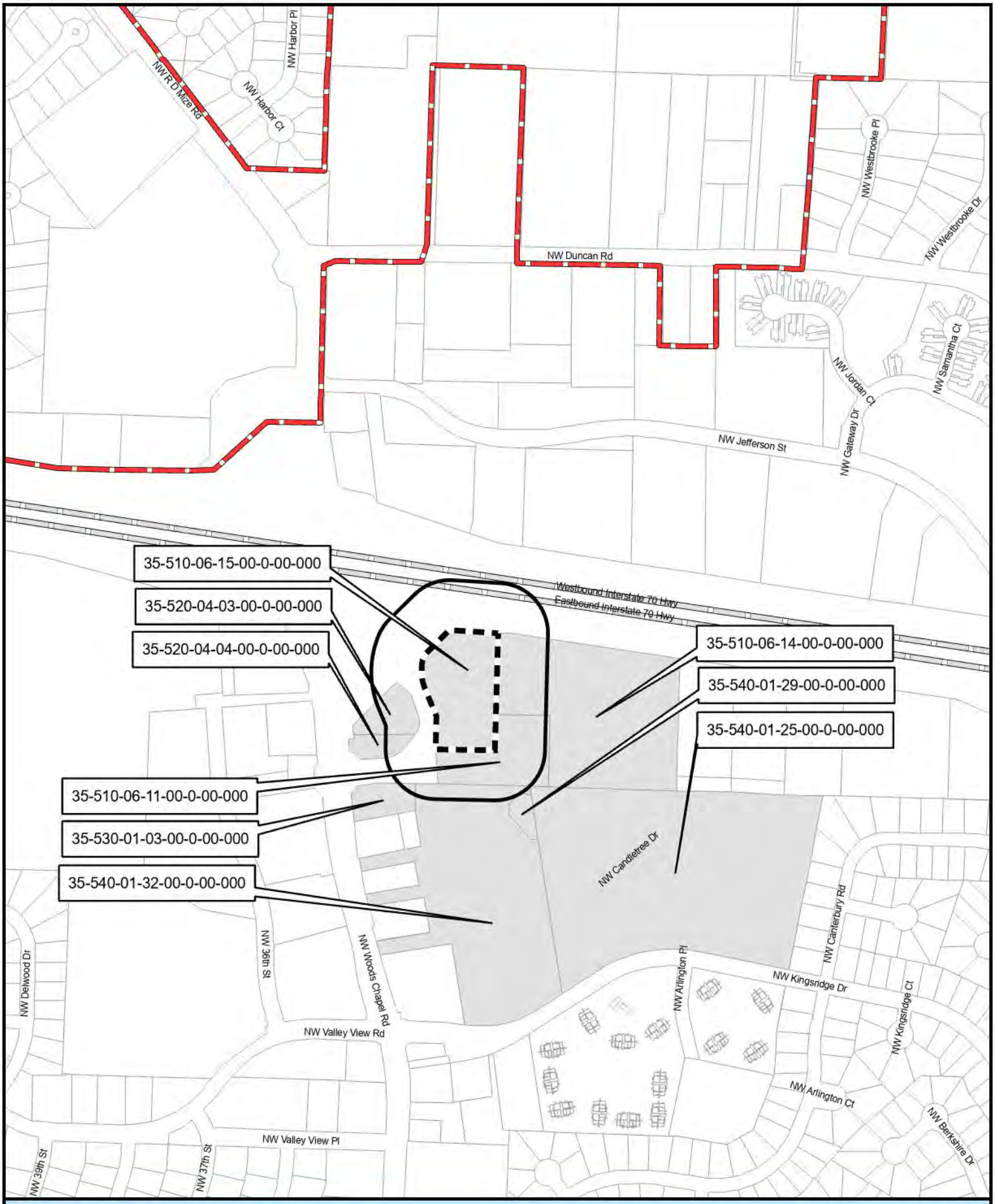
SEC-26 TWP-49 RNG-31---PT NE 1/4 DAF: BEG SW COR NE 1/4 TH S 88 DEG 13 MIN 39 SEC E 53.21'TH N 03 DEG 55 MIN 54 SEC W 102.05' TH N 62 DEG 04 MIN 57 SEC E 54.96' TO TRU POB TH N 00DEG 03 MIN 28 SEC E; 121.9' TH N 22 DEG 39 MIN 01 SEC W 98.06' TH NWLY ALG CURV RI RAD 165'ARC DST 140.13' TH NELY 129' MOL TH ELY 179' MOL TH SLY 432' MOL TH WLY 218' MOL TO TRUPOB

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 project on **Monday, June 17, 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, May 25, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
05/22/24



The City of Blue Springs Missouri

CUP-04-24-9126
PARCEL # 35-510-06-15-00-0-00-000
185' NOTIFICATION MAP

Conditional Use Permit
CUP-04-24-9126
Life Unlimited
Exhibit #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
35-530-01-03-00-0-00-000	1240 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	CPG HOLIDAY LLC	801 W 5TH ST STE 100 AUSTIN, TX 78703
35-520-04-03-00-0-00-000	1512 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	ME LLC	208 NW ASPEN ST LEES SUMMIT, MO 64064
35-510-06-14-00-0-00-000	3200 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	BFRE LLC	3200 NW SOUTH OUTER RD BLUE SPRINGS, MO 64015
35-540-01-32-00-0-00-000	1220 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	ROSEVILLE FULLERTON BURTON HOLDINGS LLC	1301 BURTON ST FULLERTON, CA 92831
35-540-01-29-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	ROSEVILLE FULLERTON BURTON HOLDINGS LLC	1301 BURTON ST FULLERTON, CA 92831
35-540-01-25-00-0-00-000	100 NW CANDLETREE DR APT 111	BLUE SPRINGS	MO	64015	AUTUMN PLACE REDEVELOPMENT PARTNERS LP	470 NW LEGACY DR KANSAS CITY, MO 64155
35-510-06-15-00-0-00-000	3500 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	UMB BANK NA	1010 GRAND BLVD KANSAS CITY, MO 64106
35-510-06-11-00-0-00-000	23701 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	BALDERSTON ROBERT C-TRUSTEE | BFRE LLC	3200 S OUTER RD BLUE SPRINGS, MO 64015 | 3200 NW SOUTH OUTER RD BLUE SPRINGS, MO 64015
35-520-04-04-00-0-00-000	1500 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	WAFFLE HOUSE INC	PO BOX 6450 NORCROSS, GA 30091

Conditional Use Permit
CUP-04-24-9126
Life Unlimited
Exhibit #5

Blue Springs, Missouri
Community Development

May 27, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-04-24-9126
"Life Unlimited"
3500 NW South Outer Road
Parcel #: 35-510-06-15-00-0-00-000

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, Kathleen Warman of Warman Architecture + Design, on behalf of the property owner, UMB Bank, N.A., for a Conditional Use Permit on approximately 2.42 +/-acres of property located at 3500 NW South Outer Road for a Daycare, Commercial land use.

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, June 10, 2024 @ 6:30 p.m.
&
City Council – Monday, June 17, 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

Conditional Use Permit
CUP-04-24-9126
Life Unlimited
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: June 10, 2024 City Council: June 17, 2024
Project Name:	***Brookside Estates at Chapman Farms***
Site Location:	West of SW 7 Hwy., both north and south of SW Brookside Dr.
Project Request:	PUDC-04-24-9128; Amended PUD Concept Plan to allow for 80 single-family homes, a trail, and a playground PP-04-24-9129; Preliminary Plat for 80 single-family lots and six (6) open space tracts on 29.25 +/- acres

Applicant: Eric Grannemann
Property Owner: DAK Realty Devco, LLC
Staff Planner: Mike Mallon, Senior Director

Project Description: The applicant is requesting approval of am Amended PUD Concept Plan and Preliminary Plat for 29.25 +/- acres west of SW 7 Highway, both north and south of SW Brookside Drive. The subject property is located between the planned commercial frontage lots along SW 7 Highway and The Estates at Chapman Farms. Approximately 17.24 +/- acres is located north of SW Brookside Drive and 12.17 +/- acres located south of SW Brookside Drive. The property is currently zoned "SF-7/PUD/R-O" (Single-Family/Planned Unit Development/Restricted Overlay).

The Chapman Farms PUD was approved under the 1996 UDC. Thus, any proposed amendments are allowed to be reviewed under the previously adopted UDC, unless specifically requested by the applicant. **All proposed amendments will reference the applicable section of the UDC, whether it be from 1996 or 2015.**

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

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved the Annexation (A-6-2002) that included the Chapman Farms Development by Ord. NO. 3554.
05/10/2004	Planning Commission	Approved a Comprehensive Plan Amendment (CPA-M-1-2004).
06/07/2004	City Council	Approved the Rezoning (R-4-2004) from "AG" (Agriculture – County) to "SF-7/PUD/R-O" (Single Family/Planned Unit Development/Restricted Overlay) by Ord. No. 3790 and the Planned Unit Development Concept Plan (PUDC-2-2004) by Ord. No. 3789 for the Chapman Farms development.
08/23/2004	Planning Commission	Approved a "Developer's/Fore Sale Only" Preliminary Plat (04-07-16).
11/15/2004	City Council	Approved a "Developer's/For Sale Only" Final Plat for *Chapman Farms 1st Plat, Lots 1-35* by Ord. No. 3840.
12/10/2007	Planning Commission	Approved a Preliminary Plat (PP-12-10-2007) for *Brookside Estates at Chapman Farms.* The approval

		expired due to no further development action taken during the two-year approval period.
12/17/2007	City Council	Approved the Amended PUD Concept Plan (PUDC-11-07-1443) by Ord. No. 4122. The approval expired due to no further development action taken during the two-year approval period.
02/24/2020	Planning Commission	Denied a Preliminary Plat (PP-01-20-7210) for *Earhart Estates at Chapman Farms.* Also, recommended denial of a Rezoning (R-01-20-7212) to rezone a portion of the property from "SF-7/PUD/R-O" (Single-Family / Planned Unit Development / Restricted Overlay) to "MF-14/PUD/R-O" (Moderate Density Multi-Family/Planned Unit Development/Restricted Overlay) and recommended denial of an Amended PUD Concept Plan (PUDC-01-20-7211) for an apartment complex and single-family lots. The requests were withdrawn prior to City Council consideration.
07/13/2020	Planning Commission	Denied a Preliminary Plat (PP-05-20-7330) for *Earhart Estates at Chapman Farms.*
07/20/2020	City Council	Denied a Rezoning (RZ-05-20-8328) to rezone a portion of the property from "SF-7/PUD/R-O" (Single-Family/ Planned Unit Development/Restricted Overlay) to "MF-10/PUD/R-O" (Low Density Multi-Family/Planned Unit Development/Restricted Overlay) and denied an Amended PUD Concept Plan (PUDC-05-20-7329) for an apartment complex and single-family lots.
03/22/2021	Planning Commission	Approved a Preliminary Plat (PP-02-21-7660) for *Brookside Estates at Chapman Farms* for 80 single-family lots and six (6) tracts. The approval expired due to no further development action taken during the two-year approval period.
04/05/2021	City Council	Approved an Amended PUD Concept Plan (PUDC-02-21-7669) by Ord. No. 4988 for *Brookside Estates at Chapman Farms* for 80 single-family lots and six (6) tracts. The approval expired due to no further development action taken during the two-year approval period.

Future Applications: The Amended PUD 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.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"AG" (Agriculture – County) & "MF-14/PUD/R-O" (Moderate Density Multi-Family/Planned Unit Development/Restricted Overlay)	Detached Housing & Attached Housing
South:	"GB-C" (General Business – County)	Undeveloped
East:	"CB" (Central Business) & "SO" (Service Office) & "GB" (General Business)	Undeveloped
West:	"SF-7/PUD/R-O" (Single-Family/Planned Unit	Detached Housing

	Development/Restricted Overlay)	

PUD 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 Unit Development Regulations: Per the 1996 UDC, Section 407.110, PUD regulations are intended to encourage innovative land planning and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high-quality development and other community goals by:

a. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b. Allowing greater freedom in selecting the means to provide access, light, open space and design amenities;
c. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;
d. A pattern of development that preserves trees, outstanding natural topography, and geologic features, and prevents soil erosion;
e. A creative approach to the use of land and related physical development;
f. An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs;
g. An environment of stable character that is compatible with surrounding development; and
h. Enhancement of the quality of development in recognition of the level of public investments in the neighborhood.

It is the intent that the gross density within a residential PUD not to exceed the gross density permitted in the zoning district in which the PUD is located. “SF-7/PUD” zoning permits a maximum of 5.0 dwelling units per acre based on the gross area of the site. **A total of 80 dwelling units are proposed on 29.25 +/- acres, totaling 2.74 units/acre in the proposed development.** This is fewer units and density than the currently approved plan which permitted up to 97 units or 3.32 units/acre. **The reduced number of units decreases the overall gross density of “SF-7/PUD” zoned land within the Chapman Farms PUD on 336.93 acres from 2.43 units/acre to 2.38 units/acre in the PUD** (decrease from 820 units to 803 units, a loss of 17 units).

There are no minimum setback standards for lots within a PUD, provided that: (1) adequate separation is provided between buildings for access by emergency vehicles; and (2) no setback on the outside perimeter of a PUD shall be reduced below the minimum required by the underlying base zoning district.

Modifications Requested: Per the 1996 UDC, Section 407.110, Planned Unit Development Regulations, is intended to reduce or eliminate the inflexibility that sometimes results from strict application of

zoning standards. The base zoning district standards and regulations shall control development with a PUD unless modifications are specifically approved as part of the PUD. The applicant is requesting the following modifications to the base zoning district regulations for the "SF-7" (Single-Family) zoning district (per the 1996 UDC):

- **Establish minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table below under "Lot Development Standards," including reductions to the minimum lot size, lot width, and side and corner side setbacks.**
- **Reduction in the minimum livable floor area classification that is greater than one (1) step lower than the adjacent subdivision.**

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, with the exception of the modifications requested through the PUD.

Preservation: The 29.65 +/- acre property is currently undeveloped and consists of existing brush, shrubbery, and trees. The existing creek and stream buffer running north-south through the property will be maintained by the Developer.

Phasing: The development is proposed to be completed in three (3) phases, with the subdivision generally developing south to north.

Streets & Sidewalks: Access to the development will be provided from SW Mason School Road and SW Brookside Drive. Both SW Mason School Road and SW Brookside Drive are classified as minor collector streets. **A 5-ft. wide sidewalk is required on both sides of SW Brookside Drive and the south side of SW Mason School Road.** All new streets will be local streets with 50-ft. rights-of-way and a minimum 4-ft. sidewalk on at least one side of the street. On some blocks, sidewalks will be provided on both sides (SW Orchard Court and SW Whispering Willow Court) to provide additional pedestrian connections to amenities. Block lengths for mixed-density neighborhoods should generally be a minimum of 300-ft. to a maximum of 800-ft. per the 2015 UDC. These requirements have been met for the subdivision layout.

A Limits of No Access is required to be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive on the Final Plat. Sidewalks adjacent to tracts are required to be installed prior to approval of the Final Plat for each development phase. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy for each lot.

Traffic: A Traffic Impact Study is not needed based on the current traffic volumes, anticipated trip generation, traffic control devices and the traffic signals at Brookside Drive & MO7.

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. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. A regional detention basin has been constructed south of the property and it will provide detention for this development. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: This property is part of the sewer NID and 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 of the property 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. Typical formats include estates, single-family houses." The proposed use is for the development of nineteen (19) single-family homes. The proposed density is approximately 2.74 units per acre.

Building Typology: The building type standards for the development are being reviewed under the 2015 UDC as a "Detached House – Neighborhood Lot." Through the PUD Concept Plan process, the applicant is proposing the following development standards for each single-family lot with modifications highlighted in yellow:

Standard	Requirement	Proposed	Change
Min. Lot Size	7,200-sf	6,600-sf.	-600-sf.
Min. Lot Width	65-ft. for standard lots 50-ft. for cul-de-sac lots	60-ft. for standard lots	-5-ft.
Front Setback	25-ft.	25-ft.	N/A
Corner Side Setback	25-ft.	15-ft.	-10-ft.
Side Setback	8-ft.	5-ft.	-3-ft.
Rear Setback	15-ft.	15-ft.	N/A
Building Coverage	40% Max.	40% Max.	N/A
Building Height	35-ft.	35-ft. max.	N/A

The applicant is requesting reductions in order to maintain 80 lots within the development and to accommodate the stream buffer that divides the property east and west. The reduced lot sizes and setbacks provide less lawn maintenance, while still being able to accommodate houses that are in keeping with the design of nearby subdivisions.

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. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

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

Open Space: The original Chapman Farms PUD Concept Plan required a minimum 28% open space for Chapman Farms, Lot 34. The site has provided approx. 10.79 acres of common open space, which is approx. 36.89% of the site, meeting and exceeding the original Chapman Farms PUD open space requirement. Landscape buffers are required and provided as follows:

Location/Tract	Buffer Required	Buffer Proposed

Tract C (east property line between SW Mason School Rd. & SW Brookside Dr.)	25-ft. adj. to "CB" 15-ft. adj. to "SO"	Min. 40-ft.
Tract A (south and east property lines south of SW Brookside Dr.)	25-ft. adj. to "GB" and unincorporated Jackson Co.	Min. 30-ft.

Landscape buffers are wider than required for east and south property lines adjacent to commercial zoning districts. Landscape buffers are not required for the north and west property lines adjacent to other single-family residential properties. A tract that can serve as a landscape buffer has been provided adjacent to SW Mason School Road, which is in keeping with other developments along Mason School Road in Chapman Farms.

Amenities include a trail along the stream buffer that runs north-south through the center of the site. The 8' asphalt trail connects to the existing Estates at Chapman Farms trail to the west both north and south of SW Brookside Drive. The trail will cross the stream buffer near the northwest corner of the site in Tract E with a wooden bridge crossing. A playground and play court will be provided adjacent to the bridge crossing at the end of SW Whispering Willow Court. **Illustrative details of amenities must be provided with the PUD Final Plan.**

A minimum of one (1) street tree is required per lot or tract. Lots or tract frontages greater than 100-ft. are required one (1) street tree for every 50-ft. of frontage. **A final landscape plan is required to be submitted for review and approval with the PUD Final Plan and must address landscaping in common tracts and street trees. The minimum number of plant units to meet landscape buffer requirements must also be provided.**

Architectural Character: Conceptual front elevations have been provided for the single-family houses. Proposed houses are generally single-story with front-loaded garages (primarily two-car, with one three-car option that could be accommodated on the widest lots). Architectural styles predominantly ranch-style houses with a mix of craftsman and farmhouse design elements. As included with the PUD Concept Plan, the following architectural design requirements are proposed to apply to single-family homes within the subdivision:

1. At least 50% of the houses will have front porches.
2. Garage doors will be decorative in nature and have some type of trim pattern that will differ from adjacent houses.
3. Front elevations will have a mixture of materials to keep front elevations creative and unique. Materials used to do include, but not limited to, lap siding, board and batten, shake shingle, rock, and stone. Front elevations without rock or stone will include all cement board siding.
4. When rock and stone are used on front elevations, there will be a 2-ft. return on the side walls with the same material to reduce a one-dimensional look and can be seen while passing by the house.
5. The use of transom windows at the top of side walls will be used when the opportunity is provided, such as in garages, pantries, and other areas to provide additional natural lighting and provide a design elements to the side exteriors of the houses.
6. Decorative accents and exterior design features, such as shutters, accent lighting, decorative trim, etc., will be used where appropriate.
7. Design elements will be used to provide texture to the front elevation of the houses to give each house personality while still maintaining a cohesive look to the subdivision.

8. The use of metal on eyebrows and other elements of the front elevation will be used to give subtle distinctions from the asphalt shingles and roof finishes.
9. Decorative front doors with a mixture of designs, finishes, and trim patterns will be provided.
10. A mixture of materials will be used for beams and posts on front porches.

Final architectural designs meeting the architectural design standards shall be provided for review and approval with the PUD Final Plan. Staff requests that those design standards include additional details for front porches, including minimum sizes and setback variations (recessed porches, porches that project beyond the front garage wall, etc.).

Minimum Livable Floor Area: Per the 1996 UDC, Section 407.140, Minimum Livable Floor Area Standards, subdivisions are to be classified in a manner that minimizes the differences in dwelling sizes within and between adjacent residential developments. **The applicant is proposing a minimum livable floor area classification of 1,100-sf. (Class I).** Classifications of adjacent subdivisions have been provided:

Adjacent Subdivision	Min. Classification 3 car garage ranch	Min. Classification All other houses
West: The Estates at Chapman Farms	Class “F” – 1,700-sf.	Class “C” – 2,300-sf.

The requested minimum livable floor area classification is greater than one (1) step (or classification) below the adjacent subdivision. The applicant is requesting this reduction to provide additional housing options and create a transition from smaller homes to larger homes from east to west from SW 7 Highway.

Signage: Signage has not been shown on the plans. If monument signs are requested at a later date, they will be required to obtain an administrative sign permit. If they do not meet the Sign Code, they may apply for a Master/Alternative Sign Plan.

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

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards based on the purpose and intent of the UDC.

   STAFF RESPONSE: The proposed PUD Concept Plan allows for the development of a single-family subdivision with smaller lot sizes and widths than the standard “SF-7” zoning district or “Detached House – Neighborhood Lot” building type requirements. Reductions in lot sizes, setbacks, and house sizes are offset by enhanced architectural design standards and significantly larger landscape buffers than required adjacent to commercial zoning districts. The enhanced architectural design standards ensure a higher quality of design and materials than what is currently required for single-family houses. The overall subdivision layout protects the natural stream buffer, which will include adjacent trails which will connect to neighborhood amenities.

2. The PUD Concept Plan is in conformance with the PUD standards of Section 407.110 (UDC 2015) and any standards required as a result of an overlay district.

   STAFF RESPONSE: The PUD Concept Plan is in conformance with the PUD regulations and furthers the intent of the original Chapman Farms PUD, first approved in 2004. The Chapman Farms PUD was intended to provide a wide range of housing options, including diversity in housing types, densities, and price points. Although the proposed PUD Concept Plan is not entirely consistent with the 2014 Comprehensive Plan and corresponding S1 Area Plan (see Review Criteria #4 and #5), the proposed Concept Plan is generally consistent with the original Chapman Farms PUD designation of the property in terms of subdivision layout, density, and house and lot sizes, with two (2) exceptions: the removal of age-restrictions for the development (previously envisioned as a 50+ adult community) and the removal of maintenance-provided lots. However, the original intent of the Chapman Farms PUD is still met and is further enhanced with the additional architectural design standards.

3. The existing or proposed utility services are adequate for the proposed development.

   STAFF RESPONSE: The development is served by the Neighborhood Improvement District (NID) sewer system, which has the capacity to serve the additional dwelling units. The proposed dwelling units were accounted for in the original capacity plan for the NID. All other utilities are available to the subject property and can be extended from adjacent developments and rights-of-way.

4. The development is consistent with and implements the planning goals and objectives of the City, as contained in the Comprehensive Plan and other adopted policy resolutions.

   STAFF RESPONSE: The development is generally consistent with the goals and objectives of the 2014 Comprehensive Plan. The “Places” framework includes a goal to integrate housing choices into neighborhoods and corridors, including smaller lot single-family. The S1 Area Plan identifies the portion of the subject property south of SW Brookside Drive and approximately the western one-third of the property north of SW Brookside Drive as “Mixed Density Neighborhood,” which can accommodate a net density of 5 to 12 units per acre in a range of housing formats. The S1 Area Plan identifies the eastern two-thirds of the portion of the property north of SW Brookside Drive as “High Density Residential,” which is intended to accommodate housing densities of more than 12 units per acre. The proposed development is well below the intended density at 2.74 units per acre. However, the proposed PUD Concept Plan is generally consistent with previously approved plans for the subject property, which had densities ranging between 3.18 And 3.32 units per acre.

5. The PUD Concept Plan is consistent with good general planning practice and the development will promote the general welfare of the City.

   STAFF RESPONSE: The proposed PUD Concept Plan is generally consistent with the goals of the Comprehensive Plan and S1 Area Plan. Although the more recently approved Comprehensive Plan and Area Plan recommend higher-density development for the subject property, a smaller lot single-family subdivision may still serve as an appropriate transition between future commercial development and larger lot single-family to the west. The proposed development provides smaller lot and smaller sized single-family houses, while still accommodating design features and materials that complement adjacent subdivisions. Although there is an overall loss of density, largely due to the stream buffer, additional housing units in the area will support future planned commercial development in the Chapman Farms area,

including commercial development within walking distance of the proposed development.

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.

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 modifications requested.

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. The property to the west is developed and the property to the east has not indicated a timeline of development; therefore, coordination with existing and 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 proposed project is part of a regional stormwater runoff and detention area, and the stormwater runoff and water quality will be mitigated. A report was submitted and reviewed prior to the construction of the regional detention basin. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

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

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

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

7. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the Amended Planned Unit 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 Amended Planned Unit Development.
   a. Establish a minimum lot width of 60-ft. for each non-cul-de-sac lot.
   b. Establish a minimum lot size of 6,600-sf. fir each lot.
   c. Establish a minimum side yard setback of 5-ft. for each lot.
   d. Establish a minimum corner side yard setback of 15-ft. for each lot.
   e. Establish a minimum livable floor area classification of 1,100-sf. (Class “I”), more than one step below the adjacent subdivision.
2. The following items shall be included and approved with the PUD Final Plan:
   a. A. Final building designs for single-family houses meeting the architectural design requirements included in the PUD Concept Plan, including additional front porch details as noted in the staff report.
   b. Final landscape plan addressing landscaping on all tracts and street trees.
   c. Final illustrative plan for amenities.
3. The following items shall be included on the Final Plat:
   a. A Limits of No Access is required to be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.
   b. The minimum livable floor area classification of 1,100-sf. must be noted.
4. The following items shall be completed prior to approval of the Final Plat:
   a. All sidewalk improvements adjacent to tracts are required to be installed.
   b. All public improvements are required to be construct and accepted.
   c. All landscape buffers and amenities shall be installed or financially guaranteed. If financially guaranteed, all landscape buffer and amenities shall be installed prior to Final Plat approved of the subsequent Final Plat for the first and second phases. All landscape buffers and amenities for the entire subdivision must be completed prior to Final Plat approval of the third phase.
5. The following items shall be provided prior to the issuance of any building permits within the development:
   a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
   b. The Final Plat shall be approved by the City Council and recorded at Jackson County.

6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot.
    b. A minimum of 45 plant units and street tree(s) shall be installed.

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 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 Amended Planned Unit Development.
    a. Establish a minimum lot width of 60-ft. for each non-cul-de-sac lot.
    b. Establish a minimum lot size of 6,600-sf. fir each lot.
    c. Establish a minimum side yard setback of 5-ft. for each lot.
    d. Establish a minimum corner side yard setback of 15-ft. for each lot.
    e. Establish a minimum livable floor area classification of 1,100-sf. (Class “l”), more than one step below the adjacent subdivision.
2. Approval of this Preliminary Plat is rescinded if the PUD Concept Plan (PUDC-04-24-9128) request is denied by City Council.
3. The following items shall be included on the Final Plat for each development phase:
    a. A Limits of No Access shall be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.
    b. The minimum livable floor area classification of 1,100-sf. must be noted on the Final Plat.
    c. Easements are required over all storm detention and storm water quality best management practices on the Final Plat.
4. The following items shall be completed prior to approval of the Final Plat for each development phase:
    a. A PUD Final Plan shall be submitted and approved by the Planning Commission.
    b. An ADA Sidewalk Plan shall be submitted with final construction plans.
    c. All sidewalk improvements adjacent to tracts are required to be installed.
    d. All public infrastructure, unless stated otherwise, shall be completed prior to approval of the Final Plat.
    e. Landscape buffers and amenities shall be installed or financially guaranteed prior to approval of the Final Plat. If financially guaranteed, all landscape buffers and amenities shall be installed prior to Final Plat approval of the subsequent Final Plat for the first and second phases. All landscape buffers and amenities for the entire subdivision must be completed prior to Final Plat approval of the third phase.
    f. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.
    g. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.
5. The following items shall be provided prior to the issuance of any building permits within the development for each Final Plat:
    a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
    b. The Final Plat shall be approved by the City Council and recorded at Jackson County.
6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot.
    b. A minimum of 45 plant units and street tree shall be installed.

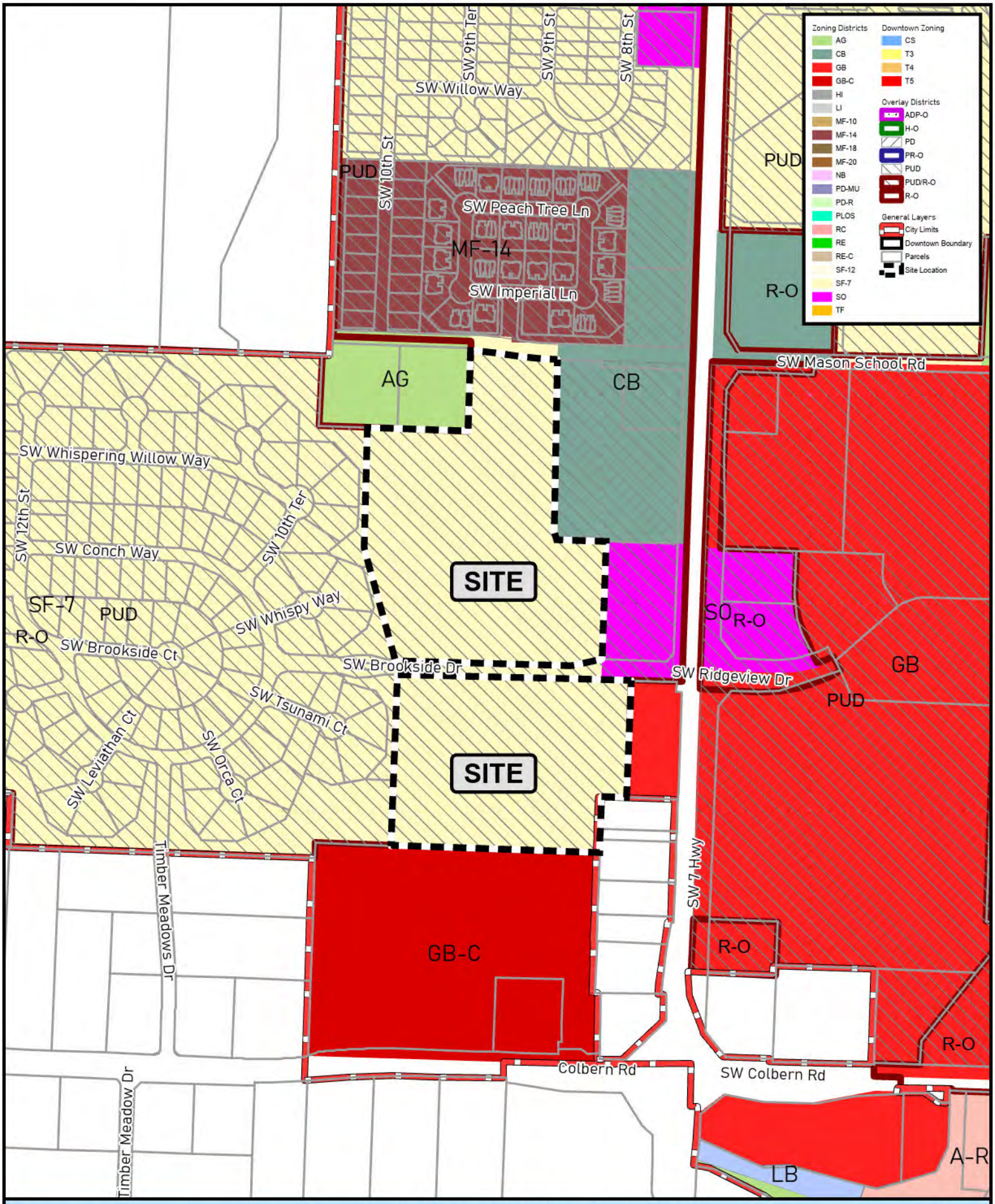


The City of Blue Springs Missouri

PUDC-04-24-9128 | PP-04-24-9129
PARCEL # 54-420-98-03-01-0-00-000
PARCEL # 54-420-06-99-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 5/15/2024



The City of Blue Springs Missouri

PUDC-04-24-9128 | PP-04-24-9129
PARCEL # 54-420-98-03-01-0-00-000
PARCEL # 54-420-06-99-00-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

Date: 5/15/2024

1533 Locust Street | Kansas City, MO 64108 | 816.703.7098 | www.HgCons.com

Brookside Estates at Chapman Farms
Architectural Design Elements/Standards

1. Front porches, at least 50% of the homes in Brookside Estates will have front porches on them.
2. The garage doors will be decorative in nature and have some type of trim pattern to them, but not the same as adjoining homes.
3. Front Elevations will have a mixture of types of material used to keep the front elevations creative and unique. Materials used to do so could be, but not limited to the following: lap siding, board and bat, shake type shingle, rock and stone. Cement board siding or James Hardie type siding shall be used for the front elevation if rock and stone are not included on the front elevation.
4. When rock and stone are used, there will be a two-foot return on the side walls with the same material to get away from a one-dimensional look of the front elevation and can be seen when driving by.
5. The use of transom windows at the top of side walls will be used when the opportunity is provided, such as in garages, pantries, and other areas to provide additional natural lighting in the homes. This also will provide a design element to the exterior of the homes to get away from a sea of siding on the sides of homes.
6. Decorative accents and exterior design features on the front elevations will be used whenever appropriate such as shutters, accent lighting, decorative trim, etc.
7. We believe these design elements will provide texture to the front of the homes that will break them up and give them personality while maintaining a cohesiveness to the subdivision true to the nature of the name Brookside Estates.
8. The use of metal on eyebrows and other elements of the front elevation will be used to give some subtle change away from an all-asphalt shingle look and finish of the roofs.
9. Decorative front doors with a mixture of designs, finishes, and trim patterns will be used.
10. A mixture of materials will be used for the beams and posts on front porches.

As noted on the PUD concept plans, additional items to enhance the subdivision and play along with the name, Brookside Estates at Chapman Farms.

1. Wooden pedestrian bridge crossing over existing creek
2. Play court
3. Playground area
4. Walking trail connection to The Estates of Chapman Farms
5. Park benches along the walking trail

PUD Concept Plan, Preliminary Plat
PUDC-04-24-9128; PP-04-24-9129
Brookside Estates at Chapman Farms
Exhibit #2

Received
05/16/2024 9:35:45 AM

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Brookside Estates at Chapman Farms
Request for Modifications

1. Min. Lot Size – reduction of minimum lot size from 7,200 sf to 6,600 sf representing a total reduction of 600 sf.
2. Min. Lot Width – reduction of standard lot width from 65 ft to 60 ft representing a total reduction of 5 ft.
3. Corner Side Setback – reduction of corner side setback from 25 ft to 15 ft representing a total reduction of 10 ft.
4. Side Setback – reduction of side setback from 8 ft to 5 ft representing a total reduction of 3 ft.

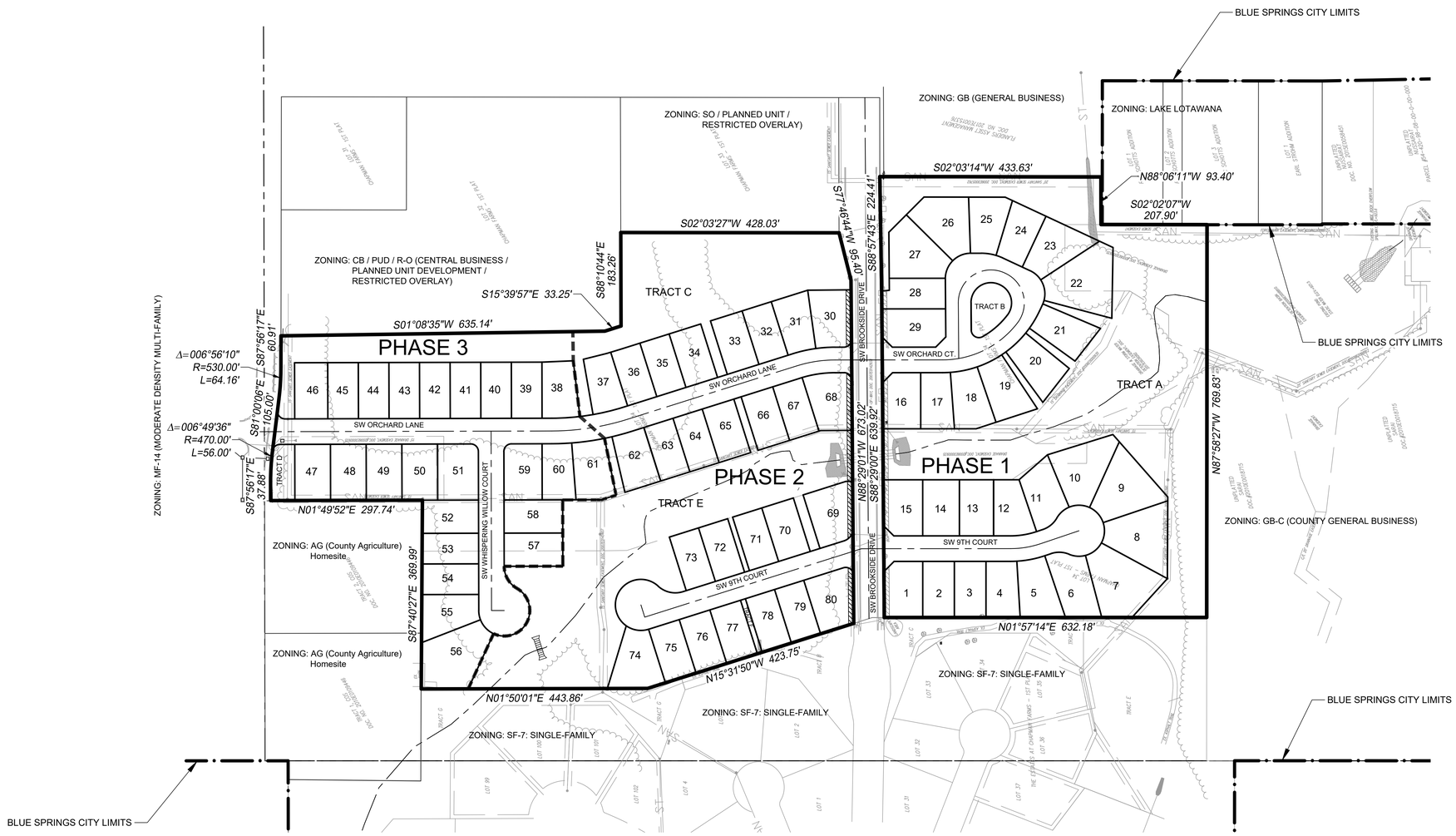
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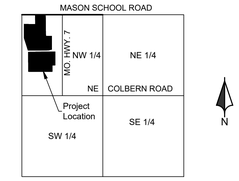
PRELIMINARY PLAT

"BROOKSIDE ESTATES AT CHAPMAN FARMS"

LOTS 1 THRU 80, TRACTS A, B, C, D, E & F

PART OF LOT 34, CHAPMAN FARMS 1ST PLAT,
IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI





LOCATION MAP
SECTION 30-T48N-R30W
Scale 1" = 2000'

LEGAL DESCRIPTION:

All that part of Lot 34, Chapman Farms-1st Plat, a subdivision of record in the City of Blue Springs, Jackson County, Missouri, more particularly described as;

Beginning at the Northwesterly corner of said Lot 34, said corner also being the Northeasterly corner of Tract G, The Estates at Chapman Farms-3rd Plat, a subdivision of record; thence along the boundary of said Lot 34, the following 11 courses; thence South 87 degrees 40 minutes 27 seconds East, a distance of 369.99 feet; thence North 01 degrees 49 minutes 52 seconds East, a distance of 297.74, to a point on the South Right-of-Way line of Mason School Road, as now established; thence continuing along the boundary of said Lot 34, also along the South Right-of-Way line of Mason School Road the following 5 courses; thence South 87 degrees 56 minutes 17 seconds East, a distance of 37.88 feet; thence along a curve to the right, (said curve having a radius of 470.00 feet), an arc distance of 56.00 feet; thence South 81 degrees 00 minutes 06 seconds East, a distance of 105.00 feet; thence along a curve to the left, (said curve having a radius of 530.00 feet), an arc distance of 64.16 feet; thence South 87 degrees 56 minutes 17 seconds East, a distance of 60.91 feet; thence South 01 degrees 08 minutes 35 seconds West, a distance of 635.14 feet; thence South 15 degrees 39 minutes 57 seconds East, a distance of 33.25 feet; thence South 88 degrees 10 minutes 44 seconds East, a distance of 183.26 feet; thence South 02 degrees 03 minutes 27 seconds West, a distance of 428.03 feet, to a point on the North Right-of-Way line of Brookside Drive, as now established; thence South 77 degrees 46 minutes 44 seconds West, along said North Right-of-Way line, a distance of 95.40 feet; thence North 88 degrees 29 minutes 01 seconds West, along said North Right-of-Way line a distance of 673.02 feet, to the Southeast corner of Tract B, The Estates at Chapman Farms-1st Plat, a subdivision of record; thence North 15 degrees 31 minutes 50 seconds West, along the East line of said Tract B and along the East line of Tract G, The Estates at Chapman Farms-3rd Plat, a distance of 423.75 feet; thence North 01 degrees 50 minutes 01 seconds East, along the East line of said Tract G, a distance of 443.86 feet, to the Point of Beginning;

AND

All that part of Lot 34, Chapman Farms-1st Plat, a subdivision of record in the City of Blue Springs, Jackson County, Missouri, more particularly described as;

Beginning at the Southwest corner of said Lot 34, said point also being the Southeast corner of Tract F, The Estates at Chapman Farms-2nd Plat, a subdivision of record; thence North 01 degrees 57 minutes 14 seconds East, along the East line of said Tract F, also being along the East line of Tract C1, The Estates at Chapman Farms-1st Plat, Amended, a subdivision of record, a distance of 632.18 feet, to a point on the South Right-of-Way line of Brookside Drive as now established; thence South 88 degrees 29 minutes 00 seconds East, along said South Right-of-Way line, a distance of 639.92 feet; thence South 88 degrees 57 minutes 43 seconds East, along said South Right-of-Way line, a distance of 224.41 feet, to a point on the East boundary of said Lot 34; thence along the boundary of said Lot 34 the following 4 courses; thence South 02 degrees 03 minutes 14 seconds West, a distance of 433.63 feet, to a point on the North line of Lot 1, R. C. Schotts Addition, a subdivision of record; thence North 88 degrees 06 minutes 11 seconds West, along the North line of said Lot 1, a distance of 93.40 feet, to the Northwest corner thereof; thence South 02 degrees 02 minutes 07 seconds West, along the West line of Lots 1, 2 and 3, R. C. Schotts Addition, a distance of 207.90 feet; thence North 87 degrees 58 minutes 27 seconds West, a distance of 769.83 feet, to the Point of Beginning. Containing 1,274,215.9 sq. ft. or 29.25 acres total.

NOTES:

1. Tracts "A, B, C, D, E and F" are intended for open space and shall be owned and maintained by the Brookside Estates Owners' Association.
2. Lots 1 through 29 will be constructed in the First Phase.
   Lots 30 through 37 and Lots 62 through 80 will be constructed in the Second Phase.
   Lots 38 through 61 will be constructed in the Third Phase.
3. Landscaping:
   Type "A" Buffer shall be used along the south side of SW Mason School Road.
   Type "B" Buffer shall be used adjacent to the "SO" zoning district to east.
   Type "C" Buffer shall be used adjacent to the "GB-C" and "CB" zoning districts to east and unincorporated Jackson County properties.

   Each single family lot is required to have 45 plant units plus street trees.
4. A minimum 5 ft. ADA compliant sidewalk is required along both sides of SW Brookside Drive and along the south side of SW Mason School Road and along one side of all other proposed streets.
5. According to the F.E.MA. Flood Insurance Rate Map Number 29095C0434G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain and ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined.
6. This development shall be open for all ages.
7. Maintenance of each lot will be provided by the individual lot owner.
8. No construction or disturbance of any type, including clearing, grubbing, stripping, fill, excavation, linear grading, paving, or building is allowed in the stream buffer zone except by permission of the City Engineer.
9. There are approximately 2,172 linear feet of proposed trails as shown.

LOT SIZE SUMMARY	
NUMBER OF LOTS	80
MINIMUM LOT SIZE	6,600 SQ.FT.
MAXIMUM LOT SIZE	14,568 SQ.FT.
AVERAGE LOT SIZE	7,942 SQ.FT.
MINIMUM LOT WIDTH	60 FEET
MAXIMUM LOT WIDTH	96 FEET
AVERAGE LOT WIDTH	62 FEET

BUILDING STANDARDS SUMMARY	
MINIMUM FRONT SETBACK	25 FEET
MINIMUM CORNER SIDE SETBACK	15 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	15 FEET
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET

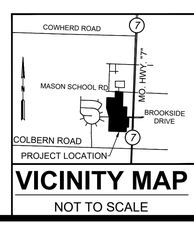
PROJECT SUMMARY:

EXISTING ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
PROPOSED ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
EXISTING LAND USE: VACANT LOT / AG
TOTAL BOUNDARY AREA: 29.25 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: SINGLE FAMILY HOUSE
FRONTAGE TYPE: N/A
MINIMUM LOT SIZE AND WIDTH: 6,600-SF. & 60-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 1,100 SQUARE FEET
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 8-FT. / REAR: 15-FT.
REQUESTED SETBACKS: FRONT: 25-FT. / CORNER SIDE: 15-FT. / SIDE: 5-FT. / REAR: 15-FT.
OPEN & CIVIC SPACE : TRAIL / GREENWAY
OPEN & CIVIC SPACE % TO TOTAL AREA: 37%
AREA - LOTS: 80 (635,369 S.F. / 14.59 ACRES)
AREA - OPEN & CIVIC SPACE: 5 TRACTS (470,183 S.F. / 10.79 ACRES)
AREA - RIGHT-OF-WAY: 5 STREETS (168,664 S.F. / 3.87 ACRES)
TOTAL AREA - SUBDIVISION: 1,274,216 S.F. / 29.25 ACRES

DEVELOPER
BROOKSIDE DEVELOPMENT, LLC.
P.O. BOX 30068
KANSAS CITY, MO 64112
CONTACT - ERIC GRANNEMANN
(816) 616-9616

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
CONTACT - KEVIN STERRETT
(816) 703-7098

0 100' 150' 200'
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

NO.	BY	CK/APP	DATE	REVISION
1	MR	RKS	04/25/24	SUBMITTED TO THE CITY OF BLUE SPRINGS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATE CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2010
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT
OVERALL BOUNDARY
BROOKSIDE ESTATES AT CHAPMAN FARMS
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24-035 BASE
DRAWING NO.
24-035 PRELIMINARY PLAT
DATE
April 25, 2024
JOB NO.
24-035
SHEET 1 OF 3

Received
05/16/2024 9:35:38 AM

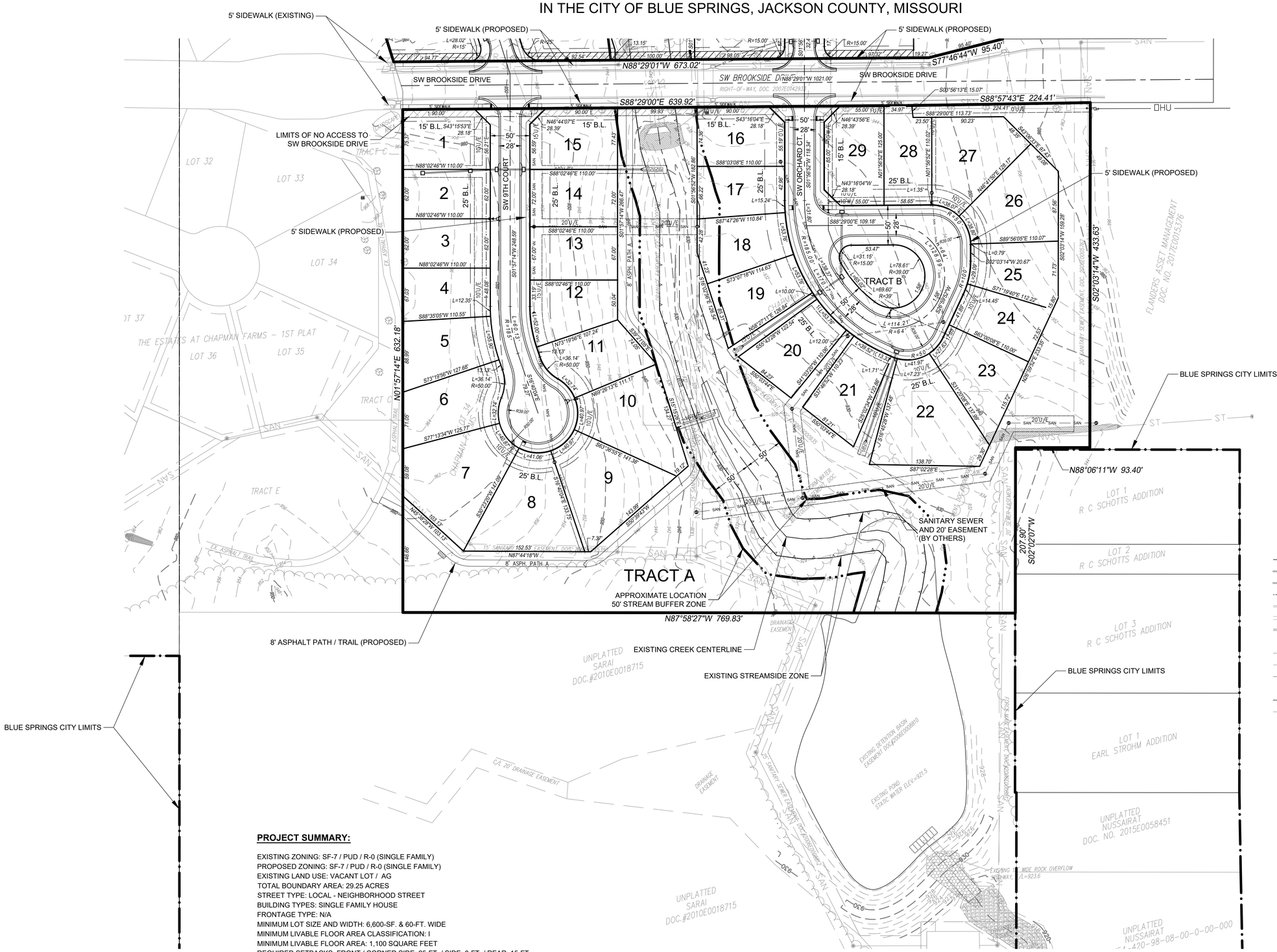
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PRELIMINARY PLAT

"BROOKSIDE ESTATES AT CHAPMAN FARMS"

LOTS 1 THRU 80, TRACTS A, B, C, D, E & F

PART OF LOT 34, CHAPMAN FARMS 1ST PLAT,
IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



PHASE 1 LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
1	8,137	0.19
2	6,820	0.15
3	6,820	0.15
4	7,018	0.16
5	8,368	0.19
6	9,367	0.22
7	13,862	0.32
8	12,229	0.28
9	12,177	0.26
10	11,417	0.26
11	8,167	0.19
12	7,390	0.17
13	7,370	0.17
14	7,920	0.18
15	8,271	0.19
16	8,025	0.18
17	6,847	0.16
18	7,812	0.18
19	8,200	0.19
20	7,831	0.18
21	7,747	0.18
22	13,291	0.31
23	9,078	0.21
24	7,099	0.16
25	7,656	0.18
26	10,459	0.24
27	10,520	0.24
28	7,136	0.16
29	8,975	0.21
TRACT A	206,801	4.75
TRACT B	6,409	0.15

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb & Gutter

PROJECT SUMMARY:

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PROPOSED ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
EXISTING LAND USE: VACANT LOT / AG
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MINIMUM LOT SIZE AND WIDTH: 6,600-SF. & 60-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 1,100 SQUARE FEET
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 8-FT. / REAR: 15-FT.
REQUESTED SETBACKS: FRONT: 25-FT. / CORNER SIDE: 15-FT. / SIDE: 5-FT. / REAR: 15-FT.
OPEN & CIVIC SPACE : TRAIL / GREENWAY
OPEN & CIVIC SPACE % TO TOTAL AREA: 37%
AREA - LOTS: 80 (635,369 S.F. / 14.59 ACRES)
AREA - OPEN & CIVIC SPACE: 5 TRACTS (470,183 S.F. / 10.79 ACRES)
AREA - RIGHT-OF-WAY: 5 STREETS (168,664 S.F. / 3.87 ACRES)
TOTAL AREA - SUBDIVISION: 1,274,216 S.F. / 29.25 ACRES

SCALE: 1" = 50'

NO.	DATE	REVISION	BY	CK/APP
1	5/15/24	SUBMITTED TO THE CITY OF BLUE SPRINGS	MRF	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2004
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

Consult engineers planners Inc
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT
PHASE 1 - LOTS SOUTH OF BROOKSIDE DR.
BROOKSIDE ESTATES AT CHAPMAN FARMS
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

K-REF NO. 24--035 BASE
DRAWING NO. 24--035 PRELIMINARY PLAT
DATE April 25, 2024
JOB NO. 24--035
SHEET 2 OF 3

Received
05/16/2024 9:35:40 AM

PLOT DATE: 5/15/2024 5:03 PM By: MARK HEIL
FILE LOCATION: C:\SHARED DRIVE\SHC PROJECTS\ FY 2023-2024\2024-015 BROOKSIDE ESTATES - BROOKSIDE DEVELOPMENT\CIVIL\SHEET FILES\24-015 PRELIMINARY PLAT.DWG

PRELIMINARY PLAT

"BROOKSIDE ESTATES AT CHAPMAN FARMS"

LOTS 1 THRU 80, TRACTS A, B, C, D, E & F

PART OF LOT 34, CHAPMAN FARMS 1ST PLAT,

IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



PROJECT SUMMARY:

EXISTING ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
PROPOSED ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
EXISTING LAND USE: VACANT LOT / AG
TOTAL BOUNDARY AREA: 29.25 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: SINGLE FAMILY HOUSE
FRONTAGE TYPE: N/A
MINIMUM LOT SIZE AND WIDTH: 6,600-SF. & 60-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 1,100 SQUARE FEET
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 8-FT. / REAR: 15-FT.
REQUESTED SETBACKS: FRONT: 25-FT. / CORNER SIDE: 15-FT. / SIDE: 5-FT. / REAR: 15-FT.
OPEN & CIVIC SPACE : TRAIL / GREENWAY
OPEN & CIVIC SPACE % TO TOTAL AREA: 37%
AREA - LOTS: 80 (635,369 S.F. / 14.59 ACRES)
AREA - OPEN & CIVIC SPACE: 5 TRACTS (470,183 S.F. / 10.79 ACRES)
AREA - RIGHT-OF-WAY: 5 STREETS (168,664 S.F. / 3.87 ACRES)
TOTAL AREA - SUBDIVISION: 1,274,216 S.F. / 29.25 ACRES

PHASE 2 & 3 LOT AREAS

LOT NO.	SQUARE FEET	ACRES
30	8,703	0.20
31	7,929	0.18
32	6,600	0.15
33	7,150	0.16
34	7,150	0.16
35	6,600	0.15
36	6,600	0.15
37	6,933	0.16
38	7,517	0.17
39	6,600	0.15
40	6,600	0.15
41	6,600	0.15
42	6,600	0.15
43	6,600	0.15
44	6,600	0.15
45	6,600	0.15
46	7,150	0.16
47	7,700	0.18
48	7,700	0.18
49	7,700	0.18
50	7,700	0.18
51	8,752	0.20
52	7,168	0.16
53	6,650	0.15
54	6,681	0.15
55	8,140	0.19
56	13,441	0.31
57	7,475	0.17
58	7,476	0.17
59	8,187	0.19
60	6,874	0.16
61	8,266	0.19
62	7,646	0.18
63	6,600	0.15
64	6,600	0.15
65	7,150	0.16
66	7,150	0.16
67	6,646	0.15
68	9,120	0.21
69	9,247	0.21
70	7,150	0.16
71	6,600	0.15
72	6,600	0.15
73	6,600	0.15
74	9,254	0.21
75	6,930	0.16
76	6,930	0.16
77	6,930	0.16
78	6,600	0.15
79	6,600	0.15
80	9,254	0.21
TRACT C	115,641	2.65
TRACT D	5,058	0.12
TRACT E	136,947	3.14
TRACT F	1,100	0.03

DATE	REVISION	NO.	BY	CK/APP
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STATE OF MISSOURI RICHARD KEVIN STERRETT NUMBER E-26440 REGISTERED PROFESSIONAL ENGINEER

May 15, 2024
R. KEVIN STERRETT, MO E-26440

HG Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT
PHASE 2 & 3 - LOTS NORTH OF BROOKSIDE DR.
BROOKSIDE ESTATES AT CHAPMAN FARMS
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24-035 BASE
DRAWING NO. 24-035 PRELIMINARY PLAT
DATE April 25, 2024
JOB NO. 24-035
SHEET 3 OF 3

Received 05/16/2024 9:35:40 AM

PLOT DATE 5/14/2024 5:03 PM by MARK HILL
FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\2024\24-035 BROOKSIDE ESTATES (BROOKSIDE DEVELOPMENT)\CIVIL\SHEET_FILES\24-035 PRELIMINARY PLAT.DWG

PROJECT SUMMARY:

EXISTING ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
PROPOSED ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
EXISTING LAND USE: VACANT LOT / AG
TOTAL BOUNDARY AREA: 29.25 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: SINGLE FAMILY HOUSE
FRONTAGE TYPE: N/A
MINIMUM LOT SIZE AND WIDTH: 6,600-SF. & 60-FT. WIDE
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 1,100 SQUARE FEET
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25-FT. / SIDE: 8-FT. / REAR: 15-FT.
REQUESTED SETBACKS: FRONT: 25-FT. / CORNER SIDE: 15-FT. / SIDE: 5-FT. / REAR: 15-FT.
OPEN & CIVIC SPACE : TRAIL / GREENWAY
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AREA - OPEN & CIVIC SPACE: 5 TRACTS (470,183 S.F. / 10.79 ACRES)
AREA - RIGHT-OF-WAY: 5 STREETS (168,664 S.F. / 3.87 ACRES)
TOTAL AREA - SUBDIVISION: 1,274,216 S.F. / 29.25 ACRES

NOTES:

1. Property currently zoned "SF-7 / PUD / R-0" (Single Family District / Planned Urban Development / Restricted Overlay District).
2. Minimum Lot Size: 6,600 Square Feet
   Typical Lot Size: 60' x 110'
3. Required setbacks:
   Front / Corner Side: 25-ft. / Side: 8-ft. / Rear: 15-ft.
   Requested setbacks:
   Front: 25-ft. / Corner Side: 15-ft. / Side: 5-ft. / Rear: 15-ft.
4. Lots 1 through 29 will be constructed in the First Phase.
   Lots 30 through 37 and 62 through 80 will be constructed in the Second Phase.
   Lots 38 through 61 will be constructed in the Third Phase.
5. There are approximately 2,172 linear feet of proposed trails as shown.

PHASE 1
PHASE 2
PHASE 3
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
SW BROOKSIDE DRIVE
SW ORCHARD LANE
SW ORCHARD CT.
SW 9TH COURT
SW WHISPERING WILLOW COURT
MASON SCHOOL ROAD
PLAYGROUND AREA
PLAY COURT
PARK BENCH (TYP.)
WOODEN BRIDGE WATER CROSSING
SANITARY SEWER AND 20' EASEMENT (BY OTHERS)
APPROXIMATE LOCATION 50' STREAM BUFFER ZONE
EXISTING CREEK CENTERLINE
EXISTING STREAMSIDE ZONE
CHAPMAN FARMS - 1ST PLAT
THE ESTATES AT CHAPMAN FARMS - 1ST PLAT
S87°56'17"E 60.91'
Δ=006°49'36" R=470.00' L=56.00'
S87°56'17"E 37.88'
Δ=006°56'10" R=530.00' L=64.16'
S81°00'06"E 105.00'
S01°08'35"W 635.14'
S15°39'57"E 33.25'
S88°10'44"E 183.26'
S02°03'27"W 428.03'
S87°49'44"W 96.40'
S88°57'43"E 224.41'
S02°03'14"W 433.63'
N88°06'11"W 93.40'
S02°02'07"W 207.90'
N87°58'27"W 769.83'
N88°29'01"W 673.02'
S88°29'00"E 639.92'
N01°49'52"E 297.74'
S87°40'27"E 369.99'
N01°50'01"E 443.86'
N15°31'50"W 423.75'
N01°57'14"E 632.18'

NO.	REVISION	DATE	BY	CK/APP
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STATE OF MISSOURI
RICHARD KEVIN STERRETT
2004
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010003573 (MO.) / E-1736 (KS.) / LS 2019005467

PUD CONCEPT PLAN
OVERALL BOUNDARY
BROOKSIDE ESTATES AT CHAPMAN FARMS
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24-035 BASE
DRAWING NO.
24-035 PRELIMINARY PLAT
DATE
MAY 15, 2024
JOB NO.
24-035
SHEET 1 OF 6

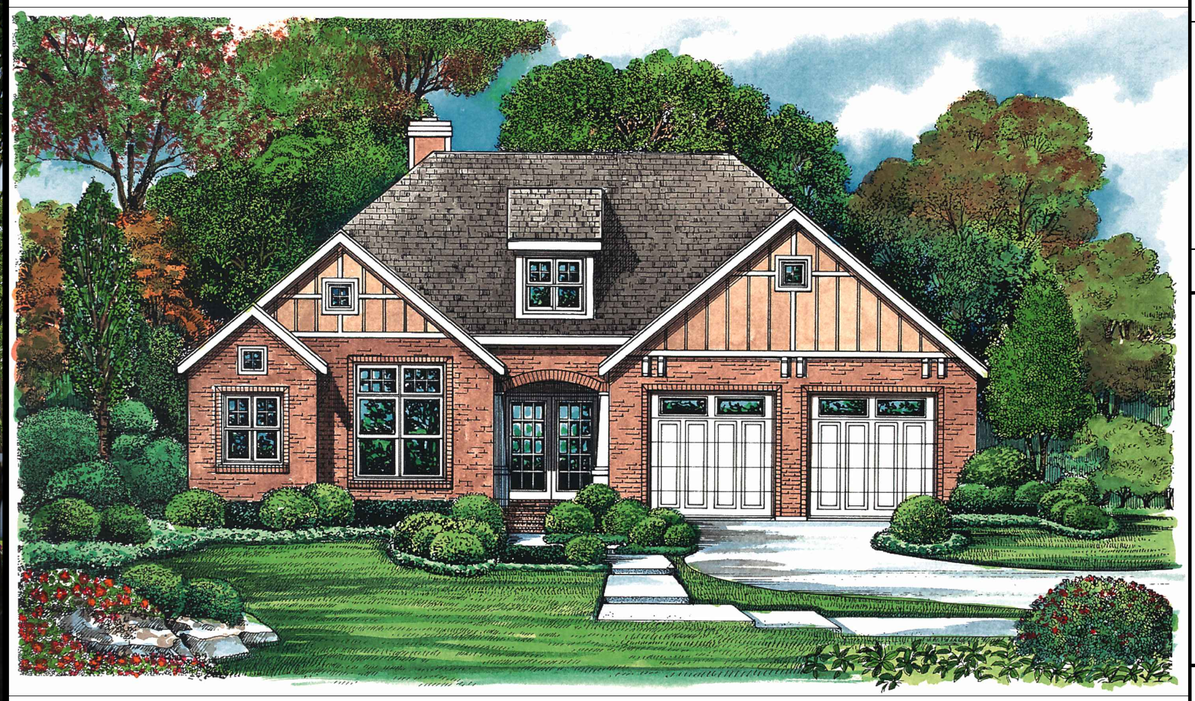
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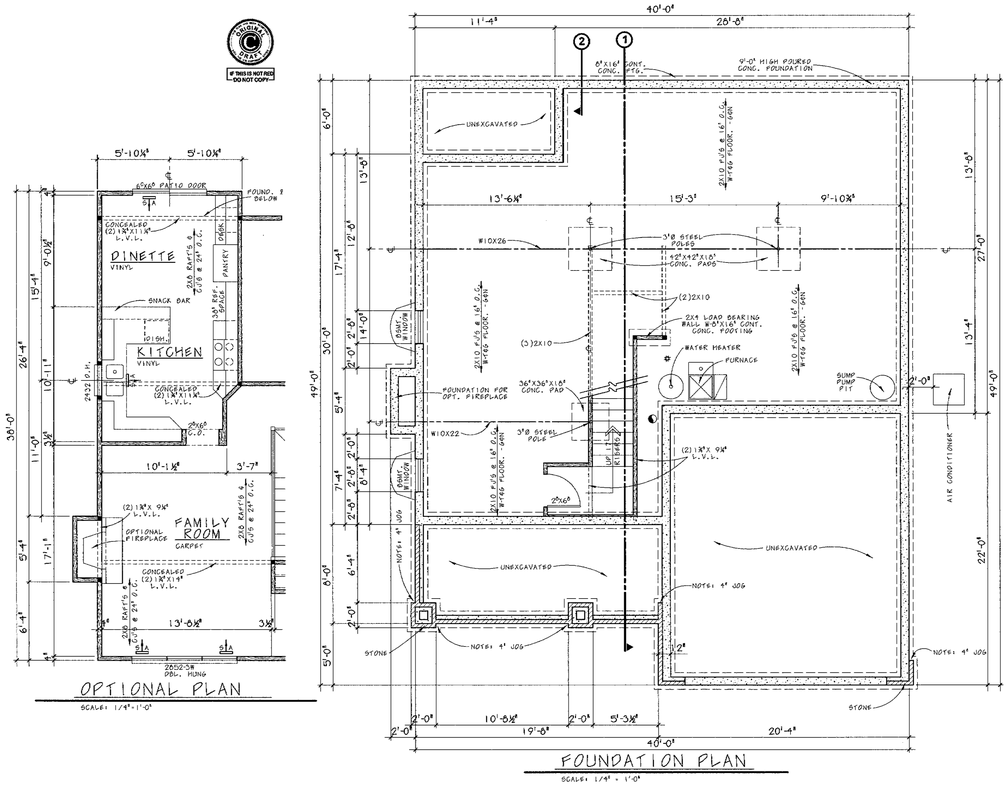
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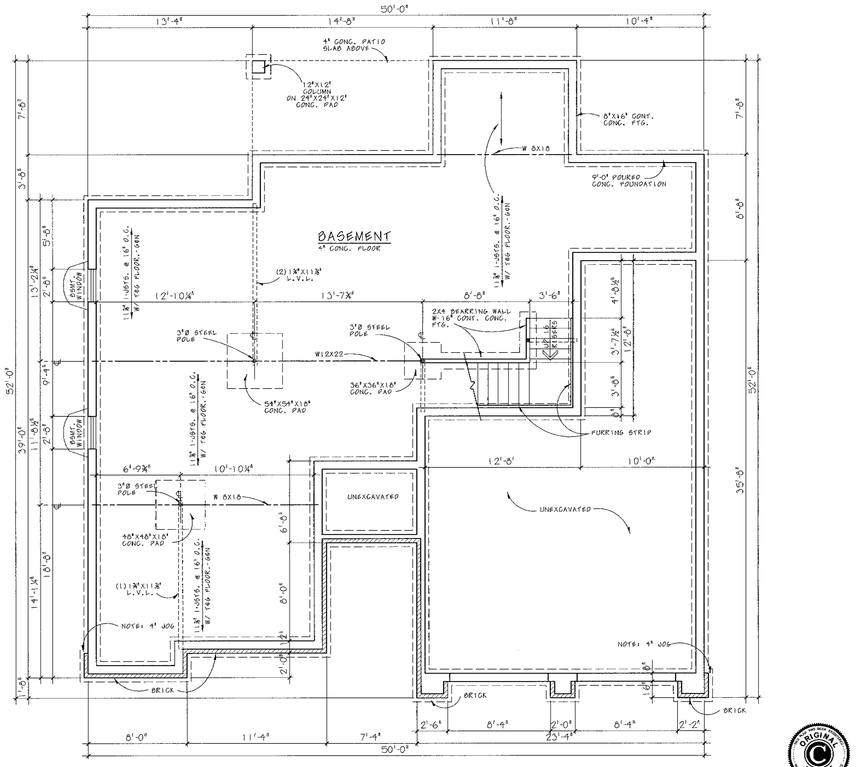
8532BL COMP ELEVATION



9246_CR ELEVATION



8532BL COMP FOUNDATION PLAN



9246_CR FOUNDATION PLAN

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
2944
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

PUD CONCEPT PLAN

EXAMPLE - ELEVATIONS AND FLOORPLAN

BROOKSIDE ESTATES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Mandolin Manor

Houston, Texas
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DRAWING NO. 24-035 CONCEPT EXHIBITS

DATE MAY 15, 2024

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2 SHEET OF 6

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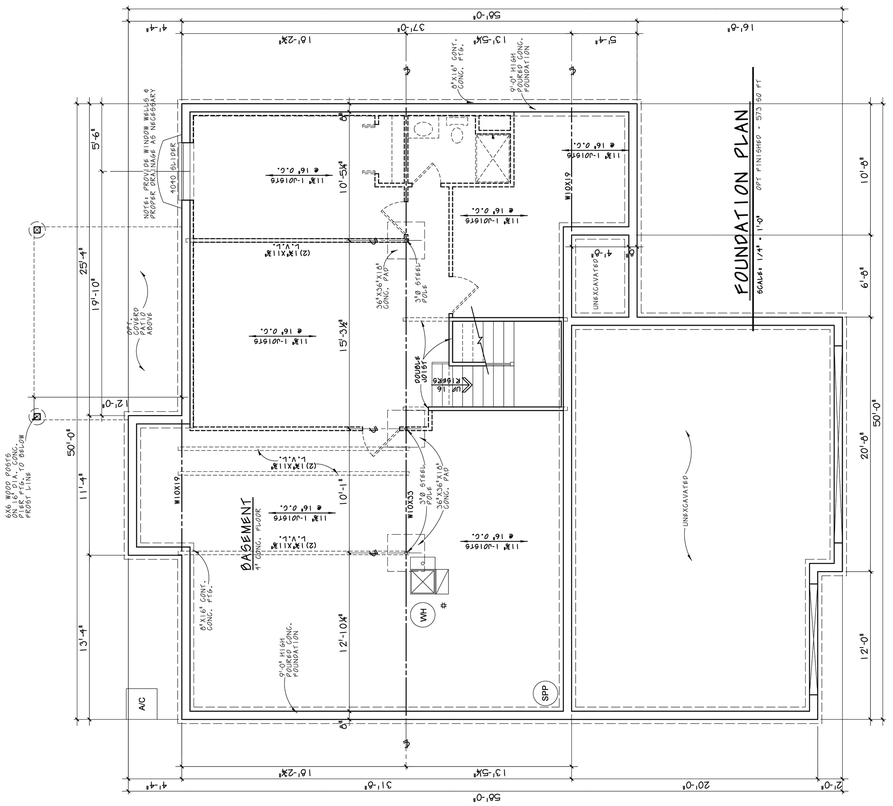
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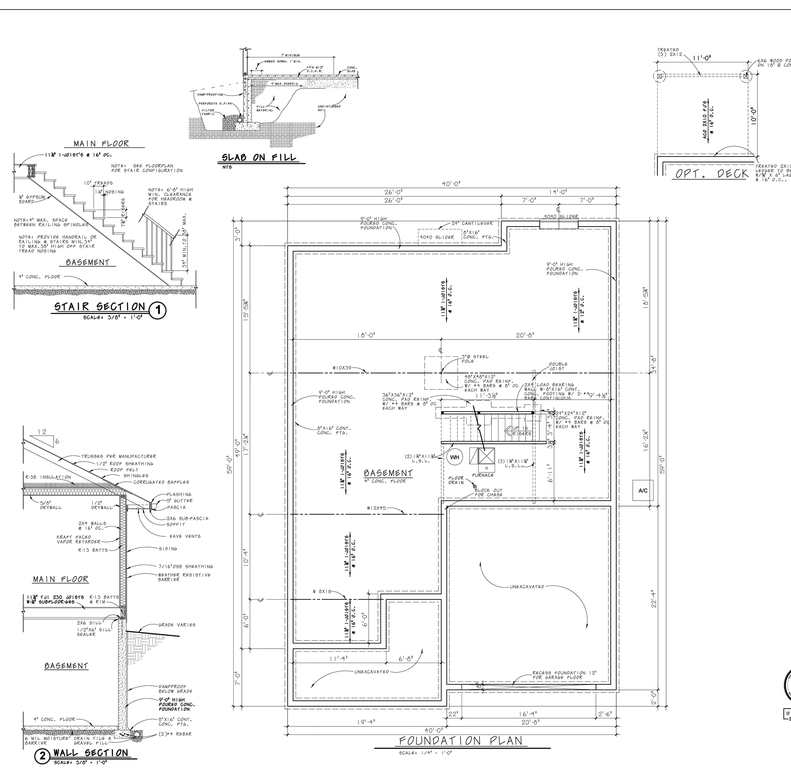
29383 COMP ELEVATION



42247 COMP ELEVATION



29383 COMP FOUNDATION PLAN



42247 COMP FOUNDATION PLAN

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RICHARD KEVIN STERRETT
NUMBER 2644
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (NO.) / E-1736 (KS.) / LS 2019005467

PUD CONCEPT PLAN

EXAMPLE - ELEVATIONS AND FLOORPLAN

BROOKSIDE ESTATES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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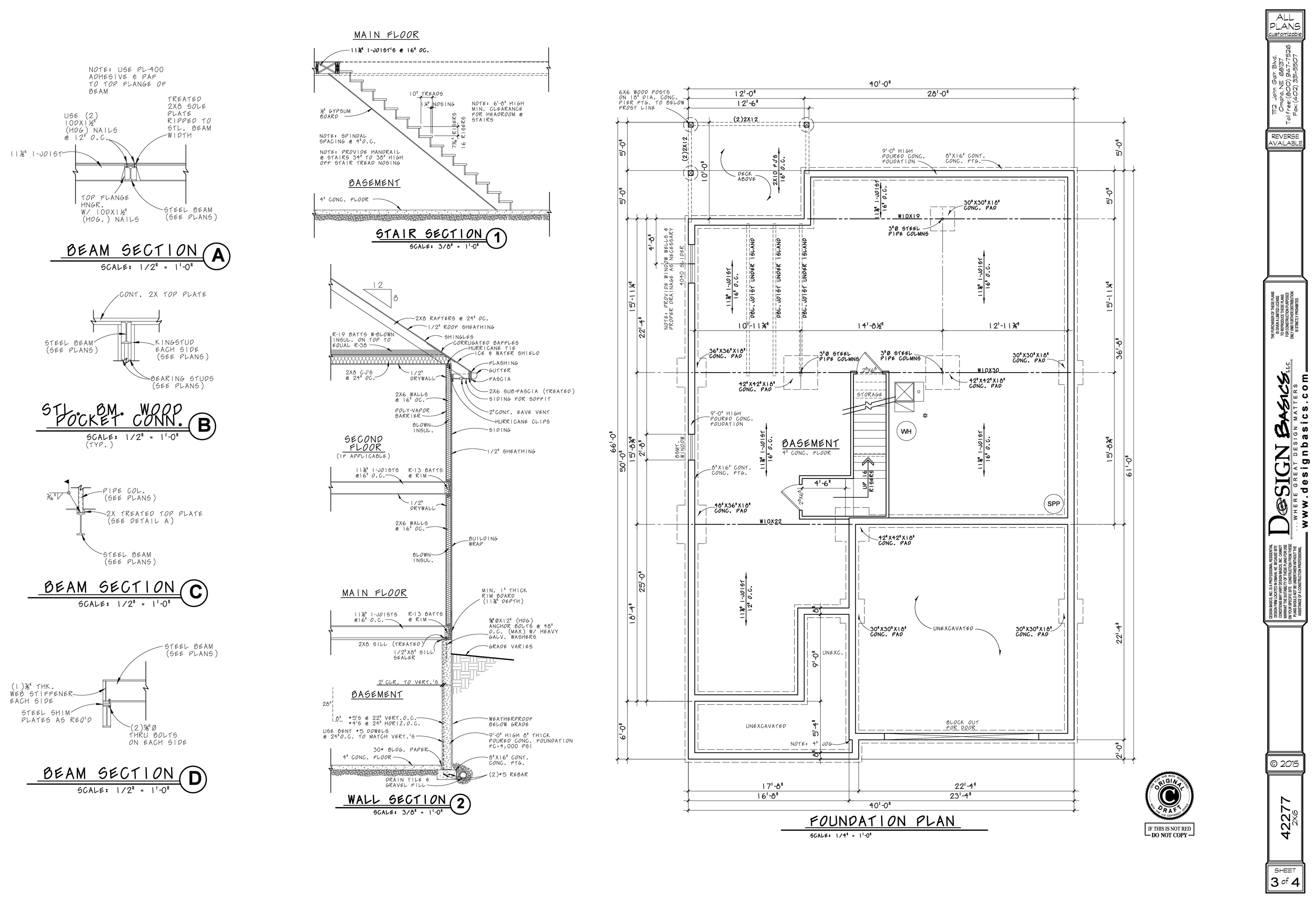
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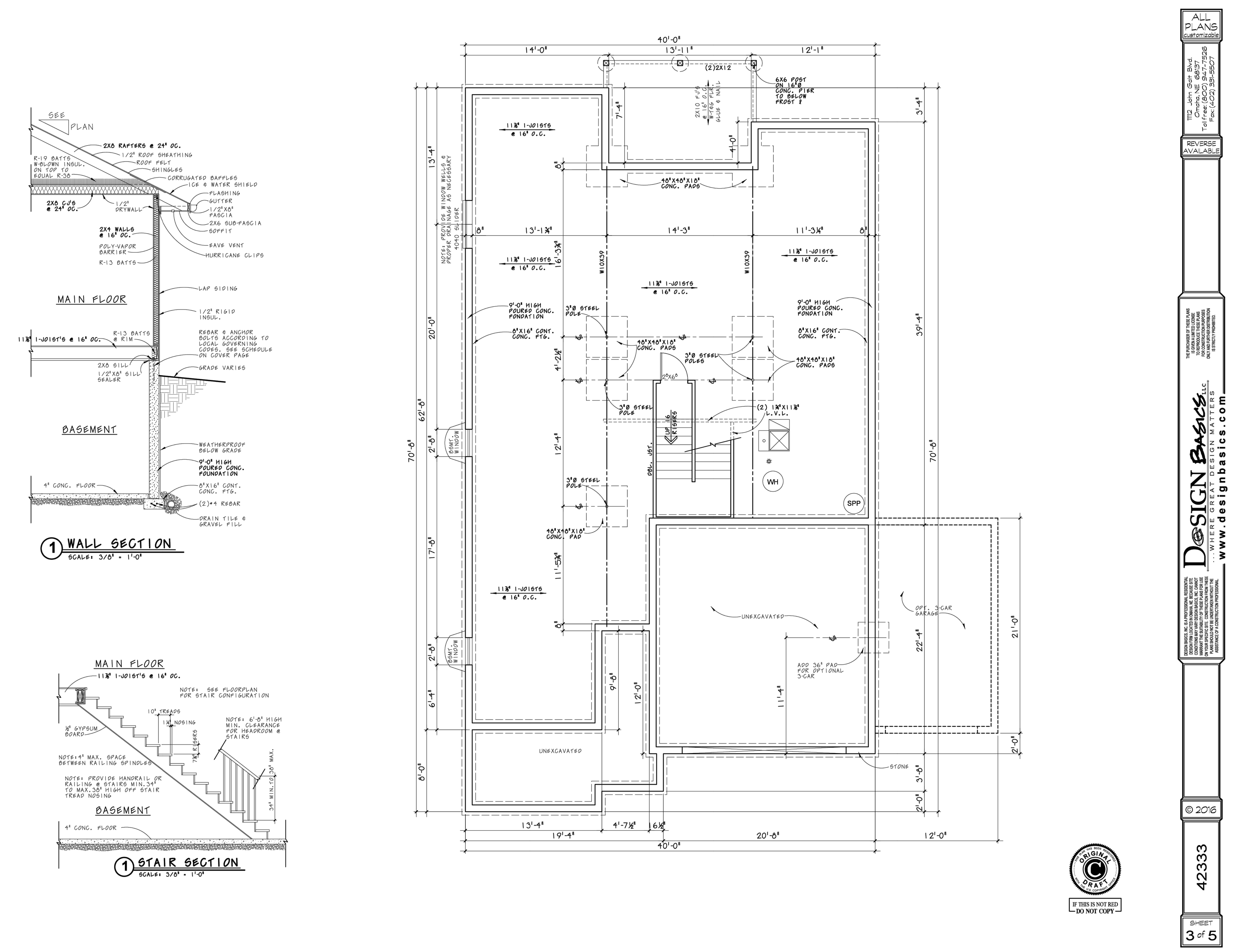
42277 COMP ELEVATION



42333 COMP ELEVATION



42277 COMP FOUNDATION PLAN



42333 COMP FOUNDATION PLAN

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May 15, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PUD CONCEPT PLAN

EXAMPLE - ELEVATIONS AND FLOORPLAN

BROOKSIDE ESTATES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24-035 BASE
DRAWING NO. 24-035 CONCEPT EXHIBITS
DATE MAY 15, 2024
JOB NO. 24-035

SHEET 4 OF 6

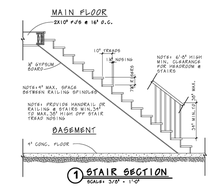
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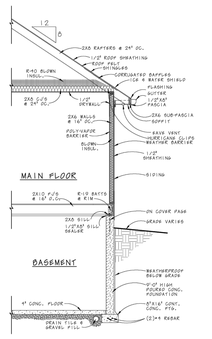
42389 COMP ELEVATION



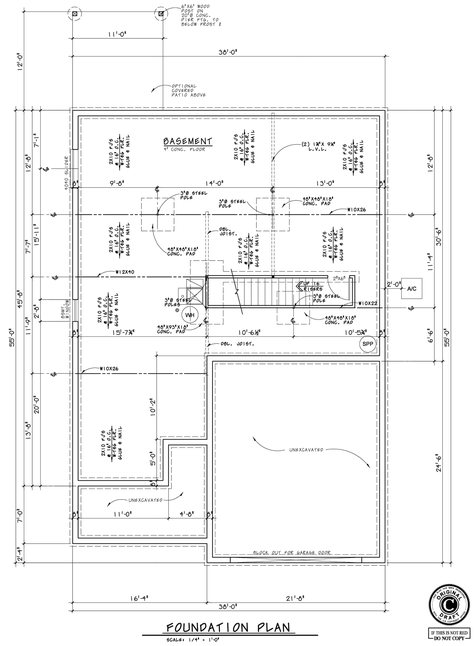
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1 STAIR SECTION
SCALE: 3/8" = 1'-0"



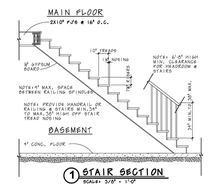
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SCALE: 3/8" = 1'-0"



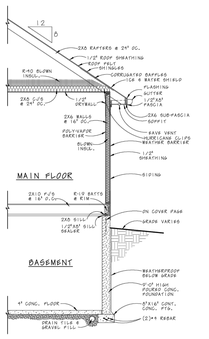
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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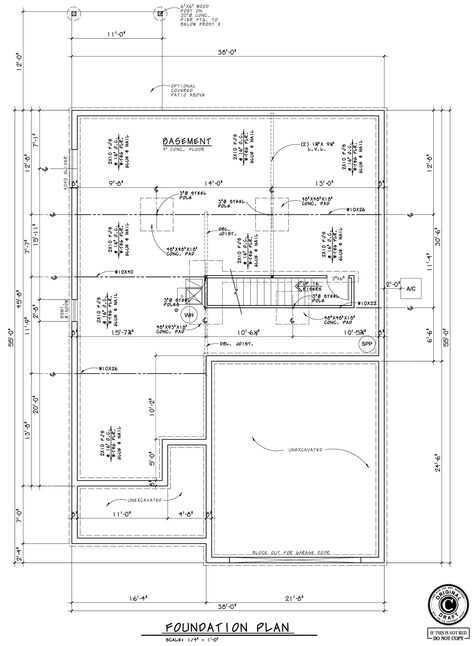
42389 COMP FOUNDATION PLAN



1 STAIR SECTION
SCALE: 3/8" = 1'-0"



WALL SECTION 2
SCALE: 3/8" = 1'-0"



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

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
2024
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

PUD CONCEPT PLAN

EXAMPLE - ELEVATIONS AND FLOORPLAN

BROOKSIDE ESTATES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24-035 BASE

DRAWING NO.
24-035 CONCEPT EXHIBITS

DATE
MAY 15, 2024

JOB NO.
24-035

SHEET 5 OF 6

Received
05/16/2024 9:35:34 AM

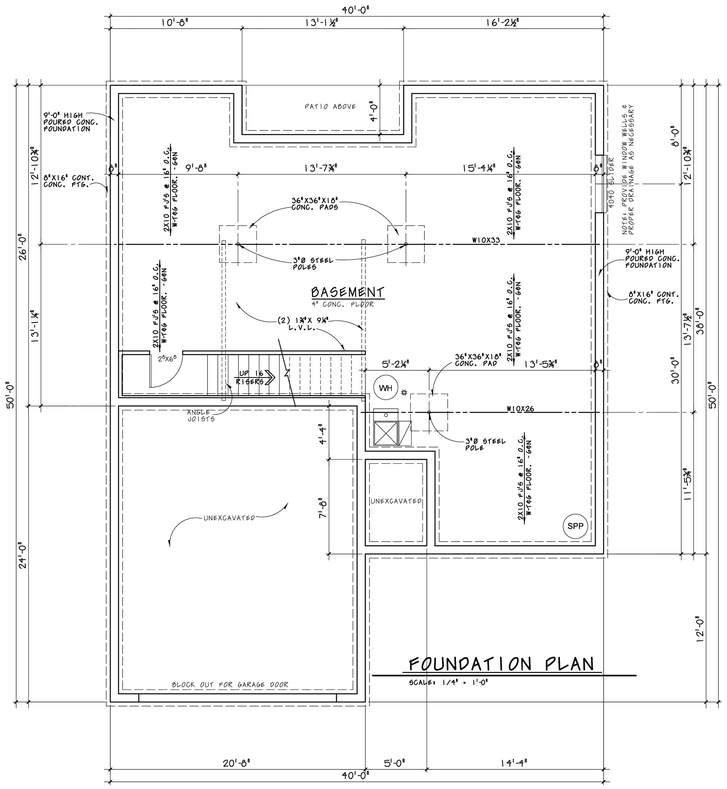
PLOT DATE: 5/14/2024 5:04 PM by MARK ISELL
FILE LOCATION: G:\SHARED DRIVE\PVC PROJECTS\24 2023\24-035 BROOKSIDE ESTATES - BROOKSIDE DEVELOPMENT\CIVIL\SHEET FILES\24-035 CONCEPT EXHIBITS.DWG



42396 COMP ELEVATION

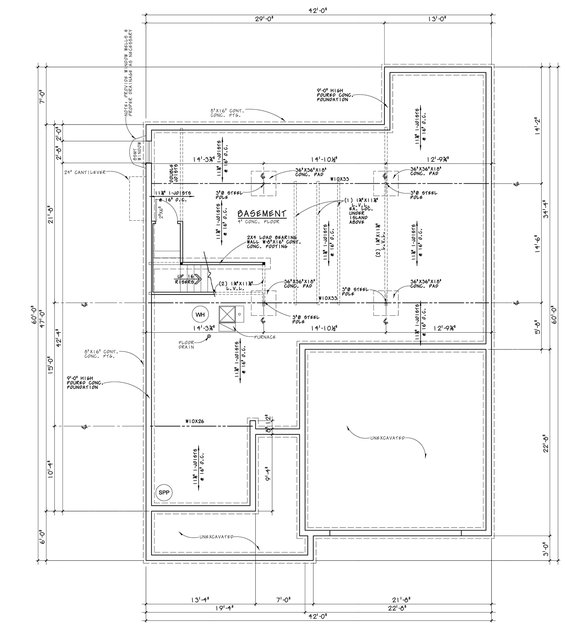


43065 COMP ELEVATION



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

42396 COMP FOUNDATION PLAN



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

43065 COMP FOUNDATION PLAN

NO.	BY	CK/APP
2	MM	RKS
1	MM	RKS

DATE	REVISION
04/25/24	REVISED PER CITY COMMENTS
04/25/24	SUBMITTED TO THE CITY OF BLUE SPRINGS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER
May 15, 2024
R. KEVIN STERRETT, MO E-26440

ALL PLANS CUSTOMIZABLE

TTP2 John Gee Blvd
Columbia, MO 65201
Toll-free: (800) 347-7526
Fax: (402) 339-9567

REVERSE AVAILABLE

THE ARCHITECT'S PRINTS AND PLANS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT. ALL RIGHTS RESERVED.

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SHEET 3 of 5

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SHEET 2 of 5

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Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (NO.) / E-1736 (KS.) / LS 2019005467

PUD CONCEPT PLAN

EXAMPLE - ELEVATIONS AND FLOORPLAN

BROOKSIDE ESTATES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24-035 BASE

DRAWING NO.
24-035 CONCEPT EXHIBITS

DATE
MAY 15, 2024

JOB NO.
24-035

6 SHEET OF 6

PLOT DATE: 5/14/2024 5:04 PM by MARK ISELL
FILE LOCATION: C:\SHARED DRIVE\PWC PROJECTS\24-035 BROOKSIDE ESTATES\01 CITY\SHEET FILES\24-035 CONCEPT EXHIBITS.DWG

Received
05/16/2024 9:35:34 AM

dotloop signature verification: dtlp.us/QRgs-Nre7-tNI8

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 #:	PUDC-04-24-9128/PP-04-24-9129
PC MEETING:	6/10/2024
CC MEETING:	6/17/2024
BOA MEETING:	n/a
NEWSPAPER:	5/25/2024
NOTICE LETTERS:	5/24/2024
PLANNER:	Mike Mallon

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

Brookside Estates at Chapman Farms
Project Name

54-420-98-03-01-0-00-000, 54-420-06-99-00-0-00-000
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

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

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

Name of Applicant	Company	Phone	Email Address
Eric Crannemann		816-616-9616	eric8@hotmail.com

Address	City	State	Zip Code
P.O. Box 30068	Kansas City	MO	64112

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 Eric Crannemann — dotloop verified 04/19/24 3:18 PM CDT SELA-BATL-8SAY-4QAU
Applicant Signature — Date

Doug Kenny

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code
9613 Lake Shore Drive	Lake Lotawnana	Missouri	64086

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 Douglas Kinney — dotloop verified 04/22/24 11:56 AM CDT WSA1-NECG-CQF2-RUMT
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:

Construction of an 80 lot single family residential subdivision on 29 acres on the north and south side of Brookside Drive, west of 7 Highway. The subdivision includes all utility infrastructure, curb, pavement, sidewalk and street landscaping. Amenities include a walking trail and park area with playground equipment.

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04/26/2024 8:29:17 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name
Bill Reiss	Keller Williams

Address	City	State	Zip
3751 NE Ralph Powell Rd	Lee's Summit,	MO	64064

Email	Phone	Fax
billr@kw.com	816-809-4545	

DEVELOPER

Name	Company Name
Eric Grannemann	

Address	City	State	Zip
P.O. Box 30068	Kansas City	MO	64112

Email	Phone	Fax
eric8@hotmail.com	816-616-9616	

ENGINEER

Name	Company Name
Kevin Sterrett, PE, PLS	Hg Consult, Inc.

Address	City	State	Zip
1411 NE Todd George Road	Lee's Summit	MO	64086

Email	Phone	Fax
ksterrett@hgcons.com	816-703-7098	

ARCHITECT

Name	Company Name

Address	City	State	Zip

Email	Phone	Fax

SURVEYOR

Name	Company Name

Address	City	State	Zip

Email	Phone	Fax

LANDSCAPE ARCHITECT

Name	Company Name

Address	City	State	Zip

Email	Phone	Fax

ATTORNEY

Name	Company Name

Address	City	State	Zip

Email	Phone	Fax

OTHER CONTACT

Name	Company Name
Richard Michael	Hg Consult, Inc.

Address	City	State	Zip
25604 NE Colbern Road	Lee's Summit	MO	64086

Email	Phone	Fax
rmichael@hgcons.com	816-456-6151	

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04/26/2024 8:29:17 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION: #2318130

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, 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:

May. 25, 2024

Shalon Hartle

Authorized Agent

Leanne Kaufenberg

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

Printer's Fee: $336.34

See Proof on Next Page

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

PUD Concept Plan, Preliminary Plat
PUDC-04-24-9128; PP-04-24-9129
Brookside Estates at Chapman Farms
Exhibit #3

PUBLIC NOTICE

Amended Planned Unit Development Concept Plan PUDC-04-24-9128
"Brookside Estates at Chapman Farms"
West of SW 7 Hwy., north and south of SW Brookside Dr.
Parcel # 54-420-98-03-01-0-00-000
& # 54-420-06-99-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 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, Eric Grannemann, on behalf of the property owner, DAK Realty DevCo, LLC, to approve an Amended Planned Unit Development (PUD) Concept Plan to develop an 80-lot single-family subdivision on 29.25 +/- acres generally located west of SW 7 Highway both north and south of SW Brookside Drive. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of Lot 34, Chapman Farms-1st Plat, a subdivision of record in the City of Blue Springs, Jackson County, Missouri, more particularly described as:

Beginning at the Northwesterly corner of said Lot 34, said corner also being the Northeasterly corner of Tract G, The Estates at Chapman Farms-3rd Plat, a subdivision of record; thence along the boundary of said Lot 34, the following 11 courses; thence South 87 degrees 40 minutes 27 seconds East, a distance of 369.99 feet; thence North 01 degrees 49 minutes 52 seconds East, a distance of 297.74, to a point on the South Right-of-Way line of Mason School Road, as now established; thence continuing along the boundary of said Lot 34, also along the South Right-of-Way line of Mason School Road the following 5 courses; thence South 87 degrees 56 minutes 17 seconds East, a distance of 37.88 feet; thence along a curve to the right, (said curve having a radius of 470.00 feet), an arc distance of 56.00 feet; thence South 81 degrees 00 minutes 06 seconds East, a distance of 105.00 feet; thence along a curve to the left, (said curve having a radius of 530.00 feet), an arc distance of 64.16 feet; thence South 87 degrees 56 minutes 17 seconds East, a distance of 60.91 feet; thence South 01 degrees 06 minutes 35 seconds West, a distance of 635.04 feet; thence South 15 degrees 39 minutes 57 seconds East, a distance of 33.25 feet; thence South 88 degrees 10 minutes 44 seconds East, a distance of 183.26 feet; thence South 02 degrees 03 minutes 27 seconds West, a distance of 428.03 feet, to a point on the North Right-of-Way line of Brookside Drive, as now established; thence South 77 degrees 46 minutes 44 seconds West, along said North Right-of-Way line, a distance of 95.40 feet; thence North 88 degrees 29 minutes 01 seconds West, along said North Right-of-Way line a distance of 673.02 feet, to the Southeast corner of Tract B, The Estates at Chapman Farms-1st Plat, a subdivision of record; thence North 15 degrees 31 minutes 50 seconds West, along the East line of said Tract B and along the East line of Tract G, The Estates at Chapman Farms-3rd Plat, a distance of 423.75 feet; thence North 01 degrees 50 minutes 01 seconds East, along the East line of said Tract G, a distance of 443.86 feet, to the Point of Beginning.

AND

All that part of Lot 34, Chapman Farms-1st Plat, a subdivision of record in the City of Blue Springs, Jackson County, Missouri, more particularly described as:

Beginning at the Southwest corner of said Lot 34, said point also being the Southeast corner of Tract F, The Estates at Chapman Farms-2nd Plat, a subdivision of record; thence North 01 degrees 57 minutes 14 seconds East, along the East line of said Tract F, also being along East line of Tract C1, The Estates at Chapman Farms-1st Plat, Amended, a subdivision of record, a distance of 632.18 feet, to a point on the South Right-of-Way line of Brookside Drive as now established; thence South 88 degrees 29 minutes 00 seconds East, along said South Right-of-Way line, a distance of 639.92 feet; thence South 88 degrees 57 minutes 43 seconds East, along said South Right-of-Way line, a distance of 224.41 feet, to a point on the East boundary of said Lot 34; thence along the boundary of said Lot 34 the following 4 courses; thence South 02 degrees 03 minutes 14 seconds West, a distance of 433.63 feet, to a point on the North line of Lot 1, R. C. Schotts Addition, a subdivision of record; thence North 88 degrees 06 minutes 11 seconds West, along the North line of said Lot 1, a distance of 93.40 feet, to the Northwest corner thereof; thence South 02 degrees 02 minutes 07 seconds West, along the West line of Lots 1, 2 and 3, R. C. Schotts Addition, a distance of 207.90 feet; thence North 87 degrees 58 minutes 27 seconds West, a distance of 769.83 feet, to the Point of Beginning. Containing 1,274,215.9 sq. ft. or 29.25 acres total.

CITY OF BLUE SPRINGS
Planning Commission
By: Mike Mallon, Senior Director of City Development

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Amended Planned Unit Development Concept Plan / PUDC-04-24-9128 on **Monday, June 17, 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, May 25, 2024

2318130

PUBLIC NOTICE

Amended Planned Unit Development Concept Plan | PUDC-04-24-9128
"Brookside Estates at Chapman Farms"
West of SW 7 Hwy., north and south of SW Brookside Dr.
Parcel # 54-420-98-03-01-0-00-000 & # 54-420-06-99-00-0-00-000

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The Estates at Chapman Farms-3rd Plat, a distance of 423.75 feet; thence North 01 degrees 50 minutes 01 seconds East, along the East line of said Tract G, a distance of 443.86 feet, to the Point of Beginning;

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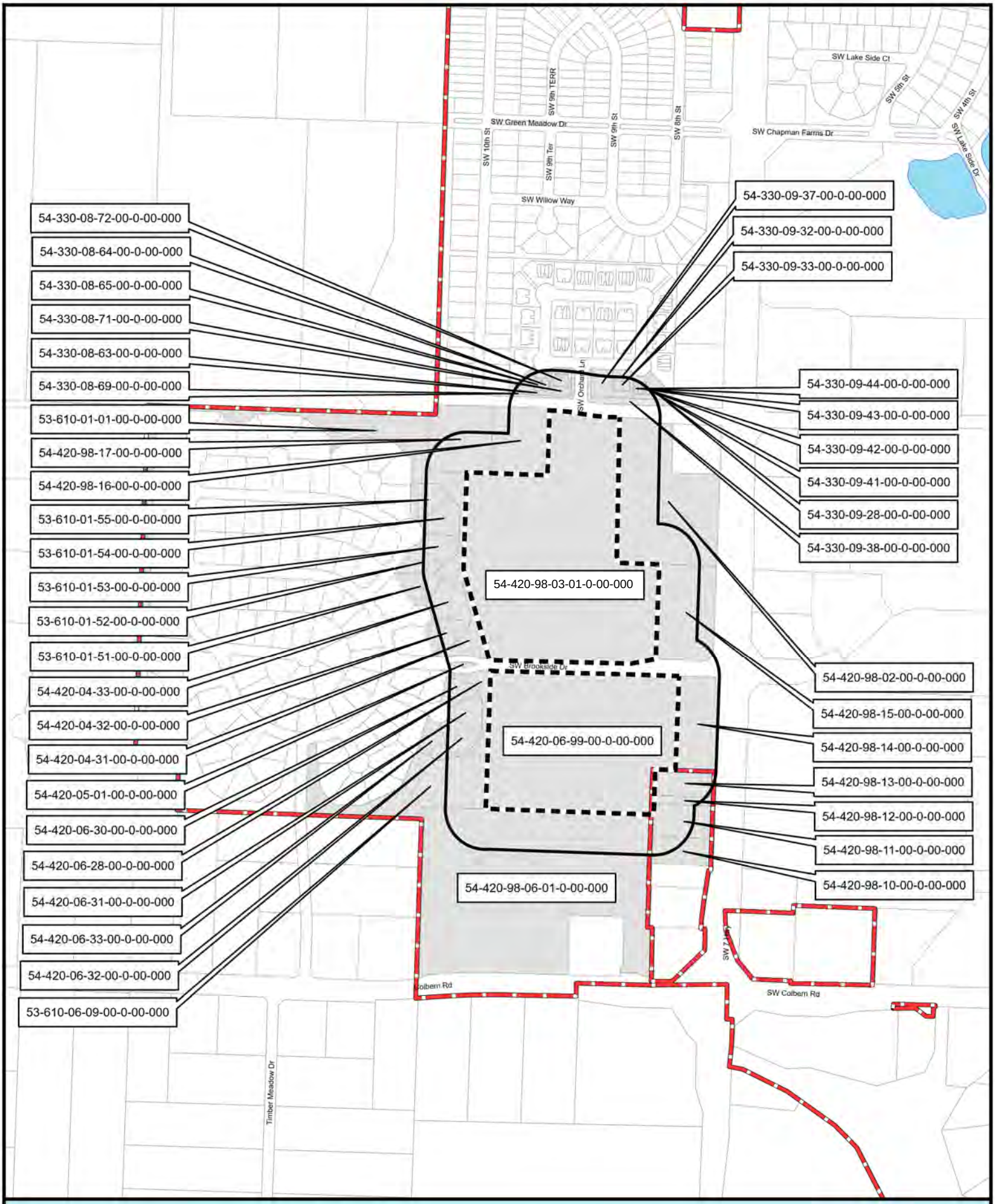
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CITY OF BLUE SPRINGS
Planning Commission
By: Mike Mallon, Senior Director of City Development

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Amended Planned Unit Development Concept Plan / PUDC-04-24-9128 on **Monday, June 17, 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, May 25, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
05/22/2024



The City of Blue Springs Missouri

PUDC-04-24-9128
PARCEL # 54-420-98-03-01-0
PARCEL # 54-420-06-99-00-0
185' NOTIFICATION MAP

PUD Concept Plan, Preliminary Plat
PUDC-04-24-9128; PP-04-24-9129
Brookside Estates at Chapman Farms
Exhibit #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
54-330-08-71-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64064	THE ORCHARDS AT CHAPMAN FARMS TOWNHOMES	2501 NE 102ND TER KANSAS CITY, MO 64154
53-610-01-52-00-0-00-000	9200 SW 10TH TER	BLUE SPRINGS	MO	64064	COLLEY GARY & DEBRA L	9200 SW 10TH TER BLUE SPRINGS, MO 64064
53-610-01-55-00-0-00-000	9100 SW 10TH TER	BLUE SPRINGS	MO	64064	RUESCHHOFF JASON J	9100 SW 10TH TER BLUE SPRINGS, MO 64064
54-420-98-06-01-0-00-000	801 SW COLBERN RD	BLUE SPRINGS	MO	64064	SARAI JARNAIL S & MANJIT K	320 NE DARTMORE CT LEES SUMMIT, MO 64064
54-420-98-14-00-0-00-000	9304 S M 7 HWY	BLUE SPRINGS	MO	64064	FLANDERS ASSET MANAGEMENT LC	1401 MORAY CT PARK CITY, UT 84060
54-330-09-37-00-0-00-000	820 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	THE ORCHARDS AT CHAPMAN FARMS TNHM ASSOC	605 SW US HIGHWAY 40 BOX 328 BLUE SPRINGS, MO 64014
54-330-09-38-00-0-00-000	9024 SW ORCHARD LN	BLUE SPRINGS	MO	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
54-330-09-44-00-0-00-000	806 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	LINDA L LITTON REVOCABLE LIVING TRUST DATED 10-31-2022	PO BOX 6471 LEES SUMMIT, MO 64064
53-610-01-53-00-0-00-000	9108 SW 10TH TER	BLUE SPRINGS	MO	64064	HINES CARMEN M & COLIN D	9108 SW 10TH TER LEES SUMMIT, MO 64064
54-330-09-28-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
54-420-06-31-00-0-00-000	9312 SW TSUNAMI CT	BLUE SPRINGS	MO	64064	BACKOUS JAMIE & BRADLEY	9312 SW TSUNAMI CT LEES SUMMIT, MO 64064
54-420-04-31-00-0-00-000	1015 SW BROOKSIDE DR	BLUE SPRINGS	MO	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
54-330-08-72-00-0-00-000	910 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	ZHANG HONGYU & NIU YAFEN	6624 W 147TH TERRACE OVERLAND PARK, KS 66223
54-330-08-69-00-0-00-000	9025 SW ORCHARD LN	BLUE SPRINGS	MO	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
54-420-05-01-00-0-00-000	1020 SW BROOKSIDE DR	BLUE SPRINGS	MO	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
54-420-06-32-00-0-00-000	9313 SW TSUNAMI CT	BLUE SPRINGS	MO	64064	WARD PETER & MICHAELA	9313 SW TSUNAMI CT BLUE SPRINGS, MO 64064
54-420-06-28-00-0-00-000	1010 SW BROOKSIDE DR	BLUE SPRINGS	MO	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
54-420-98-12-00-0-00-000	9322 S M 7 HWY	LAKE LOTAWANA	MO	64064	A DAY LLC	9512 LAKE LOTAWANA RD LAKE LOTAWANA, MO 64086
54-330-09-41-00-0-00-000	800 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	COOPER ALEX	800 SW IMPERIAL LN BLUE SPRINGS, MO 64064
53-610-01-51-00-0-00-000	9201 SW WHISPY WAY	BLUE SPRINGS	MO	64064	JONES TODD & ELLEN	9201 SW WHISPY WAY BLUE SPRINGS, MO 64064
54-330-09-33-00-0-00-000	810 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	CAAS PROPERTIES SERIES B LLC	14822 FAIRWAY CIR LEAWOOD, KS 66224
54-420-98-10-00-0-00-000	9400 S M 7 HWY	LAKE LOTAWANA	MO	64064	A DAY LLC	9400 A MO 7 HWY LEES SUMMIT, MO 64064
54-330-08-64-00-0-00-000	920 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	AGRAWAL OM P & HEM L	920 SW IMPERIAL LN LEES SUMMIT, MO 64064
54-420-06-99-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64064	DAK REALTY DEVCO LLC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
54-420-04-32-00-0-00-000	9204 SW WHISPY WAY	BLUE SPRINGS	MO	64064	VASKO FAMILY TRUST DATED JULY 25, 2022	9204 SW WHISPY WAY BLUE SPRINGS, MO 64064
54-330-08-63-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64064	THE ORCHARDS AT CHAPMAN FARMS TOWNHOMES	2501 NE 102ND TER KANSAS CITY, MO 64154
54-420-98-15-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64064	CB&T HOLDING II LLC	PO BOX 50 CHILLICOTHE, MO 64601-0050
54-420-98-13-00-0-00-000	9318 S M 7 HWY	LAKE LOTAWANA	MO	64064	A DAY LLC	9512 S MAIN ENTRANCE DR LAKE LOTAWANA, MO 64086
54-420-98-11-00-0-00-000	9324 S M 7 HWY	LAKE LOTAWANA	MO	64064	A DAY LLC	9512 LAKE LOTAWANA RD LAKE LOTAWANA, MO 64086
53-610-01-54-00-0-00-000	9104 SW 10TH TER	BLUE SPRINGS	MO	64064	SHILLCUTT AARON AKA SHILLCUTT AARON L & COURTNEY	9104 SW 10TH TER BLUE SPRINGS, MO 64064
54-420-06-30-00-0-00-000	9308 SW TSUNAMI CT	BLUE SPRINGS	MO	64064	HAAS RYAN H & BELTGENS NATALIE L	29203 E COLBURN RD GRAIN VALLEY, MO 64029
54-330-08-65-00-0-00-000	924 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	AGRAWAL OM P	891 HISHLANDS CIR LOS ALTOS, CA 94024
54-420-06-33-00-0-00-000	9309 SW TSUNAMI CT	BLUE SPRINGS	MO	64064	HARRIS TREVOR K	9309 SW TSUNAMI CT BLUE SPRINGS, MO 64064
54-420-98-16-00-0-00-000	26101 SW MASON SCHOOL RD	BLUE SPRINGS	MO	64064	STRAIGHT JOHN H & GWENDOLYN F	26101 SW MASON SCHOOL RD BLUE SPRINGS, MO 64064
54-420-98-17-00-0-00-000	26003 SW MASON SCHOOL RD	BLUE SPRINGS	MO	64064	RHODES ERIC C & MARGARET DC	26003 SW MASON SCHOOL RD BLUE SPRINGS, MO 64064
53-610-06-09-00-0-00-000	1098 SW CONCH CIR	BLUE SPRINGS	MO	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
54-330-09-42-00-0-00-000	802 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	MARTINEZ ERIK OJD	802 SW IMPERIAL LN BLUE SPRINGS, MO 64064
54-330-09-43-00-0-00-000	804 SW IMPERIAL LN	BLUE SPRINGS	MO	64064	KOZICZKOWSKI ROBERT J & SHERI L	804 SW IMPERIAL LN BLUE SPRINGS, MO 64064
54-420-04-33-00-0-00-000	9200 SW WHISPY WAY	BLUE SPRINGS	MO	64064	CLAYBURG MICHAEL JOHN & KRISTY	9200 SW WHISPY WAY LEES SUMMIT, MO 64064
54-420-98-02-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64064	JAMES H DEEKEN REVOCABLE TRUST DTD 1/31/03	5050 MAIN ST APT 147 KANSAS CITY, MO 64112
54-330-09-32-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
53-610-01-01-00-0-00-000	9112 SW 10TH TER	BLUE SPRINGS	MO	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086

PUD Concept Plan, Preliminary Plat
PUDC-04-24-9128; PP-04-24-9129
Brookside Estates at Chapman Farms
Exhibit #5

Blue Springs, Missouri
Community Development

May 27, 2024

Ref: Public Hearing: Amended Planned Unit Development Concept Plan | PUDC-04-24-9128
"Brookside Estates at Chapman Farms"
West of SW 7 Hwy., north and south of SW Brookside Dr.
Parcel # 54-420-98-03-01-0-00-000 & # 54-420-06-99-00-0-00-000

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, Eric Grannemann, on behalf of the property owner, DAK Realty DevCo, LLC, to approve an Amended Planned Unit Development (PUD) Concept Plan to develop an 80-lot single-family subdivision on 29.25 +/- acres generally located west of SW 7 Highway both north and south of SW Brookside Drive.

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, June 10, 2024 @ 6:30 p.m.
&
City Council – Monday, June 17, 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

Mike Mallon, AICP
Senior Director of City Development

PUD Concept Plan, Preliminary Plat
PUDC-04-24-9128; PP-04-24-9129
Brookside Estates at Chapman Farms
Exhibit #6