PLANNING COMMISSION MEETING
AGENDA

Monday, July 22, 2024 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** July 8, 2024

2 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-06-24-9177 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 6, 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)

3 PRELIMINARY PLAT / PP-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

4 ACKNOWLEDGEMENTS OF RULES AND PROCEDURES AND ATTENDENCE POLICY

5 ADJOURN

The next scheduled meeting is **Monday, August 12, 2024**

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
July 17, 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, July 8, 2024

Media Link: July 8, 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, July 8, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE

Chris Henning, Chairperson
Richard How, Vice Chairperson
Susan Stokenbury
Jared Pumphrey
Brian Ingersoll
Travis Graham
Byron Craddolph
Jennifer Ritschel-Smith

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Dave McCumber, Development Review Manager
Shantele Frie, Associate Planner
Christopher Willis, Associate Planner
Jim Burgess, City Engineer
John Mullane, Interim City Attorney
Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore
Traci Breshears, Recording Secretary

ABSENT

Chad Sanderson

CALL TO ORDER

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

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CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda with a motion by Commissioner How and a second from Commissioner Ingersoll and with a unanimous vote, the minutes of June 10, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-06-24-9188 / "Inoperable Vehicles"	Chairperson Henning opened the public hearing at 6:32pm. Mike Mallon, Senior City Director, presented the request for UDC Text amendment of UDC Code 411.040(57) Inoperable Vehicles to Planning Commission.
QUESTIONS	Commissioner Craddolph asked if this ordinance change would apply to boats and cars in the road. Mr. Mallon stated that this ordinance only covers vehicles on private property and that the Police Department handles the ones in the road. Commissioner asked if it would cover cars outside with a car cover. Mr. Mallon said no as they are on private property and a warrant from the Courts would be required prior to lifting the cover to reveal if the vehicle was inoperable. Commissioner Smith asks if this follows ordinances in other cities in the metro. Mr. Mallon said that it does go along with other cities' ordinances, but that this is something that has been brought up by City Council over the years. Commissioner Stokenbury asked how it would be enforced. Mr. Mallon stated that Codes would handle the enforcement, but that it is complaint based and not a proactive enforcement. Commissioner Craddolph asked if the City ever had a proactive enforcement, to which Mr. Mallon stated that apart from signs in the right of way, the City has always been complaint based since he has been there. Commissioner Smith asked if Staff would walk them through the Codes process, which Mr. Mallon explained the process to the Commissioners.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.

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PUBLIC HEARING CLOSED	The Public Hearing was closed at 6:44pm
MOTION / UDC TEXT AMENDMENT / UDC-06-24-9188 / "Inoperable Vehicles"	Commissioner How made the motion to approve UDC Text Amendment / UDC-06-24-9188 / "Inoperable Vehicles".
SECOND	Commissioner Craddolph seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye **RECOMMEND APPROVAL** **(8-Aye, 0-No)**
AGENDA ITEM 3 / PUBLIC HEARING / REZONING / RZ-05-24-9161 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson & **AGENDA ITEM 4 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-05-24-9162 /** "Blue Springs Business & Technology Park" / 2305 NE Jefferson &	Chairperson Henning opened the public hearing at 6:45pm. Mr. Mallon presented the request for Rezoning, General Development Plan and Preliminary Plat for Blue Springs Business and Technology Park to the commission.

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AGENDA ITEM 5 / PRELIMINARY PLAT / PP-05-24-9163 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson	
QUESTIONS	Commissioner Craddolph asked if there were any letters of opposition, to which Mr. Mallon stated there were not.
APPLICANT	Bryan Rahn, 1000 NW High Point Drive, Lees Summit, MO, gave a presentation of the project.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	Chairperson Henning asked what their target audience for tenants was. Mr. Rahn spoke to the size of the buildings and that they will be created to suit the needs of the tenants. Chairperson Henning stated that he liked the renderings of the buildings.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 7:08pm.
MOTION / REZONING / RZ-05-24-9161 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson	Commissioner How motioned to approve the Rezoning / RZ-05-24-9161 / Blue Springs Business & Technology Park / 2305 NE Jefferson
SECOND	Commissioner Stokenbury seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye

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RECOMMEND APPROVAL
(8-Aye, 0-No)

MOTION / GENERAL DEVELOPMENT PLAN / GDP-05-24-9162 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson

Commissioner How motioned to approve the General Development Plan / GDP-05-24-9162 / Blue Springs Business & Technology Park / 2305 NE Jefferson

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

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

RECOMMEND APPROVAL w/ 1 staff condition
(8-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 unless modified under the General Development Plan as noted in the staff report or modified with Alternative Development Standards with a future Site Plan Design Review.

MOTION / PRELIMINARY PLAT / PP-05-24-9163 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson

Commissioner How motioned to approve the Preliminary Plat / PP-05-24-9163 / Blue Springs Business & Technology Park / 2305 NE Jefferson

SECOND

Commissioner Stokenbury seconded the motion.

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VOTE

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

APPROVED w/ 4 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan or modified with Alternative Development Standards with a future Site Plan Design Review.
2. A minimum 5-ft. ADA-compliant sidewalk on the west side of proposed NE 27th Street is required to be installed prior to occupancy of the first building issued a building permit.
3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study, Sanitary Sewer relocation, Stormwater Detention Basin and ADA compliant sidewalks within city right of way.
4. Prior to building permit issuance, Final Plat(s) must be approved and recorded at Jackson County.

AGENDA ITEM 5 / FINAL PLAT / PF-05-24-9164 / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and north of SE Major Road

Shantele Frie, Associate Planner, presented on the Final Plat and Planned Development Final Plan for the Hoot Owl Acres project to the Commission.

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AGENDA ITEM 6 / PLANNED DEVELOPMENT FINAL PLAN / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and

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north of SE Major Road	
QUESTIONS	Commissioner How asked what the accommodation for the buffer was being asked for by the applicant. Ms. Frie stated that he was asking to do 55 plants for every 100 feet instead of 60. Commissioner Ingersoll asked about the frontage accommodations that the applicant was requesting. Mr. Mallon answered that the accommodation was for the cul-de-sac and that they were only asking for a two-foot decrease.
APPLICANT	Justin Larkin, JW Larkin Properties, PO Box 457, Blue Springs, stated he was there to answer questions.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	Chairperson Henning asked why they want to reduce the plant units in the buffer along Adams Dairy Parkway. Mr. Larkin stated that the higher number of plant units is harder to maintain when they are so dense and that he did the same across Adams Dairy Parkway for Hoot Owl Ridge and it was much easier to mow around the trees.
MOTION / PLANNED DEVELOPMENT FINAL PLAN / PDF-06-24-9186 / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and north of SE Major Road	Commissioner Graham motioned to approve the Planned Development Final Plan / PDF-06-24-9186 / Hoot Owl Acres / West of SE Adams Dairy Parkway and north of SE Major Road
SECOND	Commissioner Craddolph seconded the motion
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye

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APPROVED w/ 1 Staff Conditions
(8-Aye, 0-No)

STAFF 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 405.020, "Residential Building Type Standards," requested the following modification:
            1. Establish minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Lot Development Standards."
            2. **Reduce the minimum lot frontage width to a minimum of 38.81-ft for lots 14, 15, 16, 18, 21, 22, 23, 24, 30, and 31 accommodate their location on a cul-de-sac.**
            3. **Reduce the required planting for the Type C Buffer along Adams Dairy Parkway from 60 plant units for every 100 feet to 55 plant units for every 100 feet.**

MOTION / FINAL PLAT / PF-05-24-9164 / "Hoot Owl Acres" / West of SE Adams Dairy Parkway and north of SE Major Road

Commissioner Graham motioned to approve Final Plat / PF-05-24-9164 / Hoot Owl Acres / West of SE Adams Dairy Parkway and north of SE Major Road

SECOND

Commissioner Craddolph seconded the motion.

VOTE

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

RECOMMEND APPROVAL w/ 5 Staff Condition
(8-Aye, 0-No)

STAFF 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 previously approved by the PD Concept Plan.
2. Prior to Final Plat recording, all required landscaping, buffers, and amenities

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within common areas must be installed or financially guaranteed as determined by the City

3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection.
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
5. 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 if applicable.
    b. A minimum of 45 plant units and street tree(s) shall be installed with the development of each lot as part of the building permit process.

OTHER BUSINESS

Dave McCumber, Development Review Manager, presented the Commissioners with the Community Development Monthly Report for May and June of 2024.

MEETING ADJOURN

The next scheduled meeting is Monday July 22, 2024.

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Graham and the meeting adjourned at 7:24 p.m.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

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Chris Henning, Chairperson

_____

Date

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PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 22, 2024 Council: August 05, 2024
Project Name:	***Dutch Bros Coffee***
Site Location:	701 NW 7 HWY Unit A
Project Request:	**GDP-06-24-9177**; General Development Plan for a multi-tenant pad site including a drive-thru coffee business and general commercial retail spaces. **PP-06-24-9179**; Preliminary Plat of Lot 1A, Copperleaf Shopping Center Replat and Lot 122, Melody Acres.

Applicant: Jay O'Dell
Property Owner: Vadim Agarmirzoyan | Kavaso Investments
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval of a General Development Plan and a Preliminary Plat for Dutch Bros Coffee and two additional retail spaces. The subject property is addressed 701 NW 7 HWY. The development proposal includes a three tenant (4,721 sq ft) building to be built on a vacant tract located in a "GB" General Business zoning district at the Copperleaf Village Shopping Center.

Staff Recommendation: Staff recommends approval with conditions of the General Development Plan and Preliminary Plat applications. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
08/22/2005	Planning Commission	Approved a Site Plan/Design Review/Redevelopment Modification Plan
08/22/2005	Planning Commission	Approved a Redevelopment Modification Plan
05/22/2005	Planning Commission	Approved a Site Plan/Design Review
06/19/2006	City Council	Approved Final Plat
07/10/2006	Planning Commission	Approval of a Master/Alternative Sign Plan
05/05/2012	Planning Commission	Approval of a Redevelopment Modification Plan.
01/10/2022	Planning Commission	Approval of Preliminary and Final Plats for a replat of Copperleaf Village Shopping Center
01/18/2022	City Council	Approval of Final Plat for a replat of Copperleaf Village Shopping Center.
11/2022	Administrative	Approval of Administrative Coffee Conveyance Plat to sell property

Future Applications: The General Development Plan and Preliminary Plat will be reviewed concurrently. 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:	"GB" (General Business)	Copperleaf Village Shopping Center
South:	"GB" (General Business)	Bank/ATM
East:	"GB" (General Business)	Con Carpet Business
West:	"GB" (General Business)	Copperleaf Village Shopping Center

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a general development plan that will represent the general development on the site. The general development plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a general development plan is to allow preliminary review of a proposed development before substantial technical work has been undertaken.

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

Preliminary Plat

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

Preservation: The site is a previously developed but currently vacant located in Copperleaf Village Shopping Center. It was platted as a tract under the Coffee Conveyance Plat so the property could be sold. The preliminary/final plat are required to turn tract back into a buildable lot; since the property has to be platted and a General Development Plan is required.

Phasing: The site is proposed to be redeveloped in a single-phase.

Streets & Sidewalks: The development proposes closing two existing drive access points to NW Hwy 7 and NW R D Mize Road and utilize the existing access drives currently serving the Copperleaf Shopping Center.

Traffic: Based on current traffic volumes and anticipated traffic trip generation, a traffic memo analysis will be required by the City of Blue Springs assessing the proposed EB approach.

The applicant is currently working with a Traffic Engineer to address results of a traffic study. Traffic study requirements are outlined in Section 5200 of the City's Design and Construction Manual.

Stormwater: The proposed improvements consist of the construction of a 4721-sf building including a 1,159-sf coffee shop with a drive-thru, two retail spaces totaling 3,562-sf and the necessary site improvements for proper operations. The proposed improvements will disturb 0.96 acres and will decrease the impervious area from 29,363 sf (existing) to 26,135 sf (proposed). Based on APWA Section 5600, the improvements meet exemption A 3 and detention is not required with the decrease in impervious areas. Based on the BMP manual, the improvements do not require water quality measures because the project does not consist of more than 1 acre.

Sanitary Sewer: Gravity sanitary sewer is located on MO-7 HWY on the east side of the development. 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 "GB"-General Business zoning district standards, designated open space is twelve (12) percent. The development is required to install open space landscaping within the parking areas.

Land Use: The proposed land use of the property is fast food restaurant/small retail which is allowed by right in the General Business District. The applicant is proposing the southernmost space to be used by Dutch Bros. Coffee and additional smaller retail stores.

Building Typology: The proposed development is classified as a "Pad Site Building" type which is defined as "a free-standing building similar to a small commercial building, but on a larger lot that includes more space for frontage designs, landscape, and buffers, and access and circulations." The Pad Site building type is permitted in the "GB" zoning district. The applicable development standards are provided in the table below.

Pad Site Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	132 ft.
Lot Area	7,500 sq ft	22,064 sq ft
Front Setback	10-ft. min.	50-ft.
Side Setback	10-ft. min.	71.63-ft.
Rear Setback	20-ft. min	34.31-ft.
Building Height	30-ft. max.	24-ft
Building Coverage	65% of lot area max.	46%
Frontage Type	Terrace	Terrace

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Restaurant, fast food	1 space per 75 square feet of customer service or dining area; 1 per 200 square feet in no customer service or dining area, plus stacking Minimum 6 parking spaces Minimum of 8 stacking spaces	18 regular parking spaces, 1 ADA and 16 stacking spaces will be provided

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail or Office uses	10% of the required vehicle spaces up to 200 vehicle parking spaces	**Will be reviewed in the Site Plan Design Review**

The applicant is proposing 18 parking spaces for the site and all parking stalls meet the minimum size requirements. The site only required 16 parking spaces due to the small square footage of the retail spaces. There are 16 stacking spaces available for the Drive-Thru for Dutch Bros Coffee. The drive-thru is the primary service area for customers. The applicant intends higher usage and frequency of vehicles at the drive thru rather than the parking spaces.

The applicant is proposing a three (3) foot tall masonry wall with materials to match the proposed building. This masonry wall will help shield MO HWY 7 from headlights stacking in the Drive-Thru.

Pedestrian Access: The applicant is proposing an internal sidewalk; the internal sidewalks are around the exterior of the building footprint. The internal sidewalks proposed are 8 feet; and there will be parking bollards placed along the North side of the building. A 5-ft wide sidewalk meeting Americans with Disability Act regulations (including the maximum cross slope requirements along drives) is required along R D Mize and MO HWY 7.

Architectural Character: The site includes a single-story building with 3 total retail spaces. The building proposed is to have fiber cement siding and have accents of brick veneer siding. **The buildings 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. The developer is preserving several existing trees while proposing various trees and shrubs to be planted throughout the available green space. Additional details and plant units may be needed to meet landscaping requirements.

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.

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 consistent with the Comprehensive Plan and 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 consistent with the current zoning on the property and the proposed use is allowed by right in the General Business 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.

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.

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.

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

7. 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 proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of corridor reinvestment area.

8. 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.

9. 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.

10. 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 not provided preliminary reports, but the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

11. 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. The redevelopment will hopefully spark development on adjacent vacant properties.

12. 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.

13. 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:

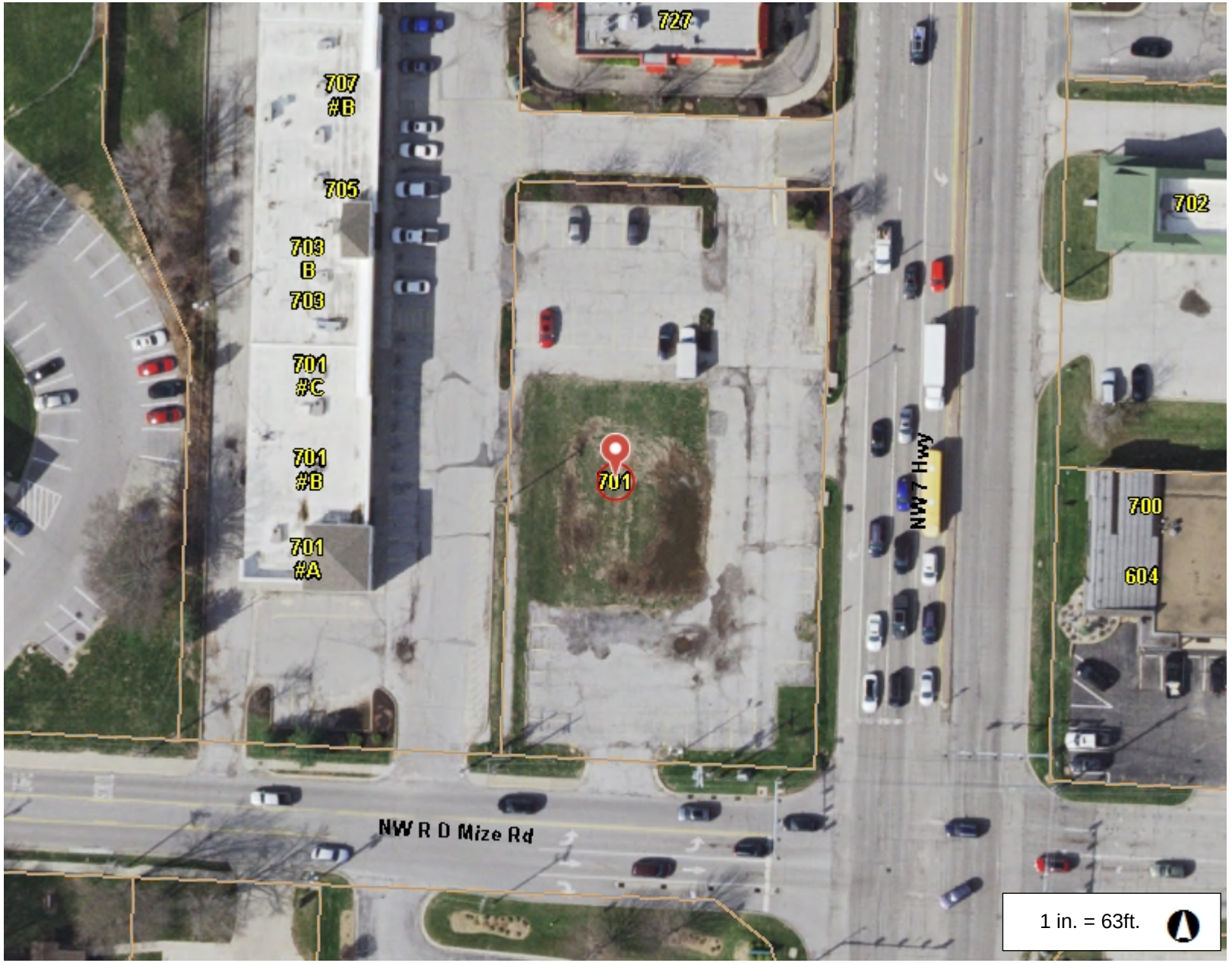
Staff recommends approval of the General Development Plan application with the following conditions:

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.
2. A Site Plan Design Review is required to review final building and site design, including landscaping.
3. Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

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. A 5-foot-wide sidewalk meeting Americans with Disability Act regulations (including the maximum cross slope requirements along drives) is required along R.D. Mize Road and MO HWY 7.
3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study.
4. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

Blue Springs, MO





Legend

- City Limits
- City Parcels
- County Parcels

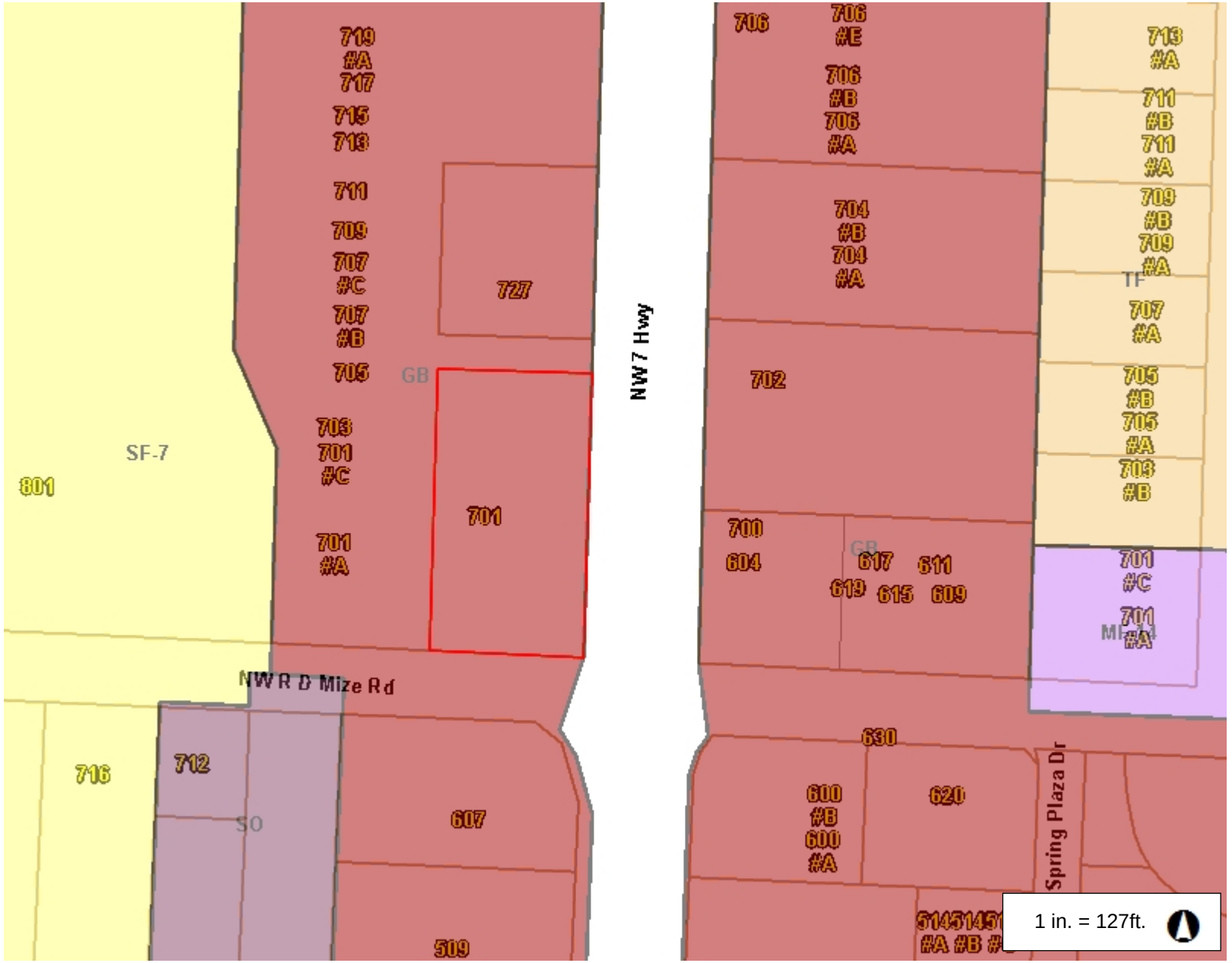
Notes

125.0 0 62.50 125.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Blue Springs, MO





Legend

Zoning Overlays

- ADP-O
- H-O
- PD
- PR-O
- PUD
- PUD/R-O
- R-O

Zoning Districts

- Agricultural
- Central Business
- Civic Service
- County - General Business
- County - Local Business
- County - Multi-Family
- County - Residential Estate
- County - Single Family
- Downtown Zoning - T3
- Downtown Zoning - T4
- Downtown Zoning - T5
- General Business
- Heavy Industrial
- Light Industrial
- Multi Family - 10
- Multi Family - 14
- Multi Family - 18

254.8 0 127.40 254.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

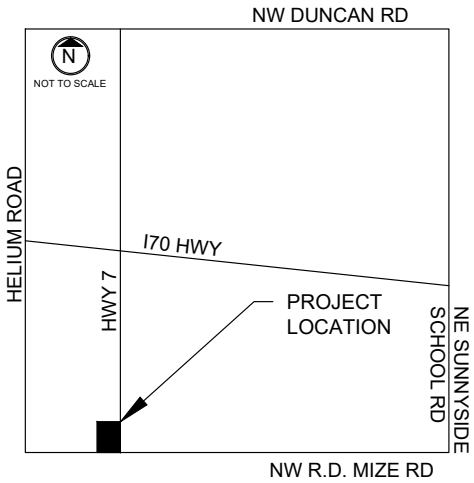
Dutch Bros Coffee
GDP-06-24-9177; PF-06-24-9178;
PP-06-24-9179; SPDR-06-24-9180

DUTCH BROS COFFEE & RETAIL BLUE SPRINGS

PRELIMINARY & FINAL PLAT
FINAL DEVELOPMENT PLANS

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO 64015

7/9/2024



SITE VICINITY MAP

SECTION 30,TOWNSHIP 49N, RANGE 30 W

SHEET LIST

	TITLE
	PRELIMINARY PLAT
	FINAL PLAT
A1.00	FLOOR PLAN
A1.01	TRASH ENCLOSURE PLAN AND DETAILS
A2.00	COLORED ELEVATIONS
C1.0	COLOR SITE PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
L1	LANDSCAPE PLAN
E0.01	PHOTOMETRIC PLAN

PROJECT CONTACTS

DEVELOPER
KAVASO INVESTMENTS
6977 NAVAJO RD #221
SAN DIEGO, CA 92119
VADIM AGARMIRZOYAN

ENGINEER OF RECORD
AUBRY ENTERPRISES
JAY D. O'DELL, P.E.
5912 MAPLE ST.
MISSION, KS 66202
JAY.ODELL@AUBRYENTERPRISES.COM

ARCHITECT
CORALIC ARCHITECTURE
EDIN CORALIC
9700 MACKENZIE RD, STE. 222
ST. LOUIS, MO 63123
EDIN@CORALICARCHITECTURE.COM

SURVEYOR OF RECORD
STRICT & COMPANY, INC.
806 S. CREEKSIDE DR.
GARDNER, KS 66030
(913) 856-0164

APPROVED BY

NAME DATE

Know what's below. Call before you dig.

STATE OF MISSOURI
JAY D. O'DELL
NUMBER PE-2017019021
PROFESSIONAL ENGINEER

JAY D. O'DELL
PE-2017019021 7/10/2024

CLIENT
KAVASO INVESTMENTS
6977 NAVJO RD #221
SAN DIEGO, CA 92119

ENGINEERING FIRM OF RECORD
aubry enterprises.
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720
KANSAS OFFICE
5912 MAPLE ST
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE & RETAIL BLUE SPRINGS
7/9/2024

CIVIL IMPROVEMENTS

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO 64015

TITLE

PRELIMINARY PLAT

GRADING LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED HIGH POINT/ RIDGE

ADDRESS: 5727 NW 7 HWY
BLUE SPRINGS MO, 64104

PARCEL #: 26-430-10-36-00-0-00-000

OWNER: HONEYBEE REALTY LLC
395 S END AVE. UNIT 9N
NEW YORK, NY 10280

USE: POPEYES LOUISIANA KITCHEN

ADDRESS: (701-709) NW HWY 7
BLUE SPRINGS, MO 64014

OWNER: BERZERKER LLC
PO BOX 12106
GLENDALE, AZ 85318

KAVASO INVESTMENTS LLC
17801 JOYAS CT
POWAY, CA 92064

PARCEL #: 36-430-10-37-00-0-00-000

USE: MULTIBUSINESS - SHOPPING CENTER

4721 SQ FT MULTI-TENANT COMMERCIAL BUILDING

ZONE GB (GENERAL BUSINESS)

EXISTING 10" RED BUD AND 6" EVERGREEN TREE TO BE PRESERVED

Ex. "+" Cut in Concrete Held As Intersection of the N Line, S170' Lot 122, Melody Acres with the W. ROW MO 7 HWY (Survey T-23/Page 32)

Ex. 1/2" Rebar & 331 Cap, Held as Intersection of N. Right of Way NW RD Mize with the W. Right of Way MO HWY 170 (Survey T-23/Page 32)

Southernmost SE Corner of Lot 122, Minor Lot Line Adjustment, Cloverleaf Shopping Center, Svy T-23/Page 32 Ex. 1/2" Rebar & 331 Cap

NW RD Mize Road

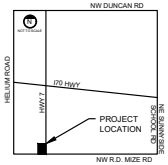
Missouri Highway No. 7

GRAPHIC SCALE 20 0 20

PRELIMINARY PLAT OF DUTCH BROS COFFEE

PART OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT AND PART OF LOT 122 MELODY ACRES, BOTH BEING SUBDIVISIONS IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

SITE VICINITY MAP



SECTION 30,TOWNSHIP 49N, RANGE 30 W

ZONING STATUS

GB (GENERAL BUSINESS)

OWNER/DEVELOPER

6977 NAVAJO RD #221
SAN DIEGO, CA 92119
VADIM AGARMIRZOYAN

LAND USE

PAD SITE

NOTE: ALL LAND USES ALLOWED BY RIGHT IN THE GENERAL BUSINESS ZONING DISTRICT ARE BEING PROPOSED AND COULD BE PRESENT

LEGAL DESCRIPTION

ALL OF LOT 1A COFFEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI.

FULL DESCRIPTION

ALL THAT PART OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT AND LOT 122, MELODY ACRES, BOTH BEING RECORDED SUBDIVISIONS LYING WITHIN THE CIYT OF BLOUE SPRINGS JACKSON COUNTY, MISSOURI, BEING FURTHER DESCRIBED BY JOSEPH B. STRICT, MISSOURI PLS 200105274 OF STRICK & CO., INC. AS FOLLOWS:

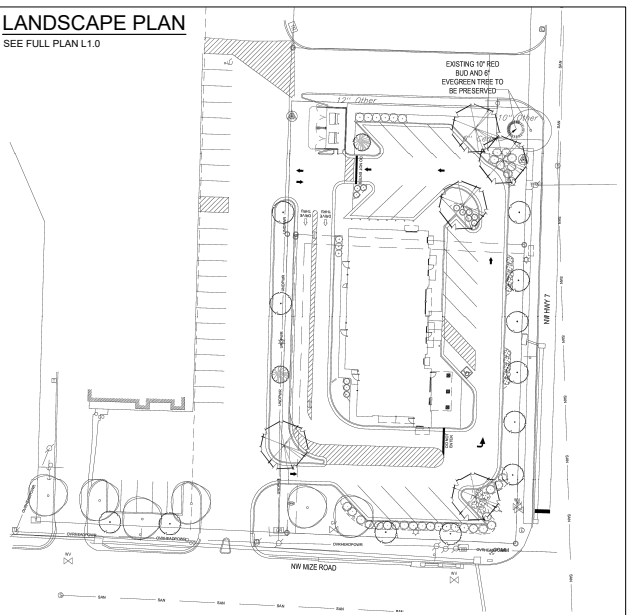
COMMENCING AT THE NORTHEAST CORNER OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT, THENCE SOUTH 01°40'53" WEST, ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE WESTERLY RIGHT OF WAY OF MISSOURI HIGHWAY 7 AS NOW EXISTS, A DISTANCE OF 547.19 FEET TO THE INTERSECTION OF SAID EAST LINE WITH SOUTHERLY LINE OF AN EXISTING THIRTY FOOT WIDE PLATTED ACCESS EASEMENT AS DEDICATED ON THE FINAL PLOT OF COPPERLEAF SHOPPING CENTER REPLAT AND POINT OF BEGINNING, THENCE SOUTH 01°40'53" WEST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 AND SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 247.67 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF NW RD MIZE ROAD, AS NOW EXISTS; THENCE NORTH 87°20'22" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 134.53' TO THE INTERSECTION OF REPLAT; THENCE NORTH 01°40'04" WEST, ALONG THE EASTERLY LINE OF SAID PLATTED ACCESS EASEMENT, A DISTANCE OF 254.34 FEET (MEASURED, 254.78' PLATTED) TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED EXISTING THIRTY FOOD WIDE PLATTED ACCESS EASEMENT; THENCE SOUTH 88°19'56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 134.57 FEET (MEASURED, 134.67' PLATTED), TO THE POINT OF BEGINNING AND CONTAINING 33,165.43 SQUARE FEET, MORE OR LESS

PUBLIC STREET/ROAD RIGHT OF WAY DEDICATION:

THAT PORTION RESERVED FOR PUBLIC USE FOR STREET AND/OR ROAD RIGHT OF WAY DESIGNATED HERON AS "R/W DEDICATED BY THIS PLOT", THE EXTEND AND DIRECTION OF WHICH SHOWN ON THE ACCOMPANYING PLAT, IS HERBY DEDICATED FOR PUBLIC USE.

LANDSCAPE PLAN

SEE FULL PLAN L1.0



1 LANDSCAPE PLAN

JAY D. O'DELL
PE-2017019021 7/10/2024

CLIENT
KAVASO INVESTMENTS
6977 NAVAJO RD #221
SAN DIEGO, CA

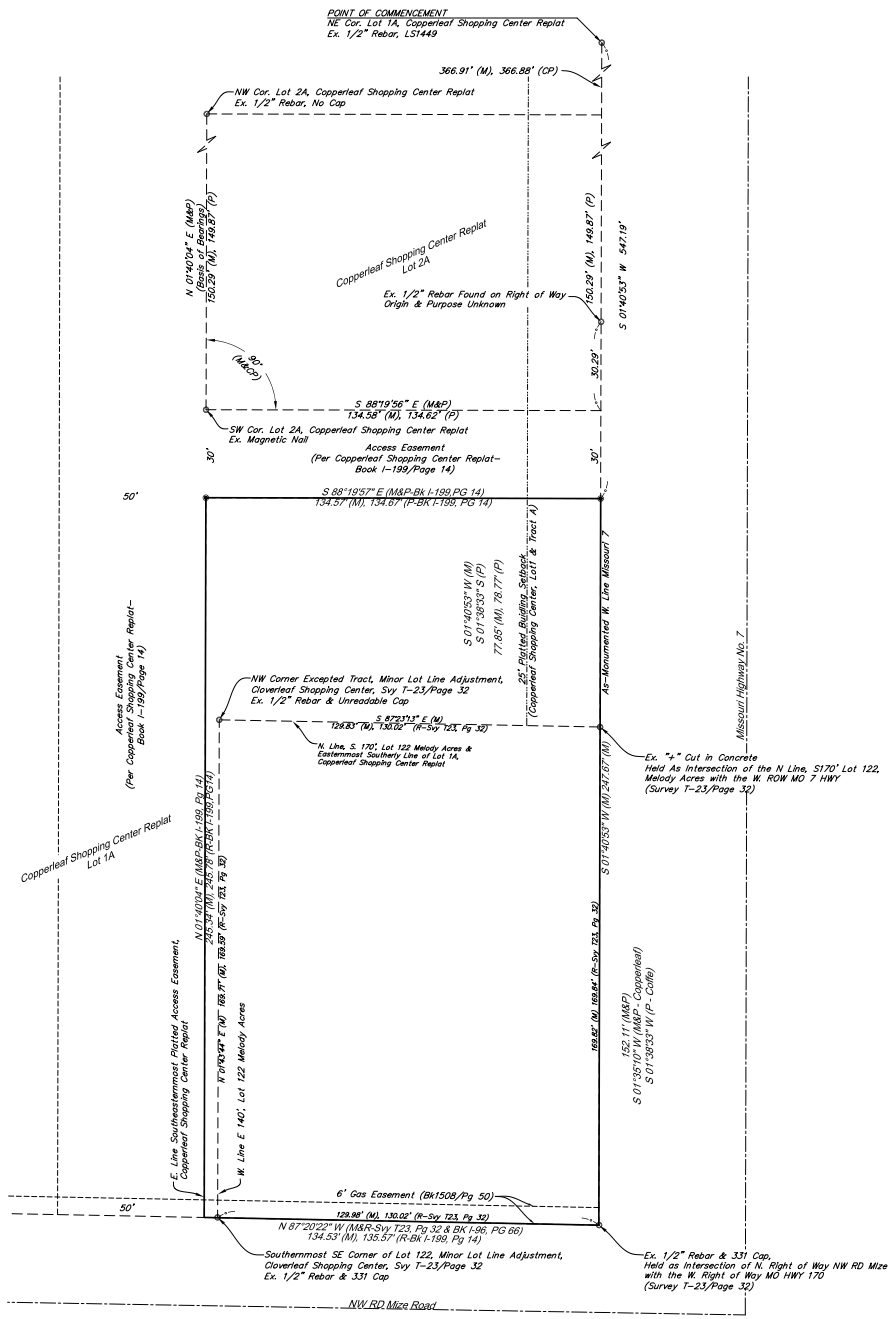
ENGINEERING FIRM OF RECORD
aubry enterprises.
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720
KANSAS OFFICE
5912 MAPLE ST
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE & RETAIL
BLUE SPRINGS, MO
7/9/2024

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO
64015

PRELIMINARY PLAT



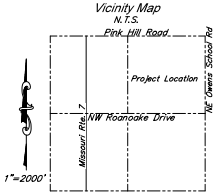
SCI Project No.: 24006

Final Plat of:

DUTCH BROS COFFEE

Part of Lot 1A, Copperleaf Shopping Center Replat and Part of Lot 122 Melody Acres, Both Being Subdivisions in the City of Blue Springs, Jackson County, Missouri

Vicinity Map
N.T.S.

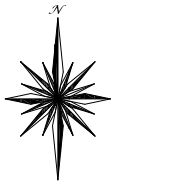


Section 19, T49N, R30W
Blue Springs, Jackson County, Missouri

Symbol Legend

- △ Ex. Section Corner (Monument Noted)
- ○ Found Iron Bar (Origin Noted if Known)
- ◉ Set 5/8" x 24" Rebar & MO 2001015274 Cap

(R) Record Dimension
(M) Measured Dimension



Basis of Bearings:
Missouri Coordinate System of 1983 (2003)
based upon Missouri Geographic Refererence System
Monument JA–140, KC Metro Aluminum GRS Disk stamped
JA–140A, 1994

DESCRIPTION:
All that part of Lot 1A, COPPERLEAF SHOPPING CENTER REPLAT and Lot 122, MELODY ACRES, both being recorded subdivisions lying within the City of Blue Springs, Jackson County, Missouri, being further described by Joseph B. Strick, Missouri PLS 2001015274 of Strick & Co., Inc. as follows:

COMMENCING at the Northeast corner of Lot 1A, COPPERLEAF SHOPPING CENTER REPLAT, thence South 01°40'53" West, along the East line of said Lot 1 and along the Westerly right of way of Missouri Highway 7 as now exists, a distance of 547.19 feet to the intersection of said East line with the Southerly line of an existing thirty foot wide platted Access Easement as dedicated on the final plat of Copperleaf Shopping Center Replat and POINT OF BEGINNING; thence South 01°40'53" West, continuing along the East line of said Lot 1 and said Westerly right of way, a distance of 247.67 feet to the intersection of said Westerly right of Way with the Northerly right of way of NW RD Mize road, as now exists; thence North 87°20'22" West, along said Northerly right of way, a distance of 134.53' to the intersection of said Northerly righ of way with the Easterly line of an existing fifty foot wide platted Access Easement as dedicated on the final plat of Copperleaf Shopping Center Replat; thence North 01°40'04" West, along the Easterly line of said platted Access Easement, a distance of 254.34 feet (measured, 254.78' platted) to the intersection of said Easterly line with the Southerly line of the aforementioned existing thirty foot wide platted Access Easement; thence South 88°19'56" East, along said Southerly line, a distance of 134.57 feet (measured, 134.67' platted), to the POINT OF BEGINNING and containing 33,165.43 square feet, more or less.

LAND USE STATEMENT:
Parcel is being platted for pad site development.

DEDICATION:
The undersigned representatives for the Owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "DUTCH BROS COFFEE".

PUBLIC STREET/ROAD RIGHT OF WAY DEDICATION:
That portion reserved for public use for street and/or road Right of Way and designated hereon as "R/W Dedicated by This Plat", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

EXECUTION:
IN TESTIMONY WHEREOF: , has caused this instrument to be executed this _____ day of _____, 20____.

_____
Signed

ACKNOWLEDGMENT:
STATE OF _____
} ss
COUNTY OF _____

On this _____day of _____, 20_____, before me, a Notary Public, personally appeared _____, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the Date last above written.

My Commission Expires: _____

Notary Public: _____

APPROVALS:
This hereby certifies that the accompanying plat of "DUTCH BROS COFFEE" was submitted to and approved by the Mayor and City Council of Blue Springs, Jackson County, Missouri, on this _____ day of _____, 20_____, by Ordinance No. _____.

_____ _____
Chris Lievsay, Mayor — Erin Ford, City Clerk

_____ _____
Chris Henning, Planning Commission Chair — Mike Mallon, Senior Director of City Development

_____
James Burgess, City Engineer

APPROVED by the Jackson County Assessment Department:

By: _____ Date: _____

Printed Name: _____

PURPOSE STATEMENT:
The subject property is being platted to allow for development and construction of a retail pad site.

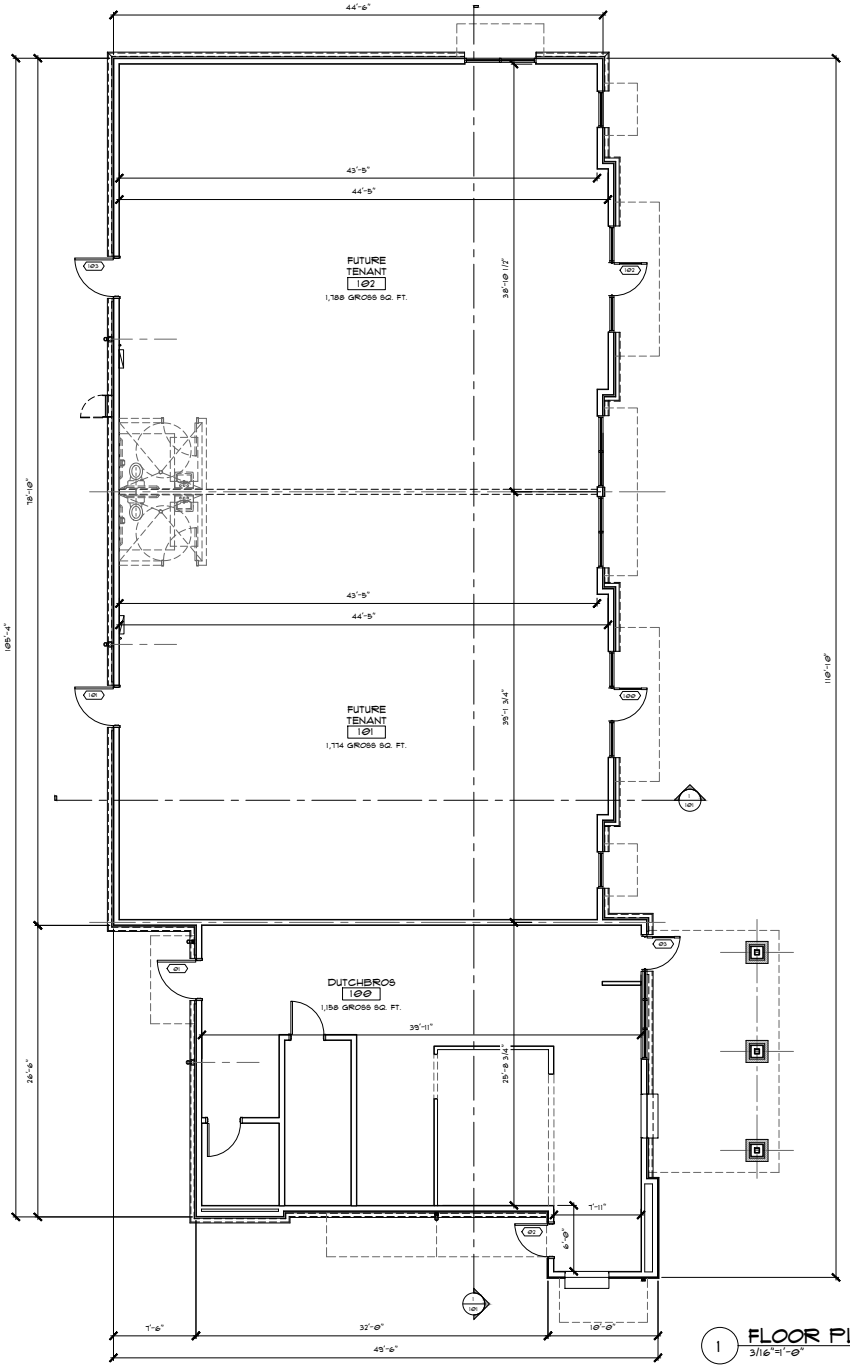
SURVEYORS NOTES:
1) Title information shown hereon is limited to that information contained in Title Commitment No. NCS-1219351-KCTY

SURVEYORS CERTIFICATE:

This survey was executed in accordance with the Missouri Standards for Property Boundary Surveys as set forth in Chapter 16 of the Rules of Department of Insurance Financial Institutions and Professional Registration, Division 2030 – Missouri Board for Professional Land Surveyors.

_____
Joseph B. Strick, MO LS–2001015274

STRICK & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
806 S. Creekside Drive, Gardner KS 66030 • 913.856.0166 • (fax) 913.856.0165
Missouri Certificate of Authority: 2007022756-F Kansas Certificate of Authority: LS189



1 FLOOR PLAN
3/16"=1'-0"

NORTH

CORALIC ARCHITECTURE

ARCHITECT:
CORALIC, LLC
9700 MACKENZIE ROAD, SUITE 222
ST. LOUIS, MO 63123

PHONE: 314.578.4953
CONTACT: EDIN CORALIC
EMAIL: edin@coralicarchitecture.com

STRUCTURAL ENGINEER:
KREHER ENGINEERING, INC.
208 N. MAIN STREET
COLUMBIA, IL 62236

PHONE: 618.281.8505
CONTACT: JIM KREHER
EMAIL: jkreher@kreherengineering.com

MEP ENGINEER:
CASE ENGINEERING
796 MERUS COURT
FENTON, MO 63026

PHONE: 636.349.1600
CONTACT: DARRELL R. CASE
EMAIL: dcase@caseengineeringinc.com

CIVIL ENGINEER:
AUBREY ENTERPRISES, LLC.
5912 MAPLE STREET
MISSION, KS 66202

PHONE: 913.488.5584
CONTACT: JAY O'DELL
EMAIL: jay.odell@aubreyenterprises.com

CLIENT:
KAVASO INVESTMENTS, LLC.
17801 JOYAS COURT
POWAY, CA 92064

PHONE: 619.962.1747
CONTACT: VADIM AGAMIRZOYAN
EMAIL: e.lamesare@gmail.com

SEAL:
EDIN CORALIC
ARCHITECT
A-2013031004

STATE OF MISSOURI
EDIN CORALIC
NUMBER
A-2013031004
ARCHITECT

6.5.24
EXPIRATION
12-31-2025

THE INDIVIDUALS NAME AFFIXED TO THIS SHEET INDICATES THAT THE NAMED PROFESSIONAL HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. ALL MATERIAL SHOWN ADHERES TO THE RULES, REGULATIONS, AND ORDINANCES SET FORTH BY THE JURISDICTION HAVING AUTHORITY. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITING THIS NAME SHALL NOT BE CONSIDERED PREPARED BY THE UNDERSIGNED.

PROJECT:
BLUE SPRINGS, MO

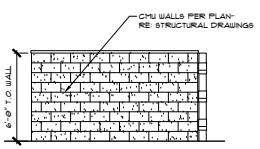
703 NW MISSOURI HIGHWAY 7
BLUE SPRINGS, MO 64015

NO: ISSUANCE/DATE:
1 PLANNING SUBMITTAL
06/05/2024

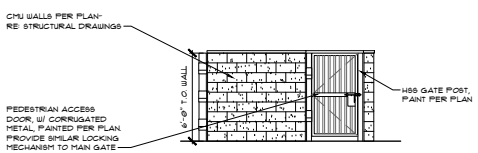
DRAWING TITLE:
FLOOR PLAN

DOB INFORMATION:
MISSOURI CERTIFICATE OF AUTHORITY
NO. 2013041393
EXP. 12/31/2025

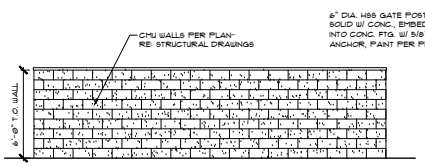
Date: 06-05-2024
Project No: 23060.00
Drawn by: DRP
Checked by: EC
Dwg. No.
A1.00
Drawing: 1 of 6



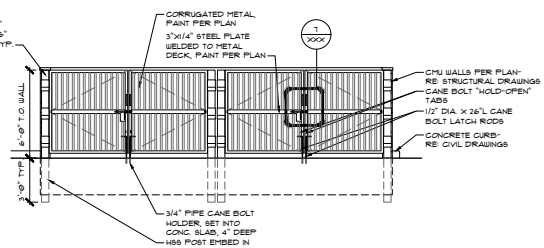
5 ENCLOSURE ELEVATION
1/4"= 1'-0"



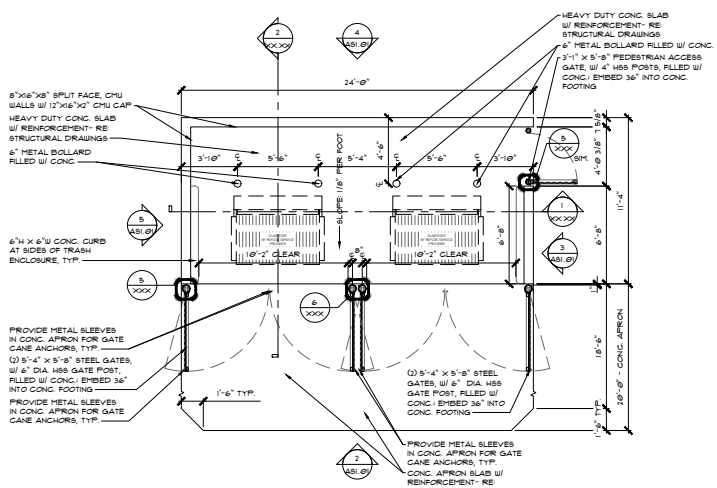
3 ENCLOSURE ELEVATION
1/4"= 1'-0"



4 ENCLOSURE ELEVATION
1/4"= 1'-0"



2 ENCLOSURE ELEVATION
1/4"= 1'-0"



1 FLOOR PLAN
1/4"= 1'-0"

NORTH

CORALIC ARCHITECTURE

ARCHITECT:
CORALIC, LLC
9700 MACKENZIE ROAD, SUITE 222
ST. LOUIS, MO 63123

PHONE: 314.578.4953
CONTACT: EDIN CORALIC
EMAIL: edin@coralicarchitecture.com

STRUCTURAL ENGINEER:
KREHER ENGINEERING, INC.
208 N. MAIN STREET
COLUMBIA, IL 62236

PHONE: 618.281.8505
CONTACT: JIM KREHER
EMAIL: jkreher@krehereengineering.com

MEP ENGINEER:
CASE ENGINEERING
796 MERUS COURT
FENTON, MO 63026

PHONE: 636.349.1600
CONTACT: DARRELL R. CASE
EMAIL: dcase@caseengineeringinc.com

CIVIL ENGINEER:
AUBREY ENTERPRISES, LLC.
5912 MAPLE STREET
MISSION, KS 66202

PHONE: 913.488.5584
CONTACT: JAY O'DELL
EMAIL: jay.odell@aubreyenterprises.com

CLIENT:
KAVASO INVESTMENTS, LLC.
17801 JOYAS COURT
POWAY, CA 92064

PHONE: 619.962.1747
CONTACT: VADIM AGAMIRZOYAN
EMAIL: e.lamesare@gmail.com

SEAL:
EDIN CORALIC
ARCHITECT
A-2013031004

STATE OF MISSOURI
EDIN CORALIC
NUMBER
A-2013031004
ARCHITECT

6.5.24

EXPIRATION
12-31-2025

THE INDIVIDUALS NAME AFFIXED TO THIS SHEET INDICATES THAT THE NAMED PROFESSIONAL HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. ALL MATERIAL SHOWN ADHERES TO THE RULES, REGULATIONS, AND ORDINANCES SET FORTH BY THE JURISDICTION HAVING AUTHORITY. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITING THIS NAME SHALL NOT BE CONSIDERED PREPARED BY THE UNDERSIGNED.

PROJECT:
BLUE SPRINGS, MO

703 NW MISSOURI HIGHWAY 7
BLUE SPRINGS, MO 64015

NO: ISSUANCE/DATE:
1 PLANNING SUBMITTAL
06/05/2024

DRAWING TITLE:
TRASH ENCLOSURE
PLAN & DETAILS

DOB INFORMATION:
MISSOURI CERTIFICATE
OF AUTHORITY
NO. 2013041393
EXP. 12/31/2025

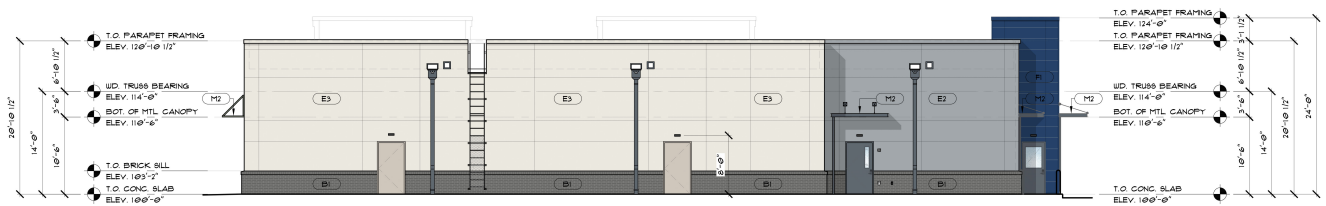
Date: 06-05-2024
Project No: 23060.00
Drawn by: DRP
Checked by: EC
Dwg. No.
AS1.01
Drawing: 5 of 6



1 EAST ELEVATION
1/8"= 1'-0"



2 SOUTH ELEVATION
1/8"= 1'-0"



3 WEST ELEVATION
1/8"= 1'-0"



4 NORTH ELEVATION
1/8"= 1'-0"

LEGEND

E1	DUTCHBROS DARK BLUE - SHERWIN WILLIAMS EXTEIROR PAINT
E2	DUTCHBROS LIGHT GRAY - SHERWIN WILLIAMS EXTEIROR PAINT
E3	SW 6078 REALIST BEIGE - SHERWIN WILLIAMS EXTEIROR PAINT
E4	SW 7008 ALABASTER - SHERWIN WILLIAMS EXTEIROR PAINT
F1	DUTCHBROS BLUE - SHERWIN WILLIAMS EXTEIROR PAINT
B1	BRICK VENEER - MIDNIGHT BLACK
M1 & M2	DUTCHBROS DARK BLUE - SHERWIN WILLIAMS EXTEIROR PAINT
M3	SW 6193 PRIVILEGE GREEN - CANOPY COLOR TO MATCH EXTERIOR PAINT

EXTERIOR FINISH SCHEDULE (xx)

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
E1	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB DARK GRAY
E2	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB LIGHT GRAY
E3	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: SW 7008 ALABASTER
E4	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: 6078 REALIST BEIGE
F1	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
B1	BRICK VENEER AND SILL	INTERSTATE BRICK	MODULAR 3 5/8"-2 1/4"-7 5/8"	COLOR: MIDNIGHT BLACK - TO MATCH DEVELOPMENT STANDARDS
M1	PREFINISHED SHEET METAL FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 16"	3 SIDES! COLOR: BLDG DB DARK GRAY
M2	PREFINISHED ALUMINUM AWNING	PRINCIPLE GLOBAL	FLAT AWNING	COLOR: BY MANUFACTURER DARK GRAY
M3	PREFINISHED ALUMINUM AWNING	PRINCIPLE GLOBAL	SLOPED AWNING	COLOR: SW 6193 PRIVILEGE GREEN

NOTE: GC TO PROVIDE 3"x 2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY WHERE SHOWN ON THE ELEVATIONS; COLOR: BLDG DB DARK GRAY

CORALIC ARCHITECTURE

CIVIL ENGINEER
AUBREY ENTERPRISES, LLC

ARCHITECT
CORALIC, LLC

STRUCTURAL ENGINEER
KREHER ENGINEERING, INC.

MEP ENGINEER
CASE ENGINEERING, INC.

OWNER
KAVASO INVESTMENTS, LLC.

ARCHITECT
EDIN CORALIC

A-2013031004
EXP. 12-31-2025

STATE OF MISSOURI
EDIN CORALIC
NUMBER A-2013031004
ARCHITECT

the individuals name affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet. other drawings and documents not exhibiting this name shall not be considered prepared by the undersigned.

CORPORATE CERTIFICATE OF AUTHORITY - NO. 2013041393

NEW CONSTRUCTION FOR:
KAVASO INVESTMENTS, LLC
MULTI-TENANT RETAIL BUILDING/ SHELL
AND DUTCH BROS TENANT FINISH
PROJECT 703 NW MISSOURI HIGHWAY 7
BLUE SPRINGS, MISSOURI 64015

PROJECT NUMBER:
23060.00

PERMIT SET:
DATE: TBD

REVISIONS
PLANNING SUBMITTAL: 6.28.2024

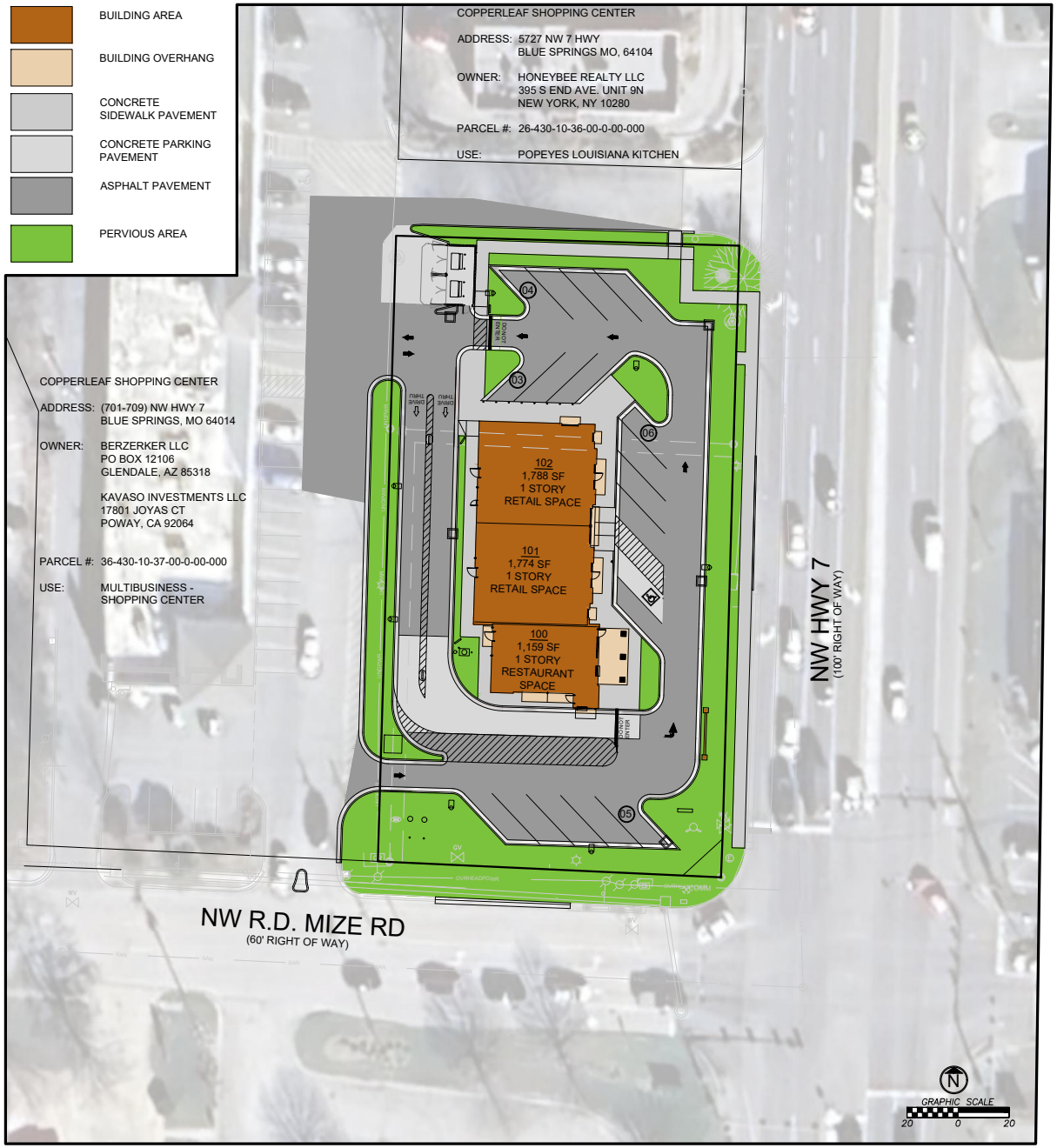
COLORED ELEVATIONS

A2.00

HATCH LEGEND

- BUILDING AREA
- BUILDING OVERHANG
- CONCRETE SIDEWALK PAVEMENT
- CONCRETE PARKING PAVEMENT
- ASPHALT PAVEMENT
- PERVIOUS AREA

SITE PLAN



SITE DATA TABLE

LOT SIZE		22,064 SF	0.76 ACRES
BUILDING FLOOR AREA		4,721	
BUILDING CONSTRUCTION TYPE		V-B	
		EXISTING	PROPOSED
ZONING DISTRICT		GB	GB
LAND USE		PAD SITE	PAD SITE
		ALLOWED	PROPOSED
BUILDING HEIGHT		60'	24'
FLOOR AREA RATIO		65	0.21
		REQUIRED	PROPOSED
SETBACKS	NORTH	20	71.63'
	EAST	25	50.00'
	SOUTH	20	63.85'
	WEST	25	34.31'
OFF-STREET PARKING	STANDARD SPACES	16	18
	LOADING SPACES	0	0
	ADA SPACES	1	1
	GUESS SPACES	N/A	N/A

LEGAL DESCRIPTION

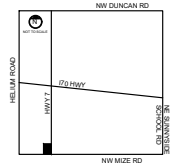
ALL OF LOT 1A COFFEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI.

PARCEL NUMBER

36-430-10-26-00-0-00-000

OWNER INFORMATION

KAVASO INVESTMENTS LLC



SITE VICINITY MAP
S-T-R

JAY D. O'DELL
PE-2017019021 7/10/2024

CLIENT
KAVASO INVESTMENTS
6977 NAVAJO RD #221
SAN DIEGO, CA 92119

ENGINEERING FIRM OF RECORD
aubry enterprises.
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720
KANSAS OFFICE
5912 MAPLE ST
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE & RETAIL BLUE SPRINGS
7/9/2024

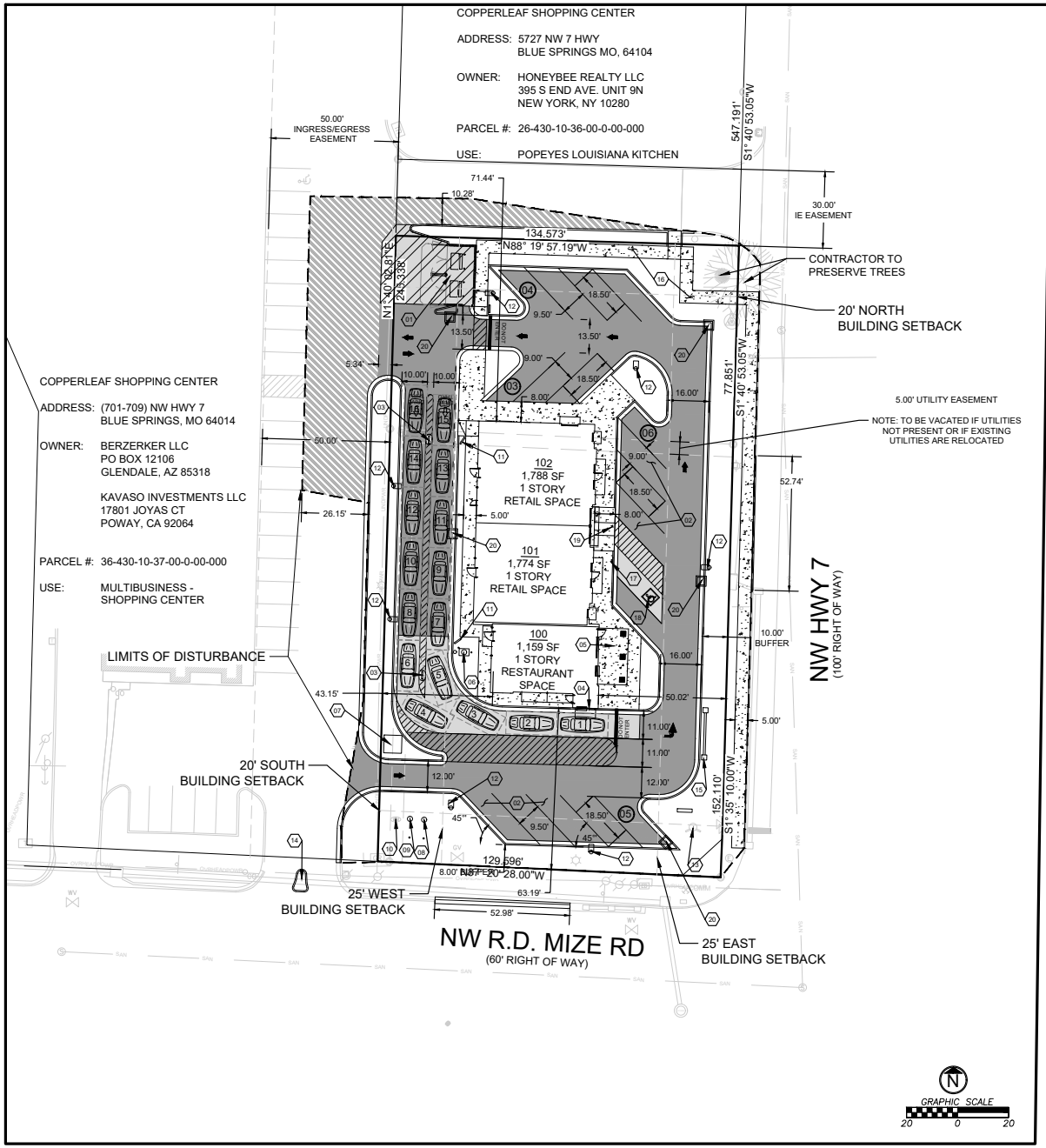
CIVIL IMPROVEMENTS

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO
64015

COLOR SITE PLAN

C1.0

SITE PLAN



SITE DATA TABLE

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BUILDING FLOOR AREA		4,721	
BUILDING CONSTRUCTION TYPE		V-B	
		EXISTING	PROPOSED
ZONING DISTRICT		GB	GB
LAND USE		PAD SITE	PAD SITE
		ALLOWED	PROPOSED
BUILDING HEIGHT		60'	24'
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OFF-STREET PARKING			
	STANDARD SPACES	16	18
	LOADING SPACES	0	0
	ADA SPACES	1	1
	GUESS SPACES	N/A	N/A

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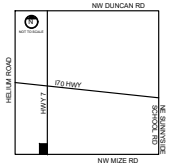
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SITE VICINITY MAP
S-T-R

CONSTRUCTION NOTES

01	TRASH ENCLOSURE
02	STANDARD PARKING MARKINGS
03	6" EXPOSED CONCRETE ISLAND WITH MENU BOARD.
04	DRIVE THRU WINDOW.
05	CANOPY.
06	50 GALLON GREASE INTERCEPTOR (GB-50).
07	TRANSFORMER PAD.
08	PROPOSED 1" DOMESTIC WATER SERVICE, TAP, METER AND CURB STOP
09	PROPOSED 1" DOMESTIC WATER SERVICE TAP, METER, AND CURB STOP
10	CONTRACTOR TO REUSE EXISTING $\frac{3}{4}$" SERVICE FOR IRRIGATION.
11	MENU BOARD
12	LIGHT POLE ASSEMBLY
13	EXISTING FIRE HYDRANT TO REMAIN
14	PORK CHOP ISLAND WITH ROLLED CURB
15	3' MASONRY WALL FOR SCREENING. MATERIALS TO MATCH BUILDING
16	SIDEWALK SECTION
17	ADA SIGN
18	ADA PAVEMENT MARKINGS
19	ADA RAMP
20	STORM INLET

LANDSCAPE TABLE BUFFER

SIDE	REQUIRED	PROVIDED	TOTAL AREA
HWY 7	15'	10'	1521.1 SF
R.D MIZE	15'	8	1036.8 SF

TOTAL SITE AREA	22,064 SF
10% EXCEPTION AREA	2,206.4 SF
TOTAL AREA PROVIDED	2,557.9 SF - MEETS EXCEPTION

STATE OF MISSOURI
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NUMBER PE-2017019021
PROFESSIONAL ENGINEER
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PE-2017019021 7/10/2024

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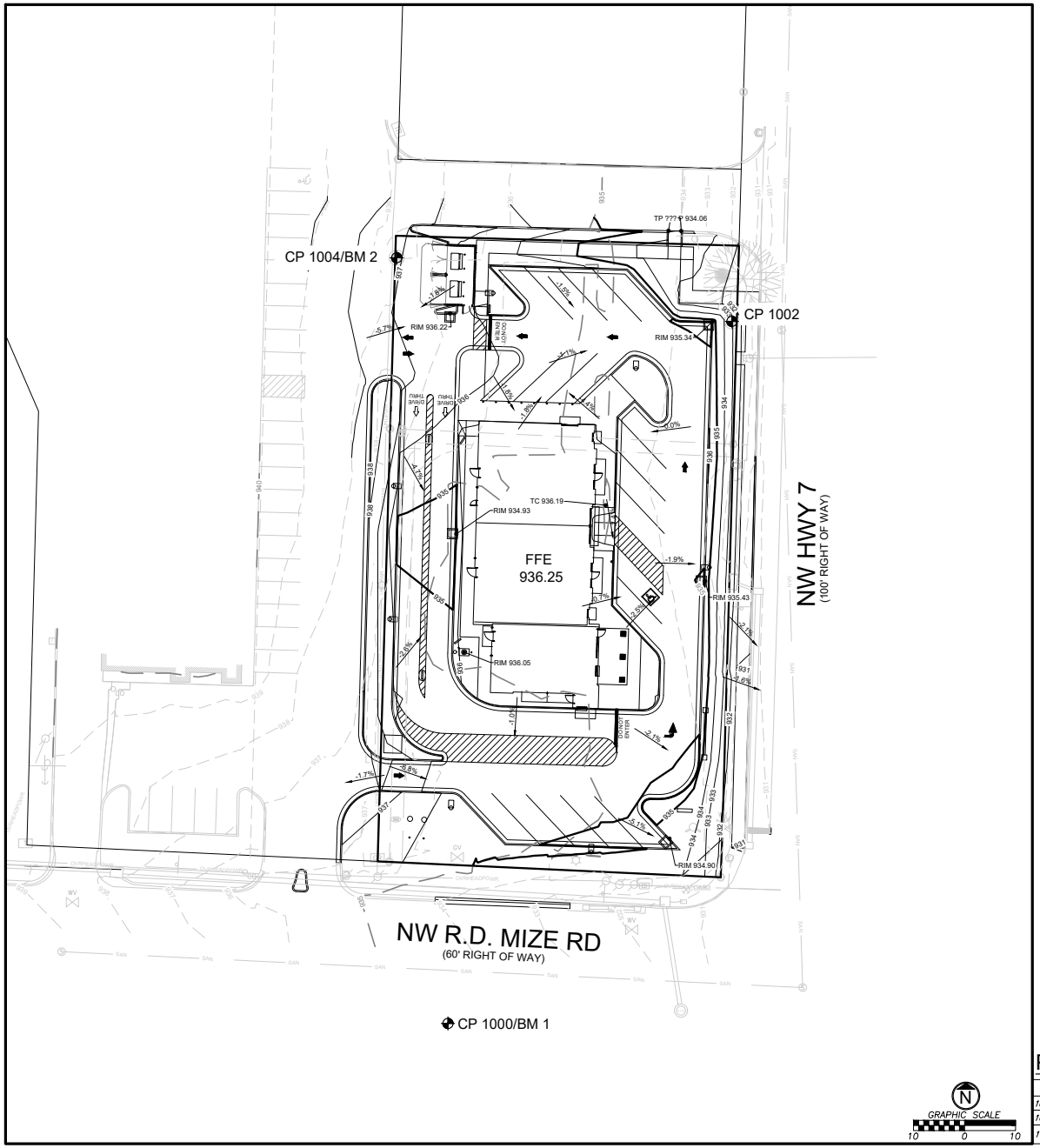
CIVIL IMPROVEMENTS

701 NW 7 HWY UNIT A
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SITE PLAN

C2.0

GRADING PLAN



GRADING NOTES

1. GRADING MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH MODOT TECHNICAL SPECIFICATIONS AND SECTION 2100 OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA CONSTRUCTION AND MATERIAL SPECIFICIATIONS . ANY REQUIREMENTS SET FORTH IN THE PLANS THAT ARE IN CONFLICT WITH MODOT STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD
2. FILL MATERIALS SHALL BE PLACED IN ACCORDANCE TO MODOT STANDARDS AND AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER
3. CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF MISSOURI.
4. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, TOPSOIL, AGGREGATE BASES, ETC WHEN GRADING THE SITE
5. ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE REQUIREMENTS OF MODOT AND JACKSON COUNTY STANDARDS
6. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1
7. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED, NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.
8. UNLESS OTHERWISE NOTED, ALL PAVEMENT GRADES SHALL BE ASSUMED 6" LOWER THAN TOP OF CURB ELEVATIONS.

GRADING LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED HIGH POINT/ RIDGE

TP XX	PROPOSED TOP OF PAVEMENT ELEVATION	EX XX	EXISTING ELEVATION
TS XX	PROPOSED TOP OF SIDEWALK ELEVATION	EX TP XX	EXISTING TOP OF PAVEMENT ELEVATION
TC XX	TOP OF CURB ELEVATION	EX TC XX	EXISTING TOP OF CURB ELEVATION

PROJECT BENCHMARKS AND CONTROL POINTS

SCI No.	Northing	Easting	Elev.	Description
1000/BM1	1040362.623	2853316.851	933.98	Chisel "U" W/ Marker "+" on Top Back of Curb (BM #1)
1002	1040637.819	2853428.191	933.76	Chisel "+" on Top of Sidewalk
1004/BM2	1040662.761	2853296.758	938.35	Chisel "L" W/ Marker "+" on Top Corner Back of Curb (BM #2)

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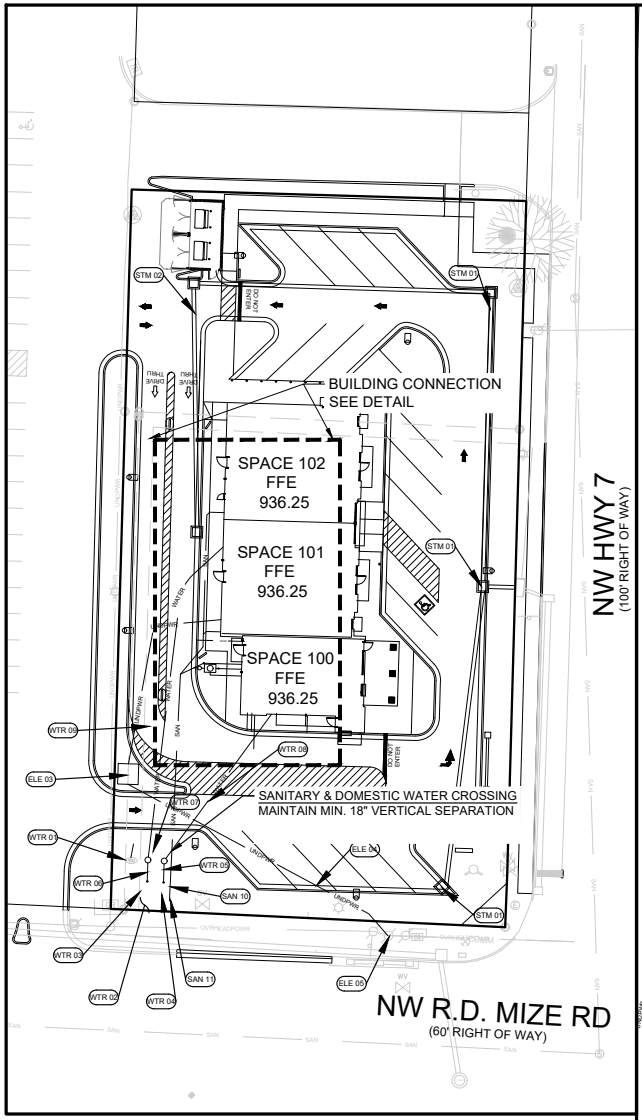
CIVIL IMPROVEMENTS

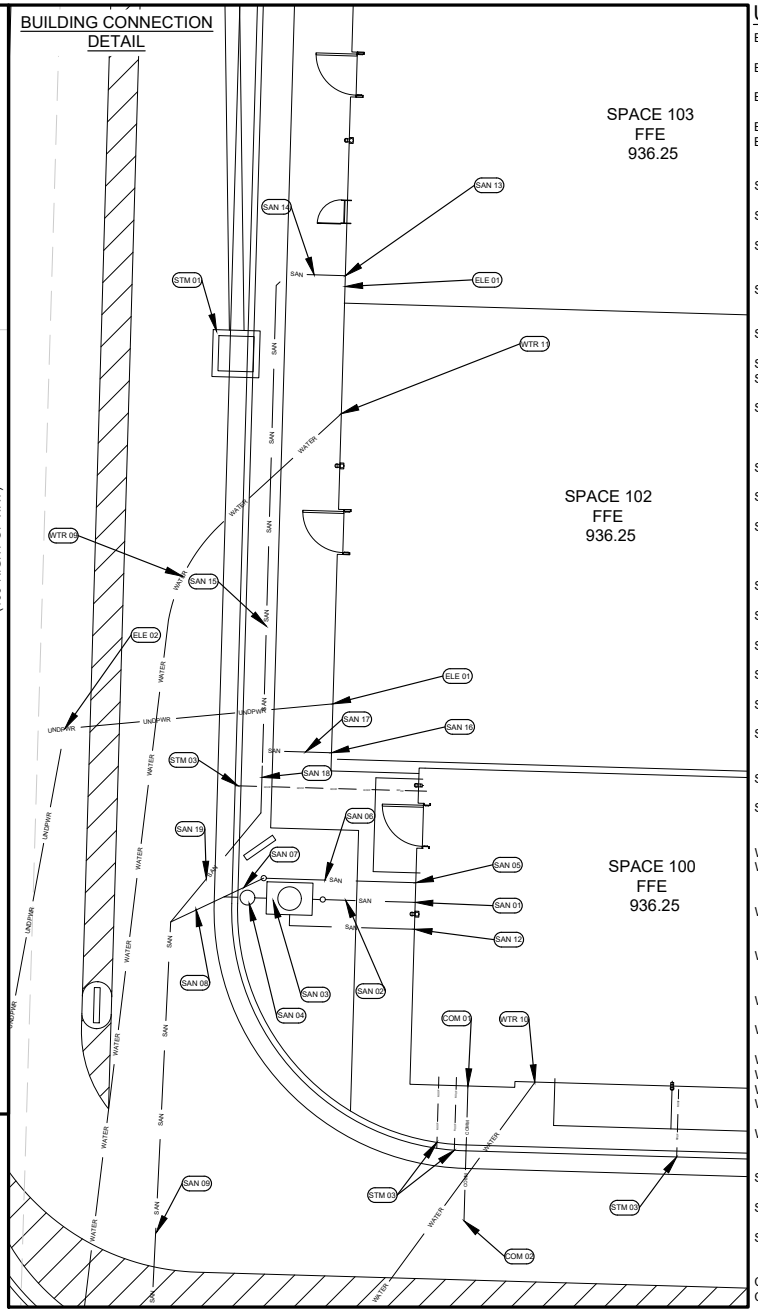
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GRADING PLAN

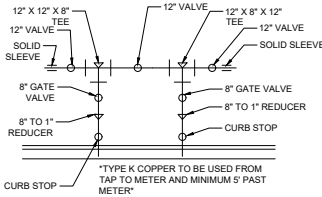
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UTILITY PLAN





WATER SERVICE CONNECTION DETAIL



NOTE: ALL UTILITIES ARE TO CONFORM WITH KCAPWA SPECIFICATIONS AND THE CITY OF BLUE SPRINGS SUPPLEMENT SPECIFICATIONS

UTILTY NOTES

ELE 01	CONNECTION TO BUILDING. MULTI TENANT CT CABINET TO BE USED. SEE ELECTRICAL PLANS FOR CONTINUATION
ELE 02	UNDERGROUND SECONDARY CONDUIT ROUTE. CONTRACTOR TO COORDINATE WITH EVERGY FOR EXACT DESIGN.
ELE 03	PROPOSED TRANSFORMER LOCATION. FULL DESIGN WITH PRIMARY CONNECTION TO BE COORDINATED WITH EVERGY
ELE 04	PROPOSED PRIMARY CONDUIT ROUTE.
ELE 05	PROPOSED ELECTRICAL CONNECTION LOCATION. COORDINATE WITH EVERGY FOR CONNECTION DETAIL AND EXACT ROUTE
SAN 01	GREASE WASTE CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. FL 933.00
SAN 02	8.75 LF OF 4" PVC SDR 26 AT 2.00% WITH WYE CLEANOUT TO GREASE INTERCEPTOR. FL 932.82
SAN 03	INSTALL SCHIER GB-50 GREASE INTERCEPTOR. FL IN 932.82 FL OUT 932.75
SAN 04	FROM GREASE INTERCEPTOR INSTALL 3.63 LF OF 4" PVC SDR AT 2.22% WITH SV-10 SAMPLE WELL BEFORE WYE CONNECTION WITH NON GREASE WASTE. FL 932.67
SAN 05	NON GREASE WASTE CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. FL 933.00
SAN 06	12.97 LF OF 4" PVC SDR 26 @ 2.00% WITH WYE BEND. FL 932.74
SAN 07	3.74 LF OF 4" PVC SDR 26 @ 2.00% WITH WYE CLEANOUT BEFORE CONNECTION TO GREASE WASTE. FL 932.67
SAN 08	FROM GREASE/NON GREASE WASTE CONNECTION INSTALL 4.17 LF OF 4" PVC SDR 26 @2.00% BEFORE VERTICAL DROP (APPROXIMATELY .86 LF @100%) TO WYE CONNECTION TO SPACE 101 AND SPACE 102 SANITARY LINE. FL 931.69
SAN 09	77.41 LF OF 6" PVC SDR 26 @ 2.00% TO WYE CONNECTION TO VERTICAL DROP. FL 930.14
SAN 10	VERTICAL DROP: APPROXIMATELY .93 LF OF 6" PVC SDR 26 TO EXISTING SANITARY SERVICE STUD. APPROXIMATE END SAN SERVICE FL 929.21
SAN 11	APPROXIMATE LOCATION OF SANITARY SERVICE STUD FROM PREVIOUS USE. CONTRACTOR TO COORDINATE WITH CITY OF BLUE SPRINGS FOR EXISTING SANITARY SEWER TAP LOCATION. NOTIFY ENGINEER OF ELEVATION FINDINGS
SAN 12	UNDERGROUND SANITARY VENT TO ROOF. SEE ARCHITECTURAL PLANS FOR DETAIL
SAN 13	NON GREASE WASTE CONNECTION TO SPACE 102. SEE PLUMBING PLANS FOR CONTINUATION. FL 933.00
SAN 14	5.87 LF OF 4" PVC SDR 26 @ 2.00% WITH CLEANOUT AND WYE BEND. FL 932.04
SAN 15	40.64 LF OF 4" PVC SDR 26 @ 2.00% WITH WYE CONNECTION TO SPACE 101 NON GREASE WASTE. FL 932.04
SAN 16	NON GREASE WASTE CONNECTION TO SPACE 102. SEE PLUMBING PLANS FOR CONTINUATION. FL 932.19
SAN 17	5.02 LF OF 4" PVC SDR 26 @ 2.00% WITH VERTICAL DROP (APPROXIMATELY .84 LF @100%). INSTALL CLEANOUT BEFORE WYE CONNECTION TO BUILDING 102 NON GREASE WASTE. FL 932.04
SAN 18	FROM WYE CONNECTION INSTALL 5.04 LF OF 6" PVC SDR 26 @ 2.00% WITH WYE BEND. FL 931.94
SAN 19	12.07 LF OF 6" PVC SDR 26 @ 2.00% WITH CLEANOUT AND WYE CONNECTION TO BUILDING 1 GREASE/NON-GREASE WASTE. FL 931.69
WTR 01	EXISTING WATER METER TO BE USED.
WTR 02	CONTRACTOR TO COORDINATE WITH CITY OF BLUE SPRINGS FOR EXACT WATER MAIN LOCATION. APPROXIMATE LOCATION SHOWN, ALONG NW R.D. MAIZE RD.
WTR 03	APPROXIMATE LOCATION FOR 1" DOMESTIC SERVICE TAP. CONTRACTOR TO COORDINATE TAP WITH CITY OF BLUE SPRINGS WATER UTILITY. SEE WATER SERVICE CONNECTION DETAIL (THIS SHEET)
WTR 04	APPROXIMATE LOCATION FOR 1" IRRIGATION LINE TAP. CONTRACTOR TO COORDINATE TAP WITH CITY OF BLUE SPRINGS WATER UTILITY. SEE WATER TAP DETAIL (THIS SHEET)
WTR 05	PROPOSED LOCATION FOR CURB STOP AND WATER METER FOR DOMESTIC WATER SERVICE LINE
WTR 06	PROPOSED LOCATION FOR CURB STOP AND WATER METER FOR IRRIGATION WATER SERVICE LINE
WTR 07	CONNECTION TO IRRIGATION SYSTEM. SYSTEM TO BE DESIGN BUILT
WTR 08	DOMESTIC 1" PEX SERVICE LINE TO BUILDING (SPACE 100)
WTR 09	DOMESTIC 1" PEX SERVICE LINE TO BUILDING (SPACE 101 AND 102)
WTR 10	1" PEX DOMESTIC CONNECTION TO BUILDING (SPACE 100). SEE PLUMBING PLANS FOR BFP LOCATION AND CONTINUATION
WTR 11	1" PEX DOMESTIC CONNECTON TO BUILDING (SPACE 101 AND 102) SEE PLUMBING PLANS FOR CONTINUATION AND BFP LOCATION.
STM 01	CURB INLET. SEE PLAN AND PROFILE (C7.0) AND CIVIL DETAIL (C10.1, DETAIL 012)
STM 02	GRATE INLET. SEE PLAN AND PROFILE (C7.0) AND CIVIL DETAIL (C10.1, DETAIL 013)
STM 03	2" ROOF DRAIN TO BE TRENCHED TO FACE OF CURB. SEE ARCHITECTURAL PLANS FOR ROOF CONNECTION DETAIL
COM 01	CONNECTION TO BUILDING
COM 02	CONTRACTOR TO COORDINATE WITH CHOSEN PROVIDER FOR ROUTE AND CONNECTION DETAIL

STATE OF MISSOURI
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NUMBER PE-2017019021
PROFESSIONAL ENGINEER

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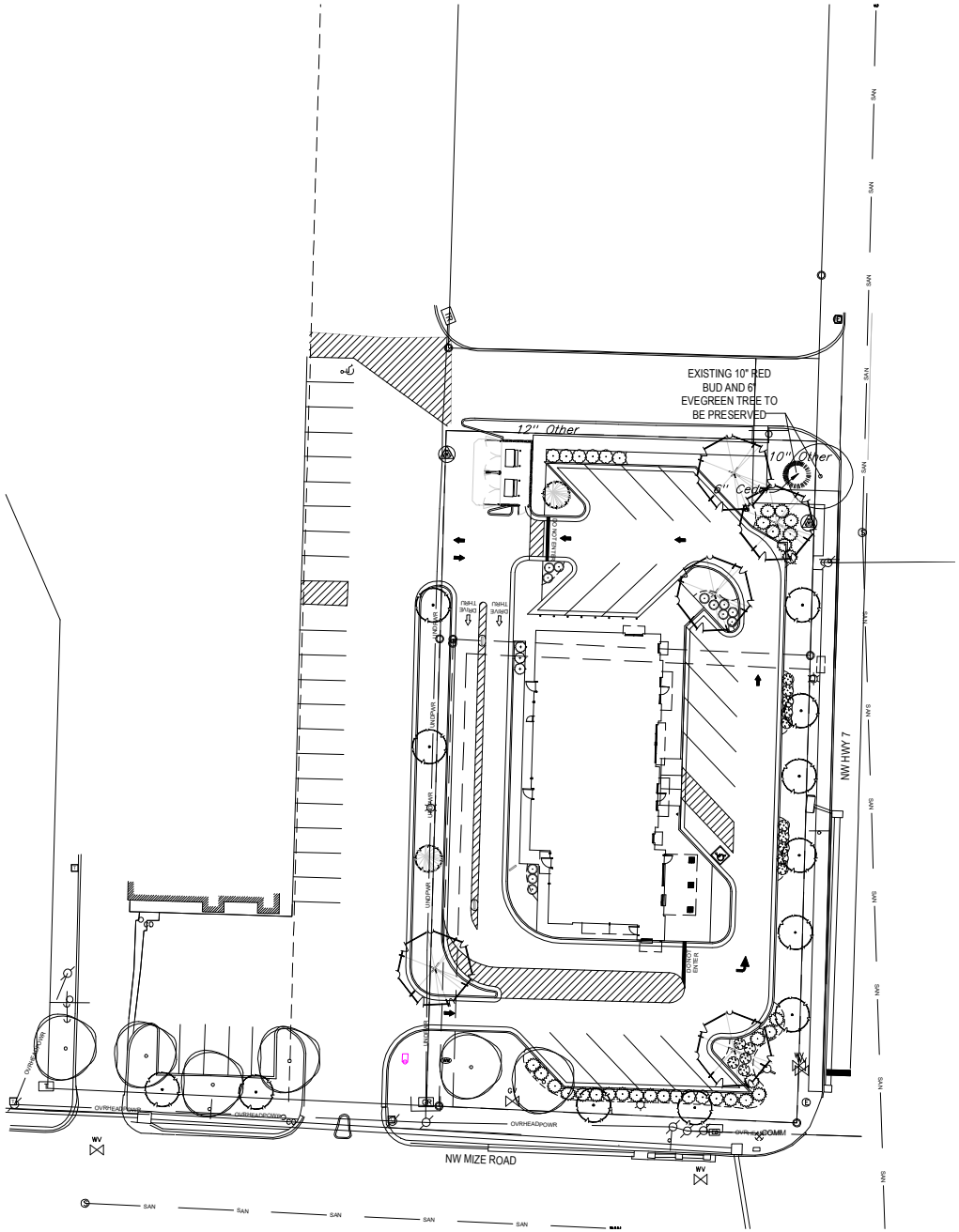
DUTCH BROS COFFEE & RETAIL BLUE SPRINGS
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CIVIL IMPROVEMENTS

701 NW 7 HWY UNIT A
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UTILITY PLAN

C4.0



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

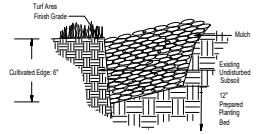
Parcel Zoning: Commercial

Landscape Calculations Chart

Location/ Tract	Buffer Detail: Length (minus intersecting ROW's)	Buffer Type	Buffer Width Provided	Calcs. pu Required	Ext. Plant Units	Proposed Plant Units: Shade Trees 8 pu)	Ornamental Trees (5 pu)	Evergreen Trees (5 pu)	Upright Evergreens (3 pu)	Shrub/ Perennials (1 pu)	Subtotals: Minimum Provided	Requirements Met
Adj. to Mo HWY 7 (East)	247	'A' / 7' Min.	10'	112	30	24	30	0	30	0	114	YES
Adj. Mize Road (South)	247	'A' / 7' Min.	8'	112	0	48	20	0	51	0	113	YES
Site SF				Open Space Landscaping - 1 unit per 500 SF (7860/500 = 16)								
Open Space Landscaping	7,860			16	0	8	0	10	0	0	18	YES
Total Stalls	Units Req.			Parking Lot Landscaping - 2 unit per uncovered stall								YES
Park Lot	25	2		50	0	0	10	0	0	40	50	YES
TOTALS				290	30	80	60	10	81	40	295	YES

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES = 8 Plant Units each							
	5	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	6	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
EVERGREEN TREES = 5 Plant Units each							
	2	Juniper chinensis	Eastern Red Cedar		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES = 5 Plant Units each							
	12	Cercis canadensis	Eastern Redbud		6' Ht.		
DECIDUOUS SHRUBS/GRASSES = 1 Plant Units each							
	0	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	12	Euonymus fortunei 'Emerald Gaity'	Emerald Gaity Euonymus	3 gal.			Plant @ 3' O.C.
	15	Berberis thunbergi atropurpurea	Red Leaf Barberry	3 gal.			Plant @ 4' O.C.
	10	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 gal.			Plant @ 5' O.C.
	0	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1 gal.			Plant @ 18" O.C.
EVERGREEN SHRUBS = 1 Plant Units each							
	3	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
TALL EVERGREEN SHRUBS = 3 Plant Units each							
	26	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.



2 CULTIVATED EDGE DETAIL
SCALE: NTS

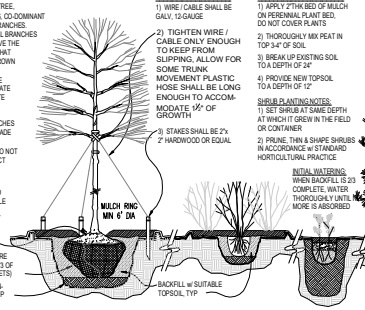
TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV, 12-GAUGE
2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOM-MODATE 1½" OF GROWTH
3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL.
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS
SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON A. MEIER
NUMBER A-2009014781
LANDSCAPE ARCHITECT

CLIENT
Dutch Bros.

PROJECT
Dutch Bros.
701 NW 7 HWY Unit A,
Blue Springs, MO 64015

SCALE: 1"=20' NORTH
0 20 40 60

Date: 4.19.2024
Project #: 1134
Landscape Plan

L1

KEYED NOTES

1. LOCATION OF UTILITY METER DISCONNET SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
4. PARKING LOT FIXTURES TO DIM TO 40% WHILE NOT OCCUPIED AND SET TO FULL BRIGHTNESS WHILE IN USE.
5. LOCATION OF CABLE INTERNET DEMARC
6. PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE . COORDINATE W/ SIGN MANUFACTURER.

SITE NOTES

WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

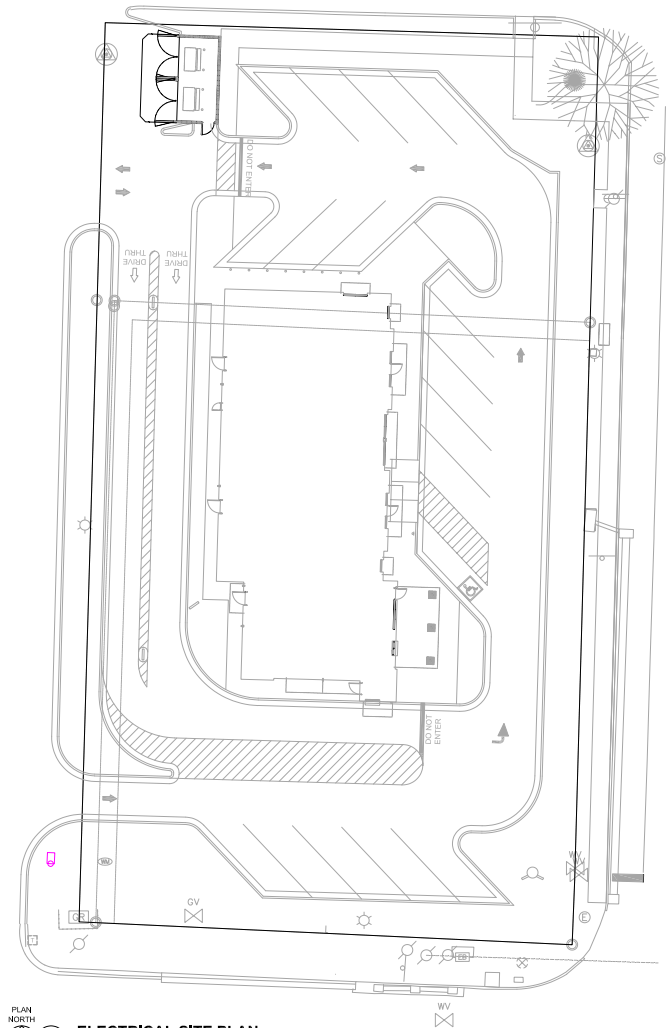
COORDINATE ELECTRICAL WORK WITH LANDSCAPING INSTALLER.

MIN. DUTCH BROS REQUIREMENTS:
- 5FTC AT BUILDING
- 2FTC AT SITE/PARKING
- 5FTC AT TRASH ENCLOSURE

SEE S1.3 FOR POLE BASE DETAIL

GENERAL NOTES

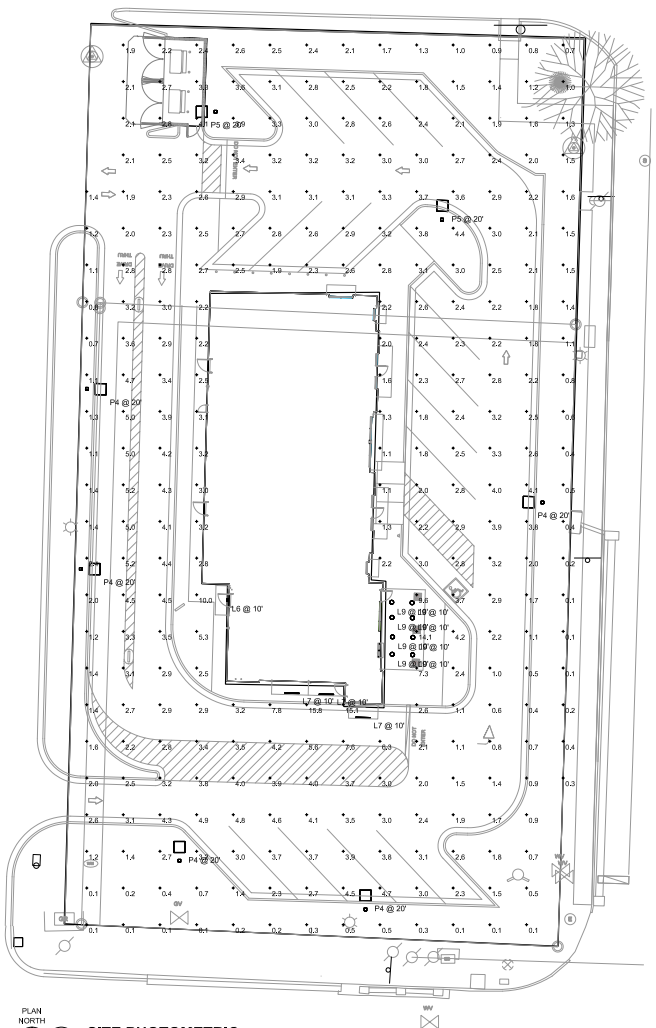
1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER, AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. INCOMING POWER AND TELEPHONE SERVICES IS EXISTING TO REMAIN. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.



PLAN NORTH

1 **ELECTRICAL SITE PLAN**
1/16" = 1'-0"

0 8' 16' 32'



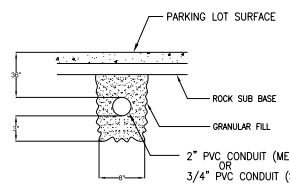
PLAN NORTH

2 **SITE PHOTOMETRIC**
1/16" = 1'-0"

0 8' 16' 32'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.6 fc	15.8 fc	0.1 fc	158.0:1	26.0:1

Label	Qty	Manufacturer	Catalog Number	Description	Lamp Lumens	LLF
L6	1	RAB LIGHTING INC.	WPLED26/WPLED36/D10 (WALLPACK) + ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME,	3474	30
L7	3	Sellt	DRDSS-4R-10930	CROWN-4-3K27TV-SSL BA110	4200	40
L9	8	DMF LIGHTING	DRDSS-4R-10930	DRDSS-4R-10930	1015	11.8
P4	5	NLS Lighting	NV-I-T4-HSS-1-40K-DIM-HSS	T4 OPTICS WITH BLACK HSS	9674	156
P5	2	NLS Lighting, LLC	NV-I-T5-HSS-1-40K	T5 silicone optics	19335	156



3 **TRENCHING DETAIL**
N.T.S.

ARCHITECT:
CORALIC, LLC
9700 MACKENZIE ROAD, SUITE 222
ST. LOUIS, MO 63123
PHONE: 314.578.4953
CONTACT: EDIN CORALIC
EMAIL: edin@coralicarchitecture.com

STRUCTURAL ENGINEER:
KREHER ENGINEERING, INC.
208 N. MAIN STREET
COLUMBIA, IL 62236
PHONE: 618.281.8505
CONTACT: JIM KREHER
EMAIL: jkreher@krehereengineering.com

MEP ENGINEER:
CASE ENGINEERING
796 MERUS COURT
FENTON, MO 63026
PHONE: 636.349.1600
CONTACT: DARRELL R. CASE
EMAIL: dcase@caseengineeringinc.com

CIVIL ENGINEER:
AUBREY ENTERPRISES, LLC.
5912 MAPLE STREET
MISSION, KS 66202
PHONE: 913.488.5584
CONTACT: JAY O'DELL
EMAIL: jay.odell@aubreyenterprises.com

CLIENT:
KAVASO INVESTMENTS, LLC.
17801 JOYAS COURT
POWAY, CA 92064
PHONE: 619.962.1747
CONTACT: VADIM AGAMIRZOYAN
EMAIL: e.komesore@gmail.com

SEAL:

PROJECT:
BLUE SPRINGS, MO

703 NW MISSOURI HIGHWAY 7
BLUE SPRINGS, MO 64015

NO: ISSUANCE/DATE:

DRAWING TITLE:
ELECTRICAL
SITE & PHOTOMETRIC
PLAN

DOB INFORMATION:

Date:	04-xx-2024
Project No:	23060.00
Drawn by:	
Checked by:	
Dwg. No.	E0.01
Drawing:	of

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	gdp-06-24-9177; pf-06-24-9178; PP-06-24-9179; SPDR-06-24-9180
PC MEETING:	7/22/2024
CC MEETING:	8/5/2024
BOA MEETING:	N/A
NEWSPAPER:	6/22/2024
NOTICE LETTERS:	6/21/2024
PLANNER:	SHANTELE FRIE

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

Dutch Bros Coffee Blue Springs

Project Name

701 NW 7 Hwy, Unit A, Blue Springs, MO, 64015 — ALL OF LOT 1A COFFEEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI

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	Unimproved Commercial	GB	General Commercial	.76	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Jay O'Dell	Aubry Enterprises	913-349-8349	jayodell@aubryenterprises.com

Address	City	State	Zip Code
5912 Maple St.	Mission	KS	66202

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 Vadim Agamirzoyan — **Applicant Signature** — 6/4/24 — **Date**

Kavaso Investments (Vadim Agarmirzoyan)

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code
17801 Joyas Ct.	Poway	CA	92064

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 Vadim Agamirzoyan — **Property Owner Signature** — 6/4/24 — **Date**

Received
06/06/2024 9:33:07 AM

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

PROJECT DESCRIPTION:

A 4 tenant 4,721 sq ft. building to be built on a .76 acre undeveloped lot located in a General Business Zone. The existing access drives to NW Hwy 7 and NW R.D. Mize Rd are to be closed with proposed access drives connecting to the adjacent access roads .

Proposed improvements include 18 parking spots (1 ADA accessible), a drive thru, and a 5' sidewalk (running parallel to NW Hwy 7). Landscaping is to preserve several existing trees while proposing various trees and shrubs to be planted throughout the available green space.

Proposed storm water drainage to NW Hwy 7 and NW Mize R.D. to decrease with a private storm system connecting to public storm system.

Received
06/06/2024 9:33:10 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jay O'Dell	Aubry Enterprises		
Address	**City**	**State**	**Zip**
5912 Maple St.	Overland Park	KS	66202
Email	**Phone**	**Fax**	
jay.odell@aubryenterprises.com	913-349-8349		

DEVELOPER

Name	Company Name		
Vadim Agarmirzoyan	Kavaso Investments		
Address	**City**	**State**	**Zip**
6977 Navajo Rd. #221	San Diego	CA	92119
Email	**Phone**	**Fax**	
lamesare@gmail.com	619-962-1747		

ENGINEER

Name	Company Name		
Jay O'Dell	Aubry Enterprises		
Address	**City**	**State**	**Zip**
5912 Maple St.	Mission	KS	66202
Email	**Phone**	**Fax**	
jay.odell@aubryenterprises.com	913-349-8349		

ARCHITECT

Name	Company Name		
Edin Coralic	Coralic Architecture		
Address	**City**	**State**	**Zip**
9700 Mackenzie Rd, STE 222	St. Louis	MO	63123
Email	**Phone**	**Fax**	
edin@coralicarchitecture.com			

SURVEYOR

Name	Company Name		
Joseph Strick	Strick & Company		
Address	**City**	**State**	**Zip**
806 S. Creekside Dr.	Gardner	KS	66030
Email	**Phone**	**Fax**	
jstrick@strick-kc.com	913-856-0164		

LANDSCAPE ARCHITECT

Name	Company Name		
Jason Meier	Meier Landscape Architecture		
Address	**City**	**State**	**Zip**
15245 Metcalf Ave.	Overland Park	KS	66223
Email	**Phone**	**Fax**	
jasonmeierconsulting@gmail.com	913-787-2817		

ATTORNEY

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

OTHER CONTACT

Name	Company Name		
Leland Hicks	Bear Global Construction		
Address	**City**	**State**	**Zip**
6600 College Blvd, Suite 320	Overland Park	KS	66211
Email	**Phone**	**Fax**	
l.hicks@bearglobalinc.com	913-238-0081		

Received
06/06/2024 9:33:10 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: IOTGljLkPvaONhlyROWC
Dutch Bros

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #2450240

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:

Jul. 6, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $206.98

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

PUBLIC NOTICE
General Development Plan I GDP-06-24-9177
"Dutch Bros Coffee/Retail"
701 NW 7 HWY, Unit A
Parcel # 36-430-10-26-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, July 22 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, Jay O'Dell, Aubry Enterprises, on behalf of the property owner, Kavaso Investments, for approval of a General Development Plan (GDP-06-24-9177) to develop a three tenant space building of a total of 4,721 square feet to be built on 0.76 acres located at 701 NW 7 HWY, Unit A. 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 OF LOT 1A COFFEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI.

ALL THAT PART OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT AND LOT 122, MELODY ACRES, BOTH BEING RECORDED SUBDIVISIONS LYING WITHIN THE CIYT OF BLOUE SPRINGS JACKSON COUNTY, MISSOURI, BEING FURTHER DESCRIBED BY JOSEPH B. STRICT, MISSOURI PLS 200105274 OF STRICK & CO., INC. AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT, THENCE SOUTH 01°40'53" WEST, ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE WESTERLY RIGHT OF WAY OF MISSOURI HIGHWAY 7 AS NOW EXISTS, A DISTANCE OF 547.19 FEET TO THE INTERSECTION OF SAID EAST LINE WITH SOUTHERLY LINE OF AN EXISTING THIRTY FOOT WIDE PLATTED ACCESS EASEMENT AS DEDICATED ON THE FINAL PLOT OF COPPERLEAF SHOPPING CENTER REPLAT AND POINT OF BEGINNING, THENCE SOUTH 01°40'53" WEST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 AND SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 247.67 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF NW RD MIZE ROAD, AS NOW EXISTS; THENCE NORTH 87°20'22" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 134.53' TO THE INTERSECTION OF REPLAT; THENCE NORTH 01°40'04" WEST, ALONG THE EASTERLY LINE OF SAID PLATTED ACCESS EASEMENT, A DISTANCE OF 254.34 FEET (MEASURED, 254.78' PLATTED) TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED EXISTING THIRTY FOOD WIDE PLATTED ACCESS EASEMENT; THENCE SOUTH 88°19'56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 134.57 FEET (MEASURED, 134.67' PLATTED), TO THE POINT OF BEGINNING AND CONTAINING 33,165.43 SQUARE FEET, MORE OR LESS

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-06-24-9177 on Monday, August 05, 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.

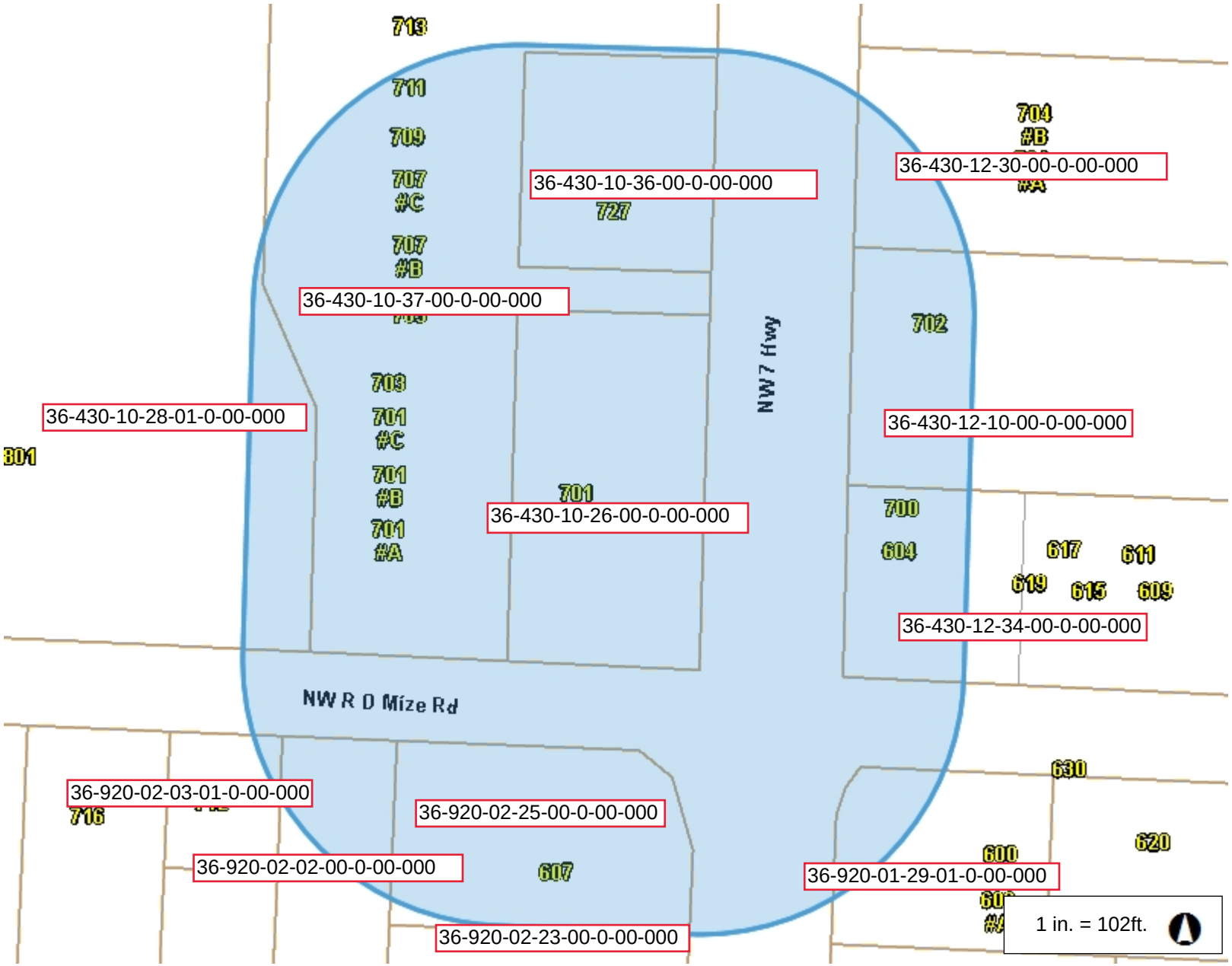
CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jul 6, 2024

2450240

Blue Springs, MO





Legend

- City Limits
- City Parcels
- County Parcels

Notes

Dutch Bros Coffee
GDP-06-24-9177; PF-06-24-9178;
PP-06-24-9179; SPDR-06-24-9180

204.5 0 102.23 204.5 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

FirstName	Address1	Address2	City	State	Zip
HIGHWAY 7 RETAIL LLC	4400 COLLEGE BLVD	STE 170	OVERLAND PARK	KS	66211
BERZERKER LLC | KAVASO INVESTMENTS LLC	PO BOX 12106		GLENDALE	AZ	85318
BANK JACOMO	909 S 7 HWY		BLUE SPRINGS	MO	64014
LEGACY MIDWEST INVESTMENTS LLC	700 N 7 HWY		BLUE SPRINGS	MO	64014
BERZERKER LLC | KAVASO INVESTMENTS LLC	17801 JOYAS CT		POWAY	CA	92064
HAUSER JOHN S	1605 SW CROSS CREEK PL		BLUE SPRINGS	MO	64015
CATHOLIC DIOCESE OF KC & ST	PO BOX 419037		KANSAS CITY	MO	64141
ROTTINGHAUS REAL ESTATE LLC	PO BOX 356		ONALASKA	WI	54650
LENHART FRAUENBERG LLP	1209 HILL RD	N #124	PICKERINGTON	OH	43147
HONEYBEE REALTY LLC	395 S END AVE	UNIT 9N	NEW YORK	NY	10280
MIZE PROPERTIES LLC	708 NW R D MIZE RD		BLUE SPRINGS	MO	64015
NORTH WEST 7 LLC	109 HALF LAKE RD		WARRENSBURG	MO	64093

Blue Springs, Missouri
Community Development

July 6, 2024

Ref: Public Hearing: General Development Plan | GDP-06-24-9177
Dutch Bros Coffee
701 NW 7 Hwy Unit A
Parcel # 36-430-10-26-00-0-00-000

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, Jay O'Dell, Aubry Enterprises, on behalf of the property owner, Vadim Agarmirzoyan, Kavaso Investments, for approval of a General Development Plan (GDP-06-24-9177) to construct a 3 tenant building totaling 4,721 square feet at 701 NW 7 Hwy, Unit A.

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, July 22, 2024 @ 6:30 p.m.
&
City Council – Monday, August 5, 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

Traci Breshears
Administrative Assistant