PLANNING COMMISSION MEETING
AGENDA

Monday, July 8, 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** June 10, 2024

2 PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-06-24-9188 / "Inoperable Vehicles"
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 22, 2024
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / REZONING / RZ-05-24-9161 / "Blue Springs Business and Technology Park" / 2305 NE Jefferson Rd
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 22, 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-05-24-9162 / "Blue Springs Business and Technology Park" / 2305 NE Jefferson Rd
Exhibits:
1. Staff Report with attachments

2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 22, 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)

5 **PRELIMINARY PLAT / PP-05-24-9163 /** "Blue Springs Business and Technology Park" / 2305 NE Jefferson Rd

6 **FINAL PLAT / PF-05-24-9164 /** "Hoot Owl Acres" / East of SE Adams Dairy Parkway and north of SE Major Rd

7 **PLANNED DEVELOPMENT FINAL PLAN / PDF-06-24-9186 /** "Hoot Owl Acres" / East of SE Adams Dairy Parkway and north of SE Major Rd

8 **OTHER BUSINESS:** The next scheduled meeting is **Monday, July 22, 2024.**
Community Development Monthly Report May 2024
Community Development Monthly Report June 2024

9 **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
July 3, 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, June 10, 2024

Media Link: June 10, 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, June 10, 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
Brian Ingersoll
Travis Graham
Byron Craddolph

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

Jennifer Ritschel-Smith
Tom Rohr
Chad Sanderson

CALL TO ORDER

Chris Henning, 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 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 May 28, 2024, were approved.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-04-24-9115 / "Scenic Valley RV Resort" / 29607 R D Mize Rd. & **AGENDA ITEM 4 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-04-24-9116 /** "Scenic Valley RV Resort" / 29607 R D Mize Rd. & **AGENDA ITEM 6 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-24-9117 /** "Scenic Valley RV Resort" / 29607 R D Mize Rd. & **AGENDA ITEM 9 / PRELIMINARY PLAT / PP-04-24-9118 /** "Scenic Valley RV Resort" / 29607 R D Mize Rd.	Mike Mallon, Senior City Director, presented the request for Rezoning, General Development, Conditional Use Permit and Preliminary Plat for Scenic Valley RV Resort to Planning Commission.
QUESTIONS	Commissioner Craddolph asked if there were any letters of opposition. Mr. Mallon replied that the three that staff received were added to the packet that morning.
APPLICANT	Chad Risinger, Grain Valley, MO gave a presentation of his plans for the parcel.
IN FAVOR	None.
IN OPPOSITION	David Williams, 2512 NE Crestview St, Grain Valley, MO 64029 James Brown, 2513 NE Amanda Ln, Blue Springs, MO 64029

Dave Schwirtz, 2512 NE Amanda Ln, Blue Springs, MO 64029
Kris McGinley, 2500 NE Wheatley, Blue Springs, MO 64029
Thomas Lewis, Sallee Development and ADV HOA President
Cathy Robinson, 2501 NE Wheatley Dr, Blue Springs, MO
Opposed due to loss of property value, effects on nature, placement next to neighborhood and golf course, traffic and noise.

Mr. Risinger spoke to the reasons of opposition.

DISCUSSION

Commissioner Craddolph wanted to know if this was his first RV Park development, if someone could get more than 12 extensions and who would have access to the community center and how much it would cost to use.

Mr. Risinger stated that it was his first RV Park and that there would be no extension over the 12. He also stated that the community center would not cost except for the laundry machines and vending machines.

Commissioner Stokenbury asked the applicant if they would put out directing signs and if so, where.

Chairperson Henning asked if and how the city would be able to govern if the RV Park goes downhill. Mr. Mallon stated that through the UDC Codes and the conditions within the Conditional Use Permit, it should help to keep it maintained. Mr. Mallon pointed out that one of the conditions was that the Conditional Use Permit is only good for 5 years, so the city can use this as a test period and with the next Conditional Use Permit, city and staff could determine if they wanted to extend that time or not.

Commissioner Craddolph asked about a traffic study

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 7:34 pm

MOTION / REZONING / RZ-04-24-9115 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve the Rezoning / RZ-04-24-9115 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—No	Chris Henning—Aye
Richard How—No	Brian Ingersoll—Aye

RECOMMEND APPROVAL w/ 2 Staff Conditions
(4-Aye, 2-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.
2. The decision on the rezoning application shall be rescinded if the associated Conditional Use Permit (CUP-04-24-9117) is not approved.

MOTION / GENERAL DEVELOPMENT PLAN / GDP-04-24-9116 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve General Development Plan / GDP-04-24-9116 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury—Aye	Travis Graham—Aye
Byron Craddolph—No	Chris Henning—Aye
Richard How—No	Brian Ingersoll—Aye

RECOMMEND APPROVAL w/ 1 Staff Condition (4-Aye, 2-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.

MOTION / CONDITIONAL USE PERMIT / CUP-04-24-9117 / "Scenic Valley RV Resort" / 29607 R D Mize Rd.

Commissioner Graham motioned to approve Conditional Use Permit / CUP-04-24-9117 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Susan Stokenbury – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye

Richard How—Aye	Travis Graham-Aye

RECOMMEND APPROVAL w/6 staff conditions
(4-Aye, 2-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.
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.

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

Commissioner Graham motioned to approve Preliminary Plat / PP-04-24-9118 / Scenic Valley RV Resort / 29607 R D Mize Rd

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-No	Brian Ingersoll – Aye
Richard How—No	Susan Stokenbury-Aye

APPROVED w/ 6 staff conditions
(4-Aye, 2-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.

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.

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

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AGENDA ITEM 6 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-04-24-9136 / "Southgate Villas" / 700 SW Southgate Dr

&

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

Chairperson Henning opened the Public Hearing at 7:38pm.
Mike Mallon presented the request for Rezoning, Planned Development Concept Plan, and Preliminary to the Planning Commission.

QUESTIONS

None.

APPLICANT

Harvey Sommers, Grain Valley, MO, spoke to the Commission about his project.

IN FAVOR	None.
IN OPPOSITION	Ronald Paul, 4412 SW 8th St Terr, Blue Springs, MO Mike Pappas, 808 SW Brentwood St, Blue Springs, MO Opposed due to disturbance of nature, and possible flooding due to eliminating the creek on the parcel.
DISCUSSION	Mr. Mallon stated that the developer is placing a storm sewer/detention pond which will contain the storm water runoff and that they will have a significant tree buffer. Mr. Sommers stated he wants to leave as many trees as possible.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 8:00pm.
MOTION / REZONING / RZ-04-24-9135 / "Southgate Villas" / 700 Southgate Dr.	Commissioner How motioned to approve Rezoning / RZ-04-24-9161 / Southgate Villas / 700 Southgate Dr.
SECOND	Commissioner Graham seconded the motion.
VOTE	Travis Graham – Aye Byron Craddolph-Aye Richard How-Aye Chris Henning – Aye Brian Ingersoll – Aye Susan Stokenbury-Aye **RECOMMEND APPROVAL** **(6-Aye, 0-No)**
MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-04-24-9136 / "Southgate Villas" / 700 SW Southgate Dr.	Commissioner How motioned to approve the Planned Development Concept Plan / PDC-04-24-9136 / Southgate Villas / 700 SW Southgate Dr
SECOND	Commissioner Stokenbury seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How-Aye	Susan Stokenbury-Aye

RECOMMEND APPROVAL w/1 staff condition
(6-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 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.

MOTION / PRELIMINARY PLAT / PP-04-24-9137 / "Southgate Villas" / 700 SW Southgate Dr.

Commissioner Graham motioned to approve Preliminary Plat / PP-04-24-9137 / Southgate Villas / 700 SW Southgate Dr.

SECOND

Commissioner Ingersoll seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How-Aye	Susan Stokenbury-Aye

APPROVED w/6 staff conditions
(6-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.
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.

AGENDA ITEM 7 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-24-9126 / "Life Unlimited" / 3500 NW South Outer Rd	Chairperson Henning opened the Public Hearing at 8:03pm. Mike Mallon presented the Conditional Use Permit to the Planning Commission.
QUESTIONS	None.
APPLICANT	Kathleen Warman
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	None.
MOTION / CONDITIONAL USE PERMIT / CUP-04-24-9126 / "Life Unlimited" / 3500 NW South Outer Rd.	Commissioner Stokenbury motioned to approve Conditional Use Permit / CUP-04-24-9126 / Life Unlimited / 3500 NW South Outer Rd
SECOND	Commissioner Ingersoll seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – Aye
Byron Craddolph-Aye	Brian Ingersoll – Aye
Richard How-Aye	Susan Stokenbury-Aye

RECOMMEND APPROVAL w/3 staff conditions (6-Aye, 0-No)

STAFF 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.

AGENDA ITEM 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.

Chairperson Henning opened the Public Hearing at 8:11pm. Mike Mallon presented the PUD Concept Plan and Preliminary Plat to the Planning Commission.

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AGENDA ITEM 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.

QUESTIONS

None

APPLICANT

	Sally Moore, 14303 Whippoorwill Ln, Lees Summit gave her presentation on the project.
IN FAVOR	None.
IN OPPOSITION	John Easley, 9304 SW Orca Ct, Blue Springs, MO Eric Rhodes, 26003 Mason School Rd, Blue Springs, MO Opposed due to disturbance of nature, sizes of houses and lots, connecting to Estates at Chapman Farms trails.
DISCUSSION	Mr. Mallon spoke to the trail connections within neighborhoods. The applicant spoke Commissioner Craddolph asked about the possibility of legality issues with the trails. Mr. Mallon stated that he will have to look at the plat for easements. Commissioner Ingersoll said he would like to see a traffic survey as the traffic in that area has grown exponentially. Chairperson Henning spoke of concerns about setbacks, lot sizes, and minimum square footage. Mr. Mallon went over the classes of homes as to the minimum square footage.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 8:49 pm.
MOTION / 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.	Commissioner How motion to approve PUD Concept Plan / PUDC-04-24-9128 / Brookside Estates at Chapman Farms / West of SW 7 Hwy, both north and south of Brookside Dr.
SECOND	Commissioner Graham seconded the motion.
VOTE	Travis Graham – Aye Byron Craddolph-Aye Richard How-Aye Chris Henning – No Brian Ingersoll – No Susan Stokenbury-No **RECOMMEND DENIAL w/6 staff conditions** **(3-Aye, 3-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 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.

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

Commissioner How motioned to approve Preliminary Plat / PP-04-24-9129 / Brookside Estates at Chapman Farms / West of SW 7 Hwy, both north and south of SW Brookside Dr.

SECOND

Commissioner Graham seconded the motion.

VOTE

Travis Graham – Aye	Chris Henning – No
Byron Craddolph-Aye	Brian Ingersoll – No
Richard How-Aye	Susan Stokenbury-No

DENIED w/6 staff conditions
(3-Aye, 3-No)

STAFF 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 "I"), 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.

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

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Graham and the meeting adjourned at 8:54 p.m.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**July 8, 2024**
Case File Number:	**UDCT-10-23-8904**

Project Name:	**UDC Text Amendment – Inoperable Vehicles**
Type of Application:	**UDC Text Amendment**
Request:	**411.040(57) INOPERABLE VEHICLE** INOPERABLE VEHICLE Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked, **unlicensed** or partially dismantled condition.

Applicant/Developer:	**City of Blue Springs/ City Staff**
Attachments:	**N/A**
Development Advisory Commission:	**June 24, 2024**
Planning Commission:	**July 8, 2024**
City Council:	**July 15, 2024**
Planner:	**Mike Mallon, Senior Director City Development**

BACKGROUND INFORMATION/SUMMARY:

The current City Code does not include provisions that make it a violation to store or park a motor vehicle on private property that does not have a current State of Missouri registration or current license plates and tags.

At the May 6, 2024 City Council meeting, staff presented information related to other cities' requirements for current license plates and tags on vehicles. At the conclusion of the discussion, Council directed staff to bring forward a City Code amendment to require vehicles parked on private property to have current State of Missouri license plates and tags. The proposed amendment to the UDC Section.411.040(57) adds the word "unlicensed" to the definition of inoperable vehicles making it a violation to have an unlicensed vehicle on private property. A separate City Code amendment to amend Section 245.160 also adds the word "unlicensed" to the definition of inoperable vehicles

UDC Text Amendment
UDCT-06-24-9188
Inoperable Vehicles
Exhibit #1

in the property maintenance portion of the City Code making it a nuisance violation to have an unlicensed vehicle on private property.

PREVIOUS ACTIONS/APPROVALS:

- The City of Blue Springs adopted a Unified Development Code (UDC) in 1996 by passage of Ordinance No. 2738 on November 18, 1996.
- An amended Unified Development Code was adopted on August 3, 2015, by passage of Ordinance No. 4558.
- The Unified Development Code has been further amended since 2015 for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends.

The Development Advisory Commission recommended approval (2 aye, 1 no) of the UDC Text and Sign Amendments on June 24, 2024. Some of the issues raised by the DAC included the potential additional financial burden these Code Amendments would have on residents, as well as concerns with the ultimate enforcement of the new City Code.

STAFF ANALYSIS

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

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

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

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

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

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

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

5. The recommendations of professional staff.

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

Staff recommends the proposed Sign Code Amendment.

PROPOSED UDC TEXT AMENDMENTS

Language to be added to the UDC is UNDERLINED.

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

411.040(57) INOPERABLE VEHICLE

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked, **unlicensed** or partially dismantled condition

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

OFFICE USE ONLY – *Updated Feb. 13, 2020*
FILING FEE: $500.00 (Non-Refundable)
CASE NO. **UDCT-** 06-24-9188
CK # _____
P.C. HEARING 7/8
DATE ADVERTISED _____
COUNCIL MTG. 7/15
Revenue Account: 100.00000.430 100.000
Planner: Mike Mallon

The City of Blue Springs Missouri

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT APPLICATION FORM

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

APPLICANT: City of Blue Springs DATE: 6/17/24
(Please Print)
ADDRESS: 903 W Main St PHONE: _____

CITY/STATE/ZIP: BSMO FAX: _____

TEXT AMENDMENT REQUESTED

Chapter 4 Section 411.040 (57) Title _____

PROPOSED CHANGE IN TEXT:

- Add 'unlicensed' to definition of inoperable

PURPOSE FOR WHICH AMENDMENT IS SOUGHT:

_____
Signature

UDC Text Amendment
UDCT-06-24-9188
Inoperable Vehicles
Exhibit #2

Blue Springs City Codes pertaining to Inoperable Vehicles

245.160 **Enumeration Of Nuisances.**

12. All partially dismantled, non-operating, wrecked, junked or discarded vehicles, motor vehicles and trailers allowed to remain on property other than City property within the City for a continuous period of longer than thirty (30) days, except that this Section shall not apply with regard to a vehicle in an enclosed building, or a vehicle on the premises of a business enterprise operated in a lawful place and manner, when necessary to the lawful operation of such business enterprise, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the City.

Section 380.050**State Vehicle License Plates Required.**

No person shall operate or park any motor vehicle or trailer upon any street or highway of this City, unless such motor vehicle or trailer has properly displayed a valid license plate or plates or temporary permit issued to the lawful owner of the vehicle by the Department of Revenue of the State of Missouri, except that any person who is a non-resident of the State of Missouri may operate or park any motor vehicle or trailer upon any street or highway of this City, provided the motor vehicle or trailer has been duly registered for the current year in the State, country, or other place of which the owner is a resident, provided that at all times such motor vehicle or trailer is being operated or parked upon the streets or highways of this City, the valid license plate or plates or temporary permit is properly displayed on such vehicle or trailer. In addition, it shall be unlawful to park a trailer or other motor vehicle on any street or highway of this City on which or in which is located an inoperable motor vehicle or an unlicensed motor vehicle that, if in an operable condition, is capable of being licensed. If this latter situation occurs, the owner or person parking said vehicle or trailer shall be given notice, by affixing said notice to the motor vehicle or trailer, which notice so affixed shall constitute constructive notice, that the offending situation must be corrected within the forty-eight (48) hours of said notice being affixed to the motor vehicle or trailer, or charges will be filed against the owner or person parking said vehicle or trailer for violation of this Section.

411.040{57} **INOPERABLE VEHICLE**

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked or partially dismantled condition.

ADD "UNLICENSED"

THE EXAMINER

Notice ID: pjq6BKSg7Z5BbZNjMSmP
UDC Inoperable Vehicles

AFFIDAVIT OF PUBLICATION: #2404060

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 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jun. 22, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $98.64

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

PUBLIC NOTICE

Unified Development Code
Text Amendment
UDCT-06-24-9188

An Ordinance amending Section 411.040, Glossary, Inoperable Vehicles, of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend the definition of inoperable vehicles to include unlicensed vehicles.

Notice is hereby given that public hearings will be held by the Planning Commission of the City of Blue Springs on **Monday, July 8, 204, at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on the requests by the City of Blue Springs to amend Section 410.040, Glossary, of the Unified Development Code to amend the definition of Inoperable Vehicles to include unlicensed vehicles. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

CITY OF BLUE SPRINGS
Planning Commission

The City Council of the City of Blue Springs will also hold public hearings on the above noted Section of the Unified Development Code, UDCT-06-24-9188, on **Monday, July 15, 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, Jun 22, 2024

2404060

UDC Text Amendment
UDCT-06-24-9188
Inoperable Vehicles
Exhibit #3

PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**July 8, 2024**	**Agenda Items:**
Case File Number:	**RZ-05-24-9161, GDP-05-24-9162, & PP-05-24-9163**	

Project Name:	**Blue Springs Business and Technology Park**
Type of Application:	**Rezoning, General Development Plan, & Preliminary Plat**
Request:	**Approval of a Rezoning from "County - AG" (County - Agriculture) to "LI" (Light Industrial) with a General Development Plan and Preliminary Plat for a 8 industrial buildings totaling approximately 612,700-sf. on 8 lots**

Applicant & Developer:	**Valley Oaks Investments LLC / Bryan Rahn**
Property Owner:	**Valley Oaks Investments / Bryan Rahn**
Architect:	**Powell CWM / Nathan Boen**
Engineer/Surveyor:	**Engineering Solutions / Matt Schlicht**
General Location:	**West of Tyer Road, east of NE 20th Street and north of NE Jefferson Street**
Address:	**2305 NE Jefferson Road**
Area:	**46.92 +/- acres**
Proposed Lots:	**8 lots**
Existing Zoning:	**"AG- County" (Agriculture – Jackson County)**
Proposed Zoning:	**"LI" (Light Industrial)**
Existing Land Use:	**Undeveloped**
Proposed Land Use:	**TBD / Multi-tenant Industrial land use mix**
Comprehensive Plan Designation:	**Industrial**
Attachments:	• **Site location maps** • **Rezoning Map/General Development Plan/Preliminary Plat** • **Public notice documents**
Planning Commission:	**July 8, 2024**
City Council:	**July 15, 2024**
Planner:	**Mike Mallon, Senior Director**

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #1

BACKGROUND INFORMATION/SUMMARY:

The applicant is requesting a Rezoning with a General Development Plan and Preliminary Plat for a 46.92 +/- acre property located west of Tyer Road, east of NE 20th Street and north of NE Jefferson Street, in between the existing Faurecia and Blue Springs Logistics (PepsiCo) developments. The applicant is proposing to develop the property as an eight-lot industrial park and subdivision with 8 industrial buildings ranging from approximately 40,000 square feet to approximately 100,000 square feet for a total of 612,700 square feet of industrial buildings that can accommodate multiple tenants. The tenant mix may include a number of land uses permitted in the "LI" zoning district, including, but not limited to, manufacturing, warehousing, wholesale, and distribution uses. Due to the location and size of the development, the applicant is requesting to rezone to "LI" (Light Industrial) base zoning district and not be a part of the out of the "ADP-O" (Adams Dairy Pkwy. Overlay), which is the same zoning requested by Faurecia and Blue Springs Logistics. Since a Rezoning is required, a General Development Plan is being reviewed concurrently with the request.

PREVIOUS ACTIONS/APPROVALS:

- The subject property was annexed into the City of Blue Springs on August 1, 2022 (Ordinance No. 5136).

FUTURE APPLICATIONS/REVIEWS ANTICIPATED OR REQUIRED:

The Rezoning, General Development Plan, and Preliminary Plat applications will be reviewed concurrently. A Final Plat and Site Plan Design Review are required to be approved prior to the issuance of building permits for each of the buildings and site improvements.

ABUTTING ZONING AND LAND USES:

Direction	Current Zoning	Surrounding Land Uses
North:	LI – Light Industrial	Kohls Distribution
South:	N/A	Interstate 70
East:	LI – Light Industrial	Industrial – Blue Springs Logistics (PepsiCo)
West:	LI – Light Industrial .	Industrial – Faurecia

RECOMMENDATION:

Staff recommends approval of the Rezoning, the General Development Plan, and the Preliminary Plat with conditions as noted at the end of the staff report.

REZONING APPLICATION

Zoning & Land Use:

	Zoning	Land Use
Existing	"AG- Jackson County" (Agriculture – Jackson county)	Undeveloped

Proposed	"LI" (Light Industrial)	Industrial (Multi-tenant mix)

The proposed development will include eight multi-tenant industrial buildings which can accommodate a mix of light industrial land uses, including those land uses permitted by right in the "LI" zoning district as noted in the table below. Other land uses may be permitted in the "LI" zoning district with a Conditional Use Permit. However, based on similar developments in the region, multi-tenant industrial buildings as proposed are most commonly utilized by uses permitted by right in the "LI" zoning district such as manufacturing, warehousing, wholesale, and distribution uses.

The following table includes a list of common land uses permitted either by right or conditionally in the "LI" (Light Industrial) zoning district:

Key: ■ = Permitted use / general standards ⊡ = Limited use / specific standards or planned districts ☐ = Conditional use / discretionary review *Uses*	*Non-Residential Zoning Districts*						
	NB	*SO*	*GB*	*RC*	*LI*	*HI*	*PLOS*
OFFICE							
Office – General		■	■	■	■	■	
Office – Large				■	■	■	
LIGHT IND. / CRAFT MANUFACTUR.							
Manufacturing - Limited		⊡	■	■	■	■	
Food Production - Limited	⊡	⊡	■	■	■	■	
Industry – Light					■	■	
INDUSTRIAL							
Manufacturing - General					■	■	
Food Production - General			☐		■	■	
Industry – General					☐	■	
Industry – Extractive						☐	
Storage – Residential Warehouse				☐	■	■	
Storage – Warehouse / Wholesale					■	■	
Storage – Yard					☐	■	
Waste Processing – Recycling Collection Center (Major)					☐	☐	
Correction Facility						☐	
Freight Terminal					☐	■	
Laundry Service					■	■	

Comprehensive Plan: The 2014 Comprehensive Plan's Future Land Use Policy Map classified the subject property as "Industrial," which is defined as *areas for assembly, processing, warehousing, and limited manufacturing uses that require larger building formats or land areas, and whose operations require buffering or separation from other potentially incompatible uses. These areas may include office or service uses that support the principle production and employment function of the area.*

Rezoning: Section 404.160 provides a list of building types and performance and design standards for the "LI" zoning district. The "LI" zoning district is *intended primarily to accommodate basic manufacturing industries and related industrial activities and to protect such uses from encroachment by uses that are incompatible with industrial processing and other intensive uses*. The proposed rezoning would permit the proposed land uses for the subject property.

REVIEW CRITERIA:

In reviewing any application for an amendment to the Official Zoning Map (zoning change), 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: Staff believes that the proposed "LI" zoning district" is in accordance with the Comprehensive Plan as it allows the subject property to be efficiently utilized for a large-scale industrial development.

   The site is located along the NE Jefferson Street corridor with multiple large-scale industrial sites in both Blue Springs and Grain Valley to the east. Due to the location and land uses of adjacent sites minimal buffering is needed and the proposed land uses are not out of character for the area.

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

   STAFF RESPONSE: The request supports the intent of "LI" zoning district which is intended to accommodate industrial uses and activities. "LI" zoning districts are also dependent on access to existing transportation corridors, particularly I-70, for which the subject property has both visibility and convenient access via the Adams Dairy Parkway interchange. Adjacent sites are either undeveloped or are developed with comparable land uses that require minimal buffering.

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: The subject property is one of the largest remaining undeveloped properties with I-70 frontage in Blue Springs making it an ideal location for a large-scale industrial park development. Approval of the application would be the first step in the approval process for a significant industrial development that has the potential of attracting multiple tenants with potentially significant employment opportunities. Furthermore, approval would likely attract additional industrial development to a corridor that can

accommodate industrial land uses and associated traffic. The building form and design, as provided with the General Development Plan, sets a positive precedent for future industrial development in the vicinity.

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

   STAFF RESPONSE: The proposed development will be able to comply with the requirements of the UDC based on a review of the General Development Plan and the applicant's proposed site expansion, with the exception of the minor modifications requested as part of the General Development Plan.

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

   STAFF RESPONSE: The site is located in an area that already has adequate facilities to accommodate the proposed land use. A new collector street will be extended from NE Jefferson Street to accommodate the site, which will also benefit adjacent properties.

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: Development of an undeveloped site generally leads to an increase in the value of property in the City and to surrounding properties. The development of the site would not inhibit any adjacent properties from being developed in accordance with the Comprehensive Plan. The proposed public improvements would likely increase the value of adjacent properties and spur additional development.

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 subject property was annexed in 2022 and retained it's zoned County "AG" (Agriculture) until now. There is no record of when it was rezoned. Historically, the property has remained undeveloped and used for agricultural purposes.

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: Staff recommends approval of this rezoning request based on the review criteria.

STAFF RECOMMENDATION:

Staff finds that the rezoning request is consistent with the review criteria noted above and as such staff recommends approval of the rezoning application.

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT

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. 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.

Community Character Plan. *A plan outlining the general location, design characteristics, and functions of all proposed streets, stormwater management, open spaces, civic spaces, and circulation networks – whether public, common or private – that will create the public realm for the plan.*

Transportation & Access: Access to the development will be provided through a recently constructed street extension, NE 27th Street, from NE Jefferson Street along the western boundary of the property, that provides two (2) points of access to the interior of the site. Additional access to the property is proposed from an existing access point onto NE Jefferson that provides access to the Faurecia development. **A minimum 5-ft. ADA-compliant sidewalk on the east side of proposed NE 27th Street is required to be installed prior to occupancy of Lot 1. The required 5-ft. ADA-compliant sidewalk on the west side of NE 27th Street is required to be installed prior to occupancy of future development of adjacent property to the west. Required improvements to NE Jefferson Street and NE 27th Street are required to be installed prior to occupancy of Lot 1.**

Traffic: A Traffic Impact Study has been completed to determine how this development will influence traffic along Jefferson Street, Adams Dairy Parkway, 20th Street, 27th Street, and the interchange with I-70. The study indicated that the proposed development would have some impact on the street network with acceptable Levels of Service but with some slightly higher delay times. **The study recommended the following for the intersection of Adams Dairy Parkway and Jefferson Street - 1) Construct a channelizing island for eastbound right-turn movement to operate with yield control. Yield control for this movement will allow the westbound left-turn movement to have right-of-way during the east-west green phase instead of opposing eastbound right-turn vehicles. 2) Adjust the signal timings to provide more green time for east-west traffic.**

Stormwater: **A stormwater management memorandum shall be prepared and submitted to the Public Works Department by a professional engineer registered in the**

State of Missouri prior to Site Plan Design Review approval. An expansion to the existing stormwater management basin is being proposed. 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: Sanitary sewer is available through existing sewer infrastructure on the site. The existing sanitary sewer line that bisects the property will need to be relocated to accommodate the proposed site plan. The development will be responsible for extending sanitary service to the existing infrastructure.

Open Space: The "LI" zoning district is exempt from the open space system requirements.

Land Use and Development Plan. *A plan indicating the specific land uses and their density/intensity, block and lot patterns, building types and scale, materials and design characteristics, and other building and site design elements. This plan shall have a particular emphasis on how these elements relate to the community character plan and where transitions between these elements occur at a parcel or block scale both within the development and in coordination with abutting property. The land use and development plan shall specifically identify where development standards may differ from those otherwise applicable the base zoning districts and general development requirements of the Unified Development Code.*

Land Use: The proposed land use may include multiple permitted land uses in the "LI" zoning district, including manufacturing, warehousing, wholesale, and distribution.

Building Typology: The proposed building type is classified as a "General Industrial Building" which is permitted in "LI" zoning district. General Industrial Buildings are defined as *buildings designed to accommodate light industrial or general industrial functions at a variety of scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use*. The applicable development standards for the building type are provided in the table below.

General Industrial Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	> 75ft.
Lot Area	N/A	49.62 acres
Front & Corner Side Setback	40-ft.	> 40-ft..
Side & Rear Setback	20-ft.	> 20-ft
Building Coverage	85% max.	~29%
Building Height	45-ft. max.	~ 38-ft. (45-ft Max.)
Frontage Type (Adj. to public streets)	Buffer Edge	Buffer Edge

Parking & Pedestrian

Access: Vehicular parking for a multi-tenant industrial building is based on the following Schedule B off-street parking requirements, which is calculated based on the following:

Activity	Required	Provided
Office or Admin. Areas	1 per 300-sf. min., 1 per 200-sf. max.	TBD
Indoor sales, service or display	1 per 500-sf. min., 1 per 400-sf. max.	TBD
Indoor storage, warehousing, etc.	1 per 1,000-sf. max.	TBD
Total:	**TBD**	**837 spaces**

Parking requirements will be reviewed in more detail with a Site Plan Design Review application. Parking requirements for Schedule B rely heavily on interior building layout and usage of space, which is typically not available at the Concept Plan or General Development Plan stage. Parking requirements will be reviewed in greater detail as part of the Site Plan Design Review process.

Bicycle parking for industrial uses is required at 3% of the number of employees, which has not yet been finalized. The final bike parking requirement will be determined and reviewed as part of the Site Plan Design Review process.

Pedestrian access requirements include a minimum 5-ft. sidewalk connection to the public sidewalk; minimum 8-ft. sidewalk adjacent to building walls and parking; and a minimum 12-ft. sidewalk at primary building entrances. **Based on the conceptual site plan provided the site can meet all pedestrian access requirements.**

Platting: **Prior to building permit issuance, the Final Plat(s) must be approved and recorded at Jackson County.**

Existing Conditions. *Analysis identifying the general layout of any existing structures, streets or infrastructure and the location of natural features such as watercourses, steep grades, significant strands of trees, specimen trees or other features available on the most refined scale of the Natural Resources Inventory identified in the Comprehensive Plan.*

Preservation: Most of the lot is open agricultural land with minimal vegetation and trees. There are trees along property lines that could create natural buffers between adjacent properties if preserved. There is also a significant drainage swale that bisects the property from south to north. The existing trees could be credited towards the total landscaping point system, which will be reviewed in detail as part of the Site Plan Design Review process.

Phasing or Implementation. *A strategy indicating the estimated timing of development and any other administrative details of implementing the plan through future final plans.*

Phasing: The site is proposed to be developed in multiple phases.

Illustrative Plan. *The concept plan may include an illustrative plan that includes renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards.*

Architectural Character: The conceptual site plan includes eight industrial buildings ranging in size from approximately 40,00 square feet to approximately 100,000 square feet that are single-story buildings. Exterior building materials will be predominantly tilt-up concrete in a mix of colors and patterns to create both horizontal and vertical interest on all four-sides of the buildings. Each building's corners will include building entrances with storefront-style windows and metal canopies. The architectural design and materials meet and exceeds the minimum Non-Residential Design Standards. **Final building design and elevations will be reviewed in greater detail through the Site Plan Design Review process.**

Frontage & Landscaping: **Landscaping requirements will be reviewed in greater detail through the Site Plan Design Review process.** The table below outlines the preliminary landscaping requirements for the site based on the proposed site plan, including required landscape buffers:

Landscape Area	Required Plant Units
Buffer Edge (adjacent to street frontages – NE 27th St. & NE Jefferson Road)	Street trees + continuous berms / evergreens / hedges
West Property Line (Major Collector / "C")	Min. 25' wide (40 units/100')
North Property Line (Koh's Distribution / "B")	Min. 15' wide (60 units/100')
Parking Lot	2 plant units per space 841 x 2 = 1,682
Open Space	1 plant unit per 500-sf. of total lot area TBD – per lot at time of SPDR
Total Landscaping:	**4,533 plant units**

Final landscaping required per the UDC will be determined through the Site Plan Design Review Process for each lot and building and must comply with the UDC requirements, including Open Space landscaping per lot. Most of the site is open agriculture land. There are some tree rows along the perimeter. Any preserved trees that are located within the boundaries of a lot may be counted as plant units.

Signage: Any proposed 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.

   STAFF RESPONSE: As noted in the review criteria below, the land use and development plan for the site are consistent with the Comprehensive Plan and the requirements of the UDC as General Industrial Buildings in the "LI" zoning district.

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 General Development Plan is conditioned on approval of rezoning the subject property from "AG-Count" to "LI."

3. The General Development Plan is in compliance with all applicable use, development and design standards set forth in this Code, unless Alternative Design Standards have been approved for the development.

   STAFF RESPONSE: The General Development Plan is in compliance with the UDC. Alternative Design Standards have not been requested for the project but could be requested through the Site Plan Design Review process should a currently unknown modification arise between concept and final review.

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

   STAFF RESPONSE: The site is served by adequate facilities and services or will be installed prior to occupancy of the building.

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 provides adequate setbacks and buffering between the proposed use and adjacent properties. The proposed land use and development plan is compatible with adjacent properties based on existing land uses and future planned land uses based on the Comprehensive Plan.

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 provides for orderly physical growth as it is located in an industrial corridor. This is beneficial to both neighborhoods and shopping districts within the City as it provides additional investment and employment opportunities, which will likely increase investment in neighborhoods and sales in shopping districts, particularly those within the Adams Dairy Parkway Corridor.

Approval of a General Development Plan shall constitute acceptance of the overall planning concepts and development parameters. In reviewing and approving a General Development Plan, the Planning Commission may recommend, or the City Council may require conditions that must be met before an applicant submits a Site Plan and Design Review application. An approved General Development Plan shall lapse and be of no further force and effect if a Site Plan Design Review or Preliminary Plat application has not been applied for within two (2) years of the date of approval of the General Development Plan.

STAFF RECOMMENDATION:

Staff finds that the General Development Plan request is consistent with the review criteria noted above and as such staff recommends approval of the General Development Plan application subject to the following **one (1)** condition:

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.

PRELIMINARY PLAT REVIEW CRITERIA:

A Preliminary Plat shall be reviewed according to 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, arrangements of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.
2. Compliance with the requirements of the 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.
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.
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.
5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
6. The design does not impede the construction of future public infrastructure within the area.
7. The recommendations of professional staff.

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. If approved, the preliminary plat is in effect for two years. If the preliminary plat is not renewed or a final plat recorded within the two-year period, a resubmittal and review of the preliminary plat shall be required.

STAFF RECOMMENDATION:

Staff finds that the Preliminary Plat is consistent with the review criteria noted above and as such staff recommends approval of the Preliminary Plat application subject to the following **four (4)** 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.

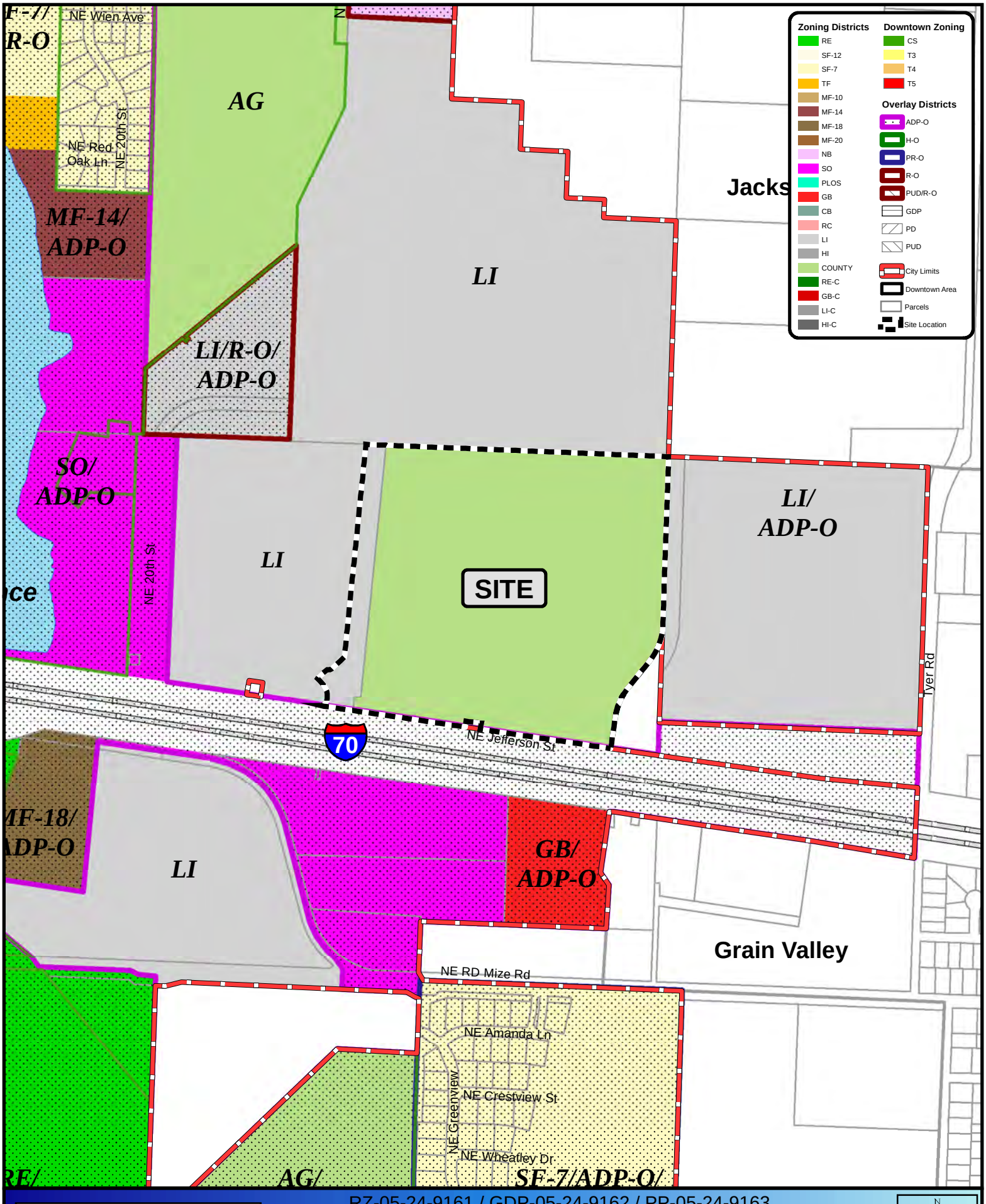
4. Prior to building permit issuance, Final Plat(s) must be approved and recorded at Jackson County.



The City of Blue Springs Missouri

RZ-05-24-9161 / GDP-05-24-9162 / PP-05-24-9163
BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK
36-600-04-29-00-0-00-000
SITE LOCATION MAP

N
1 inch = 500 feet
Date: 9/20/2022



The City of Blue Springs Missouri

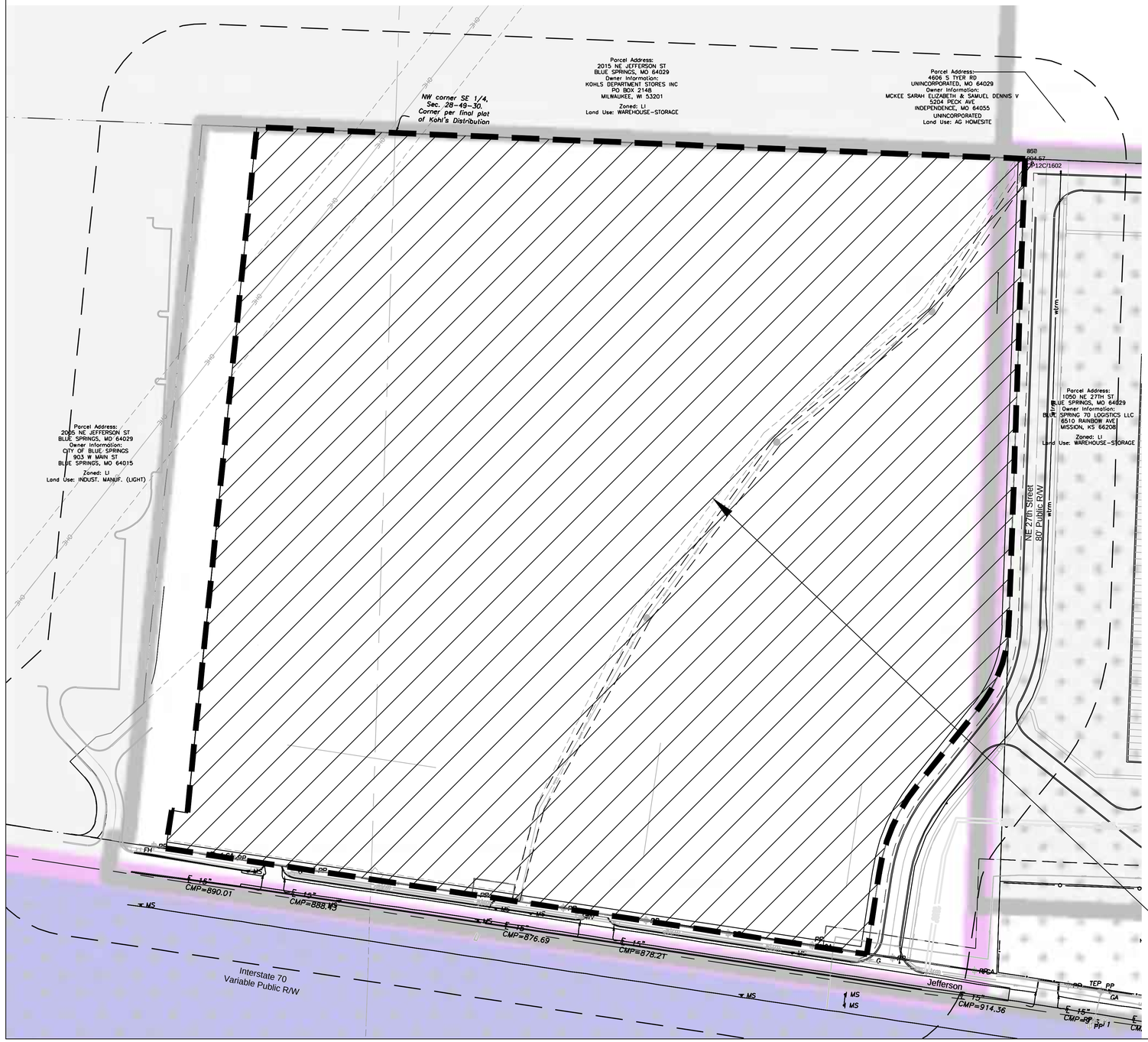
RZ-05-24-9161 / GDP-05-24-9162 / PP-05-24-9163
BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK
36-600-04-29-00-0-00-000
SITE LOCATION MAP

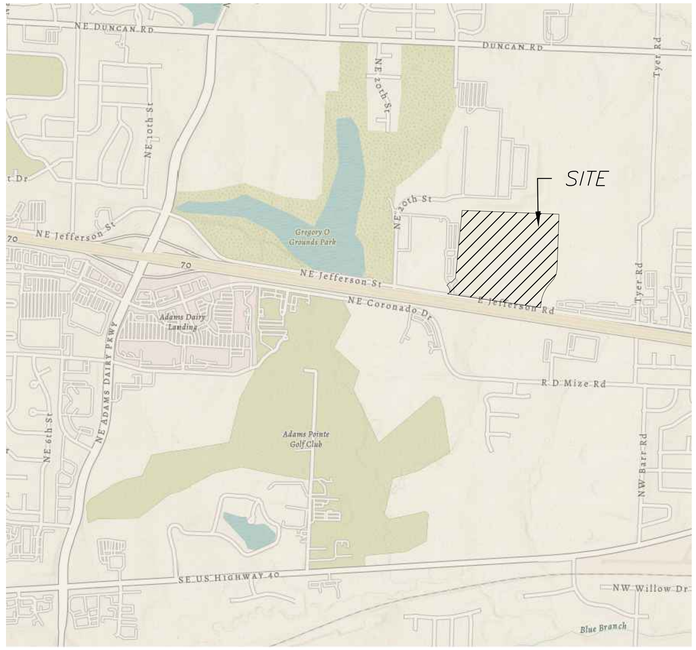
Date:06/10/2024

N

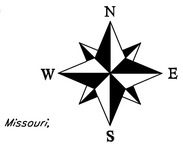
1 inch = 600 feet

REZONING EXHIBIT
BLUE SPRINGS INDUSTRIAL
Part of the SW 1/4 of
Section 28, Township 49 N, Range 30 W
Blue Springs, Jackson County, Missouri





VICINITY MAP



PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Jackson, State of Missouri, and is described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 46 AT PAGE 8.

REVISIONS

DATE	

REZONING EXHIBIT

Part of the SW 1/4 of
Section 23, Township 49 N, Range 30 W
Blue Springs, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	28	49 N	30 W	Jackson	BLUE SPRINGS INDUST

DRAWN BY	SCALE	DATE OF PREPARATION
M. Schlicht, PLS, PE	1"=100'	August 31, 2022

PROFESSIONAL SEAL



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162;
PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #2

Received
06/20/2024 10:03:24 AM

BLUE SPRINGS INDUSTRIAL

General Development Plan

Part of the SW 1/4 Section 23, Township 49 N, Range 30 W
A Subdivision in Blue Springs, Jackson County, Missouri

BOUNDARY DESCRIPTION

The Land referred to herein below is situated in the County of Jackson, State of Missouri, and is described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

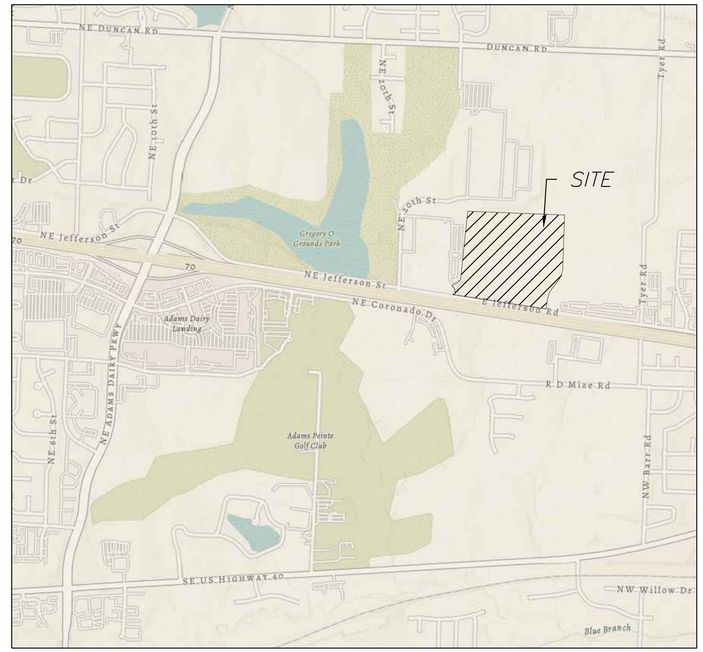
BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 46 AT PAGE 8.

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.002 ~ EXISTING CONDITIONS
C.100 ~ OVERALL SITE PLAN
C.101 ~ SITE PLAN
C.102 ~ SITE PLAN
C.103 ~ SITE PLAN
C.104 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN

Developer:
VALLEY OAKS INVESTMENTS LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029





VICINITY MAP

Site Data Table :

Lot Area:	2,044,005 Sq. Ft. (46.92 Ac.)
Building #1	71,250 sf
Building #2	100,800 sf
Building #3	100,800 sf
Building #4	58,000 sf
Building #5	38,000 sf
Building #6	100,800 sf
Building #7	100,800 sf
Building #8	42,250 sf
Total Buildings	612,700 total sq. ft
Parking Required	613 Spaces
Parking Provided	837 Spaces
Floor-Area-Ratio	29.97%
Max Building Height	40.00'
Pavement Area	813,268.42 sf
Total Impervious Area	1,425,968 sf (69.8% of Site)
Current Zoning:	Unincorporated Jackson Co.
Proposed Zoing:	LI, Light Industrial

Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located on the north of NE Jefferson Road.

Water Service
Water will be extended to the site from the existing City of Blue Springs water located on the north of NE Jefferson Road.

Storm Sewer
Storm sewer system will be installed to convey the storm water runoff to the detention facility, which will meet the current standards of APWA Section 5600. The system will serve as a regional facility for the entire site.

Storm Water Detention
The increase in storm water runoff will be controlled by the proposed retention facility located in Tract A. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

N
W E
S

LEGEND:

Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X X
Existing Gas Main	G
Existing Water Main	X-W/M
Existing Storm Sewer	X-STM
Existing Sanitary Sewer	X-SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST ST ST
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed Water	W W
Proposed Electrical Service	UGP

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 556-2200
MISSOURI GAS ENERGY ~ 756-5261
AT&T ~ 753-4333
COMCAST CABLE ~ 795-1100
CITY OF BLUE SPRINGS PUBLIC WORKS ~ 228-0195
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483
PWSD#13 OF JACKSON COUNTY ~ 816-578-2249

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

Cover Sheet
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
REGISTERED PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.001

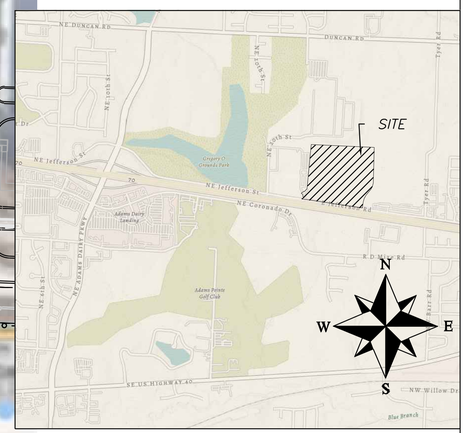
BLUE SPRINGS INDUSTRIAL
SITE PLAN RENDERING
Blue Springs, Jackson County, Missouri

North

GRAPHIC SCALE
0 40' 80' 160'

SITE PLAN RENDERING
SCALE: 1" = 80'





VICINITY MAP
N.T.S

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN RENDERING
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
Matthew J. Schlicht
NUMBER
2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25236
NE PE E-14335

REVISIONS

C.100

Parcel Address:
2015 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
KOHLS DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE, WI 53201

Zoned: LI
Land Use: WAREHOUSE-STORAGE

Parcel Address:
4606 S TYER RD
UNINCORPORATED, MO 64029
Owner Information:
MCKEE SARAH ELIZABETH & SAMUEL DENNIS V
5204 PECK AVE
INDEPENDENCE, MO 64055
UNINCORPORATED
Land Use: AG HOMESITE

North

GRAPHIC SCALE
0 40' 80' 160'

OVERAL SITE PLAN

SCALE: 1" = 80'

20' Building Setback
46 Parking Stalls
43 Parking Stalls
65 Parking Stalls
65 Parking Stalls
Lot 5
269,852.77 S.F.
6.19 Ac
Building 5
380' x 100'
38,000 sf
89 Spaces
Relocated Sanitary Main
Building 4
580' x 100'
58,000 sf
130 Spaces
Lot 4
233,580.77 S.F.
5.36 Ac
Dock Area
Dock Area
20' Building Setback
42 Parking Stalls
20' Building Setback
51 Parking Stalls
50' Access Esmt
50' Access Esmt
60' Access Esmt
20' Building Setback
20' Building Setback
40' Building Setback
40' Building Setback
850
004.57
CP12C/1302
w/cm
w/cm
w/cm
Lot 7
284,092.23 S.F.
6.52 Ac
Building 7
560' x 180'
100,800 sf
120 Spaces
Lot 6
222,927.46 S.F.
5.12 Ac
Building 6
560' x 180'
100,800 sf
102 Spaces
Lot 3
223,992.78 S.F.
5.14 Ac
Building 2
560' x 180'
100,800 sf
102 Spaces
Building 3
560' x 180'
100,800 sf
102 Spaces
Lot 2
243,164.47 S.F.
5.58 Ac
59 Parking Stalls
60 Parking Stalls
61 Parking Stalls
61 Parking Stalls
51 Parking Stalls
52 Parking Stalls
Dock Area
50' Access Esmt
Dock Area
50' Access Esmt
Dock Area
50' Access Esmt
NE 27th Street
80' Public R/W
Parcel Address:
1050 NE 27TH ST
BLUE SPRINGS, MO 64029
Owner Information:
BLUE SPRING 70 LOGISTICS LLC
6510 RAINBOW AVE
MISSION, KS 66208

Zoned: LI
Land Use: WAREHOUSE-STORAGE

Parcel Address:
2005 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
CITY OF BLUE SPRINGS
903 W MAIN ST
BLUE SPRINGS, MO 64015

Zoned: LI
Land Use: INDUST. MANUF. (LIGHT)

20' Building Setback
50' Access Esmt
20' Building Setback
20' Building Setback
50' Access Esmt
20' Building Setback
6 Parking Stalls
26 Parking Stalls
39 Parking Stalls
Dock Area
Lot 8
232,155.79 S.F.
5.33 Ac
Building 8
325' x 130'
42,250 sf
106 Spaces
Tract A
112,815.85 S.F.
2.59 Ac
Detention
Relocated Sanitary Main
50' Access Esmt
Dock Area
LOT 1
273210.55
6.27 AC.
Building 1
375' x 190'
71,250 sf
76 Spaces
40' Building Setback
40' Building Setback
43 Parking Stalls
38 Parking Stalls
38 Parking Stalls
40' Building Setback
Parcel Address:
30100 E JEFFERSON RD
UNINCORPORATED, MO 64029
Owner Information:
NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801

UNINCORPORATED
Land Use: AUTO DEALERSHIP

Interstate 70
Variable Public R/W

Jefferson

Parking Stalls are
9.0' Wide x 18.5' Long
Drive aisle is 26' Wide

ENGINEERING SOLUTIONS
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LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

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Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

OVERALL SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25228
NE PE E-14335

REVISIONS

C.100

NW corner SE 1/4,
Sec. 28-49-30.
Corner per final plat
of Kohl's Distribution

Lot 5
269,852.77 S.F.
6.19 Ac

Building 5
380' x 100'
38,000 sf
89 Spaces

Lot 7
284,092.23 S.F.
6.52 Ac

Building 7
560' x 180'
100,800 sf
120 Spaces

Lot 6
222,927.46 S.F.
5.12 Ac

Building 6
560' x 180'
100,800 sf
102 Spaces

GRAPHIC SCALE
0 20' 40' 80'

North

SITE PLAN
SCALE: 1" = 40'

SITE DATA TABLE - LOT 5

Lot Size		269,852.77 S.F.	6.19 AC.
Building Floor Area		38,000 S.F.	
Building Construction Type		Type 3	
		Existing	Proposed
Zoning District		LI, Light Industrial District	LI, Light Industrial District
Land Use			(See Note Below)
		Allowed	Proposed
Building Height		38'	38'
Floor Area Ratio			14.08
		Required	Proposed
Setbacks	North	40 FT. FRONT	
	East	20 FT. LEFT	
	South	20 FT. REAR	
	West	20 FT. RIGHT	
Off-street Parking	Regular Spaces	38	86
	Loading Spaces	0	0
	Handicap Spaces	2	3
	Guest Spaces*		

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

SITE DATA TABLE - LOT 6

Lot Size		222,927.46 S.F.	5.12 AC.
Building Floor Area		100800 S.F.	
Building Construction Type		Type 3	
		Existing	Proposed
Zoning District		LI, Light Industrial District	LI, Light Industrial District
Land Use			(See Note Below)
		Allowed	Proposed
Building Height		38'	38'
Floor Area Ratio			45.22
		Required	Proposed
Setbacks	North	20 FT. LEFT	32.90'
	East	20 FT. REAR	104.08'
	South	20 FT. RIGHT	33'
	West	40 FT. FRONT	68.38'
Off-street Parking	Regular Spaces	110	99
	Loading Spaces	0	0
	Handicap Spaces	4	3
	Guest Spaces*		

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be preser

SITE DATA TABLE - LOT 7

Lot Size		284,092.23 S.F.	6.52 AC.
Building Floor Area		100,800 S.F.	
Building Construction Type		Type 3	
		Existing	Proposed
Zoning District		LI, Light Industrial District	LI, Light Industrial District
Land Use			(See Note Below)
		Allowed	Proposed
Building Height		38'	38'
Floor Area Ratio			35.48
		Required	Proposed
Setbacks	North	20 FT. LEFT	32.94'
	East	20 FT. REAR	95'
	South	20 FT. RIGHT	14.93'
	West	40 FT. FRONT	60.27'
Off-street Parking	Regular Spaces	101	116
	Loading Spaces	0	0
	Handicap Spaces	4	4
	Guest Spaces*		

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be presen

ENGINEERING SOLUTIONS
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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

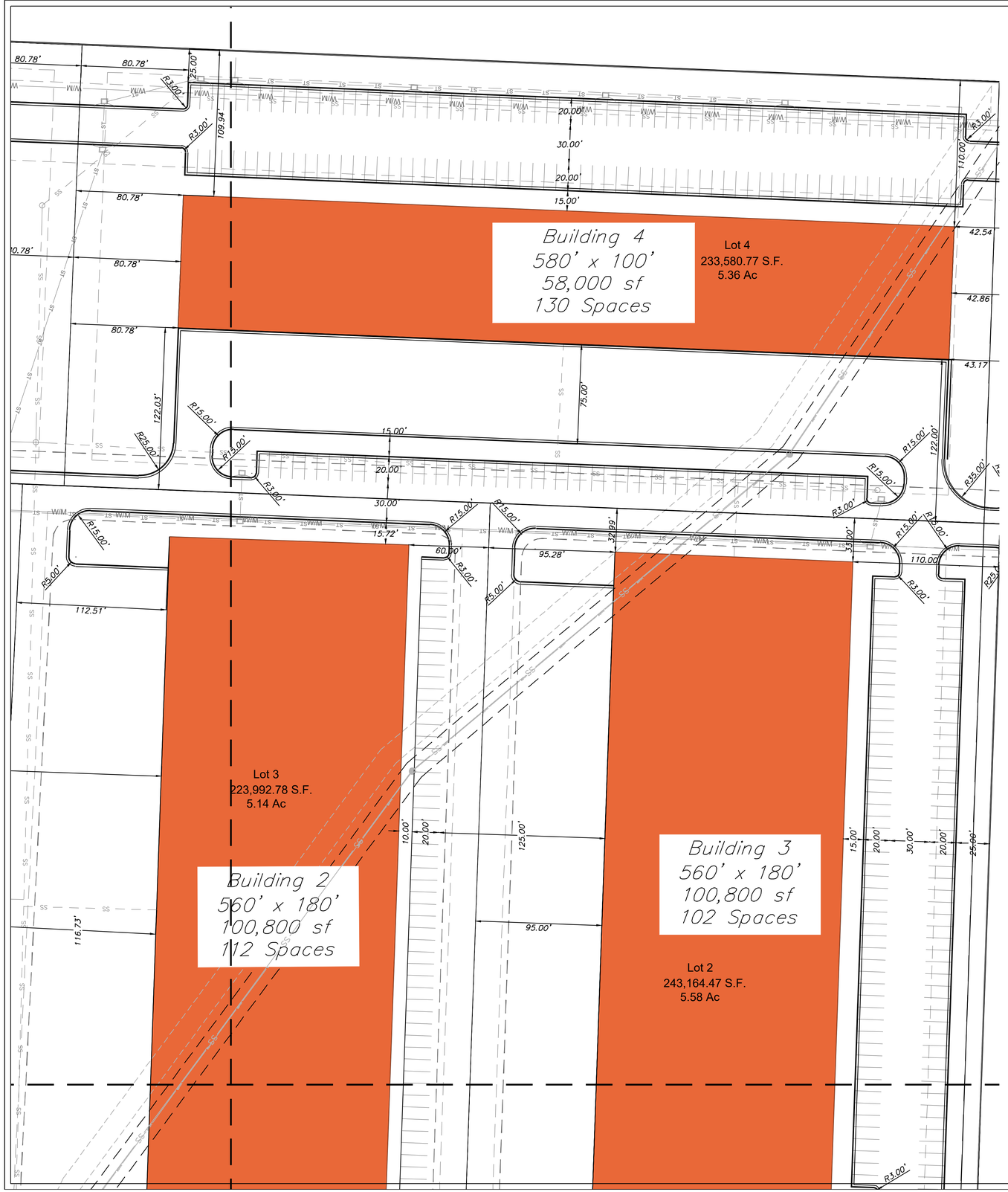
Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.101



GRAPHIC SCALE
0 20' 40' 80'

North

SITE PLAN
SCALE: 1" = 40'

SITE DATA TABLE - LOT 4

Lot Size		233,580.77 S.F.		5.36aC.
Building Floor Area		58,000 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				24.83
		Required		Proposed
Setbacks	North	40 FT.	FRONT	109.94'
	East	20 FT.	LEFT	42.54'
	South	20 FT.	REAR	122'
	West	20 FT.	RIGHT	80.78'
Off-street Parking	Regular Spaces	58		126
	Loading Spaces	0		0
	Handicap Spaces	3		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

SITE DATA TABLE - LOT 3

Lot Size		223992.78 S.F.		5.14 Ac.
Building Floor Area		100800 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				45.00
		Required		Proposed
Setbacks	North	20 FT.	RIGHT	15.72'
	East	40 FT.	FRONT	60'
	South	20 FT.	LEFT	30.98'
	West	20 FT.	REAR	112.51'
Off-street Parking	Regular Spaces	101		99
	Loading Spaces	0		0
	Handicap Spaces	4		3
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

SITE DATA TABLE - LOT 2

Lot Size		243164.47 S.F.		5.58 Ac.
Building Floor Area		100,800 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				41
		Required		Proposed
Setbacks	North	20 FT.	RIGHT	33'
	East	40 FT.	FRONT	110'
	South	20 FT.	LEFT	32.99'
	West	20 FT.	REAR	95'
Off-street Parking	Regular Spaces	101		108
	Loading Spaces	0		0
	Handicap Spaces	4		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

ENGINEERING SOLUTIONS
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50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

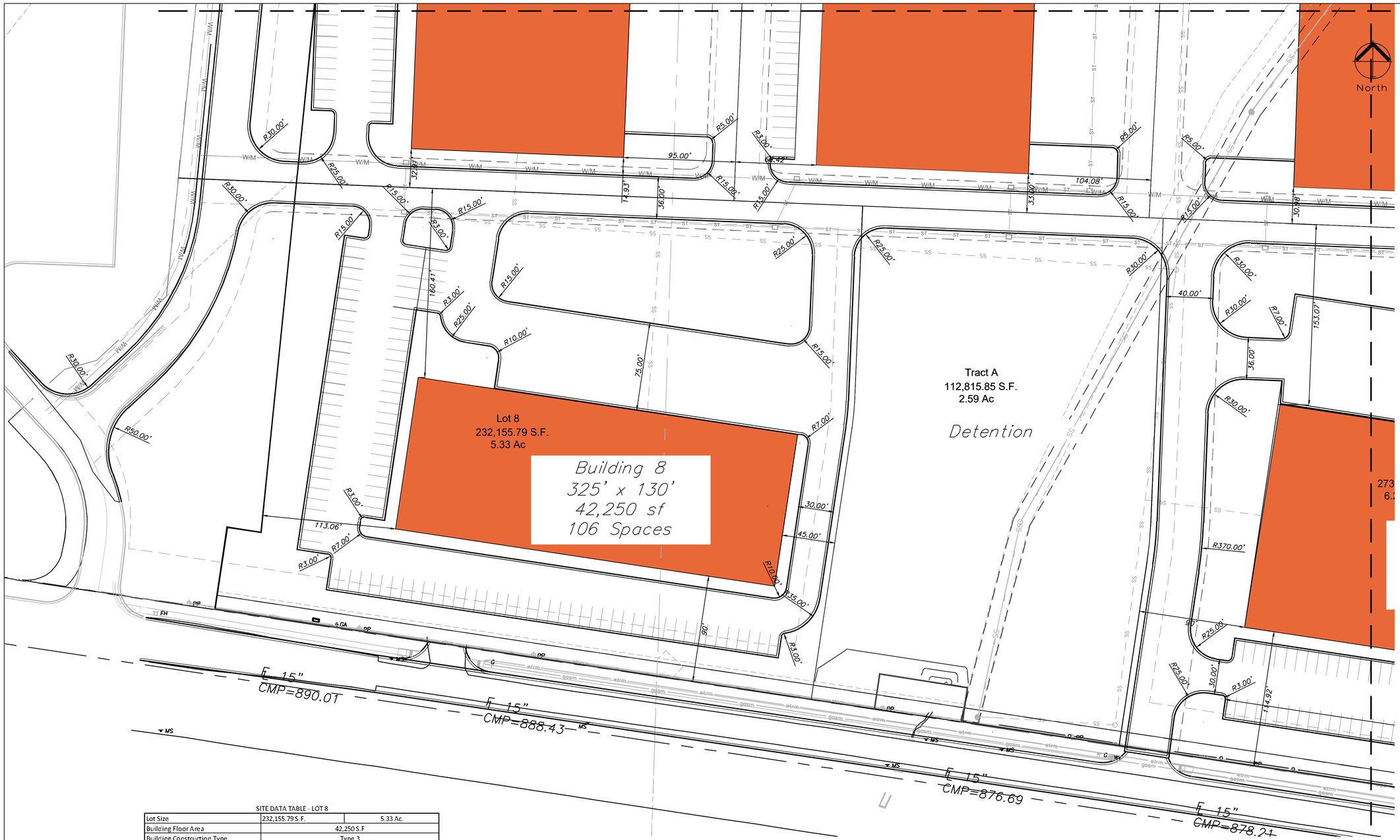
SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.102



SITE DATA TABLE - LOT 8

Lot Size		232,155.79 S.F.		5.33 Ac.
Building Floor Area		42,250 S.F		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				18.20
		Required		Proposed
Setbacks	North	20 FT.	REAR	160.41'
	East	20 FT.	RIGHT	45'
	South	40 FT.	FRONT	90'
	West	20 FT.	LEFT	113.06'
Off-street Parking	Regular Spaces	42		102
	Loading Spaces	0		0
	Handicap Spaces	2		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

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Issue Date: June 12, 2024

SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
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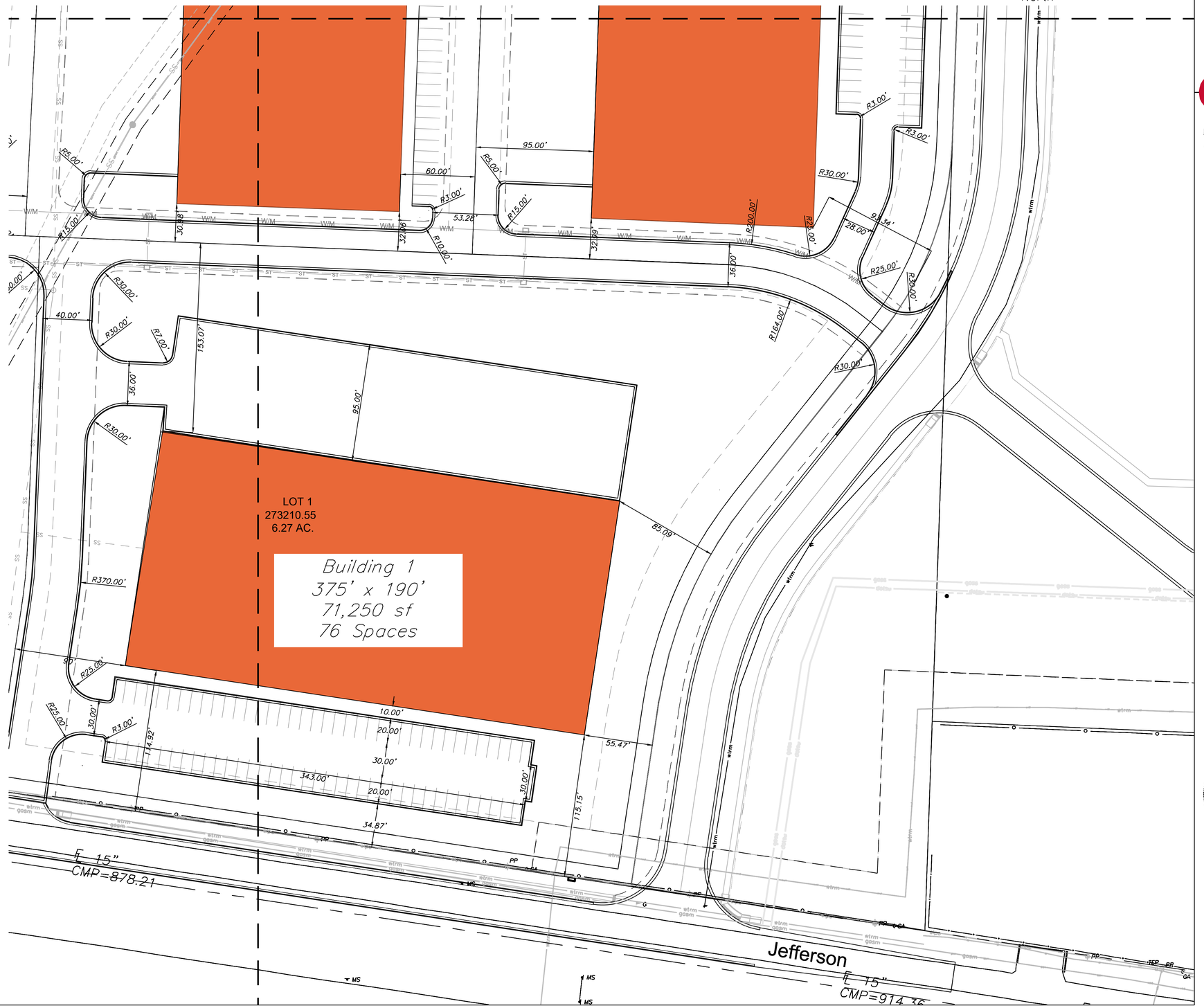
REVISIONS

C.103

GRAPHIC SCALE
0 20' 40' 80'

SITE PLAN
SCALE: 1" = 40'

North



SITE DATA TABLE - LOT 1

Lot Size		273,210.55 S.F.		6.27 Ac.
Building Floor Area		71,250 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				26.08
		Required		Proposed
Setbacks	North	20 FT.	REAR	153.07'
	East	20 FT.	RIGHT	55.47'
	South	40 FT.	FRONT	114.92'
	West	20 FT.	LEFT	90'
Off-street Parking	Regular Spaces	71		72
	Loading Spaces	0		0
	Handicap Spaces	3		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

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Kansas
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Oklahoma
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Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.104

NW corner SE 1/4, Sec. 28-49-30. Corner per final plot of Kohl's Distribution

Building 5
380' x 100'
38,000 sf
89 Spaces

Building 4
580' x 100'
58,000 sf
130 Spaces

Building 7
560' x 180'
100,800 sf
120 Spaces

Building 6
560' x 180'
100,800 sf
102 Spaces

Building 2
560' x 180'
100,800 sf
112 Spaces

Building 3
560' x 180'
100,800 sf
102 Spaces

Building 8
325' x 130'
42,250 sf
106 Spaces

Building 1
375' x 190'
71,250 sf
76 Spaces

Detention

NE 27th Street
80' Public R/W

Interstate 70
Variable Public R/W

Jefferson

GRAPHIC SCALE
0 40' 80' 160'

North

GRADING PLAN
SCALE: 1" = 80'

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

GRADING PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.200

GRAPHIC SCALE
0 15' 30' 60'

North

UTILITY PLAN
SCALE: 1" = 30'

Relocated Sanitary Sewer
Sewer Relocation will be completed when required based on overall development of the site

Relocated Sanitary Sewer
Sewer Relocation will be completed when required based on overall development of the site

Relocated Sanitary Sewer
Sewer Relocation will be completed when required based on overall development of the site

Building 1
375' x 190'
71,250 sf
76 Spaces

Building 2
560' x 180'
100,800 sf
112 Spaces

Building 3
560' x 180'
100,800 sf
102 Spaces

Building 4
580' x 100'
58,000 sf
130 Spaces

Building 5
380' x 100'
38,000 sf
89 Spaces

Building 6
560' x 180'
100,800 sf
102 Spaces

Building 7
560' x 180'
100,800 sf
120 Spaces

Building 8
325' x 130'
42,250 sf
106 Spaces

Detention

Ex. Sanitary Manhole
Top=889.80
Inv. In (NE) 880.06
Inv. Out (SW) 880.04

Ex. Sanitary Manhole
Top=881.94
Inv. In (NE) 872.22
Inv. Out (SW) 872.14

Ex. Sanitary Manhole
Top=875.06
Inv. In (NE) 864.90
Inv. Out (SW) 864.84

Ex. Sanitary Manhole
Top=874.00
Inv. In (NE) 865.84
Inv. Out (SW) 865.80

Ex. Sanitary Manhole
Top=895.79
Inv. In (NE) 887.59
Inv. Out (SW) 887.55

Ex. Sanitary Manhole
Top=895.79
Inv. In (NE) 887.59
Inv. Out (SW) 887.55

NE 27th Street
80' Public R/W

Interstate 70
Variable Public R/W

Jefferson

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Oklahoma
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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

UTILITY PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
Matthew J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.300

Parcel Address:
2015 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
KOHLS DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE, WI 53201

Zoned: LI
Land Use: WAREHOUSE-STORAGE

Parcel Address:
2005 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
CITY OF BLUE SPRINGS
903 W MAIN ST
BLUE SPRINGS, MO 64015

Zoned: LI
Land Use: INDUST. MANUF. (LIGHT)

Building 5
380' x 100'
38,000 sf
89 Spaces

Building 4
580' x 100'
58,000 sf
130 Spaces

Building 7
560' x 180'
100,800 sf
120 Spaces

Building 6
560' x 180'
100,800 sf
102 Spaces

Building 2
560' x 180'
100,800 sf
112 Spaces

Building 3
560' x 180'
100,800 sf
102 Spaces

Building 8
325' x 130'
42,250 sf
106 Spaces

Detention

Building 1
375' x 190'
71,250 sf
76 Spaces

NE 27th Street
80' Public R/W

Interstate 70
Variable Public R/W

Jefferson

North

GRAPHIC SCALE
0 15' 30' 60'

LANDSCAPE PLAN
SCALE: 1" = 30'

Lan scape Matri Ta le

Parcel oning GB	Buffer Details			Calculations	Propose Units				Su totals	
Location of Buffer	Length of property line	Buffer Type	Buffer Wi th	Plant Unit Calculation	Sha e Trees pu	rnamental pu	Conifers pu	Shru s l pu	Total Propose Units	A o e/ Below Re uire
North Property Lin oning LI	1 0 43	B	1	1 0 4 /100 P U					80	3
East Property Line NE 2 th St	1 24 22	B	1	1 24 4 /100 8 P U					00	14
South Property Line NE Jefferson St	14 83	B	1	14 4 /100 P U					0	
West Property Line oning LI	138 0	C	2	1388 0/100 833 P U					840	
Parking Lot Lan scaping 20 pa per 10 parking spaces	841 Spaces	N/A	N/A	841 20/10 1, 82 P U					1 00	18
Cumulati e Totals				4 33					4 80	4

Any o erages on property line uffers can e counte towar s open space lan scaping plant units
It shoul e note that property line uffers cannot e less than the minimum re uirements for any in i i ual uffer area

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	--		AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2.5" CAL
	--		WHITE PINE PINUS SYLVESTRIS	6' Ht
	--		BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
	--		HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	--		OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	2.5" CAL

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

LANDSCAPE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

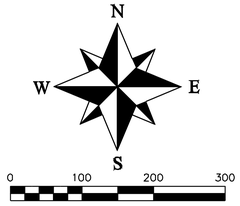
REVISIONS

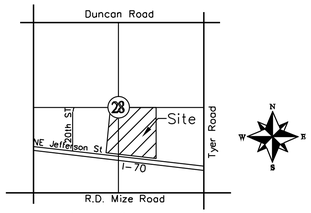
L.100

Received
06/13/2024 8:25:31 AM

Preliminary Plat
BLUE SPRINGS INDUSTRIAL
Part of the SW 1/4 of
Section 28, Township 49 N, Range 30 W
Blue Springs, Jackson County, Missouri







LOCATION MAP
SECTION 28-T49N-R30W

BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE S 87°39'10" E, A DISTANCE OF 1151.95 FEET; THENCE, S 1°59'06" W, A DISTANCE OF 853.71 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 260.00 FEET, AN ARC DISTANCE OF 166.03 FEET; THENCE S 38°34'20" W, A DISTANCE OF 176.54 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 178.02 FEET; THENCE S 08°34'17" W, A DISTANCE OF 150.00 FEET; THENCE N 81°24'49" W, A DISTANCE OF 655.07 FEET; THENCE N 8°34'15" E, A DISTANCE OF 29.47 FEET; THENCE N 81°08'45" W, A DISTANCE OF 75.13 FEET; THENCE S 8° 34' 32" W, A DISTANCE OF 29.82 FEET; THENCE N 81°24'49" W, A DISTANCE OF 730.84 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 81°25'03" E AND A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 15°29'53" E AND A RADIUS OF 84.96 FEET, AN ARC DISTANCE OF 86.34 FEET; THENCE N 42°43'30" W, A DISTANCE OF 38.99 FEET; THENCE N 47°16'30" E, A DISTANCE OF 65.28 FEET; THENCE N 75°01'00" E, A DISTANCE OF 27.93 FEET; THENCE N 47°16'30" E, A DISTANCE OF 80.44 FEET; THENCE N 5°47'20" E, A DISTANCE OF 1062.34 FEET; THENCE S 87°39'10" E, A DISTANCE OF 353.48 FEET TO THE POINT OF BEGINNING.

LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap
- ◎ Found Survey Monument (As Noted)
- Ⓔ Exception Document Location
- —x—x—x— Existing Fence Line – Chain Link
- —x-W/M-x-W/M— Existing Water Line
- —x-SAN-x-SAN— Existing Sanitary Sewer Main
- —x-STM-x-STM— Existing Storm Sewer
- —GAS— Existing Gas Line
- —ut—ut— Existing Underground Telephone
- —E— Existing Underground Electric
- —ST—ST—ST— Proposed Storm Sewer
- —SS— Proposed Sanitary Sewer
- —W—W—W— Proposed 8" D.I.P. Water

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Certificate of Survey by PLS
(B). Final Plat of Kohl's Distribution Center, Lot 1 - 1st Plat
(C). Final Plat of Faurecia Plat
(D). Final Plat of Blue Springs Logistics

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). No Title report was furnished

4). Bearings shown hereon are based upon bearings described in the legal description

5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171

6). FLOOD INFORMATION:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0338G EFFECTIVE DATE: JANUARY 20, 2017.

7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

Site Data Table :

Lot Area: 2.044.005 Sq. Ft. (46.92 Ac.)

Current Zoning: Unincorporated Jackson Co.
Proposed Zoning: LI - Light Industrial

Proposed Uses
-All uses allowed under the UDC Section 404.160 of Blue Springs
-General Warehouse and Office
-General Service and Sale
-General Industrial

Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located on the north of NE Jefferson Road,

Water Service
Water will be extended to the site from the existing City of Blue Springs water located on the north of NE Jefferson Road,

Storm Sewer
Storm sewer system will be installed to convey the storm water runoff to the detention facility, which will meet the current standards of APWA Section 5600. The system will serve as a regional facility for the entire site.

Storm Water Detention
The increase in storm water runoff will be controlled by the proposed retention facility located in Tract A. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

Developer:
VALLEY OAKS INVESTMENTS LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029

UTILITIES:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

REVISIONS

DATE	

Part of the SW 1/4 of
Section 23, Township 49 N, Range 30 W
Blue Springs, Jackson County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	28	49 N	30 W	Jackson	BLUE SPRINGS INDUST

DRAWN BY: M. Schlicht, PLS, PE
SCALE: 1"=100'
DATE OF PREPARATION: August 4, 2022

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849



Layout Page Table		
Label	Title	Description
A-1		RENDERINGS
A-2	ELEVATIONS BLDG # 2	BLDGS. # 3,6,7
A-3	FLOORPLAN BLDG # 2	BLDG #s 3 & 6,7
A-4	ELEVATIONS	BUILDING # 4, BLDG # 5
A-5	FLOORPLANS	BLDGS # 4 & # 5
A-6	ELEVATIONS	BUILDING # 1 BLDG. # 8
A-7	FLOORPLANS	BLDGS # 1 & # 8



BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

RENDERINGS

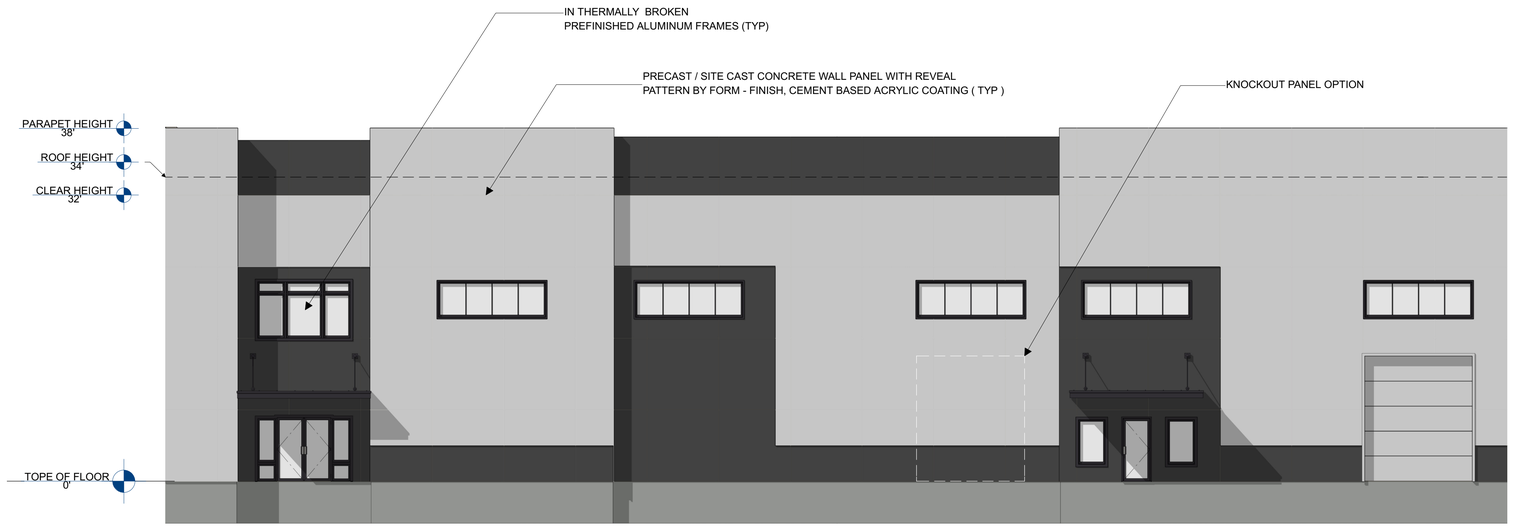
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-1

Received
05/28/2024 9:37:46 AM

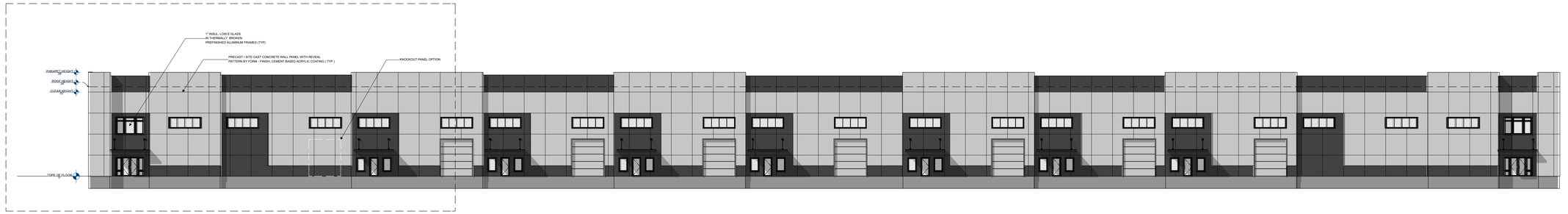


Partial Exterior Elevation Front Scale 3/16" = 1'

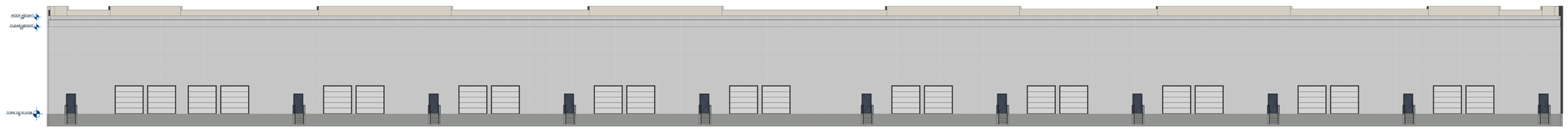
SW 7070 SITE WHITE

SW 7075 WEB GRAY

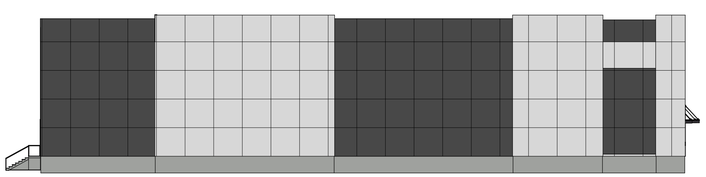
ALL EXTERIOR MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM COLLECTOR OR ARTERIAL STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS OR A COMBINATION OF THESE MATERIALS



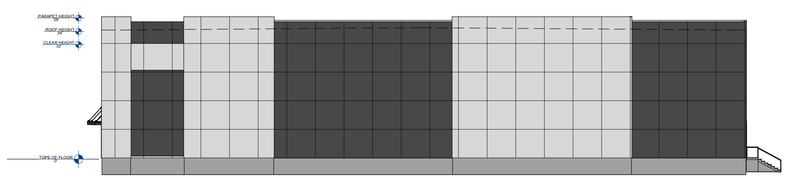
Exterior Elevation Front



Exterior Elevation Rear



Exterior Elevation Side



Exterior Elevation Side

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

ELEVATIONS BLDG # 2
BLDGS. # 3,6,7
SUBSTANCIALLY SIMILAR

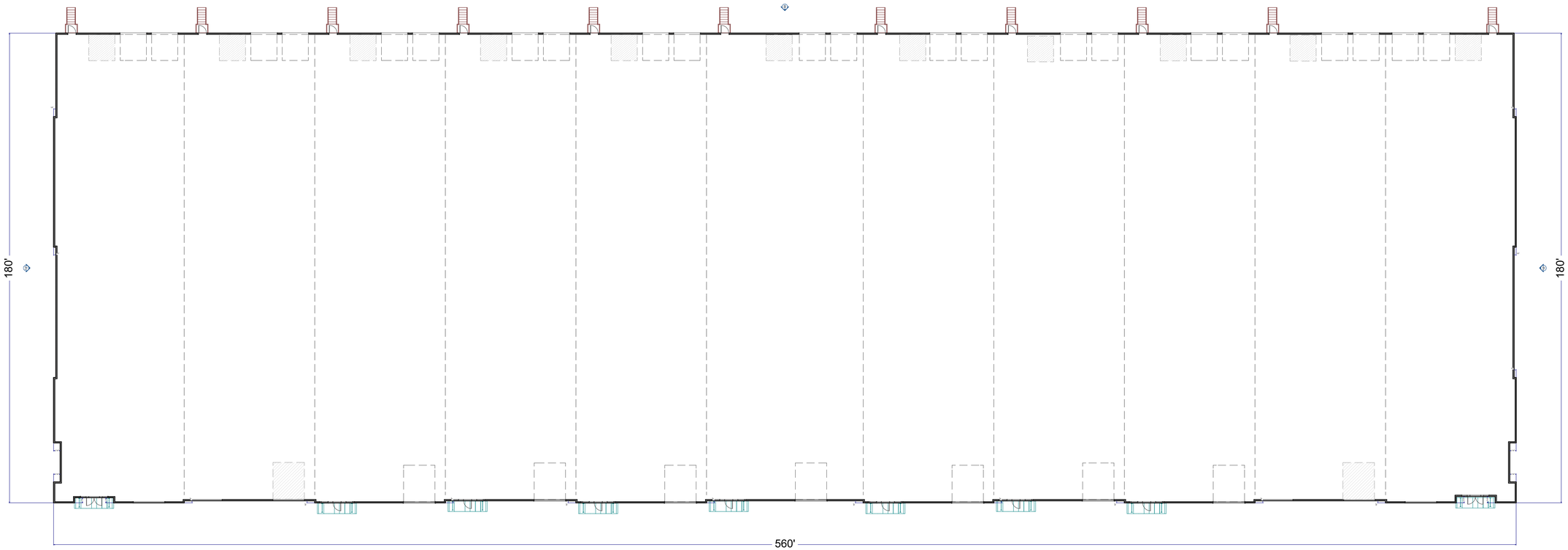
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-2

Received
05/28/2024 9:37:48 AM



FLOORPLAN BLDG. # 2
SCALE 1" = 20'

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

FLOORPLAN BLDG # 2
BLDG #s 3 & 6,7
SUBSTANCIALLY SIMILAR

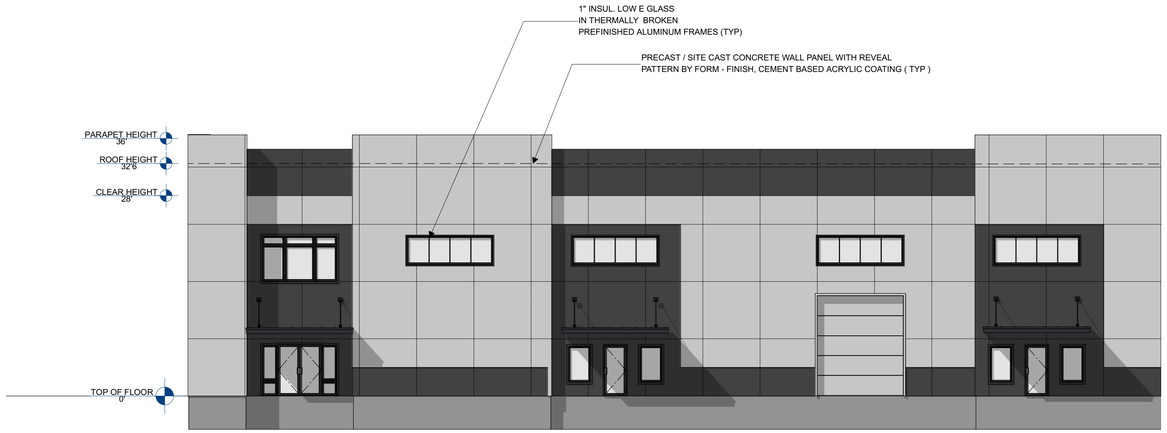
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
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UNLESS OTHERWISE LABELED

SHEET:
A-3

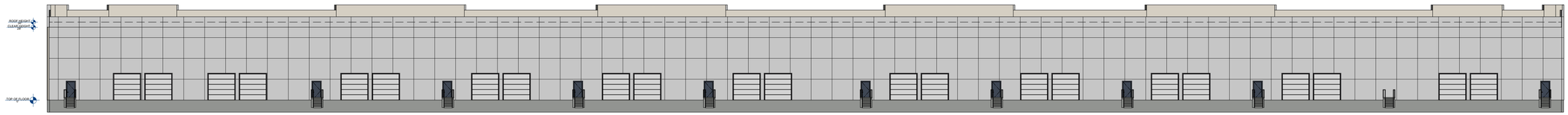
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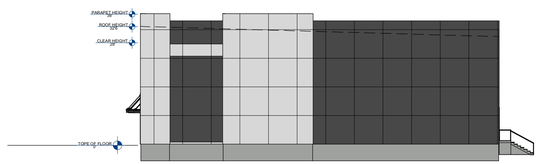
Exterior Elevation Front
Scale 1" = 10'



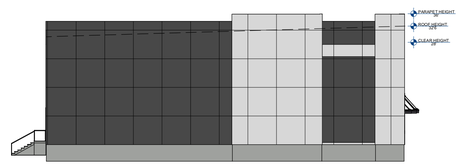
Exterior Elevation Front



Exterior Elevation Rear



Exterior Elevation Right



Exterior Elevation Left

SW 7070 SITE WHITE

SW 7075 WEB GRAY

ALL EXTERIOR MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM COLLECTOR OR ARTERIAL STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS OR A COMBINATION OF THESE MATERIALS

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

ELEVATIONS
BUILDING # 4, BLDG # 5
SUBSTANCIALLY SIMILAR

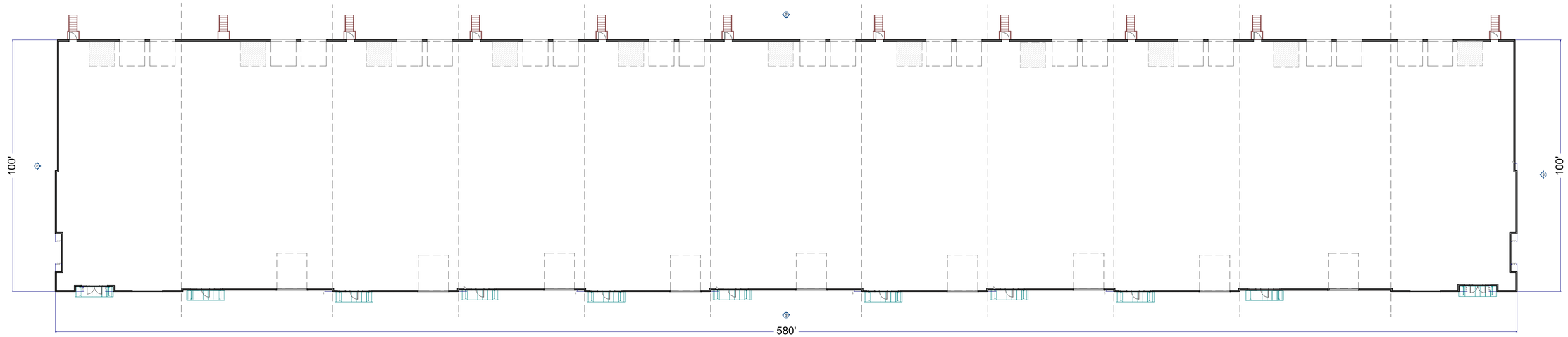
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

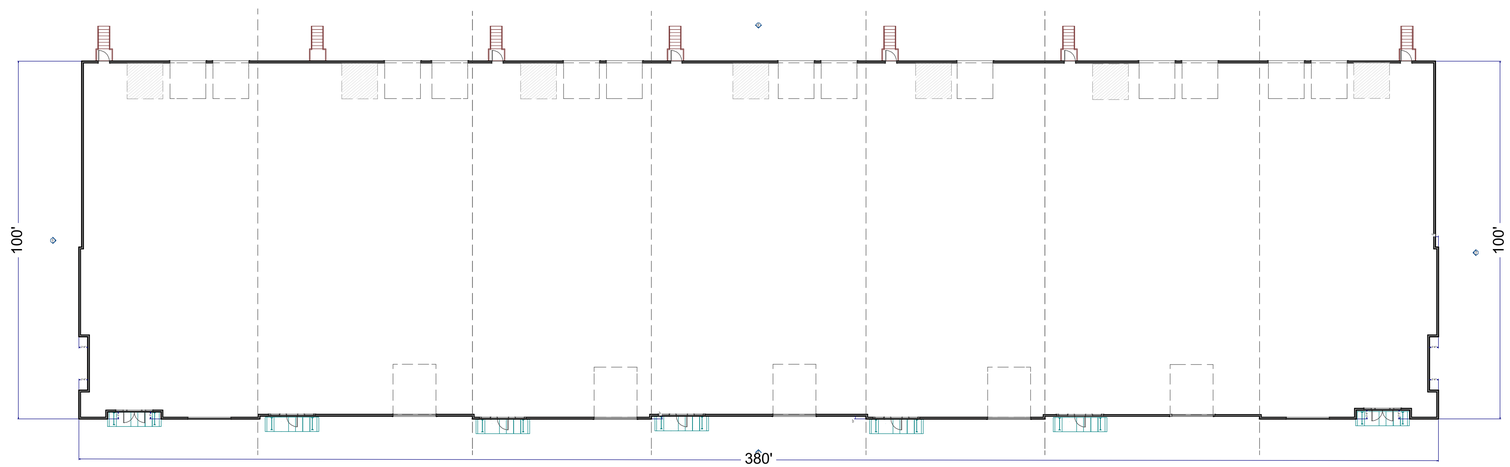
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1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-4

Received
05/28/2024 9:37:48 AM



FLOORPLAN BUILDING # 4
SCALE 1" = 20'



FLOORPLAN BUILDING # 5
SCALE 1" = 20'

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

FLOORPLANS
BLDGS # 4 & # 5

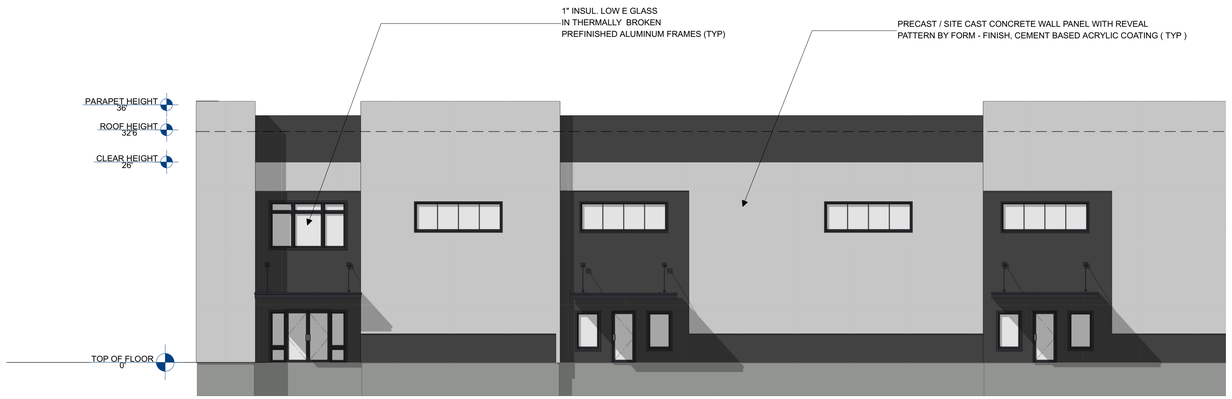
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

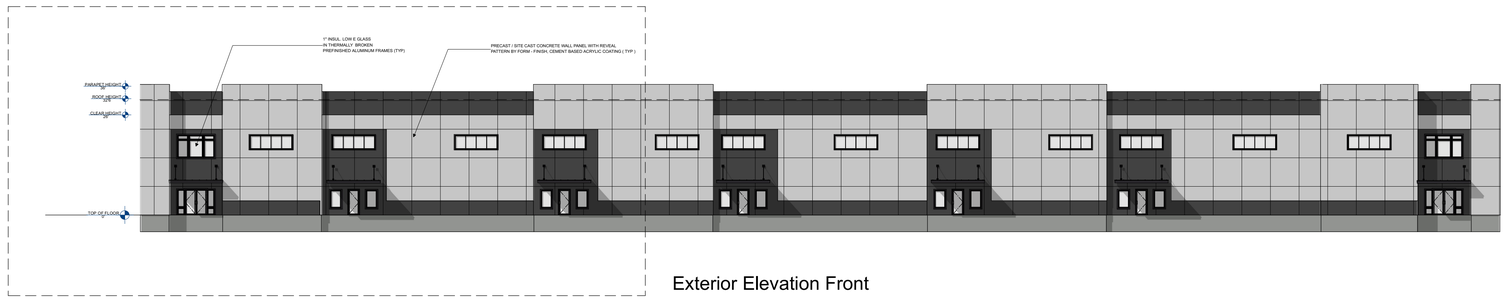
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UNLESS OTHERWISE LABELED

SHEET:
A-5

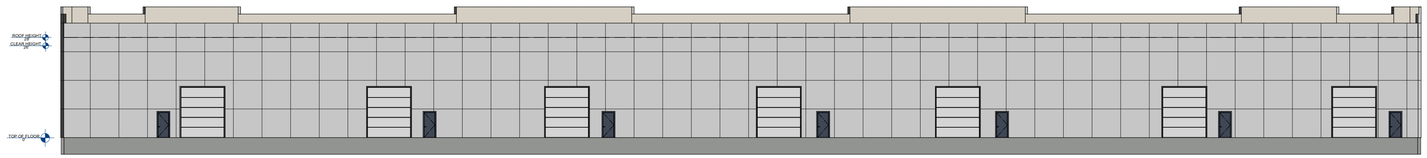
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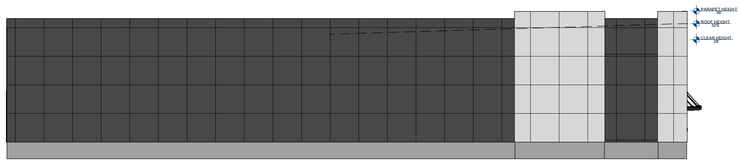
Exterior Elevation Front
Scale 1" = 10'



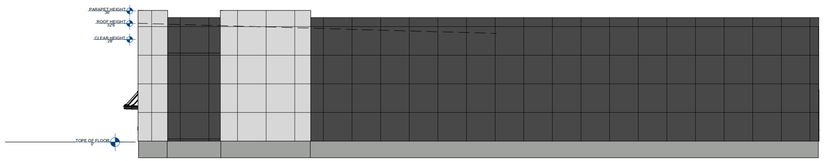
Exterior Elevation Front



Exterior Elevation Rear



Exterior Elevation Left



Exterior Elevation Right



SW 7070 SITE WHITE



SW 7075 WEB GRAY

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BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

ELEVATIONS
BUILDING # 1 BLDG. # 8
SUBSTANCIALLY SIMILAR

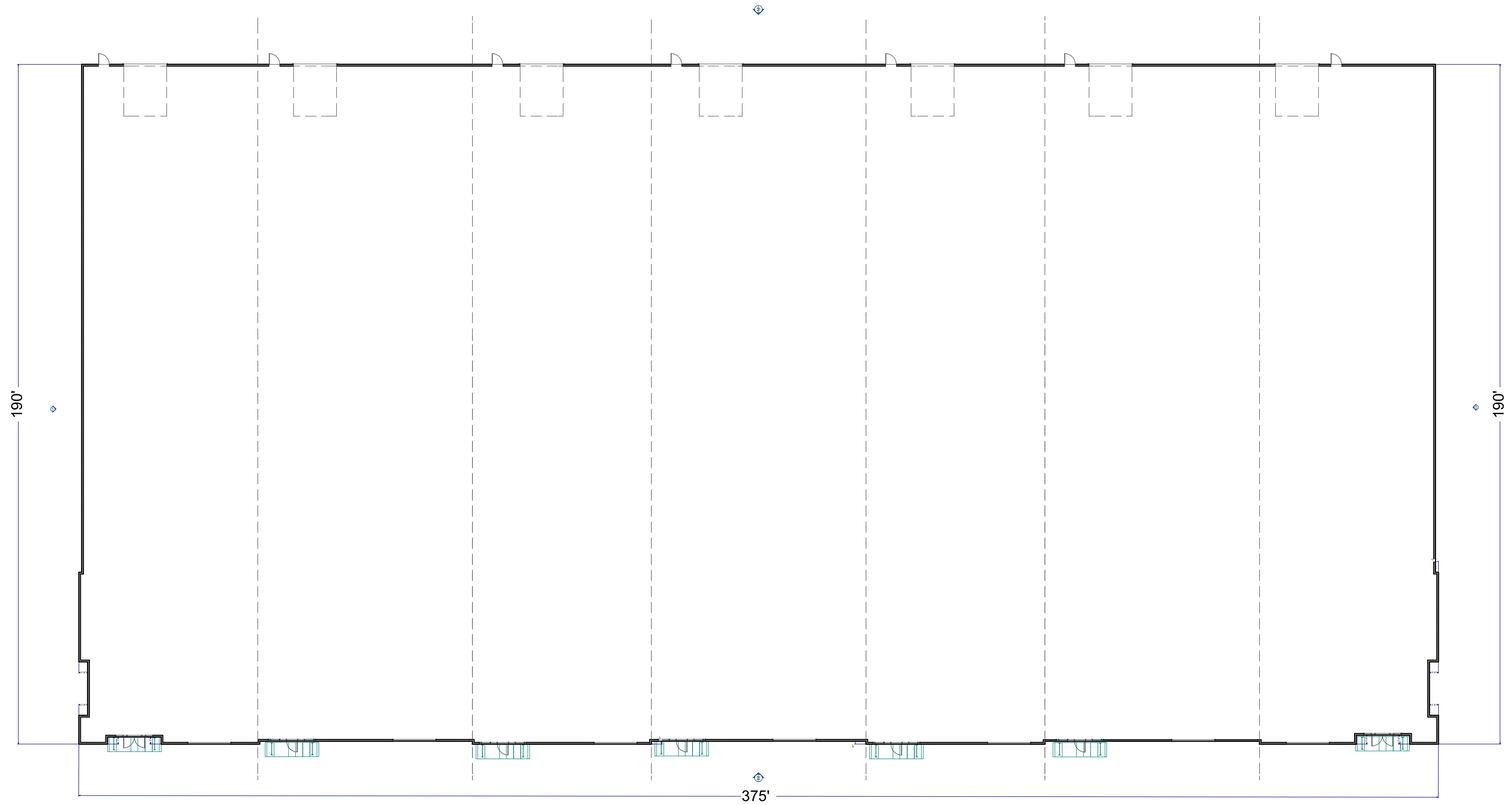
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

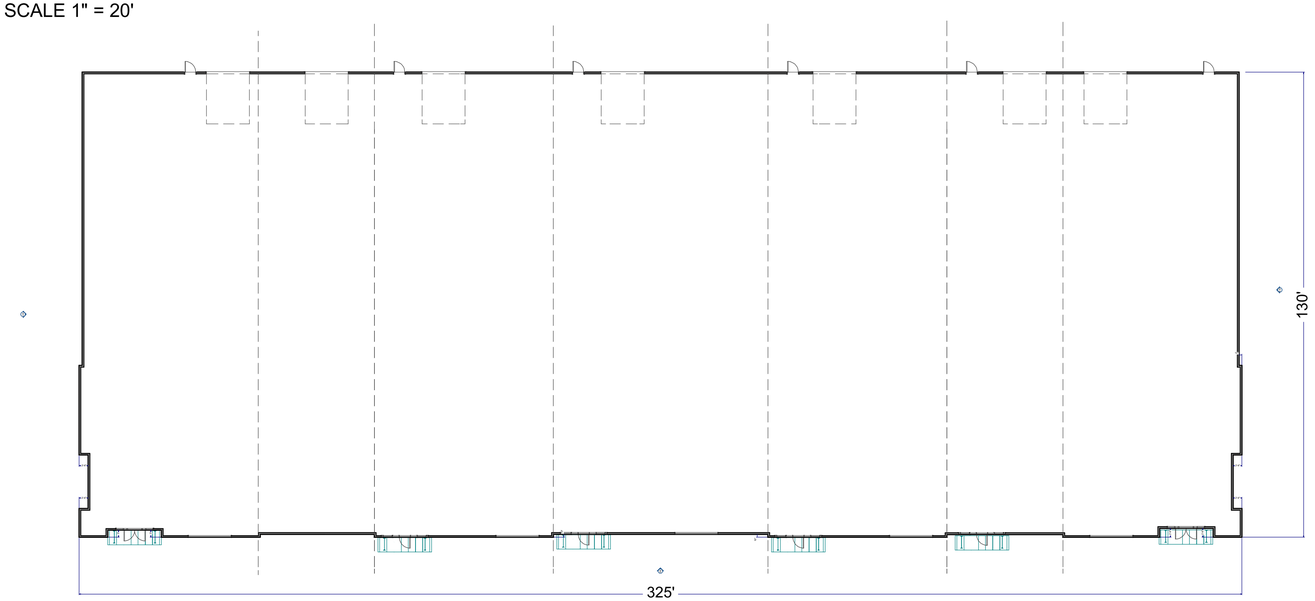
SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-6

Received
05/28/2024 9:37:48 AM



FLOORPLAN BLDG # 1
SCALE 1" = 20'



FLOORPLAN BLDG # 8
SCALE 1" = 20'

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

FLOORPLANS
BLDGS # 1 & # 8

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-7

Received
05/28/2024 9:37:48 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
PC MEETING:	7/8/2024
CC MEETING:	7/15/2024
BOA MEETING:	n/a
NEWSPAPER:	7/22/2024
NOTICE LETTERS:	7/21/2024
PLANNER:	Mike Mallon

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

Blue Springs Business and Technology Park

Project Name

2305 NE JEFFERSON RD UNINCORPORATED MO, 64029 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
Unincorporated Jackson Co	INDUSTRIAL/LOFT SPAC	LI	INDUST. MANUF.	46.92	8

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
Bryan Rahn	VALLEY OAKS INVESTMENTS LLC	816-229-8115	bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

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 f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Digitally signed by f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Date: 2024.05.23 13:13:03 -05'00' 5-23-24

Applicant Signature **Date**

Name of Property Owner	Phone	Email Address
VALLEY OAKS INVESTMENTS LLC	816-229-8115	BRYAN@COUNTRYCLUB-HOMES.COM

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

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 f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Digitally signed by f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Date: 2024.05.23 13:13:14 -05'00' 5-23-24

Property Owner Signature

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #3

Received
05/28/2024 9:38:55 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:

Rezoning and preliminary plat for Blue Springs Business and Technology Park

Received
05/28/2024 9:38:57 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Bryan Rahn	Valley Oaks Investments LLC		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-229-8115		

DEVELOPER

Name	Company Name		
VALLEY OAKS INVESTMENTS LLC	VALLEY OAKS INVESTMENTS LLC		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-229-8115		

ENGINEER

Name	Company Name		
Matt J. Schlicht	Engineering Solutions		
Address	**City**	**State**	**Zip**
50 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
mschlicht@es-kc.com	816-623-9888	816-623-9849	

ARCHITECT

Name	Company Name		
NATHAN BOEN	POWELL CWM		
Address	**City**	**State**	**Zip**
3200 S. ST. RT. 291 BLDG 1	INDEPENDENCE	MO	64057
Email	**Phone**	**Fax**	
nboen@powellcwm.com	816-642-2435		

SURVEYOR

Name	Company Name		
Matt J. Schlicht	Engineering Solutions		
Address	**City**	**State**	**Zip**
50 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
mschlicht@es-kc.com	816-623-9888	816-623-9849	

LANDSCAPE ARCHITECT

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

ATTORNEY

Name	Company Name		
CURT PETERSON	POLSINELLI PC		
Address	**City**	**State**	**Zip**
900 W 48TH PLACE SUITE 900	KANSAS CITY	MO	64112
Email	**Phone**	**Fax**	
CPetersen@Polsinelli.com	913-234-7458		

OTHER CONTACT

Name	Company Name		
TONY WARD	VALLEY OAKS INVESTMENTS LLC		
Address	**City**	**State**	**Zip**
1120 EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
tony@COUNTRYCLUB-HOMES.COM	816-229-8115		

Received
05/28/2024 9:38:57 AM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 **+ Public Hearing[1]**		$ _____
DEAX	De-Annexation	$468 **+ Public Hearing[1]**		$ _____
	LAND USE			
CUP	Conditional Use	$468 **+ Public Hearing[1]**		$ _____
RZ	Rezoning	$468 **+ Public Hearing[1]**		$ _____
	General Development Plan	$0 **+ Public Hearing[1]**		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____**lot(s)**	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____**lot(s)**	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre **+ Public Hearing[1]**	#_____**acre(s)**	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre **+ Public Hearing[1]**	#_____**acre(s)**	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre **+ Public Hearing[1]**	#_____**acre(s)**	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 **+ Public Hearing[1]**		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
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
05/28/2024 9:38:57 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
PC MEETING:	7/8/2024
CC MEETING:	7/15/2024
BOA MEETING:	n/a
NEWSPAPER:	7/22/2024
NOTICE LETTERS:	7/21/2024
PLANNER:	Mike Mallon

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

Blue Springs Business and Technology Park
Project Name

2305 NE JEFFERSON RD UNINCORPORATED MO, 64029 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
Unincorporated Jackson Co	INDUSTRIAL/LOFT SPAC	LI	INDUST. MANUF.	46.92	8

APPLICATION (*check all that apply*)

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- ☐ Conditional Use
- ☒ Rezoning
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LAND SUBDIVISION
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- ☐ Variance
- ☐ Alternative Dev. Standards

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Bryan Rahn	VALLEY OAKS INVESTMENTS LLC	816-229-8115	bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

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X f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Digitally signed by f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Date: 2024.05.23 13:13:03 -05'00' 5-23-24

Applicant Signature **Date**

City of Blue Springs
Name of Property Owner

Address	City	State	Zip Code
903 W. Main Street	Blue Springs	MO	64145

Phone **Email Address**

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.

Christine Cates 6.26.2024

Property Owner Signature **Date**

THE EXAMINER

Notice ID: PrLNHTekMQ7Slv4kabrg
BS Bus & Tech

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #2403510

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:

Jun. 22, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $239.32

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

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #4

City Council

Published in the Examiner, Jun 22, 2024

2403510

PUBLIC NOTICE

Rezoning / RZ-05-24-9161
General Development Plan / GDP-05-24-9162
"Blue Springs Industrial"
Parcel # 36-500-04-29-00-0-00-000, 36-500-04-32-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 8, 2024, at 5:30 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, Bryan Rahn, Valley Oaks Investments, LLC, on behalf of the property owner Valley Oaks Investments, LLC, for approval of a Rezoning to rezone the property from "Jackson County AG" (Jackson County Agriculture) to "LI" (Light Industrial) and on a request by the applicant, Bryan Rahn, Valley Oaks Investments, LLC, on behalf of the property owners Valley Oaks Investments, LLC, and the City of Blue Springs, Missouri for approval of a General Development Plan to allow for development of an industrial park consisting of eight (8) buildings. 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 THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017, AS DOCUMENT NO. 2017E0111147 IN BOOK 2017E0111147 IN BOOK IN BOOK 46 AT PAGE 8.

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-05-24-9161 and General Development Plan / GDP-05-24-9162 on **Monday, July 15, 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

Blue Springs, MO



36-600-01-08-00-0-00-000

36-600-01-10-00-0-00-000

36-600-04-33-00-0-00-000

36-600-04-29-00-0-00-000

36-600-04-02-00-0-00-000

36-600-04-32-00-0-00-000

36-600-04-05-00-0-00-000

NE 20th St

NE 27th St

NE Jefferson St

NE Coronado Dr

Westbound Interstate 70 Hwy

Eastbound Interstate 70 Hwy

Legend

- City Limits
- City Parcels
- County Parcels

1 in. = 428ft.

855.7 0 427.83 855.7 Feet

This Ca represe rt to t be ries. ON

Notes

RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
185' Map

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #5

FirstName	Address1	Address2	City	State	Zip
MCKEE SARAH ELIZABETH & SAMUEL DENNIS V	5204 PECK AVE		INDEPENDENCE	MO	64055
KOHLS DEPARTMENT STORES INC	PO BOX 2148		MILWAUKEE	WI	53201
NNN REIT, LP	450 S ORANGE AVE	STE 900	ORLANDO	FL	32801
VALLEY OAKS INVESTMENTS LLC | STUCKER KEVIN | NAGEL	1120 NW EAGLE RIDGE BLVD		GRAIN VALLEY	MO	64029

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #6

Blue Springs, Missouri
Community Development

June 22, 2024

Ref: Public Hearing: Rezoning | RZ-05-24-9161
General Development Plan| GDP: 05-24-9162
2305 NE Jefferson Road
Parcel # 36-600-04-29-00-0-00-000

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, Bryan Rahn, for Valley Oaks Investments LLC, on behalf of the property owners, Valley Oaks Investments LLC and the City of Blue Springs for consideration to rezone from "AG"(Agriculture-County) to "LI" (Light Industrial) (RZ-05-24-9161) for the 46.92+/- acre Industrial/manufacturing development and a General Development Plan (GDP-05-24-9162) for property located at 2305 NE Jefferson Rd.

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 8, 2024 @ 6:30 p.m.
&
City Council – Monday, July 15, 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

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #7

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 8, 2024 City Council: July 15, 2024
Project Name:	***Hoot Owl Acres***
Site Location:	West of SE Adams Dairy Parkway/north of SE Major Road
Project Request:	**PF-05-24-9164**; Final plat for 14.23 +/- acres subdivision with 35 single family neighborhood lots. **PDF-06-24-9186**; Planned Development Final to allow for 35 single-family homes.

Applicant: Justin Larkin | JW Larkin Properties
Property Owner: Land Bank of Blue Springs
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting the approval of a Planned Development Final Plan and Final Plat for Hoot Owl Acres of Blue Springs Final Plat, Lots 1 thru 35, for the property west of SE Adams Dairy Parkway and north of SE Major Road. This property is approximately 14.23 +/- acres and is zoned "PD/SF-7" (Single-Family). The Final Plat consists of thirty-five (35) single-family neighborhood lots and three (3) tracts of land for the purpose open space. There will be one (1) landscape tract, with 2.1 acres of new right-of-way. The PD Final Plan complies with the previously approved PD Concept Plan including the previously approved modifications listed in the staff report.

Staff Recommendation: Staff recommends approval with conditions of the Planned Development Final Plan and Final Plat application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved an annexation request (A-6-2002), that included most of the Colonial Highland's development, with the exception of 4.15 +/- acre strip through the center. The annexation was effective April 9, 2003.
03/26/2007	Planning Commission	Recommend approval of a Rezoning (R-8-2007) from County AG to SF-7/PR-O (Single-Family Residential/Planned Residential Overlay) for the 163.21 +/- acre Colonial Highlands development. The City Council approved the request April 2, 2007.
03/26/2007	Planning Commission	Recommend approval of a PR-O Concept Plan (PRO-1-2007) for Colonial Highlands PR-O, a 365-lot single-family subdivision.
	City Council	Approved the PR-O Concept Plan (PRO-1-2007). The PR-O Concept Plan expired on April 2, 2008.
04/02/2007	City Council	Approved an annexation request (A-2-2007), that included the remaining 4.15 +/- acre property for the Colonial Highlands development. The annexation was effective April 2, 2007.
04/09/2007	Planning Commission	Approved a Preliminary Plat for (07-02-01) for Colonial Highlands PR-O, a 373-lot single-family subdivision. The Preliminary Plat expired on April 9, 2009.

Final Plat, Planned Development Final Plan
PF-05-24-9164; PDF-06-24-9486
Hoot Owl Acres
Exhibit #1

12/14/2009	Planning Commission	Recommend approval of a PR-O Concept Plan (PROC-10-09-2363) for Colonial Highlands PR-O 365-lot single-family lot subdivision.
	City Council	Approved the PR-O Concept Plan (PROC-10-09-2363) on December 21, 2009. The PR-O Concept Plan expired on December 21, 2009.
12/14/2009	Planning Commission	Approved a Preliminary Plat (PP-10-09-2362) for Colonial Heights PR-O, a 365-lot single-family subdivision. The Preliminary Plat expired on December 14,2011.
08/20/2018	City Council	Denied a rezoning request for Hoot Owl Acres to change the zoning from SF-7/PRO to TF/PD. The applicant subsequently withdrew the application for rezoning for Hoot Owl Ridge.
09/25/2018	City Council	Approved Planned Development Concept Plan.
09/25/2018	Planning Commission	Approved Preliminary Plat of "Hoot Owl Acres."

Future Applications: The Final Plat and PD Final Plan applications are being requested concurrently. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits for the development.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"RE" (Residential Estate)	Undeveloped
South:	"SF-7/PD" (Single-Family/Planned Development)	SE Major Road; Colonial Highlands 3rd Plat
East:	"SF-7/PD" (Single-Family/Planned Residential Overlay)	SE Adams Dairy Parkway; Hoot Owl Ridge
West:	"SF-7/PD" (Single-Family/Planned Residential Overlay)	Cambridge Park 1st Plat- undeveloped; Utility substation

FINAL PLAN & PLAT ANALYSIS

A Planned Development Final Plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) of more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

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.

Final Plat Requirements: The proposed Final Plat complies with the minimum standards outlined in Unified Development Code (UDC) Section 403.050 and meets the submission requirements specified in the Final Plat application. This Final Plat for Hoot Owl Acres of Blue Springs Final Plat is in substantial conformance with the Hoot Owl Preliminary Plat, with minor modifications, including the change to a single-family detached neighborhood lot subdivision.

Preservation: The site is currently undeveloped. Sewer infrastructure that was installed for preparation of previous development will remain in place and be utilized for the new development. Adjacent detention areas were installed for preparation of the previous development. These detention areas will be utilized by all lots shown on the Final Plat. All existing healthy trees that are preserved are eligible for tree credits per UDC Section 407.040.C.5.

Phasing: Hoot Owl Acres, Lots 1-35, is a single-phase subdivision development. This phase will include 35 detached housing-neighborhood lots, one landscaped tract, and three tracts of open space.

Streets & Sidewalks: Two access points to the development will be provided from SE Major Road. The required half road improvements for SE Major Road adjacent to this development were completed by a previous development.

Public streets will comprise the internal roadway system.

The Final Plat includes 5-ft. sidewalks on the west side of Hoot Owl Street. A 5-ft. sidewalk will be located on the east side of Crumley Court. All other streets require a 5-ft. sidewalk on one side of the street. According to the subdivision's preliminary plat, sidewalks adjacent to tracts are required to be installed prior to approval of the Final Plat for each development phase. The required sidewalks along tracts in this Final Plat have been installed. **Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy for each lot.**

Water: Water in this area is provided by PWSD #13. An acceptance letter from PWSD #13 has been received by Engineering.

Traffic: A Traffic Impact Study has been completed and approved by the Engineering Division of the Public Works Department.

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. A sealed letter by a Registered Professional Engineer in the State of Missouri stating all detention basins and BMPs have been constructed per approved plans and will function as designed.

Sanitary Sewer: The required sewer infrastructure was constructed per city specifications to serve the lots contained within this Plat.

Open Space: According to the Open Space System requirements outlined in UDC Section 406.030, subdivisions zoned "SF-7" must dedicate a minimum of 10% of the total land area as common open space that meets the Open Space System standards. For this

development, the required 10% equates to 1.39 acres. Acceptable open spaces include trails, pocket parks, and other green spaces with active amenities. This site includes 2.86 acres of open space that meets the Open Space System standards. The table below details the open space tracts, tract areas, and specific open space system requirements they fulfill.

Tract	Area	Open Space System
A	0.13 +/- acres	Open Space/Utility Easement
B	0.21 +/- acres	Open space
C	1.67 +/- acres	Drainage Easement/ Utility Easement
D	0.85 +/- acres	Landscape Buffer/Utility Easement
Total Open Space:	**2.86 +/- acres**	

Tracts A, B, C, and D are all in the proposed Hoot Owl Acres 1st Plat, and encompass 2.86 +/- acres. The open tracts include open spaces, drainage easements, and landscape buffers. The total open space provided for the subdivision is 2.86 +/- acres or 20% of the total area. A final landscape plan will need to be provided and will be reviewed extensively during the Site Plan Design.

Land Use: All single-family residential lots fall within the "Detached House – Neighborhood Lot" category in the UDC which is defined as, "the use of a lot to accommodate one primary dwelling on its own lot. Variations of this type based on scale and lot, size include estate, large-lot, neighborhood lot, small lot, and compact lot." The purposed use is for the development of 35 single-family homes.

Building Typology: The proposed development is utilizing the Detached House-Neighborhood Lot building type standards with modifications. The alternative lot areas and frontage widths provide for a limited number of lots that would be smaller than typically required at the same time allowing lots that are above the maximum under the specific building type. Hoot Owl Acres has consistent building setbacks for the planning areas.

Establish minimum lot standards that deviate from the Detached-Neighborhood Lot standards approved with the PD Concept Plan are outlined below:

- **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.**
- **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.**

Detached House – Neighborhood Lot

Standard	Requirement	Proposed
Frontage Width	65-ft. min.	38.81-ft. min.
Lot Area	7,200-sf. min.	7,645-sf. min.
Front Setback	25-ft. min.	25-ft. min.
Corner Side Setback	25-ft. min.	25-ft. min.

Side Setbacks	8-ft. min.	8-ft. min.
Rear Setback	15-ft. min.	15-ft. min.
Building Coverage	40% max.	40% max.
Building Height	35-ft. max.	35-ft. max.
Frontage Type	Yard & Setback	Yard & Setback

Parking: Each Single-Family Detached Housing unit requires two off-street parking spaces. The submitted building elevations include a mix of 2-car and 3-car garages. Additionally, driveway parking will offer extra spaces, surpassing the minimum parking requirements.

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Single-Family	2 spaces per dwelling unit (1 units = 2 spaces)	>2 spaces provided

Minimum Livable Floor Area: Per the 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 development. The minimum livable floor area classification (H) is 1,300-sf.; this complies with Cambridge Park with a Classification of (G) Livable Floor Area.

Signage: Signage is not shown on the plans; however, if the applicant would like to install monument signs later, they will need to apply for an Administrative Sign Permit and comply with the Sign Code.

Modifications Previously Approved:

Through the PD Concept Plan, the applicant has been previously approved for the following modifications to either the building type (Detached-Neighborhood Lot) or selected base zoning district regulations "SF-7" (Single-Family) zoning district standards.

- **Establish minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Lot Development Standards."**
  - **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.**
  - **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.**

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

1. The final plan is in substantial compliance with the previously approved PD Concept plan.

   STAFF RESPONSE: The Final Plan is in substantial compliance with the approved proposed concept plan and planned development standards as requested with the PD Concept Plan.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: The applicant is not proposing any amendments to the previously approved PD Concept Plan.

Any modification that, in the sole discretion of the Director of Community Development, negatively affects or impacts the use, investments, or design of public facilities beyond the project and site may not be considered a minor amendment. Any change that violates a condition of approval in the concept plan or alters the findings of any technical study that supports the approved concept plan, may not be considered a minor change.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall be controlled.

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The Final Plat is in substantial compliance with the approved preliminary plat, with some minor modifications to lot frontage widths.

2. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: Most of the public improvements have been constructed and are in place to be used by this development. The remaining infrastructure will need to be constructed and inspected to ensure that it meets city specifications. There are some segments of the sidewalks that need to be constructed and inspected to ensure that they meet ADA standards.

3. Any deviations in the Final Plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no further deviations in the final plat. The application follows the Comprehensive Plan and the purposes and intent of the UDC.

4. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: The City does not approve nor enforce private covenants and restrictions; however, the applicant has provided documentation of Proposed Declaration of Restrictions and Home Association Declaration documents.

5. Recommendations of professional staff.

STAFF RESPONSE: Staff recommends approval of the Final Plat with the conditions as listed below.

Approval of a Final Plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action from the City Council.

Staff Recommendation:

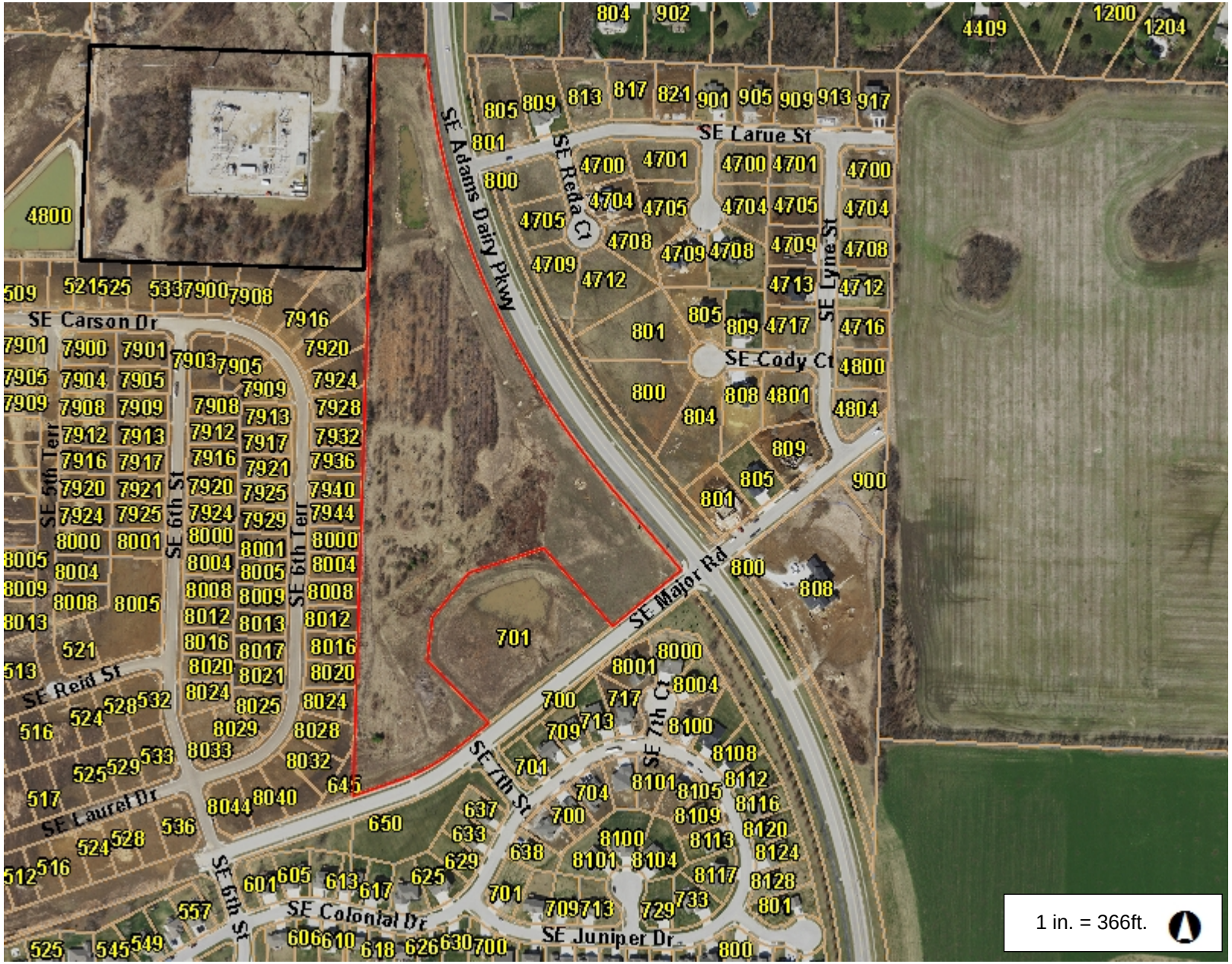
Staff recommends approval of the Planned Development Final Plan application with the following conditions:

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 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.**

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

Blue Springs, MO





Legend

- City Limits
- City Parcels
- County Parcels

731.4 0 365.70 731.4 Feet

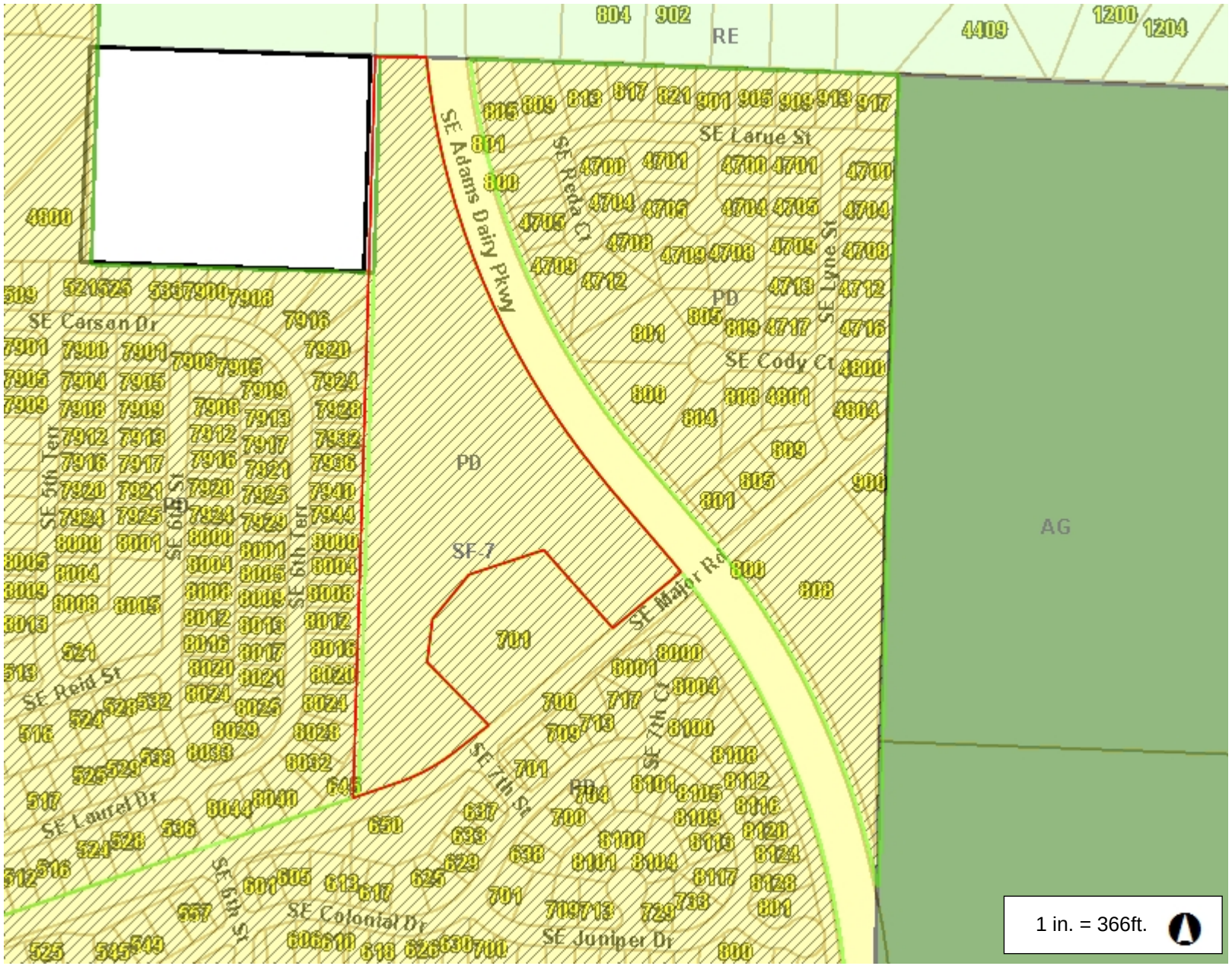
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PF-05-24-9164
Parcel # 41-800-03-02-01-5-00-000

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

731.4 0 365.70 731.4 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

PF-05-24-9164
Parcel # 41-800-03-02-01-5-00-000

FINAL PLAT

HOOT OWL ACRES

PART OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS MAINS, WATER MAINS, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "GRADING" AND "DRAINAGE" EASEMENTS OR BY THE ABBREVIATION "DE" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF STORM WATER DRAINAGE WAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATION APPROVED BY THE CITY ENGINEERING DEPARTMENT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID DRAINAGE OR GRADING EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

LANDSCAPE BUFFERS:

AREAS DESIGNATED AS "LANDSCAPE BUFFER" ARE HEREBY RESERVED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LANDSCAPE PLANTINGS, VISUAL SCREENING BERMS AND THE LIKE. NO FENCE, WALL, PLANTING, STRUCTURE OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID LANDSCAPE BUFFER EXCEPT IN CONFORMITY WITH THE ORDINANCE OF THE CITY OF BLUE SPRINGS GOVERNING SUCH BUFFERS.

WATER EASEMENTS:

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF WATER LINES OVER AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "WATERLINE EASEMENT" OR "W/E" IS HEREBY GRANTED TO JACKSON COUNTY PWSD #13. SHOULD JACKSON COUNTY PWSD #13 NEED TO EXCAVATE/MAINTAIN THE WATER MAIN, JACKSON COUNTY PWSD #13 WILL RESTORE THE COVER CONDITION TO THE PRE-EXISTING CONDITION AND THAT COVER CONDITIONS SHALL BE LIMITED TO GRASS AND PAVEMENT.

DETENTION EASEMENT

AREAS DESIGNATED AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS SUBDIVISION AND FROM PROPERTIES OUTSIDE THIS SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION AREA SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNERS OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION AREA. IN THE EVENT SAID LOT OWNERS SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION AREA, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACE OR MAINTAINED IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE, COMMITMENT NUMBER 374881, HAVING AN EFFECTIVE DATE OF MARCH 5, 2019.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS INSTRUMENT NO. 2018E0087202 OF THE JACKSON COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

8. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.

9. SUBJECT PROPERTY IS BEING PLATTED TO ALLOW FOR THE DEVELOPMENT OF 35 SINGLE-FAMILY LOTS AND 3 TRACTS.

10. THE MINIMUM FLOOR AREA CLASSIFICATION IS "H" FOR HOMES IN THE SUBDIVISION, 1,300 SQUARE FEET.

11. NO FENCE/OBSTRUCTION OF VISION CANNOT BE CONSTRUCTED CLOSER THAN 10 FEET OF THE RIGHT-AWAY LINE FOR MAJOR ROAD.

12. PLAT CONTAINS A TOTAL AREA OF 13.97± ACRES.

LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
PM ●	SET 5/8" REBAR WITH 2" ALUMINUM ID CAP "POWELL CWM MO 123, KS 36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
Δ	DELTA ANGLE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
I.T.B.	INITIAL TANGENT BEARING
ACH2	AMENDED PLAT OF COLONIAL HIGHLANDS SECOND PLAT

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-19", 2003 ADJUSTMENT (N: 311433.142 METERS, E: 871951.027 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999054 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0435G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STREET DEDICATION:

ALL STREETS AND ROADS SHOWN HEREIN, NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF BLUE SPRINGS.

MAINTENANCE OF TRACTS:

TRACTS A AND B ARE FOR OPEN SPACE AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
TRACT C IS FOR OPEN SPACE/DETENTION AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
TRACT D IS FOR LANDSCAPE BUFFER AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "HOOT OWL ACRES".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024.

_____
JUSTIN LARKIN, MANAGER

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JUSTIN LARKIN, MANAGER OF JW LARKIN PROPERTIES LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

THIS HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT OF "HOOT OWL ACRES" WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, ON THIS _____ DAY OF _____, 2024, BY ORDINANCE NO. _____.

_____
CHRIS HENNING, CHAIRMAN
PLANNING COMMISSION

THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ON THE ACCOMPANYING PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI BY ORDINANCE NO. _____, THIS _____ DAY OF _____, 2024.

CHRIS LIEVSAY	MAYOR	DATE
ERIN FORD	CITY CLERK	DATE
CHRIS HENNING	PLANNING COMMISSION CHAIR	DATE
MIKE MALLON	DIRECTOR OF COMMUNITY DEVELOPMENT	DATE
JAMES BURGESS	CITY ENGINEER	DATE

JACKSON COUNTY:

APPROVED BY THE JACKSON COUNTY ASSESSMENT DEPARTMENT.

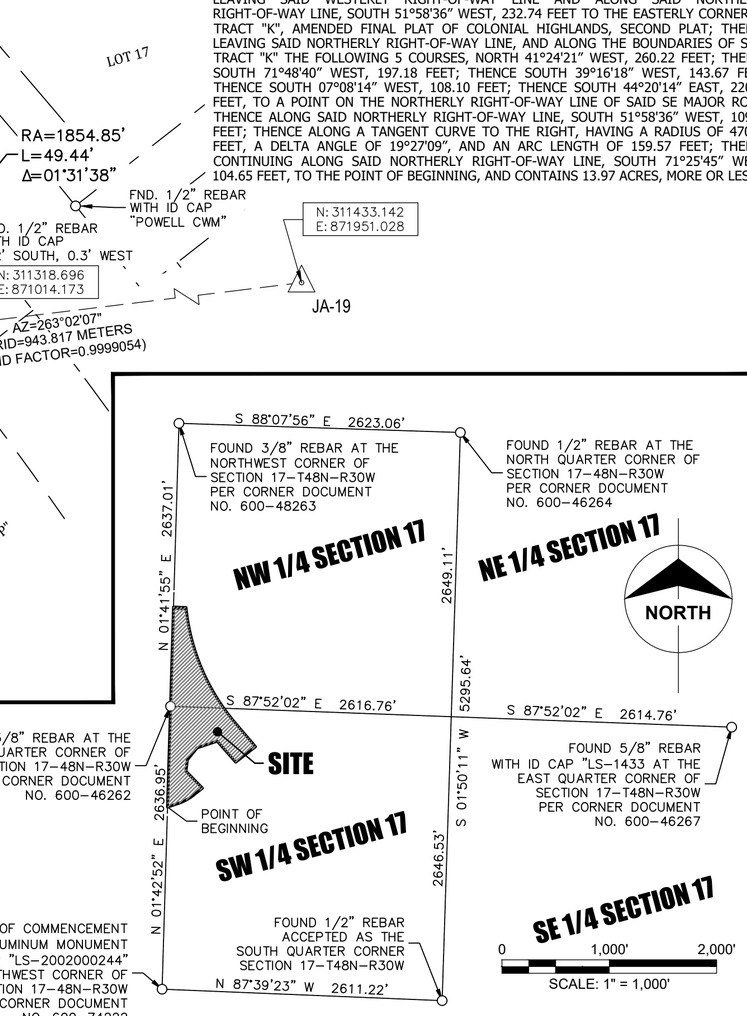
_____
COUNTY ASSESSOR DATE

DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO BEING PART OF THE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2018E0087202 OF THE JACKSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 01°42'52" EAST, 1697.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE MAJOR ROAD, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG THE WEST LINE OF SAID SECTION 17, NORTH 01°42'52" EAST, 939.48 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°41'55" EAST, 924.55 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°49'24" EAST, 116.25 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SE ADAMS DAIRY PARKWAY, AS NOW ESTABLISHED; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS AND DISTANCES; ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 05°47'34" EAST, A RADIUS OF 1964.85 FEET, A DELTA ANGLE OF 34°41'49" AND AN ARC LENGTH OF 1189.86 FEET; THENCE SOUTH 40°29'22" EAST, 238.55 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1854.85 FEET, A DELTA ANGLE OF 01°31'38", AND AN ARC LENGTH OF 49.44 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE MAJOR ROAD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 51°58'36" WEST, 232.74 FEET TO THE EASTERLY CORNER OF TRACT "K", AMENDED FINAL PLAT OF COLONIAL HIGHLANDS, SECOND PLAT; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE BOUNDARIES OF SAID TRACT "K" THE FOLLOWING 5 COURSES, NORTH 41°24'21" WEST, 260.22 FEET; THENCE SOUTH 71°48'40" WEST, 197.18 FEET; THENCE SOUTH 39°16'18" WEST, 143.67 FEET; THENCE SOUTH 07°08'14" WEST, 108.10 FEET; THENCE SOUTH 44°20'14" EAST, 220.18 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE MAJOR ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 51°58'36" WEST, 109.65 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°27'09", AND AN ARC LENGTH OF 159.57 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°25'45" WEST, 104.65 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 13.97 ACRES, MORE OR LESS.



TOWNSHIP 48 NORTH, RANGE 30 WEST



SITE LOCATION MAP

REVISED DATE
06/24/2024
06/14/2024

PREPARED FOR
JW LARKIN PROPERTIES PO BOX 457 BLUE SPRINGS, MO 64013

REVIEW

NICHOLAS R. MILLER, PLS
MO LS 2016000167

FINAL PLAT
HOOT OWL ACRES
PART OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. I
Independence, MO 64057
816.373.4800 | powellcwm.com
Certificates of Authority
Architecture: MO 310 | KS 73
Engineering: MO 4 | KS 241
Land Surveying: MO 123 | KS 36

JOB NO.	DATE	FIELD BY	DRAWN BY	SHEET NO.
22-2074	05/16/2024	KAH/JW	WDE	1 OF 1

Final Plat, Planned Development Final Plan
PF-05-24-9164; PDF-06-24-9486
Hoot Owl Acres
Exhibit #2

Received
06/27/2024 10:01:37 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\Civil\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Existing Conditions, 6/13/2024 8:58:59 AM, JRodell-Tipton, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

PROPERTY LINE

LOT 90
RANDALL & DONNA STOTTS
910 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-08-00-0-00-000

LOT 91
CHRISTOPHER & KRISTI WHITE
906 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-07-00-0-00-000

LOT 92
CHAD & TARA MCGRAW
902 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-06-00-0-00-000

LOT 93
RANDALL & LORI GISH
804 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-05-00-0-00-000

LOT 94
CHRISTOPHER & KARA HINRICHS
800 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-04-00-0-00-000

26.37± ACRES

HOOT OWL RIDGE

ADAMS DAIRY PKWY

SE MAJOR ROAD

S. CLAUDE COURT

S. REDA COURT

S. LEE LARKIN STREET

WILLOW TREE 5TH PLAT

EXISTING ZONING SF-7/PR-O

ZONING RE

ZONING SF-7 / PD

EXISTING ZONING SF-7/PR-O

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

EXIST. SANITARY SEWER EASEMENT

EXISTING STORM TO BE REMOVED OR ABANDONED. EXIST. D/E TO BE RELEASED BY THIS PLAT.

EXISTING STORM TO BE REMOVED OR ABANDONED. EXIST. D/E TO BE RELEASED BY THIS PLAT.

EXIST. GRADING EASEMENT TO BE RELEASED BY THIS PLAT.

EXISTING DETENTION

TRACT "K"
DETENTION AREA
AMENDED FINAL PLAT OF
COLONIAL HIGHLANDS, SECOND PLAT

COLONIAL HIGHLANDS, THIRD PLAT

SALLEE REAL ESTATE INVESTMENTS, LLC
3730 NE TROON DRIVE
LEE'S SUMMIT, MO 64064
PARCEL NO. 41-800-03-02-01-9-00-000

BLUE SPRINGS
903 W. MAIN STREET
BLUE SPRINGS, MO 64015

UTILITY SUBSTATION
AQUILA, INC.
P.O. BOX 418679
KANSAS CITY, MO 64141

UNPLATTED

CAMBRIDGE PARK, 1ST PLAT

TRACT "A"
TRACT "B"
TRACT "C"
TRACT "D"

N 01°41'55" E 924.55'
N 01°42'52" E 939.48'
S 41°23'27" E 238.55'
N 41°23'21" W 360.22'
S 39°16'18" W 143.57'
S 07°08'14" W 108.10'
S 44°20'14" E 220.18'
N 39°06'47" W 50.00'
S 50°53'13" W 50.00'
S 39°06'47" E 50.00'
N 50°53'13" E 50.00'
N 39°06'47" W 50.00'
S 87°49'24" E 116.25' (M)
116.80' (R)
L.T.S. S 05°47'34" E

Δ=34°42'04" (R)
Δ=34°41'49" (M)
L=1190.01' (R)
L=1189.86' (M)
R=1964.85'

0 80' 160'
SCALE: 1" = 80'
NORTH

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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REVISIONS
NO. DATE / DESCRIPTION
1
2
3
4
5
6

DRAWN BY: JDS
CHECKED BY: JRT
PROJECT #: 22-2074
ISSUE DATE: 06-07-2024
ISSUED FOR: FINAL PD

EXISTING CONDITIONS

C-000

Received
06/14/2024 8:34:19 AM

LAND USE TABLE

GROSS PROPERTY AREA	13.9± ACRES
NEW RIGHT-OF-WAY	2.1± ACRES
NET PROPERTY AREA	11.8± ACRES
NUMBER OF RESIDENTIAL LOTS	35
NUMBER OF LANDSCAPE TRACTS	1 (0.85± ACRES)
NUMBER OF OPEN SPACE TRACTS	3 (2.02± ACRES)
10% OPEN SPACE REQUIRED	1.39 ACRES
OPEN SPACE PROVIDED	2.02± ACRES
MINIMUM FLOOR AREA	1,300 SQUARE FEET
MAXIMUM BUILDING HEIGHTS	35 FEET
MINIMUM BUILDING SETBACKS	25 FEET (FRONT)
MAXIMUM BUILDING COVERAGE	40%
MINIMUM LOT SIZE	0.18 ACRES
MAXIMUM LOT SIZE	0.42 ACRES
AVERAGE LOT SIZE	0.26 ACRES
PROPOSED BUILDING TYPE	DETACHED HOUSE/NEIGHBORHOOD LOT

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

WATER MAIN

PROPERTY LINE TYP.

5' SIDEWALK

EXISTING STORM SEWER CONNECTION

ADAMS DAIRY PKWY

TRACT D

EXIST. SANITARY SEWER EASEMENT

STORM SEWER

WATER MAIN

8" SANITARY SEWER

HOOT OWL STREET

JENSEN PT

SANITARY SEWER

FIRE HYDRANT TYP.

FIELD INLET TYP.

8" WATER MAIN

STORM SEWER

5' SIDEWALK

8" WATER MAIN

SE MAJOR ROAD

CRUMLEY COURT

8" SANITARY SEWER

SEWER MANHOLE TYP.

CURB INLET TYP.

RETAINING WALL

PROPERTY LINE TYP.

1	13,417± SQ. FT.	
2	10,398± SQ. FT.	
3	10,466± SQ. FT.	
4	10,551± SQ. FT.	
5	10,440± SQ. FT.	
6	9,551± SQ. FT.	
7	8,896± SQ. FT.	
8	8,382± SQ. FT.	
9	8,010± SQ. FT.	
10	7,776± SQ. FT.	
11	7,681± SQ. FT.	
12	7,764± SQ. FT.	
13	7,645± SQ. FT.	
14	12,202± SQ. FT.	
15	11,906± SQ. FT.	
16	13,324± SQ. FT.	
17	12,154± SQ. FT.	
18	12,017± SQ. FT.	
19	12,764± SQ. FT.	
20	10,415± SQ. FT.	
21	8,477± SQ. FT.	
22	14,257± SQ. FT.	
23	15,158± SQ. FT.	
24	9,840± SQ. FT.	
25	8,702± SQ. FT.	
26	10,398± SQ. FT.	
27	12,097± SQ. FT.	
28	12,178± SQ. FT.	
29	15,888± SQ. FT.	
30	15,121± SQ. FT.	
31	9,902± SQ. FT.	
32	10,124± SQ. FT.	
33	13,324± SQ. FT.	
34	18,124± SQ. FT.	
35	14,315± SQ. FT.	

TRACT "D" 37,166± SQ. FT.

TRACT A 5,925± SQ. FT.

TRACT B 9,384± SQ. FT.

TRACT C 72,773± SQ. FT. DETENTION AREA AND U/E

NORTH

0 60' 120'

SCALE: 1" = 60'

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FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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REVISIONS NO.	DATE / DESCRIPTION
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DRAWN BY: JDS
CHECKED BY: JRT
PROJECT #: 22-2074
ISSUE DATE: 06-07-2024
ISSUED FOR: FINAL PD

SITE & UTILITY PLAN

C-100

Received
06/14/2024 8:34:21 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\CAD\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Site &Utility Plan, 6/13/2024 8:59:01 AM, JRodell-Tipton, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

SILT FENCE (ESC-03)

TEMPORARY CONSTRUCTION ENTRANCE (ESC-01)

INLET PROTECTION

TEMPORARY DITCH CHECK

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

WATER MAIN

PROPERTY LINE TYP.

5' SIDEWALK

EXISTING STORM SEWER CONNECTION

EXIST. SANITARY SEWER EASEMENT

STORM SEWER

WATER MAIN

8" SANITARY SEWER

SANITARY SEWER

8" WATER MAIN

FIRE HYDRANT TYP.

FIELD INLET TYP.

STORM SEWER

8" WATER MAIN

5' SIDEWALK

SEWER MANHOLE TYP.

8" SANITARY SEWER

PROPERTY LINE TYP.

RETAINING WALL

CURB INLET TYP.

ADAMS DAIRY PKWY

SE MAJOR ROAD

HOOT OWL STREET

JENSEN CT.

CRUMLEY COURT

S. SE CODY COURT

S. REDA COURT

NORTH

0 60' 120'

SCALE: 1" = 60'

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BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
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6	

DRAWN BY:	JDS
CHECKED BY:	JRT
PROJECT #:	22-2074
ISSUE DATE:	06-07-2024
ISSUED FOR:	FINAL PD

GRADING AND EROSION CONTROL PLAN

C-200

Received
06/14/2024 8:34:21 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\Civil\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Grading&Erosion, 6/13/2024 8:39:02 AM, JPowell-Tipton, APCH full bleed D (24.00 x 36.00 Inches), 1:1

LANDSCAPING CALCULATIONS - LANDSCAPE BUFFER						
LANDSCAPING REQUIREMENTS				LANDSCAPING PROVIDED		
MEASUREMENT	BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANT UNITS (P.U.)	LARGE TREES	SMALL TREES	SHRUBS
1470 LF	C	25'	882	44 X 8 P.U.	73 X 5 P.U.	189 X 1 P.U.
				352 P.U.	365 P.U.	189 P.U.
				906 TOTAL P.U.		

NOTE: 60 PLANT UNITS REQUIRED EVERY 100 FT ALONG ADAM'S DAIRY PARKWAY PER APPROVED PD EXCEPTION #1.

LANDSCAPING CALCULATIONS - STREET FRONTAGE			
MEASUREMENT	REQUIRED PLANTINGS	LANDSCAPING PROVIDED	
3,400 LF	1 SMALL TREE PER 40 LF OR 1 LARGE TREE PER 75 LF	29 LARGE TREES	30 SMALL TREES

PLANT LIST						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	PLANT UNIT CALCULATION	TOTAL PROPOSED
	12	AUTUMN BLAZE MAPLE	ACER X FREMANNI 'JEFFSRED'	2" CALIPER	8	96
	13	ESPRESS KENTUCKY COFFEE	GYMNOCLADUS DIOICA 'ESPRESSO'	2" CALIPER	8	104
	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CALIPER	8	32
	15	AUTUMN GOLD GINKO	GINKO BILBOA AUTUMN GOLD	2" CALIPER	8	120
	29	BALD CYPRESS	TAXIDIUM DISTICHUM	2" CALIPER	8	232
	13	EASTERN REDBUD CLUMP	CERCIS CANADENSIS	1-1/2" CALIPER	5	65
	90	TRIDENT MAPLE	ACER BUERGERIANUM	1-1/2" CALIPER	5	450
	189	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	4 GALLON	1	189
					TOTAL P.U.	1288

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

WATER MAIN

PROPERTY LINE TYP.

5' SIDEWALK

EXIST. SANITARY SEWER EASEMENT

5' SIDEWALK

PROPERTY LINE TYP.

ADAMS DAIRY PKWY

SE MAJOR ROAD

HOOT OWL STREET

JENSEN CT

CRUMLEY COURT

SE CLAUDE COURT (50' R/W)

SE LARUE STREET (50' R/W)

SE REDA COURT (50' R/W)

SE CODY COURT (50' R/W)

SANITARY SEWER ESMT DOC. NO. 2017E0059868

STONE PILLAR (FENCE)

5' CONCRETE SIDEWALK

6' ASPHALT SIDEWALK

NORTH

0 60' 120'

SCALE: 1" = 60'

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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DRAWN BY:	JDS
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PROJECT #:	22-2074
ISSUE DATE:	06-07-2024
ISSUED FOR:	FINAL PD

LANDSCAPE PLAN

C-300

Received
06/14/2024 8:34:21 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\Civil\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Landscaping plan, 6/13/2024 8:59:03 AM, JRodell-Tipton, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

MD² DESIGNS
Quality By Design

B&B CUSTOM HOMES



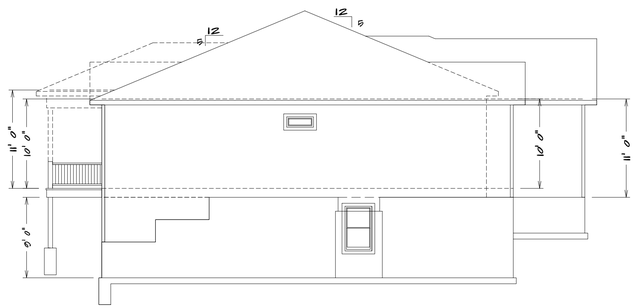
FRONT ELEVATION
1/4" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES.

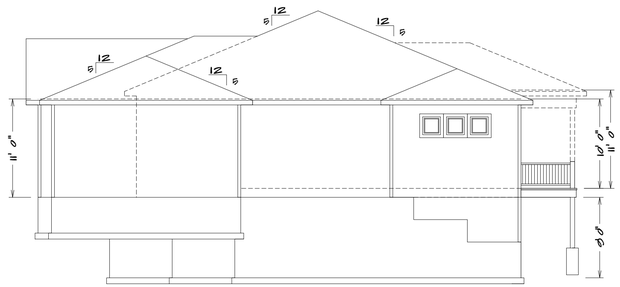
ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC

NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL DRAWINGS. DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND MAY VARY DUE TO MATERIALS AVAILABILITY

THE "TOBY'



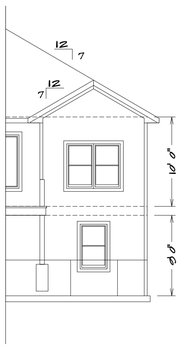
LEFT ELEVATION
1/8" = 1'0"



RIGHT ELEVATION
1/8" = 1'0"



REAR ELEVATION
1/8" = 1'0"



SQUARE FOOTAGE

LIVING AREA
- FIRST FLOOR = 1800
- BASEMENT = 548
- DECK = 184

UNFINISHED AREA
- GARAGE = 670
- STORAGE = 334

112-5246

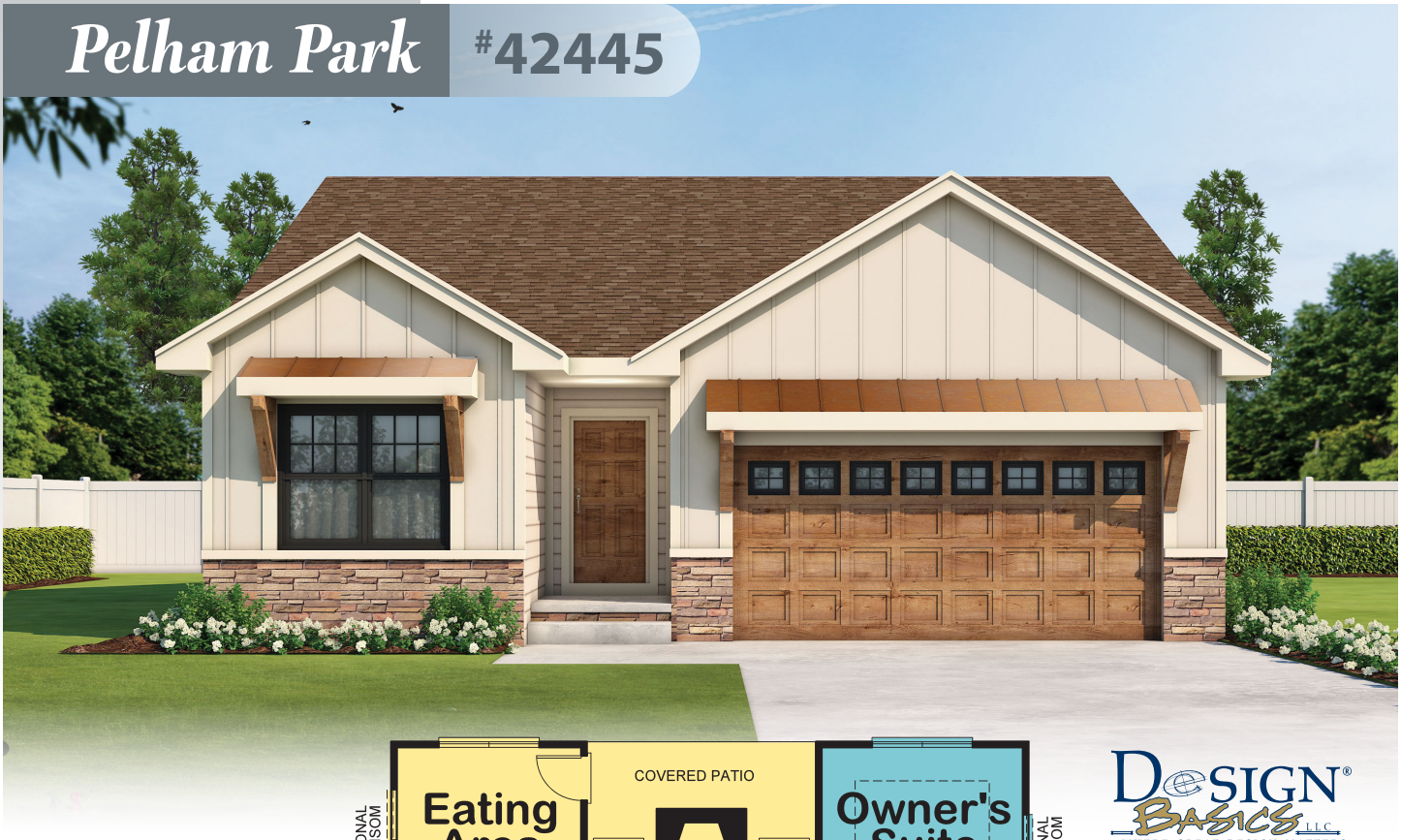
PHONE:	DATE DRAWN:	PLAN NO. 112-5246 (L)	SHEET NO. 1
PHONE:	DATE REVISED:	FILE NAME: 5246 FRNT	APPROX. SQ.FT.
LOT NO.	DESIGNER:		

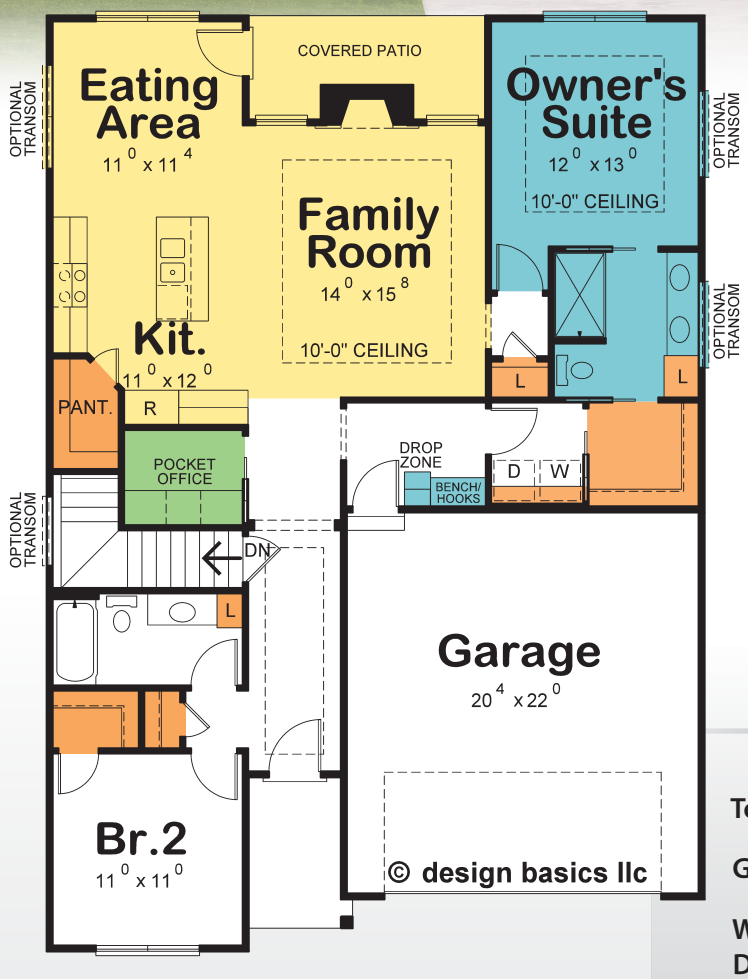
HOME BUYER:
BUILDER:
SUB-DIVISION:

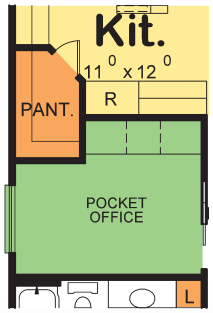
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER&CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER&CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOR PLANS. BUILDER&CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL CHANGES MADE TO OR REORDINANCES TO OTHER COPYRIGHTED PLANS. BUILDER&CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AN ON SITE CHANGES MADE TO STRUCTURE.

Received
06/13/2024 8:24:45 AM

Pelham Park #42445







Option in Lieu of Basement Stairs

DESIGN BASICS LLC ...WHERE GREAT DESIGN MATTERS

Pelham Park

Total Area	1390 Sq. Ft.
Garage	464 Sq. Ft.
Width	38'-0"
Depth	54'-0"
Ridge Height	22'-1"

Design Basics, LLC | www.designbasics.com | 800.947.7526

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Livability at a Glance™ ENTERTAINING DE-STRESSING STORING FLEXIBLE LIVING

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B&B CUSTOM HOMES

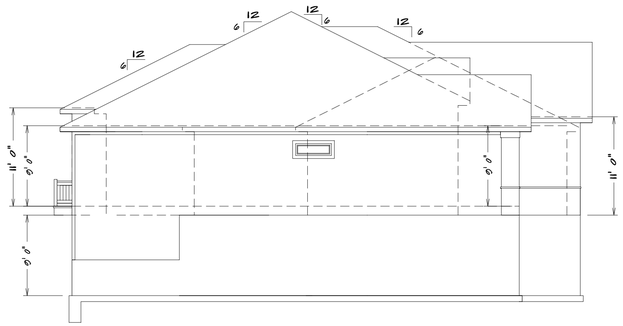


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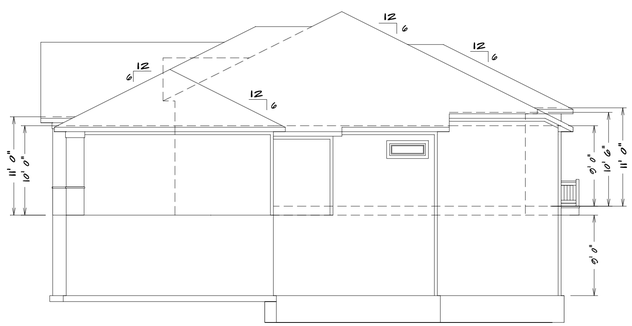
ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC



LEFT ELEVATION
1/8" = 1'0"



REAR ELEVATION
1/8" = 1'0"



RIGHT ELEVATION
1/8" = 1'0"

SQUARE FOOTAGE
LIVING AREA
FIRST FLOOR = 1682
COVERED DECK = 126
BASEMENT = 1218

UNFINISHED AREA
STORAGE BASEMENT = 364
GARAGE (3-CAR) = 728

112-5222-C

SHEET NO. 1			APPROX. SQ.FT.
PLAN NO. 112-5222		FILE NAME: 5222 ELEV	
DATE DRAWN:	DATE REVISED:		DESIGNER:
PHONE:	PHONE:		LOT NO.
HOME BUYER:	BUILDER:		SUB-DIVISION:

BUILDER&CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER&CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER&CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLAINS. BUILDER&CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL CHANGES MADE TO OR REMOVALS TO OTHER CONTRACTED PLANS. BUILDER&CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

Received
06/13/2024 8:25:00 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PF-05-2-9164
PC MEETING:	7/8/2024
CC MEETING:	7/15/2024
BOA MEETING:	n/a
NEWSPAPER:	n/a
NOTICE LETTERS:	n/a
PLANNER:	Shantele Frie

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

Hoot Owl Acres
Project Name

41-800-03-02-01-5-00-000 — Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
SF-7/PR-O	Vacant	SF-7/PD	Single Family Residential	13.97	35 Lots, 3 Tracts

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
Justin Larkin	JW Larkin Properties		jlarkin@hotmail.com

Address	City	State	Zip Code
PO BOX 457	Blue Springs	MO	64013

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 _____ 5-15-24
Applicant Signature **Date**

Name of Property Owner	Phone	Email Address
Justin Larkin	Justin@jwlarkin Properties.com	jlarkin@hotmail.com

Address	City	State	Zip Code
PO Box 457	Blue Springs	MO	64013

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 _____ 5-15-24
Property Owner Signature **Date**

Final Plat, Planned Development Final Plan
PF-05-24-9164; PDF-06-24-9486
Hoot Owl Acres
Exhibit #3

Received
05/28/2024 11:21:57 AM

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 #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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

HOOT OWL ACRES
Project Name

41-800-03-02-01-5-00-000 — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

ATTACHED — 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
PD/SF-7		SF		14+/-	35

APPLICATION (*check all that apply*)

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

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

MASTER PLANS
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- ■ PD Final Plan
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SITE DEVELOPMENT
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- ☐ 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
JADE RODELL-TIPTON	POWELL CWM, INC	816-343-4800	JRODELL-TIPTON@POWELLCWM.COM

Address	City	State	Zip Code
3300 S STATE RTE 291	INDEPENDENCE	MO	64057

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 _____ Digitally signed by Jade Rodell-Tipton Date: 2024.06.27 07:06:22-05'00'

Applicant Signature — Date

Name of Property Owner	Phone	Email Address
JW LARKIN PROPERTIES LLC	816-896-9250	JUSTIN@JWLARKINPROPERTIES.COM

Address	City	State	Zip Code
PO BOX 457	BLUE SPRINGS	MO	64013

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 _____ 6-27-24

Property Owner Signature — Date

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:

This development consists of 35 single family neighborhood lots, 3 open space tracts (2.02 ac), and 1 landscape tract (0.85 ac), with 2.1 acres of new right-of-way. The lot sizes range from 0.18 acres to 0.42 acres. Buildings will be detached homes with minimum building floor area of 1,300 sf.

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Route 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-343-4800		

DEVELOPER

Name	Company Name		
Justin Larkin	JW Larkin Properties		
Address	**City**	**State**	**Zip**
PO Box 457	Blue Springs	MO	64013
Email	**Phone**	**Fax**	
justin@jwlarkinproperties.com	816-896-9250		

ENGINEER

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ARCHITECT

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

SURVEYOR

Name	Company Name		
Nick Miller	Powell CWM		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
nmiller@powellcwm.com			

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		
Jeremy Powell	Powell CWM		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
jpowell@powellcwm.com			

Blue Springs, Missouri
Community Development

MONTHLY REPORT
May 2024

Building Permit Activity

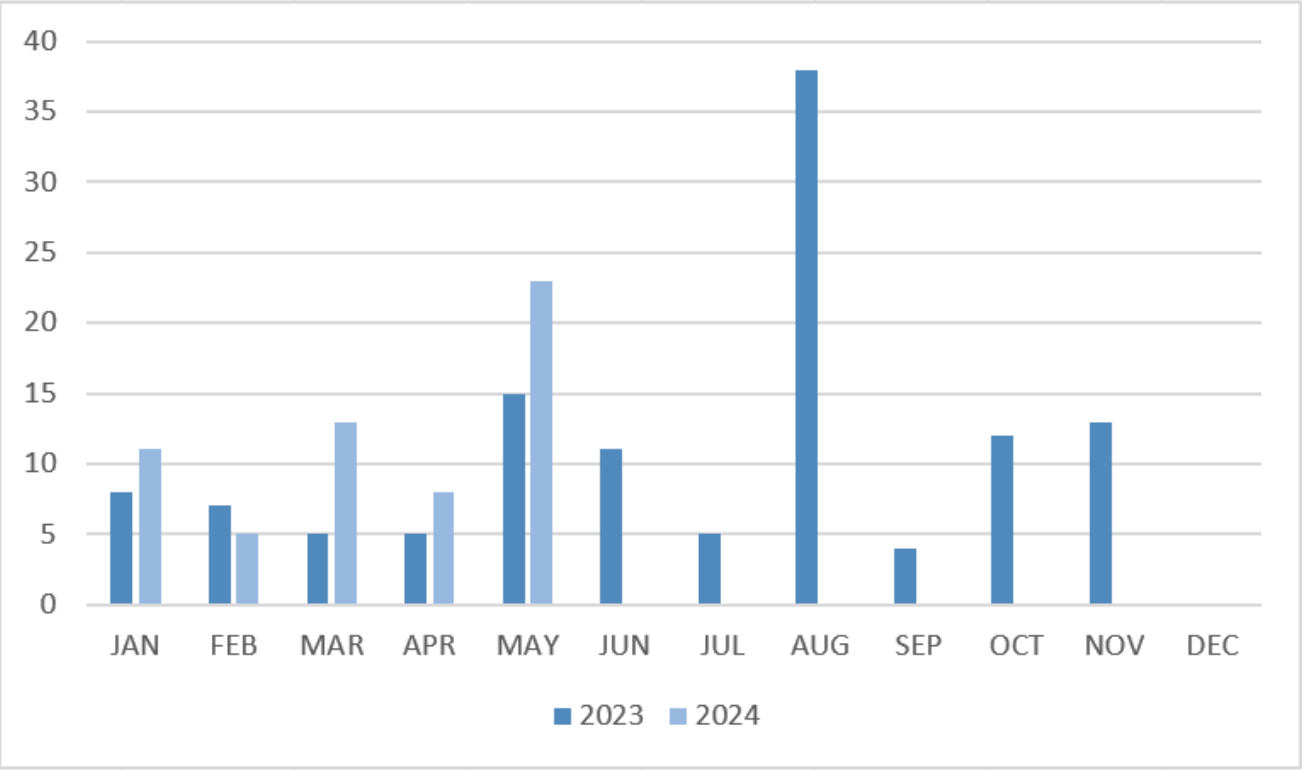
Type of Permit	May 2024	May 2023	YTD 2024	YTD 2023
Single-Family Detached	23	15	60	40
Single-Family Attached	0	0	0	0
Two-Family	3	0	3	0
Multi-Family	0	0	6	0
Total Dwelling Units	32	15	69	40
Miscellaneous Residential (additions & alterations)	17	15	76	77
Commercial—New	1	1	4	9
Commercial—Alterations	11	8	37	23
Total Building Permits*	29	24	117	461

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

Building-Related Activity

	May 2024	May 2023	YTD 2024	YTD 2023
Total Square Feet	109,500	83,666	723,291	232,074
Total Construction Cost	19,067,555	$4,123,014	$39,386,454	$13,155,037
Total Inspections	555	557	2,381	2,437

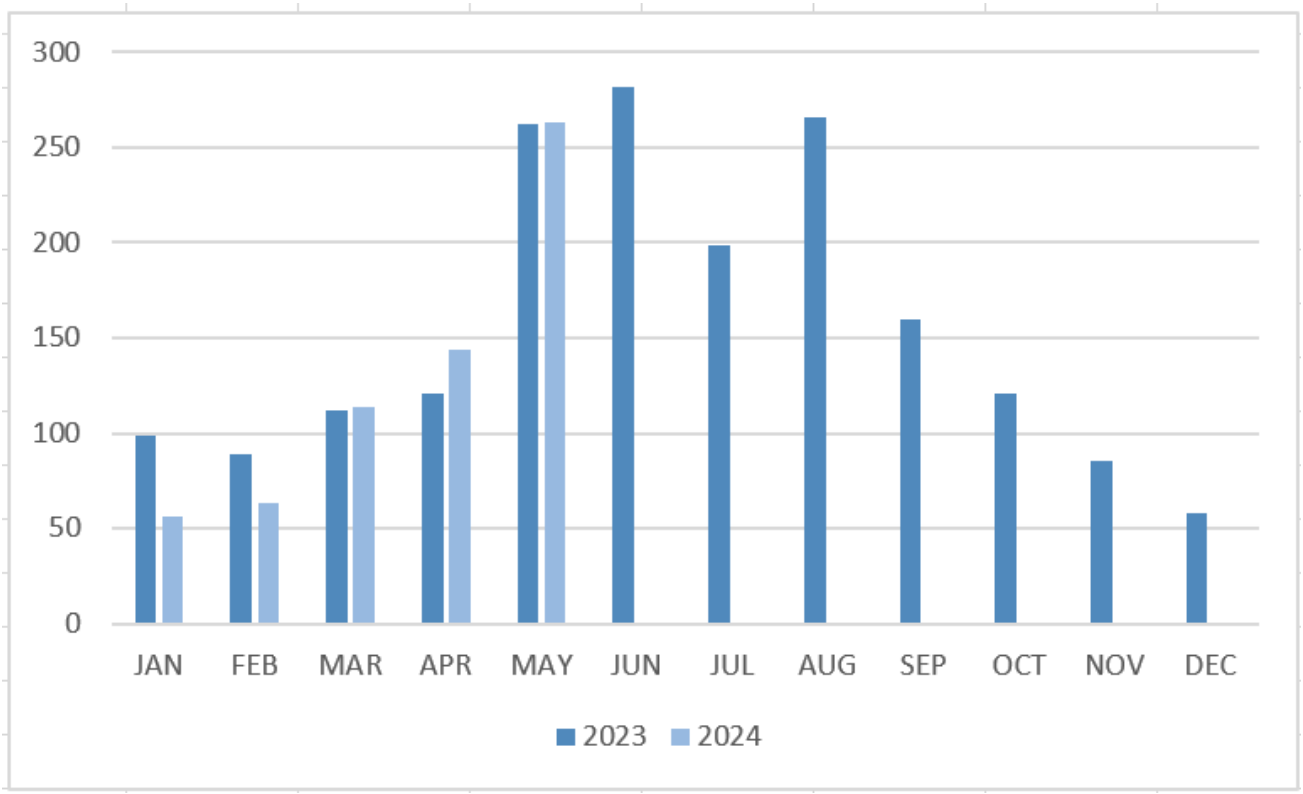
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	223
300-390	Traffic Code	0
401-411	Zoning	7
500-520 (excl. 501)	Building and Construction	29
501	Sign Code	2
600-655	Business and Occupation	0
700-715	Utilities	1
	Total Cases	262

Total Code Cases



Most Common Code Cases in May

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	73
24.330	High Weeds/Grass—Prohibited	94
245.160: A (11)	Trash—Prohibited	36

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-03-24-9093 PDC-03-24-9095 PP-03-24-9094	Tommy's Carwash	Approved 05/13/2024	Continued Indefinitely 05/20/2024	N/A
GDP-04-24-9098 PF-04-24-9099 SPDR-04-24-9100	Fike FRDC	Approved 05/13/2024	Approved 05/20/20024	5327 5328
ASP-03-24-9092	Stairway Cannabis Mural	Approved 05/13/2024	N/A	N/A
SPDR-04-24-9109	Hudson Estates	Approved 05/28/2024	N/A	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	May 2024	May 2023	YTD 2024	YTD 2023
Sign Face Replacement	4	4	11	22
Ground-Mounted Signs	1	2	12	12
Building-Mounted Signs	3	9	24	48
Temporary Signs	3	3	9	9
Other Signs (Flags, Paired-Bracket, Mural, etc.)	1	2	1	2
Total Signs Issued	12	20	57	93

Blue Springs, Missouri
Community Development

MONTHLY REPORT
June 2024

Building Permit Activity

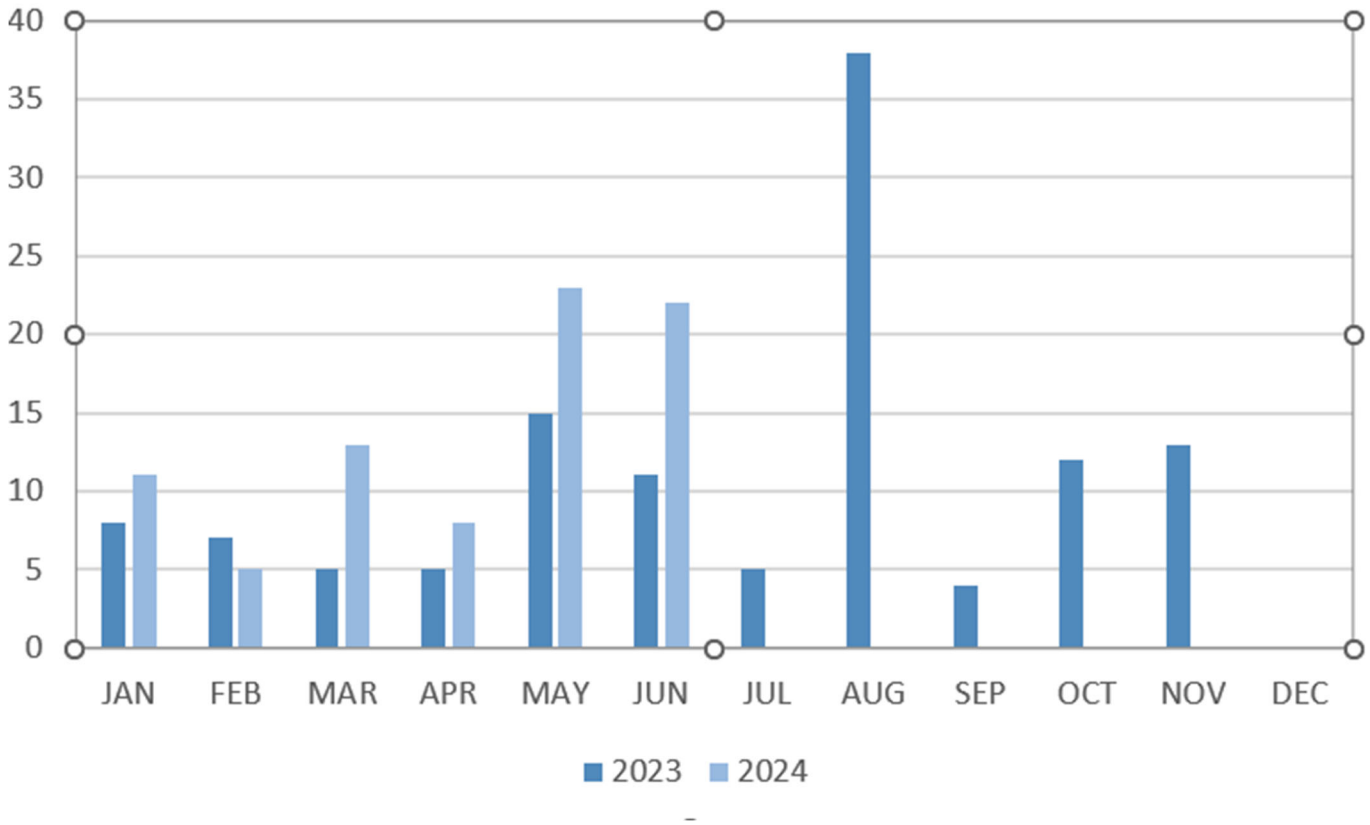
Type of Permit	June 2024	June 2023	YTD 2024	YTD 2023
Single-Family Detached	22	11	82	51
Single-Family Attached	0	0	0	0
Two-Family	0	2	3	2
Multi-Family	0	8 (32 units)	6	8 (32 units)
Total Dwelling Units	22	45	91	85
Miscellaneous Residential (additions & alterations)	25	22	101	99
Commercial—New	0	0	8	9
Commercial—Alterations	4	2	41	25
Total Building Permits*	130	122	620	583

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

Building-Related Activity

	June 2024	June 2023	YTD 2024	YTD 2023
Total Square Feet	181,328	290,233	796,893	522,307
Total Construction Cost	$46,778,150	$9,333,545	$87,025,889	$22,488,582
Total Inspections	519	510	2,900	2,947

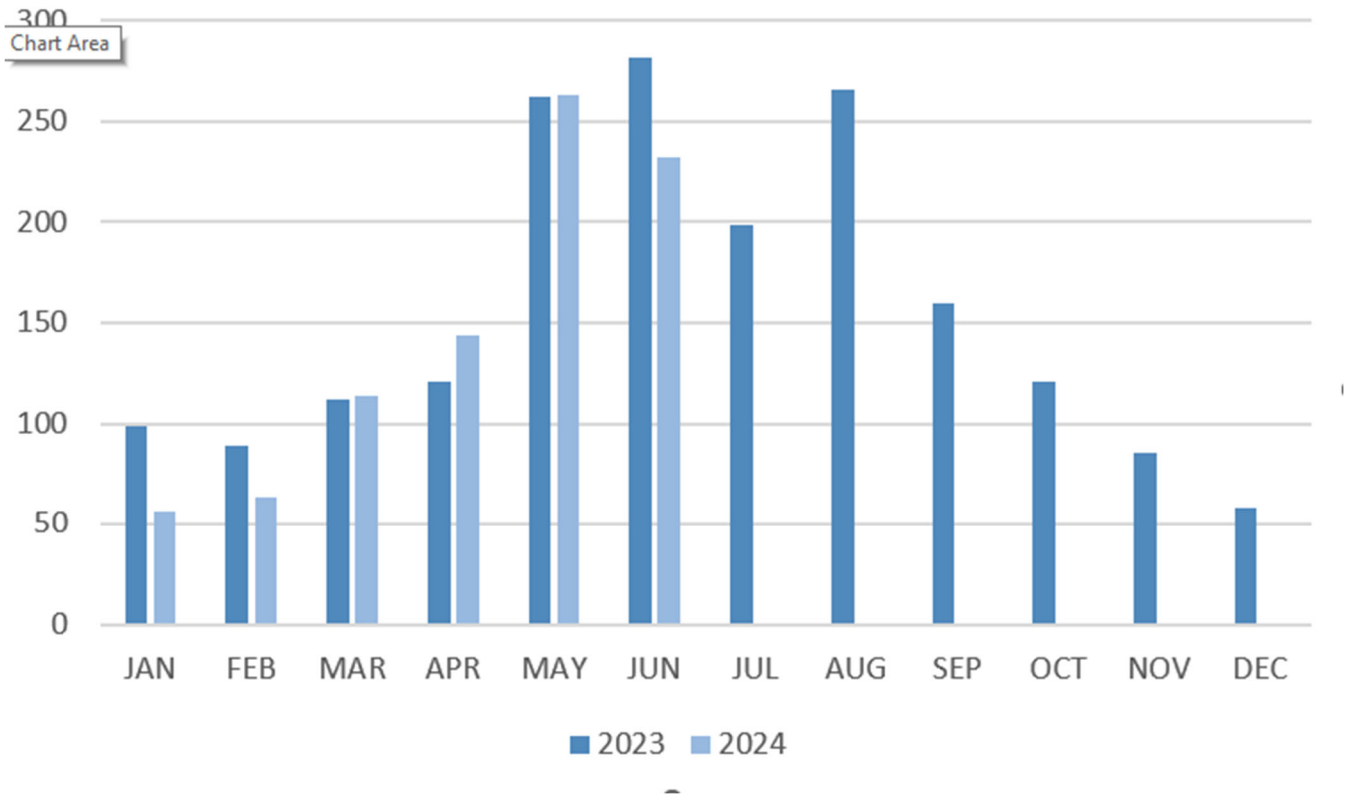
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	179
300-390	Traffic Code	0
401-411	Zoning	9
500-520 (excl. 501)	Building and Construction	44
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	232

Total Code Cases



Most Common Code Cases in June

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	94
245.330	High Weeds/Grass—Prohibited	37
246.160: A (11)	Trash—Prohibited	36

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
CUP-04-24-9126	Life Unlimited Adult Daycare	Recommended Approval 6/10/24	Approved 6/17/24	5336

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
TCOM-06-24-009175	T-Mobile	Approved 6/21/24
MSP-06-24-9181	Parkway Estates Tract B-1	Approved 6/28/24

Sign Permit Activity

Type of Sign Permit	June 2024	June 2023	YTD 2024	YTD 2023
Sign Face Replacement	6	5	17	27
Ground-Mounted Signs	1	1	13	13
Building-Mounted Signs	15	2	39	50
Temporary Signs	6	2	15	11
Other Signs (Flags, Paired-Bracket, Mural, etc.)	1	0	2	2
Total Signs Issued	29	10	86	103