PLANNING COMMISSION MEETING
AGENDA

Monday, August 26, 2024 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** August 12, 2024

2 PUBLIC HEARING / REZONING / RZ-07-24-9217 / "Flex Spaces Phase II" / 3405 NW Jefferson St
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on August 10, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-07-24-9218 / "Flex Spaces Phase II" / 3405 NW Jefferson St
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on August 10, 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 PRELIMINARY PLAT / PP-07-24-9219 / "Flex Spaces Phase II" / 3405 NW Jefferson St

5 SITE PLAN DESIGN REVIEW / SPDR-07-24-9221 / "Smalls Sliders" / 704 NW Mock Ave

6 ANNOUNCEMENTS

7 ADJOURN

The next scheduled meeting is **Monday, September 9, 2024.**

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
August 21, 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, August 12, 2024

Media Link: August 12, 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, August 12, 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
Chad Sanderson
Jared Pumphrey
Byron Craddolph
Jennifer Ritschel-Smith
Travis Graham

STAFF PRESENT

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

ABSENT

Susan Stokenbury
Brian Ingersoll

CALL TO ORDER

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

DRAFT

CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda with a motion by Commissioner Graham and a second from Commissioner Sanderson and with a unanimous vote, the minutes of July 22, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-07-24-9230 / "Fence Setbacks"	Chairperson Henning opened the public hearing at 6:32pm. Mike Mallon, Senior Director of City Development, presented the request for UDC Text Amendment of UDC Code 407.040.D.3 Fence setbacks to Planning Commission.
QUESTIONS	None.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:39 pm.
MOTION / UDC TEXT AMENDMENT / UDCT-07-24-9230 / "Fence Setbacks"	Commissioner Sanderson motioned to approve UDC Text Amendment / UDCT-07-27-9230 for fence setbacks.
SECOND	Commissioner How seconded
VOTE	Travis Graham—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Chad Sanderson—Aye **RECOMMEND APPROVAL (7-Aye, 0-No)**

DRAFT

AGENDA ITEM 4 / PUBLIC HEARING / REZONING / RZ-06-24-9206 / "Smalls Sliders" / 704 NW Mock Ave **&** **AGENDA ITEM 5 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-06-24-9207 / "Smalls Sliders" / 704 NW Mock Ave**	Chairperson Henning opened the public hearing at 6:40. Shantele Frie, Associate Planner, presented the request for Rezoning and General Development Plan for Smalls Sliders to the Planning Commission.
QUESTIONS	Commissioner Craddolph asked if adding this burger place aligns with the City's Comprehensive Plan and asked if there was a limit on how many there could be in the city. Mr. Mallon stated that the only businesses that have a limit restriction are body art, check-cash businesses and tobacco shops. Often times similar businesses will build in the same area, such as fast-food restaurants, gas stations and pharmacies. The City does not factor in nearness of other businesses that are similar to a business that is wanting to establish in the city.
APPLICANT	Mark Parretta, franchise owner, and Randy Purdue, of Kaw Valley Engineering, spoke to the Planning Commission.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 6:51pm.
MOTION / REZONING / RZ-06-24-9206 / "Smalls	Commissioner How motioned to approve the Rezoning / RZ-06-24-9206 / Smalls Sliders.

DRAFT

Sliders" / 704 NW Mock Ave

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

RECOMMENDED FOR APPROVAL
(7-Aye, 0-No)

MOTION / GENERAL DEVELOPMENT PLAN / GDP-06-24-9207 / "Smalls Sliders" / 704 NW Mock Ave

Commissioner How motioned to approve the General Developoment Plan / GDP-06-24-9207 / Smalls Sliders with 4 staff conditions.

SECOND

Commissioner Graham seconded the motion.

VOTE

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

RECOMMENDED FOR APPROVAL w/4 staff conditions
(7-Aye, 0-No)

STAFF CONDITIONS

1) Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise specified by Alternative Development Standard.
    a. The applicant is requesting a reduction in the landscape buffers along the MO-7 HWY and southwest property lines. This request is due to the total required buffer area exceeding 10% of the lot area and the utilization of the existing buffer along MO-7 HWY.

DRAFT

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

AGENDA ITEM 5 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-06-24-9202 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

&

AGENDA ITEM 6 / PRELIMINARY PLAT / PP-06-24-9204 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

&

AGENDA ITEM 8 / FINAL PLAT / PF-06-24-9203 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

Chairperson Henning opened the public hearing at 6:53 pm. Dave McCumber, Development Review Manager, presented the request for Conditional Use permit, preliminary and final plats for Google Fiber MCI Hut 156 to the Planning Commission.

DRAFT

QUESTIONS

Chairperson Henning asked what material the fence would be made of. Mr. McCumber stated that it would be an 8 foot vinyl fence in an earth tone.

Commissioner How asked if the plans showed a car parked, and Mr. McCumber stated that it was equipment.

Commissioner Pumphrey asked about the depth of the driveway. Mr. McCumber stated that it would be 40 ft to the property line with additional footage to the edge of the street.

APPLICANT

Robert Vacarro of BHC, the civil firm for the project, stated he was there to help answer any questions.

IN FAVOR

None.

IN OPPOSITION

None.

DISCUSSION

None.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:59pm.

MOTION / CONDITIONAL USE PERMIT / CUP-06-24-9202 / "Google Fiber MCI Hut 156" / 2201 South Outer Rd

Commissioner Graham motioned to approve the Conditional Use Permit / CUP-06-24-9202 for Google Fiber MCI 156.

SECOND

Commissioner Smith seconded the motion.

VOTE

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

RECOMMENDED FOR APPROVAL w/3 staff conditions (7-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 Alternative Development Standards.
    a. Waive the requirement of one (1) off-street parking space as required by the UDC.
2. The Conditional Use Permit allows the "*Utility, Major"* land use in the "GB" (General Business) zoning district at 2201 NW South Outer Road.
3. If further site development is proposed in the future, compliance with the UDC will be required.

MOTION / PRELIMINARY

DRAFT

PLAT / PP-06-24-9204 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

Commissioner Graham motioned to approve the Preliminary Plat / PP-06-24-9204 for Google Fiber MCI Hut 156.

SECOND

Commissioner Smith seconded the motion.

VOTE

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

APPROVED w/1 staff condition
(7-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.

MOTION / FINAL PLAT / PF-06-24-9203 / "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

Commissioner Graham motioned to approve the Final Plat / PF-06-24-9203 for Google Fiber MCI Hut 156.

SECOND

Commissioner Smith seconded the motion.

VOTE

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

RECOMMENDED FOR APPROVAL w/2 staff conditionS
(7-Aye, 0-No)

STAFF CONDITIONS

DRAFT

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Final Plat must be recorded with Jackson County.

AGENDA ITEM 7 / PRELIMINARY PLAT / PP-06-24-9194 / "Scire Estates" / 802 Walnut

Mr. McCumber presented the request for a Preliminary and Final Plat for Scire Estates to the Planning Commission.

&

AGENDA ITEM 9 / FINAL PLAT / PF-06-24-9195 / "Scire Estates" / 802 Walnut

QUESTIONS

APPLICANT

Commissioner Craddolph asked if there were any calls or letters of opposition to the project, to which Mr. McCumber said there were not.

MOTION / PRELIMINARY PLAT/ PP-06-24-9194 / "Scire Estates" / 802 Walnut

None.

Commissioner Sanderson motioned to approve the Preliminary Plat / PP-06-24-9194 for Scire Estates

SECOND

VOTE

Commissioner Pumphrey seconded the motion.

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

STAFF CONDITIONS

APPROVED w/1 staff condition (7-Aye, 0-No)

DRAFT

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.

MOTION / FINAL PLAT / PF-06-24-9195 / "Scire Estates" / 802 Walnut

SECOND

Commissioner How motioned to approve the Final Plat / PF-06-24-9195 for Scire Estates.

VOTE

Commissioner Graham seconded the motion.

Travis Graham—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Chad Sanderson—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

STAFF CONDITIONS

RECOMMENDED FOR APPROVAL w/3 staff conditions (7-Aye, 0-No)

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to the recording of the Final Plat, a building demolition permit for the existing accessory structure on the proposed Tract A shall be submitted to the City.
3. The Final Plat must be recorded with Jackson County.

AGENDA ITEM 10 / FINAL PLAT / PF-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

&

AGENDA ITEM 11 / SITE PLAN DESIGN REVIEW / SPDR-06-24-9180 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Ms. Frie presented the request for the Final Plat and Site Plan Design Review for Dutch Bros Coffee to the Planning Commission.

QUESTIONS

DRAFT

APPLICANT

None.

MOTION / FINAL PLAT/ PF-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Jay O'Dell,

SECOND

Commissioner Smith motioned to approve Final Plat / PF-06-24-9178 for Dutch Bros Coffee.

VOTE

Commissioner Pumphrey seconded the motion.

Travis Graham—Aye
Byron Craddolph—Aye
Richard How—Aye
Jared Pumphrey—Aye
Chris Henning—Aye
Chad Sanderson—Aye
Jennifer Ritschel-Smith—Aye

STAFF CONDITIONS

RECOMMENDED FOR APPROVAL w/3 staff conditions (7-Aye, 0-No)

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A building permit is required to be approved prior to construction of the new building addition.
3. All required site improvements, including landscaping, screening and 5-ft. sidewalks along SW MO- 7 Hwy, are required to be installed prior to the issuance of a Certificate of Occupancy.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-06-24-9180 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Commissioner Smith made the motion to approve the Site Plan Design Review / SPDR-06-24-9180 for Dutch Bros Coffee.

SECOND

VOTE

Commissioner Pumphrey seconded the motion.

DRAFT

Travis Graham—Aye
Byron Craddolph—Aye
Richard How—Aye
Jared Pumphrey—Aye
Chris Henning—Aye
Chad Sanderson—Aye
Jennifer Ritschel-Smith—Aye

STAFF CONDITIONS

APPROVED w/3 staff conditions (7-Aye, 0-No)

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A building permit is required to be approved prior to construction of the new building addition.
3. All required site improvements, including landscaping, screening and 5-ft. sidewalks along SW MO- 7 Hwy, are required to be installed prior to the issuance of a Certificate of Occupancy.

COMMUNITY DEVELOPMENT MONTHLY REPORT

Mr. McCumber presented the monthly report for the month of July to the Commissioner.

MEETING ADJOURN

The next scheduled meeting is Monday, August 26, 2024.

With no further discussion, a motion was made by Commissioner How and seconded by Commissioner Graham and the meeting adjourned at 7:12 p.m.

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Chris Henning, Chairperson

DRAFT

Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: August 26, 2024 City Council: September 3, 2024
Project Name:	***Blue Springs Flex Spaces***
Site Location:	3405 NW Jefferson Street
Project Request:	RZ-07-24-9217; Rezoning from "GB" (General Business) to "LI" (Light Industrial) GDP-07-24-9218; General Development Plan with an Alternative Development Standard for a flex office/retail/warehouse development on 4.19 +/- acres. PP-07-24-9219; Preliminary Plat for a 2-lot subdivision

Applicant: Patrick Joyce | Kimley-Horn
Property Owner: Matthew Hendrickson
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a Rezoning from "GB" (General Business) to "LI" (Light Industrial), a General Development Plan with and Alternative Development Standard, and a Preliminary Plat for the development of flex office, retail, and Storage – Residential Warehouse. The subject property is addressed as 3405 NW Jefferson Street and consists of 4.19 +/- acres. The development proposal includes 27 units in five (5) single-story buildings. The property is currently two tracts. The applicant is proposing to plat those two tracts as lots and establish necessary easements to develop the property. An Alternative Development Standard is being requested with the General Development Plan to all for a reduced rear yard setback for one (1) of the five (5) buildings being proposed.

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

Previous Actions:

Date	Review Body	Action
January 2014		American Lodging/American Inn (Withdrawn by Applicant)
08/22/2022	PC	Recommended Approval of Flex Spaces General Development Plan Approved Flex Spaces Preliminary Plat
09/06/2022	CC	Approved Flex Spaces General Development Plan
09/26/2022	PC	Recommended Approval of Hal Park Final Plat
10/03/2022	CC	Approved Hal Park Final Plat

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. A Site Plan Design Review and Final Plat are required to be approved, and the Final Plat recorded at Jackson County, prior to the issuance of building permits. A Master Sign Plan will be required for the development.

Adjacent Properties:

Rezoning, General Development Plan, Preliminary Plat
RZ-07-24-9217; GDP-07-24-9218; PP-07-24-9219
Blue Springs Flex Spaces
Exhibit #1

Direction	Current Zoning	Current Land Use(s)
North:	"LI" (Light Industrial)	Storage – Residential Warehouse
South:	"GB" (General Business)	Hotel or Motel
East:	"LI" (Light Industrial)	Manufacturing/Building or Construction Contractor (with machinery, equipment, or storage
West:	"GB" (General Business)	Vehicle Repair, Limited/Bar or Tavern

REZONING ANALYSIS

Existing Zoning: "GB" General Business
Existing Land Use: Undeveloped
Proposed Zoning: "LI" Light Industrial
Proposed Land Use: Storage – Residential Warehouse, Office, Retail

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

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

> *A mix of neighborhood serving retail that provides for daily or weekly needs of surrounding neighborhoods, and supporting service, office and neighborhood compatible institutional uses. This area may include residential uses in formats that support the principal retail uses in the area or serve as a transition to adjacent neighborhoods. Neighborhood Centers rely on a compact, walkable or "park-once" format, and connections and transitions to adjacent neighborhoods and other supporting land uses is critical.*

The N1 (North 1) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as, which is defined as:

> ***Office.*** *Areas for businesses primarily engaged in administrative, clerical, or professional operations and support, and where products or services are of the nature that do not require frequent integration with the general public, and where lots or buildings are designed for accommodating employees and limited clients of the business. Secondary residential uses may be incorporated, particularly on upper stories of buildings or at transitions to neighborhoods. Retail or services uses should primarily be small-scale and primarily serve other activities in the immediate areas.*
>
> ***Small-scale Multi-unit Housing.*** *Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of neighborhoods. This includes multi-unit houses (2-, 3-, and 4-plexes), townhouses, walk-up apartments (4 to 12 units / 2 to 4 stories). The lot sizes are comparable to lots for detached houses, and all building types retain a similar scale*

and relationship to the neighborhood streetscapes. Appropriate locations are typically the corners of important intersections, along block faces that front civic space, the end caps of blocks on larger streets, or on transition blocks between Neighborhoods and corridors or centers.

Rezoning: The intent of the "LI" zoning district is defined in Section 404.260, as follows:

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

The Applicant has indicated that the proposed development will utilize the existing land use, "Storage – Residential Warehouse", that exists to the north at the original Flex Spaces location on NW Duncan Road. However, the "LI" District does allow additional permitted and conditionally permitted land uses that can range from commercial to light industrial in nature and of different intensities.

Review Criteria: *In reviewing any application for an amendment to the Official Zoning Map (zoning change / rezoning), the Planning Commission and City Council shall review the proposed amendment considering the Comprehensive Plan, the general requirements of the Unified Development Code, and the following considerations:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

   STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as a Neighborhood Center. The N1 (North 1) area plan designates the area as Office/Small-scale Multi-unit Housing. The proposed rezoning to an "LI" District allows for office and commercial land uses at varying scales and intensities but does not allow residential of any kind. While the proposed rezoning does not completely align with the Comprehensive Plan designation for the property, it does generally align with adjacent zoning districts in the immediate area.

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

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

   The rezoning request would allow for land uses that could support surrounding zoning districts and bolster existing developments by attracting uses that would bring jobs to the immediate area.

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the

building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

STAFF RESPONSE: Approval of the rezoning application would likely not set a precedent in the area as most parcels are developed and zoned "GB" (General Business), "RC" (Regional Commercial) or "LI" Light Industrial. A rezoning to LI would allow for and generally align with the existing uses in the area. Denial of the rezoning application would result in the property remaining undeveloped and retain the "GB" zoning designation.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting modifications through Alternative Development Standards. Staff believes that all requested modifications are warranted due to the proposed development plan's design along NW Jefferson Street to provide buildings that accommodate personal services and commercial land uses, which helps transition to the existing commercial uses across Jefferson to the south.

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

   STAFF RESPONSE: City utilities and services will be able to serve the proposed development.

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

   STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The approval will allow investment on the site and is likely to have a positive impact on the surrounding area by vacant lots becoming developed with land uses that support jobs and provide products and services to those nearby.

7. The requested zoning change is justified by a change in conditions since the existing zoning was designated or by an error in the current designation.

   STAFF RESPONSE: The requested zoning change is justified by a change in conditions since the existing zoning was designated. While the Comprehensive Plan's Area Plan 1 specifies the property should be designated for some Small-scale Multi-unit residential development, the proposed zoning does allow the other identified future land use of Office. Rezoning from "GB" to "LI" allows for similar land uses to exists on the property but will be less retail intensive and more office and light industrial in nature.

8. The consistency of the application with other adopted policies of the City.

   STAFF RESPONSE: Staff believes this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

STAFF RESPONSE: Based on the review criteria above, staff recommends approval of this rezoning request.

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

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

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

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

Land Use: The applicant has proposed the Storage – Residential Warehouse, Office, and Retail land uses which are allowed by right in the "LI" Light Industrial Zoning District. While this land use is being proposed at the time of development, all permitted land uses in the "LI" zoning district would be allowed. The applicant is proposing the space be used by small business owners to store their equipment, have an office for retail or personal services, package orders, etc. All units in Building A are not proposed to have bathrooms, so those will likely consist more of storage. Building B will have bathrooms, but parking is limited, and the building is not easily visible from NW Jefferson, which will better suit office tenants. Units in Buildings C, D, and E will have bathrooms which will allow for the flexibility of an office and retail space.

Building Typology: The proposed development utilizes the "General Industrial" building type, which is defined as "*A building 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 General Industrial building type is permitted in the "LI" zoning district. The applicable development standards are provided in the table below and the rear setback being proposed for an Alternative Development Standard is highlighted in yellow, which will be for Building E only.

General Industrial

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	510-ft.
Lot Area	N/A	4.19 acres +/-
Front Setback	40-ft. min	58.5-ft. min.
Side Setback	20-ft. min.	44.1-ft. min.
Rear Setback	20-ft. min	8-ft.
Building Height	45-ft. max. in "LI"	17.6-ft.
Building Coverage	85% of lot area max.	38%

Frontage Type	Buffer Edge	Buffer Edge

Architectural Character: The site includes five (5) single-story buildings with 27 total units across 47,560 sq. ft. of floor area. The buildings are proposed to be corrugated metal and have accents of composite wood siding. The facades facing NW Jefferson Street will utilize floor to ceiling windows to help visually break up the wall plane. **The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Site Plan Design Review process.**

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Schedule C: Off Street Parking	To Be Determined with a Parking Study During the Site Plan Design Review	62 spaces

Due to the nature of the development, more specifically Buildings B – E, determining a specific land use for buildings designed to create flexibility for possible tenants and are within the permitted land uses of an "LI" zoning district, off-street parking will be reviewed with a parking study to set the minimum number required.

Bicycle Parking is required as follows:

Land Use	Required	Provided
Retail of Office Uses	10% of the required vehicle spaces up to 200 vehicle parking spaces Minimum of 20 bicycle parking spaces for any use having 200 or more vehicle parking spaces	**Will be reviewed in the Site Plan Design Review**

Streets & Sidewalks: The development is proposing one (1) new point of access off NW Jefferson Street. The applicant will be required to construct a 5-ft ADA compliant sidewalk along the north side of NW Jefferson Street, which will extend from the property's eastern boundary and tie into the existing sidewalk located just west of the development's storm detention facility. A second point of access will be created by providing drive aisles that connect this phase of the Flex Spaces development with the first to the north, which has a driveway onto NW Duncan Road.

Pedestrian Access: The applicant is proposing a 5-ft. ADA compliant sidewalk extending from public sidewalk along NW Jefferson, near the drive access, that connects to Buildings C – E. Painted crosswalks will be provided in drive aisles that lead to the required 8-ft. ADA compliant sidewalks positioned between the building façades and head-in parking spaces. Pedestrian connections are not being provided for Buildings A and B as they will be used primarily for the "Storage – Residential Warehouse" land uses.

Traffic: Based on current traffic volumes and anticipated traffic trip generation, a traffic memo analysis will not be required by the City of Blue Springs.

Stormwater: **A stormwater management plan was originally prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review**. The

previous phase of this development installed an extended dry detention basin sized with additional capacity to capture the proposed Phase II. The Engineer has demonstrated the proposed plan is in accordance with the original stormwater management plan. No additional storm detention is required for this phase. The plans show private stormwater collection and conveyance to existing detention basin.

Sanitary Sewer: Gravity sanitary sewer is available within this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for connecting to the existing sanitary sewer. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Signage: Signs shown in the rendering are for illustrative purposes only. All signs shall meet the sign code unless a Master Sign Plan is approved. With the development's modern design and number of units that will front NW Jefferson Street, it is important to identify sign types that compliment the architecture and create consistency across the development.

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

Open Space: Per the "LI" zoning district standards, designated open space is not required, however landscape buffers are required along property boundaries and NW Jefferson Street.

Preservation: The site is currently developed, with a vacant single-family home and accessory building but is primarily a flat open grass field and parking lot. The existing buildings and parking lot will be removed to accommodate the proposed development.

Phasing: The project is proposed to be constructed in a single-phase.

Modifications Requested: The applicant is proposing the following modification through Alternative Development Standards related to the General Development Standards:

- **Per Section 405.030, Parking and Loading, allow for a reduced rear yard setback of 8-ft from the required 20-ft. for Building E.**

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

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

   STAFF RESPONSE: The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant is requesting one (1) deviation from the UDC.

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

STAFF RESPONSE: The proposed general development plan is consistent with proposed rezoning from "GB" (General Business) to "LI" (Light Industrial) on the property and the proposed uses are allowed by right in the Light Industrial zoning district.

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

   STAFF RESPONSE: The general development plan complies with all applicable use, development, and design standards set forth in this Code. An Alternative Development Standards has been requested for the reduction of a rear yard setback from 20-ft. to 8-ft.

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

   STAFF RESPONSE: The existing facilities and services are in place to serve the development.

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

   STAFF RESPONSE: The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. The properties adjacent are zoned Light Industrial, Regional Commercial, and General Business. The proposed use is not what staff would consider an intensive use; therefore, if surrounding properties develop or redevelop, the design and land uses on the property should be compatible. The applicant has provided a conceptual landscape plan for screening which will be reviewed in greater detail with the Site Plan Design Review.

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

   STAFF RESPONSE: The general development plan will provide for orderly physical growth of the City by providing public sidewalks to NW Jefferson Street that connect to the surrounding area where other land uses, including residential, exist. The buildings fronting NW Jefferson will include office and retail uses, however, this development would not be considered a shopping district.

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

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

   STAFF RESPONSE: The proposed alternative development standard allows the eastern end of the property, which is rather narrow, to be utilized for an additional building and site improvements. The request allows Building E to sit in a position

where the required landscape buffer along NW Jefferson Street, parking lot drive aisles and spaces, and building entrance sidewalk can fit onto the site.

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

   STAFF RESPONSE: The proposed alternative development standard will be consistent with the objectives, policies, and general land uses and programs specified in the City's Comprehensive Plan. The setback reduction will allow for the property to be developed more efficiently but reducing underutilized space.

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

   STAFF RESPONSE: The proposed alternative development standard is consistent with other provisions of this Chapter.

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

   STAFF RESPONSE: The proposed alternative development standard will not create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity. The north façade of building E contains no windows or doors, there are no parking lots or drive aisles, trash enclosures, and the use of the building is likely to be office or retail. Furthermore, the properties directly adjacent are also Light Industrial and are currently occupied by more intense land uses.

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

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

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan. The area was designated as a Neighborhood Center and staff feels the proposed use helps contribute to the needs of the Neighborhood Center. The required 5-ft. ADA compliant sidewalk along NW Jefferson Street will be beneficial for pedestrians. Additionally, the mix of land uses allowed in the Light Industrial zoning district and the types of buildings being proposed allows for uses that can provide products and services for those nearby.

2. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

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

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

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

   STAFF RESPONSE: This project has provided a drainage report and the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

   STAFF RESPONSE: The application does not deter any existing or future development on adjacent properties. This development will hopefully spark development on vacant or underutilized properties in the area.

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

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

7. The recommendations of professional staff.

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

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

Staff Recommendation:

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

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

a. The applicant requested an Alternative Development Standard from UDC Section 405.030 Non-Residential Building Type Standards for a reduction in rear yard setback from 20-ft. to 8.8-ft. for the General Industrial building (Building E on the General Development Plan).

2. Outside storage viewable from Public Right-Of-Way shall be prohibited.

3. A Master Sign Plan shall be submitted for review and approval for Flex Spaces' signage.

4. Final Building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

5. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan except those regulations that are modified and allowed under either the General Development Plan and/or the applicable Alternative Development Standards process.

6. A Site Plan Design Review shall be submitted and approved prior to the issuance of any building permits within the General Development Plan area. Approval of the Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan.

2. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-07-24-9219) request is denied by City Council.

3. The required 5-ft. ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy.

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

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

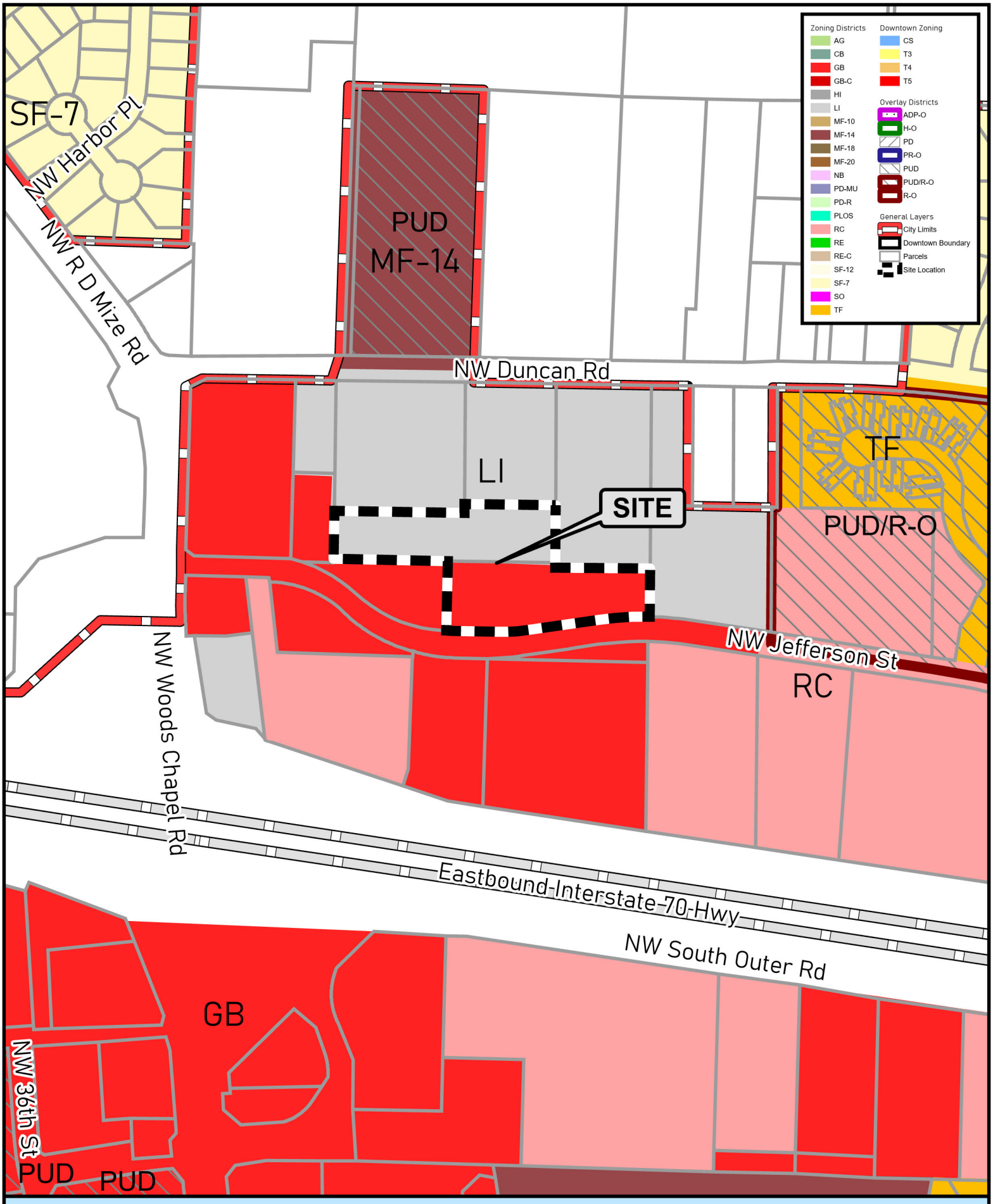


The City of Blue Springs Missouri

RZ-07-24-9217 | GDP 07-24-9218 | PP-07-24-9219
PARCEL # 35-510-03-47-00-0-00-000
35-510-03-46-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 7/29/2024



The City of Blue Springs Missouri

RZ-07-24-9217 | GDP 07-24-9218 | PP-07-24-9219
PARCEL # 35-510-03-47-00-0-00-000
35-510-03-46-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 7/29/2024

BLUE SPRINGS FLEX SPACE - NARRATIVE

August 20th, 2024

RE: Blue Springs Flex Space
General Development Plan
3405 NW Duncan Rd
Blue Springs, MO 64015
NE 1/4, SECTION S26, TOWNSHIP 49N, RANGE 31W

To whom it may concern:

The proposed development at 3405 NW Jefferson St is Phase II of an existing development. Phase II consists of the addition of 5 buildings totaling 47,560 square feet, with 62 parking stalls situated around the site, with an additional 12 garage parking bays available in building A. Rezoning is necessary to make the entire property consistently zoned for the intended use. The property is already partially zoned as LI (light industrial). The remainder of the property is to be utilized similarly to the LI zoning.

The comprehensive plan notes this area as a combination of neighborhood retail and small-scale multi-unit. This fits the neighborhood character since it is surrounded by light industrial uses. The exception being to the south which is General Business. The site features a more storefront look on the buildings along Jefferson to help transition from the General Business to the light industrial. In addition, the current adjacent business are hotels and Inns, which are not incompatible with light industrial uses. This overall development has the general outside appearance of General Business type activities with a nice façade that doesn't appear industrial in nature. Coupled with that, the buildings along Jefferson and building B, are the only buildings to have plumbing, which will serve

Rezoning, General Development Plan
RZ-07-24-9217; GDP-07-24-9218
Blue Springs Flex Spaces
Exhibit #1

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to encourage their use as more offices, personal services and retail users. Traffic generation is very light and should have little impact on the adjacent street network.

A Master Sign Plan for this development will come later to ensure consistency across all signs on the development that complement the building architecture. The property will be platted but lot sizes are not anticipated to be altered.

We would also like to request an alternative development standard. This development is requesting a reduction in the rear setback along Building E from 20 ft. to 8 ft.

Parking

The same ownership group of 3420 NW Duncan Rd., Blue Springs, MO ("Phase I") will be managing this project. Due to their experience from the adjacent development, tenant type and use can be expected to be comparable for buildings A & B of the proposed development. Phase I represents 92% of users utilizing the space for flex industrial or warehousing reasons. Only 8% are micro retail or office type users. Buildings A & B of the proposed development are expected to lease similarly. The data gathered from Phase 1 of this development is shown in Table 1:

TABLE 1: Phase 1 Parking Data

Total Square Footage = 25,000 SF

Use	% of SF	SF Breakdown	Parking Ratio (ITE)	Required Stalls
Warehouse	32%	8000	0.6	5
Warehouse/Flex Ind.	28%	5000	0.6	3
Warehouse/Storage	20%	7000	0.6	4
Flex Industrial	12%	3000	1.2	4
Micro Office	4%	1000	3.7	4
Micro Retail	4%	1000	6	6
TOTALS	100%	25000	N/A	25

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Table 1 shows that the required parking count based on the Institute of Transportation Engineers (ITE) Parking Generation Manual is 25 stalls, with 30 provided for Phase 1.

Since Buildings A and B are expected to lease similar as Phase 1, it is reasonable to apply the same parking generation ratios from ITE. This calculation was performed and the results are shown in Table 2:

TABLE 2: Buildings A and B Parking Extrapolation

Total Square Footage = 26,000 SF

Use	% of SF	SF Breakdown	Parking Ratio (ITE)	Required Stalls
Warehouse	32%	8320	0.6	5
Warehouse/Flex Ind.	28%	7280	0.6	4
Warehouse/Storage	20%	5200	0.6	3
Flex Industrial	12%	3120	1.2	4
Micro Office	4%	1040	3.7	4
Micro Retail	4%	1040	6	6
TOTALS	100%	26000	N/A	26

The analysis showed 26 stalls are required. The proposed plan provides 12 garage parking bays and 19 standard stalls provided for Buildings A and B for a total of 31 stalls.

The buildings along Jefferson Street (C,D, & E) will have a higher parking demand due to the likelihood of increased visibility from Jefferson. We have provided additional parking spaces for this reason. We anticipate end users with moderate to low parking needs. Potential users could be construction material show rooms, training space, flex industrial users, etc. By the very nature of parking provided, our experience has shown that prospective tenants also assist ensuring parking is optimal by “self-filtering” based upon their known parking needs. We intend to market to light industrial/flex users. The

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calculations performed for required parking stalls for Buildings C, D and E were based on a 35% utilization of square footage for office and retail uses, with respectively reduced utilization of warehouse and industrial uses. The results are shown in Table 3:

TABLE 3: Buildings C, D and E Parking Extrapolation

Total Square Footage = 20,000 SF

Use	% of SF	SF Breakdown	Parking Ratio (ITE)	Required Stalls
Warehouse	25%	5000	0.6	3
Warehouse/Flex Ind.	20%	4000	0.6	2
Warehouse/Storage	10%	2000	0.6	1
Flex Industrial	10%	2000	1.2	2
Micro Office	17.5%	3500	3.7	13
Micro Retail	17.5%	3500	6	21
TOTALS	100%	20000	N/A	43

A total of 43 stalls are required as a result of this calculation. The proposed plan provides 3 ADA stalls and 40 standard stalls provided for Buildings C, D, and E for a total of 43 stalls.

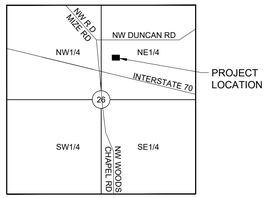
Sincerely,

Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates

Kimley»Horn

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LEGEND

- GB (GENERAL BUSINESS)
- LI (LIGHT INDUSTRIAL)
- RC (REGIONAL COMMERCIAL)
- PROPOSED GB TO LI
- PROPERTY LINE

LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE SOUTH 02 DEGREES 19 MINUTES 36 SECONDS WEST, WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 719.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW DUNCAN ROAD; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST (NORTH 88 DEGREES 53 MINUTES EAST DEED), WITH THE SOUTH RIGHT-OF-WAY NW DUNCAN ROAD, A DISTANCE OF 300.10 FEET (302.15 FEET DEED); THENCE SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST (SOUTH 01 DEGREE 07 MINUTES EAST DEED), AND NO LONGER WITH THE SOUTH RIGHT-OF-WAY LINE OF NW DUNCAN ROAD, A DISTANCE OF 300.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 157.13 FEET (155.01 FEET DEED); THENCE SOUTH 88 DEGREES 21 MINUTES 49 SECONDS EAST, A DISTANCE OF 236.22 FEET TO A POINT ON THE WEST LINE OF CIRRUS ENTERPRISES - 1ST PLAT LOT 1; THENCE SOUTH 00 DEGREES 43 MINUTES 31 SECONDS WEST, A DISTANCE OF 115.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 746.20 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 31 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 88 DEGREES 26 MINUTES 41 SECONDS WEST, AN ARC DISTANCE OF 128.83 FEET; THENCE SOUTH 81 DEGREES 39 MINUTES 47 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 176.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 406.39 FEET, A CENTRAL ANGLE OF 09 DEGREES 58 MINUTES 24 SECONDS, AN ARC DISTANCE OF 70.74 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 49 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 119.79 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 38 DEGREES 14 MINUTES 59 SECONDS, AN ARC DISTANCE OF 218.30 FEET; THENCE NORTH 50 DEGREES 06 MINUTES 49 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 46.50 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 339.60 FEET, A CENTRAL ANGLE OF 25 DEGREES 18 MINUTES 51 SECONDS, AN ARC DISTANCE OF 150.04 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, DUNCAN PLAZA 1ST PLAT; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS EAST (NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST PLAT) WITH THE SOUTH LINE OF SAID LOT 2, AND NO LONGER WITH THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON STREET, A DISTANCE OF 77.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST (NORTH 01 DEGREE 07 MINUTES WEST PLAT) WITH THE WEST LINE OF LOT 2 DUNCAN PLAZA 1ST PLAT, A DISTANCE OF 126.79 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, NO LONGER WITH THE WEST LINE OF LOT 2 DUNCAN PLAZA 1ST PLAT, A DISTANCE OF 325.46 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 22.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 182,678 SQUARE FEET, OR 4.19 ACRES.

ZONING

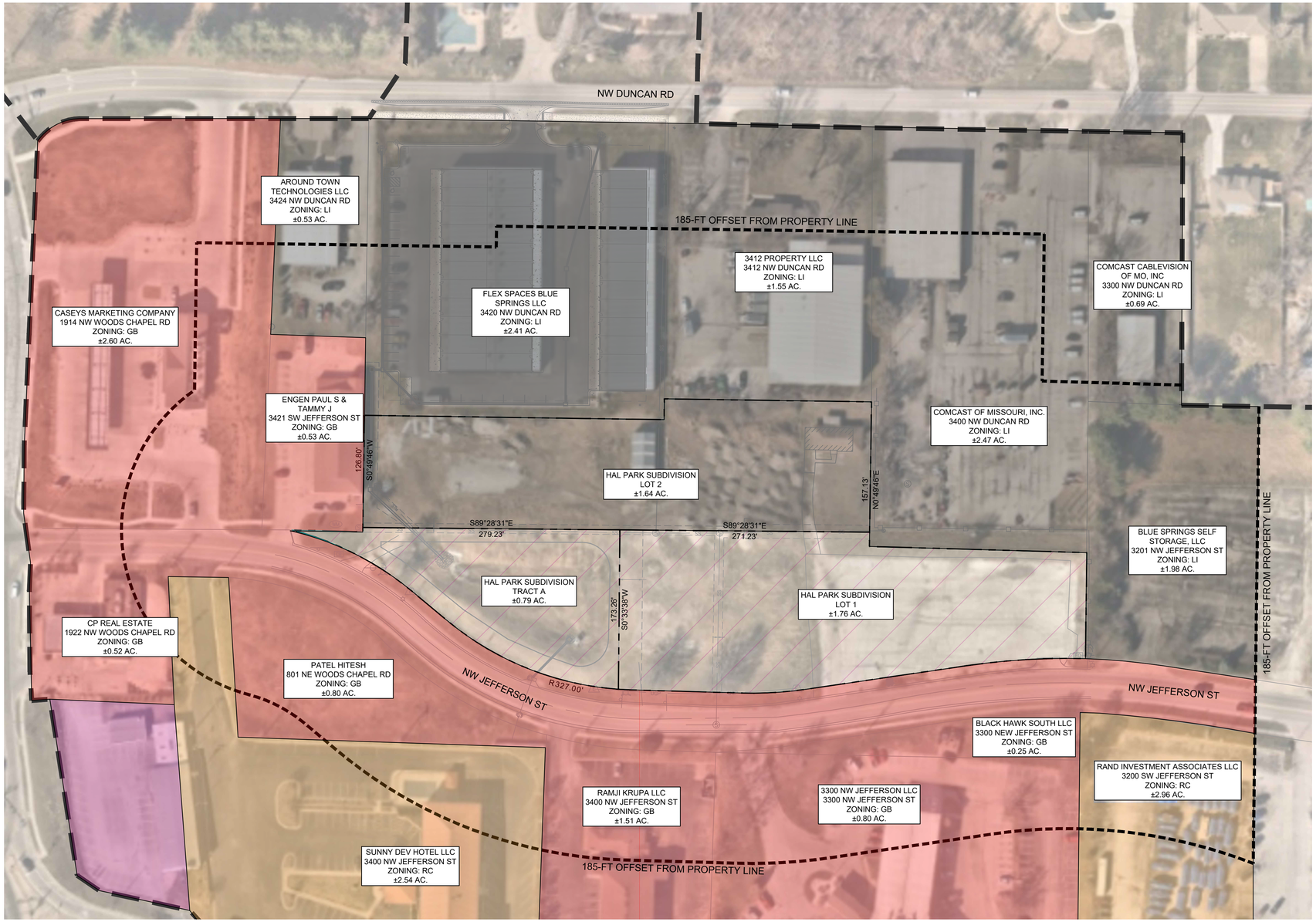
EXISTING: GB (GENERAL BUSINESS)

PROPOSED: LI (LIGHT INDUSTRIAL)

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



NOTE: AERIAL IMAGERY IS FROM NEARMAPS AND IS WAS NOT THE RESULT OF A TOPOGRAPHICAL SURVEY. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

No.	REVISIONS	DATE	BY

Kimley»Horn

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805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-6565
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SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018997
PROFESSIONAL ENGINEER
08/02/2024

CAPITAL BUILDERS

REZONING PLAN

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 8/2/2024

KHA PROJECT NO. 268442002

SHEET NUMBER

RZN100

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Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C700 REZONING PLAN.dwg C700 - REZONING PLAN Aug 02, 2024 10:35am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL DEVELOPMENT PLAN

FOR

BLUE SPRINGS FLEX SPACE

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

NE $\frac{1}{4}$ SECTION 26, TOWNSHIP 49N, RANGE 31W

PROJECT TEAM

OWNER/DEVELOPER:
FLEX SPACES, LLC
1507 NE WALL STREET
LEE'S SUMMIT, MO 64086
CONTACT: MATTHEW HENDRICKSON
TEL: (816) 694-1369
EMAIL: MATT@CAPITALBUILDERSKC.COM

CIVIL ENGINEER:
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805 PENNSYLVANIA AVE. SUITE 150,
KANSAS CITY, MO 64105
CONTACT: PATRICK JOYCE, P.E.
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SECONDARY CONTACT: LOGAN GREEN
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EMAIL: LOGAN.GREEN@KIMLEY-HORN.COM

ARCHITECT:
SIXTWENTYONE
1705 SUMMIT STREET
KANSAS CITY, MO 64108
CONTACT: JACOB LITTRELL
TEL: (816) 609-8633
EMAIL: JACOB@SIXTWENTYONE.COM

UTILITY AND GOVERNING AGENCY CONTACTS

SANITARY & WATER:
CITY OF BLUE SPRINGS
ENGINEERING DIVISION
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

STORMWATER:
CITY OF BLUE SPRINGS
PUBLIC WORKS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

STREETS:
CITY OF BLUE SPRINGS
NATHAN LEA
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

TELEPHONE:
AT&T
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
TEL: (816) 275-1550

ELECTRIC:
EVERGY
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

GAS:
SPIRE, INC.
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF BLUE SPRINGS, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
6. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
7. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
8. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
9. ANY EXISTING OR PROPOSED STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED AUGUST 8, 2022.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095CO316G EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

LEGAL DESCRIPTION

SEE SUPPLEMENTAL LEGAL DESCRIPTION.

ADA NOTE

ALL SIDEWALKS, HANDICAP STALLS, AND HANDICAP UNLOADING AREAS SHALL HAVE 2% MAXIMUM CROSS SLOPE, AS CONSTRUCTED. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS AND NOTIFY ENGINEER IF DISCREPANCY OCCURS.

GENERAL SITE NOTES

CURRENT ZONING: LIGHT INDUSTRIAL (LI) / GENERAL BUSINESS (GB)

PROPOSED ZONING: LIGHT INDUSTRIAL (LI)

CURRENT LAND USE: VACANT

PROPOSED LAND USE: PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "LI" LIGHT INDUSTRIAL ZONING DISTRICT

SUBDIVISION: HAL PARK SUBDIVISION

ALTERNATIVE DEVELOPMENT STANDARD

THIS DEVELOPMENT IS REQUESTING A REAR SETBACK REDUCTION FROM 20FT TO 8FT FOR BUILDING E

PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF BLUE SPRINGS, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

APPROXIMATE TOTAL ACREAGE: 4.2 AC

WATERSHED: EAST FORK LITTLE BLUE RIVER



LOCATION MAP

1" = 200'

NORTH

TYPICAL LEGEND

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- EXISTING PUBLIC ROADWAY
- PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- P — EXISTING POWER
- T — EXISTING TELECOMMUNICATIONS
- W — PROPOSED WATER LINE
- UE — PROPOSED UNDERGROUND ELECTRIC
- SS — PROPOSED SANITARY SEWER

SHEET TABLE LIST	
Sheet Number	Sheet Title
C100	COVER SHEET
C200	EXISTING CONDITIONS
C300	SITE PLAN
C400	GRADING PLAN
C500	UTILITY PLAN
L100	LANDSCAPE PLAN
A-A201	BUILDING A ELEVATIONS
A-A202	BUILDING A ELEVATIONS
B-A201	BUILDING B ELEVATIONS
C-A201	BUILDING C ELEVATIONS
D-A201	BUILDING D ELEVATIONS
E-A201	BUILDING E ELEVATIONS

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SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009030892
PROFESSIONAL ENGINEER
08/21/2024

CAPITAL BUILDERS

COVER SHEET

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

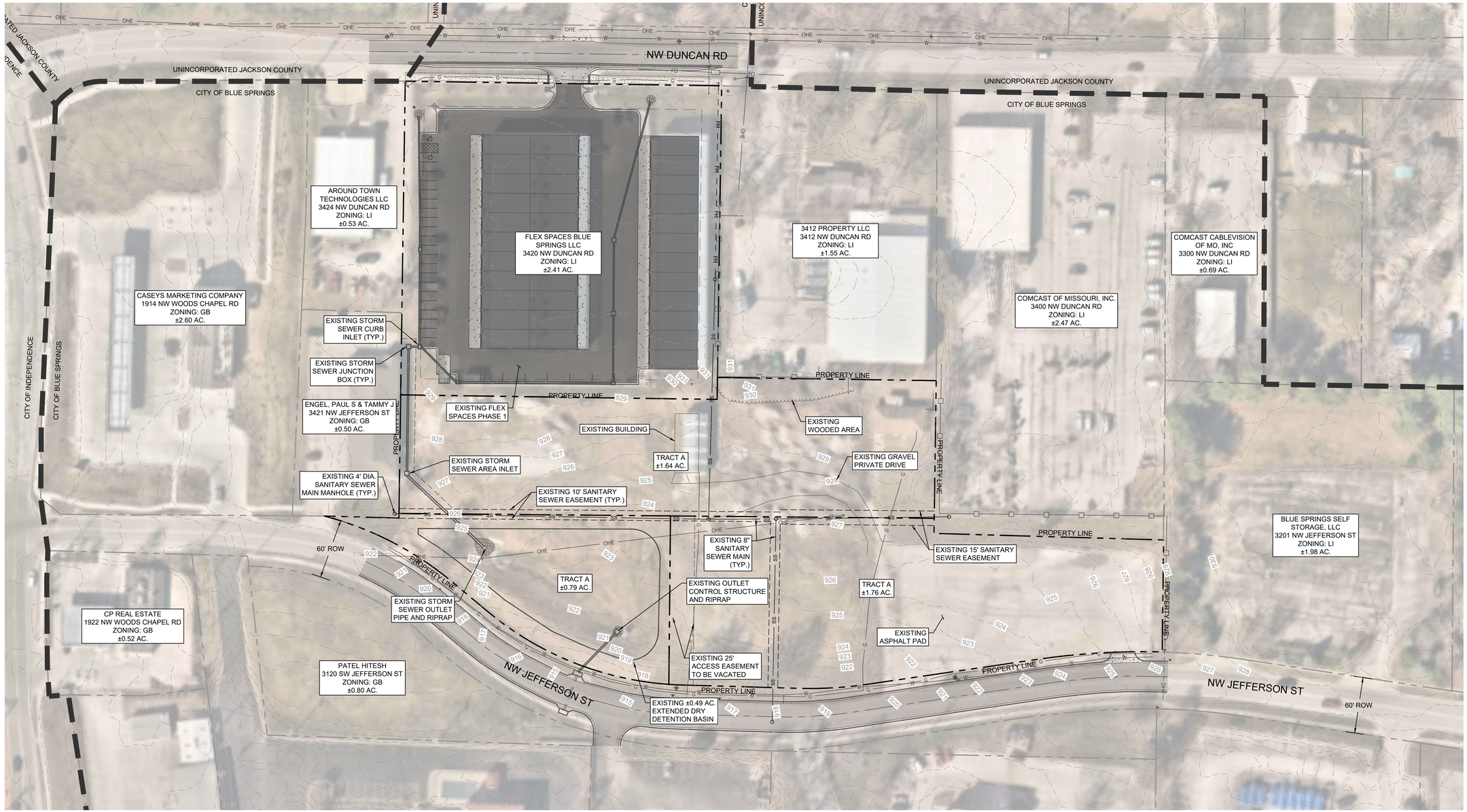
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EXISTING CONDITIONS LEGEND

- 1015 — EXISTING CONTOUR
- SS — EXISTING SANITARY SEWER
- FM — EXISTING FORCE MAIN
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE

PROJECT SITE

WATER DISTRICT: CITY OF BLUE SPRINGS

FIRE DISTRICT: CENTRAL FIRE DISTRICT

NOTE: AERIAL IMAGERY IS FROM NEARMAPS AND IS WAS NOT THE RESULT OF A TOPOGRAPHICAL SURVEY. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

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DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018928
PROFESSIONAL ENGINEER
08/21/2024

CAPITAL BUILDERS

EXISTING CONDITIONS

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 8/19/2024

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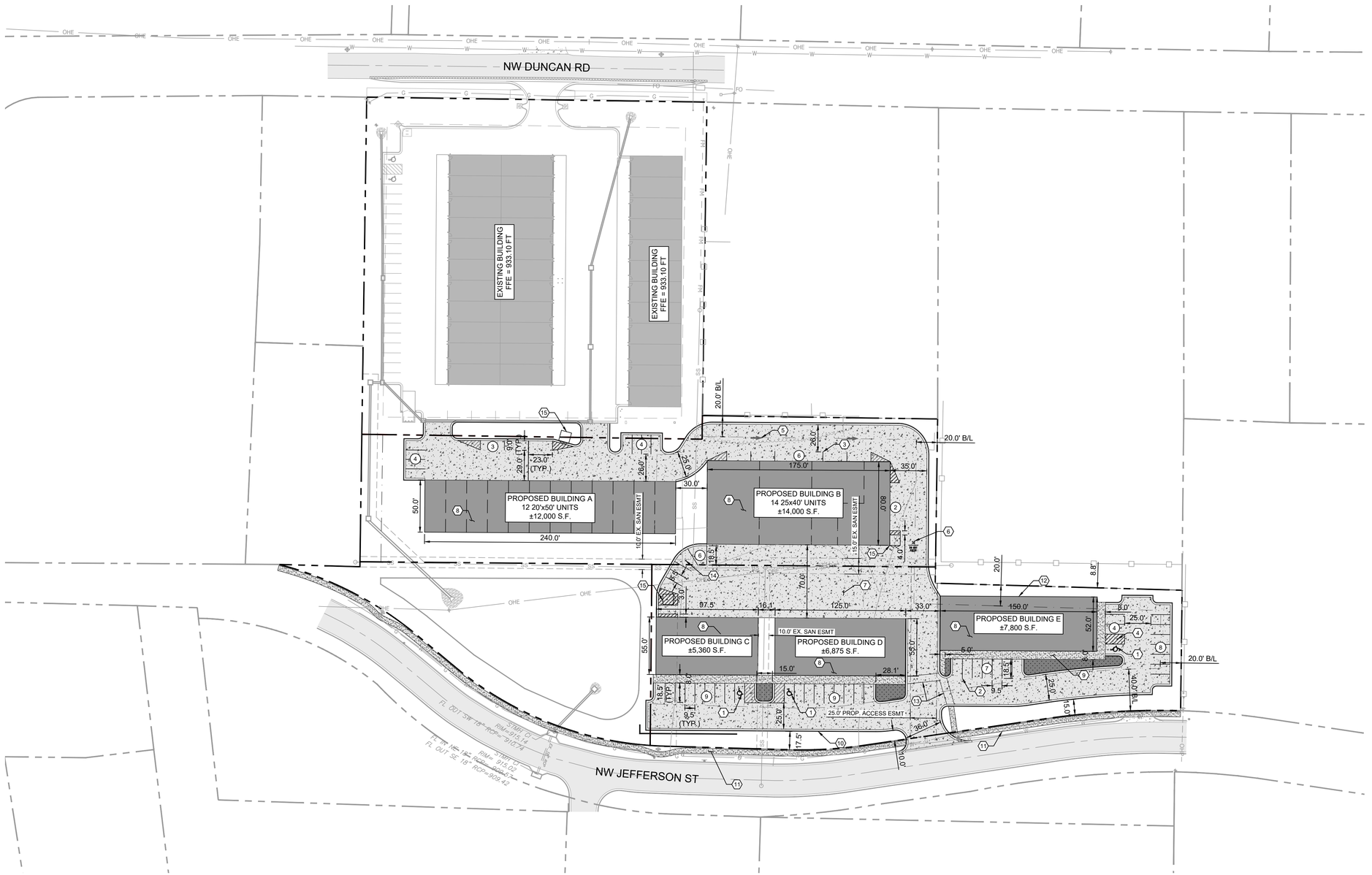
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Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C300 SITE PLAN.dwg C300 SITE PLAN Aug 21, 2024 - 10:02am by logan.green
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SITE DATA

REGIONAL DEVELOPMENT AREA: 287,664 SF (6.60 AC)
SITE AREA: 182,516 SF (4.19 AC)

REGIONAL DEVELOPMENT AREA REFERS TO THE ENTIRE PARCEL OWNED BY CAPITAL BUILDERS, LLC THAT WILL BE DEVELOPED FURTHER IN THE FUTURE. THE REGIONAL DEVELOPMENT AREA IS THE AREA THAT WILL DRAIN TO THE REGIONAL DETENTION BASIN. SITE AREA REFERS TO THE PROPOSED FLEX SPACE DEVELOPMENT WITHIN THE PROPERTY LIMITS.

SITE	
MIN LOT AREA:	N/A
IMPERVIOUS AREA:	121,425 SF (64.4%)
OPEN SPACE:	67,042 SF (35.6%)

BUILDING	
TOTAL BUILDING AREA:	47,560 SF (38.0% COVERAGE)
MAX BUILDING AREA:	85% COVERAGE
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	45-FT
FRONTAGE WIDTH:	
MIN. FRONTAGE WIDTH:	75-FT

PARKING - BUILDINGS A AND B (±26,000 SF)

REQUIRED STALL COUNT	26
STANDARD STALL COUNT	19
ADA STALL COUNT	0
GARAGE PARKING	12
TOTAL STALL COUNT	31

PARKING - BUILDINGS C, D AND E (±20,000 SF)

REQUIRED STALL COUNT	43
STANDARD STALL COUNT	40
ADA STALL COUNT	3
GARAGE PARKING	0
TOTAL STALL COUNT	43

SITE PLAN NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.
12. SITE WILL CONFORM TO ENHANCED STREETSCAPE FRONTAGE BUFFER (MIN. 15FT).

SITE PLAN LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER

PROPOSED USE

OFFICE/WAREHOUSE COMPLEX (GENERAL INDUSTRIAL) APPROVED IN LI ZONING PER CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT CODE § 404.160. PROPOSED USE IS CONSISTENT WITH EXISTING ZONING. PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "LI" LIGHT INDUSTRIAL ZONING DISTRICT.

GENERAL USE

ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTING FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

PAVEMENT NOTES

ALL OFF-STREET PARKING AND LOADING AREAS, EXCEPT THOSE REQUIRED FOR SINGLE-FAMILY OR DUPLEX USES, SHALL BE SURFACED WITH:

1. FIVE (5) INCHES OF CONCRETE;
2. SIX (6) INCHES OF ASPHALT; OR
3. THREE (3) INCHES OF ASPHALT COMBINED WITH EIGHT (8) INCHES OF AGGREGATE BASE AND SUBGRADE BASE.

(#) SITE PLAN KEY NOTES

1. INSTALL 1 VAN ACCESSIBLE ADA PARKING STALL WITH SIGN MOUNTED A MINIMUM OF 6 FEET ABOVE FINISHED GRADE
2. INSTALL 90° PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR
3. INSTALL PARALLEL PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR
4. PAINT 4" PARKING STRIPING AT 45°, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR, AT 2-FT ON-CENTER SPACING (TYP.)
5. PAINT THRU TRAFFIC ARROW, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR (TYP.)
6. PAINT DO NOT ENTER MARKING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR
7. INSTALL STANDARD-DUTY CONCRETE PAVEMENT (TYP.)
8. INSTALL PROPOSED BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR MORE DETAIL
9. INSTALL CONCRETE SIDEWALK (TYP.)
10. INSTALL STRAIGHT BACK CURB AND GUTTER (TYP.)
11. INSTALL 5FT WIDE PUBLIC CONCRETE SIDEWALK WITH BUFFER
12. INSTALL 3FT STEM WALL
13. INSTALL 7FT WIDE CROSSWALK
14. INSTALL NON-LINEAR 8.5FT WIDE, 18.5FT LONG PARKING STALLS
15. INSTALL TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE DETAIL

ALTERNATIVE DEVELOPMENT STANDARD

THIS DEVELOPMENT IS REQUESTING A REAR SETBACK REDUCTION FROM 20FT TO 8FT FOR BUILDING E

ZONING

EXISTING: GENERAL BUSINESS (GB)
PROPOSED: LIGHT INDUSTRIAL (LI)

CURRENT USE

VACANT

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SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009030827
PROFESSIONAL ENGINEER
08/21/2024

CAPITAL BUILDERS

SITE PLAN

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 8/19/2024
KHA PROJECT NO. 268442002
SHEET NUMBER
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NW DUNCAN RD

NW JEFFERSON ST

BUILDING A
FFE = 929.50'

BUILDING B
FFE = 930.50'

BUILDING C
FFE = 924.50'

BUILDING D
FFE = 924.50'

BUILDING E
FFE = 925.50'

EXPOSED FOUNDATION WALL

APROX. 2.5' WALL

3' STEM WALL ALONG BACK OF BUILDING E

10' SANITARY SEWER ESMT BK 1-41 PG 55

GRADING PLAN LEGEND

- - - - - - - - - -	LIMITS OF DISTURBANCE
1015	EXISTING CONTOUR
1015	PROPOSED CONTOUR
XXX.XX	SPOT ELEVATION
X.XX%	SLOPE ARROW

LIMITS OF DISTURBANCE: 3.77 AC

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STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009030826
PROFESSIONAL ENGINEER
08/21/2024

CAPITAL BUILDERS

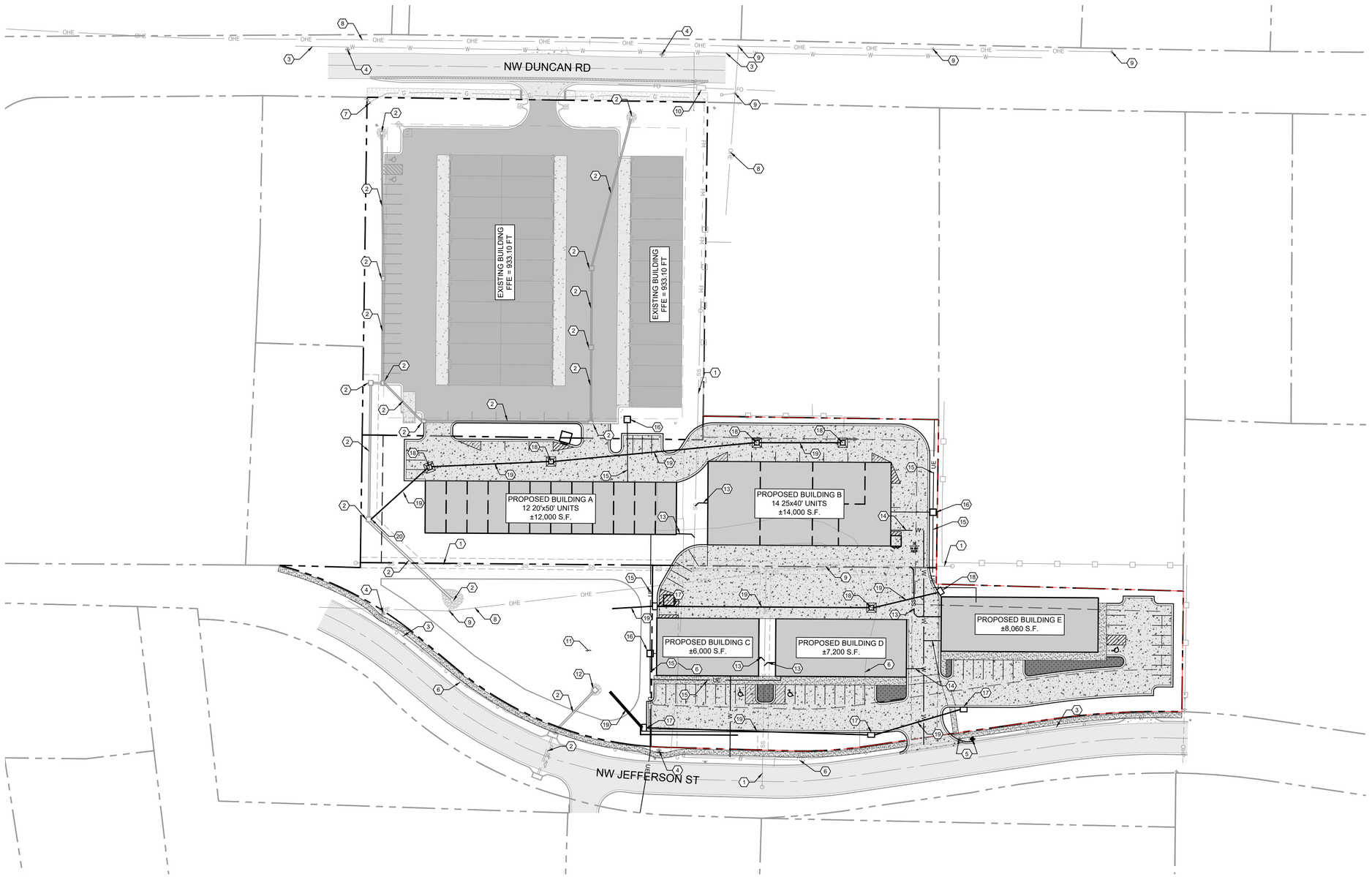
GRADING PLAN

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

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UTILITY PLAN NOTES

1. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES AND DETAILS OF THE CITY OF BLUE SPRINGS, MISSOURI AND UTILITY PROVIDERS.
2. ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL NOT CONNECT TO THE SANITARY SEWER.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE CITY OF BLUE SPRINGS, MISSOURI, UDO ONCE EXACT LOCATIONS ARE DETERMINED.

UTILITY PLAN LEGEND

- PROPOSED CURB STORM INLET
- PROPOSED AREA STORM INLET
- PROPOSED STORM SEWER
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- UE — PROPOSED UNDERGROUND ELECTRIC LINE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE

UTILITY PLAN KEY NOTES

1. EXISTING 8" PVC SANITARY SEWER
2. EXISTING STORM SEWER
3. EXISTING WATER MAIN
4. EXISTING FIRE HYDRANT
5. EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED
6. EXISTING GAS LINE (TO BE ABANDONED IN PLACE)
7. EXISTING GAS METER
8. EXISTING OVERHEAD UTILITIES
9. EXISTING POWER POLE
10. EXISTING COMMUNICATIONS BOX
11. EXISTING REGIONAL DETENTION BASIN
12. EXISTING DETENTION BASIN OUTFALL STRUCTURE
13. PROPOSED SANITARY SERVICE CONNECTION LINE
14. PROPOSED DOMESTIC WATER CONNECTION LINE
15. PROPOSED UNDERGROUND ELECTRICAL
16. PROPOSED ELECTRICAL TRANSFORMER
17. PROPOSED STORM SEWER CURB INLET
18. PROPOSED STORM SEWER GRATE INLET
19. PROPOSED STORM SEWER PIPE
20. PROPOSED CONNECTION TO EXISTING STORM STRUCTURE

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STATE OF MISSOURI
PATRICK J JOYCE
NUMBER PE-2009035855
PROFESSIONAL ENGINEER
08/21/2024

CAPITAL BUILDERS

UTILITY PLAN

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

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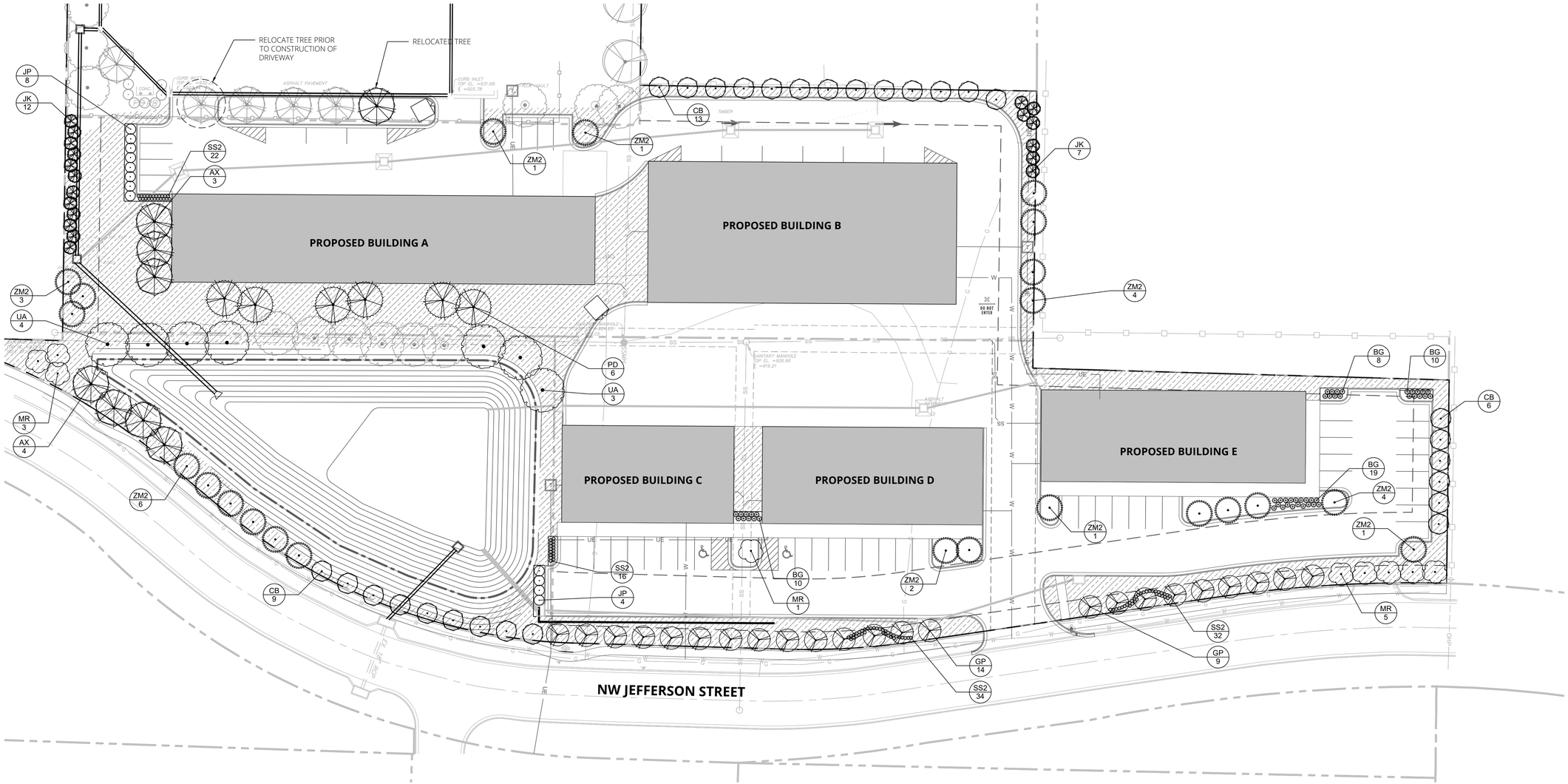
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AX	7	PACIFIC SUNSET MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM	B & B	2"CAL	
	CB	28	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS`	B & B	2"CAL	
	GP	23	PRINCETON SENTRY® MAIDENHAIR TREE / GINKGO BILOBA 'PNI 2720'	B & B	2"CAL	
	UA	7	PRINCETON ELM / ULMUS AMERICANA `PRINCETON`	B & B	2"CAL	
	ZM2	23	MUSASHINO SAWLEAF ZELKOVA / ZELKOVA SERRATA `MUSASHINO`	B & B	2"CAL	
EVERGREEN TREES						
	JK	19	KETELEERI CHINESE JUNIPER / JUNIPERUS CHINENSIS 'KETELEERI'	B & B		6` TALL
	PD	6	BLACK HILLS SPRUCE / PICEA GLAUCA 'DENSATA'	B & B		6` TALL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
ORNAMENTAL TREES				
	MR	9	ROYAL RAINDROPS CRABAPPLE / MALUS X 'ROYAL RAINDROPS'	B & B 1.5
SHRUBS				
	JP	12	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA `SEA GREEN`	5 GAL
GRASSES & PERENNIALS				
	BG	47	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL
	SS2	104	JAZZ LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM `JAZZ`	1 GAL
GROUND COVERS				
	TF	64,557 SF	TALL FESCUE / TURF TYPE TALL FESCUE BLEND	SEED

LANDSCAPE REQUIREMENTS SUMMARY

LANDSCAPE AREA	REQUIRED PLANT UNITS (PU)	PROPOSED PLANT UNITS (PU)
FRONTAGE DESIGN BUFFER EDGE ADJACENT TO JEFFERSON STREET	1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 11 TREES	11 TREES
BUFFERS SOUTH BUFFER: ADJACENT TO JEFFERSON STREET (MINOR COLLECTOR) - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 PUs PER 100 LF = 840' LF / 0.45 = 378 PUs	374 PUs
EAST BUFFER: ADJACENT TO LI ZONING - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 PUs PER 100 LF = 265' LF / 0.45 = 119 PUs	120 PUs
NORTH BUFFER: ADJACENT TO LI ZONING - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 UNITS PER 100 LF = 457' LF / 0.45 = 205 PUs	120 PUs
WEST BUFFER: ADJACENT TO GB ZONING - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 PUs PER 100 LF = 121 LF / 0.45 = 54 PUs	84 PUs
PARKING LOT LANDSCAPING	2 PUs PER UNCOVERED SPACE = 53 SPACES x 2 = 106 PUs	166 PUs
TOTAL PLANT UNITS	864 PUs	864 PUs



1 LANDSCAPE PLAN
SCALE = 1" = 30'

NORTH
0 30' 60'
GRAPHIC SCALE 30'

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.

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BLUE SPRINGS FLEX SPACE
Blue Springs, MO 64015

current submittal

LANDSCAPE PLAN

issued: 08/02/2024

revisions

Date	No.

professional seal

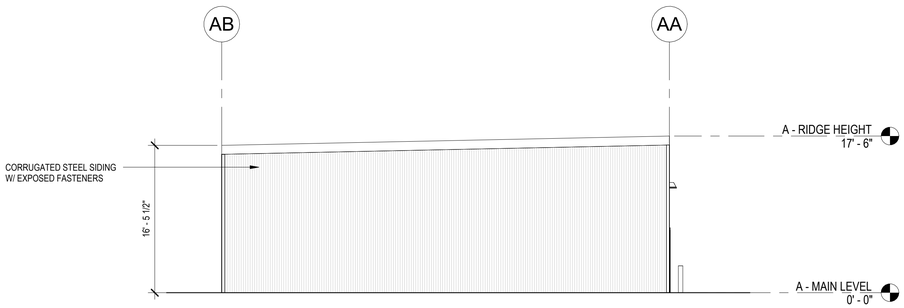
STATE OF MISSOURI
ERICA MAE FLAD
NUMBER LA-2010000196
LANDSCAPE ARCHITECT
9/2/24

LANDSCAPE PLAN

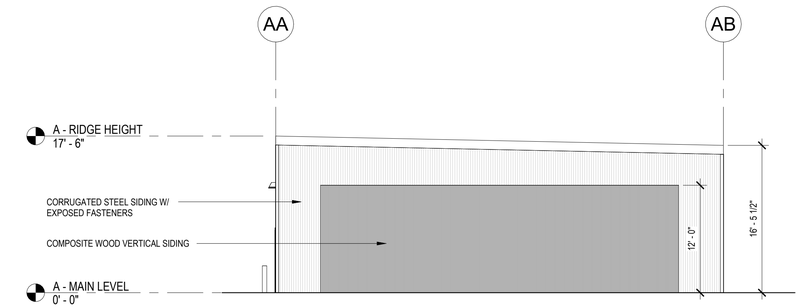
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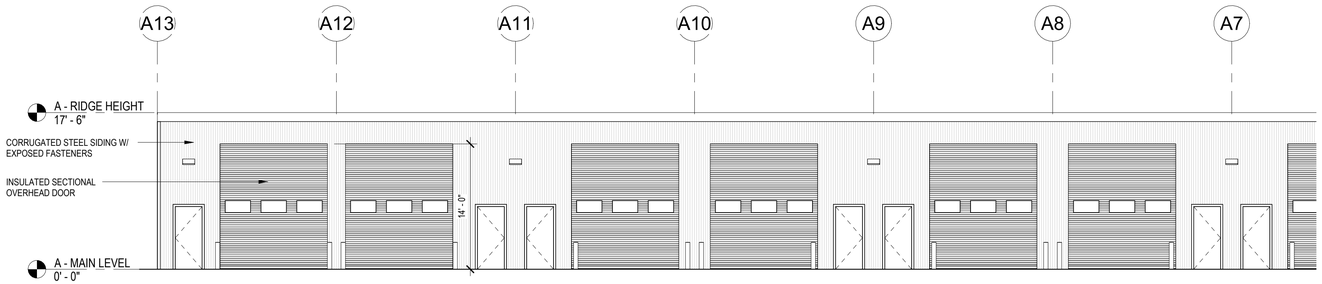
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08/21/2024 1:25:23 PM



4 **ELEVATION - BUILDING A (EAST)**
1/8" = 1'-0"



3 **ELEVATION - BUILDING A (WEST)**
1/8" = 1'-0"



2 **ELEVATION - BUILDING A (NORTH) - EAST**
1/8" = 1'-0"



1 **ELEVATION - BUILDING A (NORTH) - WEST**
1/8" = 1'-0"



CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE

COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK

STEEL TRIM

5 **TYPICAL MATERIALS - BUILDING A**
1/4" = 1'-0"

FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

DEVELOPMENT PLAN

JULY 11, 2024

STATE OF MISSOURI
JACOB AARON LITTRELL
NUMBER A-2011037018
ARCHITECT
7.19.24

Architect: _
License: _

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

SixTwentyOne

1705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.694.1369

www.sixtwentyone.com

CIVIL ENGINEER:
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MEP ENGINEER:
GARVER
Address

STRUCTURAL ENGINEER:
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PEMB MNFR:
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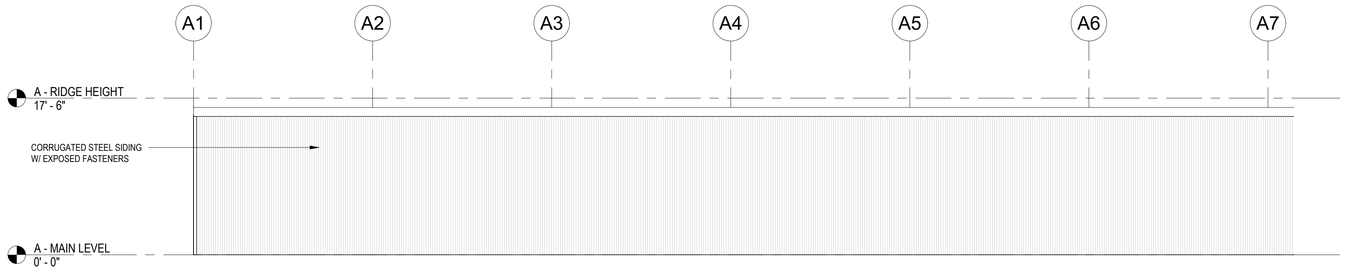
BUILDING A ELEVATIONS

Sheet
A-A201

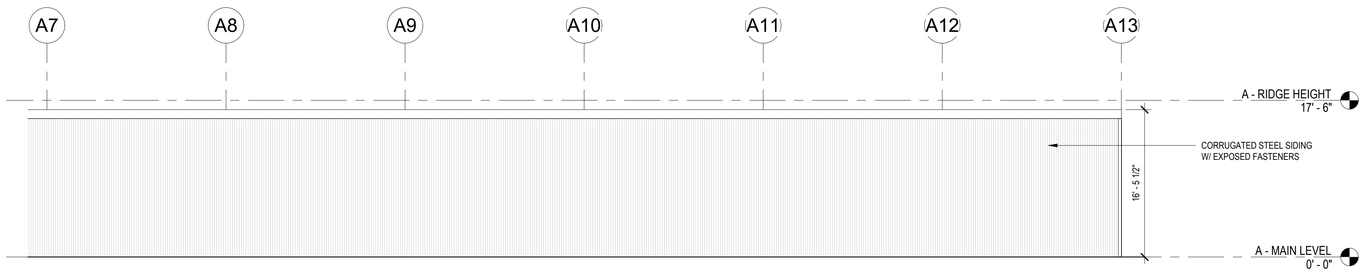
Revision no.

Printed: 8/2/2024 3:09:24 PM

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08/21/2024 1:25:23 PM



2 **ELEVATION - BUILDING A (SOUTH) - WEST**
1/8" = 1'-0"



1 **ELEVATION - BUILDING A (SOUTH) - EAST**
1/8" = 1'-0"

Printed: 8/2/2024 3:09:25 PM

FLEX WAREHOUSE PHASE 2

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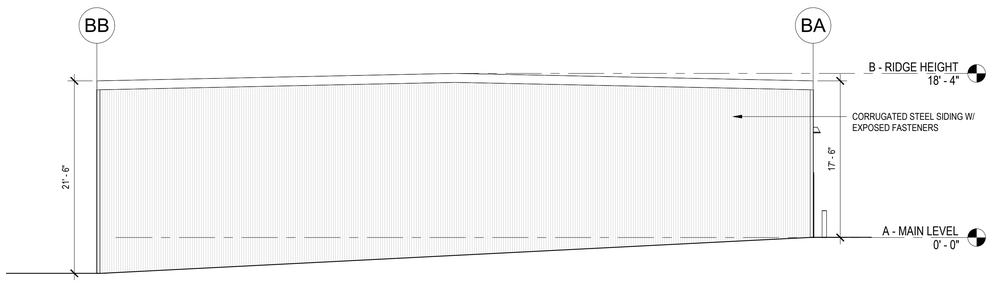
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BUILDING A ELEVATIONS

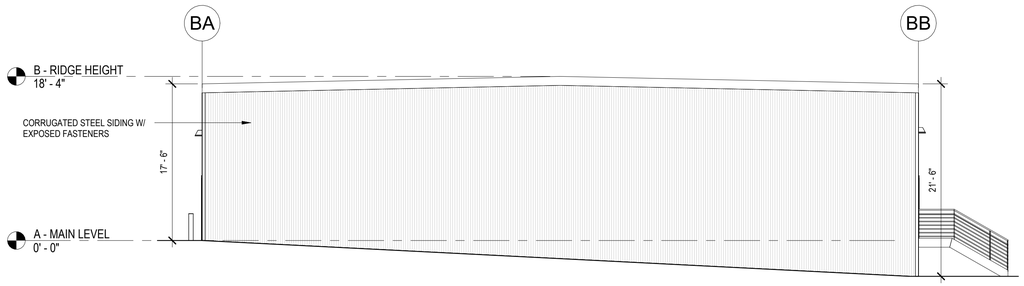
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Revision no.

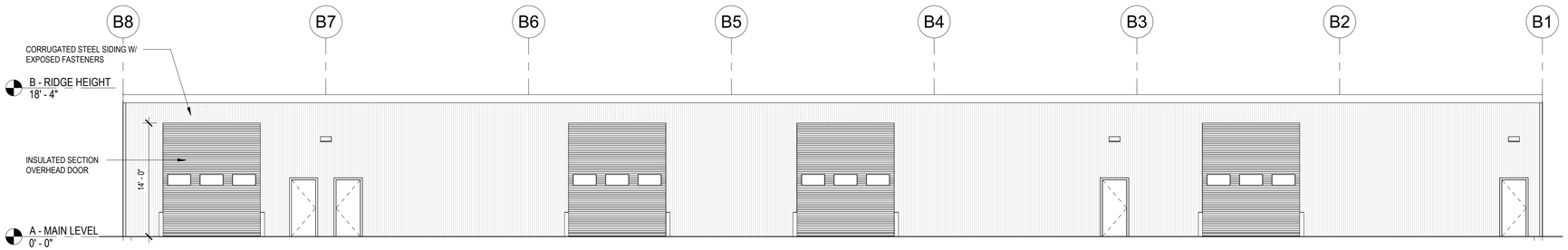
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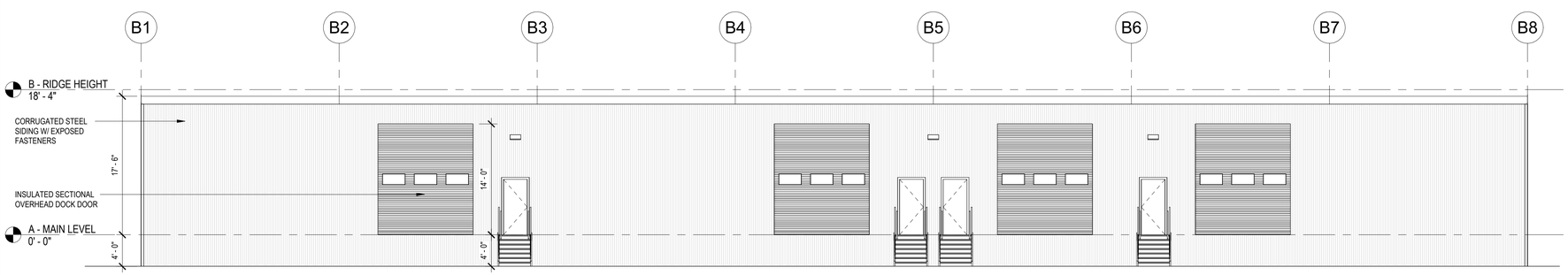
4 **ELEVATION - BUILDING B (EAST)**
1/8" = 1'-0"



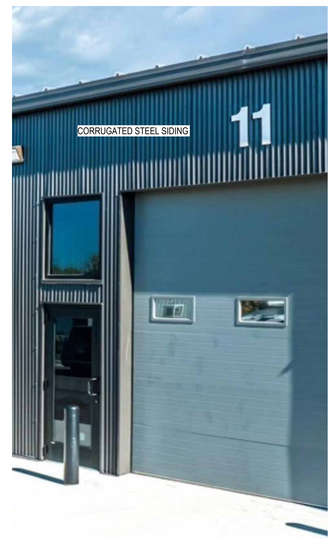
3 **ELEVATION - BUILDING B (WEST)**
1/8" = 1'-0"



2 **ELEVATION - BUILDING B (NORTH)**
1/8" = 1'-0"



1 **ELEVATION - BUILDING B (SOUTH)**
1/8" = 1'-0"



CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE

STEEL TRIM

5 **TYPICAL MATERIALS - BUILDING B**
1/4" = 1'-0"

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CLIENT:
CAPITAL BUILDERS KC
Address

DEVELOPMENT PLAN

JULY 11, 2024

STATE OF MISSOURI
JACOB AARON LITTRELL
NUMBER A-2011037018
ARCHITECT
7.19.24

Architect License

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

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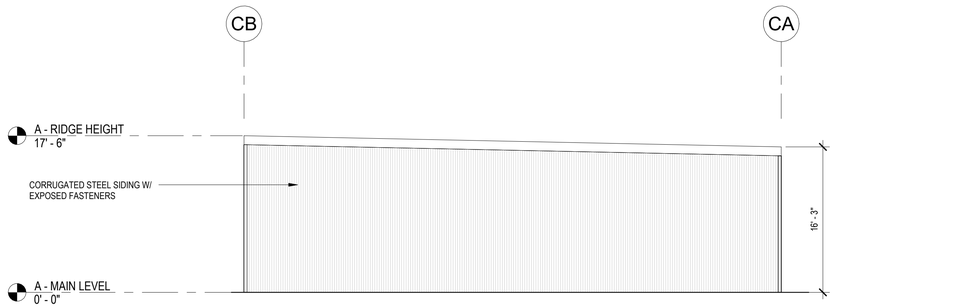
BULIDING B ELEVATIONS

Sheet: B-A201

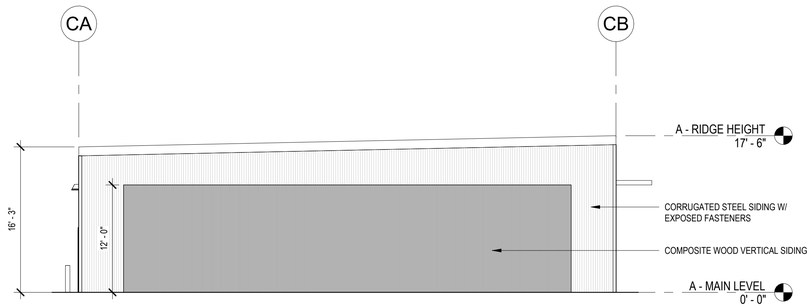
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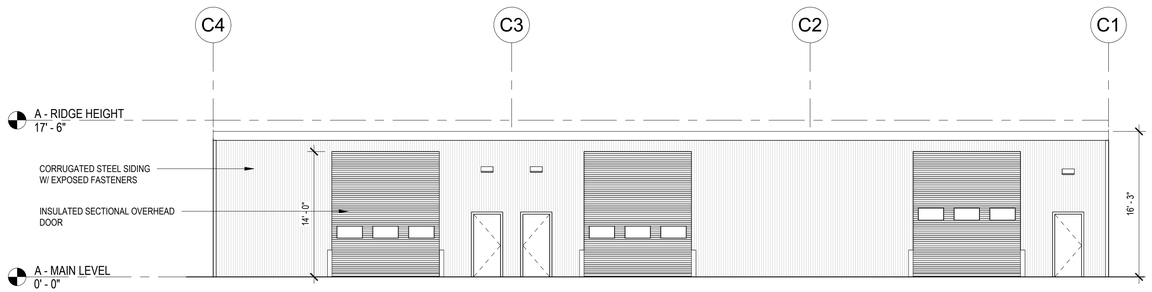
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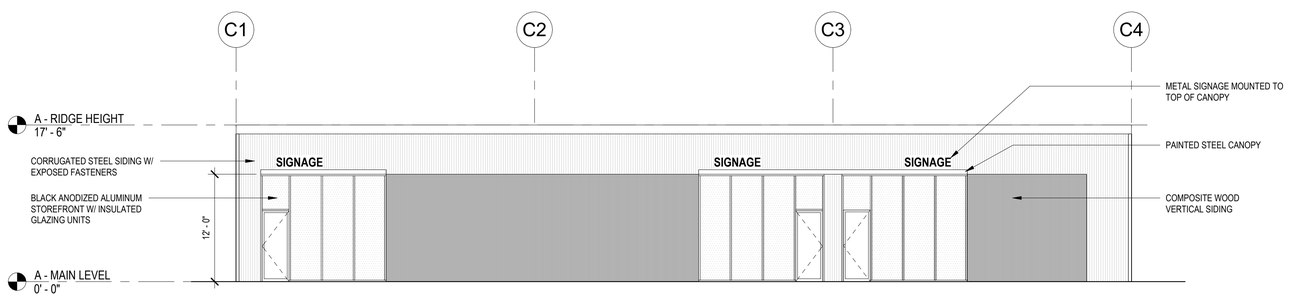
4 **ELEVATION - BUILDING C (EAST)**
1/8" = 1'-0"



3 **ELEVATION - BUILDING C (WEST)**
1/8" = 1'-0"



2 **ELEVATION - BUILDING C (NORTH)**
1/8" = 1'-0"



1 **ELEVATION - BUILDING C (SOUTH)**
1/8" = 1'-0"



CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE

COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK

STEEL TRIM

5 **TYPICAL MATERIALS - BUILDING C**
1/4" = 1'-0"

FLEX WAREHOUSE PHASE 2

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CAPITAL BUILDERS KC
Address

DEVELOPMENT PLAN

JULY 11, 2024

STATE OF MISSOURI
JACOB AARON LITTRELL
NUMBER A-2011037018
ARCHITECT
7.19.24

Architect: _____
License: _____

REV.	DATE	ISSUE

ARCHITECT:

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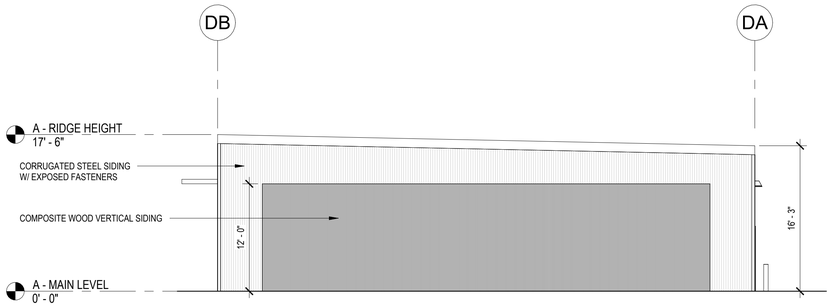
BUILDING C ELEVATIONS

Sheet | Revision no.

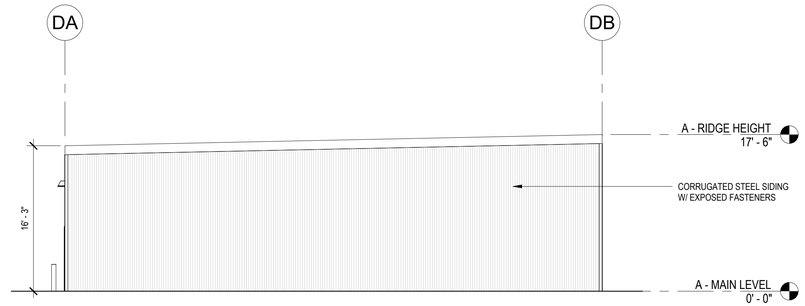
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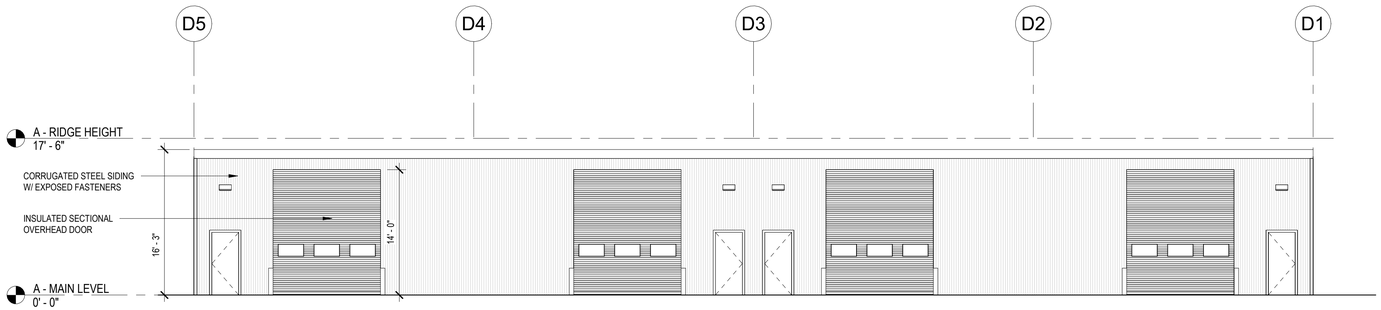
Received
08/21/2024 1:25:23 PM



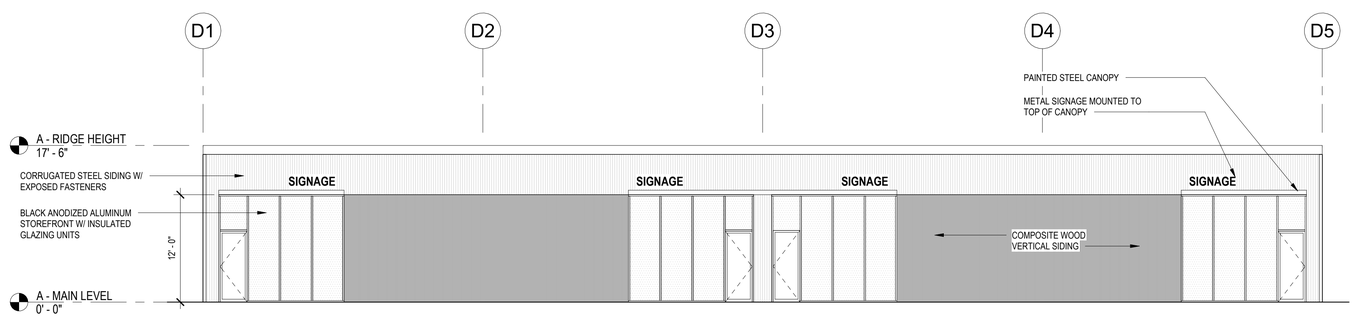
4 **ELEVATION - BUILDING D (EAST)**
1/8" = 1'-0"



3 **ELEVATION - BUILDING D (WEST)**
1/8" = 1'-0"



2 **ELEVATION - BUILDING D (NORTH)**
1/8" = 1'-0"



1 **ELEVATION - BUILDING D (SOUTH)**
1/8" = 1'-0"



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COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK

STEEL TRIM

5 **TYPICAL MATERIALS - BUILDINGS D & E**
1/4" = 1'-0"

FLEX WAREHOUSE PHASE 2

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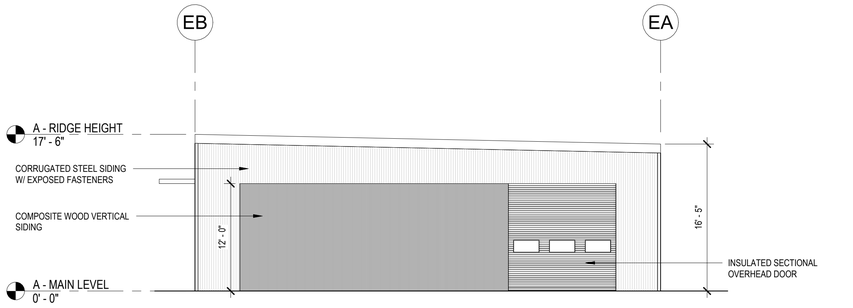
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BUILDING D ELEVATIONS

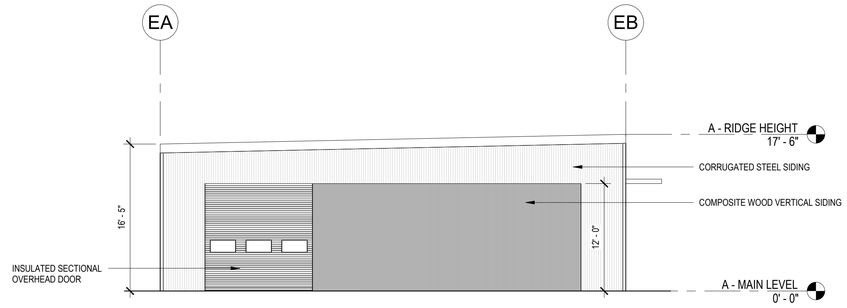
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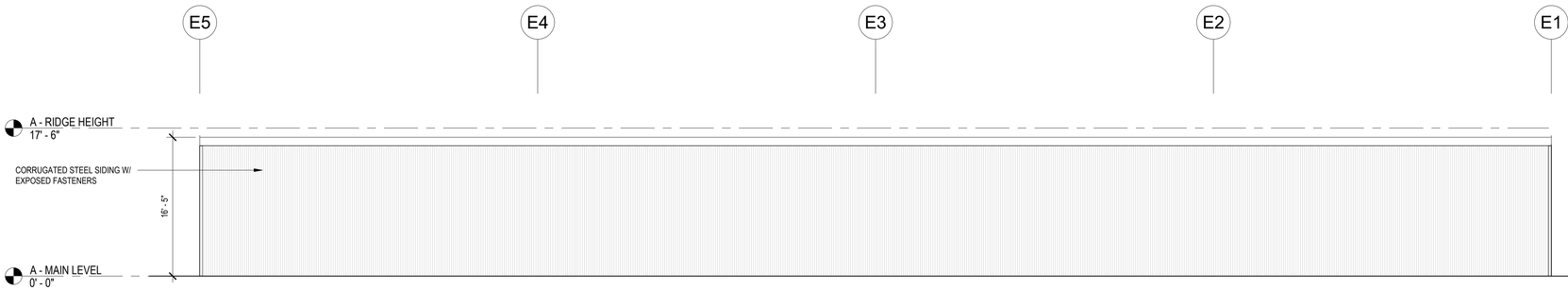
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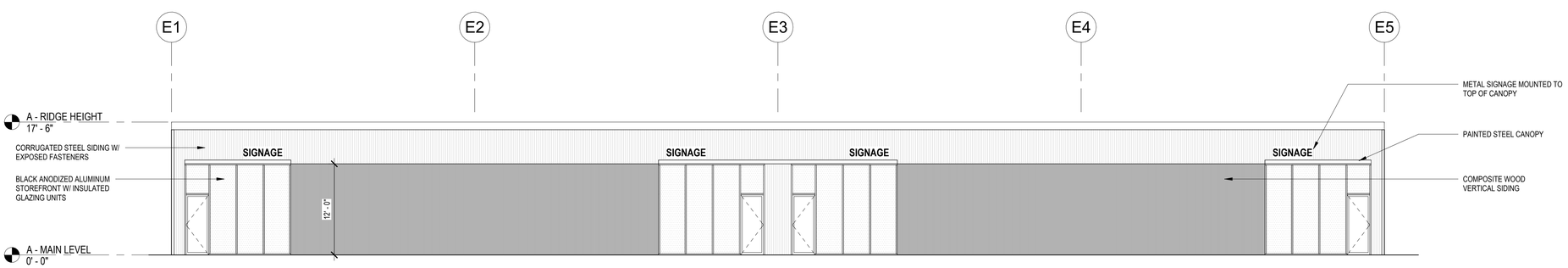
4 **ELEVATION - BUILDING E (EAST)**
1/8" = 1'-0"



3 **ELEVATION - BUILDING E (WEST)**
1/8" = 1'-0"



2 **ELEVATION - BUILDING E (NORTH)**
1/8" = 1'-0"



1 **ELEVATION - BUILDING E (SOUTH)**
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BUILDING E ELEVATIONS

Sheet

E-A201

Revision no.

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08/21/2024 1:25:23 PM

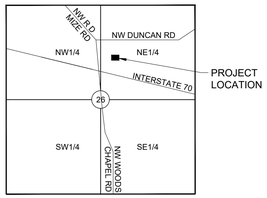
PRELIMINARY PLAT
FOR
BLUE SPRINGS FLEX SPACE
HAL PARK SUBDIVISION SECOND PLAT

NE $\frac{1}{4}$, SECTION S26, TOWNSHIP 49N, RANGE 31W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015

811 Know what's **below.** **Call** before you dig.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- PROPERTY LINE
- BUILDING LINE
- 2FT CURB & GUTTER



PRELIMINARY PLAT SUMMARY TABLE			
A	**ZONING**		
	EXISTING	GB (GENERAL BUSINESS)	
	PROPOSED	LI (LIGHT INDUSTRIAL)	
B	**LAND AREA SUMMARY**		
	EXISTING & PROPOSED	±4.19	ACRES
C	**LAND USE**		
	EXISTING	VACANT	
	PROPOSED	WAREHOUSE/OFFICE	
D	**IMPERVIOUS AREA**		
	EXISTING	0.9	21%
	PROPOSED	2.8	65%
E	**BUILDING INFORMATION**		
	GROSS FLOOR AREA (SF)	±47,560	
	BUILDING COVERAGE	38%	
F	**PARKING COUNT**		
	STALLS REQUIRED	48	
	STANDARD STALLS PROVIDED	66	
	ADA STALLS REQUIRED	1	
	ADA STALLS PROVIDED	1	
G	**BUILDING STANDARDS SUMMARY**		
	FRONT SETBACK	40' B/L	
	SIDE SETBACK	20' B/L	
	REAR SETBACK	20' B/L	
	MAX BUILDING COVERAGE	85% OF LOT AREA MAX.	
	MAX BUILDING HEIGHT	45'	

SURVEY NOTE

THE BEARING SHOWN HEREON ARE BASED ON STATE PLAN COORDINATE SYSTEM, MISSOURI WEST ZONE NAD83.

LEGAL DESCRIPTION

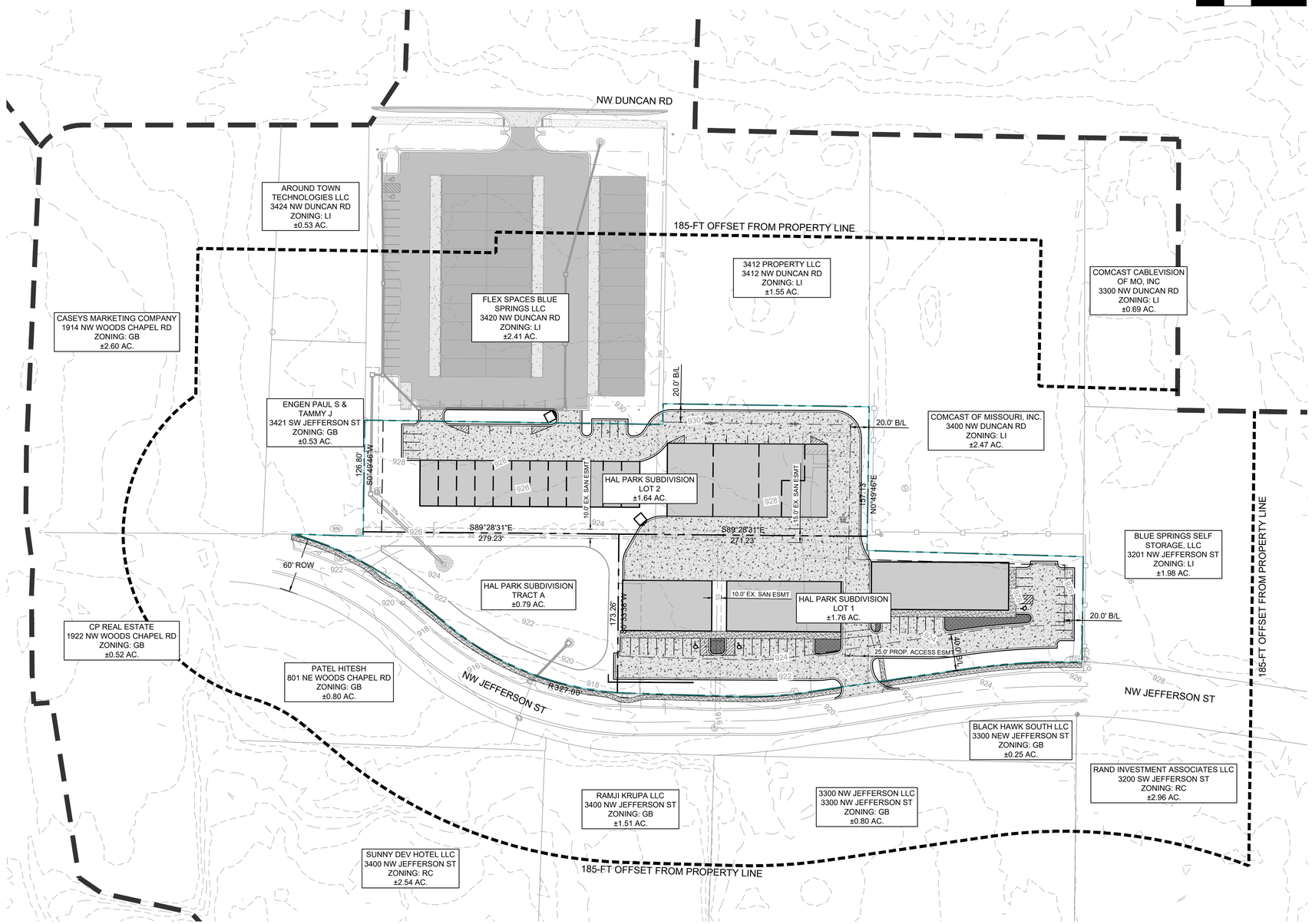
ALL THAT PART OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE SOUTH 02 DEGREES 19 MINUTES 36 SECONDS WEST, WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 719.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW DUNCAN ROAD; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST (NORTH 88 DEGREES 53 MINUTES EAST DEED), WITH THE SOUTH RIGHT-OF-WAY NW DUNCAN ROAD, A DISTANCE OF 300.10 FEET (302.15 FEET DEED); THENCE SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST (SOUTH 01 DEGREE 07 MINUTES EAST DEED), AND NO LONGER WITH THE SOUTH RIGHT-OF-WAY LINE OF NW DUNCAN ROAD, A DISTANCE OF 300.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 157.13 FEET (155.01 FEET DEED); THENCE SOUTH 88 DEGREES 21 MINUTES 49 SECONDS EAST, A DISTANCE OF 236.22 FEET TO A POINT ON THE WEST LINE OF CIRRUS ENTERPRISES - 1ST PLAT LOT 1; THENCE SOUTH 00 DEGREES 43 MINUTES 31 SECONDS WEST, A DISTANCE OF 115.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 746.20 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 31 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 88 DEGREES 26 MINUTES 41 SECONDS WEST, AN ARC DISTANCE OF 128.83 FEET; THENCE SOUTH 81 DEGREES 39 MINUTES 47 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 176.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 406.39 FEET, A CENTRAL ANGLE OF 09 DEGREES 58 MINUTES 24 SECONDS, AN ARC DISTANCE OF 70.74 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 49 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 119.79 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 38 DEGREES 14 MINUTES 59 SECONDS, AN ARC DISTANCE OF 218.30 FEET; THENCE NORTH 50 DEGREES 06 MINUTES 49 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 46.50 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 339.60 FEET, A CENTRAL ANGLE OF 25 DEGREES 18 MINUTES 51 SECONDS, AN ARC DISTANCE OF 150.04 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, DUNCAN PLAZA 1ST PLAT; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS EAST (NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST PLAT) WITH THE SOUTH LINE OF SAID LOT 2, AND NO LONGER WITH THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON STREET, A DISTANCE OF 77.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST (NORTH 01 DEGREE 07 MINUTES WEST PLAT) WITH THE WEST LINE OF LOT 2 DUNCAN PLAZA 1ST PLAT, A DISTANCE OF 126.79 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, NO LONGER WITH THE WEST LINE OF LOT 2 DUNCAN PLAZA 1ST PLAT, A DISTANCE OF 325.46 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 22.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 182,678 SQUARE FEET, OR 4.19 ACRES.

Kimley-Horn hereby certifies that this preliminary plat provides an accurate representation of the proposed property/plan.

PATRICK JOYCE, PE — Date

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



NOTE: AERIAL IMAGERY IS FROM NEARMAPS AND IS WAS NOT THE RESULT OF A TOPOGRAPHICAL SURVEY. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

8140 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-560-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

CAPITAL BUILDERS

PRELIMINARY PLAT

BLUE SPRINGS FLEX SPACE
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 8/2/2024
KHA PROJECT NO. 268442002
SHEET NUMBER
PLAT

Received
08/21/2024 1:18:03 PM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C600 PRELIMINARY PLAT.dwg C600 - PRELIMINARY PLAT Aug 02, 2024 10:34am by logan.green
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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-07-24-9217; GDP-07-24-9218; PP-07-24-9219
PC MEETING:	8/26/2024
CC MEETING:	9/3/2024
BOA MEETING:	
NEWSPAPER:	8/7/2024
NOTICE LETTERS:	8/7/2024
PLANNER:	Dave McCumber

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

Blue Springs Flex Space
Project Name

35-510-03-47-00-0-00-000 & 35-510-03-46-00-0-00-000 Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) **Legal Description (attach as a separate page if too large)**

GB	Vacant	LI	Warehouse/Office	4.2 AC	
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Patrick Joyce, PE	Kimley-Horn	(816) 281-7687	patrick.joyce@kimley-horn.com
Name of Applicant	Company	Phone	Email Address

805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Address	City	State	Zip Code

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

X _____ July 11th, 2024
Applicant Signature **Date**

Matthew Hendrickson		(816) 694-1369	matt@capitalbuilderskc.com
Name of Property Owner		Phone	Email Address

1507 NE Wall St	Lee's Summit	MO	64086
Address	City	State	Zip Code

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ July 11th, 2024
Property Owner Signature **Date**

Received
07/12/2024 10:23:18 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:

The proposed development includes 5 new buildings, associated drives, and parking.

Received
07/12/2024 10:23:20 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Patrick Joyce, PE	Kimley-Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
patrick.joyce@kimley-horn.com	(816) 281-7687		

DEVELOPER

Name	Company Name		
Matthew Hendrickson	Capital Builders, LLC		
Address	**City**	**State**	**Zip**
1507 NE Wall St	Lee's Summit	MO	64086
Email	**Phone**	**Fax**	
matt@capitalbuilderskc.com	(816) 694-1369		

ENGINEER

Name	Company Name		
Patrick Joyce, PE	Kimley-Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
patrick.joyce@kimley-horn.com	(816) 281-7687		

ARCHITECT

Name	Company Name		
Jacob Littrell, RA, LEED AP BD+C	SixTwentyOne		
Address	**City**	**State**	**Zip**
1705 Summit St	Kansas City	MO	64108
Email	**Phone**	**Fax**	
jacob@sixtwentyone.com	(816) 609-8633		

SURVEYOR

Name	Company Name		
Address	**City**	**State**	**Zip**
			66061
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

Name	Company Name		
Erica Flad, PLA, LEED GA	Landworks Studio		
Address	**City**	**State**	**Zip**
102 S Cherry St.	Olathe	KS	66061
Email	**Phone**	**Fax**	
erica@landworksstudio.com	(913) 780-6707		

ATTORNEY

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

OTHER CONTACT

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

Received
07/12/2024 10:23:20 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: aSvGk9mgznwOgYgKGCfv
Flex Spaces

AFFIDAVIT OF PUBLICATION: #2563790

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, 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:

Aug. 10, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $297.53

See Proof on Next Page

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

Rezoning, General Development Plan
RZ-07-24-9217; GDP-07-24-9218
Blue Springs Flex Spaces
Exhibit #3

PUBLIC NOTICE

Rezoning / RZ-07-24-9217 & General Development Plan GDP-07-24-9218
"Blue Springs Flex Space"
3405 NW Jefferson Street
Parcel # 35-510-03-47-00-0-00-000
Parcel # 35-510-03-46-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 26, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Patrick Joyce of Kimley-Horn, on behalf of the property owner, Matthew Hendrickson, for approval of a Rezoning from "GB" (General Business) to "LI" (Light Industrial) and a General Development Plan to offer light industrial/flex garage spaces intended for small business tenants. 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 Northeast Quarter and all that part of the Northwest Quarter of Section 26, Township 49 North, Range 31 West, in the City of Blue Springs, Jackson County, Missouri, being more particularly described as follows: commencing at the northwest corner of the Northeast Quarter of said Section 26, thence South 02 degrees 19 minutes 36 seconds West, with the west line of the Northeast Quarter of said Section 26, a distance of 719.62 feet to a point on the south right-of-way line of NW Duncan Road; thence South 89 degrees 10 minutes 14 seconds East (North 88 degrees 53 minutes East deed), with the south right-of-way NW Duncan Road, a distance of 300.10 feet (302.15 feet deed); thence South 00 degrees 49 minutes 46 seconds West (South 01 degree 07 minutes East deed), and no longer with the south right-of-way line of NW Duncan Road, a distance of 300.00 feet, said point being the point of beginning; thence South 89 degrees 10 minutes 14 seconds East, a distance of 225.00 feet; thence South 00 degrees 49 minutes 46 seconds West, a distance of 157.13 feet (155.01 feet deed); thence South 88 degrees 21 minutes 49 seconds East, a distance of 236.22 feet to a point on the west line of Cirrus Enterprises - 1st Plat Lot 1; thence South 00 degrees 43 minutes 31 seconds West, a distance of 115.24 feet to a point on the north right-of-way line of NW Jefferson Street; thence with the north right-of-way line of NW Jefferson Street on a curve to the left having a radius of 746.20 feet, a central angle of 09 degrees 53 minutes 31 seconds, with an initial tangent bearing of North 88 degrees 26 minutes 41 seconds West, an arc distance of 128.83 feet; thence South 81 degrees 39 minutes 47 seconds West, continuing with the north right-of-way line of NW Jefferson Street, a distance of 176.89 feet to a point of curvature; thence continuing with the north right-of-way line of NW Jefferson Street on a curve to the right having a radius of 406.39 feet, a central angle of 09 degrees 58 minutes 24 seconds, an arc distance of 70.74 feet; thence North 88 degrees 21 minutes 49 seconds West, continuing with the north right-of-way line of NW Jefferson Street, a distance of 119.79 feet to a point of curvature; thence continuing with the north right-of-way line of NW Jefferson Street on a curve to the right having a radius of 327.00 feet, a central angle of 38 degrees 14 minutes 59 seconds, an arc distance of 218.30 feet; thence North 50 degrees 06 minutes 49 seconds West, continuing with the north right-of-way line of NW Jefferson Street, a distance of 46.50 feet to a point of curvature; thence continuing with the north right-of-way line of NW Jefferson Street on a curve to the left having a radius of 339.60 feet, a central angle of 25 degrees 18 minutes 51 seconds, an arc distance of 150.04 feet to a point on the south line of Lot 2, Duncan Plaza 1st Plat; thence South 88 degrees 21 minutes 55 seconds East (North 89 degrees 40 minutes 00 seconds East plat) with the south line of said Lot 2, and no longer with the north right-of-way line of Jefferson Street, a distance of 77.18 feet to the southeast corner of said Lot 2; thence North 00 degrees 49 minutes 46 seconds East (North 01 degree 07 minutes West plat) with the west line of Lot 2 Duncan Plaza 1st Plat, a distance of 126.79 feet; thence South 89 degrees 10 minutes 14 seconds East, no longer with the west line of Lot 2 Duncan Plaza 1st Plat, a distance of 325.46 feet; thence North 00 degrees 49 minutes 46 seconds East, a distance of 22.58 feet to the point of beginning. The above-described tract contains 182,678 square feet, or 4.19 acres.

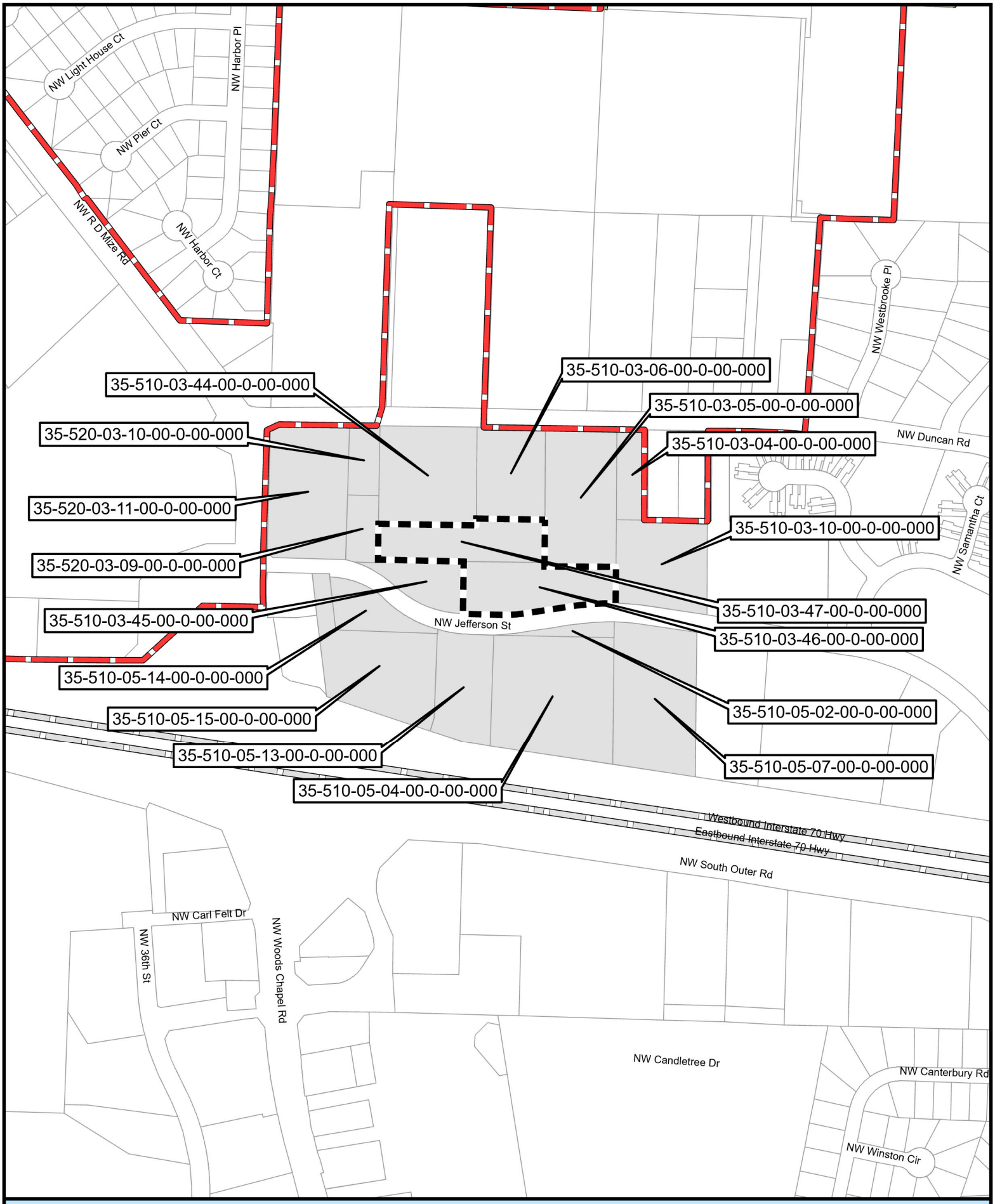
CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber I Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on **Tuesday, September 3, 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, Aug 10, 2024

2563790



The City of Blue Springs Missouri

RZ-07-24-9217 | GDP 07-24-9218
PARCEL # 35-510-03-47-00-0-00
35-510-03-46-00-0-00-000
185' NOTIFICATION MAP

N

Rezoning, General Development Plan
RZ-07-24-9217; GDP-07-24-9218
Blue Springs Flex Spaces
Exhibit #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
35-510-05-04-00-0-00-000	3300 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	3300 NW JEFFERSON LLC | BLACK HAWK SOUTH LLC | BLACK HAWK ADRIAN LLC	3700 MONTEREY DR STE A COLUMBIA, MO 65203 | 3700 MONTEREY DR STE A COLUMBIA, MO 65203 | 3700 MONTEREY DR STE A COLUMBIA, MO 65203
35-510-05-13-00-0-00-000	3400 NW JEFFERSON ST UNIT A	BLUE SPRINGS	MO	64015	RAMJI KRUPA LLC | SHIV RAJ LLC & SUNNY HOTELS LLC	10750 BARKLEY ST OVERLAND PARK, KS 66211 | 10750 BARKLEY ST OVERLAND PARK, KS 66211
35-510-03-10-00-0-00-000	3201 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	BLUE SPRINGS SELF STORAGE LLC	8300 NE UNDERGROUND DR KANSAS CITY, MO 64161
35-520-03-09-00-0-00-000	3421 NW JEFFERSON ST UNIT A	BLUE SPRINGS	MO	64015	ENGEN PAUL S & TAMMY J	3421 JEFFERSON BLUE SPRINGS, MO 64015
35-510-03-04-00-0-00-000	3300 NW DUNCAN RD	BLUE SPRINGS	MO	64015	COMCAST CABLEVISION OF MO INC	ONE COMCAST CENTER PHILADELPHIA, PA 19103
35-520-03-10-00-0-00-000	3424 NW DUNCAN RD UNIT A	BLUE SPRINGS	MO	64015	AROUND TOWN TECHNOLOGIES LLC	3424 NW DUNCAN RD BLUE SPRINGS, MO 64015
35-510-05-14-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	PATEL HITESH	3120 SW JEFFERSON ST BLUE SPRINGS, MO 64015
35-510-05-07-00-0-00-000	3200 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	RAND INVESTMENT ASSOCIATES LLC	29203 SE RYAN RD BLUE SPRINGS, MO 64014
35-510-05-15-00-0-00-000	3400 NW JEFFERSON ST UNIT B	BLUE SPRINGS	MO	64015	SUNNY DEV HOTEL LLC	3402 NW JEFFERSON ST BLUE SPRINGS, MO 64015
35-510-03-05-00-0-00-000	3400 NW DUNCAN RD	BLUE SPRINGS	MO	64015	COMCAST OF MISSOURI INC	ONE COMCAST CENTER PHILADELPHIA, PA 19103
35-510-03-06-00-0-00-000	3412 NW DUNCAN RD	BLUE SPRINGS	MO	64015	3412 PROPERTY LLC	1008 SE BLUE PARKWAY LEES SUMMIT, MO 64063
35-510-05-02-00-0-00-000	3300 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	BLACK HAWK SOUTH LLC | BLACK HAWK ADRIAN LLC | 3300 NW JEFFERSON LLC	3700 MONTEREY DR STE A COLUMBIA, MO 65203 | 3700 MONTEREY DR STE A COLUMBIA, MO 65203 | 3700 MONTEREY DR STE A COLUMBIA, MO 65203
35-520-03-11-00-0-00-000	1908 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	CASEYS MARKETING COMPANY	PO BOX 54288 LEXINGTON, KY 40555
35-510-03-44-00-0-00-000	3418 NW DUNCAN RD	BLUE SPRINGS	MO	64015	FLEX SPACES BLUE SPRINGS LLC	1507 NE WALL ST LEES SUMMIT, MO 64086
35-510-03-47-00-0-00-000	3401 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	FLEX SPACES BLUE SPRINGS #2 LLC	1507 NE WALL ST LEES SUMMIT, MO 64086
35-510-03-46-00-0-00-000	3405 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	FLEX SPACES BLUE SPRINGS #2 LLC	1507 NE WALL ST LEES SUMMIT, MO 64086
35-510-03-45-00-0-00-000	3409 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	FLEX SPACES BLUE SPRINGS #2 LLC	1507 NE WALL ST LEES SUMMIT, MO 64086

Rezoning, General Development Plan
RZ-07-24-9217; GDP-07-24-9218
Blue Springs Flex Spaces
Exhibit #5

Blue Springs, Missouri
Community Development

August 9, 2024

Ref: Public Hearing: Rezoning | RZ-07-24-9217 & General Development Plan | GDP-07-24-9218
"Blue Springs Flex Space"
3405 NW Jefferson Street
Parcel # 35-510-03-47-00-0-00-000
Parcel # 35-510-03-46-00-0-00-000

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, Patrick Joyce of Kimley-Horn, on behalf of the property owner, Matthew Hendrickson, for approval of a Rezoning from "GB" (General Business) to "LI" (Light Industrial) and a General Development Plan to offer light industrial/flex garage spaces intended for small business tenants.

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, August 26, 2024 @ 6:30 p.m.
&
City Council – Tuesday, September 3, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Dave McCumber
Development Review Manager

Rezoning, General Development Plan, RZ-07-24-9217; GDP-07-24-9218; Blue Springs Flex Spaces
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: August 26, 2024 City Council: N/A
Project Name:	***Smalls Sliders***
Site Location:	704 NW Mock Avenue and 809 NW MO-7 HWY
Project Request:	**SPDR-07-24-9221**; Site Plan Design Review for approval of a general commercial building for a Smalls Sliders Drive-Thru Restaurant with an outdoor dining area.

Applicant: Mark Parretta │ Sliders KC/Genlumis
Property Owner: Clay M. Swope & Donna J. Swope │ Swope Trust
Staff Planner: Shantele Frie│ Associate Planner

Project Description: The applicant is requesting the approval of a Site Plan Design Review for the property located at the southwest corner of NW Mock Avenue and MO-7 HWY. The project includes the construction of a general commercial building to accommodate a Smalls Sliders Restaurant/Drive-Thru/Outdoor seating area.

Staff Recommendation: Staff recommends approval with conditions of the Site Plan Design Review; conditions are identified at the end of the staff report.

Previous Actions:

Date	**Review Body**	Action
1983	City Council	Approval of Final PUD/Final Plat Swope-Hostetter.
05/28/2008	Planning Commission	Recommendation of approval of rezoning from "SO" to "GB/PUD" of Swope-Hostetter.
05/28/2008	Planning Commission	Approval of PUD Concept Plan for Swope-Hostetter Plat.
05/28/2008	Planning Commission	Approval of PUD Final Plan
06/02/2008	City Council	Approved Rezoning, PUD Concept/Final Plan
08/12/2024	Planning Commission	Recommendation of approval of rezoning from "GB/PUD overlay" to "GB" (General Business). Recommendation of approval General Development Plan.
08/19/2024	City Council	Approved Rezoning and General Development Plan of Smalls Sliders Restaurant and Drive Thru

Future Applications: An Administrative Final Plat is required to be approved and recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	**Current Zoning**	**Current Land Use(s)**
North:	"GB" (General Business)	Whataburger Restaurant/Drive-Thru
South:	"GB" (General Business)	T-Mobile Retail Store (Retail)
East:	"GB" (General Business)	Jack-in-Box Restaurant
West:	"TF" (Two-Family)	Two-Family Residential

SITE PLAN DESIGN REVIEW ANALYSIS

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

Preservation: The site is currently occupied by two vacant commercial buildings which will be torn down prior to the construction of Smalls Sliders. Once developed the lot will have more landscaping and green space than what existed before.

Phasing: The site will be developed in a single-phase with construction starting as soon as permitted.

Streets & Sidewalks: The development will utilize two existing access points. The first access point, located on the east side of the property, provides access to MO-7 Highway. The second access point, currently situated on the north side of the property, connects to South Outer Road, the east-side access point will be reconstructed in its current location, allowing entry and exit exclusively for southbound traffic. The second access point, presently on South Outer Road, will be modified as part of MoDOT's improvement project. After the project, access will be shifted to NW Mock Avenue, effectively moving traffic further west on South Outer Road and away from the intersection with MO-7 Highway.

Traffic: A Traffic Impact Study has been completed to determine how Smalls Sliders will influence traffic in area of MO-7 HWY and NW S Outer Road**.** The Traffic Impact Study included a site plan of areas of improvement by MoDOT in a separate project. These improvements include a right turn only lane for westbound traffic on NW S Outer Road turning south onto MO-7 HWY. The plans also include improvements to continue NW Mock Avenue to the Smalls Sliders site, which will serve as the development's second point of access.

Stormwater: The development includes a 930-sq ft building including a drive-thru, outdoor seating area, and associated parking. The development will not disturb any new land and will use the existing 0.75 acres. According to the drainage study provided by the developer, Smalls Sliders meets the City of Blue Springs criteria for water quantity and quality since the development will decrease the impervious area. The north and east portion of the site will have inground storm systems with the south and west surface draining to an existing concrete ditch.

Sanitary Sewer: Gravity sanitary sewer is available on the north property line and to the east within MO-7 HWY Right-Of-Way of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property or otherwise connecting to the existing sanitary sewer. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Open Space: Per the "GB"-General Business Zoning District standards, the minimum required designated open space is twelve (12) percent.

Land Use: The development's land use will consist of a drive-thru restaurant with an outdoor dining area. This land use is allowed by right in "GB" (General Business) zoning district.

Building Typology: The development is classified as a "General Commercial Building" type which is defined as a "basic building type designated to accommodate retail, commercial, service or office functions in a variety of formats and 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."

General Commercial Building

Standard	Requirement	Proposed
Frontage Width	75 min.	187.6-ft-NW Mock Avenue 120.09-ft-MO-7 HWY
Lot Area	N/A	N/A
Front Setback	25-ft	25-ft.
Side & Corner Side Setback	20-ft. min.	25-ft.
Rear Setback	25-ft. min	25-ft.
Building Coverage	65% max.	2.84%
Building Height	60-ft. max	20'1/4" height,
Frontage Type	Buffer Edge	Buffer Edge

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Restaurant, Fast-Food	(1 space per 75 square feet of customer service or dining area; plus, stacking) =Minimum 7 parking spaces and Minimum of 8 stacking spaces	14 regular parking spaces/1 ADA parking space=15 total parking spaces 25 stacking spaces will be provided

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail or Office Uses	1 space required	3-5 spaces

Pedestrian Access: Internal pedestrian access will be via sidewalks which are placed around the exterior of the building footprint. The internal sidewalks will be 8 feet in width. Bollards are proposed and will create a barrier between the parking stalls and the outdoor seating area.

Architectural Character: The site features a 930-sq ft building that includes a drive-thru, an outdoor seating area, and associated parking. The overall design of the site will be distinctively modern, utilizing shipping containers are the primary structural elements. These containers, left with their metal surfaces exposed, will be painted in the branded color palette of Midnight Bronze and Smalls Orange. The modular design of the structure allows for a compact and efficient layout, with each attached container serving a specific propose such as dining areas, kitchens, and storage, while the top container remains empty. The buildings and site

design will comply with the Non-Residential Design Standards specified in UDC Section requirements, featuring panels with a minimum thickness of 24-gauge and meeting the required 1-inch depth offset within the panels.

Frontage & Landscaping: The applicant has provided a colored site plan that includes conceptual landscaping plan for the site and is being provided for concept purposes only. Additional details and plant units may be needed to meet landscaping requirements.

Landscape Area	**Required Units / PUs (plant units)**	**Proposed Units / PUs (plant units)**
Parking Lot		
2 PU per parking space, 15 parking spaces provided	33 PU	33 PU
Open Space		
1 PU per 500 SF of lot area (32,790 SQ FT)	**66 PU**	93 PU
Buffers		
West property line- Buffer C (abuts TF)	**Total required buffer area exceeds 10% of lot, buffer reduction was approved***	
Southwest property line- Buffer C (abuts SF-7 zone)	**Total required buffer area exceeds 10% of lot, buffer reduction was approved***	
Southeast property line- No buffer (abuts GB zone)	**No buffer is required**	
East property line-Buffer B (abuts R/W)	**Total required buffer area exceeds 10% of lot, buffer reduction was approved***	
North property line- Buffer B (abuts R/W)	**Total required buffer area exceeds 10% of lot, buffer reduction was approved***	
Total Plant Units Required:	**139 PUs**	**169 PUs**

*Buffer area reductions and/or accessory building encroachments requested.

The applicant is proposing a six (6) foot wood privacy fence on the south and west property boundary. Given the proximity to lower density residential units, a double-sided wood fence will help attenuate noise and headlights. There will be significant placement of shrubs along the west and southwest property boundary to help screen headlights and soften the visibility.

Outdoor Lighting: The applicant provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with Section 407.060. **It must meet the minimum average light output across the site and the maximum light output at the property line allowed by the Code.**

Screening: In accordance with Section 407.090 (H), all roof-mounted and ground level equipment shall be completely screened from view. Roof screens, ground level screens, and enclosures, when used, shall be coordinated with the building to maintain a unified appearance. **Any proposed screening shall be shown on the building permit plans and is subject to administrative review by staff prior to issuance of a building permit. All screening must be completed prior to issuance of Certificate of Occupancy.**

Signage: All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with the Sign Permit process prior to the issuance of sign permits for the site.

Modifications Requested: The applicant's General Development Plan was approved with one alternative development standard to the site:

- The applicant has a reduction in the landscape buffers along MO-7 HWY and southwest property lines. This was proposed due to the total required buffer area exceeding 10% of the lot area and the utilization of the existing buffer along MO-7 HWY.

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

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The plan meets the requirements of the Development Code.

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

   STAFF RESPONSE: There are no specific design and development policies or standards applicable to the site.

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

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

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

   STAFF RESPONSE: The application meets the criteria for all other reviews needed to build the proposed as proposed.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review with the conditions as listed at the end of the staff report.

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

Staff Recommendation:

Staff recommends approval of the Site Plan Design Review application with the following four (4) 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, which include:
    a. The applicant was approved for a reduction in the landscape buffers along MO-7 HWY and southwest property lines. The request is due to the total required buffer area exceeding 10% of the lot area and the utilization of the existing buffer along MO-7 HWY.

2. A building permit is required to be approved prior to construction of the new building.
3. All proposed landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building.
4. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building.

Blue Springs, MO





Legend

- City Limits
- City Parcels
- County Parcels

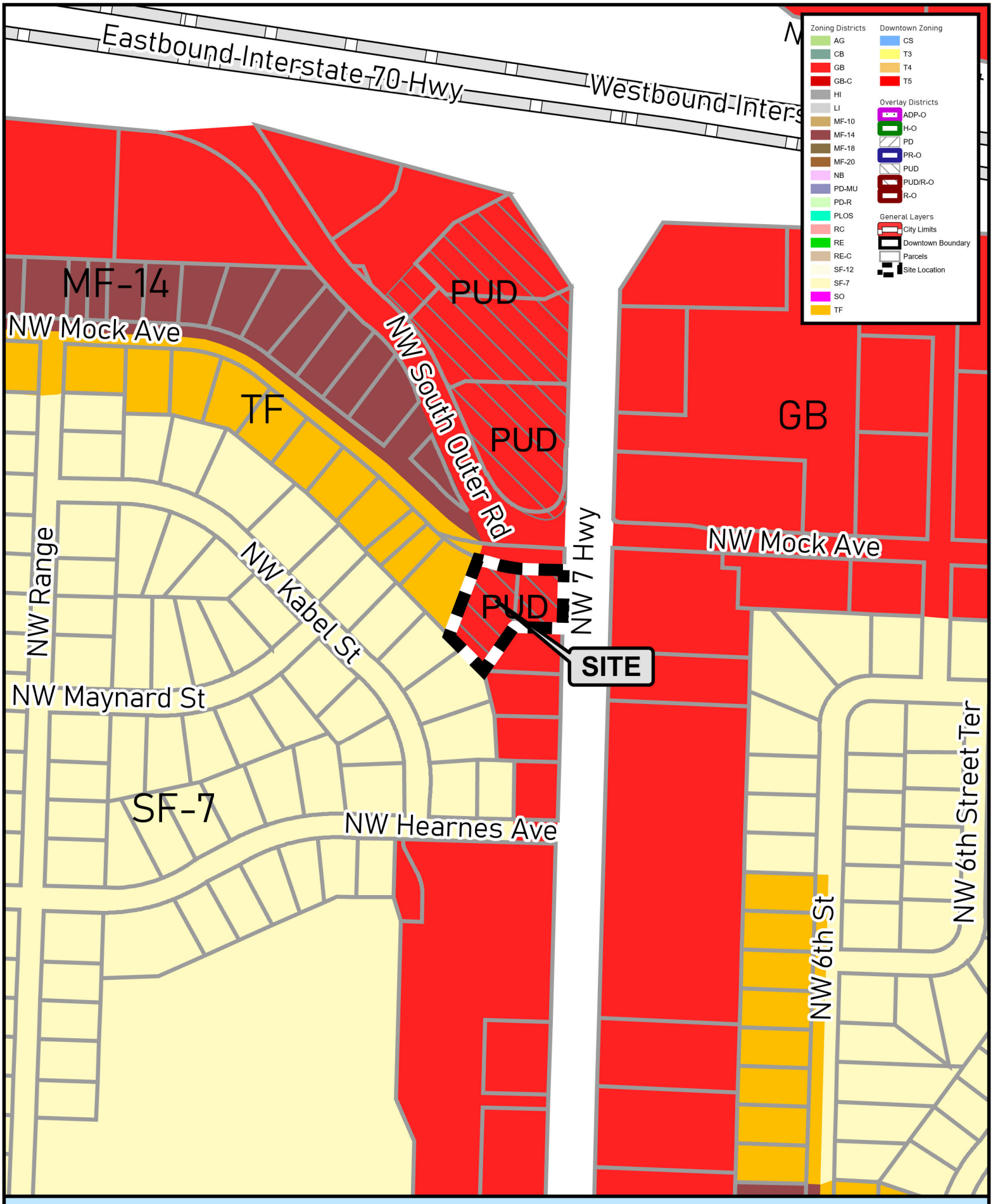
Notes

1 in. = 125ft.

250.0 0 125.00 250.0 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



The City of Blue Springs Missouri

RZ-06-24-9206| GDP 06-24-9207 | PP-06-24-9208
PARCEL # 36-430-06-39-00-0-00-000
36-430-06-40-00-0-00-000
SITE LOCATION MAP

N

1 inch = 250 feet

Date: 7/24/2024

SITE PLAN DESIGN REVIEW
FOR
SMALLS SLIDERS
BLUE SPRINGS, MISSOURI

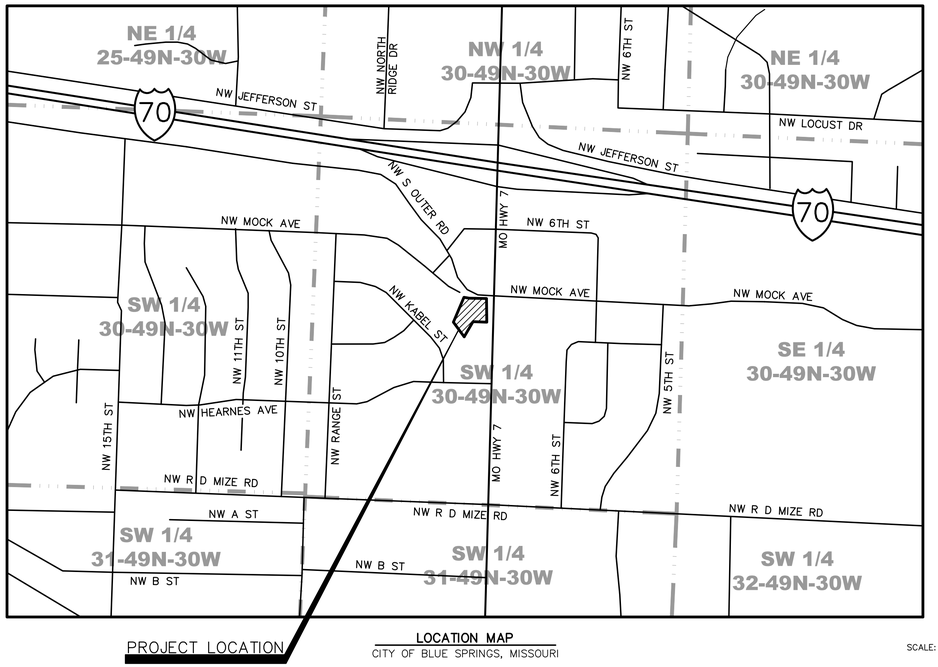
AUGUST 2024

DEVELOPER:
GENLUMIS
7280 NW 87TH TERRACE, SUITE C–210
KANSAS CITY, MISSOURI 64153
MARK PARRETTA
(816) 689–0123
mparretta@genlumis.com

OWNER:
CITY OF BLUE SPRINGS
903 W. MAIN STREET
BLUE SPRINGS, MISSOURI 64015

CLAY M. SWOPE & DONNA J. SWOPE TRUST
P.O. BOX 506,
BLUE SPRINGS, MISSOURI 64015

ENGINEER/SURVEYOR:
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
JUNCTION CITY, KANSAS 66441
RANDY PURDUE, PE
(785) 762–5040
purdue@kveng.com



LOCATION MAP
CITY OF BLUE SPRINGS, MISSOURI

SCALE: 1" = 500'

DESCRIPTION:
LOT 1 AND LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, RECORDED IN THE RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 1983I0543304 IN PLAT BOOK 40 AT PAGE 42, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI.

LESS AND EXCEPT THE EAST 10 FEET OF LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1 TAKEN FOR HIGHWAY RIGHT–OF–WAY.

UNDERGROUND UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE–CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SHEET INDEX:

1 TITLE SHEET
2 EXISTING CONDITIONS PLAN
3 SITE PLAN
4 GRADING PLAN
5 UTILITY PLAN
6 LANDSCAPE PLAN

BASIS OF BEARINGS:
ALL BEARINGS HEREIN ARE GRID BEARINGS BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD1983(2011), WEST ZONE.

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD88 DERIVED FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION'S GNSS NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL. UNITS ARE U.S. SURVEY FEET.

BENCHMARKS:
BM #61: CHISELED "SQUARE" ON CURB EAST OF CURB INLET NORTHWEST OF ENTRANCE TO NW S OUTER ROAD.
ELEV=940.04

BM #62: CHISELED "SQUARE" AT END RADIUS OF SOUTH CURB RETURN OF DRIVE ENTRANCE TO HIGHWAY 7.
ELEV=933.69

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8–12–24	INITIAL ISSUE	RCP	JP	RCP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
08/14/2024
PROFESSIONAL ENGINEER

RANDALL C PURDUE
ENGINEER
MO # PE–2022026740

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
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jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

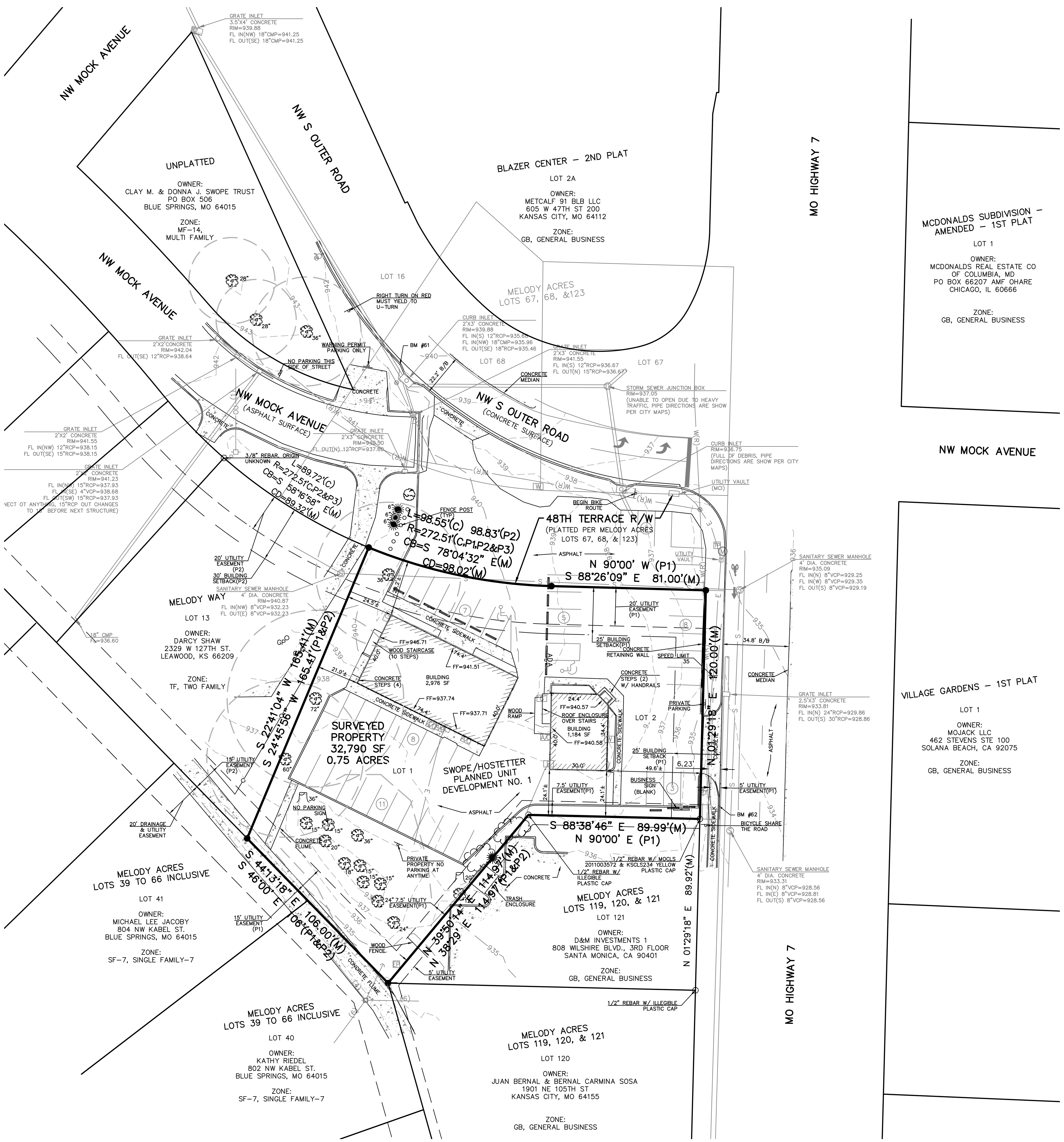
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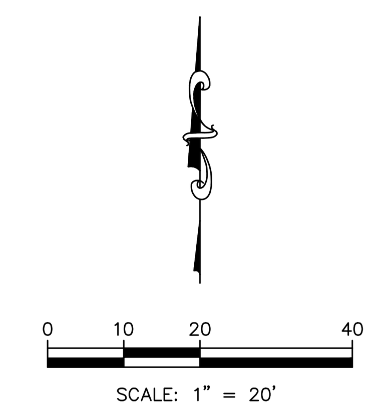
SMALLS SLIDERS
809 NW 7 HIGHWAY / 704 NW MOCK AVENUE
BLUE SPRINGS, MISSOURI

SITE PLAN DESIGN REVIEW
TITLE SHEET

PROJ. NO.	A24D1902	
DESIGNER	RCP	DRAWN BY JP
CFN	1902TS_SPDR	
SHEET	1	REV 0

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LEGEND

- MONUMENT FOUND
- 1/2" X 24" REBAR W/ KVE LS-214F CAP SET
- (P1) SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1 RECORDED AS DOCUMENT NO. 1983I0543304 IN PLAT BOOK 40 AT PAGE 42.
- (P2) MELODY ACRES RECORDED AS DOCUMENT NO. 1961I0763181 IN PLAT BOOK 25 PAGE 2.
- (P3) MELODY WAY RECORDED AS DOCUMENT NO. 1965I0871232 IN PLAT BOOK 28 PAGE 97.
- (M) MEASURED
- (C) CALCULATED
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- LIGHT POLE
- AIR CONDITIONING UNIT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- UNDERGROUND ELECTRIC LINE
- DEADMAN ANCHOR
- FOOTPRINT OF OVERHEAD UTILITY – # LINES
- GAS METER
- UNDERGROUND GAS LINE
- WATER LINE GATE VALVE
- WATER METER
- FIRE HYDRANT
- WATER LINE
- WATER LINE (RECORD, CITY MAPS)
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER MANHOLE
- TELEPHONE PEDESTAL
- WHEEL STOP
- STREET SIGN
- HANDICAP SIGN
- HANDICAP PAINTED SYMBOL
- LEFT TURN ARROW
- STRAIGHT ARROW
- GATE POST
- FENCE POST
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- DECIDUOUS TREE W/ SIZE & DRIP LINE
- EVERGREEN TREE W/ SIZE & DRIP LINE
- SHRUB
- STUMP
- SHRUB LINE
- PARKING STALL COUNT
- 1' CONTOUR INTERVAL
- B/B BACK OF CURB TO BACK OF CURB

BASIS OF BEARINGS:

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DATUM BENCHMARK:

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ELEV=933.69

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-12-24	INITIAL ISSUE	RCP	JP	RCP

JASON R. LOADER
SURVEYOR
PLS-2010018904

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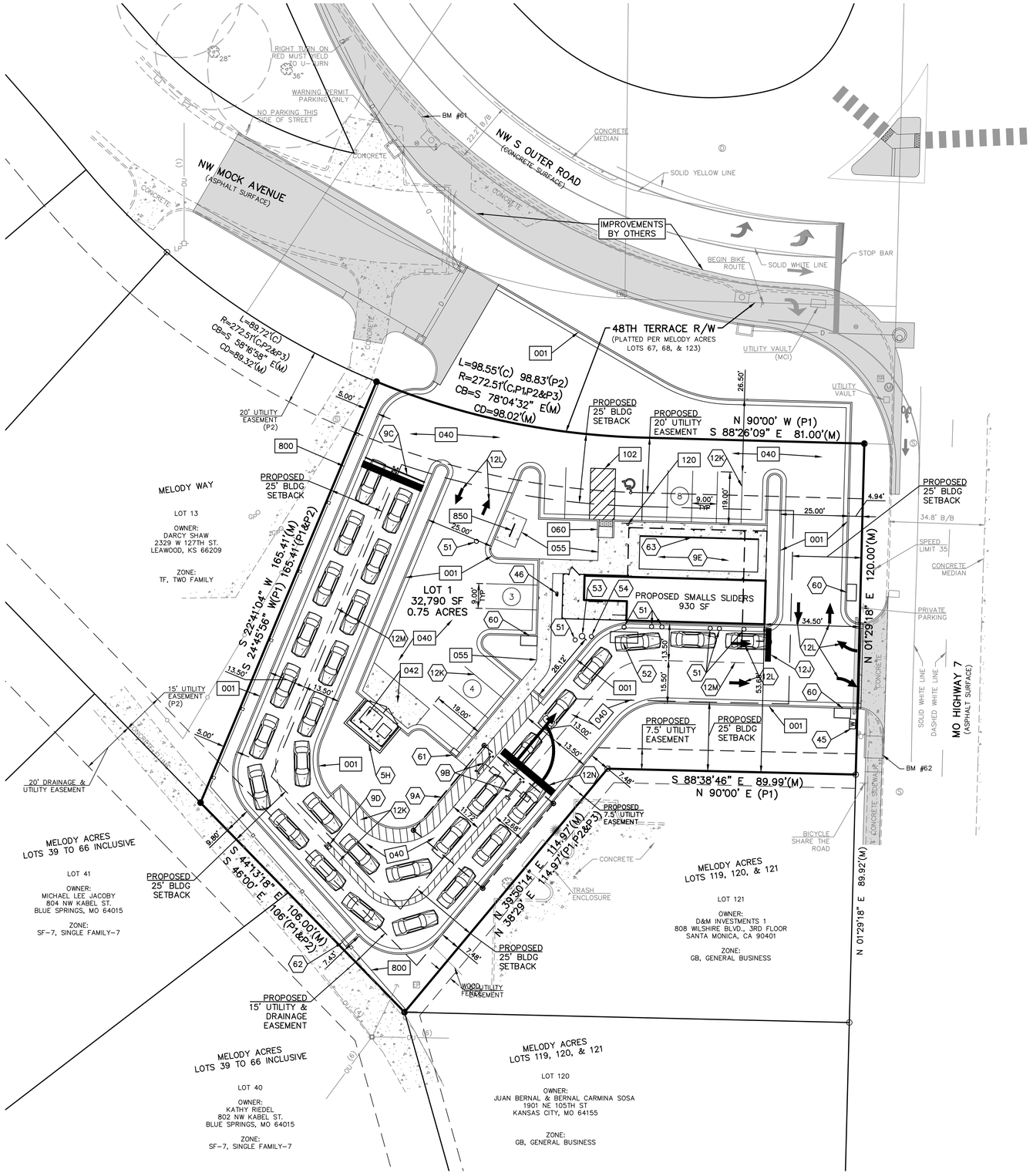
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SMALLS SLIDERS
809 NW 7 HIGHWAY / 704 NW MOCK AVENUE
BLUE SPRINGS, MISSOURI

SITE PLAN DESIGN REVIEW
EXISTING CONDITIONS PLAN

PROJ. NO. A24D1902
DESIGNER RCP
DRAWN BY JP
CFN 1902EC_SPDR
SHEET 2
REV 0

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0 10 20 40

SCALE: 1" = 20'

DETAILS

001	CONCRETE CURB AND GUTTER
040	REGULAR DUTY PAVING
041	HEAVY DUTY ASPHALT
042	HEAVY DUTY CONCRETE
055	CONCRETE SIDEWALK
060	SIDEWALK RAMPS
102	ACCESSIBLE STRIPING
120	ACCESSIBLE PARKING SIGNAGE
800	SCREEN FENCE
850	BIKE RACK

NOTES:

5H	TRASH ENCLOSURE (SEE ARCH PLANS)
9A	DRIVE-THRU CANOPY (SEE ARCH PLANS)
9B	DRIVE-THRU MENU BOARD (SEE ARCH PLANS)
9C	DRIVE-THRU CLEARANCE SIGN (SEE ARCH PLANS)
9D	DRIVE-THRU PREVIEW BOARD (SEE ARCH PLANS)
9E	OUTDOOR DINING AREA
12J	STOP BAR
12K	PARKING LOT STRIPING
12L	TRAFFIC ARROW
12M	DASHED DRIVE-THRU STRIPING
12N	MERGE ARROW STRIPING
45	WATER METER (SEE UTILITY PLAN)
46	GAS METER (SEE UTILITY PLAN)
51	CLEAN-OUT (SEE UTILITY PLAN)
52	GREASE INTERCEPTOR (SEE MEP PLANS)
53	SAMPLING MANHOLE (SEE MEP PLANS)
54	DOUBLE CLEAN-OUT (SEE MEP PLANS)
60	CURB INLET (SEE GRADING PLAN)
61	NYLOPLAST STRUCTURE (SEE GRADING PLAN)
62	CONCRETE DRAINAGE FLUME (SEE GRADING PLAN)
63	TRENCH DRAIN (SEE GRADING PLAN)

LAND USE SUMMARY:

1. LAND USE
   EXISTING: COMMERCIAL, 0.75 ACRES
   PROPOSED: COMMERCIAL, 0.75 ACRES

2. BUILDING TYPE: GENERAL COMMERCIAL BUILDING
   MIN. LOT WIDTH: 25'
   MAX. LOT WIDTH: 200'
   PROPOSED LOT WIDTH: 187.46' – OUTER ROAD FRONTAGE
   120.09' – HWY 7 FRONTAGE
   (MEASURED AT FRONT SETBACK LINE)

3. PARKING REQUIREMENTS
   VEHICLE PARKING
   REQUIRED: 7 SPACES (6 REGULAR, 1 ADA)
   (1 SPACE PER 75 SF OF CUSTOMER SERVICE AREA)
   PROPOSED: 15 SPACES (14 REGULAR, 1 ADA)

   DRIVE-THROUGH STACKING
   REQUIRED: 8 VEHICLES (MEASURED FROM ORDER BOX, W/ MIN. 4 VEHICLE QUE FROM PICK-UP WINDOW TO ORDER BOX)
   PROPOSED: 25 VEHICLES

   BICYCLE PARKING
   REQUIRED: 1 SPACE
   PROPOSED: 3-5 SPACES

4. BUILDING SETBACKS
   MIN. FRONT SETBACK: 25'
   MIN. CORNER SIDE SETBACK: 25'
   MIN. SIDE SETBACK: 20'
   MIN. REAR SETBACK: 25'

   PROPOSED FRONT SETBACK: 25'
   PROPOSED SIDE SETBACK: 25'
   PROPOSED REAR SETBACK: 25'

5. BUILDING COVERAGE
   MAX. ALLOWED: 65%
   PROPOSED: 2.84%

6. BUILDING HEIGHT
   MAX. ALLOWED: 60'
   PROPOSED: 20'-5 1/4"

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-12-24	INITIAL ISSUE	RCP	JP	RCP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
08/14/2024
PROFESSIONAL ENGINEER

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

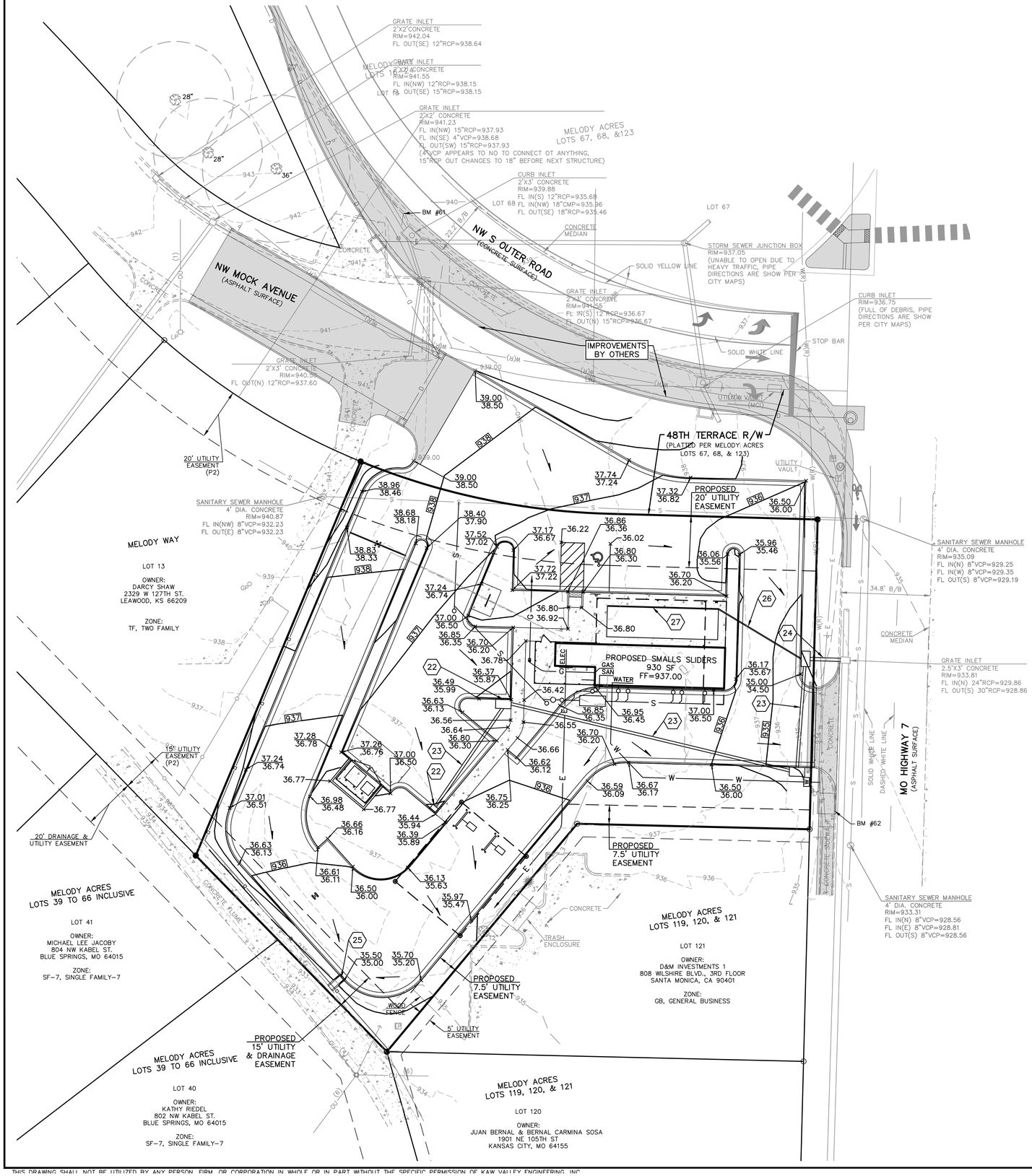
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SMALLS SLIDERS
809 NW 7 HIGHWAY / 704 NW MOCK AVENUE
BLUE SPRINGS, MISSOURI

SITE PLAN DESIGN REVIEW
SITE PLAN

PROJ. NO.	A24D1902
DESIGNER	RCP
DRAWN BY	JP
CFN	1902SP_SPDR
SHEET	3
REV	0

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0 10 20 40

SCALE: 1" = 20'

PROPOSED LEGEND

- FLOW DIRECTION
- 936 — FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT
- 82.95 X — SPOT ELEVATION (ADD 900), TOP OF PAVEMENT
- 83.65 / 83.15 — TOP OF CURB (ADD 900) / FLOWLINE OF CURB (ADD 900)
- MODOT HIGHWAY 7 IMPROVEMENTS BY OTHERS

NOTES:

22 CURB INLET
23 12" PIPE
24 15" PIPE
25 CONCRETE DRAINAGE FLUME
26 4" PIPE
27 4" DURASLOT TRENCH DRAIN

IMPERVIOUS AREA NOTES:

PRE-DEVELOPMENT IMPERVIOUS AREA: 30,731 SF

POST-DEVELOPMENT IMPERVIOUS AREA: 30,118 SF

(THESE AREAS INCLUDE THE ADJACENT 48TH TERRACE R/W)

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-12-24	INITIAL ISSUE	RCP	JP	RCP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
08/14/2024
PROFESSIONAL ENGINEER

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

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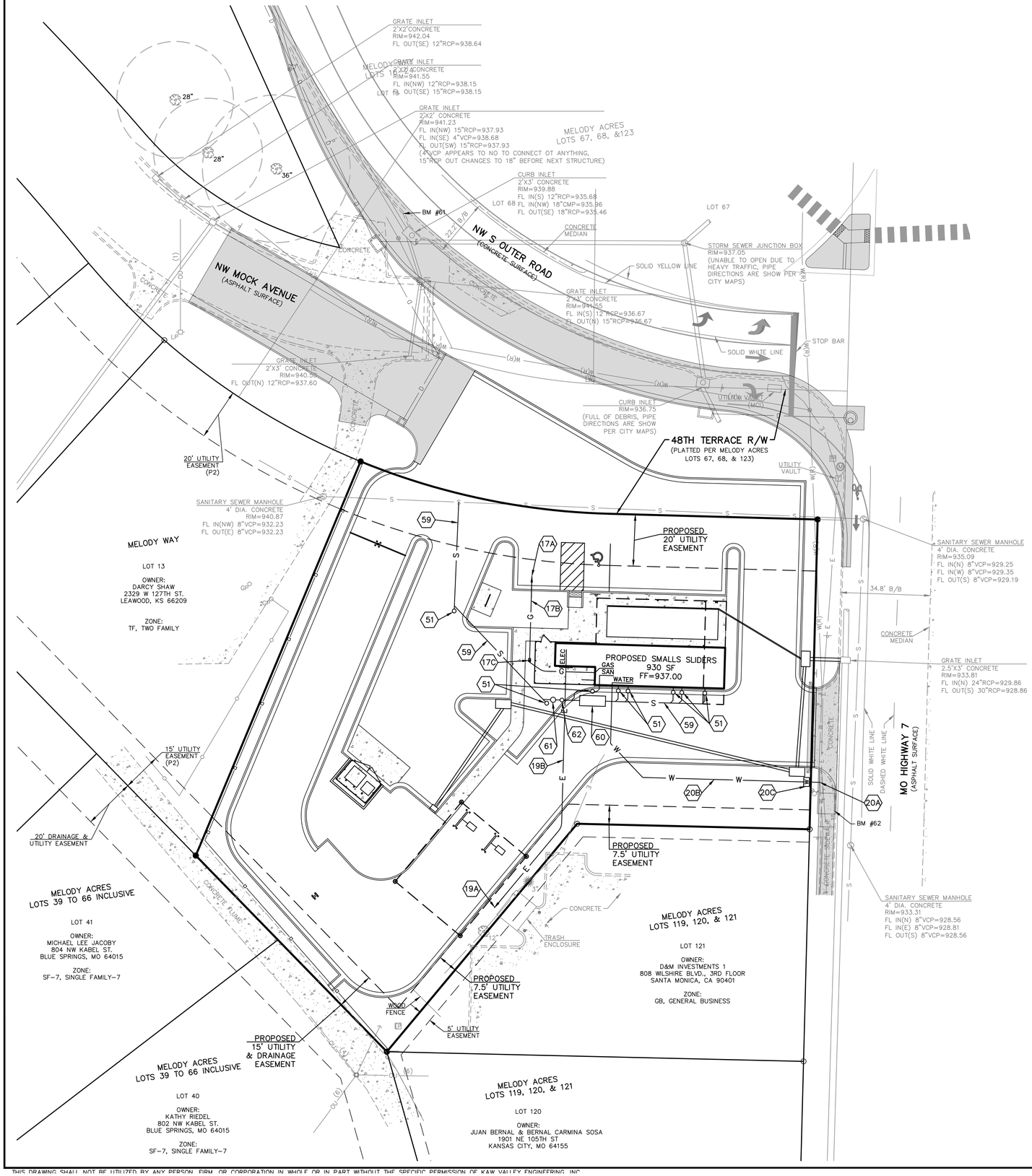
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SMALLS SLIDERS
809 NW 7 HIGHWAY / 704 NW MOCK AVENUE
BLUE SPRINGS, MISSOURI

SITE PLAN DESIGN REVIEW
GRADING PLAN

PROJ. NO.	
A24D1902	
DESIGNER	DRAWN BY
RCP	JP
CFN	
1902GP_SPDR	
SHEET	REV
4	0

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0 10 20 40

SCALE: 1" = 20'

PROPOSED LEGEND

- W — WATER LINE
- [W] WATER METER
- S — SANITARY SEWER LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- MODOT HIGHWAY 7 IMPROVEMENTS BY OTHERS

NOTES:

17A	POINT OF CONNECTION – GAS SERVICE
17B	GAS SERVICE (BY SPIRE)
17C	GAS METER
19A	POINT OF CONNECTION – ELECTRIC SERVICE
19B	UNDERGROUND POWER PER EVERGY
20A	POINT OF CONNECTION – WATER SERVICE
20B	2" DOMESTIC WATER LINE
20C	1" WATER METER VAULT
51	CLEAN-OUT
59	SANITARY SEWER SERVICE LINE
60	GREASE INTERCEPTOR
61	SAMPLING PORT
62	DOUBLE CLEAN-OUT

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-12-24	INITIAL ISSUE	RCP	JP	RCP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
08/14/2024
PROFESSIONAL ENGINEER

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

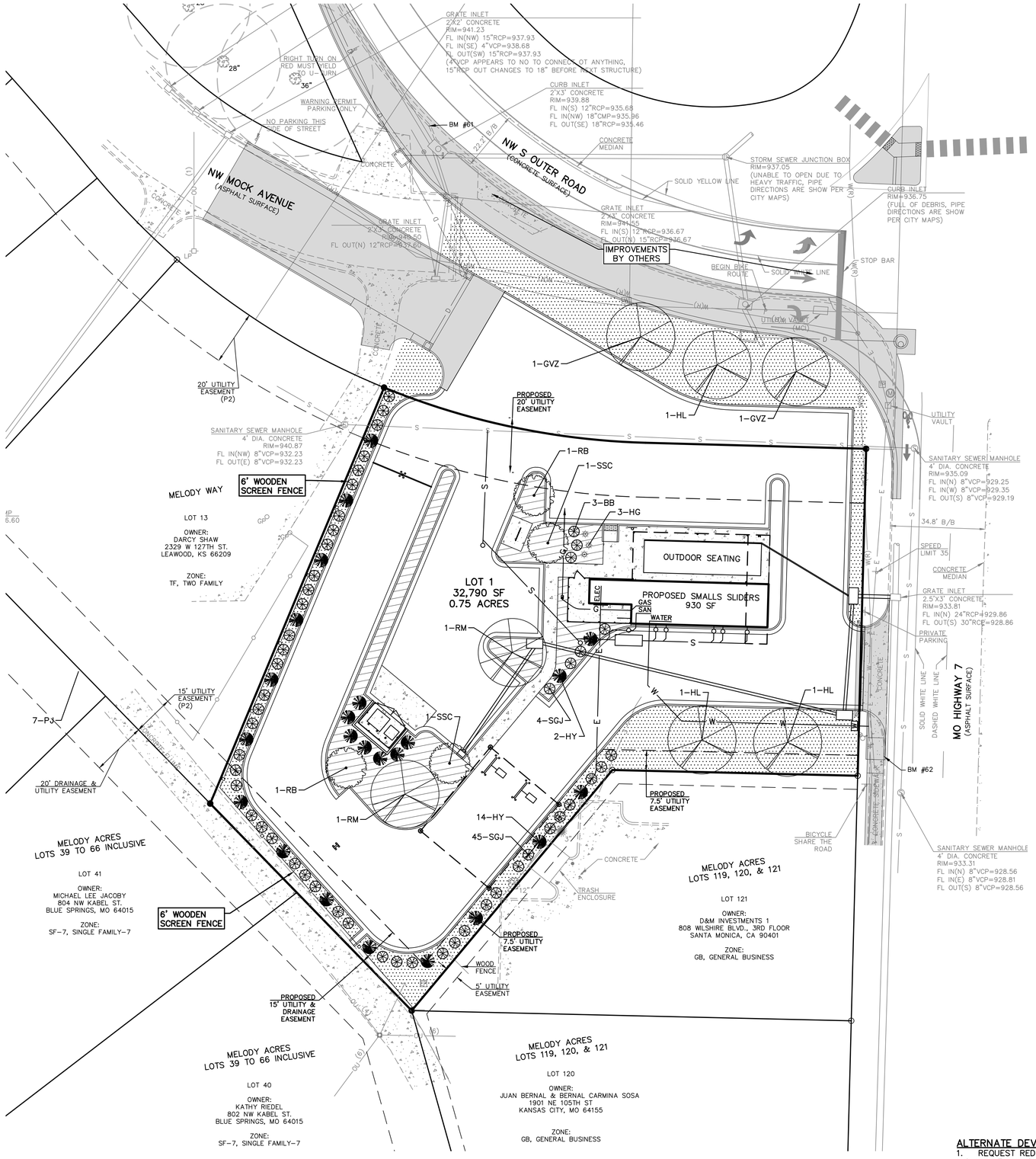
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS UNDER STATE CERTIFICATE OF AUTHORITY # 000542. EXPIRES 12/31/25

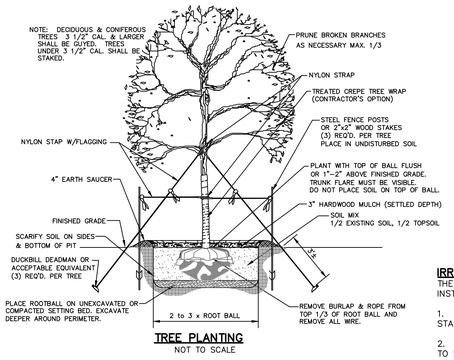
SMALLS SLIDERS
809 NW 7 HIGHWAY / 704 NW MOCK AVENUE
BLUE SPRINGS, MISSOURI

SITE PLAN DESIGN REVIEW
UTILITY PLAN

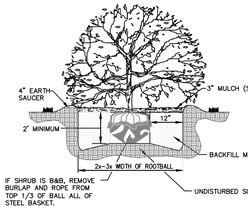
PROJ. NO.	A24D1902
DESIGNER	DRAWN BY
RCP	JP
CFN	1902UP_SPDR
SHEET	REV
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TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
2. ALL SHRUB BEDS AND TREE BASINS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH WITH WEED BARRIER FABRIC (DEWITT PRO-5 OR EQUIVALENT). DO NOT USE WALNUT PRODUCTS. CREATE A SMOOTH, UNIFORM SURFACE.
3. PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
4. PRIOR TO SEEDING/SODDING THE CONTRACTOR SHALL FINE GRADE BY RAKING, ROLLING AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL AREAS NOT DESIGNATED AS PAVEMENT OR LANDSCAPED AREAS SHALL BE SEEDED/SODDED ACCORDING TO SPECIFICATIONS.
6. ALL LANDSCAPED AREAS AND TURF SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH A POLYETHYLENE EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE MULCHING MATERIAL.

LEGEND

SOD/SEED

ROCK/MULCH

IRRIGATION PERFORMANCE SPECIFICATION:

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
2. WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
3. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
5. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
6. WATER TAP, METER SET METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
7. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
9. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
   - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
   - PIPE SIZE AND QUANTITY
   - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
   - CIRCUIT IDENTIFICATION SYSTEM
   - DETAILED METHOD OF WINTERIZING SYSTEM
10. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.

LANDSCAPE REQUIREMENTS:

	REQUIRED PLANT UNITS	PROVIDED						
		SHADE TREE (8)	ORNAMENTAL TREE (5)	EVERGREEN TREE (5)	UPRIGHT EVERGREEN (3)	SHRUB (1)	PERENNIAL (1)	TOTAL
PARKING LOT								
2 PU PER PARKING SPACE, 15 PARKING SPACES PROVIDED	30 PU	2 (16 PU) 50%	2 (10 PU) 31%	0	0	6 (6 PU) 19%	0	**33 PU**
OPEN SPACE								
1 PU PER 500 SF OF LOT AREA (32,790 SF)	66 PU	5 (40 PU) 43%	2 (10 PU) 11%	0	7 (21 PU) 22%	22 (22 PU) 24%	0	**93 PU**
BUFFERS								
WEST PROPERTY LINE - BUFFER C (ABUTS ZONE TF)	6' TALL SCREEN FENCE & 26 SHRUBS **(26 PU)** PROVIDED **TOTAL REQUIRED BUFFER AREA EXCEEDS 10% OF LOT, BUFFER REDUCTION IS REQUESTED***							
SOUTHWEST PROPERTY LINE - BUFFER C (ABUTS ZONE SF-7)	6' TALL SCREEN FENCE & 17 SHRUBS **(17 PU)** PROVIDED **TOTAL REQUIRED BUFFER AREA EXCEEDS 10% OF LOT, BUFFER REDUCTION IS REQUESTED***							
SOUTHEAST PROPERTY LINE - NO BUFFER (ABUTS ZONE GB)	NO BUFFER REQUIRED							
EAST PROPERTY LINE - BUFFER B (ABUTS R/W)	**TOTAL REQUIRED BUFFER AREA EXCEEDS 10% OF LOT, BUFFER WAIVER IS REQUESTED***							
NORTH PROPERTY LINE - BUFFER B (ABUTS R/W)	**TOTAL REQUIRED BUFFER AREA EXCEEDS 10% OF LOT, BUFFER WAIVER IS REQUESTED***							
	TOTAL REQUIRED PLANT UNITS: 139 PU							
	TOTAL PROVIDED PLANT UNITS: 169 PU							

***PER SECTION 407.040.D.,1.,c.**

Waiver For Small Sites. The area of required buffers shall not be required to exceed ten percent (10%) of the site proposed for development. In cases where buffer requirements would consume more than ten percent (10%) of the site, the Planning Commission may allow the width or location of buffers to be reduced or eliminated. The property owner shall be required to add plant material within remaining buffers or elsewhere on the site and any combination of plants, screening walls and fences or other solutions appropriate to the site and context may be required to meet the intent of this Section.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
RM	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. B&B
HL	2	GLEDITISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL. B&B
GVZ	2	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. B&B
SSC	2	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL. B&B
RB	2	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD (MULTI-STEM)	1.5" CAL. B&B
SHRUBS/GRASSES/GROUNDCOVER				
PJ	7	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA UPRIGHT JUNIPER	15' HT.
HY	16	TAXUS X MEDIA "HICKSII"	HICKSII YEW	4' HT.
SGJ	49	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT.
BB	3	EUONYMUS ALATUS 'COMPACTA'	BURNING BUSH	24" HT.
HG	3	PENNISETUM ALOPECUROIDES	DWF HAMELN GRASS	18" HT.

ALTERNATE DEVELOPMENT STANDARDS:

1. REQUEST REDUCTION IN LANDSCAPE BUFFERS ALONG HIGHWAY 7, NW S OUTER ROAD, WEST PROPERTY AND SOUTHWEST PROPERTY LINES DUE TO THE TOTAL REQUIRED BUFFER AREA EXCEEDING 10% OF LOT AREA PER SECTION 407.040,D.,1.,c.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
			RCP	JP	RCP
0	8-12-24	INITIAL ISSUE			

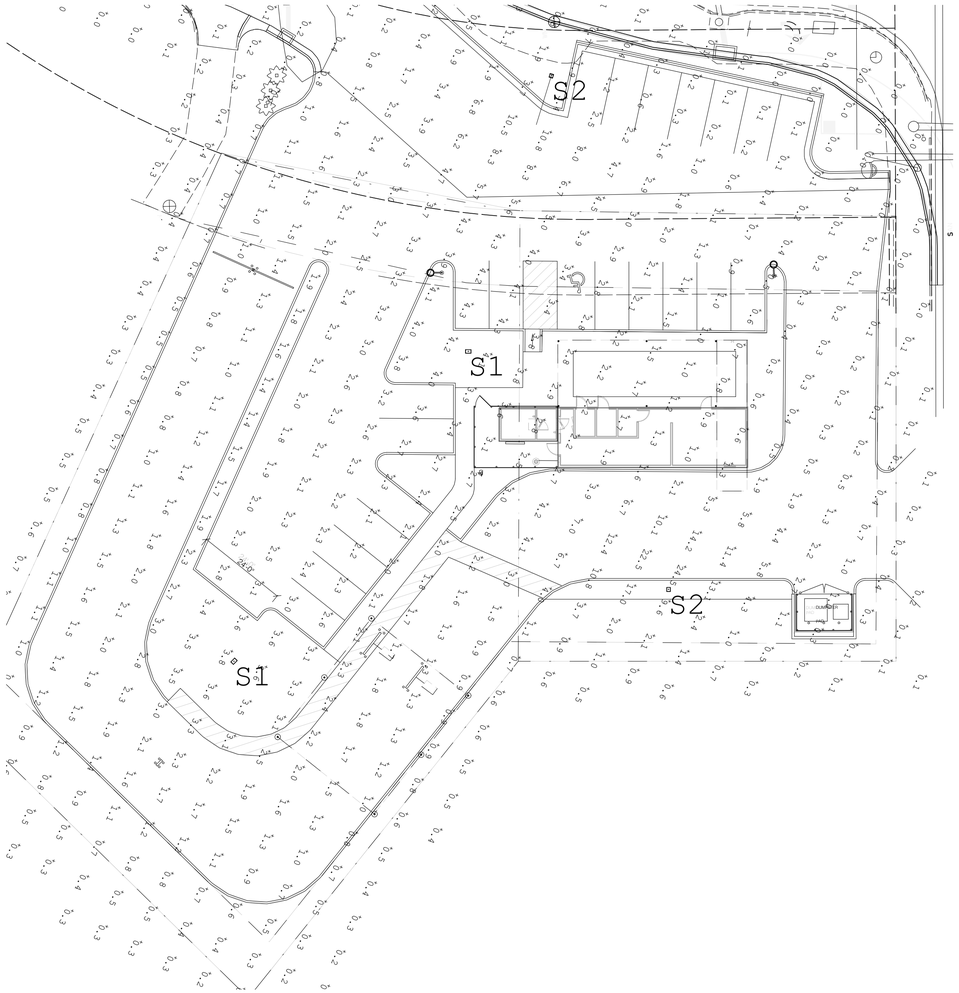
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JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

SMALLS SLIDERS
809 NW 7 HIGHWAY / 704 NW MOCK AVENUE
BLUE SPRINGS, MISSOURI

SITE PLAN DESIGN REVIEW
LANDSCAPE PLAN

PROJ. NO. A24D1902
DESIGNER RCP | DRAWN BY JP
CFN 1902LP_SPDR
SHEET 6 | REV 0

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1 SITE PLAN - ELECTRICAL - PHOTOMETRIC
1" = 20'-0"

Lighting Fixture Schedule						
Type Mark	Description	Mount	Manufacturer	Model	Electrical Data	Count
S2	28,010 LUMEN, 4000K LED SITE LIGHT; R2 LIGHT DISTRIBUTION PATTERN; 20FT VALMONT SQUARE ALUMINUM POLE W/MODEL #200060606Y4; RATED FOR 130 MPH WIND GUST; BLACK FINISH; PROVIDE WITH 360 DEGREE FULL GLARE VISOR.	POLE	LITHONIA	RSX3 LED P1 40K R2 MVOLT HS	208 V/2-194 VA	2
S1	28,010 LUMEN, 4000K LED SITE LIGHT; R5 LIGHT DISTRIBUTION PATTERN; 20FT VALMONT SQUARE ALUMINUM POLE W/MODEL #200060606Y4; RATED FOR 130 MPH WIND GUST; BLACK FINISH; PROVIDE WITH 360 DEGREE FULL GLARE VISOR.	POLE	LITHONIA	RSX3 LED P1 40K R5 MVOLT HS	208 V/2-194 VA	2
O1	DSXPG PARKING GARAGE FIXTURE WITH 3 LIGHT ENGINES 530mA DRIVER 4000K LEDs T5W OPTIC.	SURFACE; CANOPY	Acuity Brands Lighting		120 V/1-0 VA	6

smalls SLIDERS

SMALLS SLIDERS
BLUE SPRINGS, MO

TOTAL ARC FLASH SAFETY, LLC
RISK MITIGATION & ENGINEERING
207 FAIRBURN AVE SUITE B
BENTON, LA 71006
MISSOURI COA#: E-2024026246

STATE OF MISSOURI
BRANDON SMOAK
NUMBER PE-2024018365
PROFESSIONAL ENGINEER
Brandon Smoak
08/09/2024

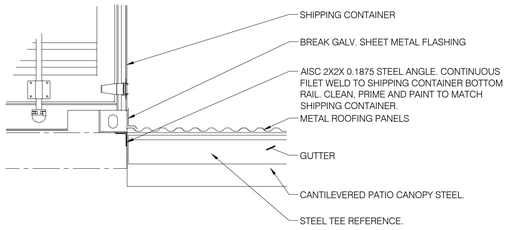
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SITE PHOTOMETRIC PLAN

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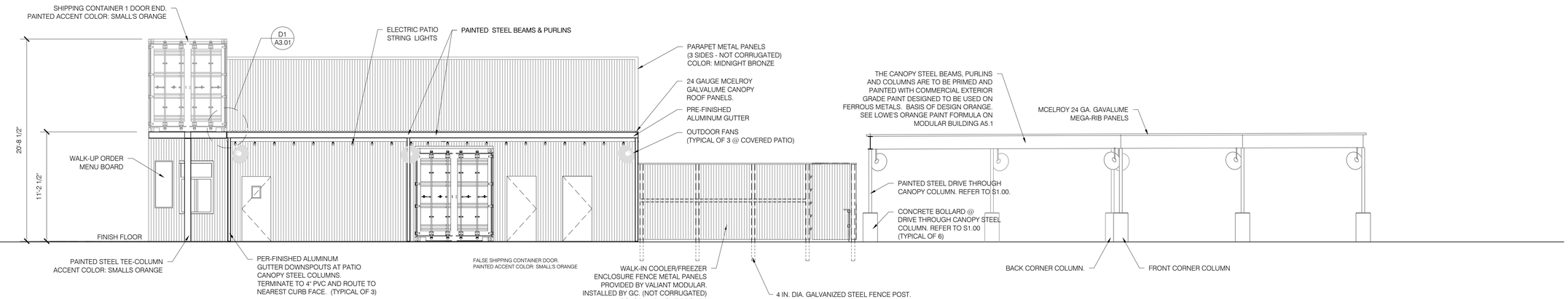
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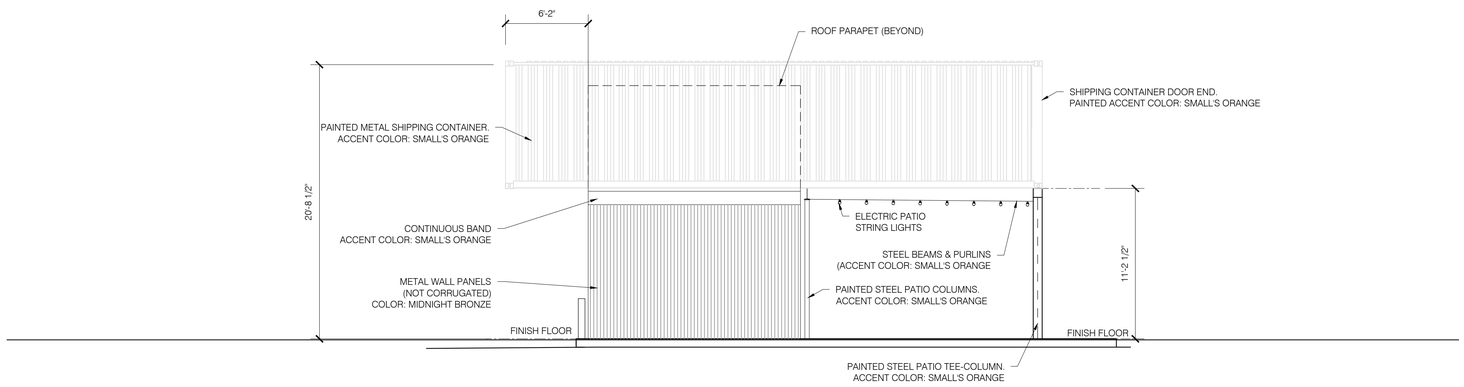
D1 FLASHING DETAIL

SCALE: 3/4" = 1'-0"



C1 BUILDING ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"



A1 BUILDING ELEVATION (EAST)

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

PROVIDE SHOP DRAWING SUBMITTALS FOR ALL FABRICATED METAL ASSEMBLIES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

SMALLS SLIDERS
704 NW MOCK AVE
BLUE SPRINGS, MO 64015

STATE OF MISSOURI
DAVID MATTHEW ABRAMS
A-2024015416
ARCHITECT

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CANOPY ELEVATIONS

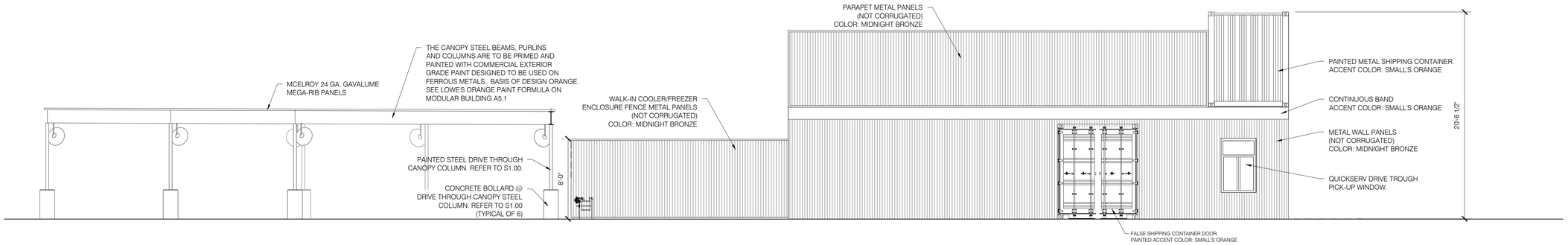
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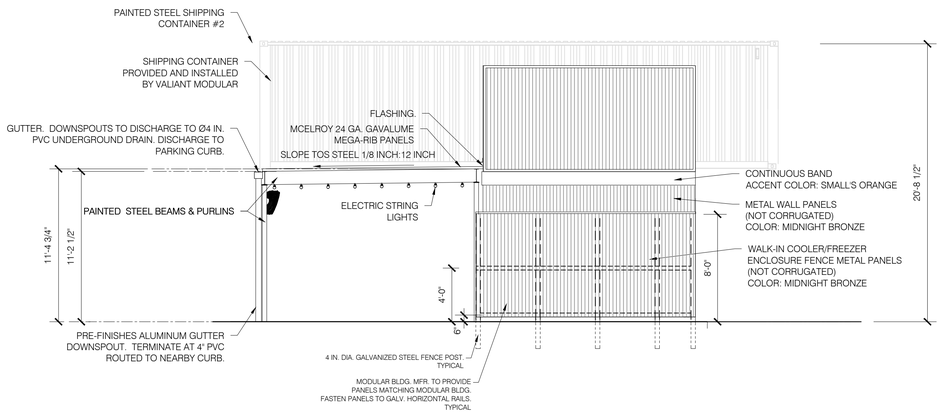
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C1 BUILDING ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"



A1 BUILDING ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

PROVIDE SHOP DRAWING SUBMITTALS FOR ALL FABRICATED METAL ASSEMBLIES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.

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BLUE SPRINGS, MO 64015

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CANOPY ELEVATIONS

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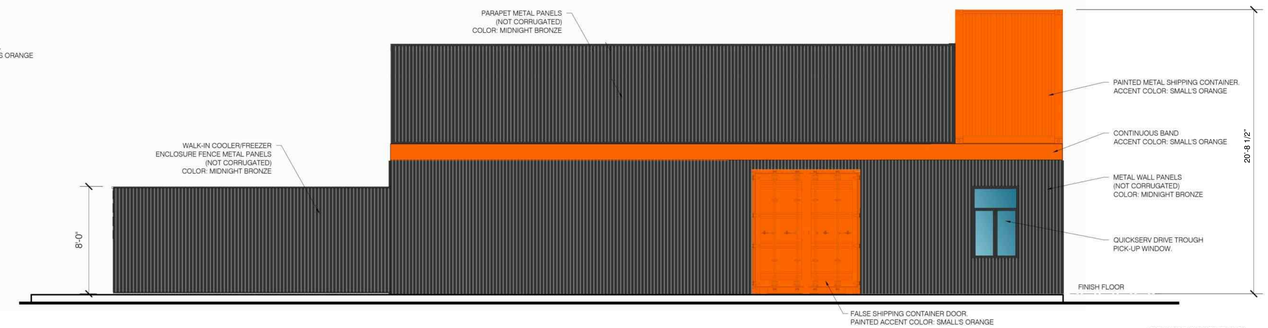
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ORANGE ACCENT 72%
METAL PANELS 28%

C1 FRONT BUILDING ELEVATION

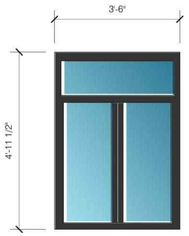
SCALE: 3/16" = 1'-0"



ORANGE ACCENT 14%
METAL PANELS 77%
OPENINGS 9%

C4 LEFT BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



DRIVE THRU WINDOW
QUICK SERV
MODEL: SC
ANODIZED DARK BRONZE



PATIO STRING LIGHT
PLT SOLUTIONS
MODEL: PLT M-24IN-330FT-165E26-14AWG

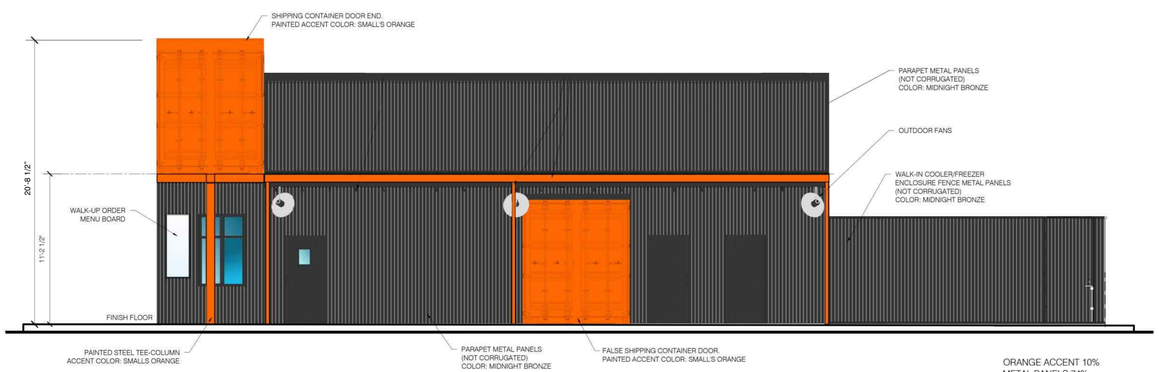


OUTDOOR FANS
4 AT DRIVE THROUGH CANOPY
3 AT PATIO CANOPY
GLOBAL INDUSTRIAL 24" OUTDOOR RATED
OSCILLATING WALL MOUNT FAN

ACCENT COLOR
COLOR: ORANGE
LOWE'S ITEM #77957
EXTERIOR DURAMAX SEMI-GLOSS BASE 4
8913-8Y25 8964-5y10 8920-.25



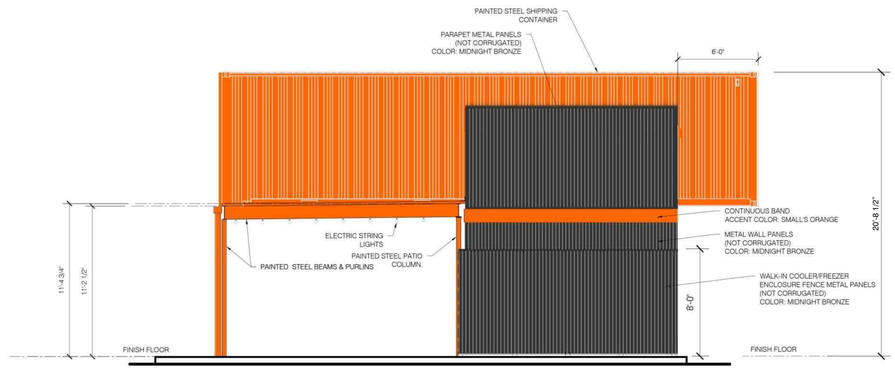
CONCEALED FASTENER METAL PANELS
COLOR: MIDNIGHT BRONZE
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION



ORANGE ACCENT 10%
METAL PANELS 74%
OPENINGS & SIGN 16 %

A1 RIGHT BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



ORANGE ACCENT 58%
METAL PANELS 42%

A4 BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

SMALLS SLIDERS
BLUE SPRINGS, MO

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BUILDING
ELEVATIONS

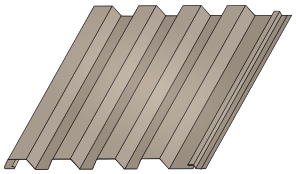
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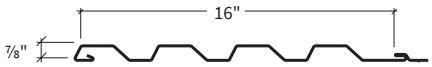
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MASTERLINE 16



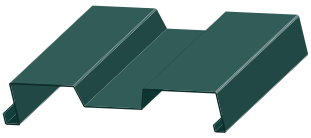


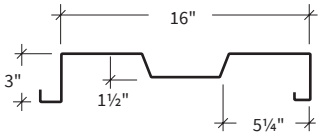
MasterLine 16 is a concealed-fastener metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16-inch coverage and are available with factory-applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

SHADOWRIB™



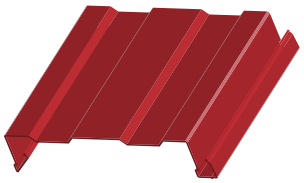


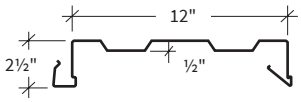
ShadowRib™ is a three-inch deep panel that combines aesthetics, economy and function to bring definition to metal structures. ShadowRib™ is a proven performer and a versatile tool to the designer. Structural strength in the ShadowRib™ panel is accomplished without sacrificing appearance or design flexibility. The fluted face creates distinctive shadow lines.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System (inside); ShadowRib™ Panel Clip (outside)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

NUWALL®



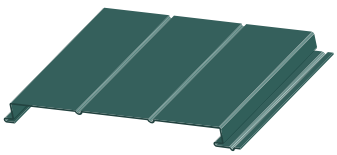


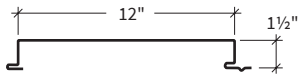
The NuWall® wall panel can be used for either new or retrofit construction. This concealed-fastened system creates a clean, uninterrupted wall on a building.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

FW-120





The FW-120 panel is a concealed-fastened wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications.

Product Specifications

- **Application:** Wall, Fascia
- **Coverage Width:** 12"
- **Panel Attachment:** Concealed Fastening System by use of FW-120 Clip
- **Gauges:** 24 (standard); 22, 20 (optional) FW-120 Clip not available for 20-gauge panels
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coating:** Signature® 300

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SIGNATURE® 300

STANDARD COLORS

Polyvinylidene Fluoride (PVDF);
Low Gloss

**Minimum quantities and/or extended lead times required. Please inquire.


HARBOR BLUE


COLONIAL RED


MEDIUM BRONZE


PACIFIC BLUE


NATURAL PATINA**

SNOW WHITE


SLATE GRAY

ALMOND


MIDNIGHT BRONZE


CLASSIC GREEN


EVERGLADE**


BROWNSTONE


TUNDRA


SPRUCE**


HUNTER GREEN


BRITE RED**

BONE WHITE

SIGNATURE® 300 METALLIC

Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent perceived shade variances.


COPPER METALLIC**


SILVER METALLIC

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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 #:	RZ-06-24-9206, GDP-06-24-9207, PP-06-24-9208
PC MEETING:	8/12/2024
CC MEETING:	8/19/2024
BOA MEETING:	n/a
NEWSPAPER:	7/27/2024
NOTICE LETTERS:	7/27/2024
PLANNER:	Mike Mallon

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

SMALLS SLIDERS

Project Name

36-430-06-39-00-0-00-000, 36-430-06-40-00-0-00-000, 36-430-06-38-00-0-00-000 See attached.

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB, PUD	COMMERCIAL	GB	COMMERCIAL	0.95	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Mark Parietta	Sliders KC	(816) 679-0123	mparietta@gentunis.com

Address	City	State	Zip Code
7280 NW 87th Ter Ste C210	Kansas City	MO	64153

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 _____ 6/25/24
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
DONNA J. SWOPE	(816)582-9036	ToddSTILEWORKS@gmail.com

Address	City	State	Zip Code
704 NW MOCK AVE & 809 NW 7 HWY	BLUE SPRINGS	Missouri	64014

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X Donna J Swope 6/25/24
Property Owner Signature — Date

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

PROJECT DESCRIPTION:

The development of a Smalls Sliders drive-through restaurant at the southwest corner of Highway 7 and Mock Avenue.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
RANDY PURDUE	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
purdue@kveng.com	785-762-5040		

DEVELOPER

Name	Company Name		
Mark Parretta	SLIDERS KC/GENLUMIS		
Address	**City**	**State**	**Zip**
7280 NW 87TH TERRACE, SUITE C-210	KANSAS CITY	MO	64153
Email	**Phone**	**Fax**	
mparretta@genlumis.com	816-689-0123		

ENGINEER

Name	Company Name		
RANDY PURDUE	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
purdue@kveng.com	785-762-5040		

ARCHITECT

Name	Company Name		
WILL ROBERTS	ABRAMS ARCHITECTURE & DESIGN		
Address	**City**	**State**	**Zip**
3809 YOUREE DRIVE, SUITE 100	SHREVEPORT	LA	71105
Email	**Phone**	**Fax**	
will@abramsarchitecture.com	318-407-1297		

SURVEYOR

Name	Company Name		
JASON R. LOADER	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
	785-762-5040		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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