PLANNING COMMISSION MEETING
AGENDA

Monday, September 9, 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 26, 2024

2 PUD FINAL SITE PLAN DESIGN REVIEW / PUDS-09-24-9293 / "McAlister's Deli" / 1221 NE Coronado Dr

3 COMMUNITY DEVELOPMENT AUGUST MONTHLY REPORT

4 FUTURE TRAINING AND DISCUSSION TOPICS

5 ADJOURN

The next meeting will be Monday, September 23, 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
September 4, 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 26, 2024

Media Link: August 26, 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 26, 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	Richard How, Vice Chairperson Susan Stokenbury Jared Pumphrey Chad Sanderson Brian Ingersoll 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, John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Chris Henning, Chairperson
CALL TO ORDER	Richard How, Vice Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Vice Chair How requested action on the Consent Agenda.

DRAFT

Commissioner Craddolph asked for changes to be made to the minutes to reflect his statements more accurately. Commissioner Craddolph stated that he believes a word for word transcription of the minutes would be less arduous for the citizens than to watch the recording. Vice Chair stated that he appreciates the comments and that he would still obtain a motion to approve the minutes.

Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner Pumphrey. With 7-1 approval the minutes passed.

Susan Stokenbury—Aye	Chad Sanderson—Aye
Byron Craddolph—No	Brian Ingersoll—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Travis Graham—Aye

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-07-24-9217 / "Flex Spaces Phase II" / 3401 NW Jefferson St

&

AGENDA ITEM 3 / GENERAL DEVELOPMENT PLAN / GDP-07-24-9218 / "Flex Spaces Phase II" / 3401 NW Jefferson St

&

AGENDA ITEM 4 / PRELIMINARY PLAT / PP-07-24-9219 / "Flex Spaces Phase II" / 3401 NW Jefferson St

Vice Chair How opened the Public Hearing at 6:33pm. Dave McCumber, Development Review Manager, presented the request for Rezoning / RZ-07-24-9217, General Development Plan / GDP-07-24-9218, and Preliminary Plat / PP-07-24-9219 for Flex Spaces to Planning Commission.

QUESTIONS

None.

APPLICANT

Patrick Joyce,

Matt Hendrickson,

DRAFT

IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	Commissioner Craddolph asked about parking accommodations and ADA compliance. Mr. Mallon stated that the project fulfills the requirements for ADA compliance regarding the City's UDC codes.
PUBLIC HEARING CLOSED	Vice Chair How closed the public hearing at 6:57pm
MOTION / REZONING / RZ-07-24-9217 / "Flex Spaces Phase II" / 3401 NW Jefferson St	Commissioner Sanderson made the motion to approve Rezoning / RZ-07-24-9217 for Flex Spaces
SECOND	The motion was seconded by Commissioner Craddolph
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye **RECOMMEND APPROVAL (8-Aye, 0-No)**
MOTION / GENERAL DEVELOPMENT PLAN / GDP-07-24-9218 / "Flex Spaces Phase II"/ 3401 NW Jefferson St	Commissioner Sanderson made a motion to approve the General Development Plan / GDP-07-24-9218 for Flex Spaces.
SECOND	The motion was seconded by Commissioner Stokenbury.

DRAFT

VOTE

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

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

STAFF CONDITIONS

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

MOTION / PRELIMINARY PLAT / PP-07-24-9219 / "Flex Spaces Phase II" / 3401 NW Jefferson St

Commissioner Sanderson motioned to approve Preliminary Plat / PP-07-24-9219 for Flex Spaces.

SECOND

The motion was seconded by Commissioner Stokenbury

DRAFT

VOTE

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

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

STAFF CONDITIONS

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

AGENDA ITEM 4 / SITE PLAN DESIGN REVIEW / SPDR-07-24-9221 / "Smalls Sliders" / 704 NW Mock Ave

Shantele Frie, Associate Planner, presented the Site Plan Design Review for Smalls Sliders to the Planning Commission.

APPLICANT

Randy Purdue, 2319 N Jackson St, Junction City, KS

Mark Parretta, 7280 NW 87th Terrace Suite C-120, Kansas City, MO

QUESTIONS

Commissioner Ingersoll asked about the traffic flow on Mock Ave. Mr. Purdue explained that MO-DOT is working on a project that will close the current entrance at South Outer Rd, and will be moved to further back on South Outer Rd and will connect Mock to South Outer Rd.

DRAFT

Commissioner Craddolph asked what the hours of operation would be. To which Mr. Parretta stated the business would be open from 10am to 10pm. Commissioner Craddolph then asked if they are waiting on a traffic study from MO-DOT. Mr. Purdue stated that the work being done to South Outer is being done by MO-DOT and that it is a separate project from the restaurant. Mr. Purdue stated that they did turn in a traffic report study and was turned in to MO-DOT.

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

Commissioner Sanderson made a motion to approve the Site Plan Design Review / SPDR-07-24-9221 for Smalls Sliders

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

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

RECOMMEND APPROVAL w/ 4 conditions
(8-Aye, 0-No)

STAFF CONDITIONS

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

DRAFT

ANNOUNCEMENTS

Commissioner Craddolph asked if staff has investigated amending previous minutes. Mr. Mallon stated that staff had not yet had a chance but will look into it for future meetings. Commissioner Craddolph then asked about discussing issues or concerns that the commissioners have after a shorter meeting and when that could be done. Mr. Mallon stated that staff will look at a time when we have a small or no agenda and he can go over some topics with the commissioners and go through training in terms of the development code and criteria. Mr. Mallon stated he will go over it with the Chair to discuss when we may have availability to do so.

MEETING ADJOURN

Vice Chair How asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:10 pm.

DRAFT

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: September 09, 2024	City Council: N/A
Project Name:	***McAlister's Deli***	
Site Location:	1221 NE Coronado Drive	
Project Request:	PUDS-09-24-9293; PUD Final Plan/Site Plan Design Review for the development of a Pad Site building for McAlister's Deli with a pick-up window drive-thru.	

Applicant: Matt Worley |Thomas English Retail
Property Owner: Blue Springs Development Three Inc.
Staff Planner: Shantele Frie, Associate Planner

Project Description: The applicant is requesting the approval of a Planned Unit Development Final Plan for McAlister's Deli. The development includes a Pad Site building with a pick-up window drive thru for the property located at 1221 NE Coronado Drive. This property is approximately 0.98 +/- acres of one (1) lot. The parcel is currently zoned "GB/PUD/R-O."

Staff Recommendation: Staff recommends approval with conditions of the PUD Final Plan/Site Plan Review Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/27/2005	City Council	Approved the Annexation request (A-3-2005) that included the amendments and additions
09/07/2005	City Council	The property was reguided as Commercial (CPA-M-4-2005)
12/12/2006	City Council	Approval of amendments and additions to this property (A-3-2006)
01/08/2007	City Council	Approval of reguided property (CPA-M-1-2007)
02/26/2007	Planning Commission	Approval for Preliminary Plat as The Plaza at Adams Farm (7-01-2007)
03/05/2007	City Council	Approved rezoning of property to "GB/R-O" (General Business/ Restrictive Overlay)
03/05/2007	City Council	Approved the Planned Unit Development Concept Plan (PUDC-4-2007) for the Plaza at Adams Farm and as Adams Dairy Landing (PUDC-8-07-1279)
09/10/2007	Planning Commission	Approved Preliminary Plat as Adams Dairy Landing (PP-08-07-1276)
02/11/2008	Planning Commission	Approval of "Area 1" portion of the September 2007 PUD Concept received Final PUD approval (PUDS-11-07-1477)

07/21/2008	Planning Commission	Approval for Final Plat Area 1 of Adams Dairy Landing (PF-07-08-1791)
07/14/2008	Planning Commission	Recommended approval of a Master Alternative Sign Plan for Adam's Dairy Landing (ASP-06-08-1780) "Adam's Dairy Landing/I-70 & Adams Dairy Parkway)
07/28/2008	City Council	Approval for the Master Alternative Sign Plan for Adam's Dairy Landing (ASP-06-08-1780) "Adams Dairy Landing/I-70 & Adams Dairy Parkway)
02/23/2009	Planning Commission	Approval for Preliminary Plat for Area 2-North of Coronado Drive and East of Adams Dairy Parkway (PP-02-09-2042)
03/09/2009	Planning Commission	Recommended approval of Final Plat (FP-02-09-2053) for Adams Dairy Landing Area 2
03/09/2009	City Council	Approved Final Plat (FP-02-09-2053) for Adam's Dairy Landing Area 2
03/23/2009	Planning Commission	Approved the PUD Final Plan for Area 2 of Adams Dairy Landing commercial development (PUDC-02-09-2075)

Future Applications: An amendment to the Master Alternative Sign Plan (ASP-06-08-1780) for Adam's Dairy Landing will be submitted at a future date to request approval for a monument sign.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	MoDOT Right-of-Way	EB Interstate 70 Highway
South:	"GB/PUD/R-O" (General Business/Planned Unit Development/ Restrictive Overlay)	Adam's Dairy Landing Shopping Center (Retail)
East:	"GB/PUD/R-O" (General Business/Planned Unit Development/ Restrictive Overlay)	Arby's Restaurant with Drive-Thru (Fast Food Restaurant)
West:	"GB/PUD/R-O" (General Business/Planned Unit Development/Restricted Overlay)	Retail Strip Mall shopping center

PUD FINAL PLAN/SITE PLAN DESIGN REVIEW ANALYSIS

A final plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) or more phases of the approved concept plan. The

plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

Preservation: The site is currently undeveloped, consisting of a primarily flat, open area. Existing trees are present within the 15-foot landscape buffer to the north of the parcel; trees and shrubs are present within the 15-foot landscape buffer to the south. The demolition plan sheet indicates that the trees in the south landscape buffer will be preserved along with shrubs. There will be heavier landscaping in front of the drive-thru exit. Any existing landscaping that is healthy and can be preserved on the property may count towards the required landscaping requirement.

Phasing: The development and proposed site improvements will be completed in one (1) single phase.

Streets & Sidewalks: The site currently has public access to NE Coronado Drive via existing easements: one from the east through the Arby's parking lot and another from the west behind the retail strip shopping center.

The site does not require any public improvements.

Traffic: A traffic impact study was conducted for the proposed development of McAlister's Deli. The traffic impact study analysis the existing site conditions and the proposed development characteristics; the study indicated that the anticipated impact of the proposed McAlister's Deli on the adjacent roadway system will be minimal. NE Coronado Drive currently provides sufficient access to accommodate the development.

Stormwater: Stormwater will be transported to the detention facilities located at the southeastern portion of Lot 1 and across RD Mize Road. Each lot within Area 2 will need to provide its own connection to the main storm water conveyance system. McAlister's Deli provided construction plans for the connection into the main storm water conveyance system.

Sanitary Sewer: The gravity sanitary sewer is located on the north side of the development. An engineer or surveyor will need to determine whether the sewer invert elevations are such that this development will utilize this sanitary sewer.

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

a. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b. Allowing greater freedom in selecting the means to provide access, light, open space and design amenities;
c. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;
d. A pattern of development that preserves trees, outstanding natural topography, and geologic features, and prevents soil erosion;

e. A creative approach to the use of land and related physical development;
f. An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs;
g. An environment of stable character that is compatible with surrounding development; and
h. Enhancement of the quality of development in recognition of the level of public investments in the neighborhood.

Frontage & Landscape: A final landscaping plan has been provided and meets all the requirements per the UDC. The trash enclosure is appropriately screened, and all buffer requirements have been met. The existing frontage along NE Coronado Drive closely resembles the "Buffer Edge" type. The applicant will be adding a substantial amount of landscaping at the drive-thru exit to shield NE Coronado Drive from headlights. The applicant will use the existing landscape along the site's frontage to preserve the current landscape design. The required and proposed plant units are shown below in the table for reference. The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	**Required Plant Units / PUs**	**Proposed Plant Units / PUs**
North Buffer: Adj. to MoDOT Right-Of-Way EB Interstate 70 Highway	15-ft min: 45 PUs per 100 feet required (161*45=72 PUs required)	72 PUs Proposed
East Buffer: Adj. to "GB/PUD/R-O" (General Business/Planned Unit Development/Restrictive Overlay)	N/A	N/A
South Buffer: Adj. to "GB/PUD/R-O" (General Business/Planned Unit Development/Restrictive Overlay)	15-ft min: 45 PUs per 100 feet required (232*45= 104 PUs required)	104 PUs Proposed
West Buffer: Adj. to "GB/PUD/R-O" (General Business/Planned Unit Development/Restrictive Overlay)	N/A	N/A
Parking Lot Landscaping	2 PUs per stall (52 stalls* 2= 104 PUs)	**130 Proposed**
Total Plant Units Required:	**289 PUs**	**327 PUs**

Land Use: The proposed land use is Restaurant, Fast-Food. Restaurant, Fast-Food is defined as *"a use primarily engaged in the sale of food and non-alcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at a customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.."*

Restaurant (fast food) use is allowed by right in the underlying GB/PUD/R-O (General Business/Planned Unit Development/Restrictive Overlay) zoning.

Building Typology: The development is being proposed as a Pad-Site Building; this is a permitted building type in "GB/PUD/RO" (General Business/Planned Unit Development/Restrictive Overlay) zoning districts. The chart below details the requirements for the proposed building type (Pad Site Building) in this zoning. These requirements are reflected in the table below with the assumption that the property boundaries for the 0.98 +/- acre site remain.

Standard		Requirement	Proposed
Lot Size	Frontage Width	25-ft. min.	232-ft. min.
	Area	0.5 to 2 acres	0.08 acres
Setbacks	North	25-ft. min.	25-ft. min.
	East	20-ft. min.	20-ft. min.
	South	25-ft. min.	25-ft. min.
	West	20-ft. min.	20-ft. min.
Height		60 ft max.	25-ft. max.
Design and Performance Standards		Building Coverage = 60% of lot area max.	60% max.

Parking: All vehicular parking requirements have been met. The parking requirements are based on the number of employees, dining customers, and pick-up window. Vehicular parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
"GB/PUD/R-O"/ Restaurant, Fast Food	Customer service and Dining area=1660-sq ft 1660/75= 23 Total Spaces	58 vehicle spaces provided
	Vehicle Stacking 8 spaces with min. 4 vehicle que from the pick-up shall be provided	8 stacking spaces **There is no order box in the drive-thru, only a pick-up window

Bicycle parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
"GB/PUD/R-O"/ Restaurant, Fast Food	2 Bicycle spaces	2 Bicycle spaces

Architectural Character: The proposed building fully complies with all applicable requirements and Non-Residential Design Standards. The site will include a 3,528 sq-ft Pad-Site Building, featuring an exterior design that incorporates stone veneer, brick veneer, and EIFS siding. Architectural enhancements such as louvered awnings, as well as patio canopies at the entrance and pick-up window, will further elevate the buildings aesthetics. The color palette will primarily consist of grays and greens, with accents of orange to add visual interest.

Outdoor Lighting: The proposed plans include two exterior pole-mounted LED light fixtures: one on the east side and one on the west side of the parking lot. Additionally, six wall mounted fixtures will be installed on the north, east, and west sides of the building. Any further lighting installations will be subject to review during the Building Permit process.

Screening: In accordance with Section 407.090(H), all roof-mounted and ground level equipment shall be completely screened from view. Wall mounted meters and equipment will also need to be 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 a Certificate of Occupancy.

Signage: A Master/Alternative Sign Plan was approved on July 14, 2008 (ASP-06-08-1780). Signs that meet the currently approved Sign program are only required to be reviewed administratively through the standard sign permit process. If a sign is proposed that does not meet the current Master/Alternative sign program review and approval by the Planning Commission is required. The developer will be submitting a future application to amend the Master Sign Plan requesting the placement of a monument sign in front of the location.

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

1. The final plan is in substantial compliance with the approved concept plan and planned development standards.

   STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas and newer commercial developments**.**

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

   STAFF RESPONSE: At this time there are no amendments being presented for the final plan.

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

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: The plan is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas and newer commercial development.

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: The site plan design includes utilizing existing shared easements with access to existing access points.

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

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

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the proposed development with the conditions 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 Planned Unit Development Final Plan/Site Plan Design Review 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 previously approved by the PUD Concept Plan.
2. Landscape buffers and amenities shall be installed prior to the issuance of a Certificate of Occupancy.
3. A building permit is required to be approved prior to construction of the new building addition.

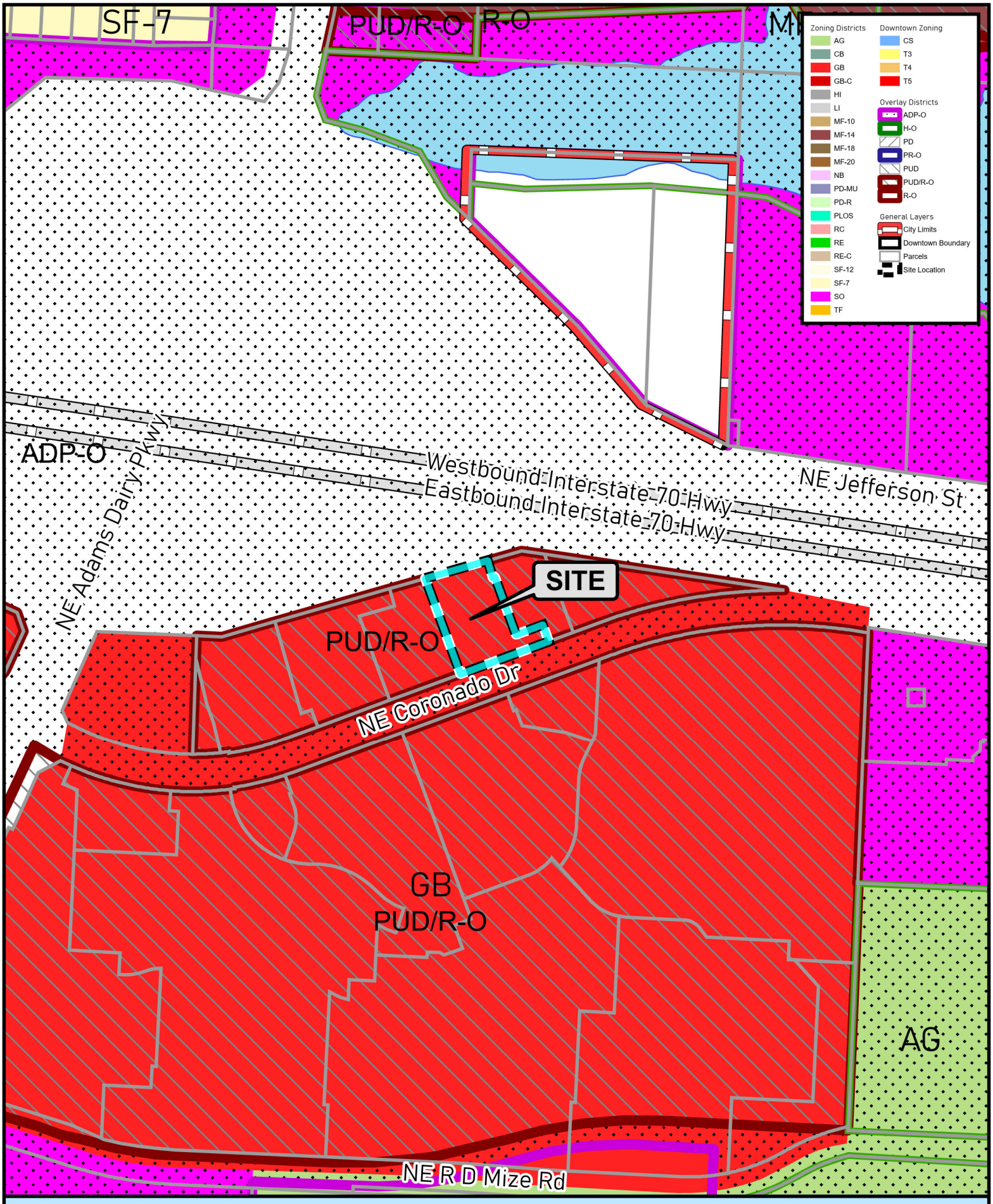


The City of Blue Springs Missouri

PUDF-07-24-9237
1221 NE CORONADO DRIVE
PARCEL # 36-500-04-52-00-0-00-000
AERIAL LOCATION MAP

N

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



The City of Blue Springs Missouri

PUDF-07-24-9237
1221 NE CORONADO DRIVE
PARCEL # 36-500-04-52-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 7/29/2024

McALISTER'S DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLANS

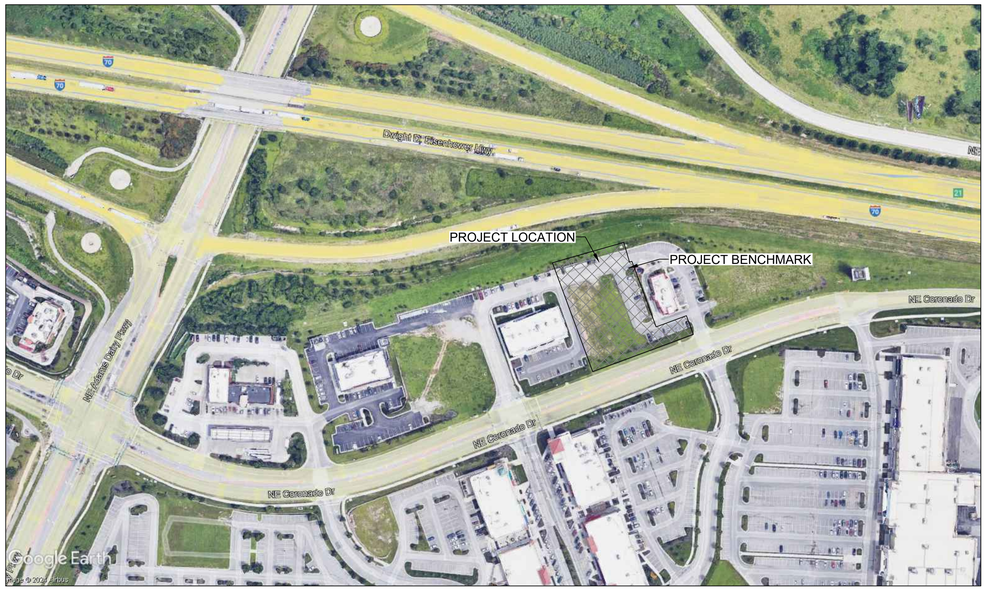
GENERAL NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Blue Springs "DESIGN AND CONSTRUCTION MANUAL".
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.
10. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C, Panel No. 0338 G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

PROPERTY DESCRIPTION

PART OF LOT 3, ADAMS DAIRY LANDING - SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NE CORONADO DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 69°42'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 3, 232.39 FEET; THENCE NORTH 20°17'57" WEST, 251.29 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70, AS NOW ESTABLISHED; THENCE NORTH 73°59'55" EAST, ALONG THE NORTH LINE OF SAID LOT 3 160.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 16°00'05" EAST, ALONG THE EAST LINE OF SAID LOT 3, 44.34 FEET; THENCE NORTH 74°00'09" EAST, CONTINUING ALONG SAID EAST LINE, 5.45 FEET; THENCE SOUTH 20°17'56" EAST, CONTINUING ALONG SAID EAST LINE, 151.37 FEET; THENCE NORTH 69°42'03" EAST, CONTINUING ALONG SAID EAST LINE, 69.89 FEET; THENCE SOUTH 20°17'56" EAST, CONTINUING ALONG SAID EAST LINE, 43.25 FEET TO THE POINT OF BEGINNING, BEING LOT 3B AS SHOWN ON CERTIFICATE OF SURVEY RECORDED AUGUST 14, 2013 AS DOCUMENT NO. 2013E0086318 IN SURVEY BOOK T-39, PAGE 43.



NOT TO SCALE

INDEX OF SHEETS

1	COVER SHEET
2	SITE PLAN RENDERING
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	UTILITY STORM PLAN
9	EROSION CONTROL PLAN
10	MISCELLANEOUS SITE DETAILS
11	MISCELLANEOUS SITE DETAILS
12	MISCELLANEOUS SITE DETAILS

APPENDIX

L1	LANDSCAPE PLAN
A101	ARCHITECTURAL FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	TRASH ENCLOSURE DETAILS
E2.01	SITE PHOTOMETRIC PLAN
E3.01	ELECTRICAL SPECIFICATIONS
E3.02	ELECTRICAL SPECIFICATIONS
	SIGNING PLAN PACKAGE

PROJECT BENCHMARK

#1 SW Corner, top of curb, metal curb inlet in rear drive aisle by Arby's trash enclosure
N:1041409.531
E:2860830.123
Top Elev. 904.07

UTILITIES

City of Blue Springs
Public Works
903 W. Main Street
Blue Springs, MO 64015
816-228-0121

City of Blue Springs
Water and Sewer
500 S.E. Sunnyside School Road
Blue Springs, MO 64014
816-228-0195

Spire
(Administrative Offices)
3025 S.E. Clover Drive
Lee's Summit, MO 64082
816-537-4681

Evergy
401 SE Bailey Road
Lee's Summit, MO. 64081
816-347-4320

AT&T
Rick Bryan
500 E. 8th Street
Kansas City, MO 64106
913-727-9809

Comcast Cable
New Construction Hotline
866-771-2281

Missouri One-Call
1-800-344-7483

Public Water Supply District 13
of Jackson County
99 Lake Lotawana Road
Lee's Summit, MO 64086
816-774-2315

Southern Jackson County Fire
Protection District
11010 Milton Thompson Road
Lee's Summit, MO 64086
816-525-4200

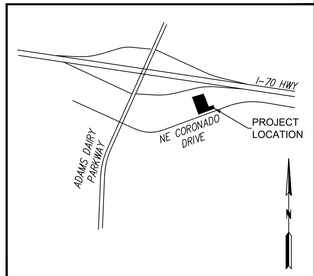
811
Know what's below.
Call before you dig.

DEVELOPER
BLUE SPRINGS DEVELOPMENT THREE, INC.
1 E. WASHINGTON STREET, SUITE 300
PHOENIX, AZ. 85004
(317) 574-7448
CONTACT - MATT WORTHLEY

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
(816) 456-6151
CONTACT - RICHARD MICHAEL

VICINITY MAP

NOT TO SCALE



NO.	REVISION	DATE	BY	CK/APP
3	Revised per City Comments dated 9/23/24	9/27/24	MM	RKS
2	Revised per City Comments dated 8/8/24	8/16/24	MM	RKS
1	Submittal to City of Blue Springs	7/25/24	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2004
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

COVER SHEET

McALISTERS DELI
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24.040 Base
DRAWING NO. 24.040 FDP
DATE August 27, 2024
JOB NO. 24.040
SHEET 1 OF 12

Received
08/28/2024 4:11:41 PM

FILE LOCATION: E:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-COVERSHEET.DWG
PLOT DATE: 8/27/2024 1:58 PM by MIKA ROLL

0 20' 30' 40'
SCALE IN FEET

NO.	REVISION	DATE	BY	CK/APP
3	Revised per City Comments dated 8/23/24	8/27/24	MMH	RKS
2	Revised per City Comments dated 8/8/24	8/16/24	MMH	RKS
1	Submittal to City of Blue Springs	7/25/24	MMH	RKS

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

STATE OF MISSOURI
RICHARD K. STERRETT
NUMBER 26440
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 201900546

SITE PLAN RENDERING

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

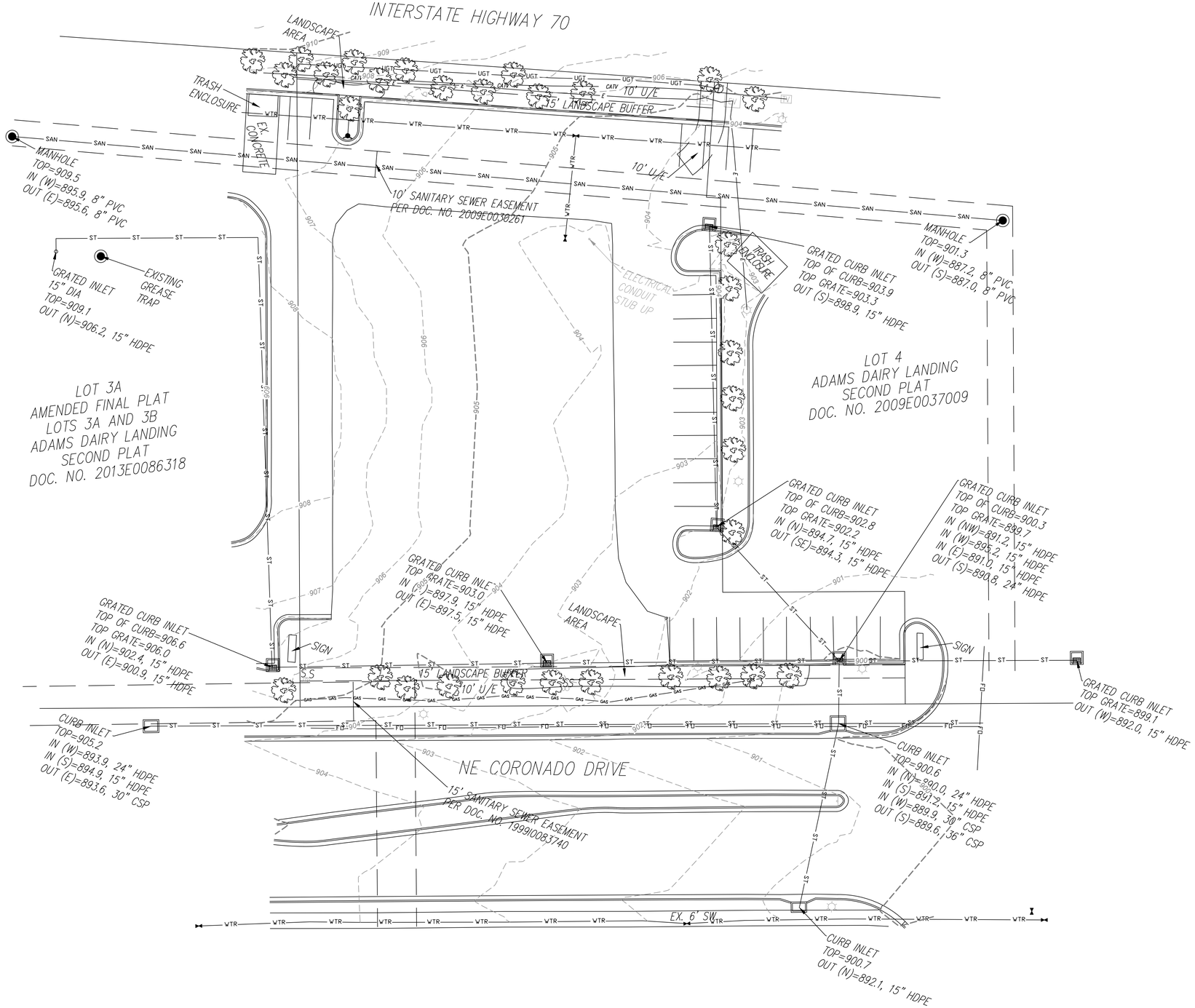
DATE
August 27, 2024

JOB NO.
24.040

SHEET 2 OF 12

Received
08/28/2024 4:11:43 PM

FILE LOCATION: G:\SHARED DRIVES\HG PROJECTS (YR 2022-2024)\2024\24.040 MCALISTERS DELI | THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040 SITE PLAN RENDER.DWG
PLOT DATE: 8/27/2024 1:35:39 PM by MMH



0 20' 30' 40'

SCALE: 1"=20'

NO.	DATE	REVISION	BY	CK/APP
3	8/27/24	Revised per City Comments dated 8/23/24	MMH	RKS
2	8/16/24	Revised per City Comments dated 8/8/24	MMH	RKS
1	7/25/24	Submittal to City of Blue Springs	MMH	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2644
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

EXISTING CONDITIONS

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

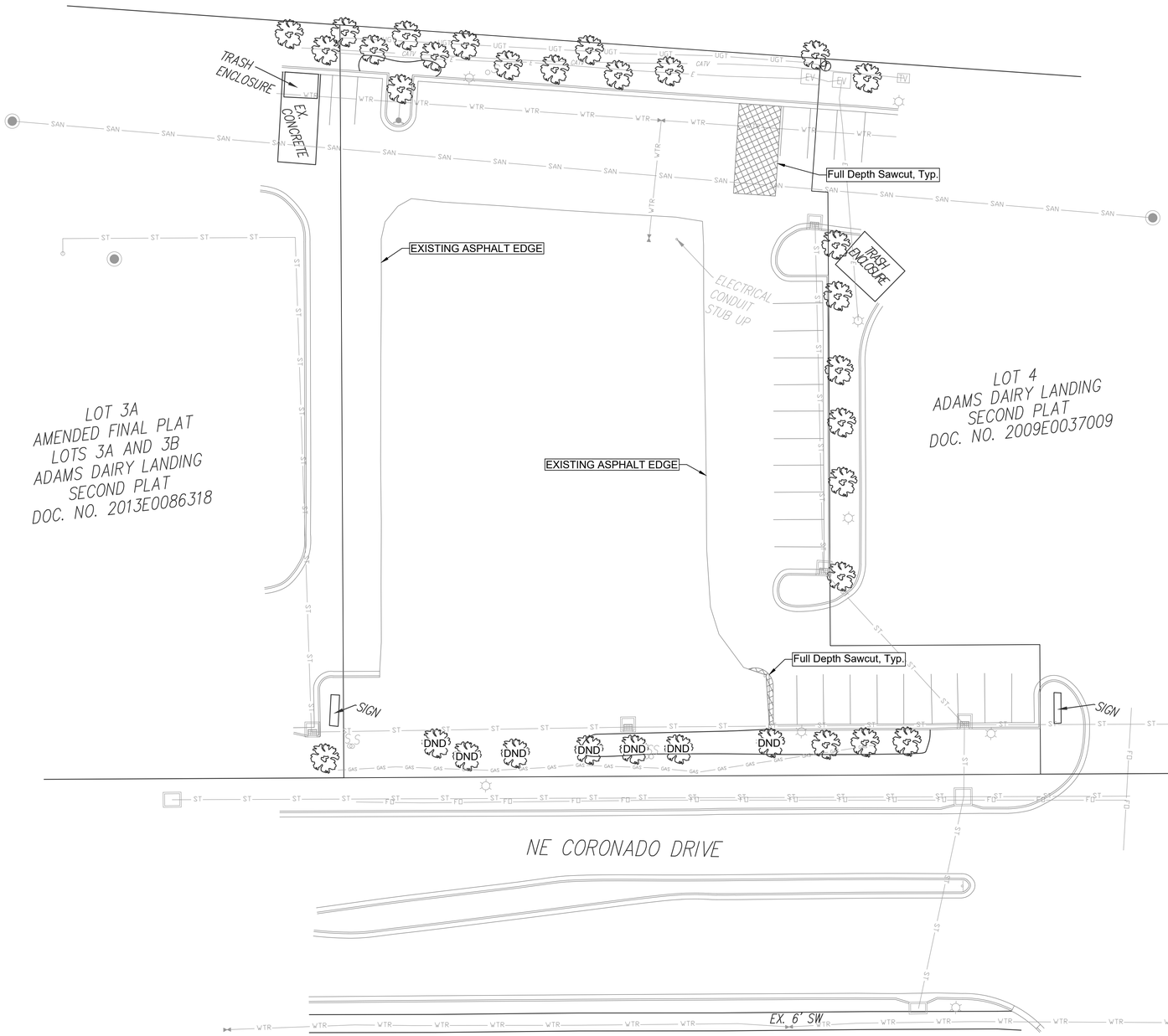
DATE
August 27, 2024

JOB NO.
24.040

SHEET 3 OF 12

FILE LOCATION: G:\SHARED DRIVE\SHG PROJECTS (YR 2022-ISH)\2024\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE: 8/27/2024 1:52 PM by MARK HALL

Received
08/28/2024 4:11:43 PM



PLAN LEGEND:

X	Removals
DND	Do Not Disturb
	Asphalt/Concrete Removal

0 20' 30' 40'

SCALE: 1"=20'

NO.	DATE	REVISION	BY	CK/APP
3	8/27/24	Revised per City Comments dated 8/23/24	MM	RKS
2	8/16/24	Revised per City Comments dated 8/8/24	MM	RKS
1	7/25/24	Submittal to City of Blue Springs	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 26440
LICENSED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

DEMOLITION PLAN

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

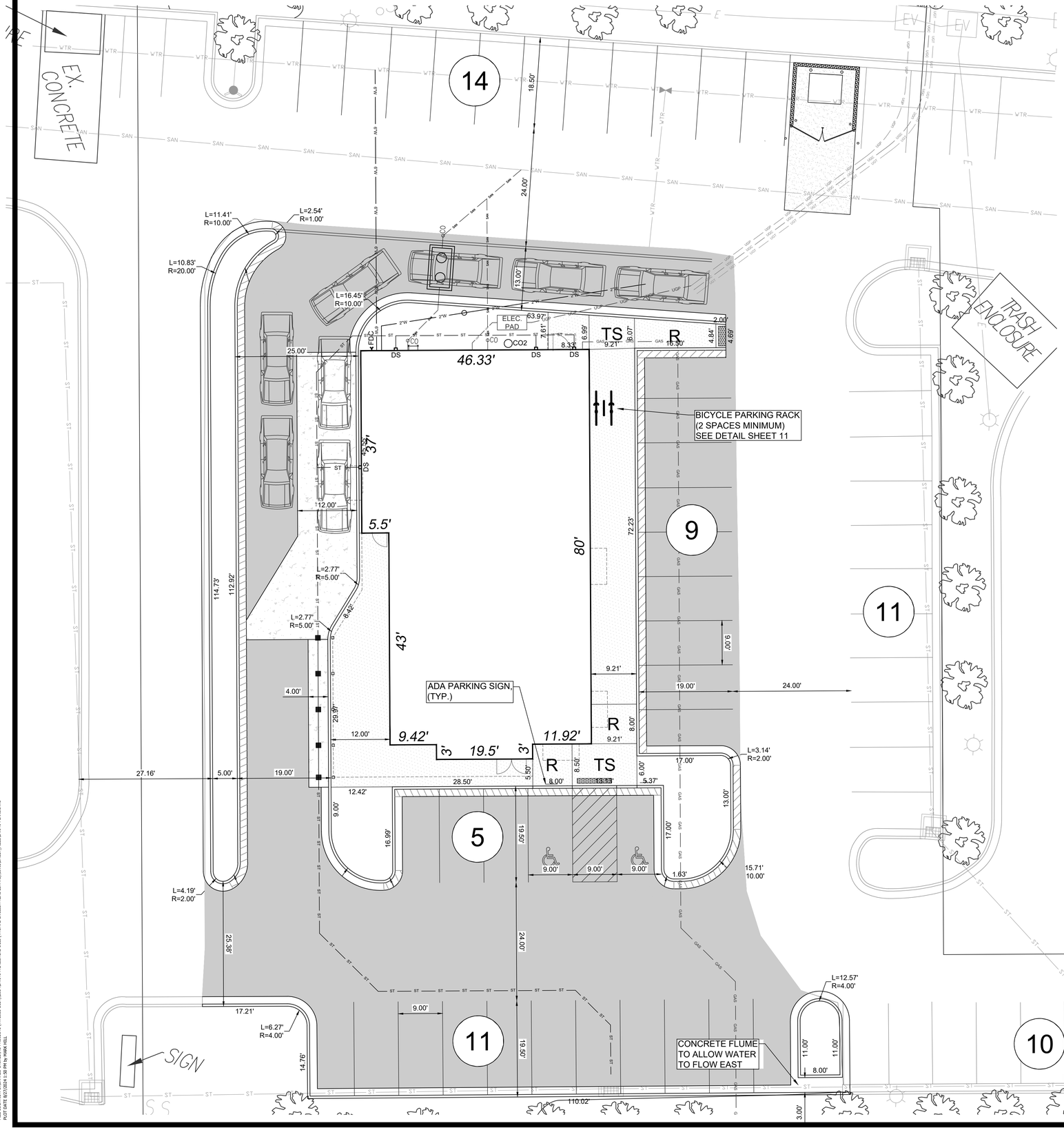
DATE
August 27, 2024

JOB NO.
24.040

4 SHEET OF 12

FILE LOCATION: G:\SHARED DRIVES\MG PROJECTS (YR 2022-2024)\2024\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE: 8/27/2024 1:52 PM by MARK HALL

Received
08/28/2024 4:11:43 PM



0 10' 15' 20'

SCALE: 1"=10'

PLAN LEGEND:

- CG-1 Curb & Gutter (See Detail Sheet)
- CG-1 "Dry" Curb & Gutter (See Detail Sheet)
- 5" PCC for Sidewalk
- Regular Duty Pavement (Asphalt Parking and Non Heavy Duty areas) (See Detail Sheet)
- Heavy Duty Pavement (Concrete Trash Enclosure) (See Detail Sheet)
- Regular Duty Pavement (Concrete Drive Thru) (See Detail Sheet)
- (10) # of Parking Stalls

GENERAL NOTES:

1. See architectural submittal for all building details, lighting details, and MEP plans.
2. All curb to be CG-1 curb, unless otherwise noted.
3. All dimensions are to back of curb unless otherwise noted.
4. All sidewalks shall be ADA compliant.

PARKING ANALYSIS:

Proposed Building Total - 3,528 SF
Customer service & Dining - 1,660 SF
1 stall per 75 sf customer service/dining area

Total Required (1660/75) 23 Spaces
Total Provided 60 Spaces

SITE DATA TABLE

LOT SIZE		42,698.37 Sq. Ft.	0.98 Acres
BUILDING FLOOR AREA		3,528 Sq. Ft.	
BUILDING CONSTRUCTION TYPE		PAD SITE	
		EXISTING	**PROPOSED**
ZONING DISTRICT		GB/PUD/R-O	GB/PUD/R-O
LAND USE		Vacant - Undeveloped	Restaurant, Fast-Food
		ALLOWED	**PROPOSED**
BUILDING HEIGHT		60 ft. Max	25 ft.
FLOOR AREA RATIO		0.65 Max	0.08
		REQUIRED	**PROPOSED**
SETBACKS	NORTH	25 ft.	25 ft.
	EAST	20 ft.	20 ft.
	SOUTH	25 ft.	25 ft.
	WEST	20 ft.	20 ft.
OFF-STREET PARKING	REGULAR SPACES	23	58
	LOADING SPACES	8*	8*
	HANDICAP SPACES		2
	GUEST SPACES	N/A	N/A

* Note there is no Order Box in drive thru, only a pick-up window.

NO.	DATE	REVISION	BY	CK/APP
3	8/27/24	Revised per City Comments dated 8/23/24	MM	RKS
2	8/16/24	Revised per City Comments dated 8/8/24	MM	RKS
1	7/25/24	Submittal to City of Blue Springs	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

Consult 1 Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

SITE PLAN

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

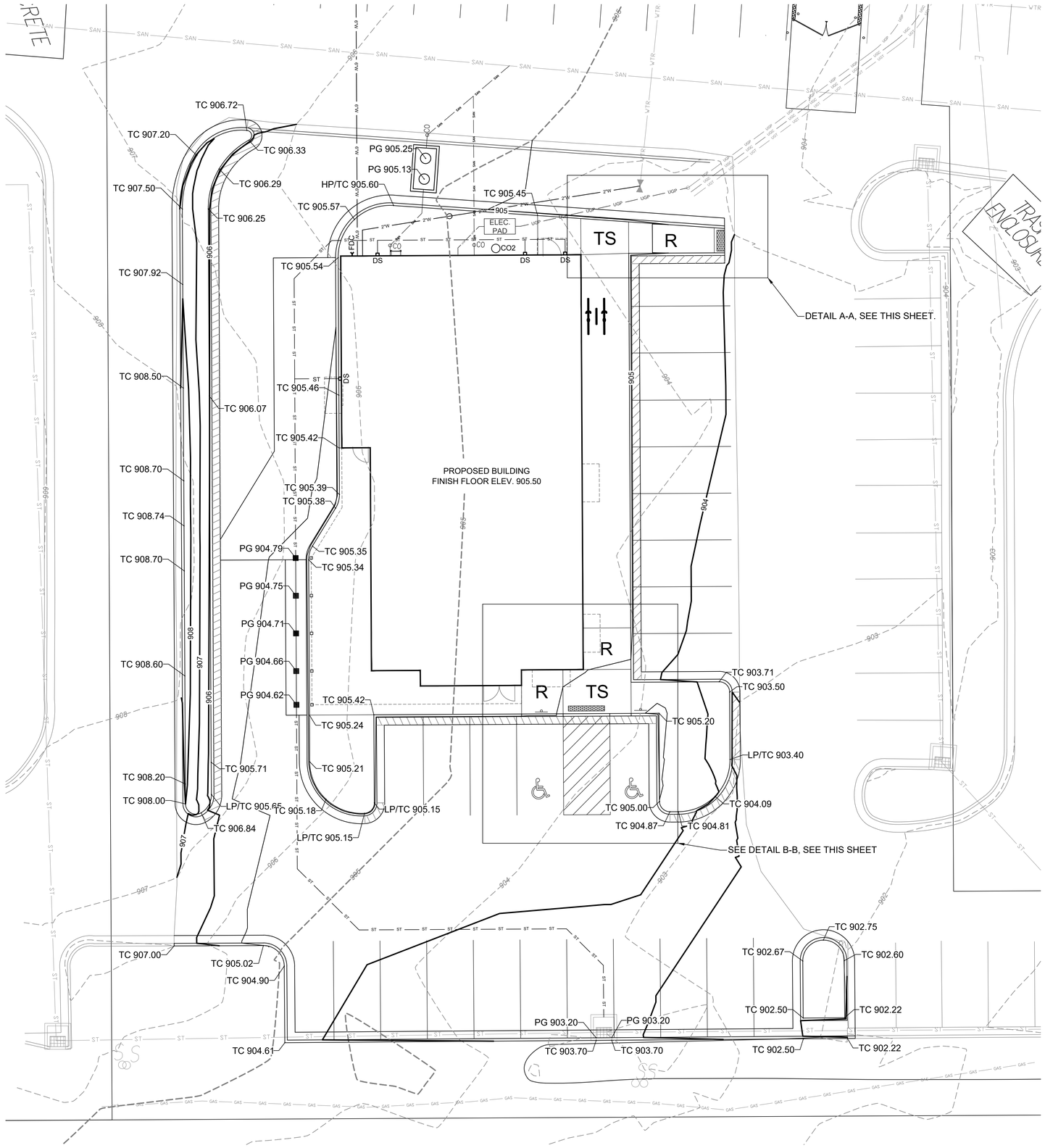
DATE
August 27, 2024

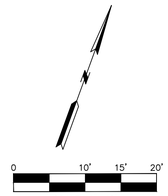
JOB NO.
24.040

SHEET 5 OF 12

Received
08/28/2024 4:11:43 PM

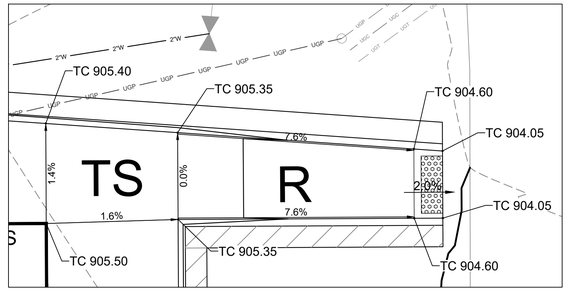
FILE LOCATION G:\SHARED DRIVES\MG PROJECTS (YR 2023-2024)\24.040 MCALISTERS DELI | THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE 8/27/2024 1:58 PM by MIKE ISELL



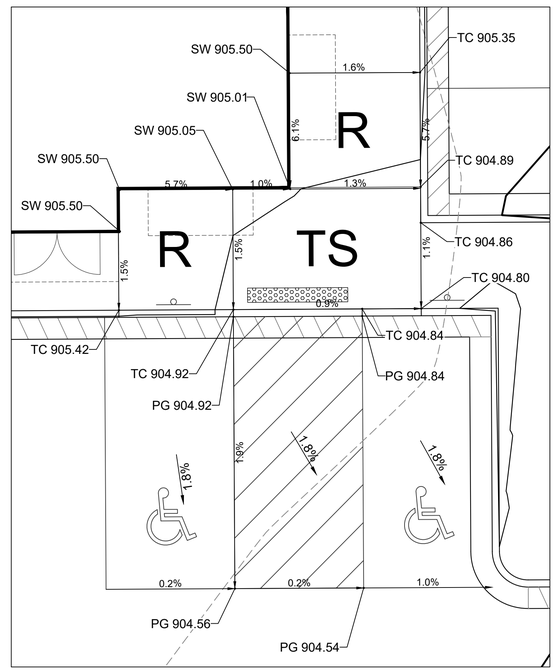


LEGEND

TC = Top of Curb
SW = Edge of Sidewalk
PV = Top of Pavement
PG = Proposed Grade
HP = High Point
LP = Low Point



DETAIL A-A
Scale: 1"-5'



DETAIL B-B
Scale: 1"-5'

NO.	REVISION	DATE	BY	CK/APP
3	Revised per City Comments dated 9/23/24	9/27/24	MM	RKS
2	Revised per City Comments dated 9/6/24	9/16/24	MM	RKS
1	Submittal to City of Blue Springs	7/25/24	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

GRADING PLAN

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

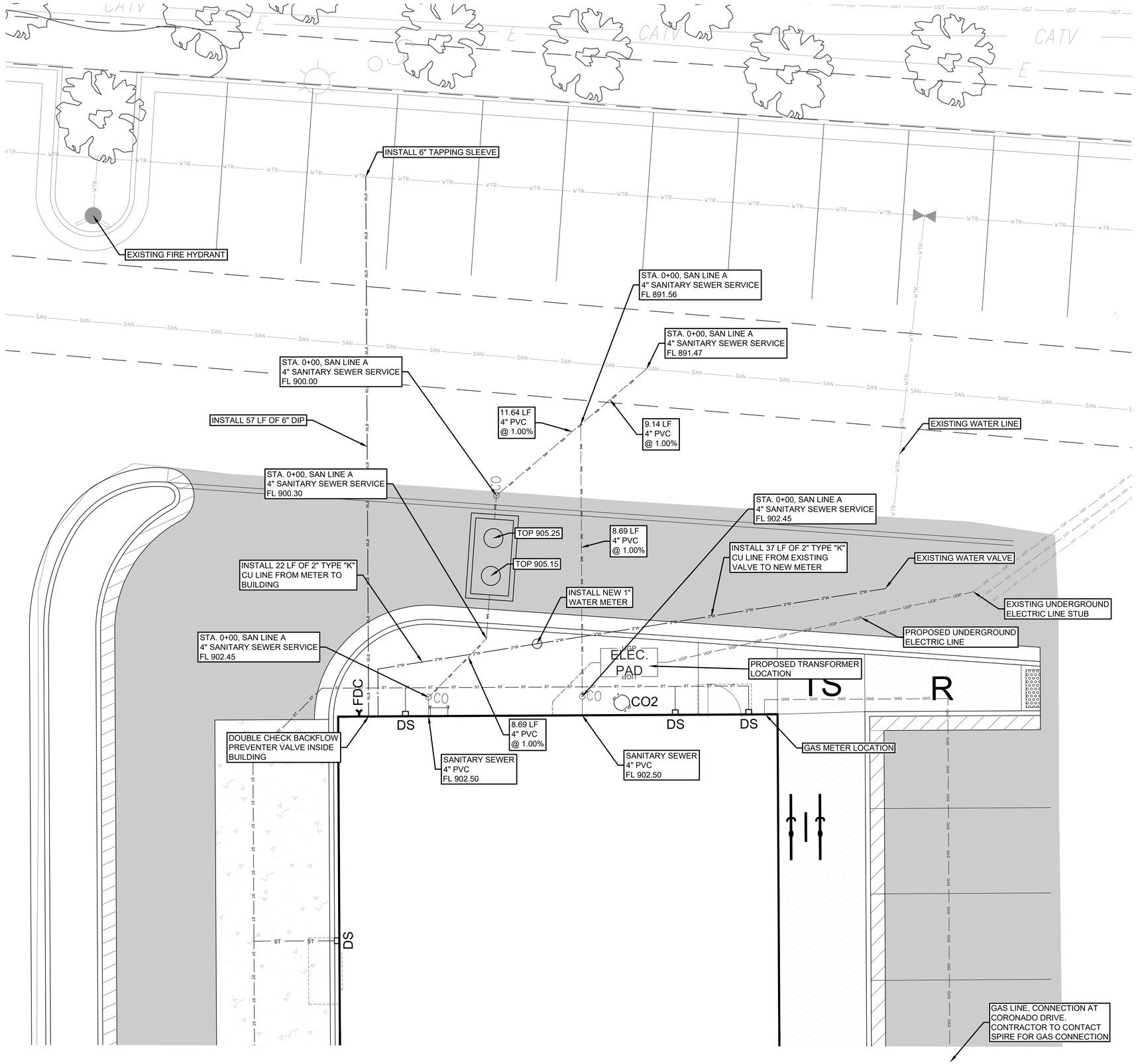
DATE
August 27, 2024

JOB NO.
24.040

SHEET OF
6 12

Received
08/28/2024 4:11:43 PM

FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-GRADING MODEL.DWG
PLOT DATE 8/27/2024 1:01 PM by MARK HALL



UTILITY NOTES:

1. WATERLINES TO BE INSTALLED AT 42" MINIMUM COVER FROM FINISH GRADE.
2. ALL UTILITY INSTALLATIONS TO BE IN ACCORDANCE TO BLUE SPRINGS "DESIGN AND CONSTRUCTION MANUAL". SEE MANUAL FOR SPECIFICATIONS AND STANDARD DETAILS
3. SANITARY SEWER SERVICE TO BE 4" SCHEDULE 40 OR SDR-26 PVC AT 2% MINIMUM SLOPE.
4. SEWER LINE TO BE TRENCHED AND BACKFILLED PER CITY OF BLUE SPRINGS.
5. CONTRACTOR TO CONTACT THE WATER UTILITIES DEPARTMENT, OPERATIONS DIVISION, AT (816) 969-7606 TO SCHEDULE WATER MAIN TAPS AND CUT-INS, 48 HOURS IN ADVANCE.
6. THRUST BLOCKS TO BE PROVIDED AT ALL WATER LINE BENDS AND TEE LOCATIONS.
7. DOMESTIC WATER LINES TO BE 2" DIAMETER TYPE K COPPER FROM MAIN TO METER AND EXTED 10 FEET BEYOND METER. 2 1/2 " DIAMETER SCHEDULE 40 FROM 10 FEET FROM METER TO BUILDING.
8. CONTRACTOR TO COORDINATE WITH EVERGY FOR TEMPORARY AND PERMANENT ELECTRIC ALIGNMENT AND CONNECTION.
9. SEE MEP PLANS FOR ALL UTILITY INFORMATION INSIDE OF THE BUILDING.
10. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS FOR EXISTING SEWER CONNECTIONS. CONTACT CIVIL ENGINEER IF CONFLICT ARISES.
11. CONTRACTOR TO CONTACT PHONE SERVICE PROVIDER TO COORDINATE PHONE CONDUIT ROUTING.

NO.	DATE	REVISION	BY	CK/APP
3	8/27/24	Revised per City Comments dated 8/23/24	MM	RKS
2	8/16/24	Revised per City Comments dated 8/8/24	MM	RKS
1	7/25/24	Submittal to City of Blue Springs	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
LICENSED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

UTILITY PLAN

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

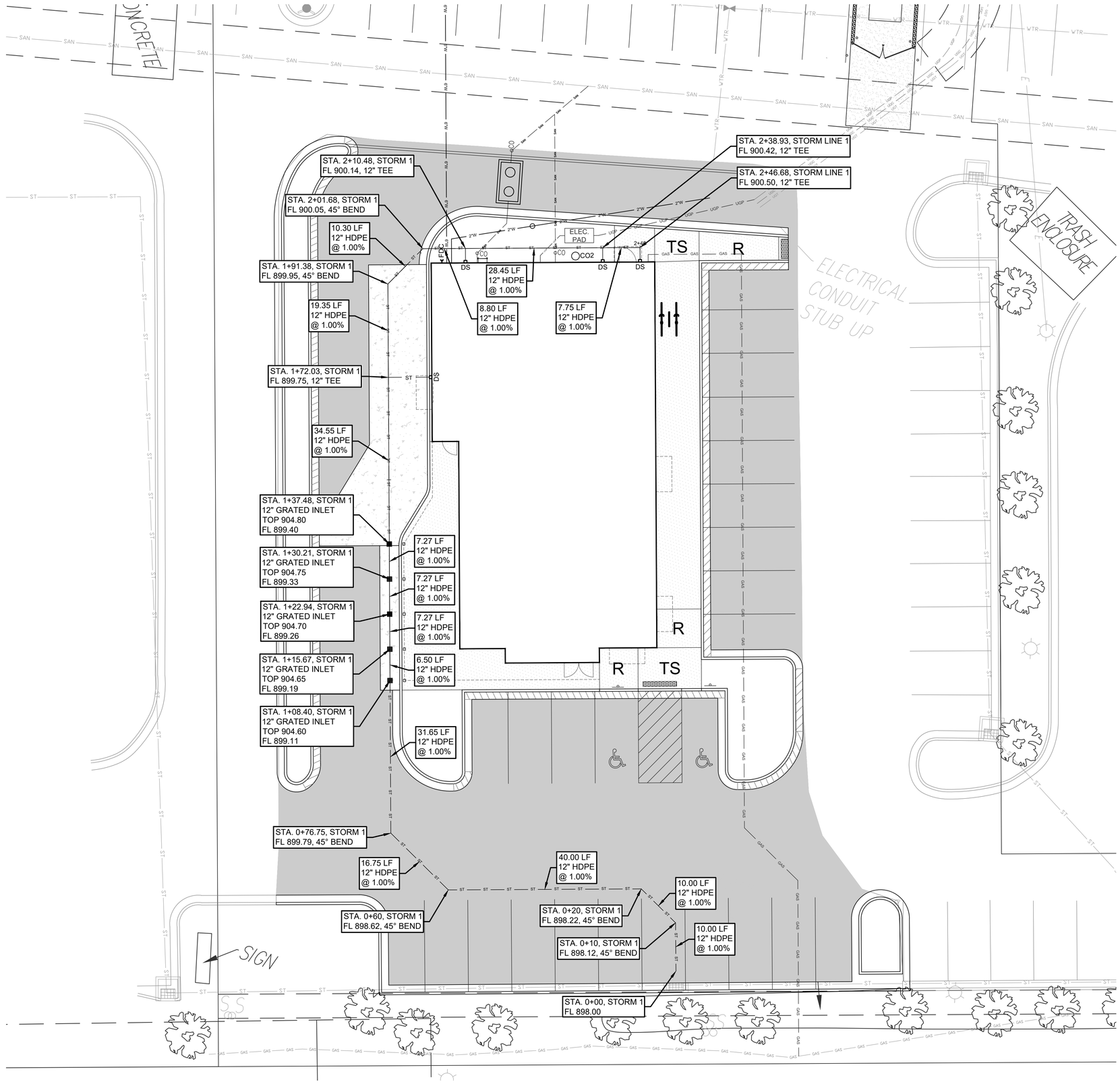
DATE
August 27, 2024

JOB NO.
24.040

SHEET 7 OF 12

Received
08/28/2024 4:11:43 PM

FILE LOCATION G:\SHARED DRIVE\ENGR PROJECTS\YR 2023-2024\2024\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE 8/27/2024 1:31 PM BY MARK HEIL



UTILITY NOTES:

1. ALL UTILITY INSTALLATIONS TO BE IN ACCORDANCE TO BLUE SPRINGS "DESIGN AND CONSTRUCTION MANUAL". SEE MANUAL FOR SPECIFICATIONS AND STANDARD DETAILS
2. STORM PIPE TO BE HDPE, CORRUGATED WITH SMOOTH INTERIOR.
3. ROOF DRAINS FOR BUILDING AND CANOPY TO BE CONNECTED TO 12" HDPE PIPE AND CONNECT TO PUBLIC STORM SEWER CURB INLET IN SOUTH PARKING LOT.
4. SEE MEP PLANS FOR ALL UTILITY INFORMATION INSIDE OF THE BUILDING.

NO.	DATE	REVISION	BY	CK/APP
3	8/27/24	Revised per City Comments dated 8/23/24	MM	RKS
2	8/16/24	Revised per City Comments dated 8/8/24	MM	RKS
1	7/25/24	Submittal to City of Blue Springs	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER PE-2010044573
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

UTILITY STORM PLAN

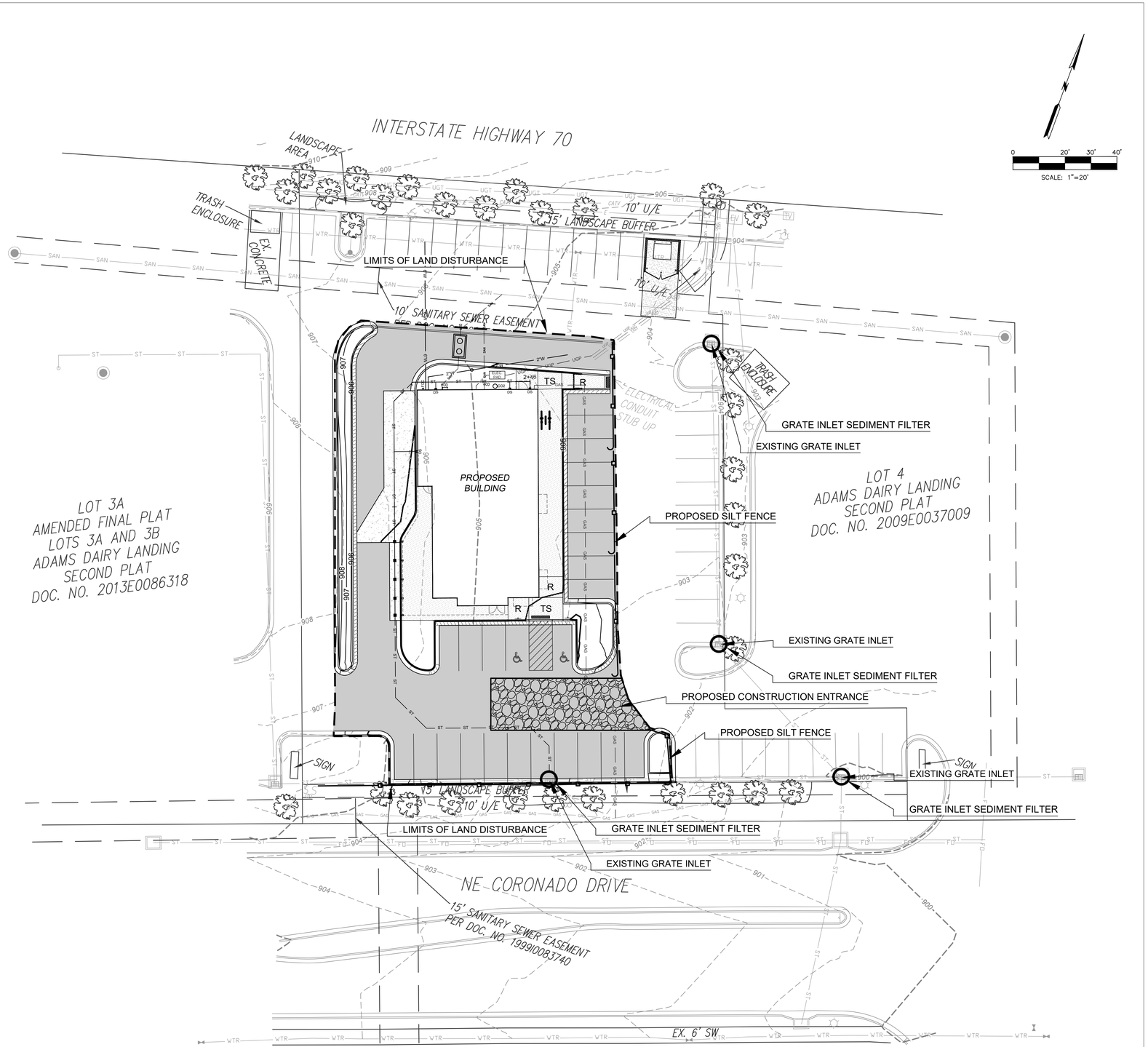
McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.040 Base
DRAWING NO.	24.040 FDP
DATE	August 27, 2024
JOB NO.	24.040
SHEET OF	8 OF 12

FILE LOCATION (L:\SHARED DATA\SVE PROJECTS (YR 2023-2024)\2024\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE 8/27/2024 3:53 PM BY MARK HEIL

Received
08/28/2024 4:11:43 PM



GENERAL NOTES:

1. Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge.
2. The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
3. Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
4. No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place.
5. Sediment Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary.
6. Inspect and repair the collection system (i.e. sediment traps, catch basins, piping, swales, riprap, etc.) after rain events to maintain proper function.
7. After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
   - Inspect the detention basin/sediment trap system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.
   - Check and clear the outfall device of any obstructions.
8. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times. The site shall have a temporary construction access installed to prevent mud and debris from being tracked onto the public street. The contractor shall inspect, repair, and add stone to the construction entrance when it becomes saturated with mud to insure it functions as it was intended.
9. Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
10. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control methods have not been established.
11. All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
12. Dust control on site shall be minimized by spraying water on dry areas of the site. The use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited.
13. All existing structures, fencing, trees, etc. within the construction limits shall be removed and disposed of off site per state and local ordinances. Any burning on site shall be subject to local ordinances.
14. All wash water (concrete truck, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.
15. Additional erosion and sediment control methods and devices may be required as directed by the City or MoDNR.
16. Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.

PLAN LEGEND:

- Silt Fence (APWA ESC-03)
- Inlet/Outlet Protection (APWA ESC-06 & ESC-07 or approved equal)
- Temporary Stone Construction Entrance (APWA ESC-01)

Total Land Disturbance = 0.45 Acres

EROSION CONTROL PHASING:

Phase 1:
Install perimeter containment measures (silt fence) prior to grading activities & construction entrance

Phase 2:
Install additional inlet & outlet protection on new structures as installed and prior to paving

Phase 3:
Remove all ESC measures upon revegetation of the site

NO.	DATE	REVISION	BY	CK/APP
3	9/27/24	Revised per City Comments dated 9/23/24	MM	RKS
2	8/16/24	Revised per City Comments dated 8/8/24	MM	RKS
1	7/25/24	Submittal to City of Blue Springs	MM	RKS

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2004
REGISTERED PROFESSIONAL ENGINEER

August 27, 2024
R. KEVIN STERRETT, MO E-26440

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

EROSION CONTROL PLAN

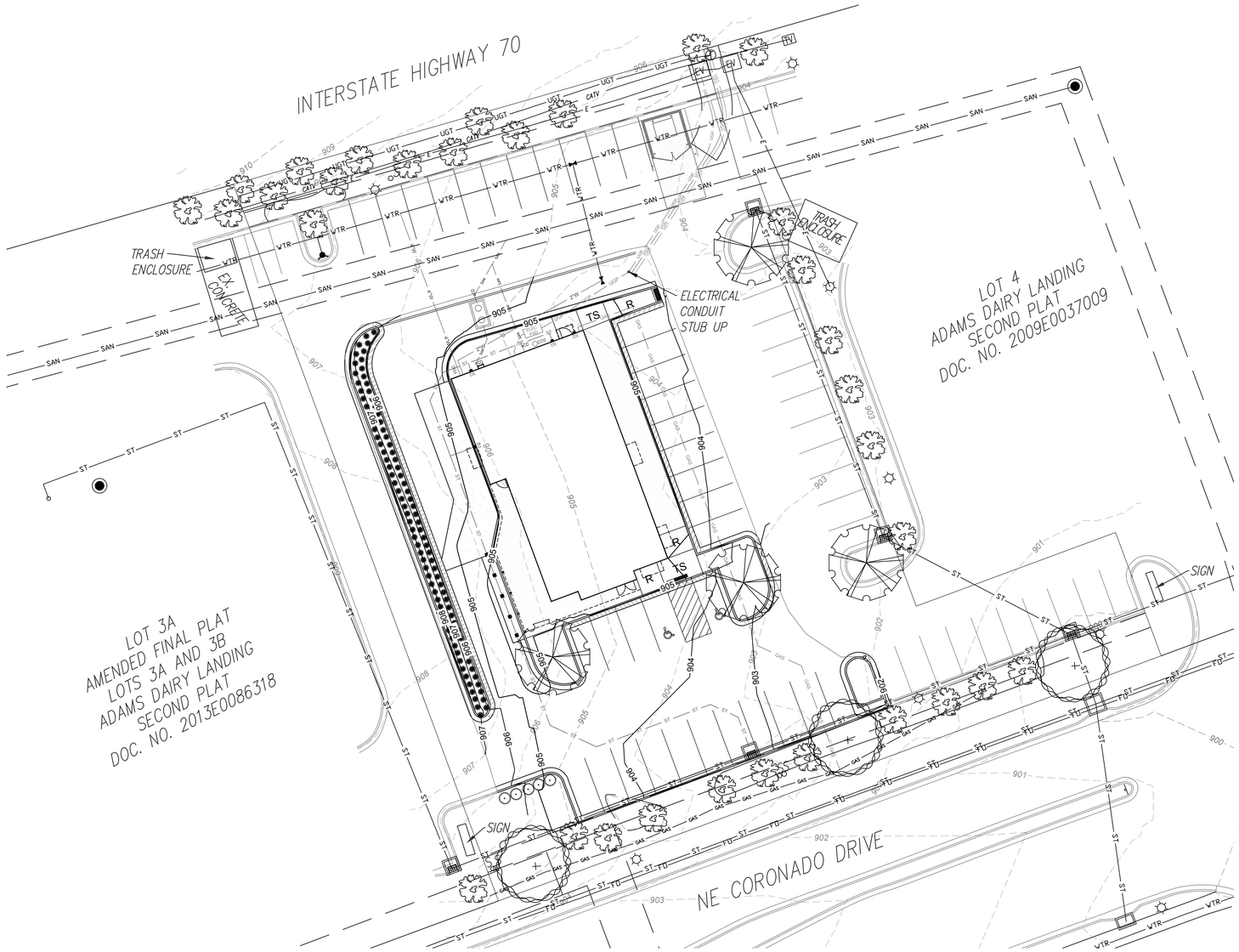
McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.040 Base
DRAWING NO.	24.040 FDP
DATE	August 27, 2024
JOB NO.	24.040
SHEET OF	9 OF 12

FILE LOCATION: C:\SHARED DRIVES\PKC PROJECTS (YR 2023-2024)\2024\24.040 MCALLISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE: 8/27/2024 1:15 PM By MARK HALL

Received
08/28/2024 4:11:43 PM



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

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

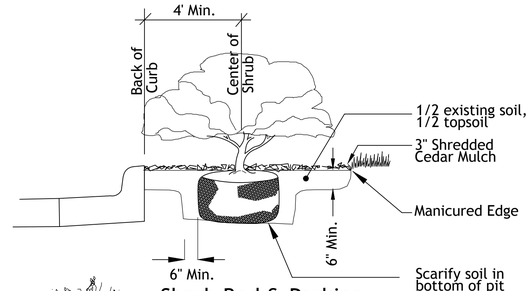
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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

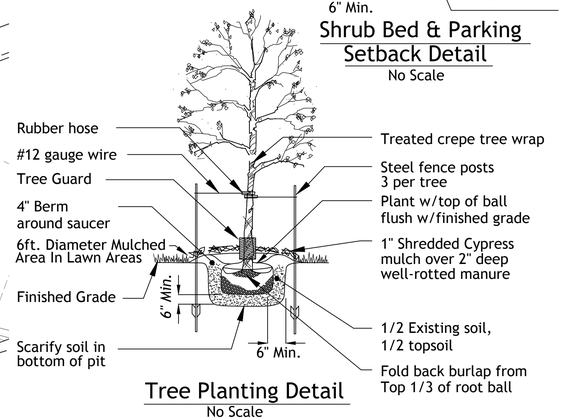
All shrub beds shall be mulched with 3" of shredded cedar mulch.

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

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



Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
✹	98	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	3'o.c.
⊙	5	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	3	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	4	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown

Typical Utility Box Screening Details

No Scale



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

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Landscape Matrix Table

Parcel	Buffer Details			Calculations		Proposed Plant Units				Subtotals	
Location of Buffer	**Length (of property line)**	**Buffer Type**	**Buffer Width**	**Plant Unit Calcs**	**Existing Trees** (8pu)	**Shade Trees** (8 pu)	**Ornamental** (5 pu)	**Conifers** (5 pu)	**Shrubs** (1 pu)	**Total Proposed Units**	**Above/ Below Required**
EAST Property Line	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH Property Line	161'	B	15'	161*45/100 =72 pu	11@ 8 =88 pu	0@ 8 =0 pu	0 @ 5 =0 pu	N/A	0 @1 =0 pu	88	+16
SOUTH Property Line	232'	B	15'	232*45/100 =104 pu	10@ 8 =80 pu	3@ 8 =24 pu	0 @ 5 =0 pu	N/A	0 @1 =0 pu	104	0
WEST Property Line	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space Landscaping	4,453 ft.	NA	NA	4,453 / 500= 9 pu	0 @ 8 =0 pu	0@ 8 =0 pu	0	0@ 5 =0 pu	5	5	-4
Parking lot	60 stalls			2 pu per stall = 120 pu		4 @ 8 =32 pu	0 @ 5 =0 pu	0	98 @1 =98 pu	130	+10
Cumulative Totals:				305 pu	168	56	0	0	103	327	+22

NO.	DATE	REVISION	BY	CK/APP
1	8-13-24	CITY COMMENTS	GO	GO
2	8-26-24	CITY COMMENTS	GO	GO

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

STATE OF MISSOURI · GREGORY A. OSWALD · NUMBER A-2009037009 · LANDSCAPE ARCHITECT · 8-26-2024

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

LANDSCAPE PLAN

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

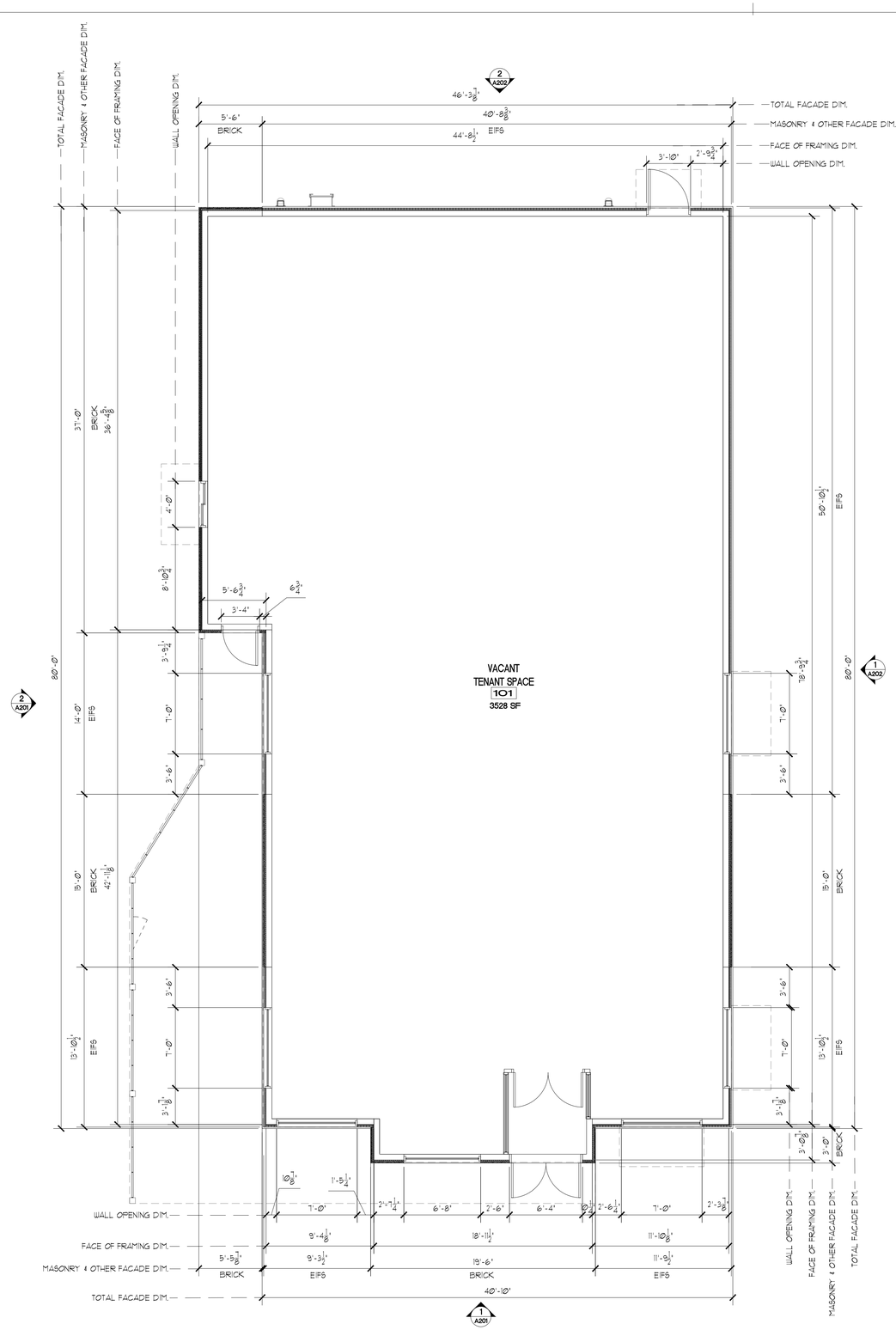
X-REF NO. 24.040 Base
DRAWING NO. 24.040 PDPs
DATE July 10, 2024
JOB NO. 24.040

L1 SHEET OF L1

1"=20'
0 10' 20'

Received
08/28/2024 4:11:43 PM

FILE LOCATION G:\DESIGN\PC CONSULTING\MCALISTERS DELI\DWG\MCALISTER BLUE SPRINGS PKG LANDSCAPE.DWG
PLOT DATE 8/26/2024 7:12:34 AM by GREG



ARCHITECTURAL FLOOR PLAN

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

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

BLUE SPRINGS RETAIL

1221 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

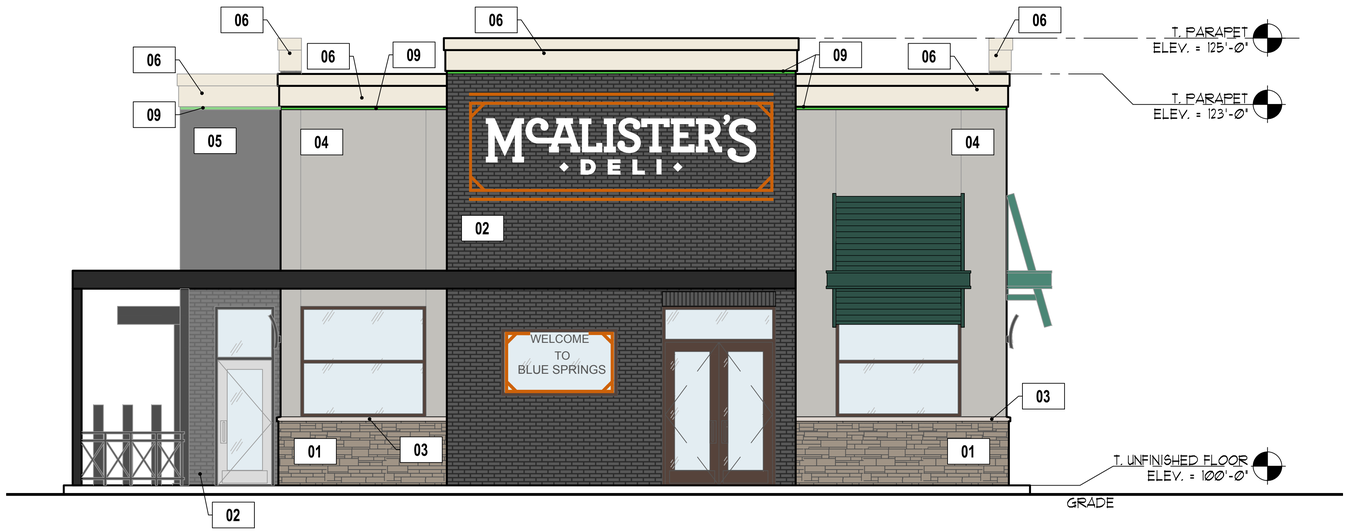
PLOT DATE:	2024-07-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0015

ARCHITECTURAL FLOOR PLAN

A101

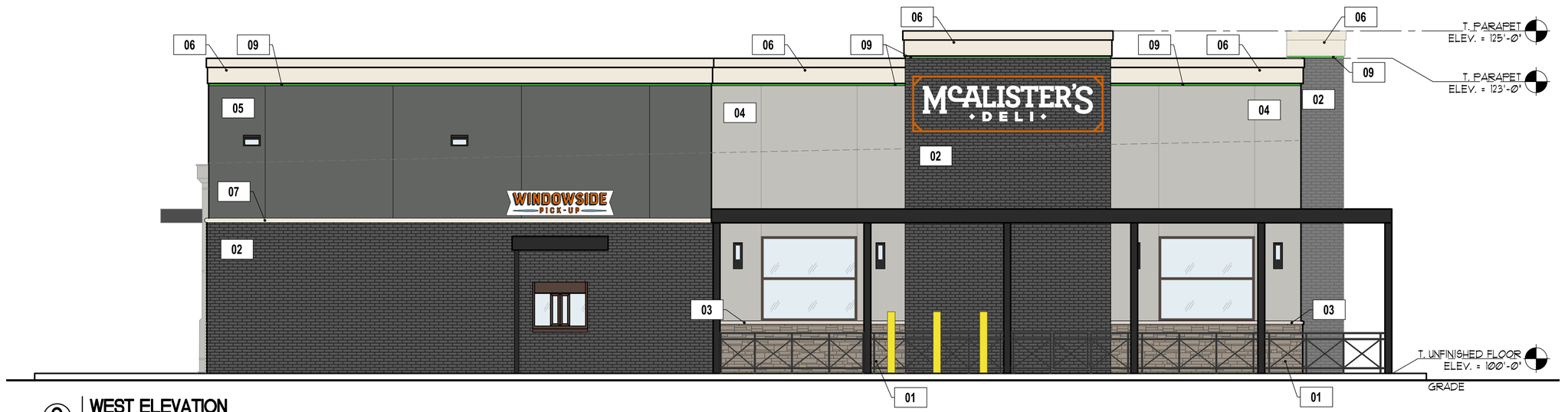
THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Received
08/29/2024 4:11:44 PM



① SOUTH ELEVATION

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



② WEST ELEVATION

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

MATERIALS		
MARK	DESCRIPTION	MANUFACTURER/COLOR
01	STONE VENEER	DUTCH QUALITY - DRYSTACK, COLOR: ASHEN
02	BRICK VENEER	BELDEN MODULAR "BLACK DIAMOND VELOUR" THIN FLAT BACK W/ ARGOS "MAGNOLA DARK" MORTAR
03	CAST STONE SILL	PRE-CASE CONCRETE SILL / STONECAST - LIMESTONE W/ WESTERN LIME W-5 MORTAR
04	EIFS SIDING	DRYVIT - COLOR: 523 GRAY MIST
05	EIFS SIDING	DRYVIT - COLOR: 527 BRUSHED GRAY
06	EIFS CORNICE	DRYVIT - COLOR: 472 CAPTAIN
07	EIFS SILL	DRYVIT - COLOR: 101 SUPER WHITE
08	METAL CAP	COLOR: BLACK
09	LED BORDER	COLOR: GREEN

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

BLUE SPRINGS RETAIL

121 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:

1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE

PLOT DATE:	2024-07-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0015

ELEVATIONS

A201

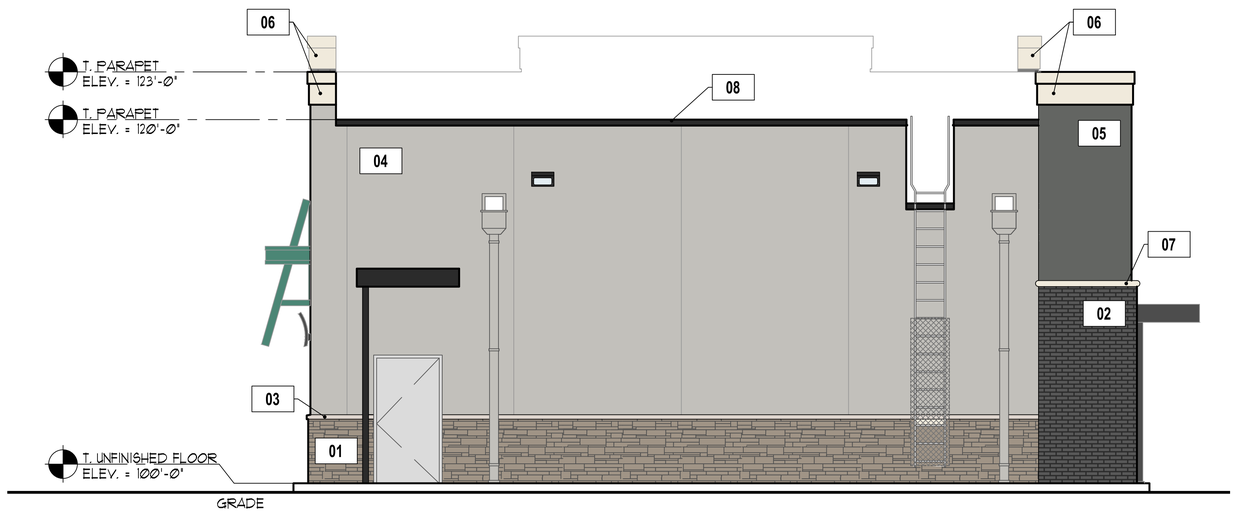
THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Received
08/28/2024 4:11:44 PM



① EAST ELEVATION

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



② NORTH ELEVATION

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

MATERIALS

MARK	DESCRIPTION	MANUFACTURER/COLOR
01	STONE VENEER	DUTCH QUALITY - DRYSTACK, COLOR: ASHEN
02	BRICK VENEER	BELDEN MODULAR "BLACK DIAMOND VELOUR" THIN FLAT BACK W/ ARGOS "MAGNOLA DARK" MORTAR
03	CAST STONE SILL	PRE-CASE CONCRETE SILL / STONECAST - LIMESTONE W/ WESTERN LIME W-5 MORTAR
04	EIFS SIDING	DRYVIT - COLOR: 523 GRAY MIST
05	EIFS SIDING	DRYVIT - COLOR: 521 BRUSHED GRAY
06	EIFS CORNICE	DRYVIT - COLOR: 412 CAPTAIN
07	EIFS SILL	DRYVIT - COLOR: 101 SUPER WHITE
08	METAL CAP	COLOR: BLACK
09	LED BORDER	COLOR: GREEN

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

BLUE SPRINGS RETAIL

1221 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

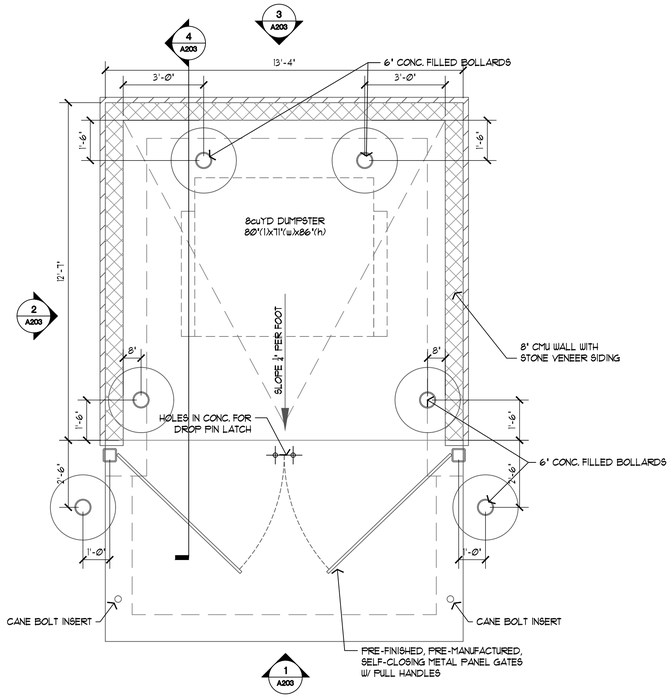
PLOT DATE:	2024-07-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0015

ELEVATIONS

A202

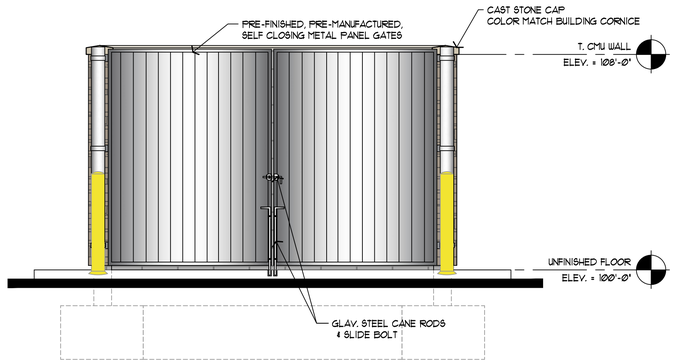
THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Received
08/28/2024 4:11:44 PM



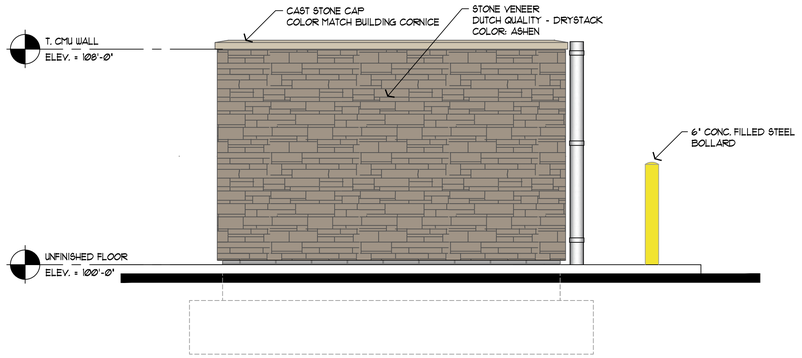
ARCHITECTURAL FLOOR PLAN

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



1 SOUTH ELEVATION

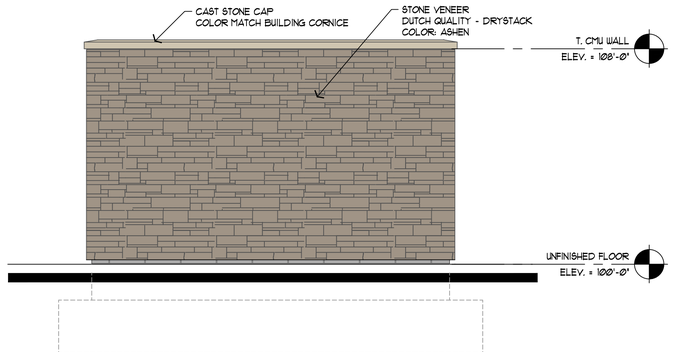
SCALE: 3/8" = 1'-0"



NOTE: EAST ELEVATION SIMILAR

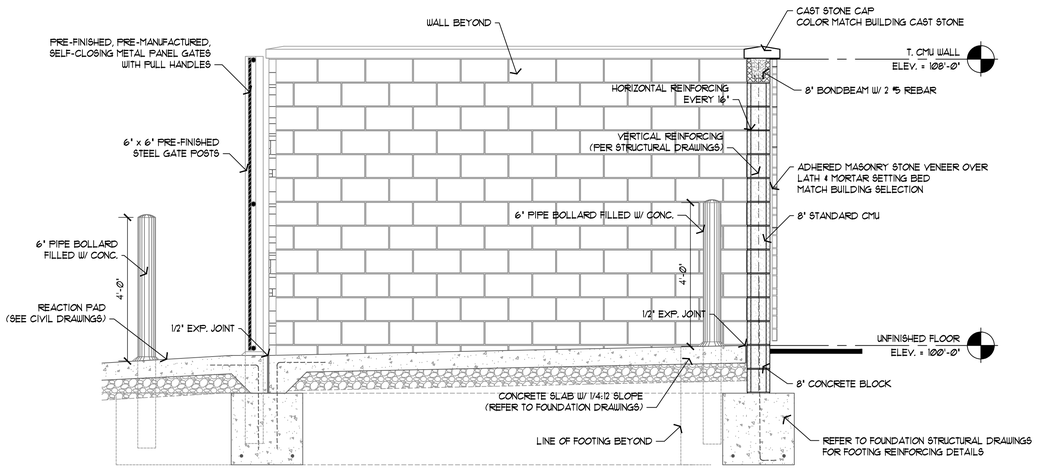
2 WEST ELEVATION

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



3 NORTH ELEVATION

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



4 WALL SECTION

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

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

BLUE SPRINGS RETAIL

1221 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2024-07-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0075

TRASH ENCLOSURE DETAILS

A203

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Received
08/28/2024 4:11:44 PM

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

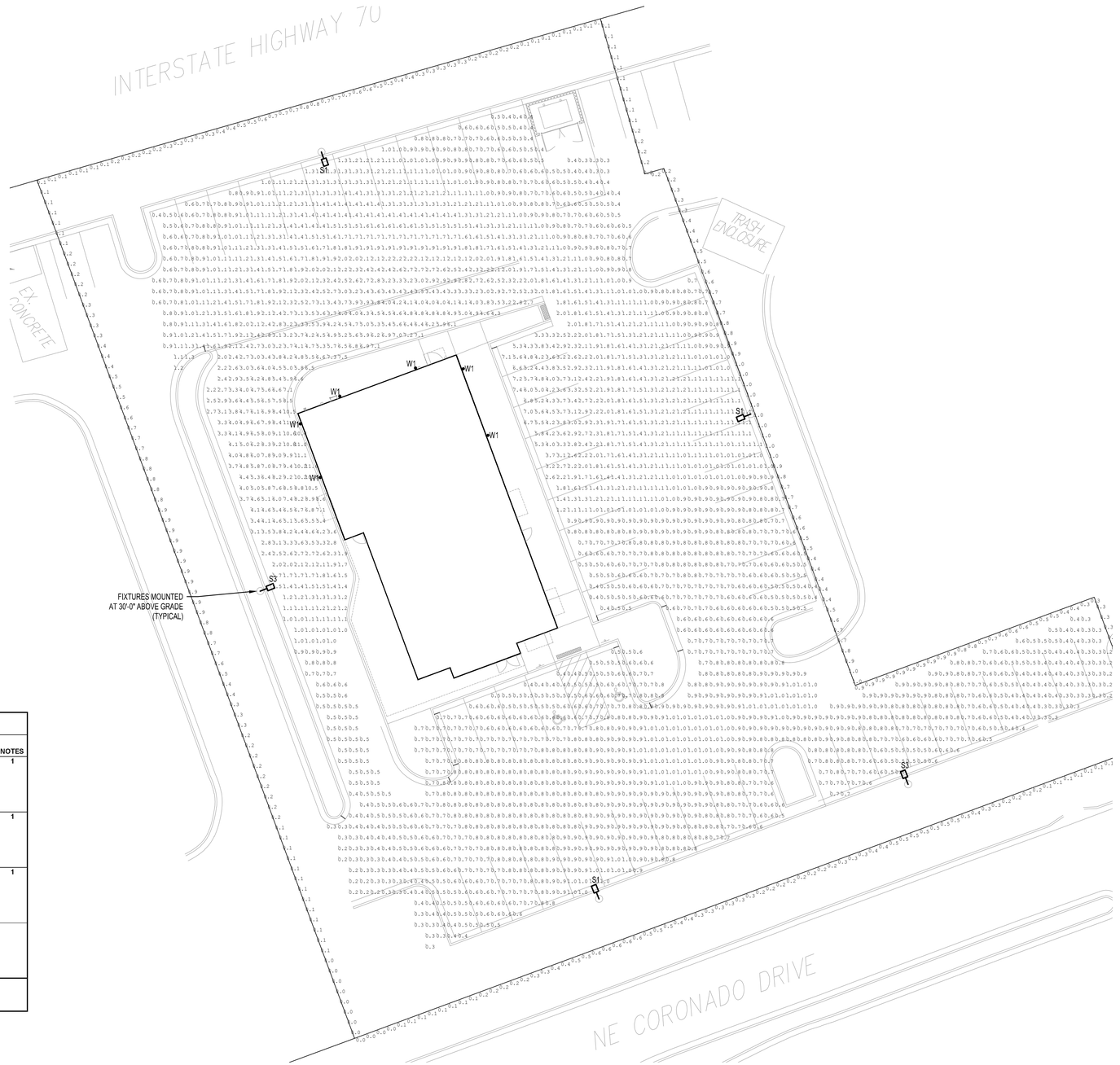
Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminiare per IEC 66262 me-chanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

LIGHTING FIXTURE SCHEDULE

FIXT. TYPE	DESCRIPTION & MANUFACTURER OPTIONS	LAMPS NO.	LAMPS TYPE	FIXT. VOLT	TOTAL WATTS	FINISH	REMARKS/MOUNTING	NOTES
S1	Pole Mounted LED Parking Area Fixture	1	LED	UNV	176W	Standard	Pole Mounted Fixture. Mount at 30'-0" Above Finished Grade.	1
	M# LSI #MRS-LED-06L-SIL-FT-40-70CRI							
S3	Pole Mounted LED Parking Area Fixture	1	LED	UNV	176W	Standard	Pole Mounted Fixture. Mount at 30'-0" Above Finished Grade.	1
	M# LSI #MRS-LED-06L-SIL-3--40-70CRI							
W1	Wall Mounted LED Wall Pack	1	LED	120V	60W	Coord. w/ Architect	Wall (Refer Arch Elevation)	1
	M# WESTGATE #WML-HL-60W-40K, 120/60							

NOTES:
1. Coordinate Exact Mounting Height and Location of All Fixtures With Owner Prior to Rough-In.
2. Circuit Emergency Battery Packs and Exit Signs to Local Lighting Circuit Ahead of Any Means of Control for Proper Operation.



1 SITE PHOTOMETRIC PLAN

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

SITE LIGHTING STATISTICS					
	UNITS	AVG	MAX	MIN	MAX/MIN
PARKING LOT	FC	1.45	11.6	0.2	58.00
PROPERTY LINE	FC	0.40	1.0	0.0	N/A

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E1.01 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. CONTRACTOR SHALL WIRE FIXTURES IN ACCORDANCE WITH SWITCHING INDICATED. CONNECTED LOAD ON 277V-20A CIRCUITS SHALL NOT EXCEED 4000W, 120V-20A CIRCUITS SHALL NOT EXCEED 1800W.

KEYED NOTES:

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11161
OVERLAND PARK, KS 66207
913-735-5654
MO CERTIFICATE OF AUTHORITY #E-2021006522

ISSUE DATES

TITLE

SITE PHOTOMETRIC PLAN

E2.01

Received
08/28/2024 4:11:44 PM

Docusign Envelope ID: 42401C3F-0DBB-4D28-9198-FAE89570FB54

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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

McAlister's Deli - located in Adams Dairy Landing

Project Name

1221 NE Coronado Drive	Lot 3B, Amended Final Plat Lots 3A and 3B
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)	**Legal Description (attach as a separate page if too large)**

GB/PUD/R-C Vacant/Undeveloped	GB/PUD/R-C Restaurant, Fast-Food	0.98	1
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

Thomas English	Thomas English Retail	317-574-7448	mworthley@thomasenglish.cc
Name of Applicant	Company	Phone	Email Address

6500 Westfield BLVD	Indianapolis	IN	46220
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 Thomas English	7-25-24
Applicant Signature	Date

Blue Springs Development Three, Inc.

Name of Property Owner	Phone	Email Address	
1 E. Washington Street, Suite 300	Phoenix	AZ	85004
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 DocuSigned by: Scott Rehorn 22A387A967A24EB...	July 25, 2024
Property Owner Signature	Date

Received
07/25/2024 4:37:49 PM

Docusign Envelope ID: 42401C3F-0DBB-4D28-9198-FAE89570FB54

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

PROJECT DESCRIPTION:

This project is an "in-fill" project proposing a McAlister's Deli. The adjacent properties are developed with similar uses: Restaurant, Fast-Food to the East and Small Size Commercial to the West.

Received
07/25/2024 4:37:51 PM

Docusign Envelope ID: 42401C3F-0DBB-4D28-9198-FAE89570FB54

CONTACT INFORMATION SHEET

PROJECT LEAD

Same as Developer Information

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

DEVELOPER

Name	Company Name		
Matt Worthley	Thomas English Retail Real Estate		
Address	**City**	**State**	**Zip**
6500 Westfield Boulevard	Indianapolis	IN	46220
Email	**Phone**	**Fax**	
mworthley@thomasenglish.com	317-574-7448		

ENGINEER

Name	Company Name		
Richard Michael	HG Consult, Inc.		
Address	**City**	**State**	**Zip**
1533 Locust Street	Kansas City	MO	64108
Email	**Phone**	**Fax**	
rmichael@hgcons.com	816-456-6151		

ARCHITECT

Name	Company Name		
Darren Peterson	Peterson Architecture		
Address	**City**	**State**	**Zip**
298 S. 10th Street #500	Noblesville	IN	46060
Email	**Phone**	**Fax**	
dpeterson@petersonarchitecture.com	317-590-0493		

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig & Associates, LLC.		
Address	**City**	**State**	**Zip**
33604 E. 235th Street	Pleasant Hill	MO	64080
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	816-309-6621		

LANDSCAPE ARCHITECT

Name	Company Name		
Garrett Ochs	Ochs Land Planning, LLC.		
Address	**City**	**State**	**Zip**
533 Lake Forest	Bonner Springs	KS	66012
Email	**Phone**	**Fax**	
garrettochs@gmail.com	913-961-6578		

ATTORNEY

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

OTHER CONTACT

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

Received
07/25/2024 4:37:51 PM

Blue Springs, Missouri
Community Development

MONTHLY REPORT
August 2024

Building Permit Activity

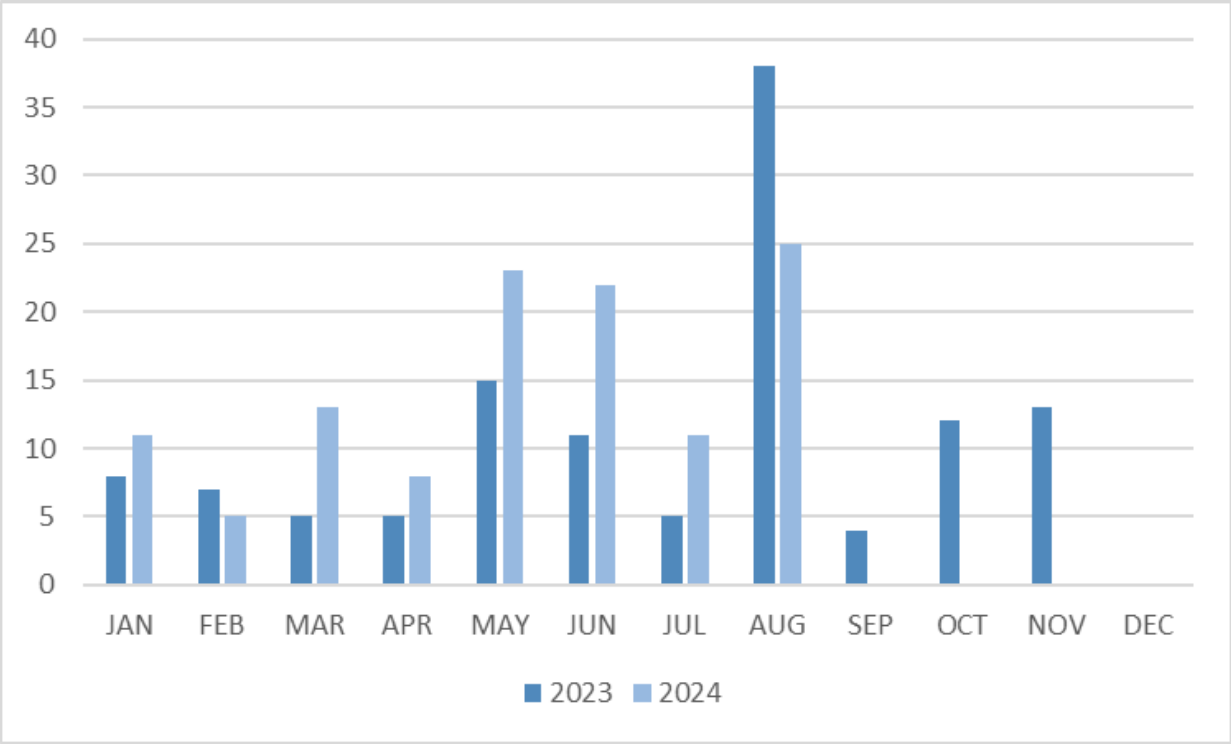
Type of Permit	Aug 2024	Aug 2023	YTD 2024	YTD 2023
Single-Family Detached	25	38	118	94
Single-Family Attached	0	0	0	0
Two-Family	0	0	3 (6 units)	2 (4 units)
Multi-Family	0	0	7 (28 units)	8 (32 units)
Total Dwelling Units	25	38	152	130
Miscellaneous Residential (additions & alterations)	25	24	145	139
Commercial—New	0	2	10	11
Commercial—Alterations	3	8	44	39
Total Building Permits*	134	137	856	824

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

Building-Related Activity

	Aug 2024	Aug 2023	YTD 2024	YTD 2023
Total Square Feet	93,873	204,595	964,480	751,086
Total Construction Cost	$4,757,959	$9,848,744	$100,249,644	$34,442,397
Total Inspections	618	514	4,033	4,054

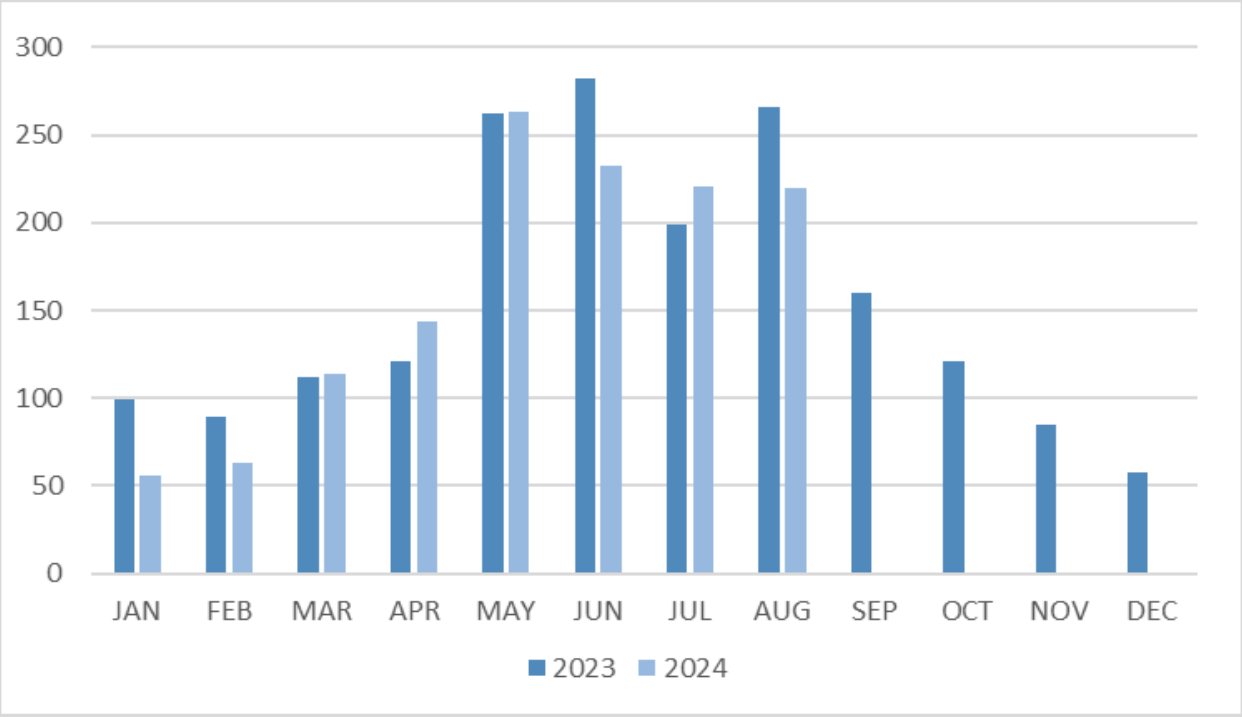
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	167
300-390	Traffic Code	0
401-411	Zoning	11
500-520 (excl. 501)	Building and Construction	42
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	220

Total Code Cases



Most Common Code Cases in August

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	57
245.330	High Weeds/Grass—Prohibited	52
245.160: A (11)	Trash—Prohibited	40

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
UDCT-07-24-9230	Fence Setbacks	Approved 8/12/24	Approved 8/19/24	5352
RZ-06-24-9206 GDP-06-24-9207	Small Sliders	Approved 8/12/24	Approved 8/19/24	5348 5349
CUP-06-24-9202 PP-06-24-9204 PF-06-24-9203	Google Fiber MCI Hut	Approved 8/12/24	Approved 8/19/24	5350 5351
PF-06-24-9203 PF-06-24-9195	Scire Estates	Approved 8/12/24	Approved 8/19/24	5353
PF-06-24-9178 SPDR-06-24-9180	Dutch Bros Coffee	Approved 8/12/24	Approved 8/19/24	5354
SPDR-07-24-9221	Small Sliders	Approved 8/26/24	N/A	N/A
RZ-07-24-9217 GDP-07-24-9218 PP-07-24-9219	Flex Spaces Phase II	Approved 8/26/24	N/A	N/A
RZ-03-24-9093 PDC-03-24-9095)	Tommy's Express Car Wash Rezoning	N/A	Failed 8/26/24	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	Aug 2024	Aug 2023	YTD 2024	YTD 2023
Sign Face Replacement	8	8	30	35
Ground-Mounted Signs	0	2	14	15
Building-Mounted Signs	5	6	54	61
Temporary Signs	8	4	31	16
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	4	2
Total Signs Issued	21	20	133	129