PLANNING COMMISSION MEETING
AGENDA

Monday, January 13, 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** December 9, 2024

2 PUBLIC HEARING / REZONING / RZ-11-24-9418 / "Tommy's Express Car Wash" / 509 NW 7 Hwy
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 29, 2024
4. 185 ft. Notification Map
5. 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 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-11-24-9419 / "Tommy's Express Car Wash" / 509 NW 7 Hwy
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on December 29, 2024
4. 185 ft. Notification Map
5. 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 SITE PLAN DESIGN REVIEW / SPDR-11-24-9421 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

5 PRELIMINARY PLAT / PP-11-24-9420 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

6 MASTER/ALTERNATIVE SIGN / ASP-12-24-9431 / "Target" / 1040 NE Coronado Dr

7 COMMUNITY DEVELOPMENT DECEMBER MONTHLY REPORT

8 ADJOURN

The next meeting will be Monday, January 27, 2025

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
January 8, 2025
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, December 9, 2024

Media Link: December 9, 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, December 9, 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-Chair
Jared Pumphrey
Susan Stokenbury
Brian Ingersoll
Byron Craddolph
Jennifer Ritschel-Smith
Travis Graham

STAFF PRESENT

Dave McCumber, Development Review Manager
Mike Mallon, Senior Director of City Development
Adam Hilgedick, Assistant Director of Public Works
James Newell, City Attorney
Traci Breshears, Recording Secretary

ABSENT

Chad Sanderson

CALL TO ORDER

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

CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda.

Commissioner How made a motion to approve the minutes that was seconded by Commissioner Stokenbury. With 8-0 approval the minutes passed.

DRAFT

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

PUBLIC HEARING

Chairperson Henning opened the public hearing for the UDC Text Amendment at 6:32pm.

AGENDA ITEM 2 / PUBLIC HEARING / UDC TEXT AMENDMENT / UDCT-11-24-9411 / "Downtown Review Board, Downtown Development Code, Historic Preservation Commission and Fences" / 903 W Main Street

Chairperson Henning requested Dave McCumber, Development Review Manager, present the request for UDC Text Amendment / UDCT-11-24-9411 to Planning Commission.

APPLICANT

None.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:47pm.

MOTION / UDC TEXT AMENDMENT / UDCT-11-24-9411 / "Downtown Review Board, Downtown Development Code, Historic Preservation Commission and Fences" / 903 W Main Street

Commissioner Graham made the motion to approve UDC Text Amendment / UDCT-11-24-9411 for Downtown Review Board, Downtown Development Code, Historic Preservation Commission, and Fences.

SECOND

The motion was seconded by Commissioner Craddolph.

VOTE

DRAFT

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

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

COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS

Mike Mallon, Senior Director of City Development, presented the Community Development Monthly Reports for October and November to the Planning Commission.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 6:52 pm.

DRAFT

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Chris Henning, Chairperson

_____
Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: January 13, 2025 City Council: January 21, 2025
Project Name:	***Tommy's Express Car Wash***
Site Location:	509 NW 7 Hwy.
Project Request:	RZ-11-24-9418; Rezoning from "GB" (General Business) to "PD – C" (Planned Development – Commercial) PDC-11-24-9419; PD Concept Plan to allow for development of an express tunnel-style car wash PP-11-24-9420; Preliminary Plat for one (1) lot on 0.74 +/- acres

Applicant: Kevin Uhl | Frontier Investments
Property Owner: Philip Zou
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "GB" (General Business) to "PD – C" (Planned Development – Commercial) for the property located at 509 NW 7 Highway. The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the development of an express tunnel carwash. The "PD-C" zoning permits all uses allowed under the "GB" (General Business) zoning at the time of development, with the inclusion of "Car Wash" as additional uses and the exclusion of certain uses deemed inappropriate for "GB". The final request is for approval of a Preliminary Plat for one (1) lot on 0.74 +/- acres.

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

Previous Actions:

Date	Review Body	Action
05/13/2024	Planning Commission	Recommend approval of Rezoning (RZ-03-24-9093), Planned Development Concept Plan (PDC-03-24-9095), and Preliminary Plat (PP-03-24-9094)
08/19/2024	City Council	Denied approval of Rezoning (RZ-03-24-9093), Planned Development Concept Plan (PDC-03-24-9095), and Preliminary Plat (PP-03-24-9094)

Future Applications: The Rezoning, PD Concept Plan, and Preliminary Plat will be reviewed concurrently. Future applications required include the PD Final Plan/Site Plan

Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Bank or Financial Institution
South:	"GB" (General Business) & "SF-7" (Single-Family)	Bank or Financial Institution
East:	"GB" (General Business Development)	Mid-Size Retail
West:	"SO" (Service Office)	Office, Small

REZONING ANALYSIS

Existing Zoning: "GB" (General Business)
Existing Land Use: Vacant
Proposed Zoning: "PD – C" (Planned Development – Commercial)
Proposed Land Use: Car Wash

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*, which is defined as:

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

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

> *There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural*

approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.

Through the PD, the development will allow all land uses allowed within the "GB" (General Business) zoning district at the time of development with the addition of the "Car Wash" land use. Any development Standards not specified by the PD will be required to comply with the Blue Springs Unified Development Code at the time of development.

The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

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

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

   STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as providing Neighborhoods with Distinct Destinations and a service to the nearby residents. The proposed development should fit well with the existing land uses as they are mostly auto-dominant uses.

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

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments. The proposed development provides an innovative way to achieve the goal of providing a land use without rezoning to a higher intensity zoning district. The proposed development aligns with the "GB" (General Business) zoning district regulations, incorporating a car wash and excluding certain uses deemed inappropriate for "GB". This approach ensures compatibility with the adjacent "GB" zoning districts.

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 set a precedent that could encourage redevelopment of vacant property along 7 Highway. Denial of the rezoning application would result in the property

remaining vacant and entirely out of compliance with the Unified Development Code.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting modifications through a PD Concept Plan. Staff believes that all requested modifications are warranted due to the existing conditions of the site and the adjacent developments.

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. A 16" water main runs along the east side of MO 7 and there is sanitary sewer to the east of the proposed development. Staff believes other utilities and services will be able to serve the proposed development as well (Central Jackson County Fire Protection District).

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

   STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The investment in the site and in the city is likely to have a positive impact on the surrounding area by eliminating a vacant property.

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. The uses allowed in the "GB" (General Business) zoning district have changed over time and many of the uses are auto-dominant uses. A car wash land uses requires a Conditional Use Permit approval even in higher intensity zoning districts in order to ensure the use is appropriate in the proposed location. Due to 7 Highway containing auto-dominant uses and this site in particular being between two (2) sites that both contain drive-thrus, the car wash land use seems appropriate within the proposed PD which will follow the "GB" (General Business) zoning regulations.

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

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

9. The recommendations of professional staff.

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

PD CONCEPT PLAN & PLAT ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

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

- The site will allow all land uses allowed in the "GB" (General Business) zoning district except the following:
  - Marijuana/Cannabis-related uses
  - Adult Entertainment uses
  - Bar/Tavern Establishment uses
  - Manufacturing
- The applicant is proposing to add the use of the "Car Wash" land use.
- The site will conform to the "GB" (General Business) zoning district regulations and the "Pad Site" building type regulations unless otherwise stated.
- Any standards not specified will revert to the Blue Springs Unified Development Code in effect at the time of development.

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

Preservation: The 0.74 +/- acre property is currently developed and is almost entirely impervious. Through the redevelopment of the site, the applicant is proposed additional areas for landscaping and greenspace which will result in a slight decrease of the existing hardscape.

Phasing: The property is proposed to be developed in one (1) phase. **A PD Final Plan/Site Plan Design Review and a Final Plat will be required prior to the issuance of building permits.**

Modifications Requested: The applicant is proposing the following modifications through the Planned Development related to either the building type ("Pad Site") or zoning district ("GB" – General Business) regulations and development standards:

- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to reduce the side setback on the north from the required 10-ft. minimum to 3-ft.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the transparency requirement due to the proposed building design and the nature of the business.**

- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the requirement for a primary entrance due to the proposed building design and the nature of the business.**
- **Per UDC Section 407.040, Site and Landscape Design, request to decrease the required buffers on the north, east, south, and west.**
  - **North landscape buffer shall be a minimum of 2.5 feet wide and shall require 30 plant units per 100 ft.**
  - **East landscape buffer shall be a minimum of 4.5 ft wide and shall require 30 plant units per 100 ft.**
  - **South landscape buffer shall be a minimum of 2.5 ft wide and shall require 30 plant units per 100 ft.**
  - **West landscape buffer shall be a minimum of 5 ft and shall require 30 plant units per 100 feet.**
- **Per UDC Section 407.040 (C), There shall be no minimum percentage of plant units from shade and ornamental trees. Shrubs and evergreen/ornamental groundcovers shall be allowed to count for all plant unit requirements in all buffers**
- **Per UDC Section 407.040, Site and Landscape Design, request to eliminate the requirement for a fence or berm along the south property line abutting SF-7 zoning.**

Streets & Sidewalks: The site design incorporates two access points along NW 7 Highway. The northern access point is designated as an entrance-only, allowing right-in movements exclusively, and will be clearly marked as "Entrance Only." The southern access point is restricted to right-out movements and will be labeled as "Exit Only" to mitigate potential conflicts arising from cross-traffic turns.

To reinforce this restriction, chevron striping will be applied to discourage unintended access movements at the southern egress. This striping is angled to guide vehicles into making right-turn exits only. Additionally, bollards will be installed in this area to further ensure compliance with the designated traffic flow.

The plans currently show a 5-ft. wide ADA compliant sidewalk along NW 7 Highway which meets the requirement.

Traffic: A traffic study for the proposed Tommy's Car Wash development was conducted on June 28, 2024, and submitted to MoDOT for review. MoDOT subsequently issued a letter of approval, confirming its acceptance of the traffic impact study.

Stormwater: There will not be any increase to the impervious surface area with this development. Therefore, a stormwater and water quality study will not be required per APWA 5600.

Sanitary Sewer: Gravity sanitary sewer is available along the east property line under MO 7. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property in order to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Land Use: The proposed land use is a "Car Wash" which is only allowed in "RC" (Regional Commercial) and "LI" (Light Industrial) with a Conditional Use Permit. The use is defined

as "a use primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand."

Special Use Standards: Per UDC Section 405.050(A)(24), the following regulations shall apply to car washes:

a. Service bays and other vehicular use areas shall be designed so that they do not face any residential uses. The Director of Community Development may recommend, and the Planning Commission may approve an increase of the landscape buffer to protect neighboring residential property.

Staff Response: Neither the car wash entrance bay or the exit bay faces any residential uses.

Building Typology: As part of the PD Concept Plan, the Planned Development Standards will utilize the Pad Site building type. Below are the requirements and the proposed modifications highlighted in yellow.

Pad Site Building Standards

Standard	Requirement	Proposed
Frontage Width	75-ft min. to 200-ft. max.	150-ft.
Lot Area	7,500-sf. min.	32,234.4-sf.
Front Setback	0-ft. to 10-ft. on activity streets or when fronting on any part of the Civic Open Space System; 10-ft. to 45-ft. in all other cases	40.5-ft.
Side Setback	10-ft. min.	3-ft. min.
Rear Setback	20-ft. min., except 0-ft. min. for alley-loaded lots	51.3-ft.
Building Height	15-ft. to 30-ft.; up to 2 stories	29-ft.
Frontage Type	Terrace; frontage plaza; or enhanced streetscape frontage buffer edge limited to standard streets	Buffer Edge
Design & Performance Standards	Transparency = 50% to 80% at street level if located on an activity street, 30% or more if located on any other type of street; 30% to 50% on upper story regardless of street type. Primary entrance feature = 1 per building frontage on activity streets; side entrances may be permitted on other street types, provided there is a direct pedestrian connection to the entrance from the street frontage. Building coverage = 65% of lot area max. Parking shall generally be located behind the front building line with an exception	Transparency = not met Primary Entrance = not met Building coverage = 14% One parking stall is located in front of the front building line

	of up to 10% of the parking may be placed forward of the front building line. Non-residential design standards in Section **407.090** shall apply to all applications of this building type.	which is 5% of the provided parking.

The applicant is proposed modifications to the Pad Site building type standards through the PD. Staff is supportive of the request to decrease the side setback since it will just be for the canopy which is attached to the building making it part of the primary structure. However, since it is a canopy, the structure should not feel as though it is too close to the property line. Staff is also supportive of the requests to not meet the transparency requirements and the primary entrance requirements since the nature of the business, an automatic tunnel car wash, determines the design of the building. The primary entrance is not necessary, and the transparency is not feasible.

Parking: The plans provided show that all parking stalls and drive aisles will meet the requirements of the UDC. All parking stalls are proposed to be at least 9.5-ft. wide and 18.5-ft. long with 25-ft. wide drive aisles. The tables below provide the required parking for both identified land uses.

Land Use	Required	Provided
"Car Wash"	6 stacking spaces from the entrance	>6 stacking spaces from the entrance

In total, the entire site will have fourteen (14) parking stalls to be utilized with the vacuums, five (5) parking stalls for employees, and one (1) ADA stall. Car Washes are not required to provide parking stalls, just enough stacking from the entrance which is being met.

All bicycle parking will be reviewed with the PD Final Plan/Site Plan Design Review.

Pedestrian Access: The plans provided show all internal pedestrian access and all shown sidewalks meet the required widths per the UDC. All sidewalks adjacent to parking stalls are 8-ft. wide to accommodate vehicle overhang. There is not a pedestrian-oriented public entrance to the building, so a sidewalk connecting the entrance to the public realm is not required.

Open Space: There are no open space requirements for properties less than five (5) acres; however, open space landscaping is still required based on the square footage of the site.

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping will be reviewed with the PD Final Plan/Site Plan Design Review. Below is a table outlining the requirements for the site.

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to "GB" zoning & Adj. to "SF-7" zoning / No buffer required adj. to "GB" & Buffer C (25-ft. min) adj. to "SF-7"	60 PUs/100-ft. (27.71' x 0.60) = **17 PUs & 6-ft. Tall solid privacy fence or an undulating 4-ft. to 6-ft. earth berm with landscaping on top adj. to SF-7**
East buffer: Adj. to NW 7 Hwy. (arterial) / Buffer B (15-ft. min.)	45 PUs/100-ft. (153.64' x 0.45) = **69 PUs**
North buffer: Adj. to "GB" zoning / Not applicable	No buffer is required

West buffer: Adj. to "SO" zoning / Buffer A (7-ft. min.)	45 PUs/100-ft. (153.64' x 0.45) = **69 PUs**
Parking lot landscaping:	2 PUs per uncovered space x 21 spaces = **42 PUs**
Open Space:	1 PU/500-sf. of lot area (32,544-sf.) = **65 PUs**
Total:	**262 PUs**

Section 407.040, Site & Landscape Design, requires that developments utilizing "GB" (General Business) zoning install a 6-ft. tall solid privacy fence or an undulating 4-ft. to 6-ft. earth berm with landscaping on top when adjacent to "SF-7" (Single-Family) zoning. The applicant is requesting to waive that requirement since the "SF-7" zoned land is on the bank property and the zoning does not accurately reflect the current use since the bank property has two (2) different zoning designations.

The applicant is also requesting a reduction in the required buffers due to the size of the site and the proposed layout. The buffer on the west side of the site is required to be a minimum of 7-ft. in width and the applicant is proposing 5-ft. The buffer on the east is required to be at least 15-ft. wide and the applicant is proposing 4.5-ft. wide. The last reduction is in the southwest buffer adjacent to the "SF-7" zoning and the applicant is proposing 2.5-ft. wide which is standard when adjacent to "GB" zoning to help screen headlights. Staff is supportive of the requests because the site does not currently have any buffering and if the applicant were to meet all minimum buffering widths, the buildable area would drastically decrease.

Architectural Character: The proposed building is approximately 4,500-sf. and features a mix of metal panels and CMU blocks. The color palette consists of grays, red, and white and the design includes regulating lines along with curved lines to provide a retro-futuristic element. **All materials are required to comply with the Non-Residential Design Standards.**

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

Signage: If the applicant wishes to install signs, an administrative sign permit must be obtained. If the proposed signs do not comply with the Sign Code, the applicant may request a Master / Alternative Sign Plan.

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

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

   STAFF RESPONSE: The plan is compatible with present development in the area and is not expected to have a significant, adverse effect on the surrounding area. This portion of 7 Highway consists of auto-dominant uses such as drive-thru restaurants and a drive-thru ATM just to the north.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

   STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area. Staff believes the PD district is also consistent with the

efficiency and economy in the use of the land. The land is currently vacant and was previously utilized as a used car dealership. Redevelopment of the site could promote investment in vacant property along 7 Highway.

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

   STAFF RESPONSE: The proposed PD district is consistent with the overall direction, intent and policies of the Comprehensive Plan.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The plan reflects a creative and innovative design that is not well accommodated by any base zoning districts which is why a PD is the most appropriate approval process for the development. The rezoning to PD allows the "Car Wash" land use without allowing all other uses that would be involved in the "RC" (Regional Commercial) or "LI" (Light Industrial) zoning districts.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: Through the PD, modifications are requested to allow for the redevelopment of the existing site. Two of the modifications are related to the landscaping requirements of the site. If the landscaping requirements were to be met, the site would lose buildable area and become less desirable for a business to locate on. The other modifications are in relation to the building type standards. The design of the car wash does not allow for transparency and the canopy requested will not comply with the side setback due to the proposed design of the site.

   Staff believes the requested modifications have been offset by enhancements including landscaping that is not currently on the site and a use/business type that is not heavily seen in the City. The City has three (3) automatic tunnel car washes which is not substantial considering the size of the City.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

   STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

7. The request for a PD District meets all of the review criteria for a Zoning Map amendment.

   STAFF RESPONSE: The PD Concept Plan meets the minimum review criteria for a rezoning as noted in the staff report.

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

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular, the

physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

STAFF RESPONSE: The preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments.

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

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

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 site is propose to develop in one (1) phase. All adjacent properties are developed; therefore, the coordination with potential development is not applicable.

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

   STAFF RESPONSE: A traffic impact study is pending and will need to be completed to determine the impact to the surrounding traffic network. The stormwater and water quality will be mitigated with the existing drainage system. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan. The application has the potential to do the opposite and increase the interest in redevelopment of vacant properties along 7 Highway.

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

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

7. The recommendations of professional staff.

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

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the

applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.
2. The PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the Car Wash land use.
3. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-03-24-9093) and PD Concept Plan (PDC-03-24-9095) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A PD Final Plan/Site Plan Design Review must be approved.
    b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy, the following must occur:
    a. All required landscaping and buffers shall be installed or financially guaranteed.
    b. All public improvements, unless stated otherwise, shall be completed.

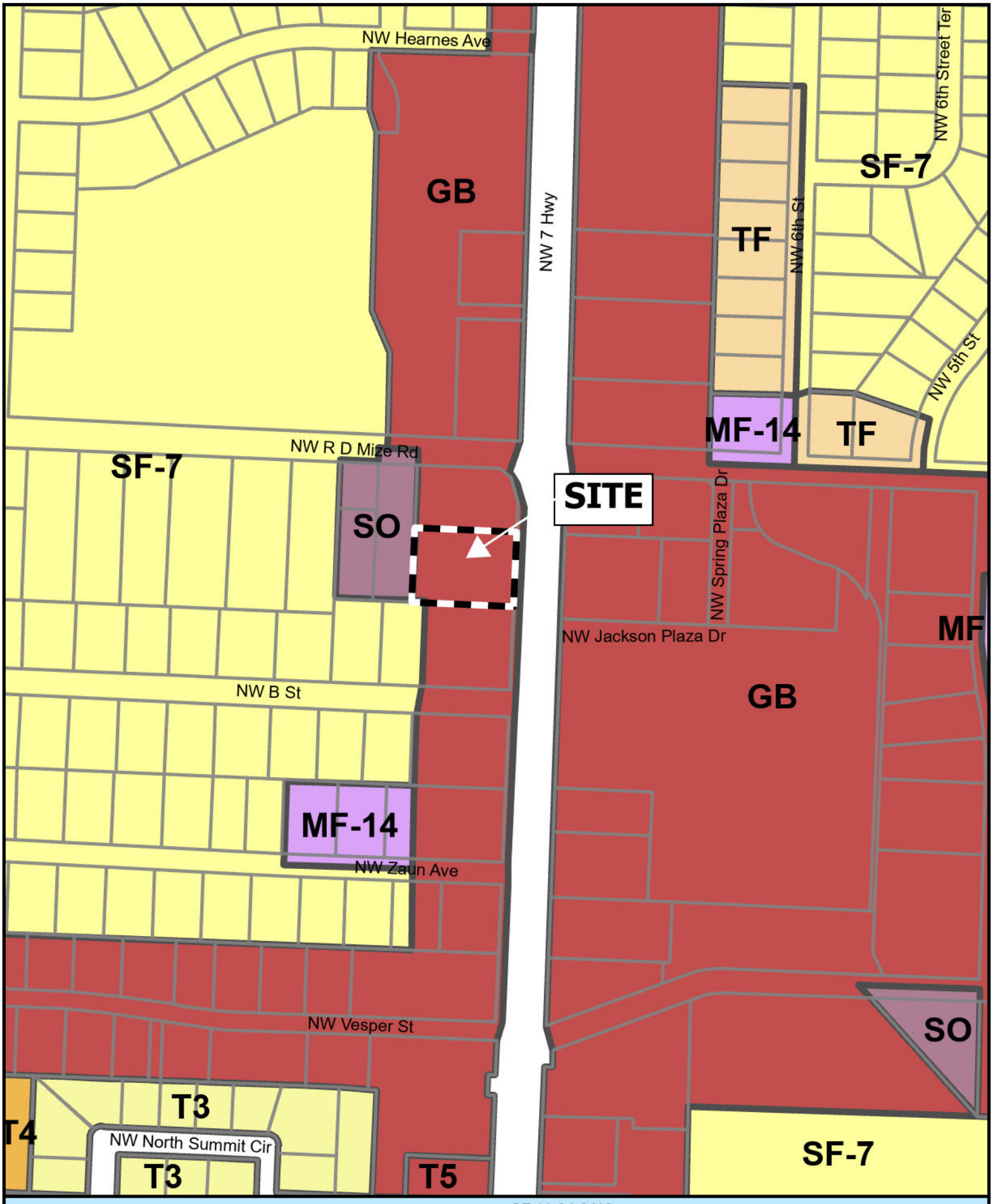


The City of Blue Springs Missouri

RZ-11-24-9418
PP-11-24-9420
PDC-11-24-9419
PARCEL # 36-920-02-23-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 250 feet
Date: 12/20/2024



The City of Blue Springs Missouri

RZ-11-24-9418
PP-11-24-9420
PDC-11-24-9419
PARCEL # 36-920-02-23-00-0-00-000
SITE LOCATION MAP

N

1 inch = 250 feet
Date: 12/20/2024

Blue Spring Tommy's Car Wash

Planning Application for

Frontier Investments



Rezoning, Planned Development Concept Plan, Preliminary Plat, Site Plan Design Review
RZ-11-24-9418; PDC-11-24-9419; PP-11-24-9420; SPDR-11-24-9421
Tommy's Express Car Wash
Exhibit #2

Received
11/07/2024 10:52:11 AM

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI; ACCORDING TO THE RECORDED PLAT THEREOF.

Received
11/07/2024 10:52:18 AM

Drawings and Concept Plans

Received
11/07/2024 10:52:18 AM

PD CONCEPT PLAN, PRELIMINARY PLAT, & REZONING PLAN

FOR

TOMMY'S EXPRESS CAR WASH

509 NW MISSOURI HIGHWAY NO. 7
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015
NW $\frac{1}{4}$, SECTION S31, TOWNSHIP 49N, RANGE 30W

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI; ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
2. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
3. 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.
4. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
5. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
6. 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.

PROJECT TEAM

DEVELOPER
FRONTIER REAL ESTATE INVESTMENTS
800 E 101ST TERRACE, SUITE 103
KANSAS CITY, MO 64131
CONTACT: KASEY GRAHAM
TEL: (816) 251-4600
EMAIL: KASEYG@MEYER-COMPANIES.COM

OWNER
NORTH WEST 7 LLC
109 HALE LAKE RD
WARRENSBURG, MO 64093

CIVIL ENGINEER & LANDSCAPE ARCHITECT
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PRIMARY CONTACT: ZACHARY MYERS, P.E.
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ARCHITECT
FINKLE WILLIAMS ARCHITECTURE
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LENEXA, KS 66219
PRIMARY CONTACT: HOLLY BERGMAN, RA, NCARB
TEL: (913) 498-1550
EMAIL: HBERGMAN@FINKLEWILLIAMS.COM

UTILITY & GOVERNING AGENCY CONTACTS

SANITARY & WATER
CITY OF BLUE SPRINGS
PUBLIC WORKS OPERATIONS DIVISION
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

STORMWATER
CITY OF BLUE SPRINGS
PUBLIC WORKS OPERATIONS DIVISION
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

ELECTRIC SERVICE
EVERGY
1105 SE US-40
BLUE SPRINGS, MO 64014
TEL: (888) 471-5275

INTERNET SERVICE
AT&T
715 NE CORONADO DR
BLUE SPRINGS, MO 64014
TEL: (816) 224-1032

PLANNING DEPARTMENT
CITY OF BLUE SPRINGS
PLANNING DIVISION
903 W MAIN ST
BLUE SPRINGS, MO 64015
TEL: (816) 228-0207

NATURAL GAS SERVICE
SPIRE
1117 S PLEASANT ST
INDEPENDENCE, MO 64050
TEL: (800) 582-1234

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

WATERSHED: SNI-A-BAR CREEK

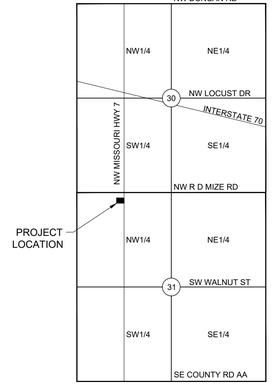
TOTAL AREA: 0.72 AC

LOCATION MAP

(NOT TO SCALE)



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	PD CONCEPT PLAN
C4	PRELIMINARY PLAT
C5	REZONING PLAN
C6	GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN
C7	LANDSCAPE PLAN



VICINITY MAP

SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: (816) 561-5500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JDB | DRAWN BY: JDB | CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

COVER SHEET

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 11/07/2024

KHA PROJECT NO. 268560001

SHEET NUMBER

C1

Received
11/07/2024 10:52:18 AM

Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C1 COVER SHEET.dwg C1 COVER SHEET Nov 08, 2024 4:48pm by Dalton.Signer
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PARCEL NO.: 36-430-10-28-01-0-00-000
ADDRESS: 801 NW R D MIZE RD
AREA: ±8.84 AC
ZONING: SF-7
LAND USE: CHURCH
OWNER: CATHOLIC DIOCESE OF KC & ST

PARCEL NO.: 36-430-10-37-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±4.16 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: BERZERKER LLC

PARCEL NO.: 36-430-10-26-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±0.76 AC
ZONING: GB
LAND USE: UNIMP. COMM LAND
OWNER: COPPERLEAF VILLAGE LLC

PARCEL NO.: 36-430-12-34-00-0-00-000
ADDRESS: 604 NW 7 HWY
AREA: ±0.90 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: LEGACY MIDWEST INVESTMENTS LLC

200-FT PROPERTY OFFSET

NW R D MIZE ROAD

PARCEL NO.: 36-920-02-03-01-0-00-000
ADDRESS: 712 NW R D MIZE RD
AREA: ±0.17 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: JOHN S. HAUSER

PARCEL NO.: 36-920-02-25-00-0-00-000
ADDRESS: 607 NW 7 HWY
AREA: ±0.60 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BANK JACOMO

PARCEL NO.: 36-920-01-29-01-0-00-000
ADDRESS: 600 NW 7 HWY
AREA: ±0.43 AC
ZONING: GB
LAND USE: RETAIL STORE
OWNER: ROTTINGHAUS REAL ESTATE LLC

PARCEL NO.: 36-920-02-04-00-0-00-000
ADDRESS: 716 NW R D MIZE RD
AREA: ±0.71 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: HUFF ENTERPRISES LLC

PARCEL NO.: 36-920-02-02-00-0-00-000
ADDRESS: 708 NW R D MIZE RD
AREA: ±0.52 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: MIZE PROPERTIES LLC

PROPERTY LINE

PARCEL NO.: 36-920-02-23-00-0-00-000
ADDRESS: 509 NW 7 HWY
AREA: ±0.72 AC
ZONING: GB
LAND USE: USED CAR LOT
OWNER: NORTH WEST 7 LLC

LOT 1
LOT 2
LOT 3
LOT 5
EXISTING BUILDING
ASPHALT PAVEMENT
CONC.
CONC. WALL
CENTRAL BUILDING
METER'S
SET 1/2"REBAR W/ ID "KHA 2016000358 CAP"
FOUND 1/2" REBAR W/ 2016 CAP
FOUND 3/4" REBAR UNKNOWN ORIGIN
PIPE (TYP.)
931
930
929
928
927
926
932
933
SAN X
SAN
W

PROPERTY LINE

PROPERTY LINE

MISSOURI HIGHWAY NO. 7
PUBLIC RIGHT-OF-WAY
PUBLIC - VARIABLE WIDTH

MO HWY 7

200-FT PROPERTY OFFSET

200-FT PROPERTY OFFSET

PARCEL NO.: 36-920-01-29-02-7-00-000
ADDRESS: 530 NW 7 HWY
AREA: ±0.80 AC
ZONING: GB
LAND USE: RESTAURANT
OWNER: 27B PROPERTIES LLC

PARCEL NO.: 36-920-01-32-00-0-00-000
ADDRESS: 450 AND 500 NW 7 HWY
AREA: ±7.79 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BLUE SPRINGS FIRST LLC

PARCEL NO.: 36-920-02-18-00-0-00-000
ADDRESS: 805 NW B ST
AREA: ±0.38 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: CHERCHEE YANG & KAYING LOR

PARCEL NO.: 36-920-02-19-00-0-00-000
ADDRESS: 705 NW B ST
AREA: ±0.39 AC
ZONING: SF-7
LAND USE: OUTBUILDING
OWNER: CONNER MCAHAN & JENNA BORRON

PARCEL NO.: 36-920-02-20-00-0-00-000
ADDRESS: 503 NW 7 HWY
AREA: ±1.10 AC
ZONING: GB
LAND USE: BANK
OWNER: COMMERCE BANK OF KANSAS CITY

PARCEL NO.: 36-920-02-03-02-0-00-000
ADDRESS: NO ADDRESS
AREA: ±0.34 AC
ZONING: SO
LAND USE: UNIMP. COMM. LAND
OWNER: SETH W. BENNETT

NW B STREET

200-FT PROPERTY OFFSET

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

*NOTE: PARCEL LINES ARE FROM JACKSON COUNTY, MISSOURI GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

EXISTING CONDITIONS PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 11/07/2024
KHA PROJECT NO. 268560001
SHEET NUMBER C2

Received
11/07/2024 10:52:18 AM

Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C2 EXISTING CONDITIONS PLAN.dwg EXISTING CONDITIONS PLAN Nov 06, 2024, 4:49pm by Dalton.Signer
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LEGEND

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

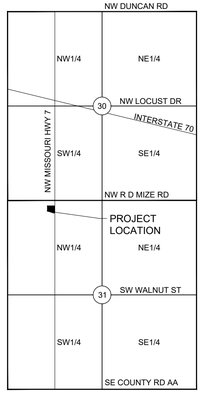
PD CONCEPT PLAN SUMMARY TABLE			
	ZONING		
A	EXISTING	GB (GENERAL BUSINESS)	
	PROPOSED	PD-C (PLANNED DEVELOPMENT - COMMERCIAL)	
B	**LAND AREA SUMMARY**		
	EXISTING & PROPOSED	0.72	ACRES
	LAND USE		
C	EXISTING	VACANT	
	PROPOSED	TUNNEL CAR WASH	
	IMPERVIOUS AREA		
D	EXISTING	0.67	93.1%
	PROPOSED	0.58	81.3%
	BUILDING INFORMATION		
E	GROSS FLOOR AREA (SF)		+/- 4,575
	BUILDING COVERAGE		15%
	PARKING COUNT		
F	STALLS REQUIRED		N/A FOR CAR WASH USE
	VACUUM STALLS PROVIDED		14
	STANDARD STALLS PROVIDED		6
	ADA STALLS REQUIRED		1
	ADA STALLS PROVIDED		1
	BUILDING STANDARDS SUMMARY		
G	FRONT SETBACK		10 FT
	SIDE SETBACK (SOUTH)		10 FT
	SIDE SETBACK (NORTH)		3 FT
	REAR SETBACK		20 FT
	MAX BUILDING COVERAGE		65% MAX
	MAX BUILDING HEIGHT		60' MAX

PD CONCEPT PLAN KEY NOTES

01 PROPOSED TUNNEL CAR WASH BUILDING
02 PROPOSED DUMPSTER ENCLOSURE
03 PROPOSED CONCRETE PAVEMENT (TYP.)
04 PROPOSED RAISED CONCRETE ISLAND (TYP.)
05 PROPOSED CONCRETE BAILOUT LANE
06 PROPOSED CONCRETE CURB & GUTTER (TYP.)
07 PROPOSED CONCRETE SIDEWALK
08 PROPOSED VACUUM (TYP.)
09 PROPOSED EQUIPMENT PAD
10 PROPOSED ATTACHED CANOPY
11 PROPOSED "EXIT ONLY, DO NOT ENTER" SIGN
12 PROPOSED DIRECTIONAL TRAFFIC ARROW
13 PROPOSED 4" TRAFFIC PAINT

S1 PROPOSED SANITARY SERVICE LINE TO CONNECT TO EXISTING SERVICE LINE
S2 PROPOSED SAND/OIL INTERCEPTOR

W1 PROPOSED WATER SERVICE LINE
W2 PROPOSED WATER RECLAMATION TANKS
W3 PROPOSED WATER METER



VICINITY MAP

SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

PD CONCEPT PLAN GENERAL NOTES

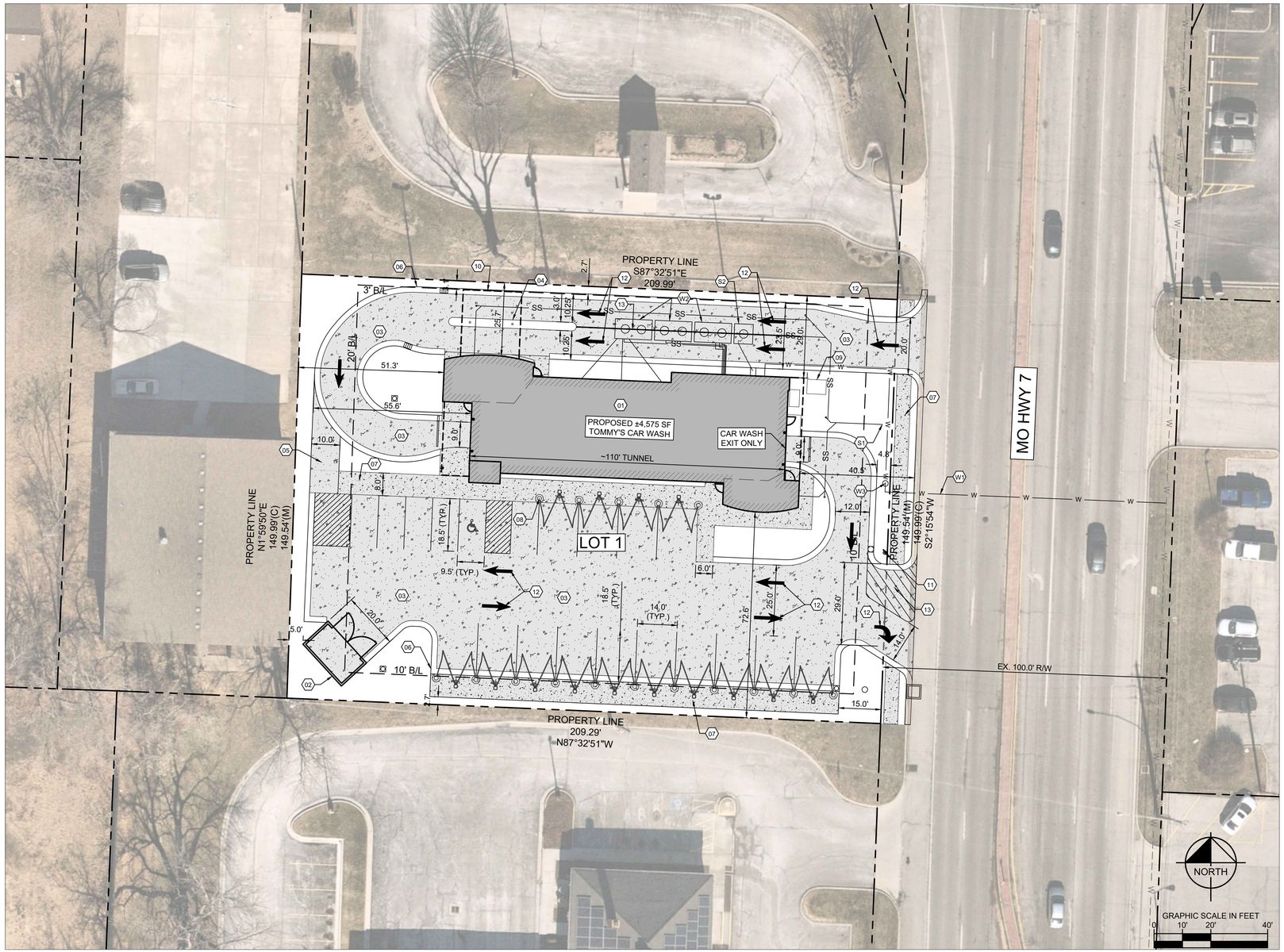
1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. B/L REFERS TO THE BUILDING SETBACK LINE.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. TRASH ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT CODE.

SURVEY NOTE

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

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

PD CONCEPT PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

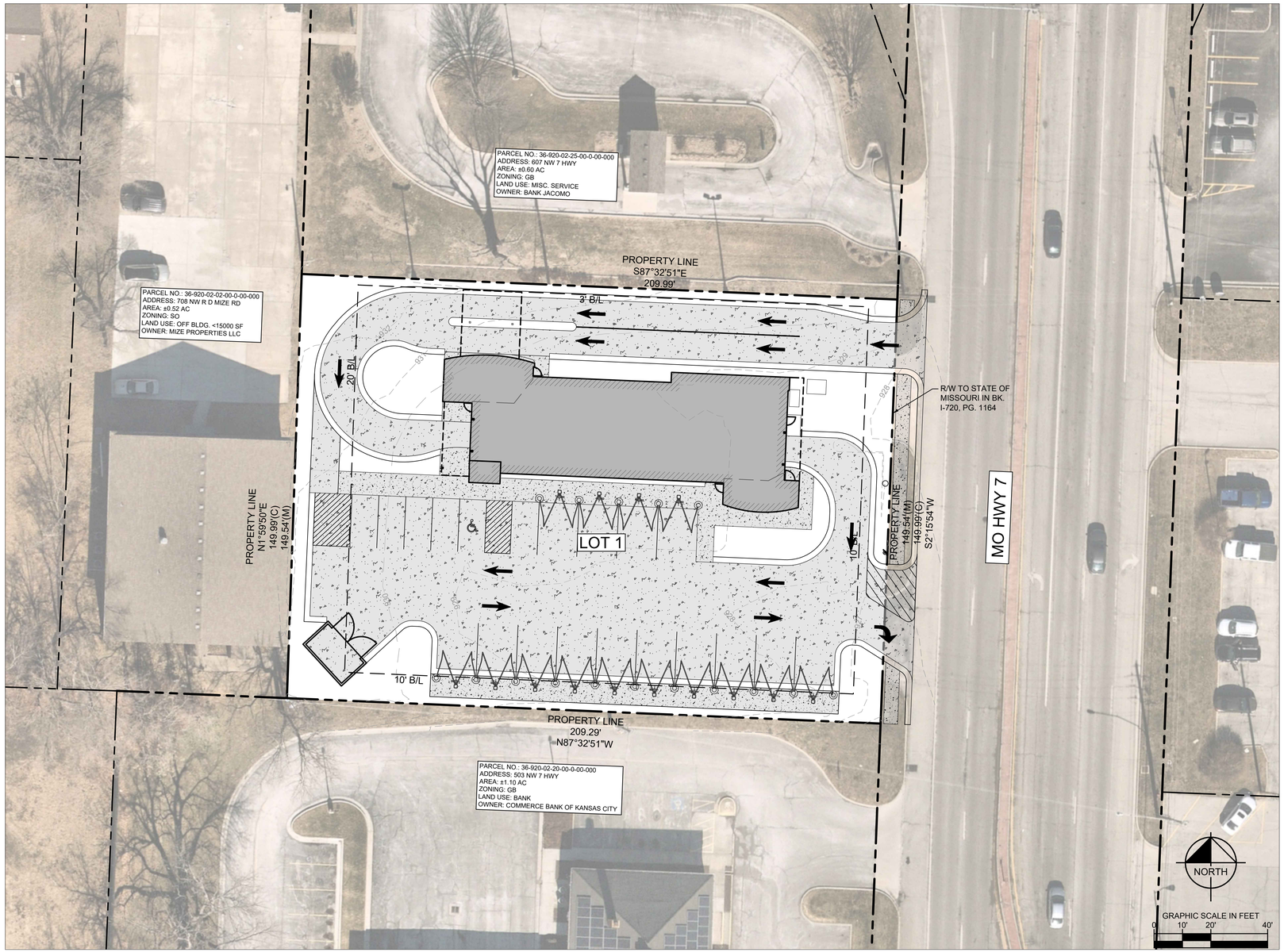
ORIGINAL ISSUE: 11/07/2024
KHA PROJECT NO. 268560001
SHEET NUMBER
C3

Received
11/07/2024 10:52:18 AM

Drawing name: K:\KNC_LUEV\268560001 Tommy's Highway 7 (Blue Springs)\3 Design\CAD\PlanSheets\C3 PD CONCEPT PLAN.dwg PD CONCEPT PLAN Nov 06, 2024 4:49pm by Dalton.Signer
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PRELIMINARY PLAT
FOR
TOMMY'S BLUE SPRINGS

NW $\frac{1}{4}$, SECTION S31, TOWNSHIP 49N, RANGE 30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015



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	PD-C (PLANNED DEVELOPMENT - COMMERCIAL)	
B	**LAND AREA SUMMARY**		
	EXISTING & PROPOSED	0.72	ACRES
C	**LAND USE**		
	EXISTING	VACANT	
	PROPOSED	TUNNEL CAR WASH	
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	EXISTING	0.67	93.1%
	PROPOSED	0.58	81.3%
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	BUILDING COVERAGE		15%
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	SIDE SETBACK (SOUTH)		10 FT
	SIDE SETBACK (NORTH)		3 FT
	REAR SETBACK		20 FT
	MAX BUILDING COVERAGE		65% MAX
	MAX BUILDING HEIGHT		60' MAX

SURVEY NOTE

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

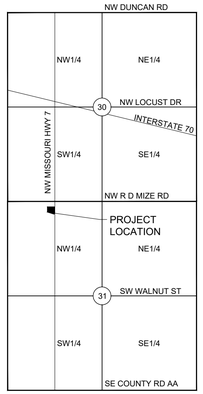
LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TITLE NOTES (SCHEDULE B EXCEPTIONS)

8. EASEMENT GRANTED TO MO PUBLIC SERVICE CO., SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 372763 IN BOOK 617 AT PAGE 441. [BLANKET EASEMENT ALONG THE PROPERTY WEST OF HWY 7].

10. EASEMENT GRANTED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. I-267153 IN BOOK I-720 AT PAGE 1164. [IS NOT AN EASEMENT. IT IS A FEE SIMPLE DEED FOR R/W FOR MISSOURI HWY 7, AS SHOWN].



VICINITY MAP
SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

No.	REVISIONS	DATE	BY

Kimley»Horn

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KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

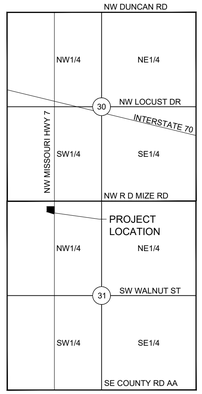
PRELIMINARY PLAT

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 11/07/2024
KHA PROJECT NO. 268560001
SHEET NUMBER
C4

Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C4 PRELIMINARY PLAT.dwg PRELIMINARY PLAT Nov 06, 2024 4:48pm by Dalton.Signer
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VICINITY MAP

SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ZONING

EXISTING: GB (GENERAL BUSINESS)

PROPOSED: PD-C (PLANNED DEVELOPMENT - COMMERCIAL)

LEGEND

- GB (GENERAL BUSINESS)
- SF-7 (SINGLE FAMILY
- SO (SERVICE/ OFFICE)

*NOTE: PARCEL LINES ARE FROM JACKSON COUNTY, MISSOURI GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

PARCEL NO.: 36-430-10-28-01-0-00-000
ADDRESS: 801 NW R D MIZE RD
AREA: ±8.84 AC
ZONING: SF-7
LAND USE: CHURCH
OWNER: CATHOLIC DIOCESE OF KC & ST

PARCEL NO.: 36-430-10-37-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±4.16 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: BERZERKER LLC

PARCEL NO.: 36-430-10-26-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±0.76 AC
ZONING: GB
LAND USE: UNIMP. COMM LAND
OWNER: COPPERLEAF VILLAGE LLC

PARCEL NO.: 36-430-12-34-00-0-00-000
ADDRESS: 604 NW 7 HWY
AREA: ±0.90 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: LEGACY MIDWEST INVESTMENTS LLC

200-FT PROPERTY OFFSET

NW R D MIZE ROAD

PARCEL NO.: 36-920-02-04-00-0-00-000
ADDRESS: 716 NW R D MIZE RD
AREA: ±0.71 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: HUFF ENTERPRISES LLC

PARCEL NO.: 36-920-02-03-01-0-00-000
ADDRESS: 712 NW R D MIZE RD
AREA: ±0.17 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: JOHN S. HAUSER

PARCEL NO.: 36-920-02-03-02-0-00-000
ADDRESS: NO ADDRESS
AREA: ±0.34 AC
ZONING: SO
LAND USE: UNIMP. COMM. LAND
OWNER: SETH W. BENNETT

PARCEL NO.: 36-920-02-02-00-0-00-000
ADDRESS: 708 NW R D MIZE RD
AREA: ±0.52 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: MIZE PROPERTIES LLC

PARCEL NO.: 36-920-02-25-00-0-00-000
ADDRESS: 607 NW 7 HWY
AREA: ±0.60 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BANK JACOMO

PROPERTY TO BE REZONED
PARCEL NO.: 36-920-02-23-00-0-00-000
ADDRESS: 509 NW 7 HWY
AREA: ±0.72 AC
LAND USE: VACANT
OWNER: NORTH WEST 7 LLC
ZONING
EXISTING: GB (GENERAL BUSINESS)
PROPOSED: PD-C (PLANNED DEVELOPMENT - COMMERCIAL)

PARCEL NO.: 36-920-01-29-01-0-00-000
ADDRESS: 600 NW 7 HWY
AREA: ±0.43 AC
ZONING: GB
LAND USE: RETAIL STORE
OWNER: ROTTINGHAUS REAL ESTATE LLC

PARCEL NO.: 36-920-01-29-02-7-00-000
ADDRESS: 530 NW 7 HWY
AREA: ±0.80 AC
ZONING: GB
LAND USE: RESTAURANT
OWNER: 27B PROPERTIES LLC

PARCEL NO.: 36-920-01-32-00-0-00-000
ADDRESS: 450 AND 500 NW 7 HWY
AREA: ±7.79 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BLUE SPRINGS FIRST LLC

PARCEL NO.: 36-920-02-18-00-0-00-000
ADDRESS: 805 NW B ST
AREA: ±0.38 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: CHERCHEE YANG & KAYING LOR

PARCEL NO.: 36-920-02-19-00-0-00-000
ADDRESS: 705 NW B ST
AREA: ±0.39 AC
ZONING: SF-7
LAND USE: OUTBUILDING
OWNER: CONNER MCAHAN & JENNA BORRON

PARCEL NO.: 36-920-02-20-00-0-00-000
ADDRESS: 503 NW 7 HWY
AREA: ±1.10 AC
ZONING: GB
LAND USE: BANK
OWNER: COMMERCE BANK OF KANSAS CITY

NW B STREET

MO HWY 7

LOT 3
LOT 5
LOT 1
EXISTING BUILDING
ASPHALT PAVEMENT
CONC. WALK
BRICK SIGN
TELE. VAULT
SAN
SAN X
SAN X
SAN X
SAN X
SAN X
SAN X
SAN X
W
W
W
W
W
W
W
W
W

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

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KANSAS CITY, MO 64105
PHONE: 816.560.6500
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

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SUITE 120, KANSAS CITY
MO 64131

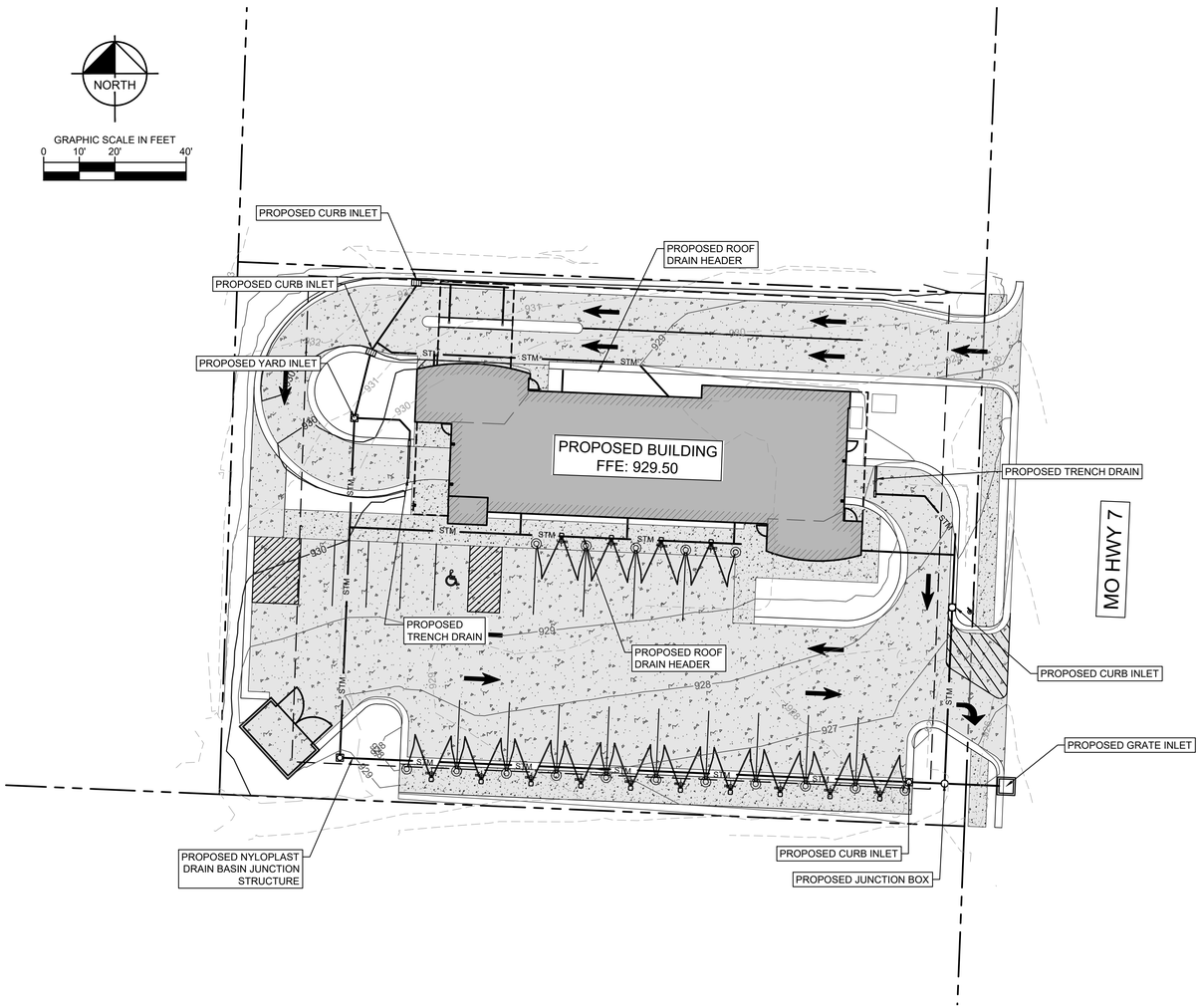
REZONING PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 11/07/2024
KHA PROJECT NO. 268560001
SHEET NUMBER
C5

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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C5 REZONING PLAN.dwg REZONING PLAN Nov 06, 2024 4:49pm by Dalton.Sigmar
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GRADING GENERAL NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
3. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
4. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
5. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVES ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TOP THE PLACEMENT OF FILL.
6. ALL PEDESTRIAN SIDEWALKS AND PATHS SHALL MAINTAIN A 2.0% MAXIMUM CROSS SLOPE.

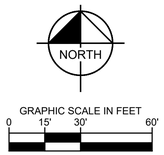
FEMA NOTE

BASED UPON GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X (FUTURE BASE FLOOD), DEFINED AS AREA OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONSIDERATIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0319G AND DATED JANUARY 20, 2017.

GRADING - DRAINAGE PLAN

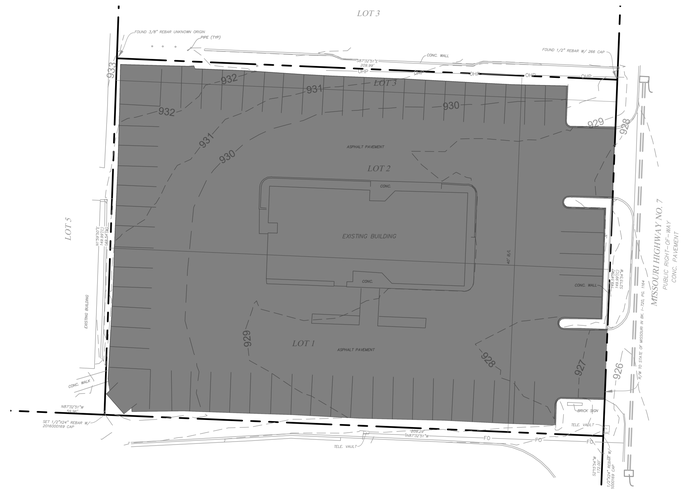
STORMWATER NOTE

THE PROPOSED REDEVELOPMENT OF THE SUBJECT PROPERTY RESULTS IN A NET DECREASE IN IMPERVIOUS AREA. PER APWA SECTION 5601.3, THE SITE DOES NOT MEET THE DEFINITION OF A DEVELOPMENT, THEREFORE THE SITE SHALL NOT REQUIRE ON-SITE STORMWATER DETENTION. PER FIGURE 4.1 IN THE 2012 MARC BMP MANUAL, STORMWATER QUALITY REQUIREMENTS DO NOT APPLY TO THE PROJECT SITE.



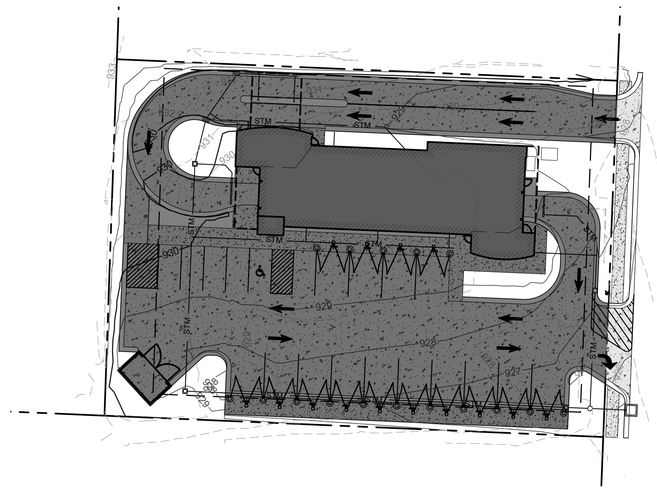
EXISTING CONDITIONS

IMPERVIOUS AREA: 0.67 AC (93.1%)
PERVIOUS AREA: 0.05 AC (6.9%)



PROPOSED CONDITIONS

IMPERVIOUS AREA: 0.58 AC (81.3%)
PERVIOUS AREA: 0.14 AC (18.7%)



IMPERVIOUS AREA PLAN

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

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MO 64131

GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 11/07/2024
KHA PROJECT NO. 268560001
SHEET NUMBER
C6

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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C6 GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN.dwg GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN Nov 06, 2024 4:49pm by Dalton.Signer
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Blue Springs, Missouri - Landscape Data Table		
Site Area: 0.72 acres (31,348 sqft) - Planned Development		
	REQUIRED	PROVIDED
Section 407.040 Site and Landscape Design		
407.040.S Screening		
All of the following shall be screened from streets or adjacent property with dense evergreen plants, a fence or wall, or the combination of both. (electrical/mechanical equipment, outdoor storage, trash enclosures, utility stations, vehicle service bays, etc.)	Yes	Yes
407.040.1 Table - Landscape and buffer requirements		
South buffer: adj. to "GB" zoning - No buffer required	None	None
South buffer: adj. to "SF-7" zoning - Buffer C	Buffer C - 25' min. , 17 PU's & 6' tall solid privacy fence	2.5' Buffer , 68 PUs (Shrubs) & No Fence
60 PU's/100' (27.71' x 0.60) = 17 PU's & 6' tall solid privacy fence or 4'-6' undulating berm		
East buffer: adj. to NW 7 hwy (arterial) - Buffer B	Buffer B - 15' min. , 69 PUs	4.5' Buffer , 50 PUs
45 PU's/100' (153.64' x 0.45) = 69 PUs		
North buffer: adj. to GB zoning - No buffer required	None	2.5' Buffer , 72 PUs (shrubs)
West buffer: adj. to SO zoning - Buffer A	Buffer A - 7' min. , 69 PU's	5' Buffer, 56 PUs (shrubs)
45 PU's/100' (153.64' x 0.45) = 69 PUs		
Parking Lot Landscape		
2 PUs per uncovered space x 21 spaces = 42 PUs	42 PU's	42 PUs (trees & open space shrubs)
Open Space		
1 PU / 500 sf of lot area	63 PUs	272 PUs (Shrubs)
31,348 sf / 500 = 63 PUs		
Street Trees		
Street trees are required adjacent to all street rights-of-way at a spacing of 1 large/medium shade tree per 75 feet of frontage	2 Large/medium shade trees	2 Large/medium shade trees
104 LF / 75 = 2 trees		

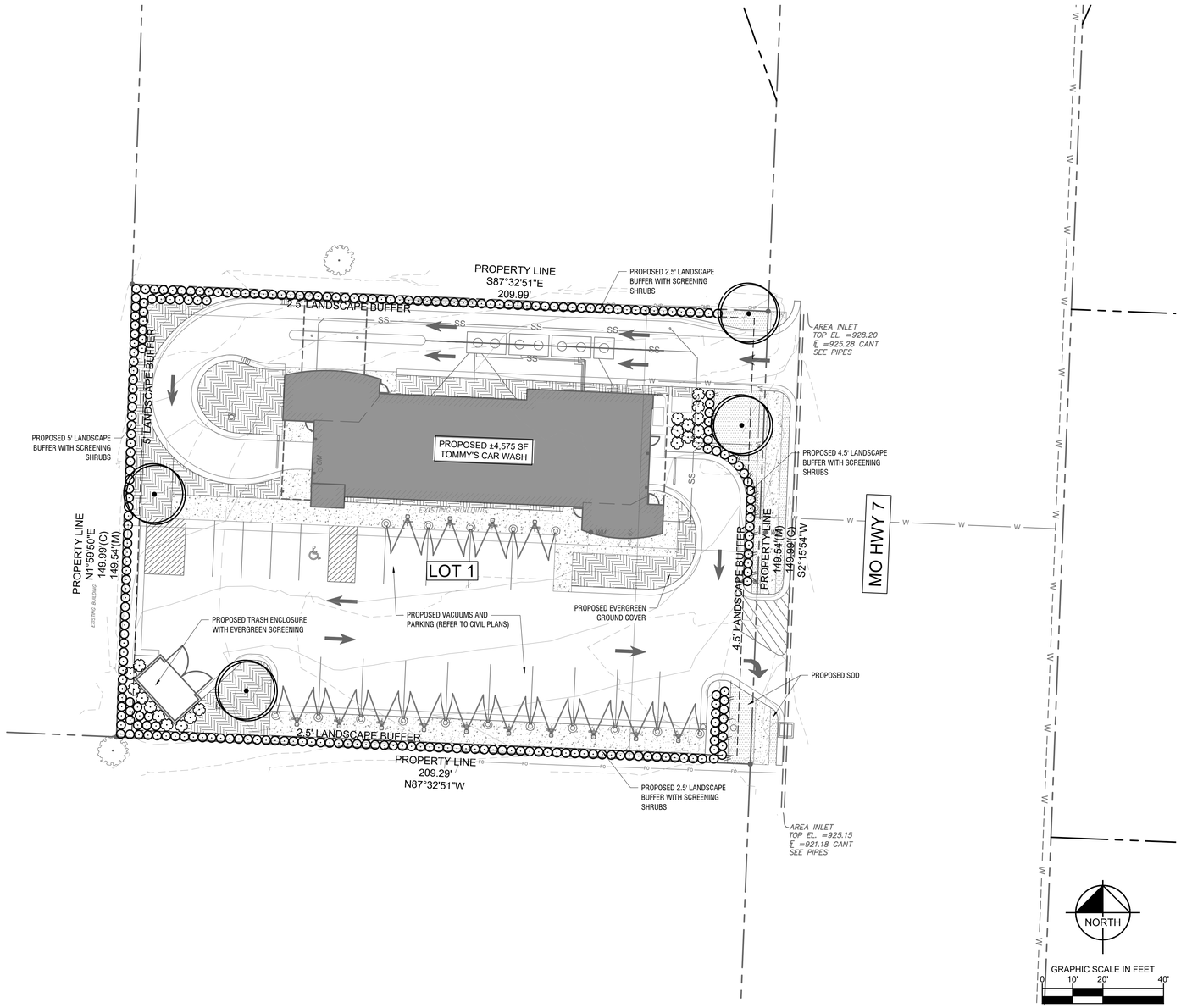
**PU's are calculated assuming a deviation of allowing shrubs to count for all PU's is accepted.*

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT
TREES							
	QA	4	LARGE SHADE TREE		B & B	2 " CAL. (MIN)	10' - 12' HT.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
SHRUBS								
	BE	240	EVERGREEN SCREENING SHRUB		CONT.	18" HT. MIN.	36" O.C.	36" o.c.
	ES	20	LARGE EVERGREEN SCREENING SHRUB		CONT.	36" HT. MIN.	48" O.C.	48" o.c.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	SPACING
GROUND COVERS								
	GC	760	EVERGREEN GROUND COVER		1 GAL	6" - 8" HT.	24" O.C.	24" o.c.
	SOD	1,548 SF	SOD		SOD			



No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2024-04-19	DS

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DRAWN BY: AMS
CHECKED BY: JDK

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FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

LANDSCAPE PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 03/28/2024

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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C7 LANDSCAPE PLAN.dwg LANDSCAPE PLAN Nov 06, 2024 4:49pm by Dalton.Signer
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Written Narrative for

4 Rezoning and 8 PD
Development Plan

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Written 04 Rezoning and 08 PD Concept Plan Narrative

We are applying to redevelop 509 Highway 7, Blue Springs, MO to accommodate a state-of-the-art tunnel car wash. After a few meetings with staff, it was mutually agreed upon the best plan of action would be to apply for a Planned District which creates a long-term win-win scenario. This protects the City from any future uses, by right, on the site by narrowing the uses the site can become without the City having an opportunity to weigh in on that future use.

The Tommy Car Wash is an innovatively designed wash that flips the traditional image of a dark and dingy car wash into an efficient, safe, fast, and exciting entertainment experience that will cycle a vehicle through the wash in approximately two minutes. Many progressive cities across the metro and the nation are realizing great benefits of having this style of wash in their communities. Our car wash meets the community/markets demand for a quality, quick and green wash option for our single family, apartment, and business neighbors.

Our site design uniquely fits the shape of the lot and meets the need for full-access wash models that are demanded by consumers. The internal circulation is logical and safe for customers. We have two automated pay lanes with camera recognition that will allow our customer members to proceed through the gates without rolling down their window. This system will quickly handle the payment process and coupled with patented belt conveyor system ("self-loading") and no manual prepping of the vehicles; our customers will quickly transition from payment through the wash and back out on the street. The current vehicle stacking number is 18 cars before the gate, 6 after the gate, and 5 to 6 in the wash at a time. This a total of 30 vehicles at any one time before a car is on the street.

Consistent with Neighboring Uses:

This cutting edge, tunnel wash integrates with the neighboring uses that are automotive related, without cannibalizing other sales, as well as served by two major arterial streets that is heavily traveled 7 days per week:

- Commerce Bank
- Convenience Stores (Hy-Vee, Price Chopper, Quicktrip)
- Central Bank
- Subway
- Big Biscuit
- Hobby Lobby
- Office Depot

Tommy's culture is one of deep community involvement. We look at each location as its own entity belonging to its specific community it becomes a part of. We quickly establish an outreach and community engagement program with local stakeholders to become integrated to the local neighborhood. Our plan typically targets.

- Local school system (BSSD in this instance)
- Chamber of Commerce
- Nonprofits
- Youth Athletics

Building and Site Design

We are continuously innovating components of the operations and have a long years of operational experience in Kansas City as well as over forty years of operational experience from the franchise. This experience also consists of the review of approximately 250 projects and two years of supplier selection meetings generated the architectural and site design. Tommy Equipment's corporate office worked with three architectural firms and various public surveys to develop the design of our building including its four-sided architecture. The East tower of the building is tall because it houses the

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management office, computer equipment and equipment/supply storage. This design feature is very important to the long term success of the business. The building is also very energy efficient utilizing an energy saving acrylic roof system and a water bio-reclamation system that is able to clean and reuse water. Any water that is discharged into the sanitary sewer system will also be thoroughly cleaned before it is discharged.

The vacuum area is a critical customer driven feature that is designed as an open space with natural light, and the feeling of security that an uncovered area provides. Our key demographic are parents with their kids that want to be out in the open with hoses on both sides of the vehicle.

We can meet any city planned development timeline outlined on the meeting and deadline schedule with a construction schedule of 7 months. The process is efficient and has minimal impact on surrounding entities.

Planned Development Standards and Deviation Requests

The Planned Development (PD) site shall conform to the General Business (GB) zoning district and Pad Site Building regulations unless otherwise stated herein.

Any standards not specified herein will revert to the General Business Zoning regulations set forth by the Blue Springs Unified Development Code in place at the time of development.

Section 404.140.B – General Business District Uses
Deviation: All land uses allowed in the General Business zoning district at the time of development will be allowed on the site with the addition of the Car
Wash land use.

Section 405.030 – Pad Site Building Side Setback
Deviation: Side setback of 3’ shall be allowed along north property line.

Section 407.040.C – Landscape Requirements
Deviation: There shall be no minimum percentage of plant units from shade and ornamental trees. Shrubs and evergreen/ornamental groundcovers shall be allowed to count for all plant unit requirements in all buffers.

Deviation: North landscape buffer shall be minimum of 2.5 feet wide and shall require 30 plant units per 100 feet.

Deviation: East landscape buffer shall be minimum of 4.5 feet wide and shall require 30 plant units per 100 feet.

Deviation: South landscape buffer shall be minimum of 2.5 feet wide and shall require 30 plant units per 100 feet.

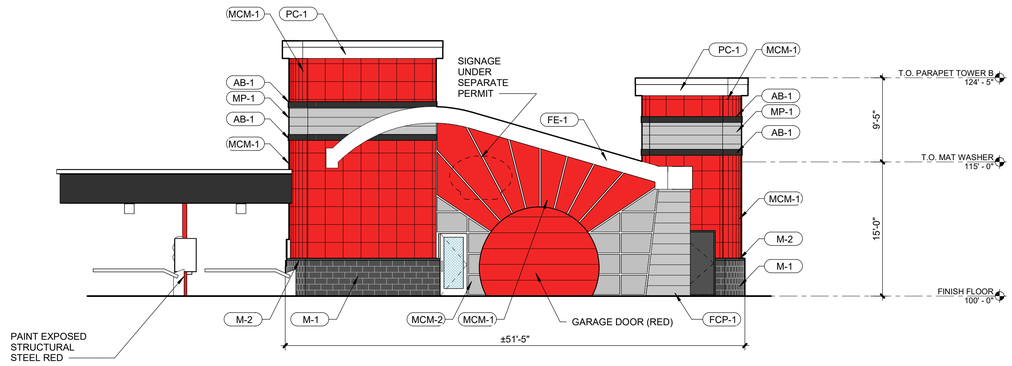
Deviation: West landscape buffer shall be minimum of 5 feet wide and shall require 30 plant units per 100 feet.

Section 407.040.D.e – Berms and Fencing
Deviation: No fence or berm shall be required along south property line abutting SF-7 zoning because the SF-7 zoning is on a developed commercial lot.

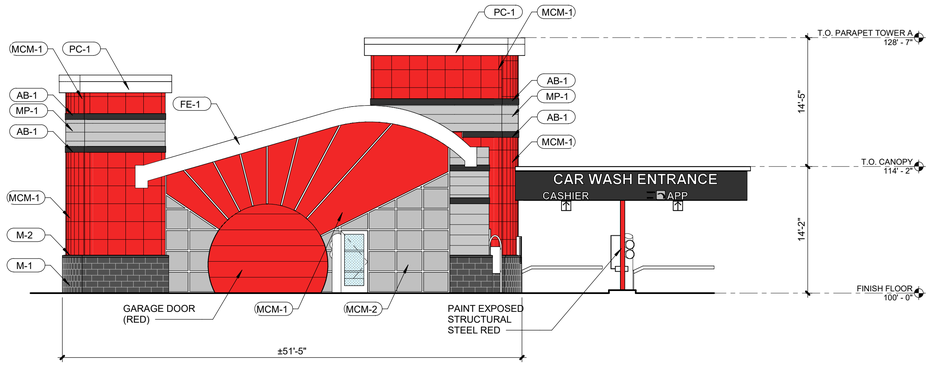
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EXTERIOR MATERIAL LEGEND

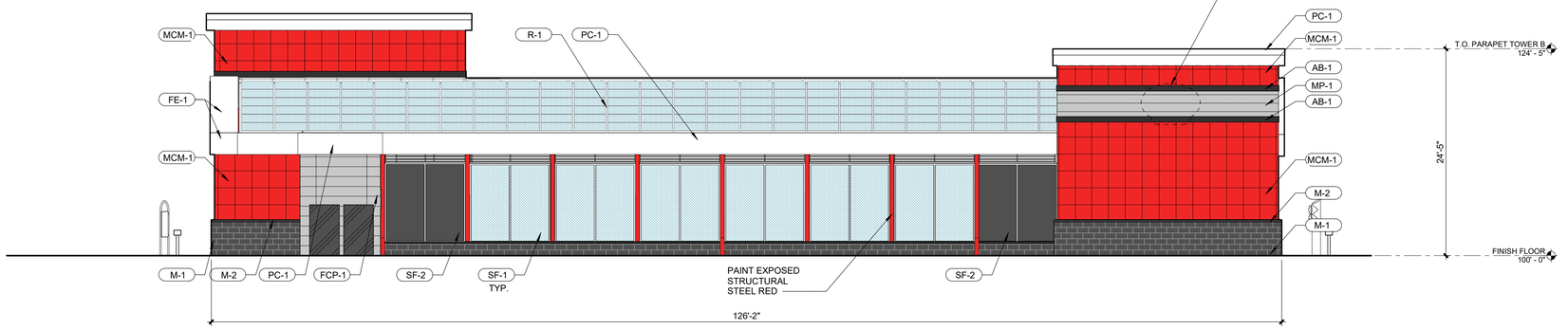
M-1	SPLIT-FACE CMU 4" VENEER COLOR: (Ash)
M-2	PRECAST STONE MASONRY CAP COLOR: (Ash to match M-1)
FCP-1	FIBER CEMENT PANELS COLOR: (Gray)
AB-1	PREFINISHED ALUMINUM ACCENT BANDING COLOR: (Black)
R-1	ACRYLIC ROOF SYSTEM COLOR: (Cool Blue)
FE-1	FASCIA EAVE COLOR: (Metallic silver)
MP-1	PROFILED ALUMINUM METAL PANEL
PC-1	PREFINISHED ALUMINUM CORNICE COLOR: (BRIGHT SILVER METALLIC)
MCM-1	PREFINISHED ALUMINUM COMPOSITE PANELS COLOR: (Red)
MCM-2	PREFINISHED ALUMINUM COMPOSITE PANELS COLOR: (Black)
SF-1	PREFINISHED ALUMINUM STOREFRONT WITH CLEAR GLASS
SF-2	PREFINISHED ALUMINUM STOREFRONT WITH METAL PANEL INFILL



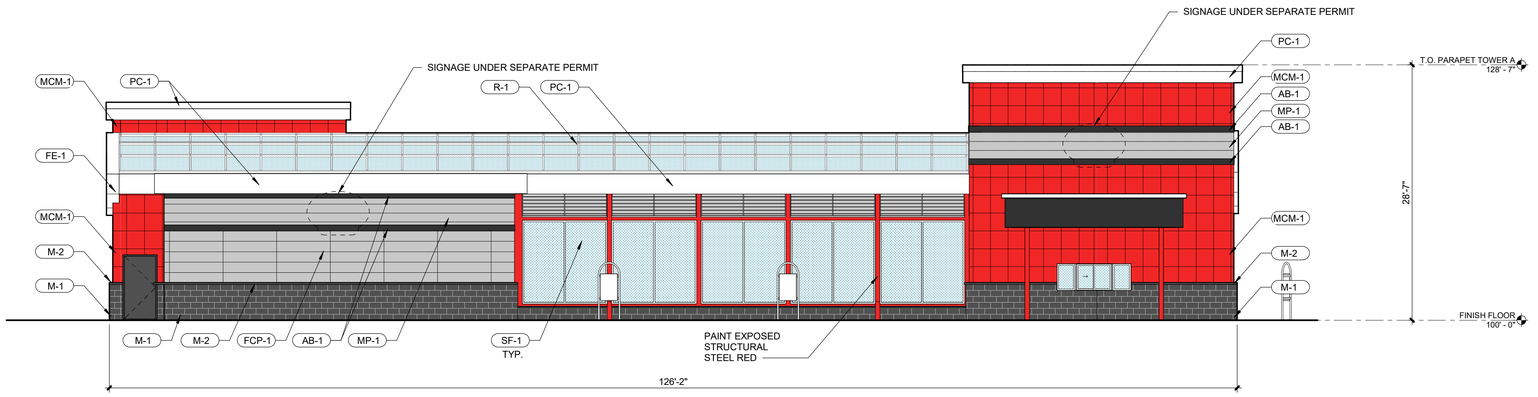
1 | ENTRANCE ELEVATION
1/8" = 1'-0"



2 | EXIT ELEVATION
1/8" = 1'-0"



30 | BACK ELEVATION
1/8" = 1'-0"



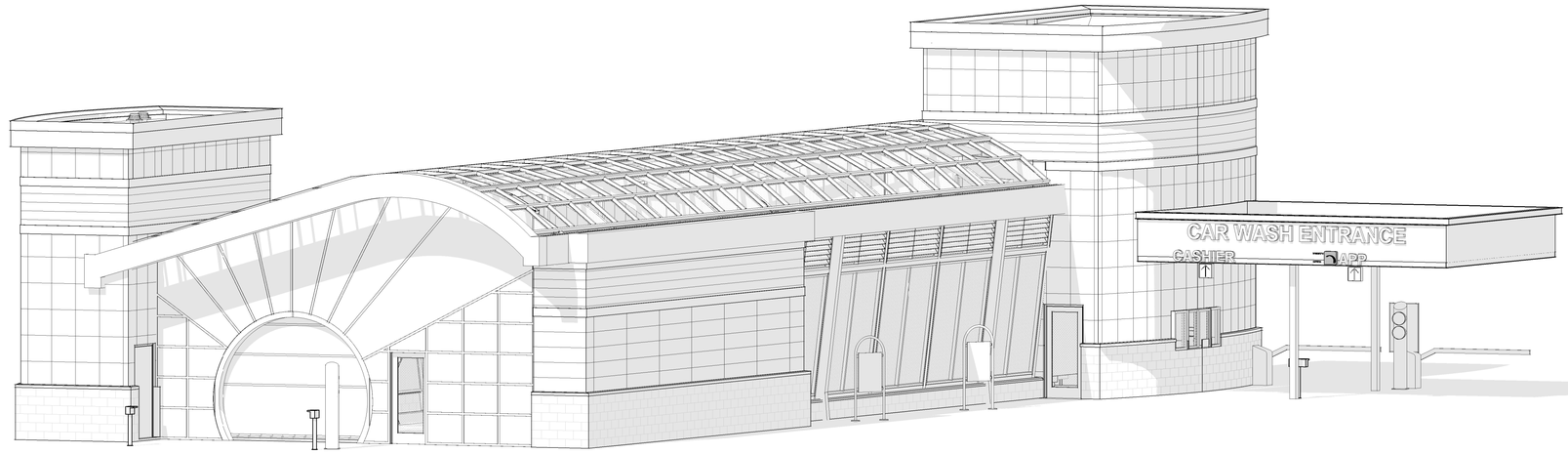
4 | FRONT ELEVATION
1/8" = 1'-0"

FINKLE + WILLIAMS
ARCHITECTURE

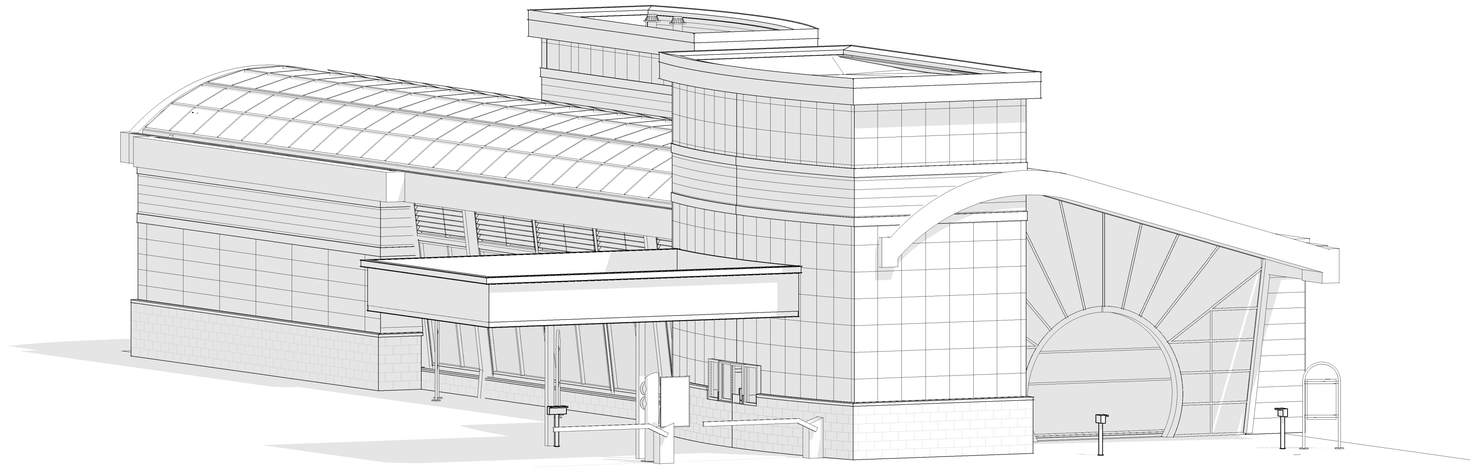
TCW-BLUE SPRINGS, MO | 04.19.2024

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1 | 3D EXHIBIT 1



2 | 3D EXHIBIT 2

3D IMAGES

FINKLE + WILLIAMS
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RZ-11-24-9418; PDC-11-24-9419; PP-11-24-9420; SPDR-11-24-9421

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:	12/23/2024
CC MEETING:	1/6/2025
BOA MEETING:	
NEWSPAPER:	12/7/2024
NOTICE LETTERS:	12/6/2024
PLANNER:	Shantele Frie

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

Tommy's Express Car Wash
Project Name

509 NW Missouri Hwy 7 — See attachment
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
Use Car Lot		Commercial		.72	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
Kevin Uhl	Frontier Investments	816-977-6322	kevinu@meyerbro.com

Address	City	State	Zip Code
800 E 101st Terrace	Kansas City	MO	64131

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 — **Applicant Signature** — 11/7/24 — **Date**

Name of Property Owner	Phone	Email Address
Phillip Zou	660-909-3116	zou88@yahoo.com

Address	City	State	Zip Code
PO Box 62317	Irvine	CA	92602

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 — **Pr** — **Date**

*Property owner works between the US and China. It takes weeks to get responses sometimes. I have attached his previous approval with the last submittal.

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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:

Project would include the demolition of the existing site features, existing building, and construction of a 110' long tunnel express car wash with associate 14 exterior vacuum stalls and 2-lane pay system.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Kevin Uhl	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
kevinu@meyerbro.com	816.977.6322		

DEVELOPER

Name	Company Name		
Kasey Graham	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
kaseyg@meyer-companies.com	913.687.5767		

ENGINEER

Name	Company Name		
Dalton Singer	Kimley Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave	Kansas City	MO	64105
Email	**Phone**	**Fax**	
dalton.singer@kimley-horn.com	816.683.9321		

ARCHITECT

Name	Company Name		
Holly Bergman	Finkle+Williams Architects		
Address	**City**	**State**	**Zip**
8787 Renner Blvd Suite 100	Lenexa	KS	66219
Email	**Phone**	**Fax**	
hbergman@finklewilliams.com	913.498.1550		

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

Name	Company Name		
Rob Heise	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
rheise@heise-meyer.com	913.209.9201		

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Attention: Traci Breshears

City of Blue Springs Community Development
903 W Main Street
Blue Springs, MO 64015

tbreshears@bluespringsgov.com

PUBLIC NOTICE

Rezoning | RZ-11-24-9418 and Planned Development Concept Plan | PDC-11-24-9419 "Tommy's Express Car Wash" 509 NW 7 HWY. Parcel # 36-920-02-23-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday January 13, 2025 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, Kevin Uhl, Frontier Investments, on behalf of the property owner, Phillip Zou, to rezone property from "GB"(General Business) to "PD-C" (Planned Development-Commercial). The applicant also request approval of a Planned Development (PD) Concept Plan to allow for demolition of the current site and construction of an express car wash. The subject property is located south of NW R D Mize and west of NW 7 Highway. 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:

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI; ACCORDING TO THE RECORDED PLAT THEREOF.

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-11-24-9418) and Planned Development Concept Plan (PDC-11-24-9419) on Monday, January 21, 2025, 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
IPL0210116
Dec 29 2024

Rezoning, Planned Development Concept Plan, Preliminary Plat, Site Plan Design Review
RZ-11-24-9418; PDC-11-24-9419; PP-11-24-9420; SPDR-11-24-9421
Tommy's Express Car Wash
Exhibit #3

THE STATE OF TEXAS
COUNTY OF TARRANT

Mary Castro,

make oath and swear that

CYPRESS MEDIA, LLC, publishers of The Kansas City Star is published in the Kansas City, Missouri, metro (distribution) area including but not exclusively to Johnson and Wyandotte Counties in the state of Kansas, and Cass, Clay, Jackson and Platte Counties in the state of Missouri. We confirm the notice ran the days scheduled in this statement. A true copy of which is hereto attached was duly published in The Kansas City Star.

1 insertion(s) published on:
12/29/24

Mary Castro

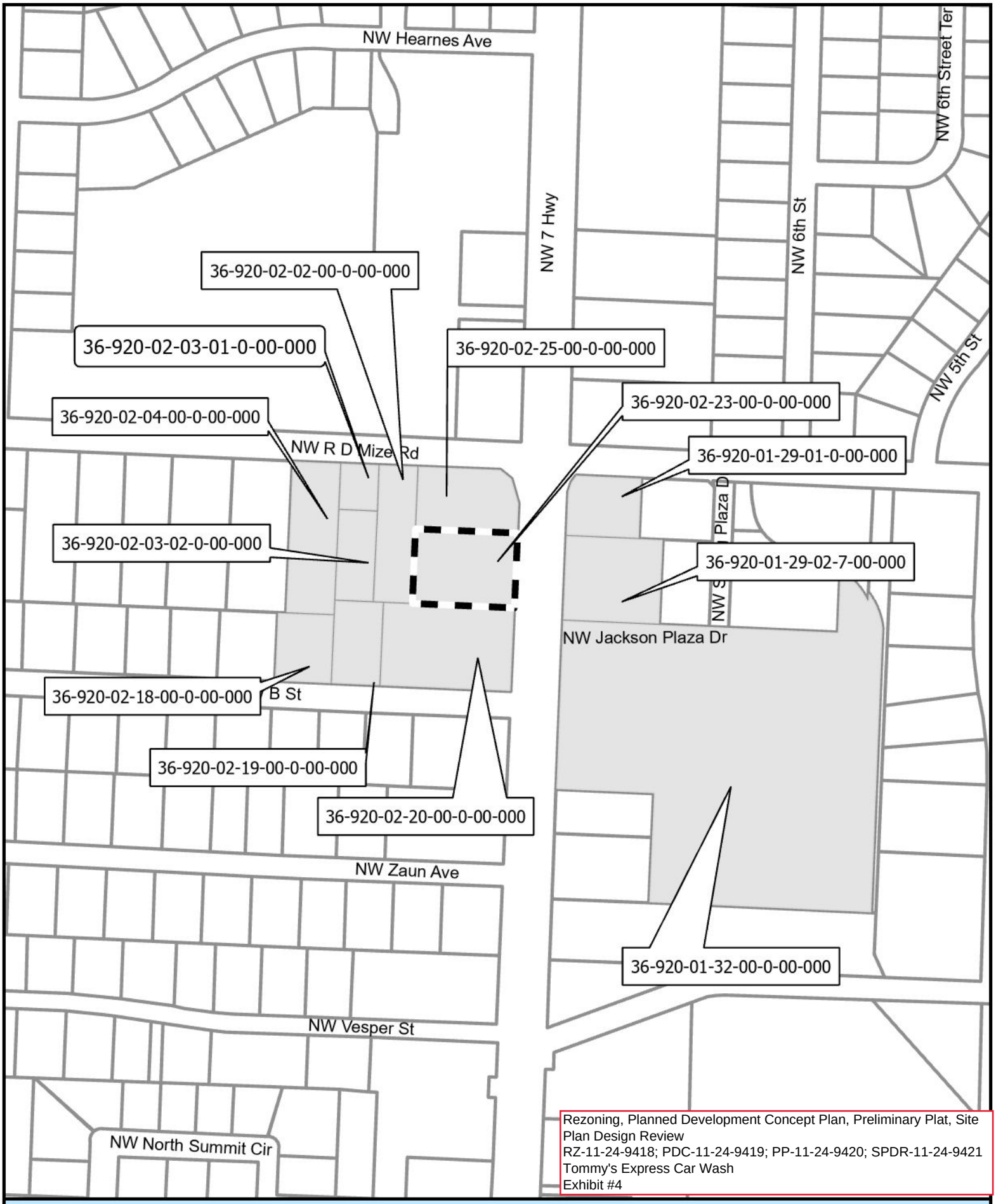
Sworn to and subscribed before me this 30th day of December in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County

NOTARY PUBLIC STATE OF TEXAS
MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Rezoning, Planned Development Concept Plan, Preliminary Plat, Site Plan Design Review
RZ-11-24-9418; PDC-11-24-9419; PP-11-24-9420; SPDR-11-24-9421
Tommy's Express Car Wash
Exhibit #4

The City of Blue Springs Missouri

RZ-11-24-9418
PDC-11-24-9419
PARCEL # 36-920-02-23-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 250 feet
Date: 12/20/2024

Parcel Id	Situs Address	Situs City	Situs State	Situs Zip	Owner	Owner Address
36-920-01-29-02-7-00-000	530 NW 7 HWY	BLUE SPRINGS	MO	64014	27B PROPERTIES LLC	5215 W 94TH TERR PRAIRIE VILLAGE, KS 66207
36-920-02-23-00-0-00-000	509 NW 7 HWY	BLUE SPRINGS	MO	64015	NORTH WEST 7 LLC	109 HALE LAKE RD WARRENSBURG, MO 64093
36-920-02-25-00-0-00-000	607 NW 7 HWY	BLUE SPRINGS	MO	64015	BANK JACOMO	909 S 7 HWY BLUE SPRINGS, MO 64014
36-920-02-19-00-0-00-000	705 NW B ST	BLUE SPRINGS	MO	64015	MCAHAN CONNOR & BORRON JENNA	705 NW B ST BLUE SPRINGS, MO 64015
36-920-02-04-00-0-00-000	716 NW R D MIZE RD	BLUE SPRINGS	MO	64015	HUFF ENTERPRISES LLC	36103 E GARDNER OAK GROVE, MO 64075
36-920-02-20-00-0-00-000	503 NW 7 HWY	BLUE SPRINGS	MO	64015	COMMERCE BANK OF KANSAS CITY	8000 FORSYTH BLVD STE 1300 ST LOUIS, MO 63105
36-920-02-18-00-0-00-000	805 NW B ST	BLUE SPRINGS	MO	64015	YANG CHERCHEE & LOR KAYING | YANG KASIA	805 NW B ST BLUE SPRINGS, MO 64015 | 805 NW B ST BLUE SPRINGS, MO 64015
36-920-02-02-00-0-00-000	708 NW R D MIZE RD	BLUE SPRINGS	MO	64015	SISK JARED	7996 JOHNSON DR ODESSA, MO 64076
36-920-02-03-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	BENNETT SETH W | BENNETT WESTON & STACI	27904 E PINK HILL RD INDEPENDENCE, MO 64057 | 27904 E PINK HILL RD INDEPENDENCE, MO 64057
36-920-02-03-01-0-00-000	712 NW R D MIZE RD	BLUE SPRINGS	MO	64015	HAUSER JOHN S	1605 SW CROSS CREEK PL BLUE SPRINGS, MO 64015
36-920-01-32-00-0-00-000	450 NW 7 HWY	BLUE SPRINGS	MO	64014	BLUE SPRINGS FIRST LLC	2250 CALLE TIARA LA JOLLA, CA 92307
36-920-01-29-01-0-00-000	600 NW 7 HWY	BLUE SPRINGS	MO	64014	ROTTINGHAUS REAL ESTATE LLC	PO BOX 356 ONALASKA, WI 54650

Rezoning, Planned Development Concept Plan, Preliminary Plat, Site Plan Design Review
RZ-11-24-9418; PDC-11-24-9419; PP-11-24-9420; SPDR-11-24-9421
Tommy's Express Car Wash
Exhibit #5

Blue Springs, Missouri
Community Development

December 27, 2024

Ref: Public Hearing: Rezoning | RZ-11-24-9418
Planned Development Concept Plan | PDC-11-24-9419
Tommy's Express Car Wash
509 NW 7 Hwy
Parcel # 36-920-02-23-00-0-00-000

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, Kevin Uhl, Frontier Investments, on behalf of the property owner, Philip Zou, for approval to rezone from "GB" (General Business) to "PD—C" (Planned Development—Commercial). The applicant is also requesting approval of a Planned Development Concept Plan for Tommy's Express Car Wash to allow for the demolition of the current site and to allow the development of a tunnel car wash at 509 NW 7 Highway.

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, January 13, 2025 @ 6:30 p.m.
&
City Council – Tuesday, January 21, 2025 @ 6:00 p.m.

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

Sincerely,
CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Rezoning, Planned Development Concept Plan, Preliminary Plat, Site Plan Design Review
RZ-11-24-9418; PDC-11-24-9419; PP-11-24-9420; SPDR-11-24-9421
Tommy's Express Car Wash
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: January 13, 2025 City Council: N/A
Project Name:	***Target Corporation***
Site Location:	1040 NE Coronado Drive
Project Request:	**ASP-12-24-9431; <u>Master / Alternative Sign Plan</u>** for an amendment to Adam's Dairy Landing Master Sign Plan for new building mounted signs

Applicant: Chelsey Janso │ Kimley-Horn & Associates
Property Owner: Rob Grundstrom │ Target Corporation
Staff Planner: Shantele Frie │ Associate Planner

Project Description: The applicant is requesting approval an amendment to the Master/Alternative Sign Plan for Target Corporation, located at 1040 NE Coronado Drive. The applicant is requesting additional building mounted signage that deviates from the Sign Code and the Adam's Dairy Landing Master Sign (ASP-06-08-1780) by exceeding the permitted number of signs per storefront.

Staff Recommendation: Staff recommends <u>approval with one (1) condition</u> of the Master / Alternative Sign Plan application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/27/2005	City Council	Approval of annexation into the City (A-3-2005) with amendments and additions December 12, 2006 (A-3-2006), August 20, 2007 (ANNX-08-07-1245) and January 22, 2008 (ANNX-12-07-1482).
09/07/2005	City Council	The property was reguided as Commercial (CPA-M-04-2005) and (CPA-M-01-2007) on January 8, 2007.
02/26/2007	Planning Commission	Approval of Preliminary Plat approval as The Plaza at Adams Farms (PUD-4-2007)
03/05/2007	Planning Commission	Recommended approval of Rezoning (R-7-2007, RZ-08-07-2007, and RZ-12-07-1483) to "GB/R-O" General Business/ Restricted Overlay
03/12/2007	City Council	Approved Rezoning (R-7-2007, RZ-08-07-2007, and RZ-12-07-1483) to "GB/R-O" General Business/ Restricted Overlay
03/05/2007	Planning Commission	Recommended approval for Planned Unit Development Concept Plan as The Plaza at Adams Farm (PUD-04-2007)
03/12/2007	City Council	Approval for Planned Unit Development Concept Plan as The Plaza at Adams Farm (PUD-04-2007) and as Adams Dairy Landing (PUDC-08-07-1279) on September 17, 2007
09/17/2007	Planning Commission	Recommended approval Planned Unit Development Concept Plan as Adams Dairy Landing (PUDC-08-07-1279)
09/24/2007	City Council	Approval of Planned Unit Development Concept Plan as Adams Dairy Landing (PUDC-08-07-1279)

02/11/2008	City Council	Approval of "Area 1" Portion of the September 2007 PUD Concept received Final PUD (PUDS-11-07-1477)
05/12/2008	Planning Commission	Approval of Site Plan and Design Review for proposed Lowe's store (SPDR-4-08-1656)
05/28/2008	Planning Commission	Approval of Site Plan and Design Review for proposed Target store (SPDR-04-08-1697)
06/02/2008	City Council	Approval of portions of RD Mize Road east of Adams Dairy Parkway to be vacated (VAC-4-8-1658)
07/14/2008	Planning Commission	Approval of a Master/Alternative Sign Plan for Adams Dairy Landing (ASP-06-08-1780)
07/21/2008	Planning Commission	Approval of Final Plat for Area 1 of Adams Dairy Landing (PF-7-08-1791)
10/06/2008	City Council	Approval of a sanitary sewer easement located within Area 1 project and a portion of unimproved Adams Dairy Road between Coronado Drive and I-70 to be vacated (VAC-8-08-1879 & VAC-8-08-1880)
10/27/2008	Planning Commission	Approval of a Site Plan and Design Review for the proposed Kohl's store (SPDR-9-08-1903)
11/24/2008	Planning Commission	Approval of Site Plan and Design Review for the "Lifestyle Center," (Buildings J-L)(SPDR-8-08-1859) and "in-line shops" (Buildings B, C, E, F, G1, and G2)(SPDR-10-08-1972)
02/23/2009	Planning Commission	Approval of Preliminary Plat for Area 2 of Adams Dairy Landing (PP-02-09-2042)
03/09/2009	Planning Commission	Approval of Site Plan and Design Review for Buildings A-C (SPDR-2-09-2061) of the in-line shops (approving Building A and amending the previously noted approval for Buildings B and C)
03/23/2009	Planning Commission	Approval of PUD Final Plan (PUDF-2-09-2075) for Adams Dairy Landing Area 2
04/13/2009	Planning Commission	Recommended approval of amended Preliminary and Final Plat (PP-3-09-2104 and PF-3-09-2105) for Lot 7 of Adams Dairy Landing 1st Plat was recommended for approval
04/20/2009	City Council	Approval of amended Final Plat for Lot 7 of Adams Dairy Landing 1st (PF-03-09-2105)
05/27/2009	Planning Commission	Approval of amended Master/Alternative Sign Plan (ASP-05-09-2157)
05/27/2009	Planning Commission	Recommend approval of Final Plat for Area 3 of Adams Dairy Landing (PF-05-09-2149
06/01/2009	City Council	Approval of Final Plat for Area 3 of Adams Dairy Landing
07/27/2009	Planning Commission	Approval of Site Plan and Design Review for minor façade changes to Building E-G of the in line shops (SPDR-07-09-2221)
08/24/2009	Planning Commission	Approval of Site Plan and Design Review for Lot 1 (SPDR-2-09-2073) and for Lot 4 (SPDR-08-09-2267) for Arby's
12/28/2009	Planning Commission	Approval of additional amendment to Master/Alternative Sign Plan (ASP-12-09-2422)
04/12/2010	Planning Commission	Recommended approval of amended Preliminary Plat (PP-03-10-2535) and Final Plat (PF-03-10-2536) for resurvey of Lots 4 and 5 of Adams Dairy Landing First Plat, in order to separate lots 4 and 5 into four lots (4A, 4B, 5A, and 5B) to allow for the development of the Lifestyle Buildings (Buildings J-M)
04/19/2010	City Council	Approval of amended Preliminary Plat (PP-03-10-2535) and Final Plat (PF-03-10-2536) for resurvey of Lots 4 and 5 of Adams Dairy Landing First Plat, in order to

		separate lots 4 and 5 into four lots (4A, 4B, 5A, and 5B) to allow for the development of the Lifestyle Buildings (Buildings J-M)
04/22/2010	Planning Commission	Approval of additional amendment to Master/Alternative Sign Plan (ASP-2-10-2506)
09/2010	Planning Commission	Approval of most recent amendment to Master/Alternative Sign Plan (ASP-08-2695) to allow a sign on the east elevation of the Verizon Wireless building.
07/26/2010	Planning Commission	Approval of Site Plan and Design Review (SPDR-06-09-2211) for Verizon Wireless
12/13/2010	Planning Commission	Approval of Site Plan and Design Review for Building F (Ulta Beauty)
02/14/2011	Planning Commission	Approved a request to redesign a portion of the former Lowe's building and to add two pad buildings on Lot 6 of Adams Dairy Landing, Area 1 (SPDR-1-11-2996)
07/11/2011	Planning Commission	Approval of an amendment to the Site Plan and Design Review for east facades of Buildings O and P located on Lot 6, Adams Dairy Landing project, Area 1 (SPDR-5-11-2996)
11/14/2011	Planning Commission	Approval of Site Plan and Design Review for Building N (SPDR-10-11-3136)

Future Applications: The applicable construction and sign permits must be obtained prior to installation.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	Right-of-Way	Interstate 70 and Coronado Drive
South:	"AG"-Agriculture "SO/ADP-O"-Service Office-Adams Dairy Parkway/Overlay	NE R.D Mize Road and Hospital Medical Offices
East:	"SO/ADP-O'"-Service Offices/Adams Dairy Parkway-Overlay "AG/ADP-O"-Agriculture/Adams Dairy Parkway Overlay	Hotel and Adams Pointe Golf Club/Course
West:	"GB/ADP-O"- General Business/Adams Dairy Parkway Overlay	NE Adams Dairy Parkway and Home Depot

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

A master / alternative sign plan provides flexibility within the sign code for exceptions to be made on a case-by-case basis dependent upon location, use, and visibility from the public right-of-way.

Overview:

DESCRIPTION	TYPE	QTY	EXISTING	Proposed	NOTES/ISSUES
NORTH ELEVATION					
Existing Wall Mounted Sign (CVS) North Elevation	Building	1	181.7 SQFT		**Allowed by previously approved Master Sign Plan**
Existing CVS Pharmacy Sign	Building	1	45 SQFT	45 SQFT	**Allowed by previously approved Master Sign Plan**
New Wall Mounted Sign (12 ft with Lower Case Target)	Building	1		195.6 SQ FT	**Previous approval at 181.7 sq ft will be at new size of 195.6 SQFT**
Proposed New 20" Drive Up Sign	Building	1		54 SQFT	Proposed new sign
Proposed New 14'' Order Pick Up Sign	Building	1		24.59 SQFT	Proposed new sign
TOTALS		**4**	**226.75 SQ Ft**	**319.99 SQ FT**	**Allowable total square footage of 5,280 sq ft for North Elevation**
SOUTH ELEVATION	**TYPE**	**QTY**			**NOTES/ISSUES**
Existing Wall Mounted Sign South Elevation	**Building**	**1**			**Allowed by previously approved Master Sign Plan**
TOTALS		**5**			

The requested deviation from the Sign Code and the Adams Dairy Landing Master Sign Plan is highlighted in yellow above. This deviation pertains to the proposed signage exceeding the maximum allowable number of signs per façade, which is limited to one sign per storefront, with an overall maximum of three (3) signs.

The purpose of this Master Sign plan is to evaluate signage that either does not fully comply with the requirements of the Sign Code or requires special approval for deviations, such as exceeding the maximum number of signs permitted on a building façade. All existing signage has been previously approved under earlier Master Sign Plans and their amendments.

Types: The applicant is requesting Master Sign Plan approval to install two (2) additional building mounted signs. Staff believe that the request for two additional building-mounted signs, despite exceeding the maximum number of permitted signs allowed on a single façade under the code, is justified**. The proposed new signage on the north elevation will total 319.99 square feet, which remains within the allowable signage limit for the 5,280-square-foot on the façade.**

Location: The subject property is located at 1040 NE Coronado Drive at the southwest corner of NE Adams Dairy Parkway and NE Coronado in the Adams Dairy Landing Shopping Center. The proposed new building mounted signs are located on the front façade of the building facing NE Coronado Drive.

Design & Construction (501.040):

Placement:

None of the proposed building signs obstruct any pedestrian/vehicular access, sight-triangle, or light/ventilation required by Code or encroach on public property or right-of-way.

Design Standards:

The proposed signage complements the design, color and composition of other on-site signage and the building.

Materials:
The proposed signage will be acrylic faced with internal illumination with aluminum cabinets.

Illumination:
All proposed signage is proposed to be internally illuminated.

Construction Standards:
Code requires that signs be installed to meet Building Code requirements.

Review Criteria: *Approval of a Master Sign Plan shall meet the Review Criteria in Section 501.030.D of the Sign Code, including, but not limited to, the following:*

1. Meet the intent of this Sign Code.

   STAFF RESPONSE: Staff believes the request does meet the intent. Target Corporation is a major-tenant in Adams Dairy Landing Shopping Center with a larger façade then most tenants in the shopping center.

2. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business.

   STAFF RESPONSE: Staff does not believe the proposed additional signs will result in visual blight, discord, confusion, or clutter. The proposed additional signs on the north façade which faces NE Coronado Drive Right-Of-Way and therefore will not contribute to clutter along this corridor.

3. Not result in signage that significantly alters the architectural, cultural, historic, or contextual character of the surrounding area due to the size or location of the signage.

   STAFF RESPONSE: Staff does not believe the signage will significantly alter the architectural, cultural, historical, or contextual of the surrounding area.

4. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation.

   STAFF RESPONSE: Staff does not believe the proposed additional signs on the building façade will infringe on public safety.

5. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

   STAFF RESPONSE: Staff does not believe the proposed signage will impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

6. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.

STAFF RESPONSE: Staff feels as thought the signage is appropriate for the time, place, and manner since it is intended to attract the attention of those travelling on NE Coronado Drive corridor.

7. Meet the following review criteria as applicable:

Review Criteria. Approval of a Master Sign Plan Shall:

a) When requesting signage that does not adhere to the design or construction standards (Section 501.040(B-C), the sign shall provide higher quality signage than required by this Sign Code and exhibit aesthetic quality, creativity, or innovation;
b) Section 501.060 the sign shall:
    a. Be warranted due to the nature of the use or the physical characteristics, size, and/or location of the property; or
    b. Provide higher quality signage than required by this Sign Code and exhibit aesthetic quality, creativity, or innovation.

STAFF RESPONSE: Staff believes that the proposed additional building mounted signs is warranted due to the front of the building façade being updated from current signage.

Staff Recommendation:

Staff recommends approval of the Master / Alternative Sign Plan application with the following conditions:

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

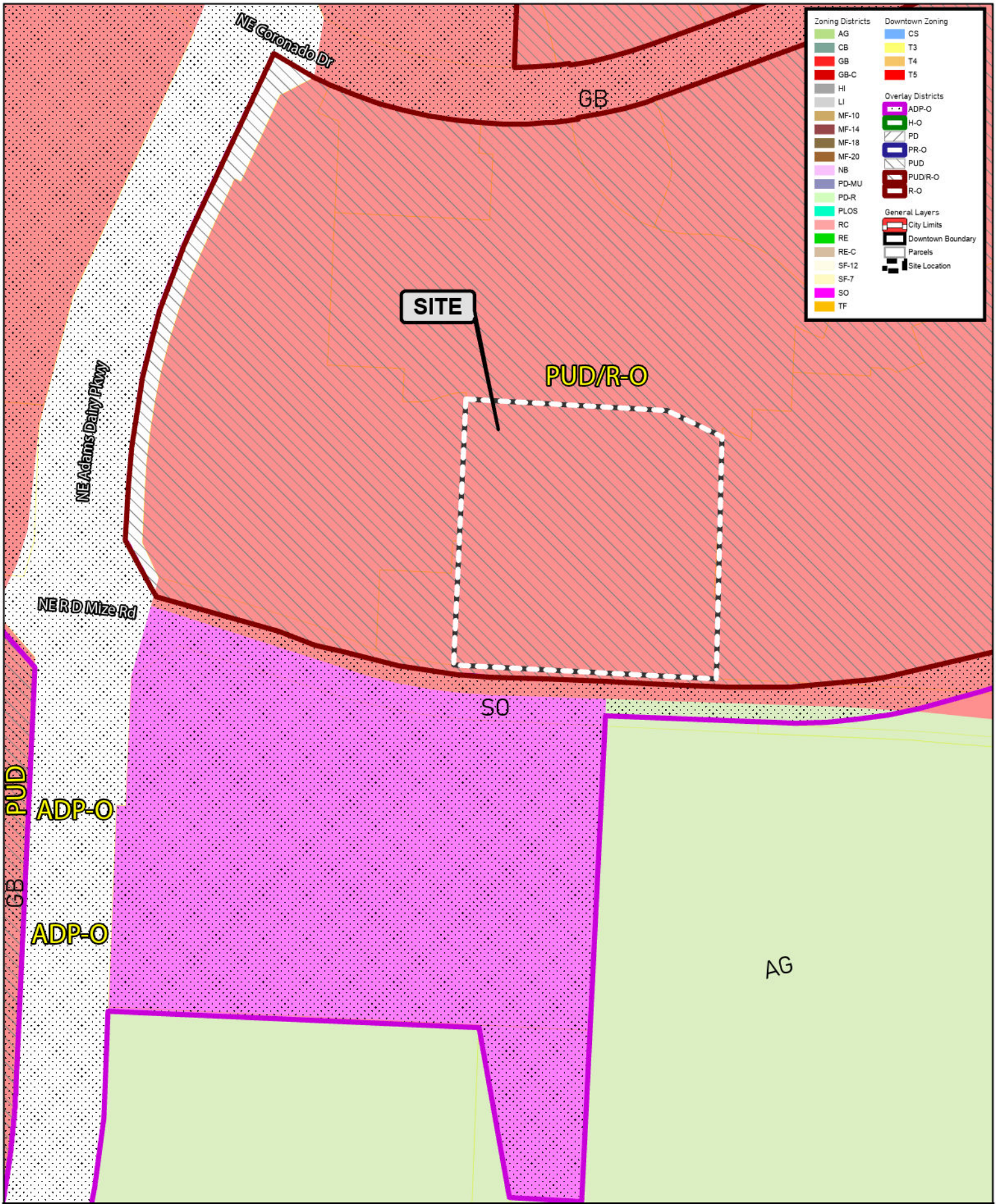


The City of Blue Springs Missouri

ASP-12-24-9431
1040 NE CORONODO DR
Parcel 36-500-04-36-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 1/7/2025



The City of Blue Springs Missouri

ASP-12-24-9431
1040 NE CORONODO DR
Parcel 36-500-04-36-00-0-00-000
ZONING LOCATION MAP

N

1 inch = 200 feet
Date: 1/7/2025

MASTER SITE PLAN
T-2525 BLUE SPRINGS
1040 NE CORONADO
BLUE SPRINGS, MO 64014

ZONING

R-O

LEGAL DESCRIPTION

ADAMS DAIRY LANDING 1ST PLAT--- LOT 3

APN

36-500-04-36-00-0-00-000

REFERENCE BEARING

NAD83/ MISSOURI WEST

OWNER

TARGET CORP.
CONTACT: MATTHEW FLANSBURG
50 SOUTH 10TH ST, SUITE 400
MINNEAPOLIS, MN, 55403
MATTHEW.FLANSBURG@TARGET.COM

OWNER REPRESENTATIVE/ APPLICANT

KIMLEY-HORN
CONTACT: HAYLEY PEED
401 B ST, SUITE 600
SAN DIEGO, CA, 92101
619-234-9411
HAYLEY.PEED@KIMLEY-HORN.COM

CIVIL ENGINEER

KIMLEY-HORN
CONTACT: ANDREW GRIBBLE, P.E.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO, 64105
913-232-6402
ANDREW.GRIBBLE@KIMLEY-HORN.COM

VICINITY MAP
1" = 500'

NORTH

SHEET INDEX

COVER SHEET.....C000

MASTER SITE PLAN.....C100

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

TARGET
1000 NICOLLET MALL
MINNEAPOLIS, MN 55403

Kimley»Horn

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805 PENNSYLVANIA AVE SUITE 150
KANSAS CITY, MO 64105
816-652-0350
WWW.KIMLEY-HORN.COM

Date	No	Description

STATE OF MISSOURI
ANDREW W. GRIBBLE, IV
NUMBER PE-2009018173
PROFESSIONAL ENGINEER

DATE: 11/25/2024

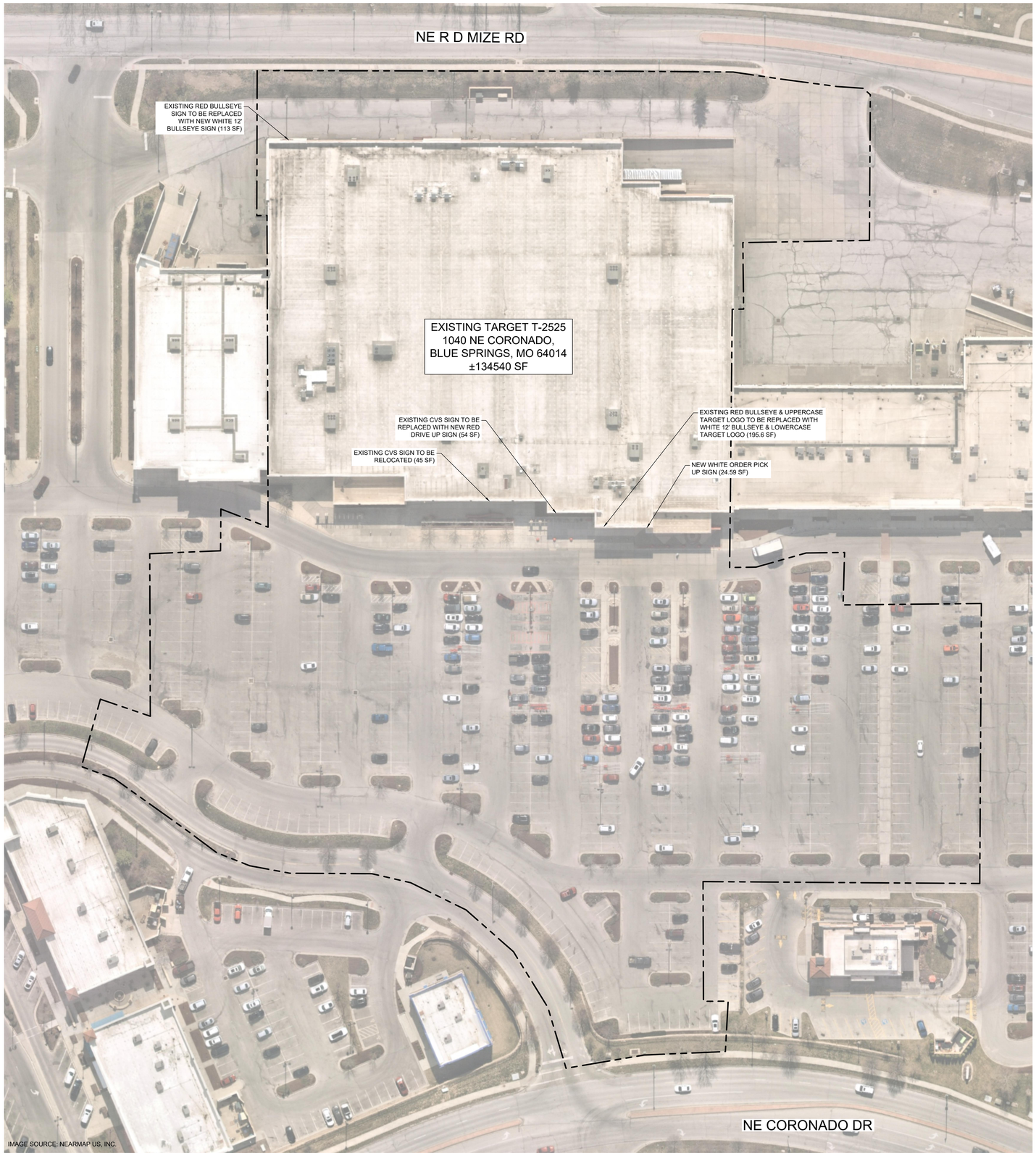
TARGET
T-2525 BLUE SPRINGS
1040 NE CORONADO
BLUE SPRINGS, MO 64014

Project Number	T-2525
Config:	
Drawn By	JC
Checked By	CL

C000

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11/27/2024 8:40:03 AM

Plotted By: Hernandez, Francisco Sheet Set: Kha Layout: C000 COVER SHEET November 25, 2024 03:00:02pm C:\Users\francisco.hernandez\KHT Target Remodel Program Team - General_T-Stores\2525 Blue Springs_MO\CAD\Master Sign Plan\C000 COVER SHEET.dwg
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OVERALL SITE PLAN
1" = 40'

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

LEGEND:

PROPERTY LINE; DERIVED FROM JACKSON COUNTY, MISSOURI PARCEL VIEWER

SIGN CALCULATION TABLE

EXISTING		NEW	
NORTH ELEVATION		NORTH ELEVATION	
UPPER CASE TARGET	181.75 SF	12' W/ LOWER CASE TARGET	195.6 SF
CVS PHARMACY SIGN	45 SF	20" DRIVE UP SIGN	54 SF
		14" ORDER PICK UP SIGN	24.59 SF
		EXISTING CVS SIGN	45 SF
		SOUTH ELEVATION	
		12' WHITE BULLSEYE	113 SF
NORTH ELEVATION TOTAL	226.75	NORTH ELEVATION TOTAL	274.19 NEW, 45 EXISTING
		SOUTH ELEVATION TOTAL	113 SF
SIGN CODE REGULATIONS			
SIGN AREA PERMITTED		200 SF PER SIGN	
NUMBER OF SIGNS PERMITTED		NO LIMIT	

GRAPHIC SCALE IN FEET
0 20 40 80

TARGET
1000 NICOLLET MALL
MINNEAPOLIS, MN 55403

Kimley»Horn
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805 PENNSYLVANIA AVE SUITE 150
KANSAS CITY, MO 64105
816-652-0350
WWW.KIMLEY-HORN.COM

Date	No	Description

STATE OF MISSOURI
ANDREW W. GRIBBLE, IV
NUMBER PE-2010018173
PROFESSIONAL ENGINEER

DATE: 11/25/2024

TARGET
T-2525 BLUE SPRINGS
1040 NE CORONADO
BLUE SPRINGS, MO 64014

Project Number	T-2525
Config:	
Drawn By	JC
Checked By	CL

MASTER SIGN PLAN

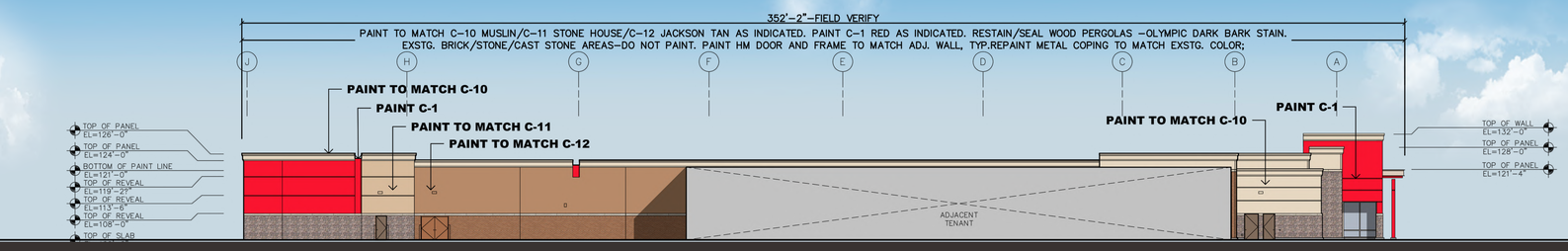
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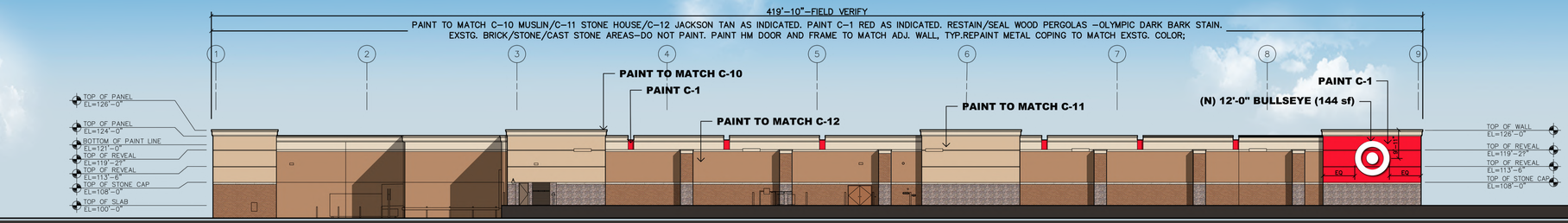
Plotted By: Huber, Julia (Hillgeistick) Sheet Set: Kha Layout: C100 OVERALL SITE PLAN November 26, 2024 08:48:13am C:\Users\Julia.Huber\KH\Target Remodel Program Team - Documents\General_T-Stores\2525 Blue Springs, MO\CAD\Master Sign Plan\C100 OVERALL SITE PLAN.dwg
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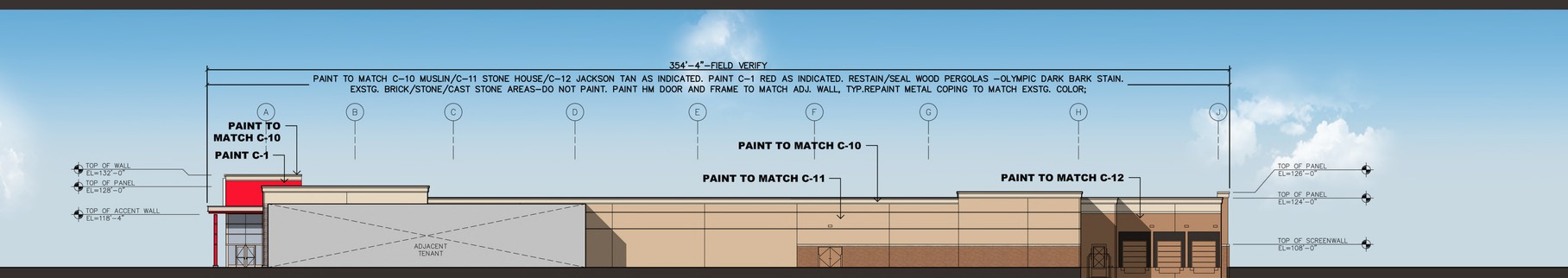
North Elevation



East Elevation



South Elevation



West Elevation

COLOR KEY:

- C-10 (BM #1037) MUSLIN
- C-11 (BM# 1039) STONE HOUSE
- C-12 (BM #HC-46) JACKSON TAN
- OLYIMPIC STAINS -DARK BARK SEMITRANSPARENT
- C-1 RED
- REPAINT (E) SOFFIT C-1 RED

NOTE:

*EXISTING FINISHES SHOWN FOR REFERENCE.

* EXISTING BRICK, STONE, CAST STONE AND PREFINISHED METAL AREAS-DO NOT PAINT; PAINT HM DOOR AND FRAME TO MATCH ADJ. WALL, TYP.

* RESEAL ICCMU AND CAST STONE CAPS, TYP.

*CLEAN BRICK/ICCMU/STONE AS REQUIRED.

*STORE EXTERIOR WALLS ARE PRIMARILY BRICK, EIFS, STONE VENEER & TILTWALL

*EXISTING SPHERICAL BOLLARDS REPAINT C-1 RED U.N.O.

*BEN-4 : TRADITIONAL, COLOR.....BLACK

GENERAL NOTE

* AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
* ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
* PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO ' LIKE NEW' APPEARANCE.

target

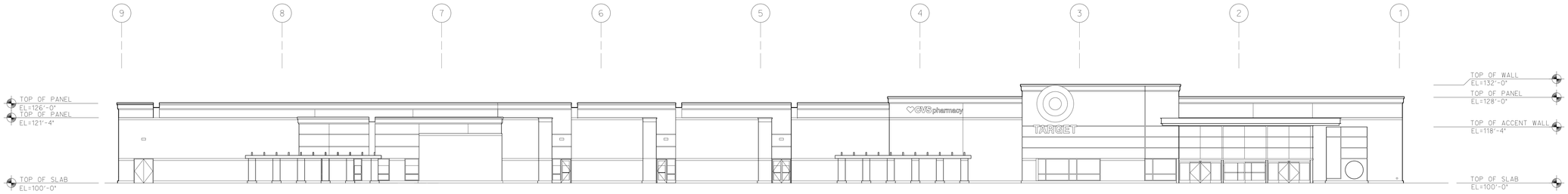
T-2525 Blue Springs, MO: Remodel - Exterior Design

STATE OF MISSOURI
STEPHEN J. HUTSELL
NUMBER A-2010004585
ARCHITECT
11/22/2024

RSP Architects Ltd.

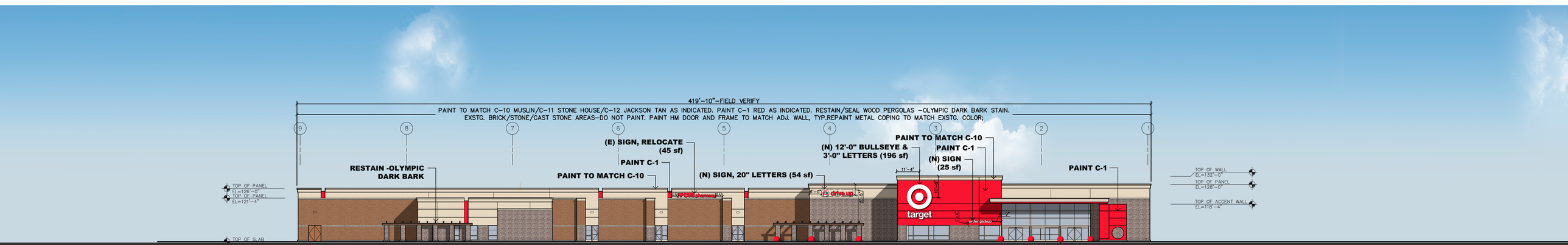
November 18, 2024

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Existing Condition



Front Elevation

target

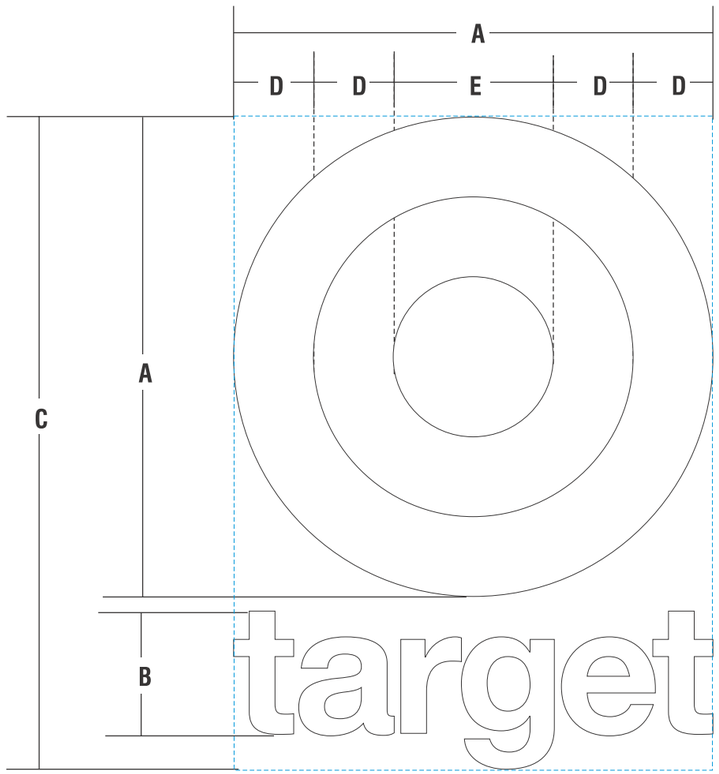
T-2525 Blue Springs, MO: Remodel - Exterior Design

STATE OF MISSOURI
STEPHEN J. RATICH
NUMBER A-2010004585
ARCHITECT
11/22/2024

RSP Architects Ltd.

November 18, 2024

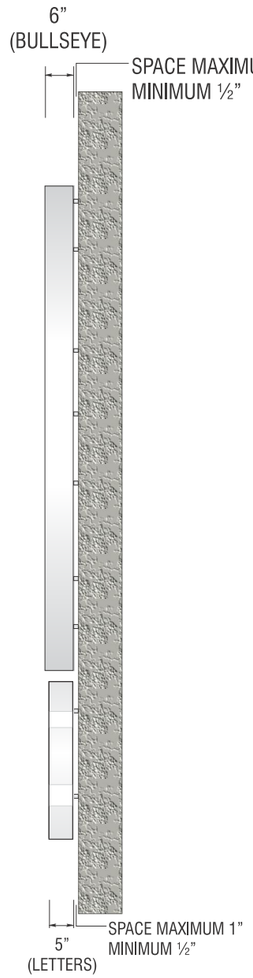
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ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET" | LC-S W

SCOPE OF WORK:

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



SIDE VIEW

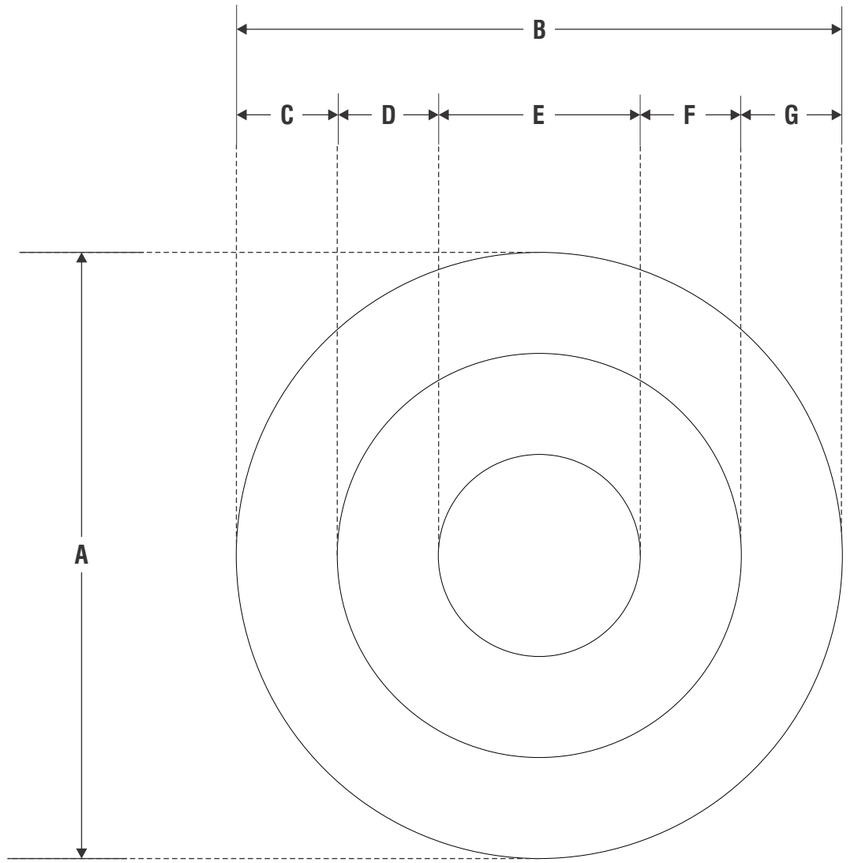
SIGN TYPE	A	B	C	D	E	RETAINER	AMPS / CIRCUITS	SQ.FT.
LL144/37 LC-W	12'-0"	3'-1"	16' 3-3/4"	2'-0"	4'-0"	1 ½"		195.7
LL132/34 LC-S W	11'-0"	2'-10"	14' 11-1/2"	1'-10"	3'-8"	1 ½"		164.5
LL120/30 LC-S W	10'-0"	2'- 6-7/8"	13' 7-1/8"	1'-8"	3'-4"	1"		135.9
LL108/27 LC-S W	9'-0"	2' 3-3/4"	12' 2-7/8"	1'-6"	3'-0"	1"		110.2
LL96/24 LC-S W	8'-0"	2'-0-5/8"	10' 10-1/2"	1'-4"	2'-8"	1"		87
LL84/21 LC-S W	7'-0"	1' 9-1/2"	9' 5-1/4"	1'-2"	2'-4"	1"		66.6
LL72/18 LC-S W	6'-0"	1' 6-1/2"	8' 1-7/8"	1'-0"	2'-0"	1"		48.9
LL60/15 LC-S W	5'-0"	1' 3-3/8"	6' 9-1/2"	10"	1'-8"	1"		34
LL48/12 LC-S W	4'-0"	1' 0-3/8"	5' 3-1/4"	8"	1'-4"	1"		21.75
LL36/9 LC-S W	3'-0"	9-1/4"	4'-1"	6"	1'-0"	1"		12.25
LL24/6 LC-S W	2'-0"	6-1/8"	2'-8 5/8"	4"	8"	1"		5.4

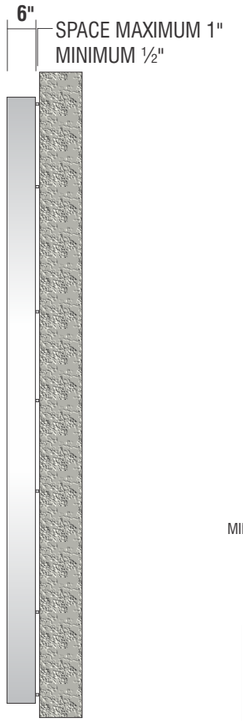
MATERIAL FINISH COLORS

Returns	Faces	Trimcap/Retainer	Illumination
WHITE	7328 White ATUGLAS Acrylic	White	Sloan White LED

STACKED LOGO & LETTERS - LC-S | internally-illuminated channel | WHITE

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END VIEW

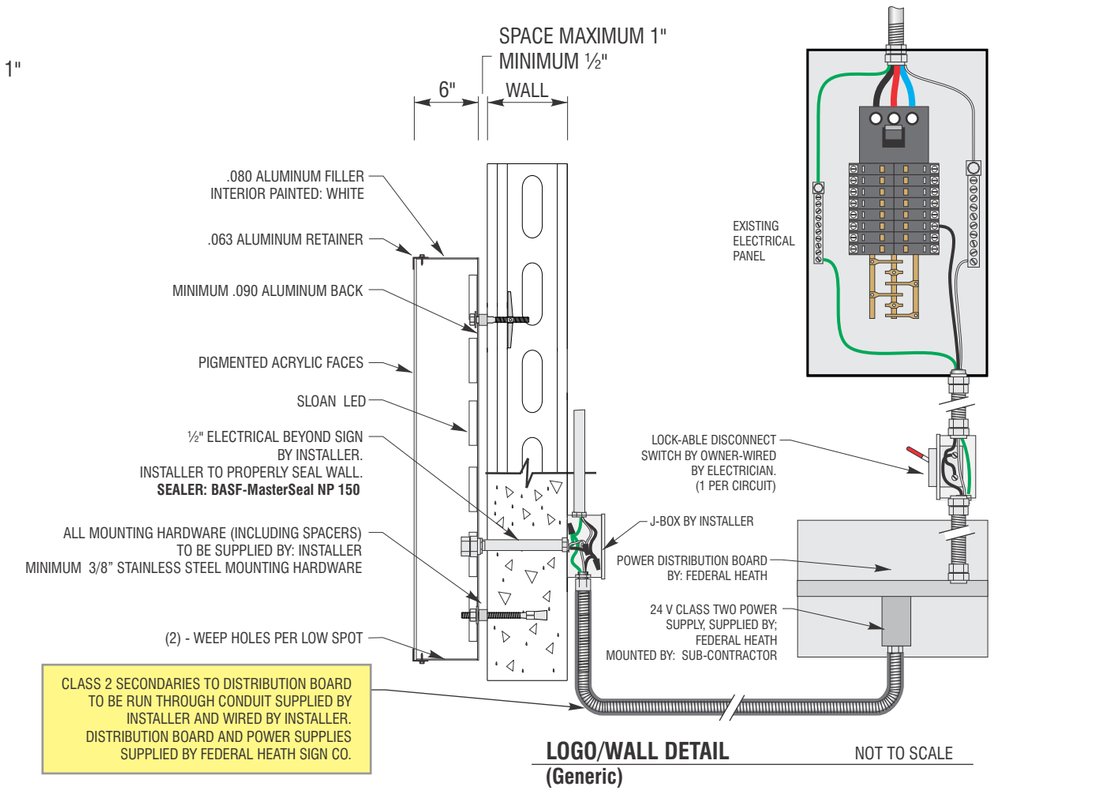
ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
156 BULLSEYE-W	12'-0"	12'-0"	2'-0"	2'-0"	4'-0"	2'-0"	2'-0"		113.1	1

MATERIAL FINISH COLORS

Returns	Faces	Retainer/Trim-Cap	Illumination
WHITE	7328 WHITE ATUGLAS Acrylic	WHITE	Sloan White LED



LOGO/WALL DETAIL NOT TO SCALE
(Generic)

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

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FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com

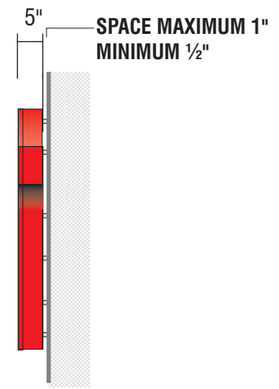


DU24R-LOGO ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET"

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

77.1 SQ.FT.

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



END VIEW

CLASS 2 SECONDARIES TO PAIGE SNAP2 BOXES TO BE RUN THROUGH CONDUIT SUPPLIED BY INSTALLER AND WIRED BY INSTALLER. SNAP2 BOXES AND POWER SUPPLIES SUPPLIED BY FEDERAL HEATH SIGN CO.

LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)



GENERIC (PARTIAL) ELEVATION NOTE: PLACEMENT CAN VARY scale 3/32"=1'-0"

MATERIAL FINISH COLORS (Letters)

Returns	Faces	Trimcap	Illumination
MP# 82074LVG (FULL GLOSS)	2793 LD Red Modified Acrylic (Altuglas or Equiv.)	Red	Sloan Red LED

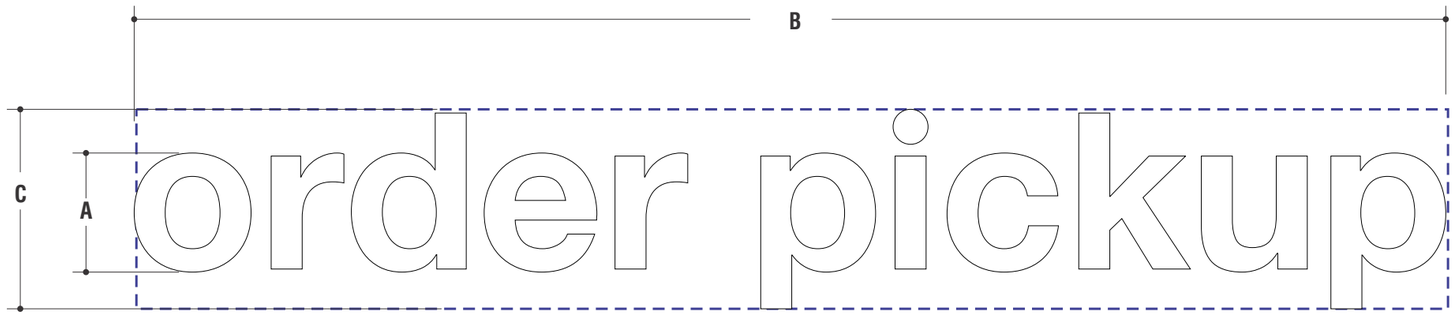
MATERIAL FINISH COLORS (Logo)

Returns	Faces	Trimcap	Illumination
MP# 82074LVG (FULL GLOSS)	7328 LD WHITE (ATUGLAS or Equiv.) Acrylic	Red	Sloan White LED

CAR LOGO COLORS

Target Red PMS 186 | DARK RED PMS 188 | DARK GRAY PMS 425 | LIGHT GRAY PMS 421

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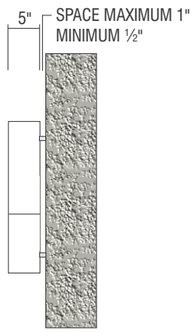
ACRYLIC FACED INTERNALLY ILLUMINATED (Remote) CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

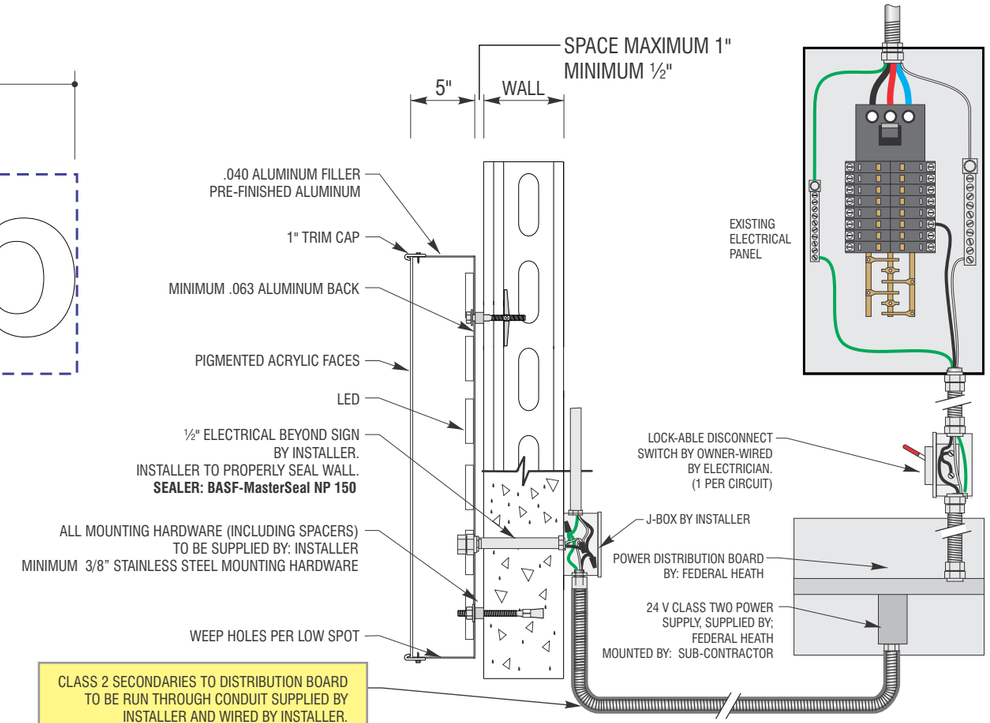
SIGN TYPE	A	B	C	SQ.FT.	QTY
OPU14-REMOTE-W	1'-2"	12'-10"	1'-11"	24.59	1

MATERIAL FINISH COLORS

Returns	Faces	Retainer/Trim-Cap	Illumination
GLOSS WHITE	7328 LD WHITE (ATUGLAS or Equiv.) Acrylic	WHITE	Sloan White LED



END VIEW



LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

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NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

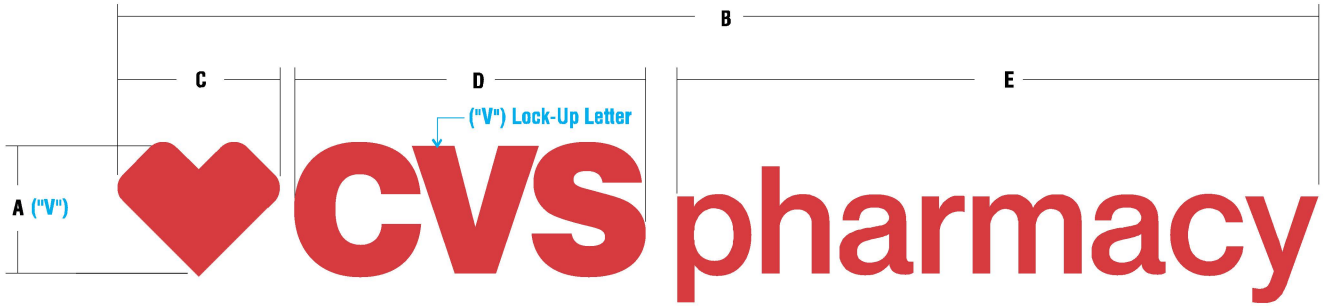
INSTALLER REQUIREMENTS FOR EIFS WALLS

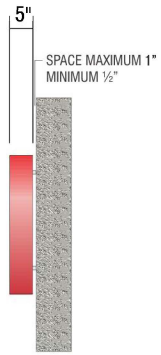
IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

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- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

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END VIEW

ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS AS SHOWN AND NOTED

DESIGNATES HEIGHT OF LOGO (Heart)

CVS-12-CL

SIGN TYPE	A	B	C	D	E	AMPS CIRCUITS	SQ.FT.
CVS-12-CL	11 5/8"	9'-1 1/4"	1' 2 3/4"	2'-8"	4' -10 1/2"		9.48
CVS-16-CL	12 1/2"	12'-2 1/4"	1'-7 3/4"	3'- 6 3/4"	6'-6 1/4"		16.63
CVS-18-CL	17 1/2"	13'-9"	1'-10 1/4"	4'- 0 1/4"	7'-4"		20.62
CVS-20-CL	19 1/2"	15'-3"	2'-0 3/4"	4'- 5 1/2"	8'-1 3/4"		25.41
CVS-24-CL	23 3/8"	18'-3 3/4"	2'-5 3/4"	5'-4 1/4"	9'-9 1/4"		36.62
CVS-30-CL	29 1/8"	22'-10 "	3'-1"	6'-8"	12'-2 1/4"		57.08
CVS-32-CL	31 1/8"	24'-4 3/4"	3'-3 1/2"	7'-1 1/2"	13'-0 1/4"		65.05
CVS-36-CL	34 7/8"	27'-4 3/4"	3'-8 1/4"	8'-0"	14'-7 1/2"		82.18

MATERIAL FINISH COLORS

Returns	Faces	Trimcap/Retainer	Illumination
MP# 82074LVG (FULL GLOSS)	2793 LD Red Modified Acrylic (Altuglas or Equiv.)	Red	Sloan Red LED

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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*)

Tommy's Express Car Wash
Project Name

509 NW Missouri Hwy 7 — See attachment
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
	Use Car Lot		Commercial	.72	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

Kevin Uhl — Frontier Investments — 816-977-6322 — kevinu@meyerbro.com
Name of Applicant — **Company** — **Phone** — **Email Address**

800 E 101st Terrace — Kansas City — MO — 64131
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 — 11/7/24
Applicant Signature — **Date**

Phillip Zou — 660-909-3116 — zou88@yahoo.com
Name of Property Owner — **Phone** — **Email Address**

PO Box 62317 — Irvine — CA — 92602
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
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:

Project would include the demolition of the existing site features, existing building, and construction of a 110' long tunnel express car wash with associate 14 exterior vacuum stalls and 2-lane pay system.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Kevin Uhl	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
kevinu@meyerbro.com	816.977.6322		

DEVELOPER

Name	Company Name		
Kasey Graham	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
kaseyg@meyer-companies.com	913.687.5767		

ENGINEER

Name	Company Name		
Dalton Singer	Kimley Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave	Kansas City	MO	64105
Email	**Phone**	**Fax**	
dalton.singer@kimley-horn.com	816.683.9321		

ARCHITECT

Name	Company Name		
Holly Bergman	Finkle+Williams Architects		
Address	**City**	**State**	**Zip**
8787 Renner Blvd Suite 100	Lenexa	KS	66219
Email	**Phone**	**Fax**	
hbergman@finklewilliams.com	913.498.1550		

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

Name	Company Name		
Rob Heise	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
rheise@heise-meyer.com	913.209.9201		

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Blue Springs, Missouri
Community Development

MONTHLY REPORT
December 2024

Building Permit Activity

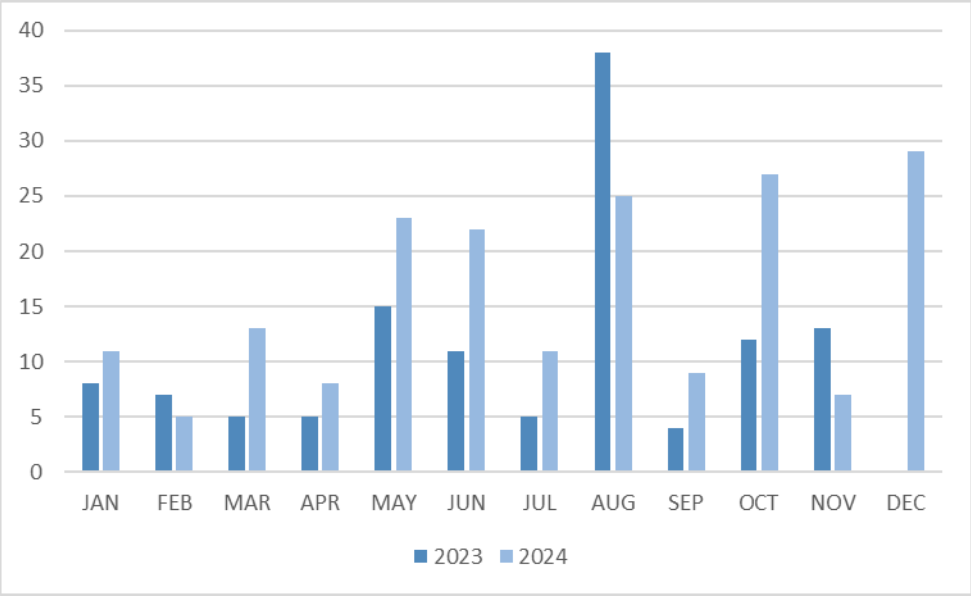
Type of Permit	Dec 2024	Dec 2023	YTD 2024	YTD 2023
Single-Family Detached	29	0	190	123
Single-Family Attached	0	0	0	0
Two-Family	0	0	3 (6 units)	3 (6 units)
Multi-Family	0	0	7 (28 units)	8 (32 units)
Total Dwelling Units	29	0	224	161
Miscellaneous Residential (additions & alterations)	15	24	208	216
Commercial—New	1	6	15	20
Commercial—Alterations	33	2	93	50
Total Building Permits*	116	76	1,274	1,154

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

Building-Related Activity

	Dec 2024	Dec 2023	YTD 2024	YTD 2023
Total Square Feet	249,475	25,136	1,459,095	939,736
Total Construction Cost	$12.676,656	$2,061,212	138,953,734	$46,085,271
Total Inspections	507	505	6,320	6,055

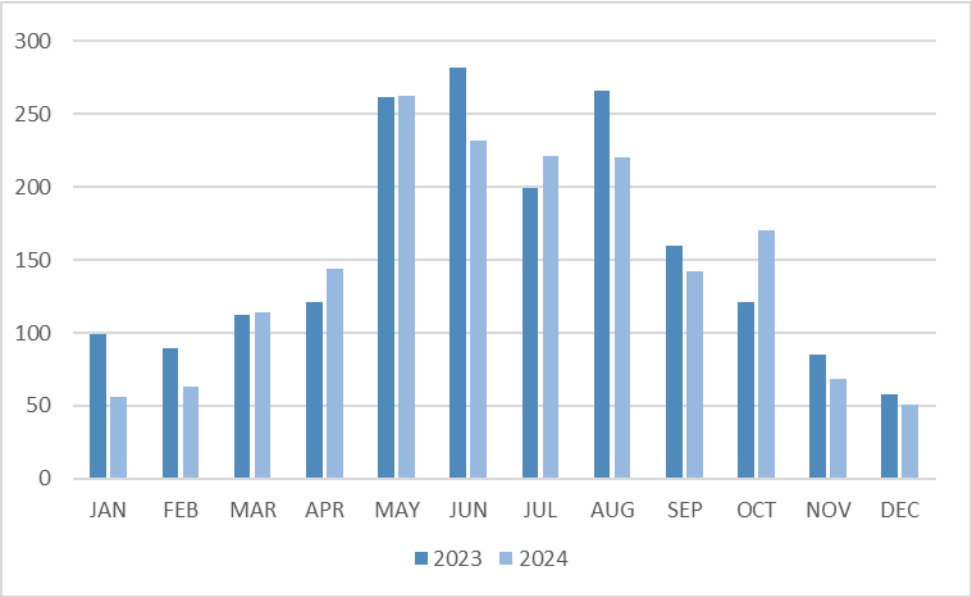
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	40
300-390	Traffic Code	0
401-411	Zoning	4
500-520 (excl. 501)	Building and Construction	7
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	51

Total Code Cases



Most Common Code Cases in December

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	17
245.130: A (11)	Trash—Prohibited	17
245.330	High Weeds/Grass-Prohibited	1

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
UDCT-11-24-9411	UDC Text Amendments– DRB Dissolution, DDC, HPC & Fence Amendments	Recommended Approval 12/09/2024	Approved 12/16/2024	5383

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
ASPDR-12-24-9443	Amazon AVI	12/20/24

Sign Permit Activity

Type of Sign Permit	Dec 2024	Dec 2023	YTD 2024	YTD 2023
Sign Face Replacement	8	1	51	48
Ground-Mounted Signs	0	0	15	17
Building-Mounted Signs	6	0	92	106
Temporary Signs	0	2	48	22
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	8	4	10
Total Signs Issued	14	11	210	203