PLANNING COMMISSION MEETING
AGENDA

Monday, July 28, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** July 14, 2025

2 PUBLIC HEARING / REZONING / RZ-06-25-9614 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 12, 2025
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 / GENERAL DEVELOPMENT PLAN / GDP-06-25-9615 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 12, 2025
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 PRELIMINARY PLAT / PP-06-25-99616 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

5 ADJOURN

The next meeting will be Monday, August 11, 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
July 23, 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, July 14, 2025

Media Link: July 14, 2025, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, July 14, 2025, 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 Jared Pumphrey Richard How	Brian Ingersoll Susan Stokenbury Byron Craddolph Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development Shantele Frie, Associate Planner Jerry Kaylor, Mayor Pro-Tem Jennifer Baird, City Attorney Traci Breshears, Recording Secretary	
ABSENT	Jennifer Ritschel-Smith 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 Stokenbury made a motion to approve the minutes that was seconded by Commissioner How. With 7-0 approval the minutes passed.	

DRAFT

	Chris Henning—Aye Chad Sanderson—Aye Byron Craddolph—Aye Jennifer Ritschel-Smith—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye Travis Graham—Aye
PUBLIC HEARING OPENED	Chairperson Henning opened the public hearing at 6:32 pm
PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-06-25-9604 / "Rampage Athletics" / 2001 SW 9th Street	Chairperson Henning requested Shantele Frie, Associate Planner, present the Rezoning for the Commission.
APPLICANT	Michael Scott, 2001 SW 9th St, Blue Springs, MO
IN FAVOR	None
IN OPPOSITION	Sherry Frost, 821 SW Granite Ln, Blue Springs, MO Bob Frost, 8619 SW 7 Hwy, Blue Springs, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:01pm.
MOTION / REZONING / RZ-06-25-9604 / "Rampage Athletics" / 2001 SW 9th Street	Commissioner Stokenbury made the motion to table Rezoning / RZ-06-25-9604 for Rampage Athletics to the next Planning Commission Meeting on July 28, 2025.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Travis Graham—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye

DRAFT

Approved to Table until July 28, 2025.
(7-Aye, 0-No)

COMMUNITY DEVELOPMENT MONTHLY REPORTS

Shantele Frie, Associate Planner, went over the Community Development reports for May and June.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:04 pm.

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Chris Henning, Chairperson

_____
Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 28, 2025 City Council: August 4, 2025
Project Name:	***Boulder Springs***
Site Location:	South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.
Project Request:	**RZ-06-25-9614**; Rezoning from "AG" (Agriculture – County) to "SF-7" (Single-Family Residential District). **GDP-06-25-9615**; General Development Plan for a development of 92 single-family homes, a walking trail, and a pocket park. **PP-06-25-9516**; Preliminary Plat for 92 single-family lots and four (4) open space tracts on 35.06 +/- acres.

Applicant: Derek Kennedy | The Calara Group
Property Owner: Jim Rand & Carrie Siems
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG" (Agriculture-County) to "SF-7" (Single-Family Residential District) for the property located south of SE Sunnyside School Road and West of SE Adams Dairy Parkway. The applicant is also requesting approval of a General Development Plan for 92 single-family homes, a walking trail, and a pocket park. The final request is for approval of a Preliminary Plat for 92 single family lots and four (4) open space tracts on 35.06 +/- acres.

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

Previous Actions:

Date	Review Body	Action
10/16/2023	City Council	Approved the Annexation (ANNX-09-23-8877) of 51.06 +/- acres by Ord. No 5267.
03/25/2024	Planning Commission	Recommended for Denial for Adam's Ridge Rezoning
03/25/2024	Planning Commission	Recommended for Denial for Adam's Ridge Planned Development Concept Plan
05/20/2024	City Council	Applicant withdrawn Adam's Ridge RZ/PDC

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include a 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:	"SF-7" (Single-Family)	Assembly, Neighborhood

South:	"SF-7/PR-O"(Single Family/Planned Residential Overlay)	Detached Housing
East:	Unincorporated Jackson County & "AG" (Agriculture – County) & "SF-12/PR-O" (Large Lot Single-Family/Planned Residential overlay)	Undeveloped and Detached Housing
West:	"SF-7" (Single-Family)	Detached Housing

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture – County)
Existing Land Use: Undeveloped
Proposed Zoning: "SF-7" Single-Family Residential District
Proposed Land Use: Detached Housing

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 a *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.

Additionally, the 2014 Comprehensive Plan provided a list of Frameworks, Goals, & Targets centered around the four (4) themes of *Places, Connection, City Image, and Investment*. The Goal and Targets most closely aligned with this development proposal are found under the "IMAGE" Framework:

- *IMAGE – GOAL 4: Promote development that reinforces the importance of the public realm*
  - *Improve design quality and orient projects to the public realm at **Distinct Destinations, Business Hubs, Neighborhood Center,** and **Gathering Places.***

The C2 (Central 2) Area Plan designates the subject property as *Detached/Small Scale Mix,* which is defined as:

Detached Housing: Areas appropriate for detached houses on small to medium lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 10,890 square foot (1/4 acre range). Larger lots may be integrated into the pattern in limited

application to add variety of housing types of transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distances to Gathering Places and Neighborhood Center.

Small Scale Multi-Unit Housing: Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of neighborhoods. This includes multi-unit houses (2-, 3-, and 4-plexes), townhouses, walk-up apartments (4 to 12 units / 2 to 4 stories). The lot sizes are comparable to lots for detached houses, and all building types retain a similar scale and relationship to the neighborhood streetscapes. Appropriate locations are typically the corners of important intersections, along block faces that front civic space, the end caps of blocks on larger streets, or on transition blocks between Neighborhoods and corridors or centers.

Rezoning: The intent of the "SF-7" zoning district is defined in Section 404.080, as follows:

The SF-7, Single-Family District is intended to accommodate and protect moderate density residential development as part of the overall neighborhood development patterns identified in the Comprehensive Plan. Application of this district should include appropriate transitions to other complimentary zoning districts that provide neighborhood services and amenities and other housing options that are part of larger mixed-density neighborhoods.

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 Gathering Places. The C2 (Central 2) area plan designates the area as a mix of detached housing and small-scale multi-unit housing. The proposed rezoning supports detached single-family detached housing-neighborhood lot size.

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

   STAFF RESPONSE: The proposed development is on a major arterial, SE Adams Dairy Parkway, and is relatively close to the intersection at Moreland School Road. The proposed development would help set a guide and influence the development of other vacant properties along Adams Dairy Parkway as an area with unique and innovative development. Staff finds the rezoning to "SF-7" (Single-Family Residential District) supports the intent of any abutting zoning districts by providing a greater variety of housing choices within the city.

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 the development of vacant property along the parkway. As the proposed development is unique and pedestrian-oriented, it would also help create a precedent for site design. Denial of the rezoning application would result in the property remaining undeveloped and maintaining a county zoning district that is not permitted by right in the City. Furthermore, the denial could discourage unique and innovative development of vacant sites that require rezoning due to the changing conditions from when the original zoning was enacted.

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

   STAFF RESPONSE: The subject property cannot be developed under the current “AG-C” (Agriculture – County) zoning district. Prior to any development activity on the site, a rezoning application would need to be submitted for review and approval.

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 24” water main runs along the west side of Adams Dairy Parkway and there is sanitary sewer to the south of the proposed development that flows to the east. 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: 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 providing additional residents and housing options.

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 district is justified by a change in conditions since the property was recently annexed into the city. The property is currently zoned “AG” (Agriculture – County) and was recently annexed into City Limits. For development to occur, the property must be rezoned to a City zoning district.

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

STAFF RESPONSE: Staff finds 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.

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

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

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

Preliminary Plat

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

Preservation: The 35.06 +/- acre property is currently undeveloped and consists of existing brush, shrubbery, and trees. The applicant intends to maintain as many of the trees as possible along SE Adams Dairy Parkway during the development process. The existing foliage surrounding Blue Branch Creek and all the land to the south of the creek is proposed to remain untouched. The existing creek and stream buffer running east-west through the property will be maintained by the Developer.

Phasing: The site is proposed to be developed as a single-phase.

Streets & Sidewalks: The total site includes three (3) access points with one (1) of those being off SE Adams Dairy Parkway and two (2) being through the adjacent neighborhood, Keystone Estates, which has direct access to SW 7 Highway and SE AA Highway. The access onto SE Adams Dairy Parkway will include three lanes with one being for traffic entering the neighborhood, one for traffic turning left (northbound) onto SE Adams Dairy Parkway, and one for traffic turning right (southbound) onto SE Adams Parkway.

The 10-ft. wide multi-use path along SE Adams Dairy Parkway will remain and the applicant will be required to install 5-ft. wide ADA compliant sidewalks on both sides of the proposed streets. The UDC states that single-family subdivisions are only required a 5-ft. wide ADA compliant sidewalk along one side of the street; therefore, the proposal of sidewalks on both sides exceeds the UDC requirement.

Traffic: A Traffic Impact Study has been completed to determine how the development of this area will influence traffic along Adams Dairy Parkway, Sandstone Drive and Rockwood Street.

Access to this development will remain as shown. The site will be accessed via three locations. A new access point on Adams Dairy Parkway will be located north of Pine Gate Drive and will be full access. The development will tie-in to existing Rockwood Street and Sandstone Drive to the west. Based on the trip generation of the proposed development site and review of the site plan with regard to City requirements, traffic for the updated 2025 site plan is expected to operate comparably or better when compared to the 2024 site plan and traffic study.

Stormwater: A preliminary stormwater management plan has been submitted that includes multiple detention basins and BMPs to control runoff and water quality. A final stormwater management plan will need to be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Design procedures for each water quality BMP are included in the MARC BMP Manual. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: Gravity sanitary sewer is available to the south of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property 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.

Open Space: Per the "SF-7" (Single-Family Residential District), the applicant is require to provide a minimum of 10% open space meeting the Open Space Standards of Section 406.030. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Tract	Area	Open Space System
A	0.28 +/- acres	Overhead Powerline Easement
B	2.03 +/- acres	Overhead Powerline Easement
C	1.40 +/- acres	Park/Amenity Area
D	5.51 +/- acres	Preserve/Trail/Detention Area
Total Open Space:	9.22 +/- acres	

Land Use: The proposed land use is "Detached Housing" which is defined as "the use of a lot for only one (1) principal dwelling unity that is not connected to any other dwelling unit." The residential density for the site is approximately 2.62 units per acre.

Building Typology: The "Detached House-Neighborhood Lot" is the most appropriate building type for the development. The standards are listed in the table below.

Detached House-Neighborhood Lot

	Required	Proposed
Frontage Width	65 feet to 120 feet; minimum 50 for lots fronting on the radius of a cul-de-sac	66 feet minimum frontage width
Area	7,200 square feet to 21,780 square feet	7,521.46 square feet minimum
Front setback	25 feet minimum	25 feet minimum

Side setback	8 feet minimum	8 feet minimum
Corner Side setback	25 feet minimum	25 feet minimum
Rear yard setback	15 feet minimum	15 feet minimum
Height	35 feet maximum	35 feet maximum
Frontage Type	Yard and setback	Yard and setback
Design and Performance Standards	Building coverage=40% of lot area maximum	Building coverage=40% of lot area maximum

Parking: Single-Family, Detached housing requires two off-street parking spaces per dwelling unit. The elevations provided show two-car garages which will meet the off-street parking requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Off-Street Parking	2 required per unit	4 spaces per unit

Pedestrian Access: All homes will have direct access to the public sidewalk from the front door. Front-loaded garages will have a sidewalk from the front door to the driveway that connects to the public realm. Staff believe the emphasis on connectivity reinforces the intent of the development.

Architectural Character: The applicant has provided conceptual elevations of houses which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements.

Minimum Livable Floor Area: Since there is no adjacent established minimum livable floor area, the UDC states the Planning Commission shall designate a minimum livable floor area. The applicant is proposing a minimum livable floor area classification of 1,200-sf. for all the proposed lots. The UDC also states the Planning Commission shall not classify the subdivision more than one (1) step lower than the classification of the abutting subdivision. Subdivisions may include multiple classifications and step downs; however, no more than one (1) classification may be imposed on a single block. The minimum livable floor area must be noted on the Final Plat.

The property to the west, Keystone Estates, does not have an established minimum livable floor area, but the block directly adjacent to the proposed development has an average building area of 1,107-sf. per Jackson County.

Although the applicant is not developing directly adjacent to Parkway Estates, south of the proposed development, and staff believed the stream buffer is a substantial buffer, Parkway Estates does have a minimum livable floor area of 1,600-sf. (Class “F”)

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

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to “SF-7” zoning / No buffer required	**N/A**
East buffer: Adj. to SE Adams Dairy Parkway (arterial) / Buffer C (25-ft. min.) & 6-ft. tall fence	25-ft. min. / 60 PUs/100-ft. (1,297 x 0.60) = **778 PUs & 6-ft. tall solid masonry wall or 6-ft. tall double-sided wood, vinyl, or composite fence with masonry columns a maximum of 75-ft. on center.***

North buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
West buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
Open Space:	1 PU/500-sf. of lot area (401,623-sf.) = **803 PUs**
Total Plant Units:	**1,581 PUs**

*Section 407.040, Site & Landscape Design, requires that developments utilizing "SF-7" (Single-Family) zoning are required to install a fence when adjacent to an arterial road

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

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

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

   STAFF RESPONSE: The proposed general development plan is consistent with the Comprehensive Plan as the property is designated for single-family residential development. The general development plan is consistent with all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.

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

   STAFF RESPONSE: The proposed general development plan is conditioned on the approval of a concurrent application for a Zoning Map amendment and is consistent with the requested zoning of "SF-7" (Single-Family Residential)

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

   STAFF RESPONSE: The general development plan complies with all applicable use, development, and design standards set forth in this Code. No alternative development standards have been proposed.

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

   STAFF RESPONSE: The existing facilities and services are in place to serve the development. The applicant will be required to make some public improvements to serve the development.

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

STAFF RESPONSE: The General Development Plan is compatible with the existing adjacent land uses. Staff believes the proposed design is also sensitive to the adjacent uses by proposing a reasonable density and lot size. The development will be required to comply with all buffering and landscaping requirements to minimize impacts.

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

   STAFF RESPONSE: Staff finds the general development plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks within the development. The applicant is also providing a walking trail.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan as it pertains to physical patterns, arrangement of streets, blocks, lots and 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 plan is in compliance with the requirements of this Development Code.

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

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

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

   STAFF RESPONSE: The project provided reports for stormwater and traffic generation. The stormwater and water quality will be mitigated, and the generated traffic will have a minimal impact to the surrounding traffic network. 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.

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

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

7. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application with the following conditions:

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

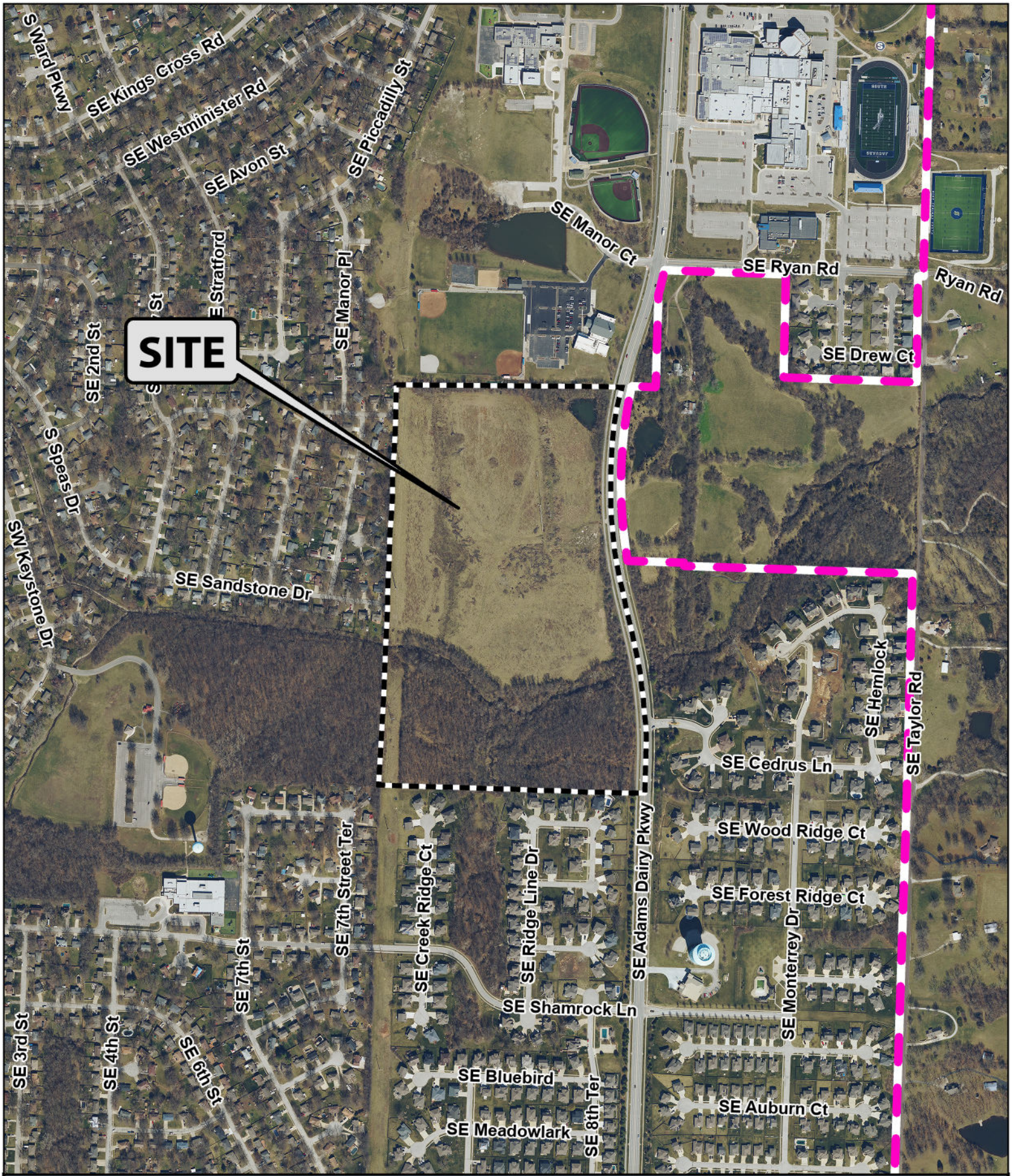
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9614) or General Development Plan (GDP-06-25-9615) is denied by the City Council.
3. A limit of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to SE Adams Dairy Parkway.
4. Prior to Final Plat approval and recording, the following must occur:
   a. An Administrative Site Plan Design Review must be completed to ensure landscaping and buffering complies with the UDC.
   b. All open space Amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located.
   c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts, amenities, and the minimum livable floor area classification.
   d. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the following must occur:
   a. The approved Final Plat must be recorded at Jackson County.
   b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.

c. Prior to the issuance of a Certificate of Occupancy, the following must occur:

a. All required landscaping and buffers shall be installed or financially guaranteed.
b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate Occupancy.
c. The minimum livable floor area classification must be noted on each Final Plat.
d. All public improvements, unless stated otherwise, shall be completed.
    e. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.



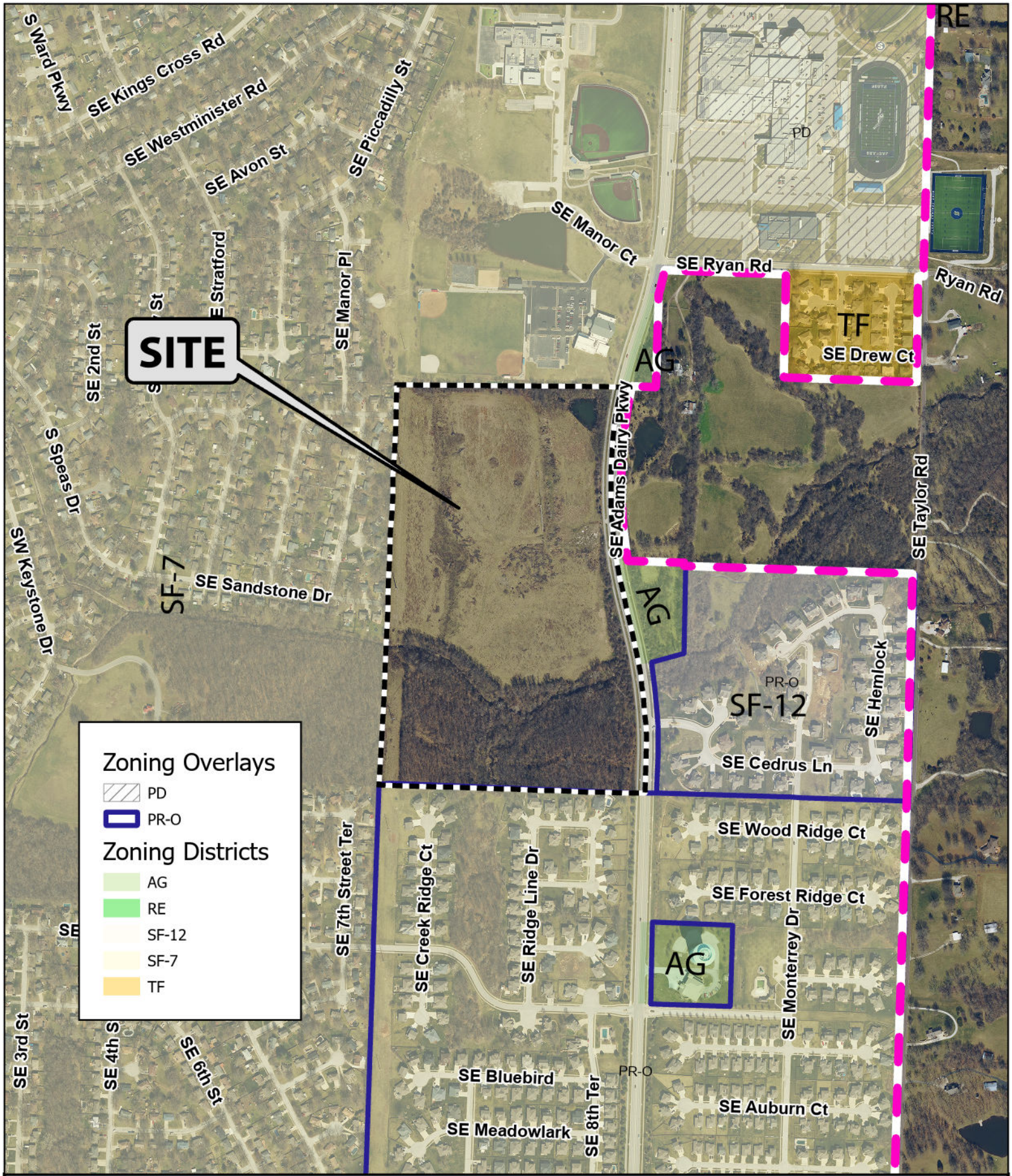
The City of Blue Springs Missouri

RZ-06-25-9614 / GDP-06-25-9615 / PP-06-25-9516
Parcels # 41-200-03-05-01-0-00-000
AERIAL LOCATION MAP

N

1" = 600'

Date: 07/09/25



RZ-06-25-9614 / GDP-06-25-9615 / PP-06-25-9516
Parcels # 41-200-03-05-01-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 600'

Date: 07/09/25

DESCRIPTION:
All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

All of Tract 1 of Shrank Farms Conveyance Plat.

BOULDER SPRINGS NARRATIVE

Project Description:

Boulder Springs is a 35.6 acre tract located off Adam's Dairy Parkway just south of the ADP Sports Park. The community will offer a mix of one & two story single family homes.

Rezoning Request:

The application includes a request to rezone the parcel from AG-Agricultural to SF-7 and approval of a preliminary plat and development plan. The SF-7 zoning requested is the same zoning of the parcels adjacent to the project on the north and west. The current AG zoning is typically a temporary zoning for parcels that have not been developed. The proposed land use meets the land use identified on the Future Land Use map. The adjacent land uses are single family uses.

Comprehensive Plan Compatibility:

The proposed plan meets the land use identified on the Future Land Use map. The development incorporates several goals of The City of Blue Springs Comprehensive Plan. First, Boulder Springs includes preservation of the vegetation along Adam's Dairy Pkwy and Blue Branch Creek to promote the green and natural amenities that the site offers. Additionally, Boulder Springs development will accomplish another goal set out in the Comprehensive Plan by providing an easement for a new section of trail that connects Keystone Park to Adam's Dairy Parkway. The trail will improve the community connectivity of Keystone Park, Daniel Young Elementary School, and Adam's Dairy Parkway as well as enhance the area through the additional green space located within Boulder Springs.

Proposed Land Use:

The proposed single family land use meets the land use identified on the Future Land Use map and is compatible with the adjacent uses. The land use to the north is SF-7 church. The land use to the south is an undeveloped AG parcel. The land use to the west is a SF-7 single family, Keystone Estates. The proposed minimum floor area for the homes in this project is 1,200 s.f. which is step up from the 950 s.f. minimum floor area for Keystone Estates.

Amenity Features:

The project includes an amenity area located adjacent to Adam's Dairy Parkway in order to provide park views along the Parkway. Additionally, there will be preserved open space and an easement for a future trail along the south boundary to help connect Adams Dairy Parkway to Keystone Park.

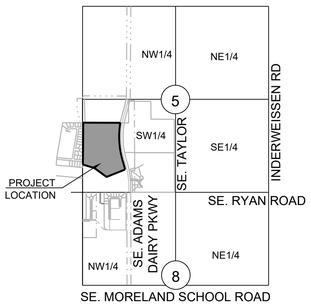
Landscaping:

In addition to the neighborhood park area, the project includes open space tracts along the west and east boundaries of the project. The west tract will include landscaping along the rear lot lines of the homes. The east tract along Adam's Dairy Parkway will include preserved trees, planted shade, ornamental and evergreen trees and a berm. The landscape will meet the requirements of the City ordinances.

Street trees will be provided along all public streets as required by City ordinances.

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SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

DESCRIPTION:
All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

All of Tract 1 of Shrank Farms Conveyance Plat.

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	SF-7
SITE AREA	35.6 ACRES (1,550,866.92 S.F.)
ROW AREA	1.69 ACRES (73,597.76 S.F.)
NET AREA	33.91 ACRES (1,477,269.16 S.F.)
BUILDING TYPE PROPOSED	SINGLE FAMILY DETACHED HOUSE-NEIGHBORHOOD LOT(405.020)

LOT DATA:

LOT QUANTITY	92
LOT WIDTH MIN. PER SEC 405.020	65'
LOT WIDTH PROPOSED	66' MINIMUM
LOT DEPTH	105' MINIMUM
MINIMUM LOT AREA PER SEC 405.020	7,200 S.F.
MINIMUM LOT AREA PROPOSED	7,521.46 S.F.
MAXIMUM LOT AREA PER SEC 405.020	21,789 S.F.
MAXIMUM LOT AREA PROPOSED	12,404.69 S.F.
FRONTAGE TYPE (407.030)	YARD SETBACK
BUILDING HEIGHT ALLOWED & PROPOSED	35'
BUILDING COVERAGE MAX ALLOWED & PROPOSED	40%
DRIVEWAY WIDTH (407.020.D.2.b)	50% COVERAGE
DRIVEWAY SPACING (407.020.D.1)	25' FROM INTERSECTION PROPOSED; DEVIATION REQUESTED FROM 50'

SETBACK DATA (NEIGHBORHOOD LOT):

FRONT SETBACK REQUIRED & PROPOSED	25'
INTERIOR SIDE SETBACK REQUIRED & PROPOSED	8'
CORNER SIDE SETBACK REQUIRED & PROPOSED	25'
REAR SETBACK REQUIRED & PROPOSED	15'

OPEN SPACE DATA

MINIMUM ACTIVE OPEN SPACE REQUIRED	3.39 ACRES (147,726.9 S.F.) (10% NET AREA)
ACTIVE OPEN SPACE PROVIDED	5.32 ACRES (231,943.41 S.F.)(15.7% NET AREA) (EXCL POWER EASEMENT, DETENTION AREA, ADAMS DAIRY PKWY BUFFER AND AREA SOUTH OF CREEK)

TRACT NOTES

1. TRACTS A & B TO BE OWNED AND MAINTAINED BY THE HOA TO BE USED FOR OPEN SPACE.
2. TRACT C TO BE OWNED AND MAINTAINED BY THE HOA TO BE USED FOR A POCKET PARK, STORMWATER DETENTION, AND OPEN SPACE.
3. TRACT D TO BE OWNED AND MAINTAINED BY THE HOA TO BE USED FOR TRAIL, STORMWATER DETENTION, AND OPEN SPACE.

SITE DATA TABLE

		EXISTING	PROPOSED
ZONING DISTRICT		AG	SF-7
LAND USE		AGRICULTURAL	SINGLE-FAMILY RESIDENTIAL
		ALLOWED BY CODE SEC 405.020	PROPOSED
MIN. LOT WIDTH SEC 405.020		65'	66'
LOT SIZE MAXIMUM SEC 405.020		21,780 S.F.	12,404.69 S.F.
LOT SIZE MINIMUM SEC 405.020		7,200 S.F.	7,521.46 S.F.
BUILDING FLOOR AREA		1,200 S.F. OR GREATER (ADJ. NEIGHBORHOOD IS	
BUILDING CONSTRUCTION TYPE		SF-7 SINGLE FAMILY DETACHED NEIGHBORHOOD LOT	
BUILDING HEIGHT		35' MAXIMUM	35' MAXIMUM
FLOOR AREA RATIO		40% MAXIMUM BLDG COV. OF LOT	40% MAXIMUM BLDG COV. OF LOT
SETBACKS	FRONT	25'	25'
	INTERIOR	8'	8'
	CORNER	25'	25'
	REAR	15'	15'
OFF-STREET PARKING		REQUIRED PER SEC 407.010.C.1	PROPOSED
	REGULAR SPACES	2 PER UNIT	4 PER UNIT
	GARAGE SPACES	NOT SPECIFIED	184 SPACES
	DRIVEWAY SPACES	NOT SPECIFIED	184 SPACES
	GUEST SPACES*	NOT SPECIFIED	DRIVEWAY AND ON STREET

Sheet List Table	
Sheet Number	Sheet Title
C1.0	PRELIMINARY PLAT
L1.0	PRELIMINARY LANDSCAPE PLAN

LEGEND:

B/B	-	BACK TO BACK OF CURB
CC	-	CONCRETE
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
RCB	-	REINFORCED CONCRETE BOX
R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
S/W	-	SIDEWALK
U/E	-	UTILITY EASEMENT
(D)	-	DEEDED
(M)	-	MEASURED
(C)	-	CALULATED
(P)	-	PLATTED
(S)	-	PROVIDED SURVEY FROM COMMITMENT

- CURB & GUTTER
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- FENCE - CHAIN LINK
- SANITARY SEWER MAIN
- STORM SEWER
- OVERHEAD POWER LINE
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHT OVERHEAD
- POWER POLE
- WATER VALVE
- FIBER OPTIC STRUCTURE
- SIGN
- FOUND 1/2" REBAR WITH 2134 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED

LOT #	AREA (SF)
1	11,387.90
2	11,043.31
3	9,650.75
4	11,030.48
5	9,746.10
6	7,590.00
7	7,590.00
8	9,745.38
9	11,809.38
10	9,704.49
11	9,470.25
12	9,412.39
13	9,993.26
14	10,276.78
15	7,590.00
16	7,842.03
17	9,319.02
18	9,258.54
19	8,476.69
20	8,451.46

LOT #	AREA (SF)
21	8,426.22
22	8,400.98
23	8,375.75
24	8,350.51
25	8,325.27
26	8,300.04
27	9,745.37
28	7,589.99
29	7,590.00
30	9,745.35
31	9,745.35
32	7,590.00
33	7,590.00
34	9,744.76
35	9,744.75
36	8,380.37
37	8,050.00
38	8,050.00
39	8,050.00
40	8,050.00

LOT #	AREA (SF)
41	8,050.00
42	8,050.00
43	8,050.00
44	8,050.00
45	8,050.00
46	9,948.46
47	9,399.94
48	7,706.24
49	7,920.00
50	7,920.00
51	7,920.00
52	7,920.00
53	7,920.00
54	7,920.00
55	7,920.00
56	7,920.00
57	9,161.72
58	10,517.90
59	10,077.47
60	8,298.13

LOT #	AREA (SF)
61	8,967.38
62	10,570.95
63	8,307.59
64	10,665.48
65	10,170.35
66	7,920.00
67	7,920.00
68	7,920.00
69	10,168.83
70	10,244.54
71	7,977.60
72	7,977.60
73	7,977.60
74	10,244.54
75	8,720.12
76	7,590.00
77	7,590.00
78	7,590.00
79	7,590.00
80	9,745.35

LOT #	AREA (SF)
81	9,745.35
82	7,590.00
83	7,590.00
84	7,590.00
85	7,590.00
86	9,798.77
87	10,548.91
88	12,404.69
89	9,893.83
90	11,228.73
91	8,891.60
92	10,886.95
TRACT A	12,527.73
TRACT B	88,520.13
TRACT C	61,200.46
TRACT D	240,357.34
ROW	257,172.52

GENERAL NOTES:

1. Basis of bearings is the PLAT OF SURVEY. Recorded as Instrument 2001 I 15706 in book I13 at page 74, Jackson County, Missouri.
2. Address Note: Parcel # 41-200-03-05-01-0-00-000 No address was disclosed in record documents, observed while conducting the survey or shown on Jackson County parcel viewer.
3. FLOOD NOTE: Part of this Property lies within Zone X, defined as Area of Minimal Flood Hazard and part of this property lies within ZONE A, Special Flood Hazard Area without Base Flood Elevation. As shown on the Flood Insurance Rate Map 29095C0319G effective date 1/20/2017. The limits of ZONE A as shown have been scaled from this map.
4. Total area: 35.6 acres more or less.
5. Zoning: No zoning report or letter provided. Zoning is shown as AG/FARM OUTBUILDING on Jackson County parcel viewer.
6. Parking: There are no parking spaces, areas, lots or structures on subject property.
7. Utilities are shown from the best available information. Above ground structures were field located. All utilities that exist may not be shown.
8. There were NO buildings observed on subject property.
9. There was NO observed evidence of current earth moving work, building construction or building additions on the subject property.
10. There was NO observed evidence of site use as a solid waste dump, sump or sanitary landfill.
11. Wetland Area Note: There is a 0.23 acre Freshwater Pond habitat is classified as a PUBGh, a 0.34 acre Freshwater Pond habitat is classified as a PUBGh, and a Riverine habitat (Blue Branch Creek and Tributary) classified as a R4SBC, creek centerlines shown approximately on the Subject Property per the National Wetlands Inventory Map. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Based on current government regulations, these are not considered jurisdictional and will not require a permit to remove.
12. The 92 lots shown on this plan will be constructed in a single phase.

OWNER:

RAND JIM L &
SIEMS CARRIE B

DEVELOPER:

CALARA LAND (KC), LLC
.
5750 W 95TH STREET, SUITE 134
OVERLAND PARK, KS 66207
p (913)249-8805

0 100' 200'
SCALE: 1" = 100'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 W 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

STATE OF MISSOURI
RYAN P. MCDONALD
NUMBER
PE-2023013092
PROFESSIONAL ENGINEER

07/08/2025

SCHLAGEL & ASSOCIATES, P.A.

BOULDER SPRINGS
DEVELOPMENT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PARKWAY & SANDSTONE STREET
BLUE SPRINGS, MISSOURI

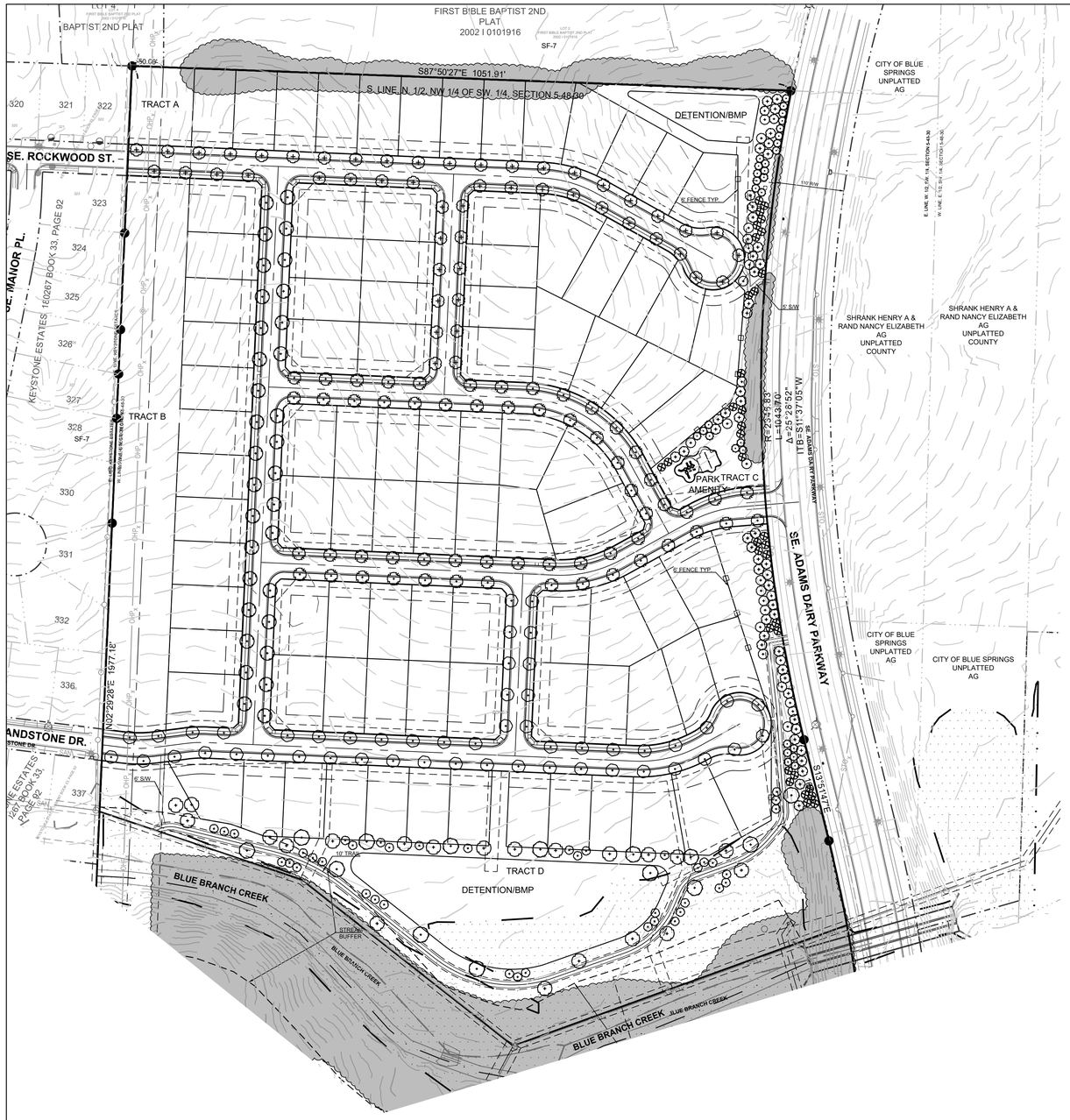
REVISION DATE	DESCRIPTION
7-8-2025	CITY COMMENTS

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 6-12-2025
PROJ. NUMBER: 23-173

PRELIMINARY PLAT

SHEET
C1.0

I:\PROJECTS\2023\23-173\3.0 Design\3.0 DWG Plans\2.0 PDP\23-173 PP 66' LOTS.dwg, C2.0 OVERALL PRELIMINARY PLAN, 1:1



TRACT LANDSCAPE REQUIREMENTS:

OVERALL DATA

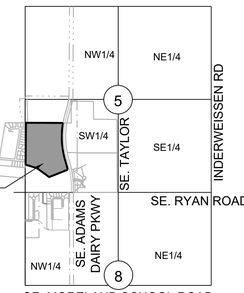
TRACT A,B, C & D AREA	409,001.29 S.F.
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT.(Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(409,001.29/500)	818 PU
MINIMUM SHADE TREES REQUIRED(30% MIN.)(818X.3/8)	31 TREES
MINIMUM ORNAMENTAL TREES REQUIRED(10% MIN.)(818X.1/5)	16 TREES
TRACT D, E & F TOTAL PU PROVIDED	

TRACTS WITH TRAIL

TRACT D:	
TRACT AREA	5.67 AC (247,326.07 S.F.)
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT.(Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
PLANT UNITS(PU) REQUIRED(247,326.07/500)	495 PU
SHADE TREES REQUIRED(30% MIN.)(495X.3/8)	19 SHADE TREES
ORNAMENTAL TREES REQUIRED(10% MIN.)(495X.1/5)	10 ORNAMENTAL TREES
SHADE TREES PROVIDED	19 SHADE TREES ??? PU(19X8)
ORNAMENTAL TREES PROVIDED	10 ORNAMENTAL TREES ??? PU(10X5)
TOTAL PLANT UNITS PROVIDED	202 PU(EX. TREES TO PROVIDE REMAINING PLANT UNITS)
DESIGN STANDARD PER OPEN SPACE TYPE	
OPEN SPACE TYPE	TRAIL
CODE REQUIREMENT(406.030.E)	1 LARGE SHADE TREE & 2 SMALL SHADE OR ORNAMENTAL TREE PER 100' OF TRAIL
TRAIL LENGTH	1,480.79'
SHADE TREES REQUIRED(1,480.79/100)	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES REQUIRED(1,479/100X2)	30 SMALL SHADE OR ORNAMENTAL TREES
SHADE TREES PROVIDED	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES PROVIDED	30 SMALL SHADE OR ORNAMENTAL TREES

STREET TREE PLAN REQUIREMENTS:

1 SMALL SHADE TREE / 40' OR 1 LARGE SHADE TREE / 75' OF STREET FRONTAGE
LARGE STREET TREES SHOWN: 50'-75' AVERAGE SPACING



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

BUFFER LANDSCAPE(Section 407.040.D, Table 407.040-1, Table 407.040-5)

Landscape Areas	Buffer Type (Table 407.040-5)	Buffer Width (Table 407.040-1)	Plant Units Required (Table 407.040-1)	Plant Units Proposed	Difference
EAST BUFFER North of Entry Drive 644' in length Arterial (Adam's Dairy PKWY)	TYPE C & FENCE 1	25 feet	60 Plant Units per 100 L.F. 644' / 100' x 60 =386 PUs Min. Shade Trees Req. (30% min) 644 x.3/8 = 24 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 644 x.1/3 = 21 Trees or 63 Shrubs Min. Ornamental Trees Req. (10% min) 644x.1/5 = 13 Trees	24 Trees (192 PU) 42 Trees (126 PU) 13 Trees (65 PU) EXIST. TREES AND SHRUBS(309 PU)	0 PU
EAST BUFFER South of Entry Drive 653' in length from street to creek center adjacent to park Arterial (Adam's Dairy PKWY)	TYPE C	25 feet	60 Plant Units per 100 L.F. 653' / 100' x 60 =392 PUs Min. Shade Trees Req. (30% min) 653x.3/8 = 24 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 653x.1/3 = 22 Trees or 66 Shrubs Min. Ornamental Trees Req. (10% min) 653x.1/5 = 13 Trees	24 Trees(192 PU) 22 Trees(66PU) 13 Trees(65 PU) EXIST. TREES AND SHRUBS(245 PU) EAST BUFFER TOTAL 1260 PU	0 PU
WEST Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
NORTH Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
SOUTH Buffer (PD adj. to PR-O)	NONE REQ	NA	NA	NA	NA

OPEN SPACE LANDSCAPE (SEE TABLE ABOVE)

SHADE TREES

AFB	33 EA.	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B
ATW	58 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	14 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5" Cal.	B&B
PAB	21 EA.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" Cal.	B&B
QRC	48 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
TAR	51 EA.	Tiliaam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
UXF	51 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGA	5 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal. & 8' ht.	B&B
BN	40 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
CFD	23 EA.	Cornus florida	Flowering dogwood	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JVC	30 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PS	34 EA.	Pinus strobus	White Pine	6' ht.	B&B

OWNER:

RAND JIM L &
SIEMS CARRIE B

DEVELOPER:

CALARA LAND (KC), LLC
.
5750 W 95TH STREET, SUITE 134
OVERLAND PARK, KS 66207
p (913)249-8805

0 100' 200'
SCALE: 1" = 100'

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PREPARED BY:

STATE OF MISSOURI
RYAN R. MESSERLY
NUMBER
PE/2023013092
PROFESSIONAL ENGINEER

07/08/2025

SCHLAGEL & ASSOCIATES, P.A.

BOULDER SPRINGS
DEVELOPMENT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PARKWAY & SANDSTONE
STREET BLUE SPRINGS, MISSOURI

REVISION DATE	DESCRIPTION
1 7-8-2025	CITY COMMENTS
2	
3	
4	
5	
6	
7	
8	

DRAWN BY:	SCH
CHECKED BY:	SCH
DATE PREPARED:	6-12-2025
PROJ. NUMBER:	23-173

PRELIMINARY LANDSCAPE PLAN

SHEET
L1.0

I:\PROJECTS\2023\23-173\3.0 Design\3.0 DWG Plans\2.0 PDP\23-173 LP 66' LOTS.dwg, L1.0 PRELIMINARY LANDSCAPE PLAN, 1:1



TRACT LANDSCAPE REQUIREMENTS:

OVERALL DATA

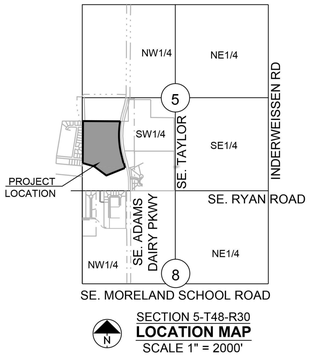
TRACT A,B, C & D AREA	409,001.29 S.F.
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT (Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
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TRACT D, E & F TOTAL PU PROVIDED	

TRACTS WITH TRAIL

TRACT D	
TRACT AREA	5.67 AC (247,326.07 S.F.)
OPEN SPACE LANDSCAPE	
CODE REQUIREMENT (Table 407.040-1)	1 PLANT UNIT PER 500 S.F. OF AREA(45 MINIMUM PLANT UNITS)
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ORNAMENTAL TREES REQUIRED(10% MIN.)(495X.1/5)	10 ORNAMENTAL TREES
SHADE TREES PROVIDED	19 SHADE TREES ??? PU(19X8)
ORNAMENTAL TREES PROVIDED	10 ORNAMENTAL TREES ??? PU(10X5)
TOTAL PLANT UNITS PROVIDED	202 PU(EX. TREES TO PROVIDE REMAINING PLANT UNITS)
DESIGN STANDARD PER OPEN SPACE TYPE	
OPEN SPACE TYPE	TRAIL
CODE REQUIREMENT(406.030.E)	1 LARGE SHADE TREE & 2 SMALL SHADE OR ORNAMENTAL TREE PER 100' OF TRAIL
TRAIL LENGTH	1,480.79'
SHADE TREES REQUIRED(1,480.79/100)	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES REQUIRED(1,479/100X2)	30 SMALL SHADE OR ORNAMENTAL TREES
SHADE TREES PROVIDED	15 SHADE TREES
SMALL SHADE OR ORNAMENTAL TREES PROVIDED	30 SMALL SHADE OR ORNAMENTAL TREES

STREET TREE PLAN REQUIREMENTS:

1 SMALL SHADE TREE / 40' OR 1 LARGE SHADE TREE / 75' OF STREET FRONTAGE
LARGE STREET TREES SHOWN: 50'-75' AVERAGE SPACING



SECTION 5-T48-R30
LOCATION MAP
SCALE 1" = 2000'

BUFFER LANDSCAPE(Section 407.040.D, Table 407.040-1, Table 407.040-5)

Landscape Areas	Buffer Type (Table 407.040-5)	Buffer Width (Table 407.040-1)	Plant Units Required (Table 407.040-1)	Plant Units Proposed	Difference
EAST BUFFER North of Entry Drive 644' in length Arterial (Adam's Dairy PKWY)	TYPE C & FENCE 1	25 feet	60 Plant Units per 100 L.F. 644' / 100' x 60 =386 PUs Min. Shade Trees Req. (30% min) 644 x.3/8 = 24 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 644 x.1/3 = 21 Trees or 63 Shrubs Min. Ornamental Trees Req. (10% min) 644x.1/5 = 13 Trees	24 Trees (192 PU) 42 Trees (126 PU) 13 Trees (65 PU) EXIST. TREES AND SHRUBS(309 PU)	0 PU
EAST BUFFER South of Entry Drive 653' in length from street to creek center adjacent to park Arterial (Adam's Dairy PKWY)	TYPE C	25 feet	60 Plant Units per 100 L.F. 653' / 100' x 60 =392 PUs Min. Shade Trees Req. (30% min) 653x.3/8 = 24 Trees Min. Evergreen Trees/Shrubs Req. (10% min) 653x.1/3 = 22 Trees or 66 Shrubs Min. Ornamental Trees Req. (10% min) 653x.1/5 = 13 Trees	24 Trees(192 PU) 22 Trees(66PU) 13 Trees(65 PU) EXIST. TREES AND SHRUBS(245 PU) EAST BUFFER TOTAL 1260 PU	0 PU
WEST Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
NORTH Buffer (PD adj. to SF-7)	NONE REQ	NA	NA	NA	NA
SOUTH Buffer (PD adj. to PR-O)	NONE REQ	NA	NA	NA	NA

OPEN SPACE LANDSCAPE (SEE TABLE ABOVE)

SHADE TREES

AFB	33 EA.	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B
ATW	58 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	14 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5" Cal.	B&B
PAB	21 EA.	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" Cal.	B&B
QRC	48 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
TAR	51 EA.	Tiliaam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
UXF	51 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGA	5 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal. & 8' ht.	B&B
BN	40 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
CFD	23 EA.	Cornus florida	Flowering dogwood	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

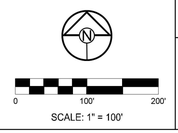
JVC	30 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PS	34 EA.	Pinus strobus	White Pine	6' ht.	B&B

OWNER:

RAND JIM L & SHRANK
HENRY A & SIEMS CARRIE B

DEVELOPER:

THE CALARA GROUP
KENNY JENKINS
600 E 103RD STREET
KANSAS CITY, MO 64131
p (913)249-8805



SCALE: 1" = 100'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

BOULDER SPRINGS
DEVELOPMENT PLAN & PRELIMINARY PLAT
ADAMS DAIRY PARKWAY & SANDSTONE
STREET BLUE SPRINGS, MISSOURI

REVISION DATE	DESCRIPTION
1 DATE	DESCRIPTION 1
2	
3	
4	
5	
6	
7	
8	
9	

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
SCH	SCH	6-12-2025	23-173

PRELIMINARY LANDSCAPE PLAN

SHEET
L1.0

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07/08/2025 3:50:57 PM

I:\PROJECTS\2023\23-173\3.0 Design\3.0 DWG Plans\2.0 PDP\23-173 LP 66' LOTS.dwg, L1.0 PRELIMINARY LANDSCAPE PLAN, 1:1

Sample of Potential Boulder Springs Home Elevations













dotloop signature verification: dtlp.us/v1iF-XiZf-Y858
Docusign Envelope ID: 7286E456-734F-4F2F-9B66-50007B247D7B

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-06-25-9414; GDP-06-25-9415
PC MEETING:	7.28.2025
CC MEETING:	8.4.2025
BOA MEETING:	
NEWSPAPER:	7.12.2025
NOTICE LETTERS:	7.11.2025
PLANNER:	Shantele Frie

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

Boulder Springs
Project Name

SE Adams Dairy Parkway — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

see attached legal description — **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
AG	vacant	SF-7	residential		

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
Derek Kennedy - Manager	The Calara Group	479-225-4911	derek.kennedy@calara.com

Address	City	State	Zip Code
5750 W 95th. St., Ste. 134	Overland Park	KS	66207

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 Signed by: [signature] — **Applicant Signature**

5/30/2025 | 11:20 AM CDT — **Date**

Name of Property Owner	Phone	Email Address
The Calara Group	479-225-4911	derek.kennedy@calara.com

Address	City	State	Zip Code
5750 W 95th St., Ste. 134	Overland Park	KS	66207

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 Jim Rand — dotloop verified 05/27/25 1:40 PM CDT DKDO-3DB2-0V5Q-JZ06

Jeff Siems — dotloop verified 05/29/25 8:45 AM CDT 6W44-NJAA-KUT5-IA3M

Carrie B Siems — dotloop verified 05/29/25 8:54 AM CDT D56N-Q2V8-OG7W-CAKO

Property Owner Signature — **Date**

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06/13/2025 2:09:21 PM

dotloop signature verification: dtlp.us/v1iF-XiZf-Y858
Docusign Envelope ID: 7286E456-734F-4F2F-9B66-50007B247D7B

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:

single family subdivision

Rezoning, General Development Plan, Preliminary Plat
RZ-06-25-9614; GDP-06-25-9615; PP-06-25-9616
Boulder Springs
Exhibit #2

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dotloop signature verification: dtlp.us/v1iF-XiZf-Y858
Docusign Envelope ID: 7286E456-734F-4F2F-9B66-50007B247D7B

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

DEVELOPER

Derek Kennedy - Manager	The Calara Group		
Name	Company Name		
5750 W 95th St., Ste. 134	Overland Park	KS	66207
Address	City	State	Zip
derek.kennedy@calara.com	479-225-4911	N/A	
Email	Phone	Fax	

ENGINEER

Mark A. Breuer, PE	Schlagel		
Name	Company Name		
14920 W 107th St	Lenexa	KS	66215
Address	City	State	Zip
MAB@schlagelassociates.com	913-492-5158	N/A	
Email	Phone	Fax	

ARCHITECT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

SURVEYOR

David A. Rinne, PS	Schlagel		
Name	Company Name		
14920 W 107th St	Lenexa	KS	66215
Address	City	State	Zip
comments@schlagelassociates.com	913-492-5158	N/A	
Email	Phone	Fax	

LANDSCAPE ARCHITECT

Daniel G. Foster, PLA	Schlagel		
Name	Company Name		
14920 W 107th St	Lenexa	KS	66215
Address	City	State	Zip
DF@schlagelassociates.com	913-492-5158	N/A	
Email	Phone	Fax	

ATTORNEY

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

OTHER CONTACT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

Received
06/13/2025 2:09:23 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jul 12, 2025

Printer's Fee: $126.79

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 07/15/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-06-25-9614
General Development Plan
GDP-06-25-9615
"Boulder Springs"
West of Adams Dairy Parkway and South of SE Sunnyside School Rd
Parcel # 41-200-03-05-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 28, 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, Derek Kennedy, The Calara Group for request of an approval to rezone from "AG" (Agriculture-County) to "SF-7" (Single-Family)(RZ-06-25-9614) for the 51.06 +/- acres for a 92 single family housing units with a General Development Plan (GDP-06-25-9615) located west of Adams Dairy Parkway and South of SE Sunnyside School Road. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

All of Tract 1 of Shrank Farms Conveyance Plat.

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-06-25-9614) and General Development Plan (GDP-06-25-9615) on **Monday, August 4, 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.

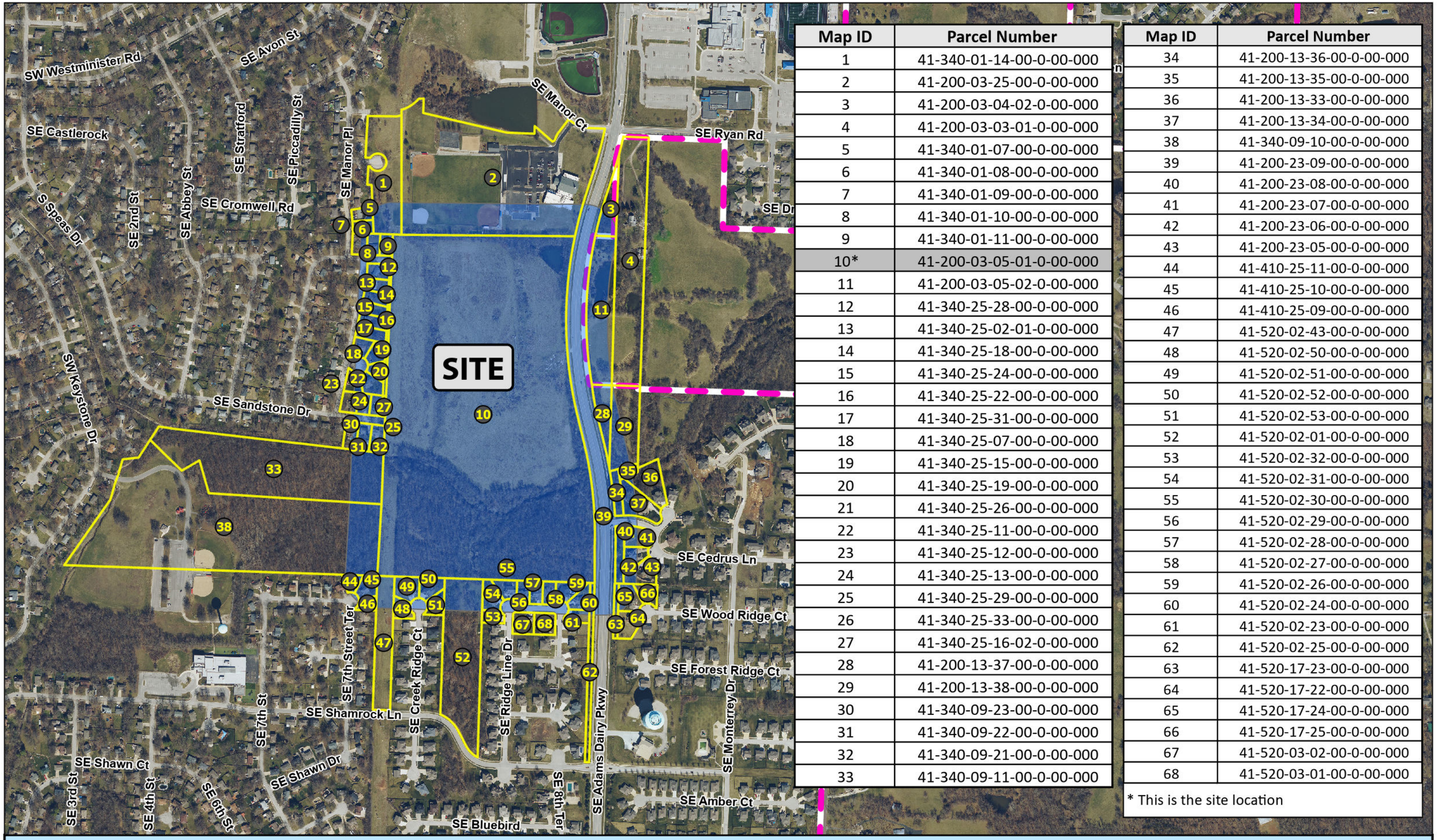
CITY OF BLUE SPRINGS

Rezoning, General Development Plan, Preliminary Plat
RZ-06-25-9614; GDP-06-25-9615; PP-06-25-9616
Boulder Springs
Exhibit #3

City Council

Published in the Examiner, Jul 12, 2025

3657620



Map ID	Parcel Number
1	41-340-01-14-00-0-00-000
2	41-200-03-25-00-0-00-000
3	41-200-03-04-02-0-00-000
4	41-200-03-03-01-0-00-000
5	41-340-01-07-00-0-00-000
6	41-340-01-08-00-0-00-000
7	41-340-01-09-00-0-00-000
8	41-340-01-10-00-0-00-000
9	41-340-01-11-00-0-00-000
10*	41-200-03-05-01-0-00-000
11	41-200-03-05-02-0-00-000
12	41-340-25-28-00-0-00-000
13	41-340-25-02-01-0-00-000
14	41-340-25-18-00-0-00-000
15	41-340-25-24-00-0-00-000
16	41-340-25-22-00-0-00-000
17	41-340-25-31-00-0-00-000
18	41-340-25-07-00-0-00-000
19	41-340-25-15-00-0-00-000
20	41-340-25-19-00-0-00-000
21	41-340-25-26-00-0-00-000
22	41-340-25-11-00-0-00-000
23	41-340-25-12-00-0-00-000
24	41-340-25-13-00-0-00-000
25	41-340-25-29-00-0-00-000
26	41-340-25-33-00-0-00-000
27	41-340-25-16-02-0-00-000
28	41-200-13-37-00-0-00-000
29	41-200-13-38-00-0-00-000
30	41-340-09-23-00-0-00-000
31	41-340-09-22-00-0-00-000
32	41-340-09-21-00-0-00-000
33	41-340-09-11-00-0-00-000

Map ID	Parcel Number
34	41-200-13-36-00-0-00-000
35	41-200-13-35-00-0-00-000
36	41-200-13-33-00-0-00-000
37	41-200-13-34-00-0-00-000
38	41-340-09-10-00-0-00-000
39	41-200-23-09-00-0-00-000
40	41-200-23-08-00-0-00-000
41	41-200-23-07-00-0-00-000
42	41-200-23-06-00-0-00-000
43	41-200-23-05-00-0-00-000
44	41-410-25-11-00-0-00-000
45	41-410-25-10-00-0-00-000
46	41-410-25-09-00-0-00-000
47	41-520-02-43-00-0-00-000
48	41-520-02-50-00-0-00-000
49	41-520-02-51-00-0-00-000
50	41-520-02-52-00-0-00-000
51	41-520-02-53-00-0-00-000
52	41-520-02-01-00-0-00-000
53	41-520-02-32-00-0-00-000
54	41-520-02-31-00-0-00-000
55	41-520-02-30-00-0-00-000
56	41-520-02-29-00-0-00-000
57	41-520-02-28-00-0-00-000
58	41-520-02-27-00-0-00-000
59	41-520-02-26-00-0-00-000
60	41-520-02-24-00-0-00-000
61	41-520-02-23-00-0-00-000
62	41-520-02-25-00-0-00-000
63	41-520-17-23-00-0-00-000
64	41-520-17-22-00-0-00-000
65	41-520-17-24-00-0-00-000
66	41-520-17-25-00-0-00-000
67	41-520-03-02-00-0-00-000
68	41-520-03-01-00-0-00-000

* This is the site location

The City of Blue Springs Missouri

RZ-06-25-9614 / GDP-06-25-9615 / PP-06-25-9516
Parcels # 41-200-03-05-01-0-00-000
185' NOTIFICATION MAP

Rezoning, General Development Plan, Preliminary Plat
RZ-06-25-9614; GDP-06-25-9615; PP-06-25-9616
Boulder Springs
Exhibit #4

N

1" = 500'

Date: 07/10/25

Map ID	Parcel Number	Situs Address	Situs City	Situs Zip	Owner Name	Owner Address
1	41-340-01-14-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	BLUE SPRINGS R-4 SCHOOL DISTRICT	1801 W VESPER BLUE SPRINGS, MO 64015
2	41-200-03-25-00-0-00-000	1441 SE ADAMS DAIRY PKWY	BLUE SPRINGS	64014	FIRST BIBLE BAPT CH EASTERN JACKSON CO	1441 SE ADAMS DAIRY PKWY BLUE SPRINGS, MO 64014-3457
3	41-200-03-04-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
4	41-200-03-03-01-0-00-000	28005 SE RYAN RD	UNINCORPORATED	64014	SHRANK HENRY A | RAND NANCY ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
5	41-340-01-07-00-0-00-000	1708 SE MANOR PL	BLUE SPRINGS	64014	NIEMANN RONALD L & JANET K	1708 MANOR PL BLUE SPRINGS, MO 64015
6	41-340-01-08-00-0-00-000	1712 SE MANOR PL	BLUE SPRINGS	64014	WADLE MELVIN	1712 MANOR PL BLUE SPRINGS, MO 64015
7	41-340-01-09-00-0-00-000	401 SE ROCKWOOD ST	BLUE SPRINGS	64014	BISHOP PAUL A & SHAWNA M	401 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
8	41-340-01-10-00-0-00-000	405 SE ROCKWOOD ST	BLUE SPRINGS	64014	CSMA BLT LLC	1850 PARKWAY PL STE 900 MARIETTA, GA 30067
9	41-340-01-11-00-0-00-000	409 SE ROCKWOOD ST	BLUE SPRINGS	64014	LIPARI TED S & JANET L	409 SE ROCKWOOD ST BLUE SPRINGS, MO 64014
10*	41-200-03-05-01-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	64014	RAND JIM L | SHRANK HENRY A | SIEMS CARRIE B	2510 GRAND BLVD APT 804 KANSAS CITY, MO 64108 | 29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29023 SE RYAN RD BLUE SPRING, MO 64014
11	41-200-03-05-02-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	64014	SHRANK HENRY A | RAND ELIZABETH	29001 SE RYAN RD BLUE SPRINGS, MO 64014 | 29203 SE RYAN RD BLUE SPRINGS, MO 64014
12	41-340-25-28-00-0-00-000	404 SE ROCKWOOD ST	BLUE SPRINGS	64014	STAGGS JERRY	21405 E 50TH TER S BLUE SPRINGS, MO 64015-2249
13	41-340-25-02-01-0-00-000	1808 SE MANOR PL	BLUE SPRINGS	64014	NORMAN ZACHARY R & GRACIE L	1808 SE MANOR PL BLUE SPRINGS, MO 64014
14	41-340-25-18-00-0-00-000	1812 SE MANOR PL	BLUE SPRINGS	64014	ESPOSIT ANTHONY J & MARCY D	1812 SE MANOR PL BLUE SPRINGS, MO 64014
15	41-340-25-24-00-0-00-000	1816 SE MANOR PL	BLUE SPRINGS	64014	CONREX RESIDENTIAL PROPERTY GROUP 2016-0	PO BOX 4900 SCOTTSDALE, AZ 85261
16	41-340-25-22-00-0-00-000	1900 SE MANOR PL	BLUE SPRINGS	64014	FOSTER NICOLE	1900 SE MANOR PL BLUE SPRINGS, MO 64014
17	41-340-25-31-00-0-00-000	1904 SE MANOR PL	BLUE SPRINGS	64014	LANE JERRY S	1904 SE MANOR PL BLUE SPRINGS, MO 64014
18	41-340-25-07-00-0-00-000	1908 SE MANOR PL	BLUE SPRINGS	64014	LEWIS BEVERLY L	1908 SE MANOR PL BLUE SPRINGS, MO 64014
19	41-340-25-15-00-0-00-000	1912 SE MANOR PL	BLUE SPRINGS	64014	WELSCH VICKIE M & BRUCE R	1912 SE MANOR PL BLUE SPRINGS, MO 64014
20	41-340-25-19-00-0-00-000	1916 SE MANOR PL	BLUE SPRINGS	64014	CAPPS ROSS L	1916 MANOR PL BLUE SPRINGS, MO 64015
21	41-340-25-26-00-0-00-000	2000 SE MANOR PL	BLUE SPRINGS	64014	MARTELL CHELSEA & ERIC	2000 SE MANOR PL BLUE SPRINGS, MO 64014
22	41-340-25-11-00-0-00-000	2004 SE MANOR PL	BLUE SPRINGS	64014	CONNOR DYLON M & ZUCCA CHEYENNE B	2004 SE MANOR PL BLUE SPRINGS, MO 64014
23	41-340-25-12-00-0-00-000	401 SE SANDSTONE DR	BLUE SPRINGS	64014	RICE TOM | BUSCHER KASSANDRA	401 SE SANDSTONE DR BLUE SPRINGS, MO 64014 | 401 SE SANDSTONE DR BLUE SPRINGS, MO 64014
24	41-340-25-13-00-0-00-000	405 SE SANDSTONE DR	BLUE SPRINGS	64014	RENFROW JASON L & CARRIE A	405 SE SANDSTONE DR BLUE SPRINGS, MO 64014
25	41-340-25-29-00-0-00-000	409 SE SANDSTONE DR	BLUE SPRINGS	64014	CATANZARO CHAYTON ADAHY	409 SE SANDSTONE DR BLUE SPRINGS, MO 64014
26	41-340-25-33-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64106
27	41-340-25-16-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	AVERY KARLA D	3208 S NORTON AVE INDEPENDENCE, MO 64052
28	41-200-13-37-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
29	41-200-13-38-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS MO	903 N MAIN BLUE SPRINGS, MO 64015
30	41-340-09-23-00-0-00-000	400 SE SANDSTONE DR	BLUE SPRINGS	64014	KRING ANTHONY D & CHRISTEN A	400 SE SANDSTONE DR BLUE SPRINGS, MO 64014
31	41-340-09-22-00-0-00-000	404 SE SANDSTONE DR	BLUE SPRINGS	64014	WHITE OLIVIA | WHITTLE GARRETT	404 SE SANDSTONE DR BLUE SPRINGS, MO 64014 | 404 SE SANDSTONE DR BLUE SPRINGS, MO 64014
32	41-340-09-21-00-0-00-000	408 SE SANDSTONE DR	BLUE SPRINGS	64014	DELGADO LEE	408 SE SANDSTONE DR BLUE SPRINGS, MO 64014
33	41-340-09-11-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
34	41-200-13-36-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
35	41-200-13-35-00-0-00-000	705 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
36	41-200-13-33-00-0-00-000	2205 SE PINE GATE CIR	BLUE SPRINGS	64014	THE DEEDEE NEIR TRUST DATED 03/09/2018	2205 SE PINE GATE CIR BLUE SPRINGS, MO 64014
37	41-200-13-34-00-0-00-000	2209 SE PINE GATE CIR	BLUE SPRINGS	64014	VANSELL LIVING TRUST DATED 01/21/2021	2209 SE PINE GATE CIR BLUE SPRINGS, MO 64014
38	41-340-09-10-00-0-00-000	2214 SW KEYSTONE DR	BLUE SPRINGS	64014	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
39	41-200-23-09-00-0-00-000	700 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
40	41-200-23-08-00-0-00-000	704 SE PINE GATE DR	BLUE SPRINGS	64014	THE PINES OF BLUE SPGS HOMEOWNERS ASSN	2804 NW HUNTER DR BLUE SPRINGS, MO 64015
41	41-200-23-07-00-0-00-000	800 SE CEDRUS LN	BLUE SPRINGS	64014	VAN ROOY STEPHEN T	PO BOX 382181 DUNCANVILLE, TX 75138
42	41-200-23-06-00-0-00-000	804 SE CEDRUS LN	BLUE SPRINGS	64014	PEREZ MELETHA E	804 SE CEDRUS LN BLUE SPRINGS, MO 64014
43	41-200-23-05-00-0-00-000	808 SE CEDRUS LN	BLUE SPRINGS	64014	WEIS BRANDON J & COURTNEY E | H&W	808 SE CEDRUS LN BLUE SPRINGS, MO 64014 | 808 SE CEDRUS LN BLUE SPRINGS, MO 64014
44	41-410-25-11-00-0-00-000	729 SE REDWOOD LN	BLUE SPRINGS	64014	JACKSON JO ELLEN (GOE)	729 SE REDWOOD LN BLUE SPRINGS, MO 64014
45	41-410-25-10-00-0-00-000	733 SE REDWOOD LN	BLUE SPRINGS	64014	VB SIX LLC	3500 PARK CENTER DR STE 100 DAYTON, OH 45414
46	41-410-25-09-00-0-00-000	2316 SE 7TH STREET TER	BLUE SPRINGS	64014	BSFR II OWNER 1 LLC	PO BOX 4900 SCOTTSDALE, AZ 85261
47	41-520-02-43-00-0-00-000	731 SE SHAMROCK DR	BLUE SPRINGS	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
48	41-520-02-50-00-0-00-000	2405 SE CREEK RIDGE CT	BLUE SPRINGS	64014	HAMPTON JAMES L & SNYDER ELIZABETH L	2405 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
49	41-520-02-51-00-0-00-000	2401 SE CREEK RIDGE CT	BLUE SPRINGS	64014	WARD TIMOTHY	2401 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
50	41-520-02-52-00-0-00-000	2400 SE CREEK RIDGE CT	BLUE SPRINGS	64014	RANDY & DEE KEELE LIVING TRUST DATED 04/08/2024	2400 SE CREEK RIDGE CT BLUE SPRINGS, MO 64014
51	41-520-02-53-00-0-00-000	2404 SE CREEK RIDGE CT	BLUE SPRINGS	64014	NICHOLLS STEPHEN D & MELODYE L	2404 SE CREEKRIDGE CT BLUE SPRINGS, MO 64014
52	41-520-02-01-00-0-00-000	775 SE SHAMROCK LN	BLUE SPRINGS	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
53	41-520-02-32-00-0-00-000	2405 SE RIDGE LINE DR	BLUE SPRINGS	64014	MITCHELL RICHARD M & LESLIE A	2405 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
54	41-520-02-31-00-0-00-000	2401 SE RIDGE LINE DR	BLUE SPRINGS	64014	JEWELL BRICE E & KIERSTEN N | RENNER ROBYN	2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014 | 2401 SE RIDGE LINE DR BLUE SPRINGS, MO 64014
55	41-520-02-30-00-0-00-000	801 SE HILLSIDE CIR	BLUE SPRINGS	64014	SMEDLEY MITCHELL A & DANIELLE R	801 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
56	41-520-02-29-00-0-00-000	805 SE HILLSIDE CIR	BLUE SPRINGS	64014	BOMAN ANDREWM & KIMBERLEE M	805 SE HILLSIDE CIR BLUE SPRINGS, MO 64015
57	41-520-02-28-00-0-00-000	809 SE HILLSIDE CIR	BLUE SPRINGS	64014	UNDERWOOD NICOLE EWING	809 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
58	41-520-02-27-00-0-00-000	813 SE HILLSIDE CIR	BLUE SPRINGS	64014	HALEY WILLIAM F & ANDREA C	813 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
59	41-520-02-26-00-0-00-000	817 SE HILLSIDE CIR	BLUE SPRINGS	64014	WALLACE MICHAEL L & JANE E	817 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
60	41-520-02-24-00-0-00-000	821 SE HILLSIDE CIR	BLUE SPRINGS	64014	BASSETT CARY R & JODIE A	821 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
61	41-520-02-23-00-0-00-000	825 SE HILLSIDE CIR	BLUE SPRINGS	64014	UMANDAL GEMMA & RALPH	825 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
62	41-520-02-25-00-0-00-000	2599 SE ADAMS DAIRY PKWY	BLUE SPRINGS	64014	PARKWAY ESTATES HOMES OWNERS ASSOC WEST	PO BOX 1918 BLUE SPRINGS, MO 64013
63	41-520-17-23-00-0-00-000	2390 SE WOOD RIDGE CT	BLUE SPRINGS	64014	PARKWAY ESTATES EAST HOMEOWNERS ASSOCIATION	PO BOX 6437 LEES SUMMIT, MO 64064
64	41-520-17-22-00-0-00-000	900 SE WOOD RIDGE CT	BLUE SPRINGS	64014	GREGG COLEMAN & TRACI	900 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
65	41-520-17-24-00-0-00-000	901 SE WOOD RIDGE CT	BLUE SPRINGS	64014	NICHOLAS LINDSAY R & DARRIN D	901 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
66	41-520-17-25-00-0-00-000	905 SE WOOD RIDGE CT	BLUE SPRINGS	64014	DEEN TYLER & KRYSTAL	905 SE WOOD RIDGE CT BLUE SPRINGS, MO 64014
67	41-520-03-02-00-0-00-000	804 SE HILLSIDE CIR	BLUE SPRINGS	64014	HENLEY CARLY J & JARED W	804 SE HILLSIDE CIR BLUE SPRINGS, MO 64014
68	41-520-03-01-00-0-00-000	828 SE HILLSIDE CIR	BLUE SPRINGS	64014	WEIR SHANE R	828 SE HILLSIDE CIR BLUE SPRINGS, MO 64014

Rezoning, General Development Plan, Preliminary Plat
RZ-06-25-9614; GDP-06-25-9615; PP-06-25-9616
Boulder Springs
Exhibit #5

Blue Springs, Missouri
Community Development

July 12, 2025

Ref: Public Hearing: Rezoning | RZ-06-25-9614
General Development Plan | GDP-06-25-9615
"Boulder Springs"
West of Adams Dairy Parkway and South of SE Sunnyside School Rd
Parcel # 41-200-03-05-01-0-00-000

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, Derek Kennedy of The Calara Group for the consideration to rezone from "AG" (Agriculture-County) to "SF-7" (Single-Family) (RZ-06-25-9614) for the 51.06 +/- acres single family neighborhood development with a General Development Plan (GDP-06-25-9615) located west of Adams Dairy Parkway and South of SE Sunnyside School Road.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, July 28, 2025 @ 6:30 p.m.
&
City Council – Monday, August 4, 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, General Development Plan, Preliminary Plat
RZ-06-25-9614; GDP-06-25-9615; PP-06-25-9616
Boulder Springs
Exhibit #6