PLANNING COMMISSION MEETING
AGENDA

Monday, September 8, 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** August 11, 2025

2 PUBLIC HEARING / REZONING / RZ-06-25-9623 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 29, 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 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-06-25-9624 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 29, 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-06-25-9624 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave

5 FINAL PLAT / PF-07-25-9643 / "Hawes Estates" / 27711 E Wyatt Road

6 CITY COMPREHENSIVE PLAN DISCUSSION

7 ADJOURN

The next meeting will be Monday, September 22, 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
September 3, 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, August 11, 2025

Media Link: August 11, 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, August 11, 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	Brian Ingersoll
	Chad Sanderson	Susan Stokenbury
	Jennifer Ritschel-Smith	Byron Craddolph
	Richard How	
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Shantele Frie, Associate Planner	
	Chris Willis, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Jared Pumphrey	
	Travis Graham	

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 with the amendment of a name change.

DRAFT

Commissioner Craddolph made a motion to approve the minutes that was seconded by Commissioner Smith. With 7-0 approval the minutes passed.

Chris Henning—Aye	Susan Stokenbury—Aye
Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Richard How—Aye
Jennifer Ritschel-Smith—Aye	

AGENDA ITEM 2 / FINAL PLAT / PF-06-25-9622 / "Retreat at Chapman Farms" / Southeast corner of 7 Hwy and SW Chapman Farm Dr

Chairperson Henning requested Logan Day, Associate Planner, present the Final Plat to the Planning Commission.

MOTION / FINAL PLAT/ PF-06-25-9622 / "Retreat at Chapman Farms" / Southeast Corner of 7 Hwy and SW Chapman Farm Dr.

Commissioner Sanderson made the motion to approve Final Plat / PF-06-25-9622 for Retreat at Chapman Farms with 6 staff conditions.

SECOND

The motion was seconded by Commissioner How.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Byron Craddolph—Aye

Recommended Approval w/ 6 staff conditions
(7-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PUD Concept Plan.
2. The Final Plat shall not be recorded until financial guarantees for landscaping have been secured and approved by the City.

DRAFT

3. The Final Plat shall not be recorded until as-builts and 2 year maintenance bonds on the street, storm sewers, and sanitary are provided from the applicant.
4. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction and the Homes Association Declaration documents must be provided to the City.
    c. All open space landscaping must be installed.
5. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.
6. All conditions approved under the PUD Concept Plan shall remain valid and enforceable.

COMMUNITY DEVELOPMENT JULY REPORT

Logan Day, Associate Planner, presented the monthly report to the Planning Commission.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 6:37 pm.

DRAFT

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: September 8, 2025 City Council: September 17, 2025
Project Name:	***West Gate Villas***
Site Location:	NE Corner of NW 19th Street and Mock Avenue
Project Request:	**RZ-06-25-9623**; Rezoning from "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) **PDC-06-25-9624**; PD Concept Plan to allow for 46 dwelling units; 11-four plex, 1-two plex, and clubhouse amenity **PP-06-25-9625**; Preliminary Plat for 46 apartment dwelling units, community club house, gazebo with open space located on 6.28 +/- acres.

Applicant: Bryan Rahn | Ward Development
Property Owner: George T. Ward Builders, INC.
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property, "RC/SO" (Regional Commercial/Service Office) to "PD-R" (Planned Development-Residential) located at northeast corner of NW 19th Street and Mock Avenue. The applicant is also requesting approval of a Planned Development (PD) Concept Plan/Preliminary Plat to allow for the development of Independent Senior Living community consisting of 46 apartment dwelling units, community clubhouse, gazebo and open space located on 6.28 +/- acres.

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

Previous Actions:

Date	Review Body	Action
03/8/1978	Planning Commission	Approval of Rezoning from Agricultural to "B-2" (General Business/Service Office) (R-5-78)
05/01/1978	City Council	Approval of Rezoning from Agricultural to "B-2" (General Business/Service Office) (R-5-78)
04/01/1996	City Council	Approval of Final Plat West Gate 1st Plat
10/02/1996	City Council	Approval of Final Plat West Gate 2nd Plat Lots 3-4 (ORD 2719)
11/04/1996	City Council	Approval of Final Plat of West Gate, 3rd Plat, Lot 5 (ORD 2732)
07/12/2004	Planning Commission	Approval of Rezoning to Regional Commercial for the land use of auto dealerships (R-6-2004)
07/19/2004	City Council	Approval of Rezoning property from GB (General Business) to RC (Regional Commercial) (ORD 3801)
10/11/2004	Planning Commission	Approval of Conditional Use Permit for a vehicle and equipment sales expansion for Franklin National Suzuki (CU-9-2004)

Rezoning; Planned Development Concept Plan; Preliminary Plat
RZ-06-25-9623; PDC-06-25-9624; PP-06-25-9625
West Gate Villas
Exhibit #1

11/08/2004	Planning Commission	Approval of Final Plat for West Gate 3rd Plat, Lot 5 & 6 approved/ A replat of West Gate 2nd Plat, Lots 3 and West Gate 3rd Plat, Lot 8
11/15/2004	City Council	Approval of Final Plat for West Gate 3rd Plat, Lot 5 & 6 approved/ A replat of West Gate 2nd Plat, Lots 3 and West Gate 3rd Plat, Lot 8 (ORD 3838)
01/10/2005	Planning Commission	Approval of Alternative Sign Review for McCarthy Blue Springs Nissan (ASP-9-2004)
06/05/2006	City Council	Approval of the Final Plat of West Gate 4th Plat, Lots 7, 8, 9, 10 & 11; A replat of West Gate 3rd Plat, Lots 5-6 & West Gate 2nd Plat, Lot 4

Future Applications: The Rezoning, PD Concept Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include the PD Final Plan and Final Plat. 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 and Right of Way/ "I-70"
South:	"SO" (Service Offices)	Office, Small & Vacant
East:	"RC" (Regional Commercial)	Medical offices
West:	"RE" Residential Estates	Assembly, Community

REZONING ANALYSIS

Existing Zoning: "RC" (Regional Commercial)
Existing Land Use: Undeveloped
Proposed Zoning: "PD – R" (Planned Development-Residential)

Proposed Land Use: A 55+ and over community consisting of 11 4-plex buildings, 1-2-plex, (46 units in total) community clubhouse, and gazebo with open space.

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 *Corridor Reinvestment Area,* which is defined as:

Areas along the primary corridors in Blue Springs, outside Neighborhood Centers, Business Hubs, or District Destinations that require strategic investments to improve both the immediate areas as well as the relationship to other potential places elsewhere in the corridors. Priority land uses in these areas include employment or residential uses that can support the other places, or commercial uses that require format, location or access needs that are not compatible with more compact or mixed-use places. Development patterns in Corridor Reinvestment Areas require balancing access and visibility along the

corridor with incremental investment strategies that can restore value to the corridor as a whole.

The Corridor Reinvestment Area are currently developed areas along significant transportation corridors, where specific site and building design must be balanced with transportation functions. General land use to be mapped as future land use would have some specific plans for the following: Mixed Use-Employment Dominant, Mixed Use Service/Entertainment Dominant, High Density Residential, and Open Space.

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 provide 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 utilize the regulations specified in the standards provided. The proposed building types are most closely related to the "Apartment Complex." An apartment complex is a grouping of apartment buildings in a common development arranged around internal system of streets/internal access, walkways and common open space. 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 consistent with the City's 2014 Comprehensive Plan, which designates this area as a Corridor Reinvestment area. The Comprehensive Plan designates the subject property for Mixed Use—Employment Dominant, Mixed Use—Service/Entertainment Dominant,

High-Density Residential, and Open Space land uses. The rezoning request is compatible with these designations and promotes reinvestment, supports economic opportunities, and encourages higher-density residential development in proximity to area commercial districts. The proposal supports the long-term vision of the Comprehensive Plan by strengthening land use compatibility in and within the surrounding areas.

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-R zoning district is to encourage innovative, unique, and high-quality developments which includes mixed-use developments. The proposed rezoning advances this intent by providing opportunities for a variety of residential housing types within a planned framework that emphasizes design quality and compatibility. Staff find the PD-R zoning district supports the intent of the abutting zoning districts by securing the property for residential land uses that are consistent with surrounding development patterns; and supports the City's planning goals.

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 establish a precedent for high-quality residential development and is consistent with the intent of the "PD-R" zoning district. This precedent would promote planned development in the corridor and work towards achieving its long term vision. Denial of the rezoning application maintain the current zoning and could delay future development and reinvestment in the site and area, which would limit opportunities to achieve the desired development in the area.

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 specified standards and modifications through a PD Concept Plan. The proposed modifications are intended to promote a higher quality development pattern, building type, and design standards for the site. Staff finds the request to be reasonable and consistent with the purpose and intent of a Planned Development and maintains alignment with objectives of the UDC.

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: Staff finds this rezoning will not reduce the ability of the City or other government agencies to provide services, facilities, or programs. The subject property is in a developing area but is already served by municipal infrastructure and public services. Any additional improvements to provide adequate services, including utilities, stormwater, and street improvements will be provided by the developer and will be consistent with City standards and applicable regulations.

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 finds the approval of this rezoning will not negatively affect 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 change is justified by a change in conditions since the property's original designation. The subject property is currently zoned "RC" (Regional Commercial), and the proposed rezoning reflects updated development patters and land use priorities for the area as identified in the Comprehensive Plan.

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 and supporting findings, staff recommends approval of this rezoning request.

PRELIMINAY PLAT & PD CONCEPT PLAN 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.

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 the Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Planned Development And Building Type

Standards: All regulations not specified in the provided Planned Development and Building Type Standards for the development shall conform to the requirements for each use or most compatible zoning district as outlined in the City of Blue Springs Unified Development Code in effect at the time of development. The PD and Building Type Standards provided supply the necessary zoning and development standards with modifications to the Blue Springs Unified Development Code. Below is the list of PD Standards for West Gate Villas:

APARTMENT—COMPLEX

	Required	Proposed
Frontage Width	N/A	N/A
Area	MF-10: 4,000 S.F. Min. Per Ground Floor Unit	N/A
Front setback	50 ft minimum on collector; 20 ft minimum on local	20 ft minimum
Side setback	10 ft minimum, 20 ft minimum when adjacent to less intensive zoning district	20 ft minimum
Corner Side setback	10 ft minimum, 20 ft minimum when adjacent to less intensive zoning district	20 ft minimum
Rear setback	20 ft minimum	25 ft minimum
Height	45 feet maximum, up to 3 stories, except up to 65 feet and 5 stories in MF-18 District	Met single story
Frontage Type	Buffer Edge	Buffer Edge
Design and Performance Standards	Building coverage=60% of lot area maximum. Front-loaded and side-loaded garages shall be setback at least 50 feet from collector streets and 20 feet from all other streets. MF-10: 10 units per acre maximum	Building coverage=11% of lot area Density: 7 units per acre

Land Use & Density: The proposed land use for West Gate Villas is Apartment Complex. The Corridor Reinvestment Area of the Comprehensive Plan indicates that the property should be developed with high density residential. The proposed land use is “Multi-Family Housing” with eleven (11) 4-plex units per building and two (2) units per building (single-duplex) for a total of 46 units.

46 units/6.28 acres = 7.32 units per acre

The proposed development has a density of 7.0 dwelling units per acre, which is on the lower end of the range typically associated with multi-family residential development types identified in the Comprehensive Plan.

Housing Balance: The 2014 Comprehensive Plan set a housing goal to *integrate housing choices into neighborhoods and corridors* with a target to *increase quantity and diversity of housing types so that non-single-family options are to at least 30% of the housing stock*. Based on

building permit data through the end of May 2025, the current housing balance is 70.50% single-family and 29.62% multi-family (non-single-family). The estimated future balance is 70.64% single-family and 29.36% multi-family based on approved projects that have not been permitted. As of September 2, 2025, an additional 224 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,254 70.50%	52	17,345 70.64%
Multi-Family	6,779 29.62%	0	7,209 29.36%
Total Units	23,033	52	24,554

*Approved, unpermitted units is based on Preliminary Plats or Concept Plans approved since January 2018.
**Estimated future units is existing/permitted units + approved, unpermitted units.

Future units: 17,345 single-family units / 0.70 = 24,778 total units
24,778 – 17,345 single-family units = 7,433 multi-family units
7,433 units – 7119 future units = ***224 multi-family units***

If approved, this development would add to the Multi-Family, Unpermitted Unit count.

Architectural Character: The proposed development consists of eleven (11) single-story four-plex buildings and one (1) duplex, along with a community clubhouse, amenity area, and internal sidewalks. The residential buildings are designed with four-sided architecture incorporating a combination of brick, stone, and vinyl siding. Each unit includes an attached single-car garage with a decorative garage door to enhance the overall architectural character of the site.

Parking: Each Multi-Family Housing unit requires one and half parking spaces per unit. The submitted building elevations shows all units will feature a one-car garage. There is additional parking provided in the driveway.

Land Use	Required	Provided
"Multi-Family"	1.5 spaces per one bedroom unit Total Required for complex 69 spaces	1.5 spaces provided Total Provided for complex 69 spaces
Clubhouse Parking	13 spaces	13 spaces provided 2 ADA spaces

Streets & Sidewalks: The development proposes two (2) points of access to West Gate Villas. One access point is located on the north side of the site with full access to NW South Outer Road, and the second access point is located on the south side of the site with full access to NW Mock Avenue. Internal streets are proposed as private, with the developer responsible for the maintenance of all internal streets and sidewalks.

Pedestrian

Access: The internal pedestrian system consists of 5-foot-wide sidewalks that create a continuous loop throughout the site and provide connections between the apartment buildings. These sidewalks connect to the clubhouse, amenities, and to the two access points.

Traffic: A traffic memo, prepared by a Professional Engineer registered in the State of Missouri, states that the anticipated traffic generated by this development does not warrant a Traffic Impact Study per City of Blue Springs Design and Construction Manual.

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 service is available to the north of the site and has sufficient capacity to accommodate flows from the proposed development. The developer will be responsible for extending sanitary sewer infrastructure within the property to serve the site. Final design will require verification by an engineer or surveyor to ensure that sewer inverted elevations are adequate to provide service.

Signage: All signs will have to be approved with a sign permit. If the signs do not comply with the Sign Code, the applicant may request a Master / Alternative Sign Plan.

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping, including required plant units will be reviewed with the PD Final Plan. Below is a table outlining the buffer requirements for the site.

Landscape Area	**Required Units / PUs (plant units)**
South buffer: Adj to “SO” zoning/ Buffer A	*7 feet wide: 45 units per 100 ft: 15 feet wide: 30 units per 100 feet*
East buffer: Adj. to “RC” zoning and “SO” zoning / Buffer C	*25 feet wide: 60 units per 100 feet; 35 feet wide: 55 units per 100 feet*
North buffer: Adj. to I-70 / “GB” Buffer B	*15 feet wide: 45 units per 100 feet; 25 feet wide: 40 units per 100 feet*
West buffer: Adj. to “RE” zoning and “GB/PUD” / Buffer B	*15 feet wide: 45 units per 100 feet; 25 feet wide: 40 units per 100 feet*
Parking lot landscaping:	2 PUs per uncovered space
Required Plant Units	1,625 plant units

Proposed Plant Units	1,644 plant units

Open Space: The "Apartment Complex" building type requires a minimum of 15% of the total site be open space. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Land Area Summary	
PD-RESIDENTIAL	
Residential (Independent Senior Living)	5.87 acres 46 units
Commercial Space	N/A
Open Space	0.43 acres (Required Met)
Total	6.30 acres

Preservation: The site is currently undeveloped and consists primarily of open land with no existing structures or improvements. The property is generally flat with minimal vegetation, aside from scattered grass and low ground cover.

Phasing: The development is proposed as a single-phase project, with construction anticipated to begin in Fall 2025 and reach completion by Fall 2026.

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 proposed PD District is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas.

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 proposed PD District supports the public's health, safety and welfare by promoting coordinated development that provides additional housing opportunities and compatibility with area development.

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 City's 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 proposed PD District is not highly unique in its design, but the PD District provides the necessary flexibility to achieve a coordinated site layout and mix of uses that would not be possible under the base zoning district. The PD process remains the most appropriate to achieve the projects goals and align with the City's development objectives.

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: No modification or exceptions from the zoning regulations are requested under the proposed Planned Development. Therefore, this criterion is not applicable.

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 review criteria for a Zoning Map amendment, as outlined in the findings of this 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 the Development Code and standards of the proposed zoning.

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

   STAFF RESPONSE: The proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development.

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 applicant has provided reports and memos addressing stormwater management, and both stormwater and water quality impacts will be mitigated through the proposed design. A traffic impact study was not required for this project; however, the anticipated traffic generated by the development is expected to

have minimal impact on the surrounding roadway network. The overall site layout incorporates sound planning, engineering, and urban design principles.

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 will not impede the construction of future public infrastructure within the area, and is supported by existing public infrastructure.

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 recommend approval of the Rezoning application.

Staff recommend approval of the Planned Development Concept Plan application with the following four (4) 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 Concept Plan.
2. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
3. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
4. A Final Stormwater report will be required to be updated prior to PD Final Plan/Site Plan Design approval.

Staff recommends approval of the Preliminary Plat application with the following six (6) conditions:

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

2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9623) and PD Concept Plan (PDC-06-25-9624) are denied by the City Council.
3. Prior to approval of each Final Plat, the following must occur:
    a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
4. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
5. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
6. All existing easements that interfere with proposed units must be vacated prior to recording of the Final Plat.



RZ-06-25-9623 / PDC-06-25-9624

NW 19th St & NW Mock Ave

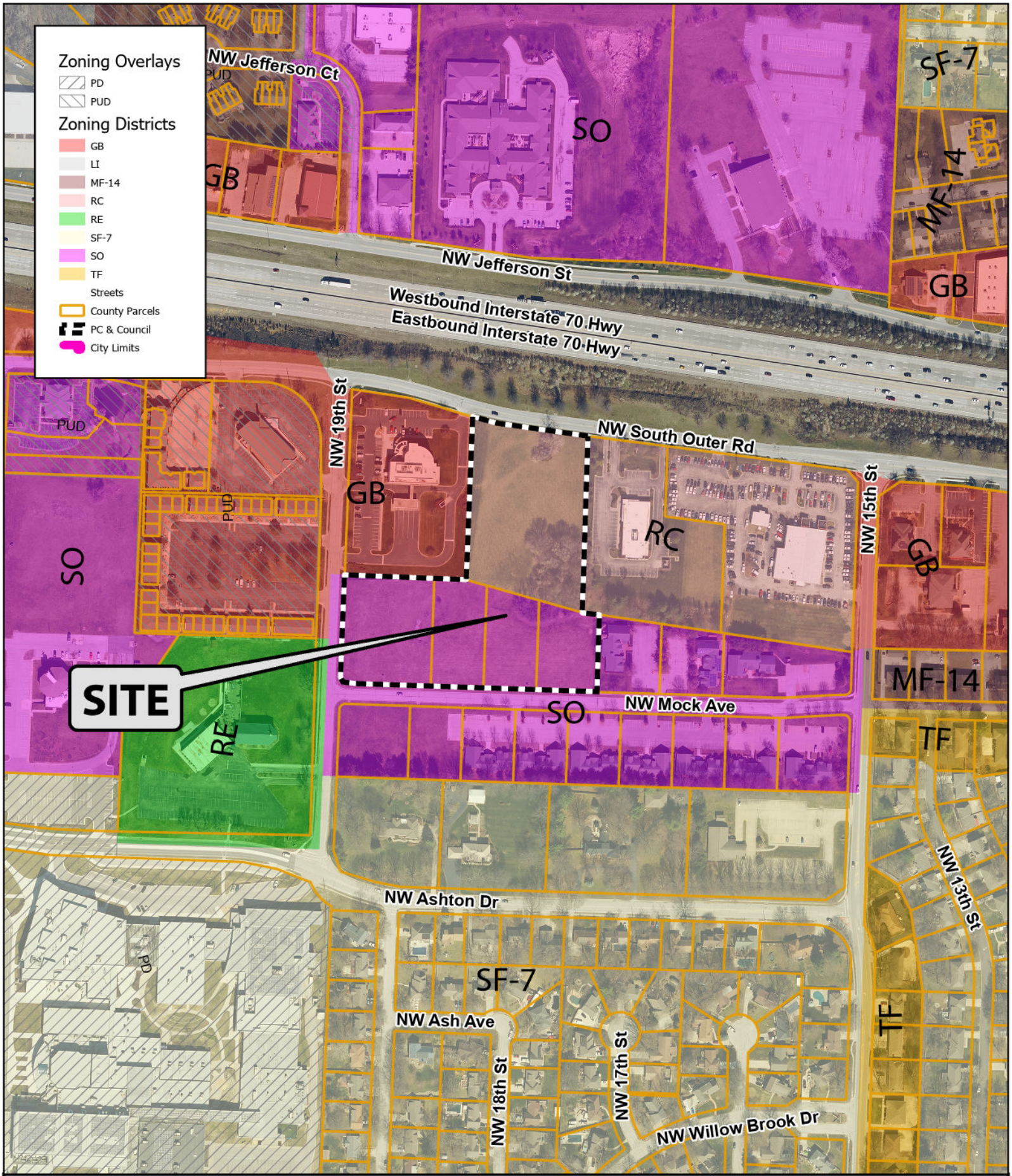
Parcels # 35-640-02-28-00-0-00-000 \ 35-640-02-27-00-0-00-000 \ 35-640-02-26-00-0-00-000 \ 35-640-02-29-00-0-00-000 \ 35-640-02-32-00-0-00-000

AERIAL LOCATION MAP

N

1" = 300'

Date: 07/09/25



RZ-06-25-9623 / PDC-06-25-9624

NW 19th St & NW Mock Ave

Parcels # 35-640-02-28-00-0-00-000 \ 35-640-02-27-00-0-00-000 \ 35-640-02-26-00-0-00-000 \ 35-640-02-29-00-0-00-000 \ 35-640-02-32-00-0-00-000

SITE LOCATION & ZONING MAP

The City of Blue Springs Missouri

N

1" = 300'

Date: 07/09/25

WEST GATE VILLAS

A REPLAT OF LOTS 7-11, WEST GATE - 4TH PLAT

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

REZONING MAP

LEGAL DESCRIPTION

A replat of FINAL PLAT, WEST GATE - 4TH PLAT, LOTS 7, 8, 9, 10 AND 11 (Per Doc. 2006E0043350), a subdivision in the City of Blue Springs, Jackson County, Missouri, as now established, all in the Southeast quarter of Section 25, Township 49 North, Range 31 West, more particularly described as follows:

Beginning at the Southeast corner of Lot 11 WEST GATE-4th PLAT; Thence N01°55'49"E, a distance of 190.48' along the East line of said Lot; Thence N81°27'07"W, a distance of 41.92'; Thence N02°09'36"E, a distance of 434.86'; Thence N82°21'40"W, a distance of 232.33'; Thence N73°22'29"W, a distance of 58.60'; Thence S02°17'54"W, a distance of 402.02'; Thence N87°42'06"W, a distance of 300.02'; Thence S02°17'54"W, a distance of 252.97'; Thence along a curve to the right, having a radius of 15.00', a central angle of 90°22'48", an arc length of 23.66', a chord bearing of S42°53'48"E, and a chord length of 21.28', Thence S88°04'11"E, a distance of 616.98' to the Point of Beginning. Containing 6.30 Acres, more or less.

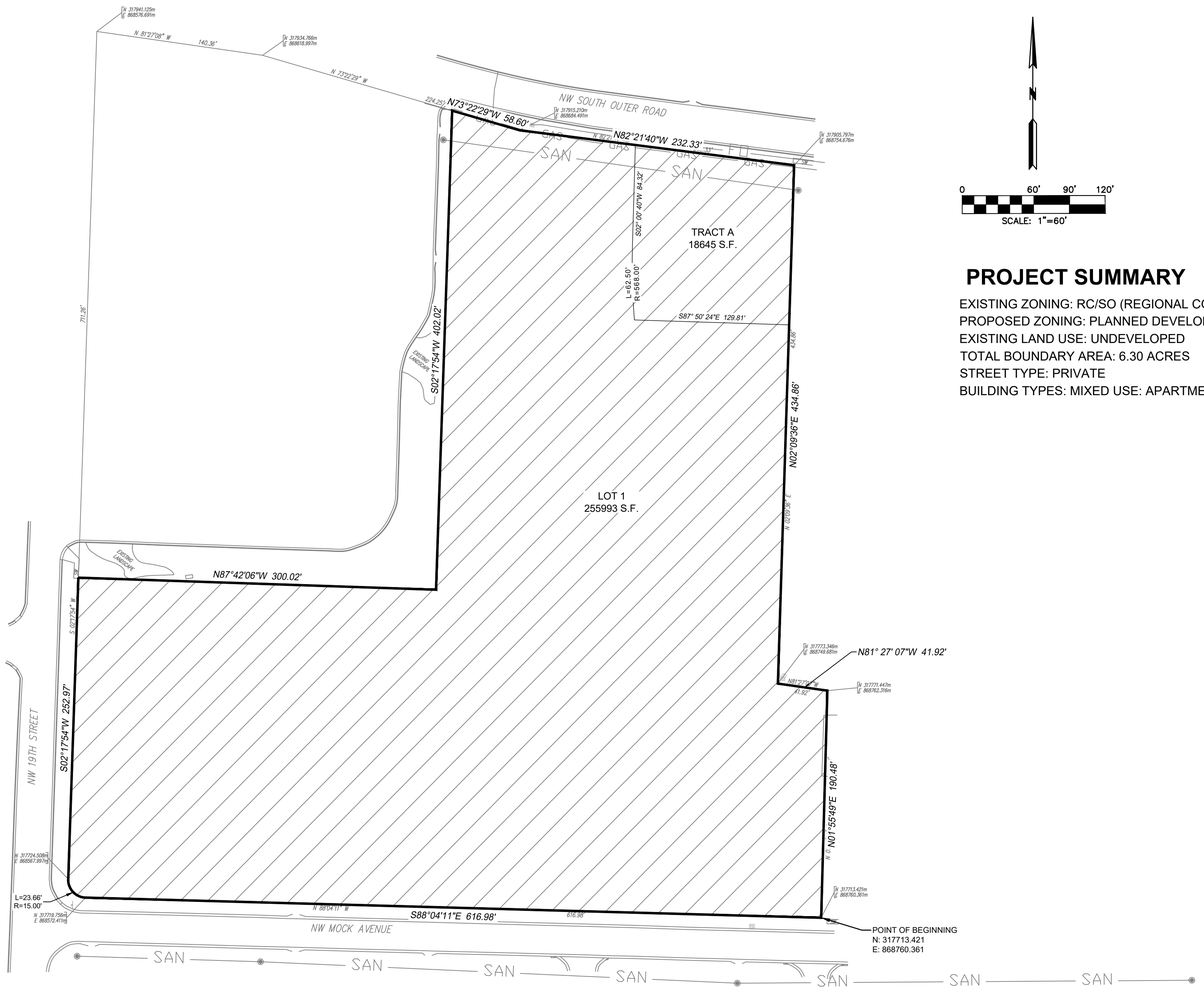
PROJECT PHASING

Phase 1: Consists of everything as shown in this plan.

Beginning Construction - Fall 2025
Ending Construction - Fall 2026

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Lot Line	Proposed Property Line
Existing Easement Line	Proposed Lot Line
Existing Curb & Gutter	Proposed Easement
Existing Sidewalk	Proposed Curb & Gutter
F/O Existing Fiber Optics	Proposed Sidewalk
ST Existing Storm Sewer	ST Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
WTR Existing Waterline	Proposed Fire Hydrant
GAS Existing Gas Main	W/L Proposed Waterline
SAN Existing Sanitary Sewer	SAN Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
UGE Existing Underground Power	Proposed HDS
OHU Existing Overhead Power	Proposed Contour Major
Existing Street Light	Proposed Contour Minor
Existing Contour Major	Proposed Retaining Wall
Existing Contour Minor	
Existing Tree Line	

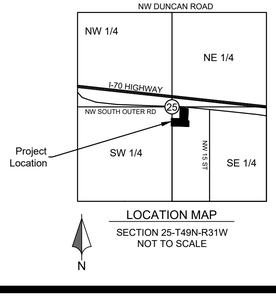


PROJECT SUMMARY

EXISTING ZONING: RC/SO (REGIONAL COMMERCIAL / SERVICE OFFICE)
PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL
EXISTING LAND USE: UNDEVELOPED
TOTAL BOUNDARY AREA: 6.30 ACRES
STREET TYPE: PRIVATE
BUILDING TYPES: MIXED USE: APARTMENTS, CLUBHOUSE & AMENITY

DEVELOPER
GEORGE T. WARD BUILDERS, INC.
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64076
(816) 229-8115
CONTACT - BRYAN RAHN

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



NO.	REVISION	BY	CK/APP	DATE

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2005
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

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

REZONING MAP

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base

DRAWING NO.
24.020 PDPs

DATE
August 26, 2025

JOB NO.
24.020

SHEET 1 OF 1

FILE LOCATION: (G:\SHARED DRIVES\HG PROJECTS (YR 2023-2026\H)\24.020 WEST GATE VILLAS (WARD) (DEVELOPMENT) (CIVIL)\SHEET_FILES\24.020-REZONING.DWG
PLOT DATE 8/26/2025 7:31 PM by JACK WILSON

WEST GATE VILLAS

A REPLAT OF LOTS 7-11, WEST GATE - 4TH PLAT

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PD CONCEPT PLANS

GENERAL NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Blue Springs "DESIGN AND CONSTRUCTION MANUAL".
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.
10. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C, Panel No. 0318G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

PROPERTY DESCRIPTION

All that part of Lots 7 through 11, 4th Plat, West Gate

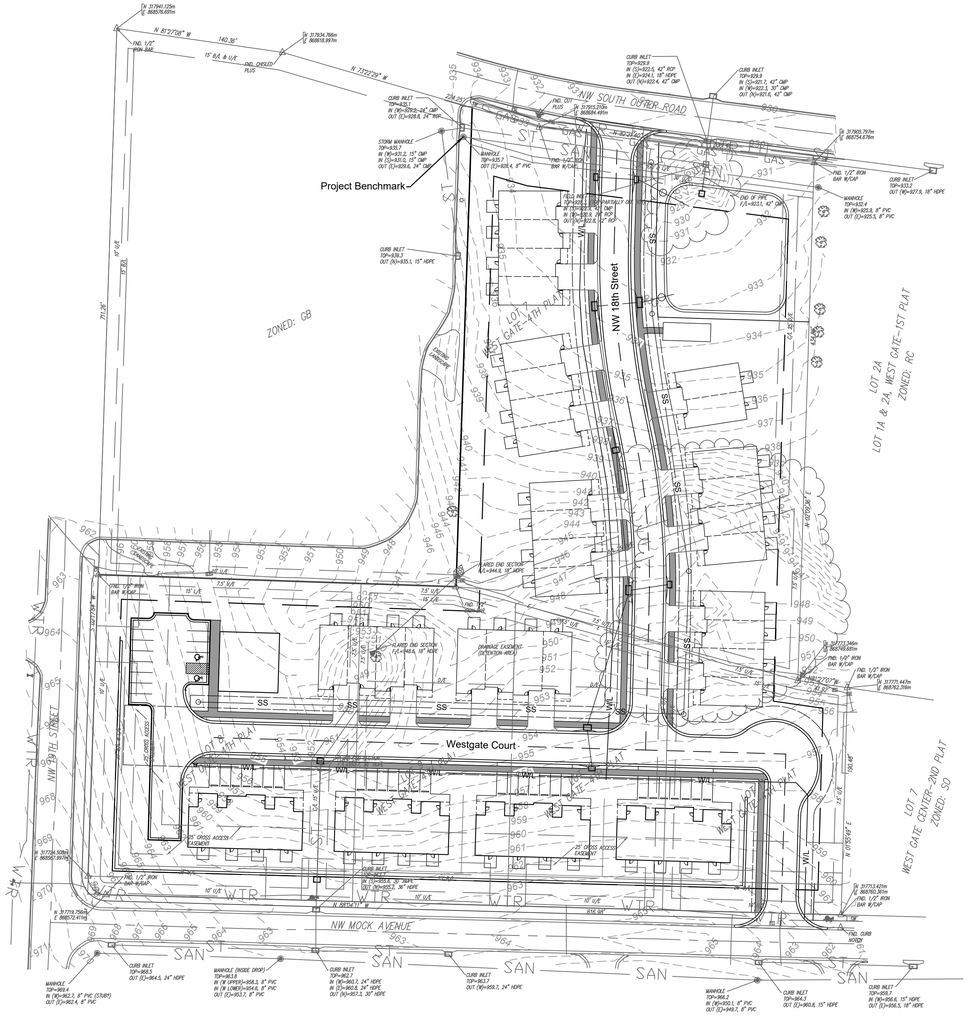
PROJECT BENCHMARK

#1 Center of Manhole Located at the Northwest
Corner of the Parcel
N: 1043019.13
E: 2849945.28
Top Elev. 935.7

PROJECT PHASING

Phase 1: Consists of everything as shown in this plan.

Beginning Construction - Fall 2025
Ending Construction - Fall 2026



INDEX OF SHEETS

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE RENDERING
4 SITE PLAN

APPENDIX

LANDSCAPE PLAN
ELEVATION PLAN

UTILITIES

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

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

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

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

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

Comcast Cable
New Construction Hotline
866-771-2281

Missouri One-Call
1-800-344-7483

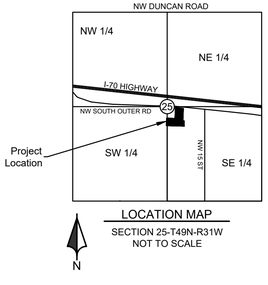
Public Water Supply District 13
of Jackson County
99 Lake Lotawana Road
Lee's Summit, MO 64086
816-774-2315

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

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

DEVELOPER
GEORGE T. WARD BUILDERS, INC.
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64076
(816) 229-8115
CONTACT - BRYAN RAHN

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



LOCATION MAP
SECTION 25-T49N-R31W
NOT TO SCALE

DATE	REVISION	NO.	BY	CK/APP

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2004
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

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

COVER SHEET

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base
DRAWING NO.
24.020 PDPs
DATE
August 26, 2025
JOB NO.
24.020
SHEET 1 OF 4

FILE LOCATION: G:\SHARED DRIVE\SHC PROJECTS\ (YR 2023-2024)\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-PD COVER SHEET.DWG
PLOT DATE: 8/26/2025 3:34 PM by DAVE HUDSON

NO.	REVISION	DATE	BY	CK/APP

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

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

R. KEVIN STERRETT, MO E-26440
August 26, 2025

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

EXISTING CONDITIONS

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base

DRAWING NO.
24.020 PDPs

DATE
August 26, 2025

JOB NO.
24.020

SHEET OF
2 4

FILE LOCATION G:\SHARED DRIVES\PG PROJECTS (YR 2023-2024)\2024\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-EXISTING CONDITIONS.DWG
PLOT DATE 8/26/2025 2:37 PM by CLARA TIDSON

NO.	REVISION	DATE	BY	CK/APP

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

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

R. KEVIN STERRETT, MO E-26440
August 26, 2025

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

SITE RENDERING

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.020 Base
DRAWING NO.	24.020 PDPs
DATE	August 26, 2025
JOB NO.	24.020
SHEET OF	3 OF 4

FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\2024\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-SITE RENDERING NEW 20250801.DWG
PLOT DATE: 8/26/2025 3:57 PM by LISA HUDSON

PLAN LEGEND:

(10) # of Parking Stalls

N

0 40' 60' 80'

SCALE: 1"=40'

PROJECT SUMMARY:

Existing Zoning: RC (Regional Commercial) & SO (Service Office)
Proposed Zoning: PD (Residential)
Total Area: 6.28 acres
Total Units: 46
Density: 7.00 units/acre

PARKING ANALYSIS:

Independent Senior Living
44 Units (Buildings 1-11) - 4 Units Per Building
2 Units (Building 12) - 2 Units Per Building
Total Units: 46

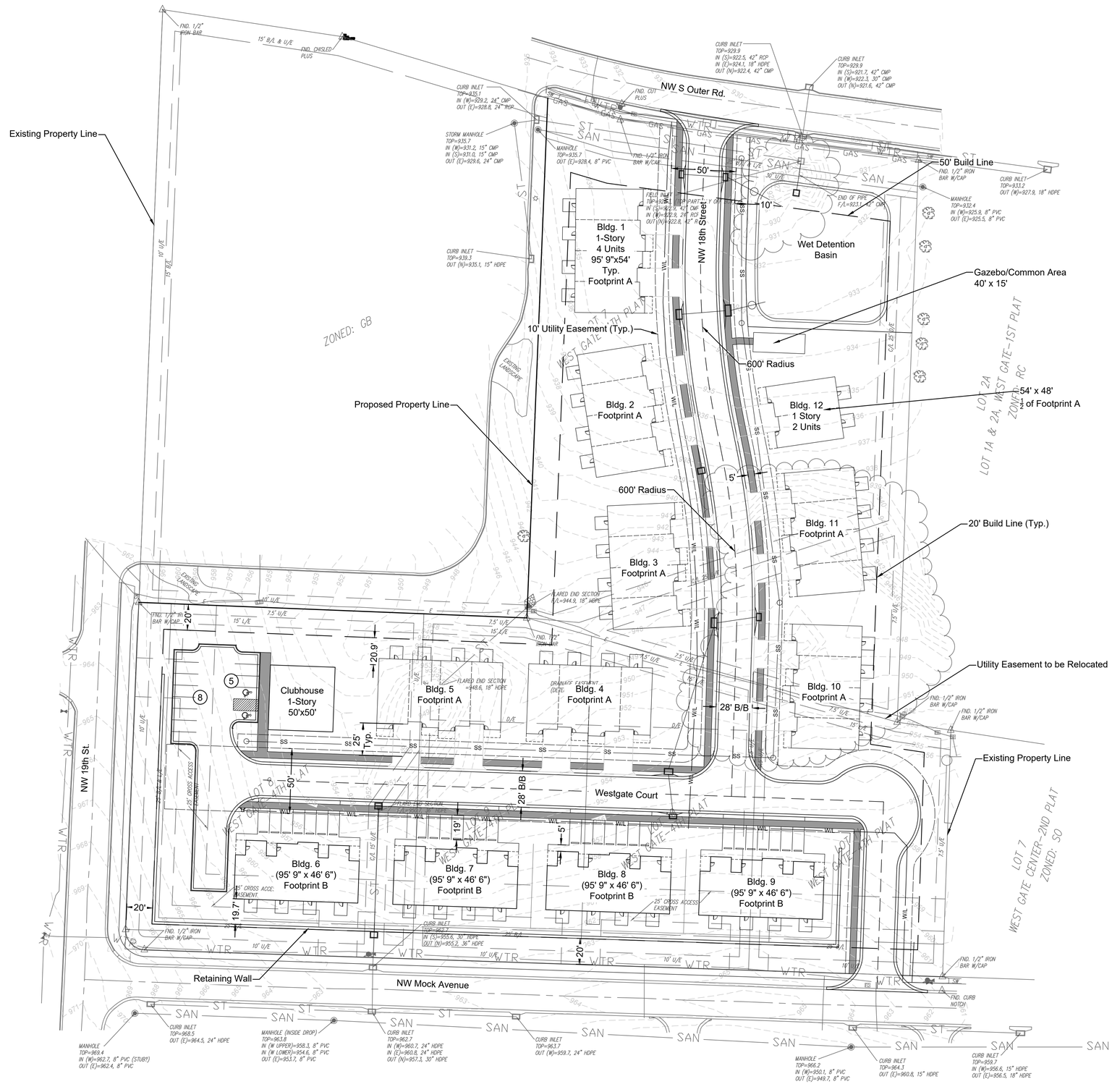
Required Space:	1.5 per dwelling unit
Total Required:	69 Spaces
Total Provided:	69 Spaces (includes driveways and garages)

Clubhouse

Total Required:	13 Spaces
Total Provided:	13 Spaces
Total ADA Spaces:	2 Spaces

GENERAL NOTES:

1. All internal sidewalks shown at 5' wide.



NO.	REVISION	DATE	BY	CK/APP

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

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

R. KEVIN STERRETT, MO E-26440
August 26, 2025

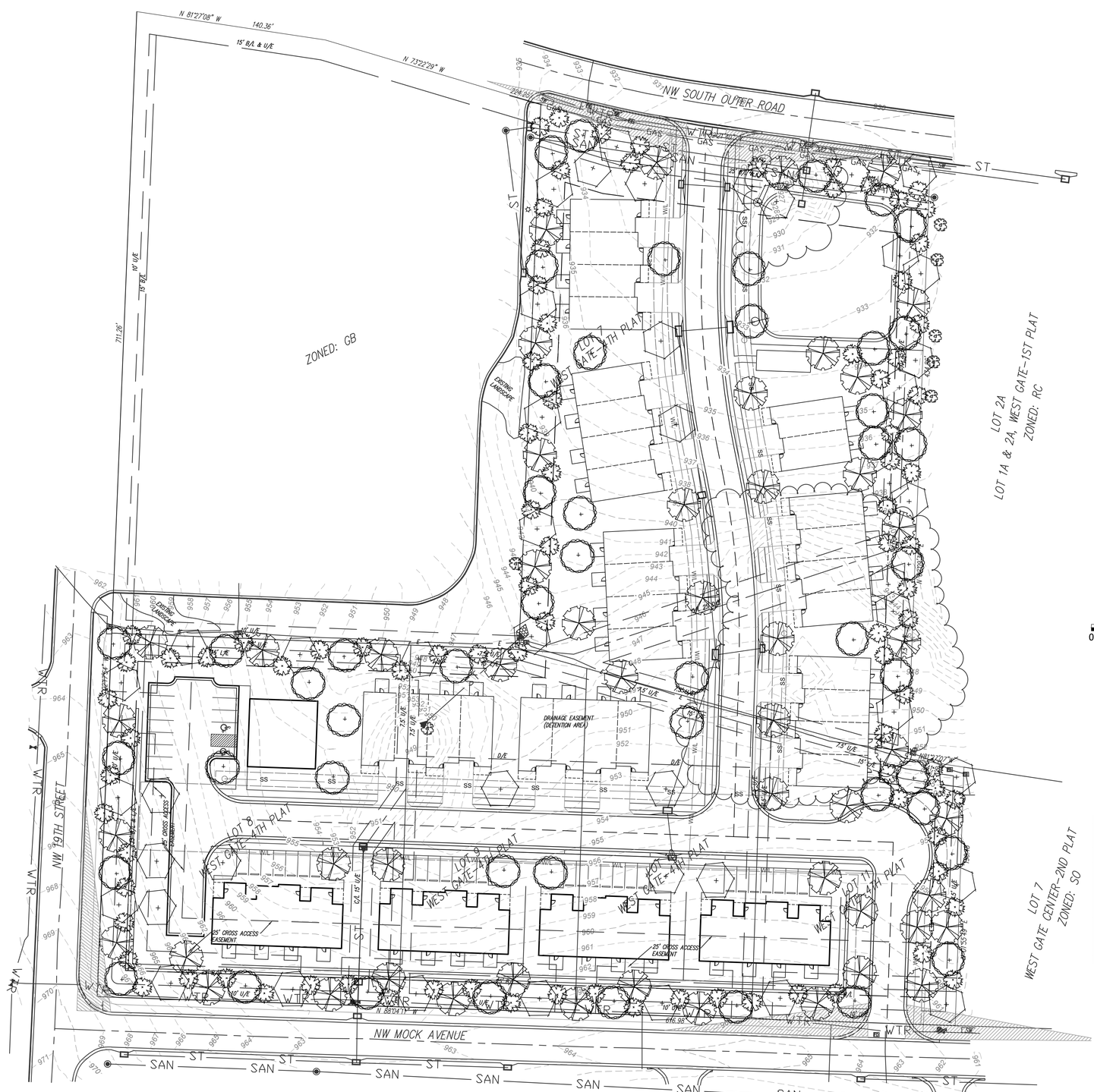
Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

SITE PLAN

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.020 Base
DRAWING NO.	24.020 PDPs
DATE	August 26, 2025
JOB NO.	24.020
SHEET	4
OF	4

FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24.020-SITE PLAN.DWG
PLOT DATE 8/27/2025 4:58 PM by LISA HUDSON



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

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

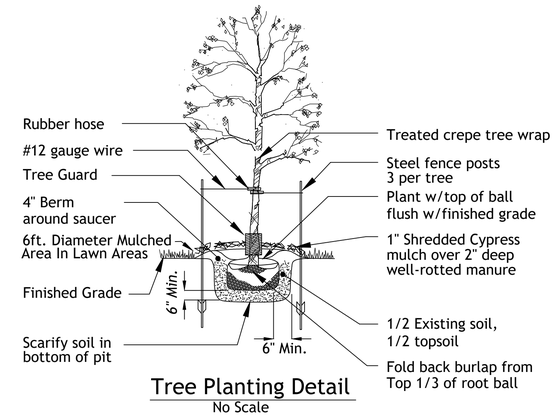
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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

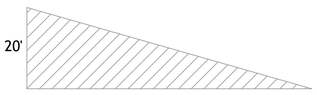
All shrub beds shall be mulched with 3" of shredded cedar mulch.

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

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



Tree Planting Detail
No Scale



SIGHT TRIANGLE

Landscape Matrix Table

Parcel	Buffer Details			Calculations		Proposed Plant Units				Subtotals	
Location of Buffer	**Length (of property line)**	**Buffer Type**	**Buffer Width**	**Plant Unit Calcs**	**Existing Trees** (8pu)	**Shade Trees** (8 pu)	**Ornamental** (5 pu)	**Conifers** (5 pu)	**Shrubs** (1 pu)	**Total Proposed Units**	**Above/ Below Required**
EAST Property Line	667	C	25'	667*60/100 =400 pu	NA	30@ 8 =240 pu	NA	32 @ 5 =160 pu	NA	400	0
NORTH Property Line	292'	B	15'	292*45/100 =131 pu	N/A	13@ 8 =104 pu	NA	7 @ 5 =35 pu	NA	139	+8
WEST Property Line	955'	B	15'	955*45/100 =430 pu	NA	34@ 8 =272 pu	N/A	36 @ 5 =180 pu	N/A	452	+22
SOUTH Property Line	632'	A	7'	632*45/100 =284 pu	NA	23@ 8 =184 pu	N/A	17 @ 5 =85 pu	N/A	269	-15
Open Space Landscaping	148,978 ft.	NA	NA	148,978 / 500= 298 pu	N/A	37@ 8 =296 pu	NA	NA	NA	296	-2
Parking lot	41 stalls			2 pu per stall = 82 pu		10 @ 8 =88 pu	NA	NA	NA	88	+6
Cumulative Totals:				1,625 pu	NA	1,184	NA	460	NA	1,644	+19

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	49	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	52	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	46	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	92	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

NO.	DATE	REVISION	BY	CK/APP
1	7-28-25	CITY COMMENTS	GO	GO

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

STATE OF MISSOURI
GREGORY O. OSTERHAUS
NUMBER A-2009030573
LANDSCAPE ARCHITECT
7-28-25

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

LANDSCAPE PLAN

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base

DRAWING NO.
24.020 PDPs

DATE
June 6, 2025

JOB NO.
24.020

SHEET OF 1

FILE LOCATION: C:\DESIGN\PG CONSULT\WEST GATE VILLAS\DWGS\WEST GATE VILLAS LANDSCAPE.DWG
PLOT DATE: 6/13/2025 11:05:14 PM by GMAE

Planning Comments
Provide a written narrative for the Rezoning:

The northern portion of the project site is currently zoned **Regional Commercial**, while the southern portion is designated **Service Office**. Despite being on the market for several years, both properties have seen minimal interest from developers, and there has been very limited new development in the immediate area under these zoning classifications.
The proposed rezoning introduces an alternative land use that better leverages the site's strategic location and proximity to existing businesses. This proposal maintains the character and general land use patterns of the area while offering a more viable development path.
According to the **2014 Comprehensive Plan**, the area is identified as an **Employment District**, a designation that our project supports through its emphasis on local services and job creation. Additionally, the site falls within the **C3 designation** in the city's ongoing comprehensive plan update. While this section of the plan is still under development, our proposal aligns with the intended direction and goals of the revision.

Provide a written Narrative for the Planned Development Concept Plan

The proposed development is a **55+ active adult residential community**, designed to provide high-quality housing for older adults in a vibrant, service-rich environment. Site construction is anticipated to begin in **late 2025**, with **vertical construction starting in spring 2026**.
This project represents a thoughtful and strategic use of the property, especially given the lack of development activity under the current zoning designations. While the community itself may not generate significant direct employment, its residents will actively utilize nearby services and businesses, thereby supporting local economic growth and job creation.
We believe this aligns with the **spirit of the 2014 Comprehensive Plan**, which designates the area as an **Employment District**. The indirect employment generated through increased demand for local services contributes meaningfully to the district's intended function.
Furthermore, as the city continues to update its comprehensive plan, we've observed a growing emphasis on **mixed-use zoning**. This trend supports developments that integrate residential and commercial uses in a way that enhances community vitality. Our proposal complements existing commercial development and reflects this evolving planning direction.

WEST GATE VILLAS

A REPLAT OF LOTS 7-11, WEST GATE - 4TH PLAT

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PRELIMINARY PLAT

GENERAL NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Blue Springs "DESIGN AND CONSTRUCTION MANUAL".
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.
10. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C, Panel No. 0318G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

LEGAL DESCRIPTION

A replat of FINAL PLAT, WEST GATE - 4TH PLAT, LOTS 7, 8, 9, 10 AND 11 (Per Doc. 2006E0043350), a subdivision in the City of Blue Springs, Jackson County, Missouri, as now established, all in the Southeast quarter of Section 25, Township 49 North, Range 31 West, more particularly described as follows:

Beginning at the Southeast corner of Lot 11 WEST GATE-4th PLAT; Thence N01°55'49"E, a distance of 190.48' along the East line of said Lot; Thence N81°27'07"W, a distance of 41.92'; Thence N02°09'36"E, a distance of 434.86'; Thence N82°21'40"W, a distance of 232.33'; Thence N73°22'29"W, a distance of 58.60'; Thence S02°17'54"W, a distance of 402.02'; Thence N87°42'06"W, a distance of 300.02'; Thence S02°17'54"W, a distance of 252.97'; Thence along a curve to the right, having a radius of 15.00', a central angle of 90°22'48", an arc length of 23.66', a chord bearing of S42°53'48"E, and a chord length of 21.28', Thence S88°04'11"E, a distance of 616.98' to the Point of Beginning. Containing 6.30 Acres, more or less.

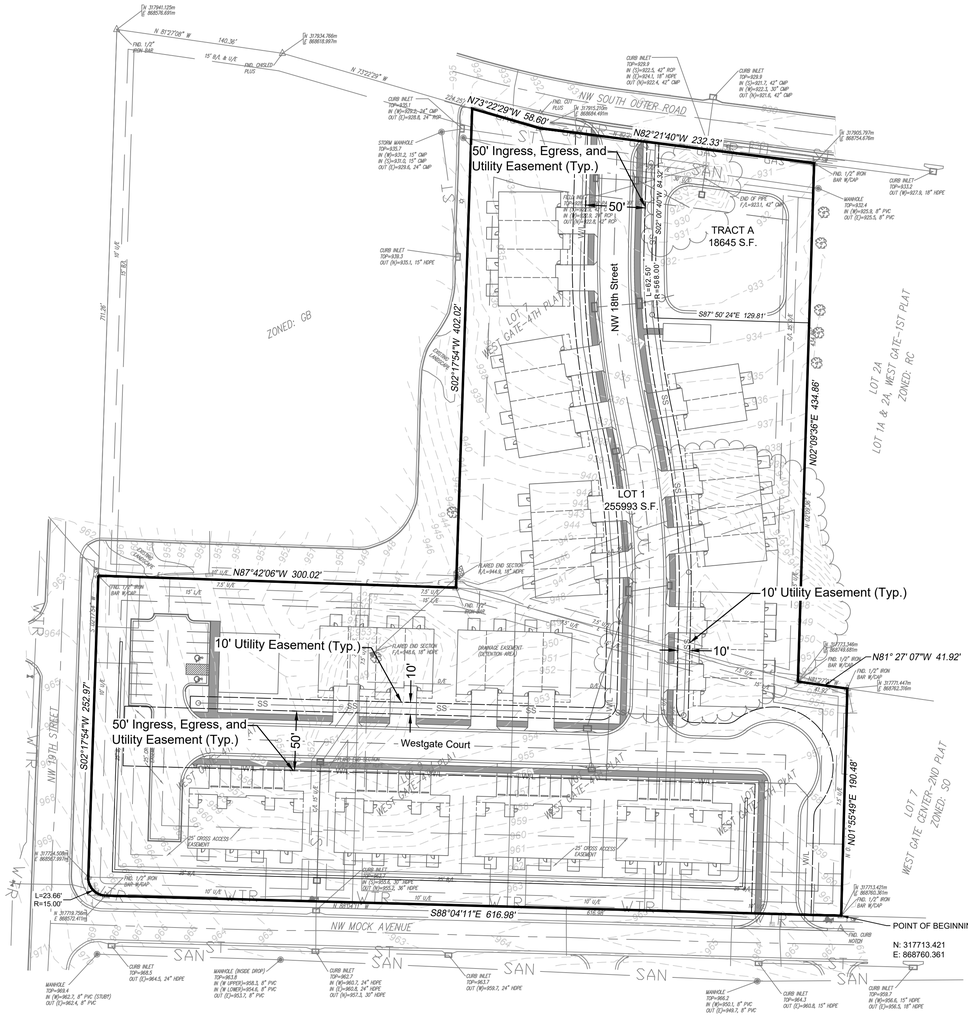
PROJECT PHASING

Phase 1: Consists of everything as shown in this plan.

Beginning Construction - Fall 2025
Ending Construction - Fall 2026

PROJECT SUMMARY

EXISTING ZONING: RC/SO (REGIONAL COMMERCIAL / SERVICE OFFICE)
PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL
EXISTING LAND USE: UNDEVELOPED
TOTAL BOUNDARY AREA: 6.30 ACRES
STREET TYPE: PRIVATE
BUILDING TYPES: MIXED USE: APARTMENTS, CLUBHOUSE & AMENITY



LEGEND

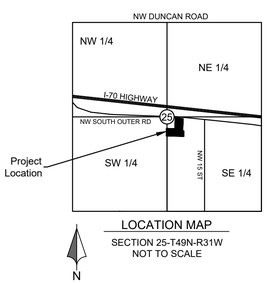
Existing Section Line	Proposed Right-of-Way
Existing Lot Line	Proposed Property Line
Existing Easement Line	Proposed Lot Line
Existing Curb & Gutter	Proposed Easement
Existing Sidewalk	Proposed Curb & Gutter
Existing Fiber Optics	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Underground Power	Proposed HDS
Existing Overhead Power	Proposed Contour Major
Existing Street Light	Proposed Contour Minor
Existing Contour Major	Proposed Retaining Wall
Existing Contour Minor	
Existing Tree Line	

LAND AREA SUMMARY	
PD-RESIDENTIAL	
RESIDENTIAL (INDEPENDENT SENIOR LIVING)	5.87 ACRES 46 UNITS
COMMERCIAL	N/A
OTHER SPACE	0.43 ACRES
TOTAL	6.30 ACRES

DESIGN & PERFORMANCE STANDARDS		
PROPOSED ZONING: PD-RESIDENTIAL		
STANDARD	REQUIREMENT	RESULT
FRONTAGE WIDTH	N/A	N/A
LOT AREA	MF-10: 4,000 S.F. MIN. PER GROUND FLOOR UNIT	N/A
MAX. DENSITY	MF-10: 10 UNITS PER ACRE MAX	7.0 UNITS PER ACRE
FRONT SETBACK	50 FT. MIN. ON COLLECTOR; 20 FT. MIN. LOCAL	MET
SIDE & CORNER SIDE SETBACK	10 FT. MIN., 20 FT. MIN. WHEN ADJACENT TO LESS INTENSIVE ZONING DISTRICT	MET
REAR SETBACK	20 FT. MIN.	MET
BUILDING SEPARATION	20 FT. MIN.	MET
BUILDING HEIGHT	45-FT. MAX., 3-STORIES	MET
FRONTAGE TYPE	N/A	N/A
DESIGN & PERFORMANCE STANDARDS	BUILDING COVERAGE = 60% OF LOT AREA MAX., NON-RESIDENTIAL DESIGN STANDARDS IN SECTION 407.090 SHALL APPLY TO ALL APPLICATIONS OF THIS BUILDING TYPE	11% BUILDING COVERAGE
OPEN SPACE	MINIMUM OF 15%	MET

DEVELOPER
GEORGE T. WARD BUILDERS, INC.
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64076
(816) 229-8115
CONTACT - BRYAN RAHN

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



LOCATION MAP
SECTION 25-T49N-R31W
NOT TO SCALE

NO.	REVISION	BY	CK/APP	DATE

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

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2006
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
August 26, 2025

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

PRELIMINARY PLAT

WEST GATE VILLAS
INDEPENDENT SENIOR LIVING
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.020 Base
DRAWING NO.
24.020 PDPs
DATE
August 26, 2025
JOB NO.
24.020
SHEET OF
1 1

FILE LOCATION:G:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24024.020 WEST GATE VILLAS (WARD DEVELOPMENT)\CIVIL\SHEET_FILES\24020-PRELIM PLAT.DWG
PLOT DATE: 8/26/2025 3:04 PM by ELISA THOSON



BUILDINGS 1,2,3,4,5,10,11



BUILDINGS 6,7,8,9

WARD DEVELOPMENT

UNIT ELEVATIONS

Westgate Villas

SCALE

SHEET

A-1



Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left

WARD DEVELOPMENT

CLUBHOUSE ELEVATIONS

Westgate Villas

SCALE

SHEET

A-2

RZ-06-25-9623;
PDC-06-25-9624;
PP-06-25-9625

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:	8.11.2025
CC MEETING:	8.18.2025
BOA MEETING:	
NEWSPAPER:	7.26.2025
NOTICE LETTERS:	7.25.2025
PLANNER:	Shantele Frie

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

West Gate Villas
Project Name

NE corner of NW 19th Street and Mock Avenue — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

SEE ATTACHED — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
RC/SO	Vacant	PD-Residential	Independent Senior Living	6.3	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
Bryan Rahn	Ward Development	816-985-2641	bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 Eagles Ridge Blvd	Grain Valley	Mo	64029

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

X 7566045d-59bc-485d-8931-81666aeb3a00 Digitally signed by 7566045d-59bc-485d-8931-81666aeb3a00 Date: 2025.06.26 16:06:38 -05'00' — 6/26/25

Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
GEORGE T. WARD BUILDERS, INC.	816-229-8115	Bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 Eagles Ridge Blvd	Grain Valley	Mo	64029

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

X 7566045d-59bc-485d-8931-81666aeb3a00 Digitally signed by 7566045d-59bc-485d-8931-81666aeb3a00 — 6/26/25

Property Owner Signature

Rezoning; Planned Development Concept Plan;
Preliminary Plat
RZ-06-25-9623; PDC-06-25-9624; PP-06-25-9625
West Gate Villas
Exhibit #2

Received
06/27/2025 10:24:08 AM

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

PROJECT DESCRIPTION:

Rezoning, replat and development plan for Westgate Villas, 46 DU (11) 4-plex, (1) 2-plex and a clubhouse.

Received
06/27/2025 10:24:10 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Bryan Rahn	Ward Development		
Address	**City**	**State**	**Zip**
1120 Eagles Ridge Blvd	Grain Valley	MO	64029
Email	**Phone**	**Fax**	
Bryan@countryclub-homes.com	816-229-8115		

DEVELOPER

Name	Company Name		
Bryan Rahn	George T Ward Builders		
Address	**City**	**State**	**Zip**
1120 Eagles Ridge Blvd	Grain Valley	Mo	64029
Email	**Phone**	**Fax**	
Bryan@countryclub-homes.com	816-229-8115		

ENGINEER

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

ARCHITECT

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

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig and Associates		
Address	**City**	**State**	**Zip**
33604 E. 235th Street	Pleasant Hill	Mo	
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	816-209-6621		

LANDSCAPE ARCHITECT

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

ATTORNEY

Name	Company Name		
Kelly Tobin	MARTINEZ TOBIN & REDMAN, LLC		
Address	**City**	**State**	**Zip**
1828 Swift Avenue, Suite101	North Kansas City	Mo	64116
Email	**Phone**	**Fax**	
ktobin@mtrlaw.net	816-527-0009		

OTHER CONTACT

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

Received
06/27/2025 10:24:11 AM

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:

- Aug 23, 2025

Printer's Fee: $221.46

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: 08/26/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Vacation | VAC-07-25-9641
Rezoning | 06-25-9623
Planned Development Concept Plan | 06-25-9624
"West Gate Villas"
Northeast corner of NW 19 th Street & NW Mock Ave
Parcel # 35-640-02-32-00-0-00-000; 35-640-02-26-00-0-00-000; 35-640-02-27-00-0-00-000; 35-640-02-28-00-0-00-000; 35-640-02-29-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday September 08, 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, Bryan Rahn, Ward Development, on behalf of the property owner , George T. Ward Builders, INC, for approval of a vacation of a utility, drainage, and cross access easement (VAC-07-25-9641), as well as a rezoning from "RC/SO" (Regional Commercial/Service Offices) to "PD-Residential" (Planned Development-Residential) and a Planned Development Concept Plan for the 6.3 +/- acres for independent senior living located on the Northeast corner of NW 19 th Street and NW Mock Ave, for a neighborhood consisting of eleven four-plex, one duplex, and a clubhouse (PDC-06-25-9624). 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:

A REPLAT OF FINAL PLAT, WEST GATE – 4 TH PLAT, LOTS 7, 8, 9, 10 AND 11 (PER DOC. 2006E0043350), A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AS NOW ESTABLISHED, ALL IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-

Rezoning; Planned Development Concept Plan; Preliminary Plat
RZ-06-25-9623; PDC-06-25-9624; PP-06-25-9625
West Gate Villas
Exhibit #3

EAST CORNER OF LOT 11 WEST GATE-4 TH PLAT; THENCE N01°55'49"E, A DISTANCE OF 190.48' ALONG THE EAST LINE OF SAID LOT; THENCE N81°27'07"W, A DISTANCE OF 41.92'; THENCE N02°09'36"E, A DISTANCE OF 434.86'; THENCE N82°21'40"W, A DISTANCE OF 232.33'; THENCE N73°22'29"W, A DISTANCE OF 58.60'; THENCE S02°17'54"W, A DISTANCE OF 402.02'; THENCE N87°42'06"W, A DISTANCE OF 300.02'; THENCE S02°17'54"W, A DISTANCE OF 252.97'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00', A CENTRAL ANGLE OF 90°22'48", AN ARC LENGTH OF 23.66', A CHORD BEARING OF S42°53'48"E, AND A CHORD LENGTH OF 21.28', THENCE S88°04'11"E, A DISTANCE OF 616.98' TO THE POINT OF BEGINNING. CONTAINING 6.30 ACRES, MORE OR LESS.

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

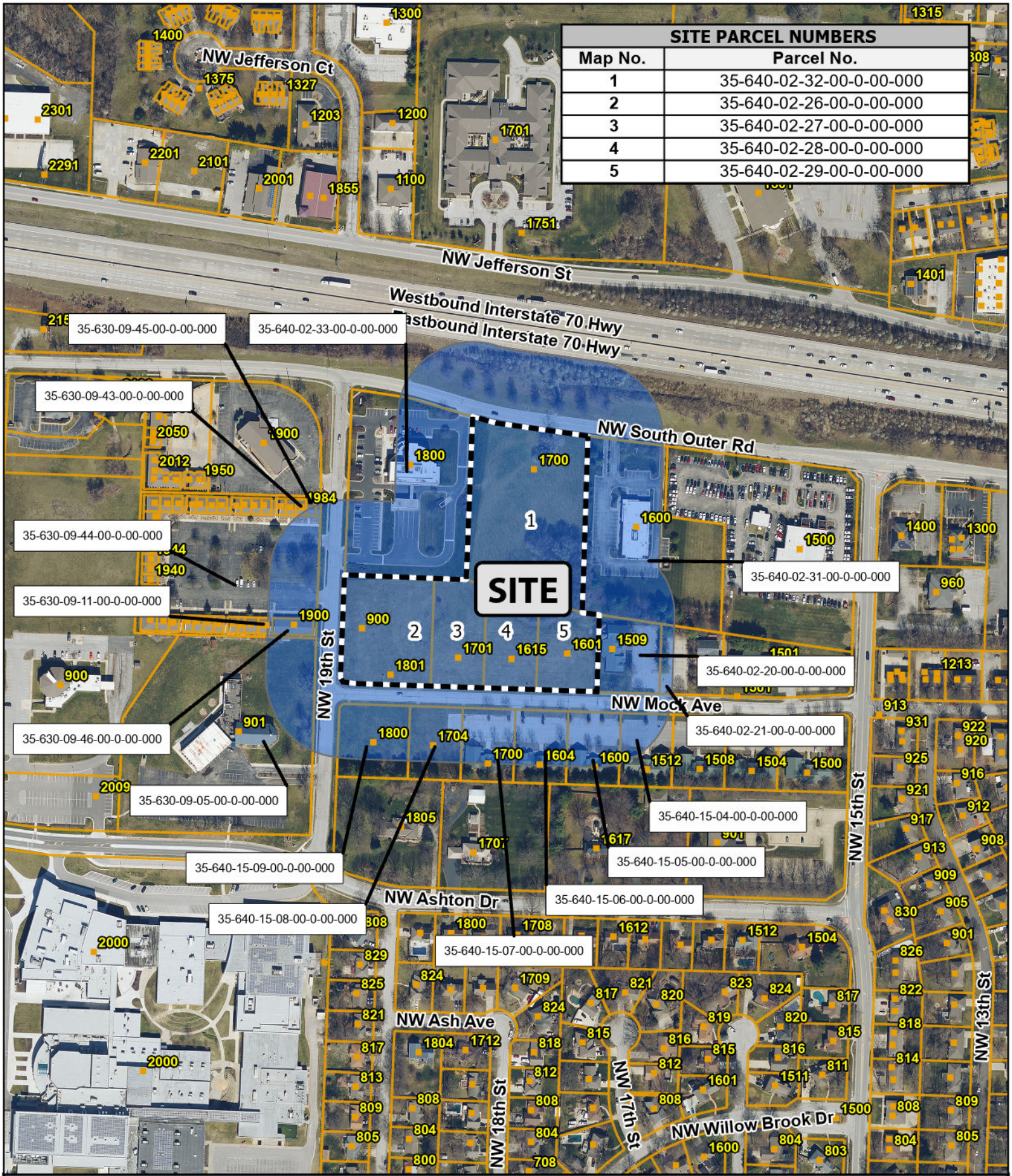
The City Council of the City of Blue Springs will also hold a public hearing on the above noted **Vacation | VAC-07-25-9641; Rezoning | 06-25-9623; Planned Development Concept Plan | 06-25-9624** on **Wednesday September 17, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: August 23, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
08/20/2025

Published in the Examiner, Aug 23, 2025

3787810



RZ-06-25-9623 / PDC-06-25-9624

NW 19th S

Parcels # 35-640-02-28-00-0-00-000 \ 3

35-640-02-29-00-0

185' NOT

The City of Blue Springs Missouri

Date: 07/09/25

Rezoning; Planned Development Concept Plan; Preliminary Plat
RZ-06-25-9623; PDC-06-25-9624; PP-06-25-9625
West Gate Villas
Exhibit #4

OBJECTID	Parcel Number	Situs Address	Situs City	Situs Zip	Owner Name
1	35-640-15-04-00-0-00-000	1512 NW MOCK AVE	BLUE SPRINGS	64015	TOTTEN ENTERPRISES INC
2	35-640-02-20-00-0-00-000	1509 NW MOCK AVE	BLUE SPRINGS	64015	SERAFINI DEVELOPMENT LLC
3	35-640-15-08-00-0-00-000	1704 NW MOCK AVE	BLUE SPRINGS	64015	FSH ENTERPRISES LLC
4	35-640-15-07-00-0-00-000	1700 NW MOCK AVE	BLUE SPRINGS	64015	1700MOCK LLC
5	35-640-15-09-00-0-00-000	1800 NW MOCK AVE	BLUE SPRINGS	64015	SCHWOPE ROGER L & DEANNA R-TRUSTEES
6	35-630-09-43-00-0-00-000	1984 NW COPPER OAKS CIR	BLUE SPRINGS	64015	HARVEST BAPTIST CHURCH OF BLUE SPRINGS
7	35-640-15-05-00-0-00-000	1600 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C-TRUSTEE
8	35-640-15-06-00-0-00-000	1604 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C-TRUSTEE
9	35-630-09-44-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64015	FISCHER GERALD L & GLETA GAIL
10	35-640-02-21-00-0-00-000	1505 NW MOCK AVE	BLUE SPRINGS	64015	BLACHFORD PROPERTIES LLC
11	35-630-09-05-00-0-00-000	901 NW 19TH ST	BLUE SPRINGS	64015	REORGANIZED SCHOOL DIST #4
12	35-630-09-45-00-0-00-000	1986 NW COPPER OAKS CIR	BLUE SPRINGS	64015	HARVEST BAPTIST CHURCH OF BLUE SPRINGS
13	35-630-09-11-00-0-00-000	1910 NW COPPER OAKS CIR UNIT A	BLUE SPRINGS	64015	LIGURIAN PROPERTIES LLC
14	35-630-09-46-00-0-00-000	1900 NW COPPER OAKS CIR	BLUE SPRINGS	64015	LIGURIAN PROPERTIES LLC
15	35-640-02-28-00-0-00-000	1615 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
16	35-640-02-27-00-0-00-000	1701 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
17	35-640-02-26-00-0-00-000	1801 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
18	35-640-02-29-00-0-00-000	1601 NW MOCK AVE	BLUE SPRINGS	64015	WARD GEORGE T & JEANETTE C TRUSTEE
19	35-640-02-31-00-0-00-000	1600 NW SOUTH OUTER RD	BLUE SPRINGS	64015	PROGRESSIVE PEDIATRICS LLC
20	35-640-02-32-00-0-00-000	1700 NW SOUTH OUTER RD	BLUE SPRINGS	64015	GEORGE T. WARD BUILDERS, INC.
21	35-640-02-33-00-0-00-000	1800 NW SOUTH OUTER RD	BLUE SPRINGS	64015	COMMUNITY AMERICA CREDIT UNION

Rezoning; Planned Development Concept Plan;
Preliminary Plat
RZ-06-25-9623; PDC-06-25-9624; PP-06-25-9625
West Gate Villas
Exhibit #5

Blue Springs, Missouri
Community Development

August 23, 2025

Ref: Public Hearing: Vacation | VAC-07-25-9641
Rezoning | RZ-06-25-9623
Planned Development Concept Plan | PDC-06-25-9624
"West Gate Villas"
Northeast corner of NW 19th St & Mock Ave
Parcel # 35-640-02-32-00-0-00-000; 35-640-02-26-00-0-00-000; 35-640-02-27-00-0-00-000; 35-640-02-28-00-0-00-000; 35-640-02-29-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Bryan Rahn of Ward Development on behalf of the owner George T Ward Builders, INC, for consideration of a vacation of a utility, drainage, cross access easement (VAC-07-25-9641), as well as rezoning from "RC/SO" (Regional Commercial/Service Offices) to "PD-Residential" (Planned Development-Residential) (RZ-06-25-9623) and a Planned Development Concept Plan for the 6.3 +/- acres for independent senior living located on the northeast corner of NW 19th Street and NW Mock Ave, to allow a neighborhood of eleven 4-plex, one duplex and a clubhouse on 6.3+/- acres of land (PDC-06-25-9624).

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, September 8, 2025 @ 6:30 p.m.
&
City Council – Tuesday, September 15, 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
RZ-06-25-9623; PDC-06-25-9624; PP-06-25-9625
West Gate Villas
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: September 8,2025 City Council: September 17, 2025
Project Name:	***Hawes Estates – 1st Plat***
Site Location:	27711 SE Wyatt Rd
Project Request:	**PF-07-25-9643**; Final Plat for a parcel to be sub-divided into three lots for a total of 17 +/- acres.

Applicant: John Overstreet | Tri-County Water Authority
Property Owner: James T. Hawes
Staff Planner: Logan Day, Associate Planner

Project Description: The applicant is requesting approval of a Final Plat for the development of an approximately 17+/- acre site. The proposed project includes the creation of three lots; Lot 1 approximately 7+/- acres in size, will be developed for a major water infrastructure use by the Tri-County Water Authority. Lots 2 and 3, each approximately 5+/- acres are intended for single-family residential use.

Staff Recommendation: Staff recommends approval with conditions Final Plat applications.

Previous Actions:

Date	Review Body	Action
07/07/2003	City Council	Approval of South Annexation (A-5-2003)

Future Applications: Prior to building permit issuance for lots 2 and 3 of this plat, the Final Plat must be approved and recorded at Jackson County. For Lots 1 a site Plan Design review must occur before the issuance of a building permit for the Major Water Infrastructure use by Tri County Water Authority.

.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"PD/MU"-Planned Development/Mixed Use	Colonial Gardens
South:	"AG-County" (Agriculture)	Detached Single Family Residential
East:	"AG-County" (Agriculture)	Undeveloped Vacant Land
West:	"PD/MU"-Planned Development/Mixed Use	Single-Family Residential

PLAT ANALYSIS

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

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

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

Preservation: The current parcel contains existing structures, including a single-family farmhouse located on the existing Lot 1. While the site includes these structures, the majority of the land remains undeveloped and consists of open fields. All existing structures are scheduled to be removed by Tri-County Water Authority at their expense, with demolition to be completed no later than December 31, 2026. Existing trees on the property will be preserved when possible, and additional landscaping will be incorporated to enhance the site's overall appearance and environmental quality.

Streets & Sidewalks: Lot 1 will include single access drive from SE Wyatt Road, designed with sufficient distance to allow vehicles to full exit the roadway before stopping at the entrance gate. Lots 2 and 3, which are intended for single-family residential use, will each have a single driveway access without a gated entry off Shroud Road. As part of the public improvements, a 5-foot wide ADA compliant sidewalk will be installed along SE Wyatt Road to enhance pedestrian accessibility and connectivity.

Traffic: A traffic study was not required for the proposed development, as the major utility use will not generate additional traffic. The facility is designed to be remotely monitored, with only routine daily inspections conducted by a standard utility vehicle.

Stormwater: **A 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: The proposed Lot 1 will not require connection to a sanitary sewer system due to its intended use. Lots 2 and 3 will be served by private septic systems, as public sanitary sewer infrastructure is not currently available in this area.

Open Space: In accordance with the "SF-12" zoning district standards, a minimum of 10% of the site must be designated as open space. The development is also required to submit a Landscape Plan that complies with the City of Blue Springs landscaping requirements.

Land Use: Three water utility providers have existing water lines in this area: Tri-County Water Authority, the City of Blue Springs, and Jackson County Public Water Supply District (PWSD) 13. An interconnect facility is needed at this location to enhance system resiliency for all three entities during maintenance and repair outages. Lot 1, approximately 7 ± acres, is designated for major water infrastructure to be operated by Tri-County Water Authority. Lots 2 and 3, each approximately 5 ± acres, are intended for single-family residential use.

Building Typology: UDC Chapter 405 does not provide a building type that can be appropriately applied to the proposed land use, nor are there special use standards for the "Utility-Major" land use. Therefore, staff has evaluated the use and any lot size, setback, height, building coverage, etc. requirements based on the site and surrounding properties

Parking: Parking for the proposed development will be required in accordance with the standards outlined in the Unified Development Code. The Utility-Major located on Lot 1 will be subject to the parking requirements specified in Schedule B of the UDC. The single-family residential lots (Lots 2 and 3) will be required to provide a minimum of two (2) parking spaces per dwelling unit. Parking compliance for all lots will be reviewed in greater detail during the Site Plan Design Review process to ensure adequacy and adherence to City Standards.

Architectural Character: **The building and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Site Plan Design Review process.**

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 Process.**

Signage: All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process.

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

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

   STAFF RESPONSE: The Final Plat is in substantial compliance with the approved Preliminary Plat considering the lot, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans will be reviewed for adequacy and conformance with adopted technical specifications.

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

   STAFF RESPONSE: Phase 1 will include the development of single-family homes on Lots 2 and 3. Lot 1 will be reviewed in Phase 2 and is subject to Site Plan Design Review for the proposed Tri-County Water Authority major water infrastructure facility.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the approved Preliminary Plat to the proposed Final Plat.

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

   STAFF RESPONSE: Staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

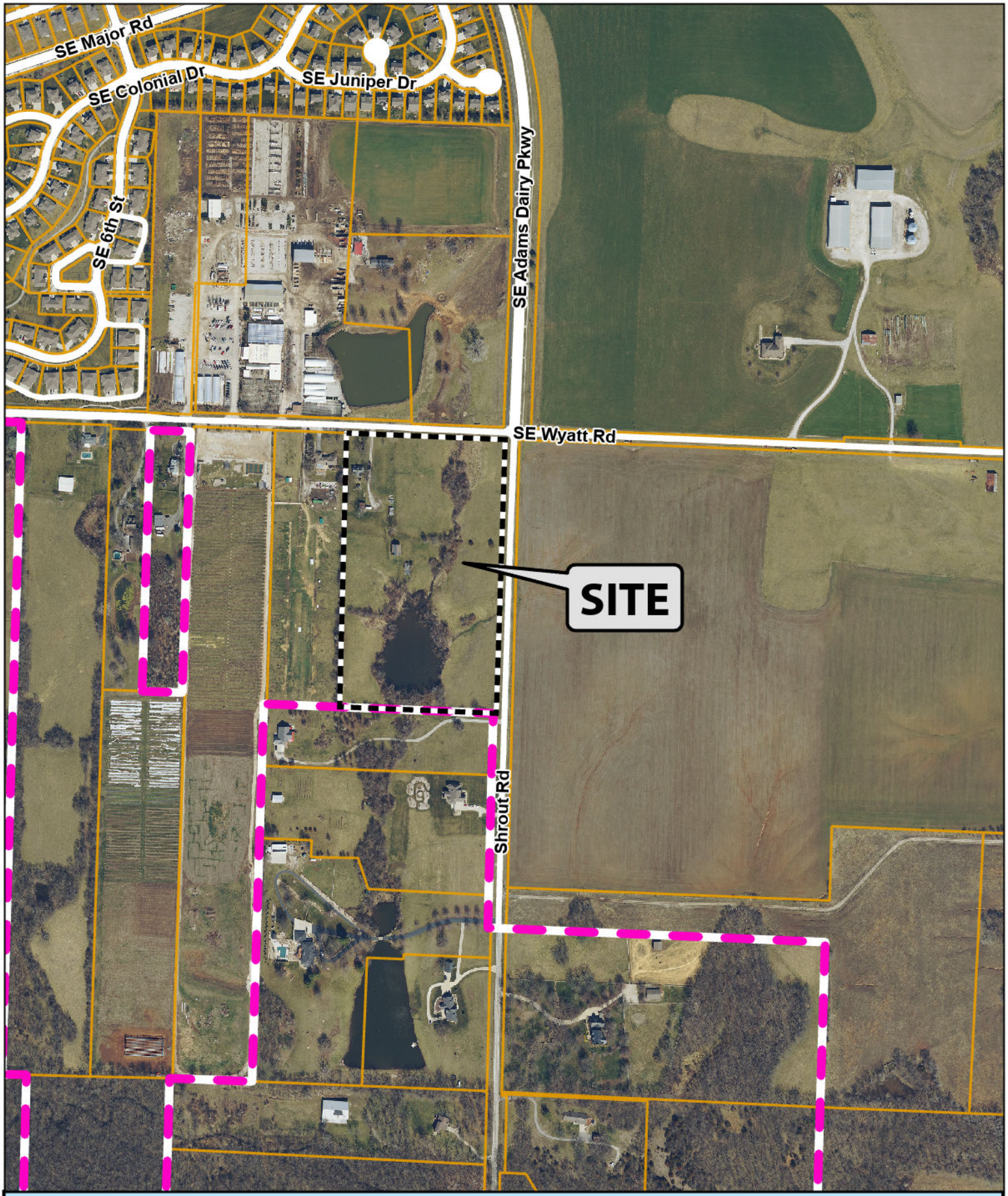
6. The recommendations of professional staff.

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

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

Staff recommends approval of the Final Plat application with the following five (5) conditions:

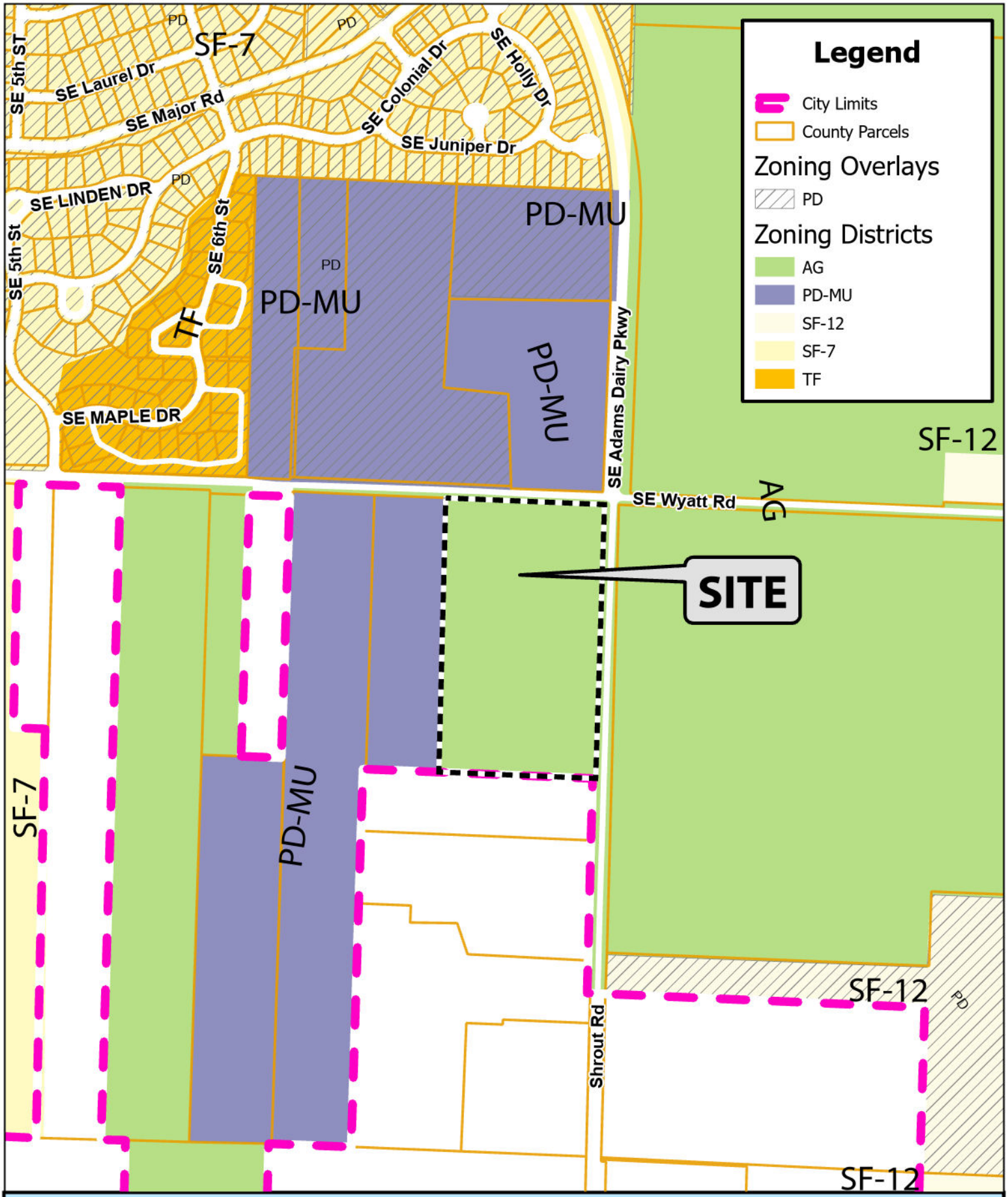
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Prior to Building Permit Issuance, the following must occur:
   a. Lot 1 shall obtain Site Plan Design Review approval for the Tri County Water Authority's major infrastructure project..
   b. Final Plat Must be recorded at Jackson County.
3. Prior to occupancy of each building, all parking and access improvements shall be completed.
4. Right-of-Way dedication is not required with this plat approval. However, future public infrastructure improvements may necessitate dedication of additional right-of-way. Any such dedication shall be provided by the property owner at no cost to the City.
5. Setbacks for future single-family structures on the site are established based on the current right-of-way line. In the event that additional right-of-way dedication is required in the future, affected structures may become legally non-conforming with respect to setback requirements.



RZ-05-25-9572 / CUP-05-25-9573 / PP-05-25-9574
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0-00-000
AERIAL LOCATION MAP

N
1" = 500'

Date: 06/03/25



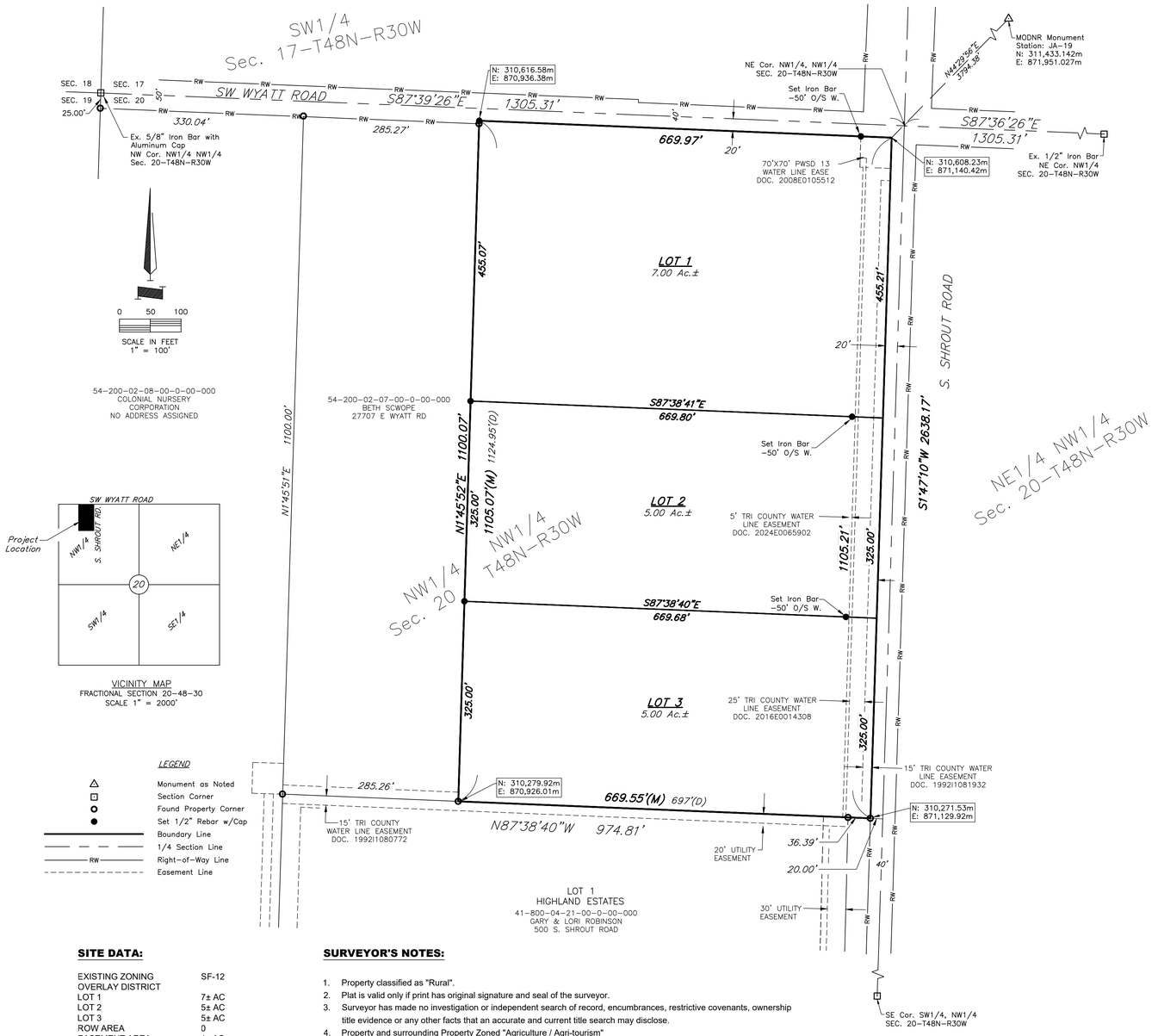
RZ-05-25-9572 / CUP-05-25-9573 / PP-05-25-9574
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0-00-000
SITE LOCATION & ZONING MAP

N
1" = 500'

Date: 06/03/25

FINAL PLAT of
HAWES ESTATES – 1ST PLAT

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



VICINITY MAP
FRACTIONAL SECTION 20–48–30
SCALE 1" = 2000'

LEGEND

- Monument as Noted
- Section Corner
- Found Property Corner
- Set 1/2" Rebar w/Cap
- Boundary Line
- 1/4 Section Line
- RW — Right–of–Way Line
- Easement Line

SITE DATA:

EXISTING ZONING	SF-12
OVERLAY DISTRICT	
LOT 1	7± AC
LOT 2	5± AC
LOT 3	5± AC
ROW AREA	0
EASEMENT AREA	1± AC
TOTAL SITE AREA	17± AC

SURVEYOR'S NOTES:

1. Property classified as "Rural".
2. Plat is valid only if print has original signature and seal of the surveyor.
3. Surveyor has made no investigation or independent search of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
4. Property and surrounding Property Zoned "Agriculture / Agri-tourism"
5. This tract lies within a FIRM Zone X, Community: City of Blue Spings, No. 290169, Panel: 0434 G, Map No. 29095C0434G, Revised Date: January 20, 2017.
6. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, West Zone, Grid North.
7. (M).....Denotes Measured Value
   (D).....Denotes Deed Record Value
8. Lot 1 to be used for the expansion of TCWA facilities, Lot 2 & Lot 3 to be for single-family (Min. Livable Area per Code)
9. Land Use Code: AG Homesite

LEGAL DESCRIPTION:

The North 1124.95 feet of the East 697 feet of the Northwest Quarter of the Northwest Quarter of Section 20, Township 48, Range 30, Jackson County, Missouri.

Subject to the Covenants, Restrictions, Reservations and Easements now of record.

PURPOSE STATEMENT:

The purpose of this final plat for HAWES ESTATES - 1ST PLAT is to formally establish the boundaries, lots, and public improvements for the subdivision of the 17-acre ± lot into three residential, SF-12, lots. Lots 2 and 3 will be single-family residential lots with Lot 1 having an approved Conditional Use Permit for a major utility. The major utility will be for essential water services for the surrounding area.

DEDICATION:

I, James T. Hawes do hereby certify that I am the sole owner of the property described hereon, which is within the subdivision regulation jurisdiction of the City of Blue Springs, and that I freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as easements or deficient Right of Way, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

The undersigned owner of the above described tract of land having caused the same to be subdivided in the manner as shown on this plat, which subdivision and plat shall hereinafter be known as " HAWES ESTATES - 1ST PLAT ", a subdivision in the City of Blue Springs, Jackson County, Missouri.

_____
James T. Hawes

ACKNOWLEDGMENT:

County of Jackson)
) SS
State of Missouri)

Be it remembered that on this _____ day of _____ , 20_____ before me, a Notary Public in and for the County and State, aforesaid, before me appeared James T. Hawes, a single person, to me known to be the same and identical person who executed the foregoing instrument of writing and who duly acknowledged the execution of the same to be their free act and deed.

_____
Notary

My appointment expires:

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI:

This hereby certifies that the accompanying plat of HAWES ESTATES - 1ST PLAT was submitted to and approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this _____ day of _____, 20____, by Ordinance No_____ .

_____
Mayor: Chris Lievsay

_____
City Clerk: Erin Ford

_____
Planning Commission Chair: Chris Henning

_____
Senior Director of City Development: Mike Mallon

_____
City Engineer:

_____
Jackson County Assessment Department:

SURVEYOR'S DECLARATION:

I hereby certify that to the best of my belief and professional knowledge, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).

Date of Preparation: June 6th, 2025

STATE OF MISSOURI
JOHNNY R. YAKLE
PLS-2001001917
REGISTERED LAND SURVEYOR

_____
JOHNNY R. YAKLE, PLS 2001001917

EXTERNAL REFERENCE

IMAGE REFERENCE

Blue Springs Missouri

Tri-County WATER AUTHORITY

NO.	DATE	BY	REVISION

DRAWING: TCWA Final_Sub.dwg DATE: Aug 29, 2025 - 11:34AM

DESIGNED BY:	DRAWN BY:	CHECKED BY:
	JFJ	JRY

HDR ENGINEERING, INC.
10450 HOLMES ROAD, SUITE 600
KANSAS CITY, MISSOURI 64131
816-347-1100•FAX 816-347-1197
MO. CERTIFICATE OF AUTHORITY
#000856

FINAL PLAT OF
HAWES ESTATES - 1ST PLAT
PART OF THE NW1/4 NW1/4 SECTION 20, T48N, R30W
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

OWNER ADDRESS:
28405 EAST BLUE VALLEY ROAD
INDEPENDENCE, MO 64058

PROJECT NO.
10384063

DRAWING NO.
1 of 1

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PF-07-25-9643
PC MEETING:	9.8.2025
CC MEETING:	9.15.2025
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	Logan Day

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

HAWES ESTATES-PHASE 1
Project Name

27711 E. WYATT RD, BLUE SPRINGS, MO 64014 SEC 20 TWP48 RNG 30; N 1124' OF E 697' OF NW NW 1/4
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) **Legal Description (attach as a separate page if too large)**

AG	AG HOME SITE	SF-12 UTILITY	HOMESITE-UTILITY	17	3
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

JOHN OVERSTREET	TRI-COUNTY WATER AUTHORITY	816-796-4100-204	j.overstreet@tri-countywaterauthority.com
Name of Applicant	Company	Phone	Email Address

28405 E. BLUE VALLEY RD	INDEPENDENCE	MO	64058
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 _____ 7/28/25
Applicant Signature — Date

JAMES T. HAWES
Name of Property Owner **Phone** **Email Address**

27711 E. WYATT RD	BLUE SPRINGS	MO	64014
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 James T. Hawes 7-28-25
Property Owner Signature — Date

Received
07/29/2025 8:04:18 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

PROJECT DESCRIPTION:

Final Plat of the described property. The parcel will be divided into three lots.

Lot 1 will be approximately 7 acres and will be used by Tri-County Water Authority for major water infrastructure improvements.

Lots 2 and 3 will be approximately 5 acres each and will be used for single family homes.

Received
07/29/2025 8:04:20 AM