BLUE SPRINGS
MISSOURI

Planning Commission Meeting

Monday, February 23, 2026 6:30 PM
Public Safety Building
1100 SW Smith St.
Blue Springs, Missouri

Members:

Chris Henning (1/1)

Rick How (1/1)

Brian Ingersoll (1/1)

Chad Sanderson (1/1)

Susan Stokenbury (1/1)

Jennifer Ritschel-Smith (1/1)

Travis Graham (0/1)

Byron Craddolph (1/1)

Jared Pumphrey (1/1)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval February 9, 2026 Minutes
4. Public Hearing—Rezoning: Luxe II (RZ-01-26-9776) 1500 NW North Ridge Dr
5. Public Hearing—PUD Concept Plan Amended: Brookside Estates (PUDC-10-25-9711) West of SW 7 Hwy and North and South of SW Brookside Dr
6. Public Hearing—Planned Development Concept Plan: Luxe II (PDC-01-26-9775) 1500 NW North Ridge Dr.

7. Public Hearing—General Development Plan: Epic Retail (GDP-12-25-9764) 2850 NW 7 Hwy
8. Public Hearing—Conditional Use Permit: Eclectic Tattoo (CUP-01-26-9781) 1121 SW 28th St
9. Preliminary Plat: Brookside Estates (PP-10-25-9712) West of SW 7 Hwy and North and South of SW Brookside Dr
10. Preliminary Plat: Epic Retail (PP-12-25-9765) 2850 NW 7 Hwy
11. Adjournment

This agenda was posted at City Hall and on the City's website on February 18, 2026. A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

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MINUTES OF PLANNING COMMISSION February 9, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, February 9, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel-Smith

Travis Graham

Byron Craddolph

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

James Newell, City Attorney

Traci Breshears, Recording Secretary

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1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Traci Breshears, recording secretary, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson Henning requested action on the Approval of Minutes. Commissioner Pumphrey made a motion to approve the minutes. Commissioner Ingersoll seconded the motion. With 8-0 approval the minutes passed.

3. AGENDA ITEM 4—PUBLIC HEARING—UDC TEXT AMENDMENT: SHORT TERM RENTALS (UDCT-01-26-9774) 903 W MAIN ST

Chairperson Henning opened the public hearing at 6:31 p.m. and requested that Nic Hutchison, Director of City Development, present the UDC Text Amendment to Planning Commission.

No one spoke in favor or in opposition to the Short Term Rentals, so Chairperson Henning closed the public hearing at 6:49 p.m.

Commissioner Ingersoll made the motion to table UDC Text Amendment until March 9, 2026 Planning Commission Meeting. Commissioner Pumphrey seconded the motion. With 8-0 approval, the UDC was continued.

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Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

Jennifer Ritschel-Smith—Aye

Susan Stokenbury—Aye

Byron Craddolph—Aye

4. **AGENDA ITEMS 5 & 7—PUBLIC HEARING—GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT: MCATEE MEADOWS (GDP-12-25-9747 & PP-12-25-9748) Northwest corner of SW South Ave & SW 7th St Ter**

Chairperson Henning opened the public hearing at 6:50 p.m. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the public hearing to the March 23, 2026 Planning Commission Meeting.

Commissioner How made the motion to continue the McAtee Meadows project to March 23, 2026. The motion was seconded by Commissioner Stokenbury. With a 8-0 approval, the General Development Plan and Preliminary Plat for McAtee Meadow, the project was continued.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

Jennifer Ritschel-Smith—Aye

Susan Stokenbury—Aye

Byron Craddolph—Aye

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5. AGENDA ITEM 6—PUBLIC HEARING—CONDITIONAL USE PERMIT: ECLECTIC TATTOO (CUP-01-26-9781) 1121 SW 28th St

Chairperson Henning opened the public hearing at 6:51 p.m. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the public hearing to the February 23, 2026 Planning Commission Meeting.

Commissioner How made the motion to continue the Eclectic Tattoo project to February 23, 2026. The motion was seconded by Commissioner Stokenbury. With a 8-0 approval, the Conditional Use Permit for Eclectic Tattoo, the project was continued.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Chad Sanderson—Aye

Jared Pumphrey—Aye

Jennifer Ritschel-Smith—Aye

Susan Stokenbury—Aye

Byron Craddolph—Aye

6. ADJOURN

Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 6:54 p.m.

[BOARD CHAIR]

_____

[Chris Henning]

ATTEST;

_____

[Traci Breshears]

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: February 23, 2026

City Council Date: TBD (Incentives will need to be ready prior to City Council)

Project Name: Luxe Two

Site Location: 1500 NW North Ridge Drive

Applicant: David A. Williams, Luxe Two, LLC

Property Owner: City of Blue Springs

Staff Planner: Shantele Frie, Planner III

Project Request:

RZ-01-26-9776- Rezoning from "GB/PUD/R-O" (General Business/Planned Unit Development/Restricted Overlay) to "MF-18/PD" (High Density Multi-Family/ Planned Development) located at 1500 NW North Ridge Drive.

PDC-01-26-9775-Planned Development Concept Plan for a mixed-use development consisting of general business/retail/multi-family residential on 2.9 +/- acres located at 1500 NW North Ridge Drive.

Rezoning; Planned Development Concept Plan
RZ-01-26-9776; PDC-01-26-9775
Luxe II
Exhibit #1

Project Description:

The applicant, David A. Williams, on behalf of the property owner, City of Blue Springs is requesting approval of the Rezoning (RZ-01-26-9776) an a Planned Development Concept Plan (PDC-01-26-9775) for a 2.9 +/- acres parcel from "GB/PUD/R-O" (General Business/ Planned Unit Development/Restricted Overlay) to "MF-18/PD" (High Density Mult-Family/Planned Development) located at 1500 NW North Ridge Drive. The proposed mixed-use development consisting of general business/retail/multi-family residential. A five (5) story building with the first floor of approximately 11,500 square feet of retail space and garages. The upper four (4) stories will have approximately seventy (70) residential units consisting of studios, one bedrooms, two bedrooms, and three bedroom apartments.

Staff Recommendation:

Staff recommends approval with conditions of the Rezoning and PD Concept Plan applications. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
10/5/1994	City Council	Approval of Final Plat of North Ridge, 1st Plat, Lots 1-5

Future Applications:

The Rezoning and PD Concept Plan will be reviewed concurrently. A PD Final Plan/Site Plan Design Review will be required approval prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)

North:	"MF-18/PD" (High Density Multi-Family/Planned Development)	Lux One Apartments
South:	"GB" (General Business)	Grocery Store-Price Chopper's
East:	Right-of-Way/ "GB" (General Business)	Right-of-Way MO NW 7 HWY/Retail Country Club Center
West:	"SF-7/PUD" (Single-Family Residential/ Planned Unit Development)	North Ridge Villas

Rezoning Analysis

Existing Zoning:

"GB/PUD/R-O" (General Business/Planned Unit Development/ Restricted Overlay)

Existing Land Use:

Undeveloped

Proposed Zoning:

"MF-18/PD" (High Density Multi-Family/ Planned Development)

Proposed Land Use:

The proposed land use (Mixed-Use Development) is allowed in the proposed "MF-18/PD" (High Density Multi-Family/Planned Development) Zoning District

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.

According to the 2014 Comprehensive Plan, "*Specific Plans* are detailed, area-specific perspectives of the patterns and coordination of the built and natural environment, and how these details contribute to unique places in Blue Springs. These plans offer a more refined and location-specific application of the Policies, Goals, and Targets of the General Plan to a particular context."

The subject property is part of the N1 Area Specific Plan. The N1 Area Plan classified the subject property as "Mixed-Use – Retail Dominant" which is defined in the Comprehensive Plan as *areas with a concentrated mix of small-scale retail uses, and supporting service, office, and institutional uses that serves as the core of Neighborhood Centers or Distinct Destinations. These areas may include residential uses in formats that support the principal retail uses.*

The N1 Area's Development Concept Plan for Area B designates this property as a "Neighborhood Retail" area which is defined *as areas for business primarily engaged in selling merchandise to general consumers where the exchange occurs at the location and where lots or buildings are designed for interaction with customers on the premises. Uses are primarily small-scale to increase the concentration and diversity of uses accessible to nearby neighborhoods, although one or two anchor tenants may be incorporated into walkable patterns. Secondary service, employment, or residential uses may be incorporated, particularly on upper stories of buildings.*

Rezoning:

The intent of the "MF-18" zoning district is defined in Section 404.100, as follows: *The MF-18, High Density Multi-Family District accommodates high density multi-family development. This district is intended to allow for high-density residential living in buildings of four (4) or more stories as transitions to more intense development, services or amenities, and along major transportation routes.*

Section 404.110 references the land uses and building types permitted in the "MF-18" district, including detached houses, duplexes, rowhouses, and apartments. Additionally, Section 404.110 defines specific performance and design standards, which includes parking setbacks and consistent streetscape requirements.

The planned development process is a way to facilitate coordinated 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 relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

    a. Staff finds the rezoning is in accordance with the 2014 Comprehensive Plan as it encourages adding an amenity with mixed use retail for Luxe Two and Lux One apartments. Also, although the Neighborhood Center typically includes commercial uses, the residential and amenities help support all other surrounding uses.

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

a. Staff finds the "MF-18" zoning district is intended to allow high density residential living in four (4) or more stories to serve as a transitional buffer between more intense uses and less intense uses. Staff finds the proposal furthers the intent of the "MF-18" zoning district for the mixed-use development to act as a transitional zone.

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.

    a. Staff does not find the proposed rezoning will impact the building or site development patterns in the area. Many of the adjacent properties are already developed.

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

    a. The requested rezoning allows the applicant to proceed with further application to build the proposed mixed-use mid-rise building. Based on the size of the site, setbacks, preliminary site plan, and other UDC requirements it appears that the proposed development will meet these requirements. However, a more thorough review of the site will be required through the Planned Development Final Plan.

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.

    a. Staff finds the proposed rezoning will not create a situation where the cost to supply the necessary services, facilities, and/or programs cannot be

borne by the development. The property has access to public utilities and public streets built to City Standards.

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.

    a. Every development may increase the value of some of the properties but decrease the value of others. However, staff finds that the proposed development would have an overall positive impact by redeveloping a long-vacant property, which increases the property value. The development would also have impact on adjacent commercial development with the addition of 70 new households as potential customers. Through the PD Concept Plan, there is sufficient buffering adjacent to existing residential buffers to reduce the likelihood of any negative impacts of the proposed development.

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.

    a. In 1976, the property was rezoned from "Agriculture" to "B-3" (Central Business), which later became the "GB" (General Business) zoning district. Since 1976, many of the surrounding uses have changed, including the construction of both adjacent residential and commercial uses. Today, this location has many services and amenities within walking distance to include, a grocery store, convenience store, bank, and pharmacy. The development with provide additional amenities with the retail space on the first floor.

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

    a. Staff finds this proposal is consistent with other adopted City Policies.

9. The recommendations of professional staff.

    a. Staff recommends approval of this rezoning proposal.

PUD 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.

Planned Unit Development Regulations:

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

a. Reducing or eliminating inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots

b. Allowing greater freedom in selecting the means to provide access, light open space and design amenities

c. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses

d. A pattern of development that preserves trees, outstanding natural topography, geologic features, and prevents soil erosion

e. A creative approach to the use of land and related physical development

f. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs

g. An environment of stable character that is compatible with surrounding development; and

h. Enhancement of the quality of development in recognition of the level of public investments in the neighborhood.

Modifications Requested:

Per the 1996 Unified Development Code, Section 407.110, Planned Unit Development Regulations, is intended to reduce or eliminate the inflexibility that sometimes results from the strict application of zoning standards. The base zoning district standards and regulations shall control development with a PUD unless modifications are specifically approved as part of the PUD. The applicant is requesting the following modification to the base zoning district regulations for the "MF-18/PD" (High Density Multi-Family/Planned Development) zoning district (per the 1996 UDC):

a. Requesting a building height allowance over the typical retail or multi-family allowable heights.

b. Request to continue Burdett Crossing which is currently a private drive with the setbacks shown on the plans.

c. Request to utilize 11 community parking stalls currently in the O'Reilly Auto Parts lot, and 25 community parking stalls in the Price Chopper parking lot. Both companies have agreed to parking share agreements.

d. A waiver to the following requirements is requested for the parking area fronting NW North Ridge Drive:

    1. 404.110. D.2(MF-18 Zoning)- all parking shall be located at least twenty-five (25) feet from the street frontage.

    2. 407.010. E- an 8-foot perimeter landscape buffer is required adjacent to the street based upon the number of parking spaces fronting.

e. The back-of-curb for the existing parking lot has a setback from the street right-of-way line of approximately 7.2-feet at the west end and approximately 7.5-feet at the east end. The proposed site will have a back-of-curb set-back of approximately 7.2-feet the full length of the parking lot. The location of the proposed curb line is almost identical to the existing curbline.

f. An existing retaining wall ranging from 2-feet in height to over 12-feet in height is located approximately 3-feet behind the right-of-way line in the landscape buffer area. A decorative fence is at the top of the wall. The existing landscape trees are located within the right-of-way, approximately 6 feet from the right-of-way line. There is approximately 3.5 feet between the back-of-curb and the fence available for additional landscaping.

Land Use & Density:

The proposed mixed-use development consisting of general business/retail/multi-family residential. A five (5) story building with the first floor of approximately 11,500 square feet of retail space and garages. The upper four (4) stories will have approximately seventy (70) residential units consisting of studios, one bedroom, two bedrooms, and three bedroom apartments.

Building Typology:

The proposed development includes an apartment building typology characterized by a multi-family residential structure designed to accommodate multiple dwelling units accessed by a common lobby and internal hallways. Individual dwelling units do not have separate exterior entrances; instead, all units share a common primary entrance located at the building frontage, reinforcing a cohesive architectural presence and centralized access point.

The specific variation proposed is a Mid-Ride apartment building. This typology is generally characterized by a larger building footprint situated on a larger lot and ranges from three (3) to five (5) stories in height, with potential variations in height under special circumstances. Mid-rise apartment buildings are typically designed to accommodate approximately 24 to 120 dwelling units, depending on site configuration and design considerations. This form supports moderate residential density while maintaining compatibility with surrounding development patterns through appropriate scale, massing and site design.

Apartment Complex

Standard	Requirement	Proposed
Frontage Width	150 feet minimum	150 ft
Lot Area	0.5 acre to 2 acres	2.9 acres
Front Setback	20 feet minimum	+58 ft
Side & Corner Side Setback	20 feet minimum	+103 ft
Rear Setback	20 feet minimum	+109 ft
Building Coverage	70% of lot area maximum	16.5%
Building Height	60 feet maximum, 3 to 5 stories; except up to 10 stories may be approved	59.9 ft

	by a conditional use process	
Frontage Type	Terrace; courtyard; frontage plaza	Terrace
Unit Density/Site	24 to 120 units	70 units

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character:

The proposed building exhibits a contemporary mid-rise architectural style characterized by a balanced composition of brick and fiber cement or metal panel materials. The façade incorporates a strong masonry base at the ground level, anchoring the structure visually and providing a sense of permanence and pedestrian scale. Upper stories transition to a combination of vertically oriented panel systems and brick accents, creating depth and visual interest through changes in material texture and color.

The building massing is articulated through intentional step-backs, varied roofline heights, and vertical plane offsets that reduce the perceived bulk of the structure. Balconies are integrated along the upper floors, adding dimensional relief and activating the façade while supporting residential functionality. The primary entrance is clearly defined and emphasized through architectural detailing and vertical signage elements, reinforcing wayfinding and street presence.

Large storefront-style windows at the ground level enhance transparency and create an engaging pedestrian environment along the frontage. Overall, the architectural design incorporates contemporary materials, articulated massing, and cohesive detailing to provide a visually dynamic yet cohesive building form that contributes positively to the surrounding built environment.

Staff finds the conceptual building renderings meet the intent of Building Design Standards. However, the architectural plans and details must be finalized with the PD Final Plan.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 per Studio	1 per Studio @ 3 units= 3 spaces
Residential	1.5 per 1 Bedroom	1.5 per 1 Bedroom @ 48 units= 72 spaces
Residential	2 per 2 Bedroom/3 Bed-room	2 per 2 BR/3BR @ 19 units= 38 spaces
Retail	1 per 200-SF	1 per 200-SF @11,312 SF=57 Spaces
Total Parking	170 Spaces	170 spaces

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 per 8 units w/o garage	1 per 8 units w/o garage @62 units= 7 spaces pro-vided
Retail	10% of required vehicles spaces	10% of required vehicle spaces@ 57 spaces=6 spaces

Streets & Sidewalks:

Access and Circulation

Vehicular access to the site is provided by two existing driveways along Burdett Cross-ing. One access point connects to NW North Ridge Drive, and the second connects di-

rectly to Burdett Crossing. No additional access points are proposed as part of this development. The dual-access configuration provides adequate ingress and egress while maintaining controlled access to the site.

Pedestrian access will be accommodated by an ADA-compliant sidewalk located along the east side of the development, providing accessible connection to the building. Internal pedestrian circulation will be enhanced through the installation of clearly marked crosswalks within the parking lot to safely connect parking areas to the primary building entrance.

Pedestrian connectivity between the west and east portions of the site shall be further evaluated and incorporated prior to approval of the Final Planned Development (PD) Plan to ensure cohesive and safe pedestrian movement throughout the development.

Traffic:

The proposed development consists of a mixed-use residential and retail facility with associated off-street parking. Vehicular access to the site is provided via two driveways along Burdett Crossing. One access point connects to NW North Ridge Drive, and the second access point connects directly to Burdett Crossing. This dual-access configuration supports internal circulation, distributes traffic flow, and provides adequate ingress and egress for residents, customers, and service vehicles.

A Traffic Impact Study was conducted to evaluate anticipated trip generation and potential impacts to the surrounding roadway network. The study concluded that the development will result in minor increases in vehicle trips consistent with mixed-use residential and retail activity. Based on the findings, the projected traffic volumes can be accommodated by the existing roadway infrastructure, and no off-site roadway improvements are required at this time.

Stormwater:

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 APWA 5600 for Detention and Water Quality. Designs 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 existing sanitary sewer system has sufficient capacity to accommodate the projected flows generated by the proposed development. The developer will be responsible for extending sanitary sewer service within the property to adequately serve the site. A licensed engineer or surveyor shall verify that the existing sewer invert elevations allow for proper gravity service to the development. The nearest sanitary sewer line is located along the east side of the property. Public water service is available from water lines located to the north of the site.

Signage:

Signage is not depicted on the submitted plans. Should monument signage be proposed at a later date, it will be subject to the administrative sign permitting process. If the proposed signage does not comply with the Sign Code requirements, the applicant may submit a request for a Master/Alternative Sign Plan for review and approval

Frontage & Landscaping:

With parking located between the building and street, staff believes that the *Buffer Edge* is the most appropriate Frontage Type for the proposed development to mitigate the potential impacts of the parking lot. The Buffer Edge frontage requires the following:

- Continuous Buffer – May be a combination of evergreen, hedge, and/or berm; and
- One (1) ornamental shade tree per 40 linear feet of frontage or one (1) large shade tree per 75 linear feet of frontage.

Landscape Area	**Required Units / PUs (plant units)**
Buffer Type B 15 ft wide: 45 PU/100 Ft *7 ft width provided not 15 ft	177.75 plant units required 250 plant units proposed
Buffer Type C 25 ft wide: 60 PU/100 ft	193.80 plant units required 196 plant units proposed

*25 ft width provided	
Street Trees (NW North Ridge Dr)	1@75 Linear feet required=5.27 trees 1@75 Linear Feet proposed= 9 trees
Parking Screening NW North Ridge Drive	3 ft tall shrub hedge proposed

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

Open Space:

Since this property is smaller than five (5) acres, it is not required to provide fifteen (15) percent of open space systems as required by *UDC Section 405.030*.

However, *UDC Section 404.110* requires that properties smaller than five (5) acres must either have access to an existing open space or provide at least ten (10) percent of the property as Active Open Space. This development has access to all the open space amenities which were part of Lux One Development to the north.

All required open space amenities must be installed prior to occupancy of the building. Additional open space details will be reviewed through the PD Final Plan/Site Plan Design Review process.

Preservation:

The 2.9+/- acre property is currently undeveloped and consists of existing brush, shrubbery, and trees.

Phasing:

As a single-property development, the project will be in one (1) phase.

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.

    a. The proposed Planned Development (PD) District is compatible with the existing development pattern in the surrounding area in terms of land use, scale, and overall design character. The mix of residential and retail components is consistent with nearby development and supports the established character of the corridor. The site layout, building placement, access configuration, and pedestrian enhancements have been designed to integrate with adjacent properties and the existing roadway network. Based on the proposed design and anticipated impacts, the development is not expected to create significant adverse effects on surrounding properties or infrastructure.

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.

    a. The proposed Planned Development (PD) District is consistent with the public health, safety, and welfare by providing a thoughtfully designed mixed-use environment that incorporates safe vehicular access, ADA-compliant pedestrian facilities, and coordinated utility infrastructure. The development has been evaluated for traffic, stormwater management, fire

protection, and utility capacity to ensure compliance with applicable standards and to minimize impacts on surrounding properties.

Additionally, the project promotes efficiency and economy in the use of land and public resources by utilizing existing roadway infrastructure, available utility services, and previously developed areas. The coordinated site design and integration of residential and retail uses support balanced growth while making effective use of land and infrastructure investments.

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

    a. The proposed Planned Development (PD) District is consistent with the overall direction, intent, and policies of the City's Comprehensive Plan. The development supports the Plan's goals for balanced growth by integrating residential and retail uses in a cohesive, walkable environment. The site design promotes connectivity, efficient use of existing infrastructure, and thoughtful land use patterns that align with the long-term vision for the area.

    Additionally, the project advances Comprehensive Plan objectives related to economic vitality, housing diversity, and strategic infill development. By utilizing existing roadway and utility systems and incorporating pedestrian improvements, the proposed PD contributes to sustainable growth and reinforces the City's policy framework for orderly and coordinated development.

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.

    a. The proposed Planned Development (PD) District provides a creative and integrated design solution that would be difficult to achieve under the conventional zoning regulations set forth in Chapter 404. The PD framework allows for flexibility in site layout, building placement, and the coordinated mix of residential and retail uses in a manner that promotes cohesive design and improved pedestrian connectivity.

    Through the use of the PD process, the development incorporates innovative site planning techniques, shared access, and enhanced architectural design elements that respond to site constraints and surrounding development patterns. This flexibility allows the project to achieve a higher level of design quality and functional integration than would typically be possible under standard district regulations, while still maintaining compatibility with adjacent properties and compliance with applicable development standards.

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.

    a. The exceptions from the underlying zoning regulations requested as part of the proposed Planned Development (PD) are warranted due to the innovative design approach and enhanced amenities incorporated into the

overall development. The PD framework allows for coordinated site planning, integrated mixed-use components, enhanced architectural character, and improved pedestrian circulation that collectively elevate the quality of the project beyond what would typically be achieved under standard zoning provisions.

The requested deviations are limited in scope and are balanced by thoughtful design features, internal connectivity, ADA-compliant pedestrian facilities, defined access points, and architectural enhancements that contribute positively to the site and surrounding area. As a result, the exceptions are justified and do not compromise the intent of the Unified Development Code, but instead support a cohesive, high-quality development consistent with the City's planning objectives.

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.

    a. The proposed Planned Development (PD) District reflects generally accepted and sound planning and urban design principles in its application of the Comprehensive Plan and policies applicable to the area. The development integrates complementary land uses, provides coordinated access and circulation, and incorporates pedestrian connectivity to support a functional and walkable environment.

    The site layout demonstrates thoughtful building placement, defined access points, internal crosswalk markings, and ADA-compliant pedestrian

facilities, promoting safety and usability for residents and visitors. The project also utilizes existing infrastructure and services efficiently, supports orderly growth, and aligns with the City's long-range vision for balanced and sustainable development. Overall, the PD District advances the intent of the Comprehensive Plan while maintaining compatibility with surrounding properties and the established development pattern.

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

    a. The request for a Planned Development (PD) District meets the applicable review criteria for a Zoning Map amendment. The proposed zoning is consistent with the Comprehensive Plan and supports the City's long-term land use vision for the area. The development is compatible with surrounding land uses and will not create adverse impacts to adjacent properties or public infrastructure.

    Additionally, the site is served by adequate utilities, roadway access, and public services, and the proposed design has been evaluated for traffic, stormwater, fire protection, and utility capacity. The PD framework provides a coordinated and cohesive development plan that ensures high-quality site design while maintaining compliance with applicable standards. Based on these factors, the request satisfies the required findings for approval of a Zoning Map amendment.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan, including the Planned Development Standards, shall be attached and included with the Ordinance establishing the PD District and shall remain in place as long as the PD zoning remains on the property.

Staff Recommendation:

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

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

    a. Requesting a building height allowance over the typical retail or multi-family allowable heights.

    b. Request to continue Burdett Crossing which is currently a private drive with the setbacks shown on the plans.

    c. Request to utilize 11 community parking stalls currently in the O'Reilly Auto Parts lot, and 25 community parking stalls in the Price Chopper parking lot. Both companies have agreed to parking share agreements.

    d. A waiver to the following requirements is requested for the parking area fronting NW North Ridge Drive:

        1. 404.110. D.2(MF-18 Zoning)- all parking shall be located at least twenty-five (25) feet from the street frontage.

2. 407.010. E- an 8-foot perimeter landscape buffer is required adjacent to the street based upon the number of parking spaces fronting.

e. The back-of-curb for the existing parking lot has a setback from the street right-of-way line of approximately 7.2-feet at the west end and approximately 7.5-feet at the east end. The proposed site will have a back-of-curb set-back of approximately 7.2-feet the full length of the parking lot. The location of the proposed curb line is almost identical to the existing curbline.

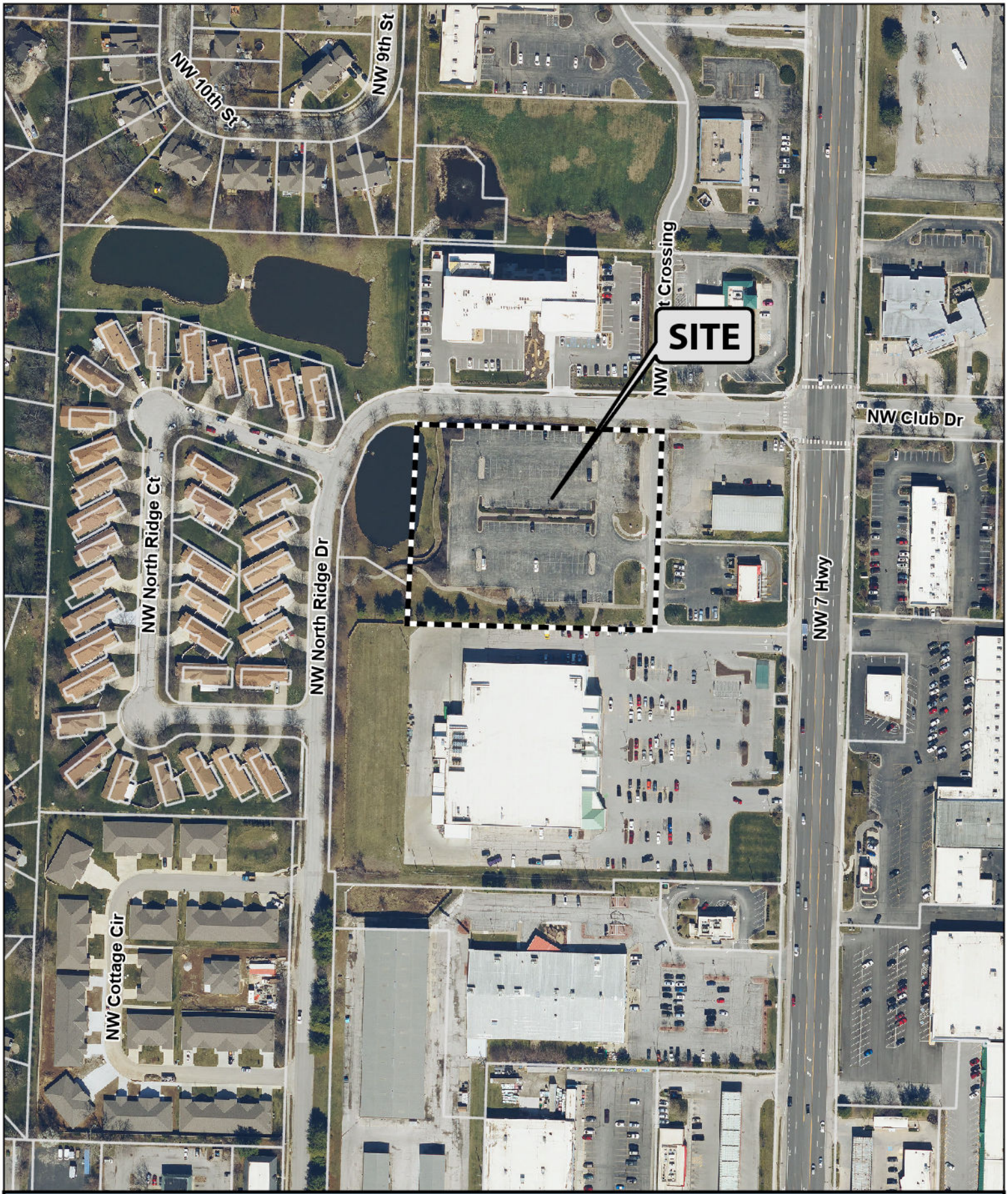
f. An existing retaining wall ranging from 2-feet in height to over 12-feet in height is located approximately 3-feet behind the right-of-way line in the landscape buffer area. A decorative fence is at the top of the wall. The existing landscape trees are located within the right-of-way, approximately 6 feet from the right-of-way line. There is approximately 3.5 feet between the back-of-curb and the fence available for additional landscaping.

2. Prior to the approval of the Final PD Plan, the applicant shall verify that the existing detention facilities are functioning as designed and are capable of providing adequate stormwater control for the proposed development. Documentation shall include submission of a Final Storm water Management Report prepared by a professional engineer licensed in the State of Missouri, demonstrating that the existing detention system meets applicable City requirements and will adequately serve the development.

3. Prior to approval of the Final PD Plan, the applicant shall provide confirmation from the Fire Department that all existing fire hydrants and any proposed private fire hydrants meet applicable fire protection standards, including location, spacing, and flow requirements. Any required modifications or additional hydrants identified by the Fire Department shall be incorporated into the Final PD Plan.

4. Prior to approval of the Final PD Plan, a release document shall be executed and recorded to remove the existing restricted building line as shown on the site plan. Following recording of the release, an Administrative Plat shall be submitted and approved to reflect the modification and establish the revised location of the restricted building line.

5. Final Building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan



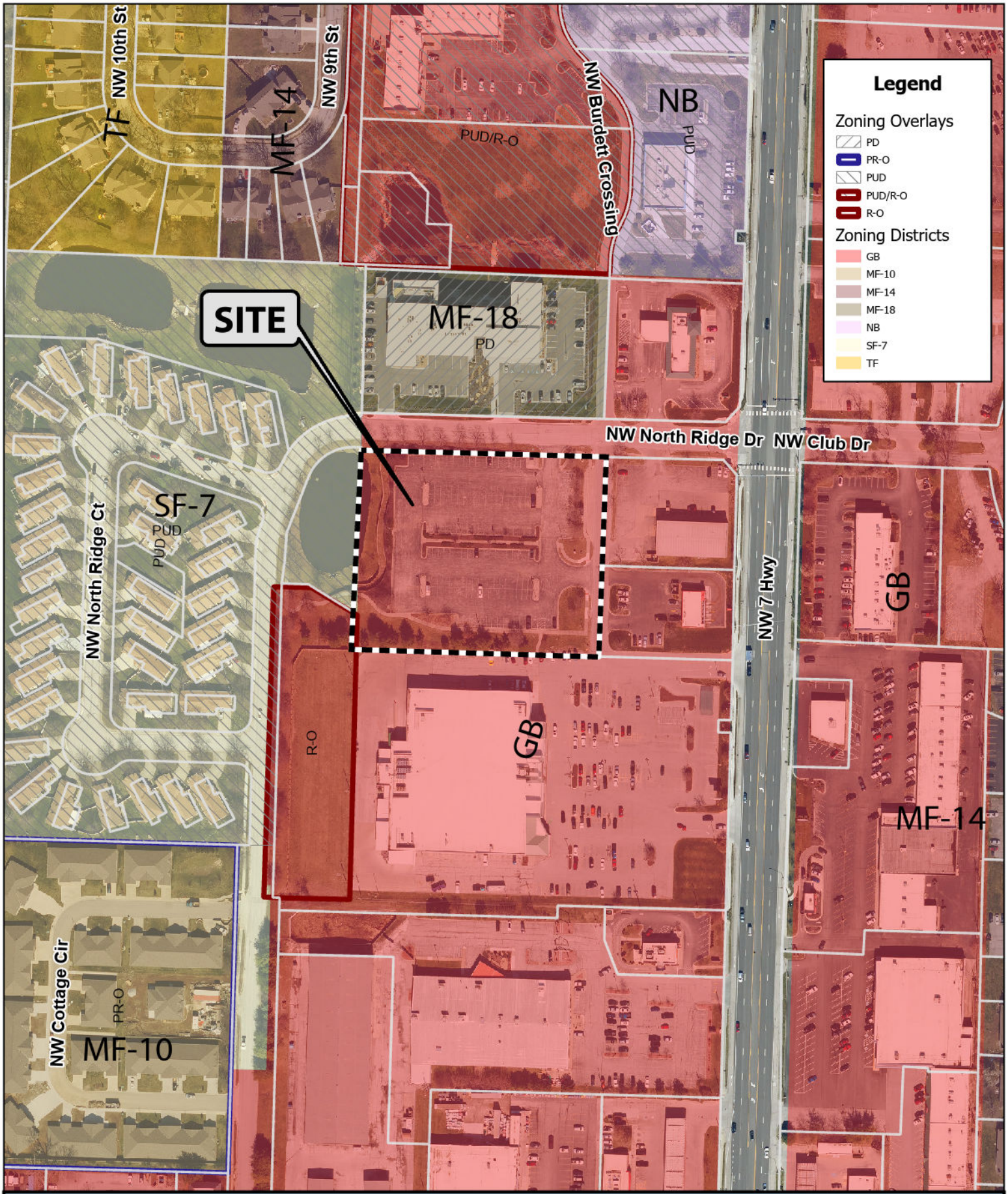
BLUE SPRINGS
MISSOURI

RZ-01-26-9776 / PDC-01-26-9775
LUXE TWO
AERIAL LOCATION MAP

N

1" = 200'

Date: 02/03/26



BLUE SPRINGS MISSOURI

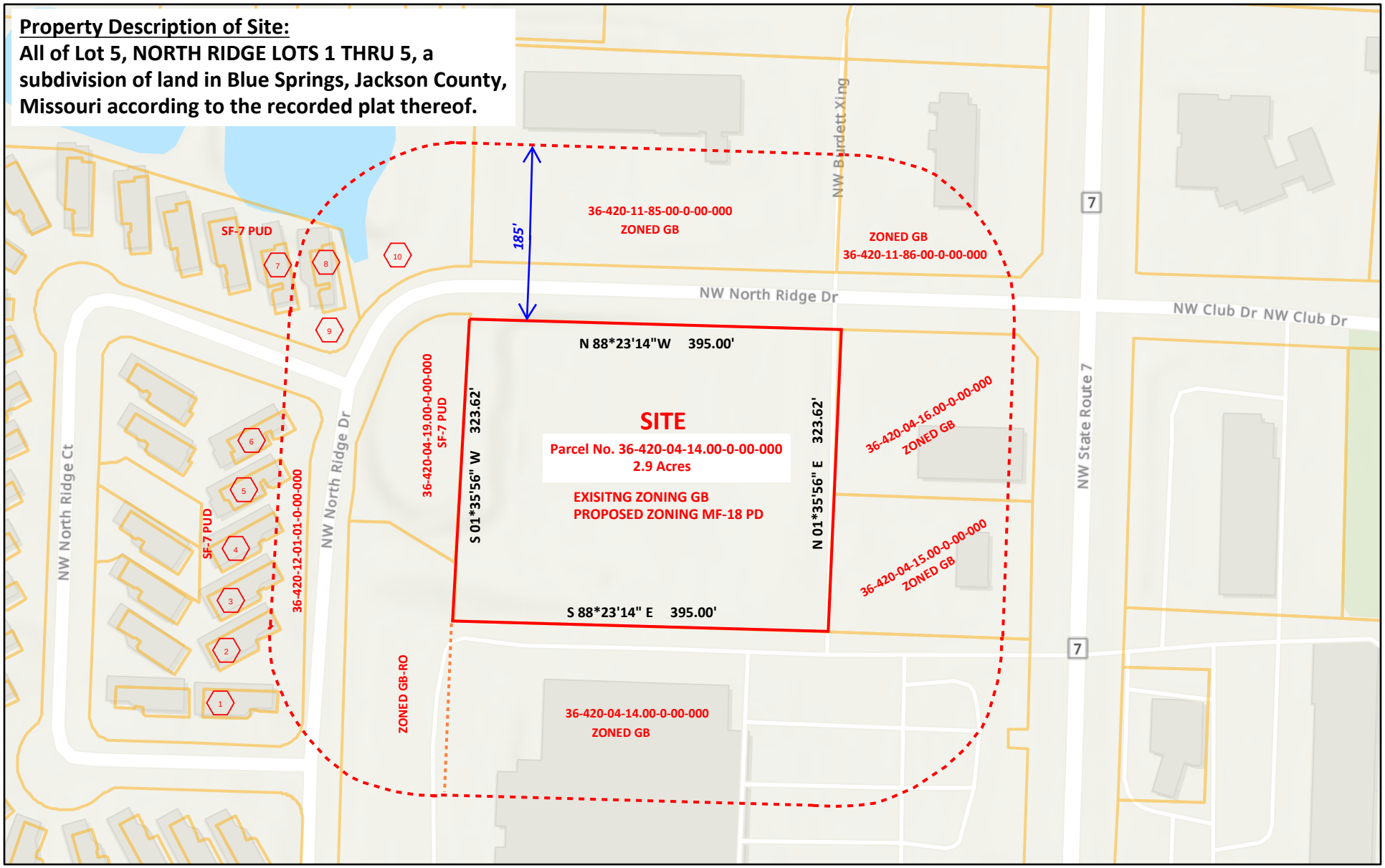
RZ-01-26-9776 / PDC-01-26-9775
LUXE TWO
SITE LOCATION AND ZONING MAP

N

1" = 200'

Date: 02/03/26

Rezoning Map



1/9/2026

Tax Parcels

County Boundary

1. 36-420-12-18-00-0-00-000
2. 36-420-12-17-00-0-00-000
3. 36-420-12-16-00-0-00-000
4. 36-420-12-15-00-0-00-000
5. 36-420-12-14-00-0-00-000
6. 36-420-12-02-00-0-00-000
7. 36-420-11-20-00-0-00-000
8. 36-420-11-19-00-0-00-000
9. 36-420-11-18-00-0-00-000
10. 36-420-11-17-00-0-00-000

1:2,248

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

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02/17/2026 9:41:20 AM

PD General Development Plan Written Narrative (Lux Two Mixed Use Project)

The proposed building is a mixed-use development consisting of general business, retail, restaurants, and multi-family residential units. The building will be a 5-story building with a first floor of approximately 11,500 SF of retail along with the multi-family lobby and tenant parking garages. The upper 4-stories will have 70 residential units consisting of studio (3), one-bedroom (48), two-bedroom (16), and three-bedroom (3) apartments.

The goal is to start construction by March 1, 2026, and be complete by the end of March in 2027.

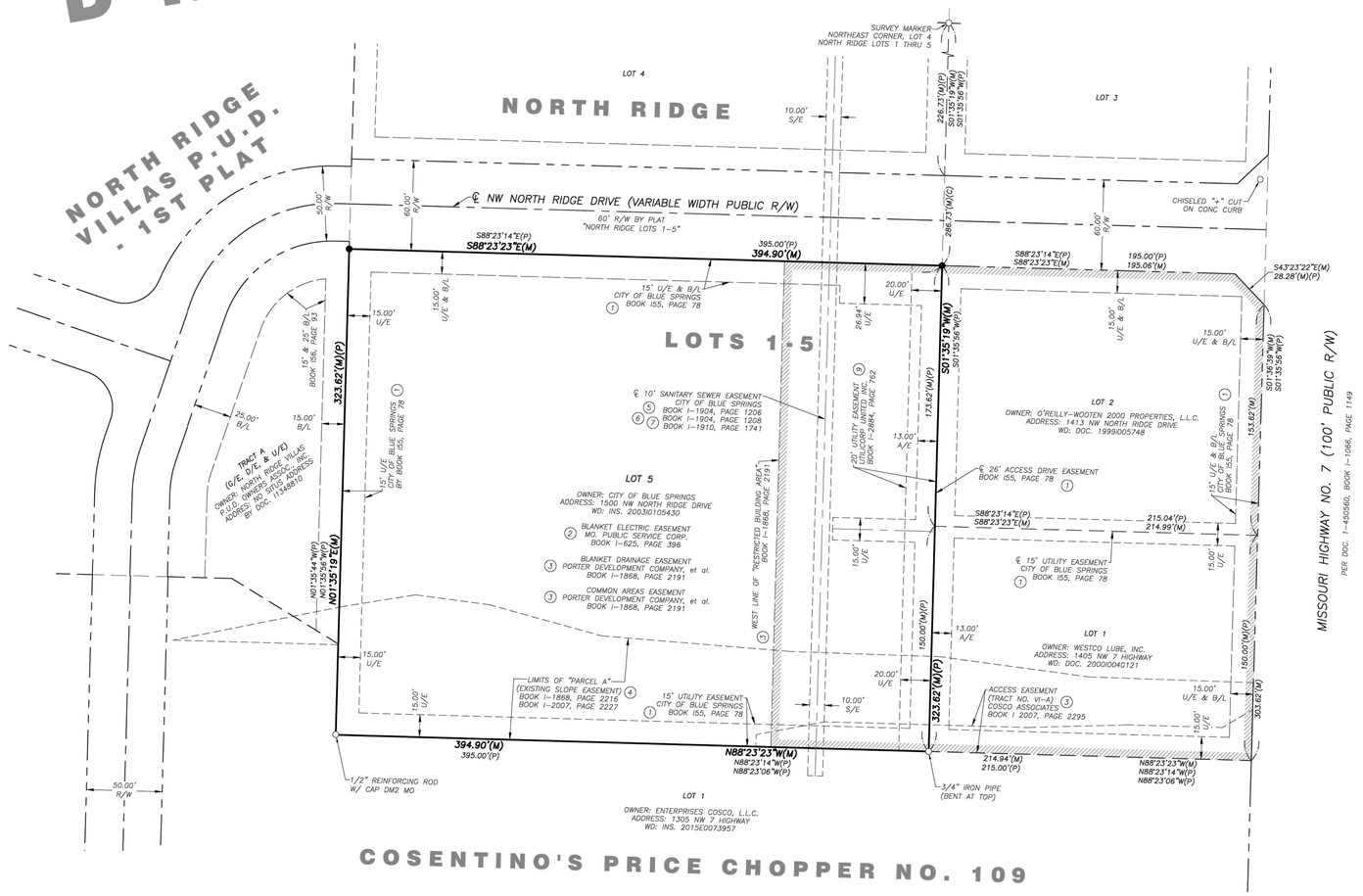
Lux Two ownership feels this project will have a positive impact along north 7 highway. Added retail and restaurants will create more synergy with the existing commercial areas. One goal would be the modernization of this portion of town. Lux Two ownership also feels like an additional multi-family apartment adjacent to the current MajorLux apartments is a perfect pair along Northridge Drive and meets the intent of the comprehensive plan.

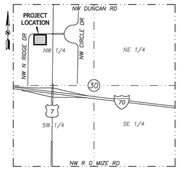
Lux Two is requesting the zoning change to PD to allow both Retail and Multi-family residential. We are also requesting a building height allowance over the typical retail or multi-family allowable heights. We are also requesting to continue Burdett Crossing which is currently a private drive with the setbacks as shown per our plans. An additional request is to utilize 11 community parking stalls currently in the O'Reilly Auto Parts lot, and 25 community parking stalls in the Price Chopper parking lot. Both companies have agreed to these community stalls. This allows Lux Two to maintain additional green space for our project and reduce additional paving when both O'Reilly and Price Chopper have them available.

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01/13/2026 10:46:00 AM

DRAFT

ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
A SUBDIVISION IN THE CITY OF BLUE SPRINGS
JACKSON COUNTY, MISSOURI





SECTION MAP
SECTION 30-T49N-R30W
(NOT TO SCALE)

OWNERSHIP AND ENCUMBRANCE CERTIFICATE

Certificate Number: SKC0085473C
Effective Date: November 3, 2025 at 8:00 A.M.

Secured Title of Kansas City
1465 NE Douglas Street
Lee's Summit, MO 64086
Phr: (816) 471-1560

CERTIFICATE DESCRIPTION (WD: INS. 2003I0105430)

Lot 5, NORTH RIDGE LOTS 1-5, a subdivision in Blue Springs, Jackson County, Missouri, according to the recorded plat thereof.

SURVEYOR'S NOTES

1. This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon are based entirely upon the ownership and encumbrance report cited above. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown. This surveyor takes no liability further than what is disclaimed in said report.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

The Ownership and Encumbrance Certificate cited above does not contain a numbered list for the notes corresponding to Schedule B Exceptions. The numbers listed below were established by this firm to facilitate references to said exceptions for this survey.

(1) Easements, restrictions, reservations and building set-back lines which are shown on the recorded plat, recorded in Book 55, Page 78. Correction Affidavit filed in Book I2726 at Page 150.

This item refers to the plat "NORTH RIDGE LOTS 1-5":

General Utility Easement:
- *This item establishes a 15 feet wide utility easement adjoining the North, South, and West property lines of the subject property and is annotated hereon.*
- *This item establishes a 15 feet wide utility easement that lies within the East line of the subject property and is annotated hereon.*
- *This item establishes a 26.94' wide utility easement that lies within the North line of the subject property and is annotated hereon.*

Access Easement: This item establishes a 13 feet wide access drive easement that adjoins the East line of the subject property and is annotated hereon.

Building Setback lines: This item establishes a 15 feet wide building setback line that adjoins the North line of the subject property and is annotated hereon.

This item establishes an area of "Limits of No Access", but it does not adjoin, cross, or lie within the subject property and is not annotated hereon. This item does not list any additional restrictions or reservations.

(2) Agreement Easement granted to Missouri Public Service Corp., a Missouri corporation as more fully set forth in the instrument recorded 05/19/1937 as Document No. 193710383698 in Book I625 at Page 396. *This item establishes an electric easement blanket in nature, encompassing the entire subject property (and other property), and is annotated hereon. The easement agreement referenced by this item reserves "the right to keep and maintain 1 pole with span guy and anchor [...]" within an area of "20 acres" , but does not specify where the infrastructure is located within the easement.*

(3) Terms, provisions, conditions, covenants, restrictions, easements, charges, assessments and liens set forth in declaration of restrictions, including all exhibits attached thereto, recorded 12/02/1988 as Document No. 198810085077 in Book I1868 at Page 2191 . As affected by Modification of Agreement for Easements, Covenants and Restrictions recorded 03/29/1990 as Document No. 199010968237 in Book I2007 at Page 2295 and Second Modification recorded 12/27/1995 as Document No. 1995I1390940 in Book I2781 at Page 1220. *This item establishes a blanket drainage easement encompassing the entire subject property (and other property) and is annotated hereon. This item establishes a perpetual easement for roadways, walkways, vehicular and pedestrian ingress and egress, parking of motor vehicles, and loading and unloading of commercial and other vehicles across improvements as installed on the subject property and designed therein as "Common Areas", and establishes that maintenance of said Common Areas is the responsibility of the respective land owner. This item establishes the right for the Southerly adjoining property to access and maintain improvements as installed across and within the South line of the subject property, said area designated therein as Tract No. VI-A. These easements are annotated hereon. Additionally, this item establishes a "Restricted Building Area" which encompasses the Easterly portion of the subject property and is annotated hereon.*

(4) Continuing Agreement, which among other things, contains a covenant to not compete, as more fully set forth in the instrument recorded 12/02/1988 as Document No. 198810885078 in Book I1868 at Page 2216. As affected by Modification of Continuing Agreement recorded 03/29/1990 as Document No. 199010968236 in Book I2007 at Page 2273. *This item contains a legal description and a graphical depiction of a tract of land referenced therein as "PARCEL A" which lies within and adjoins the South line of the subject property and is annotated hereon. Said "PARCEL A" is also shown on the plat "NORTH RIDGE LOTS 1-5", but is labeled therein as an existing slope easement. This surveyor could not locate documentation for establishing "PARCEL A" as an existing slope easement.*

(5) Grant of Permanent Sanitary Sewer Easement granted to City of Blue Springs, a municipal corporation as more fully set forth in the instrument recorded 04/10/1989 as Document No. 198910906666 in Book I1904 at Page 1206. *This 10 feet wide sanitary sewer easement lies within the subject property, crossing its North and South lines and is shown hereon.*

(6) Grant of a Permanent Sanitary Sewer Easement granted to City of Blue Springs, a municipal corporation as more fully set forth in the instrument recorded 04/10/1989 as Document No. 198910906667 in Book I1904 at Page 1208. *This 10 feet wide sanitary sewer easement lies within the subject property, crossing its North and South lines and is shown hereon.*

(7) Grant of a Permanent Sanitary Sewer Easement granted to City of Blue Springs, a municipal corporation as more fully set forth in the instrument recorded 05/01/1989 as Document No. 198910909955 in Book I1910 at Page 1741. *This 10 feet wide sanitary sewer easement lies within the subject property, crossing its North and South lines and is shown hereon.*

(8) Joint Utility Easement granted to Southwestern Bell Telephone Company as more fully set forth in the instrument recorded as Document No. 199311209045 in Book I2435 at Page 1696. *This 15 feet wide joint utility easement does not adjoin, cross, or lie within the subject property and is not annotated hereon.*

(9) Electric and Gas Line Easement to UtiliCorp United Inc recorded in Book I2884 at Page 762. *This 20 feet wide Electric and Gas line easement adjoins and lies within the East line of the subject property and is annotated hereon. This easement is labeled hereon as a utility easement (U/E).*

(10) Memorandum of Lease with Easements recorded as Document No. 2020E0101748. *Exhibit A of this document references the access easements established by plat "NORTH RIDGE LOTS 1-5" . See Item 1 above of these Notes Corresponding to Schedule B Exceptions for further details. Additionally, Exhibit A contains reference to the non-exclusive easements across "Common Areas" as established by the Agreement For Easements, Covenants and Restrictions described prior in these Notes Corresponding to Schedule B Exceptions. See Item 3 above for further details.*

LEGEND

●	Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175, unless otherwise noted)	℄	Center Line
○	Found Survey Monument	R/W	Right-of-Way
(M)	Measured	B/L	Building Setback Line
(P)	Platted	A/E	Access Drive Easement
(C)	Calculated	G/E	Grading Easement
-|-	Not To Scale	U/E	Utility Easement
▨	Hatching Denotes Limits of "Restricted Building Area"	D/E	Drainage Easement
(XX)	Identifier for Schedule B Exception Note	S/E	Sanitary Sewer Easement
		DOC.	Document Number
		INS.	Instrument Number
		WD	Warranty Deed

GRAPHIC SCALE
40 0 40
1 inch = 40 feet

GENERAL NOTES

1. Basis of Bearings: South 01° 35' 19" West on the East line of Lot 5 as shown on the recorded plat of NORTH RIDGE LOTS 1 - 5.
2. This survey is based on field work completed on or before the date shown in the title block or the following plat and survey:
   - The plat of "NORTH RIDGE LOTS 1-5" recorded October 27, 1994, and filed as instrument number I1309376 in Book I55, Page 78.
   - The plat of "NORTH RIDGE VILLAS, P.U.D. - 1ST PLAT" recorded June 13, 1995, and filed instrument number I1348862 in Book I56, Page 93.
   -The plat of "COSENTINO'S PRICE CHOPPER NO. 109" recorded March 17, 2015, and filed as instrument number 2105E0021839 in Book I56, Page 93.
   - An ALTA/NSPS Land Title Survey, performed by this firm under the supervision of Joseph H. McLaughlin, dated September 27, 2021, as project number 028770.
3. This Tract contains 127,796 square feet or 2.9338 acres.
4. Accuracy standard of this survey: Type Urban.

ALTA / NSPS TABLE A OPTION NOTES

Table A items not addressed below are addressed on either the map or within other headings hereon.

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. *There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork for this survey.*

SURVEYOR'S CERTIFICATION

To _____
_____
_____:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 5, 8, 9, 13, & 16 of Table A thereof. The fieldwork was completed on October 30, 2025.

Date of Plat or Map: November 21, 2025

See Title Block for date, seal and signature.

BHC, MO CLS 2006009875-F
Joseph H. McLaughlin, PLS - 2012018392

Rev.	Date	Description	Drawn	Checked

STATE OF MISSOURI ★ JOSEPH H. MCLAUGHLIN ★ NUMBER LS-2012018392 ★ PROFESSIONAL LAND SURVEYOR

CLS 2006009875-F
joe.mclaughlin@bhcllc.com

BHC, Inc.
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Client:
FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD, SUITE 100
LENEXA, KS 66219

Project:
ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64014

Project No:	028770
Field Crew:	ME, CB, KH
Field Date:	2025-10-30
Drawn By:	JMC
Issue Date:	2025-11-21

Sheet: 1 OF 2

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 02.16.2026
Issued For: Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

SHEET TITLE
ALTA SURVEY (Draft)

SHEET NUMBER
V1.0

Received
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Nov 21, 2025 – 2:41pm Plotted by: joe.coleman I:\080100.00.01_DEV 1500 NW North Ridge Dr\DWG\Survey\080100.00.01–SRVY–ALTA.dwg

ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
A SUBDIVISION IN THE CITY OF BLUE SPRINGS
JACKSON COUNTY, MISSOURI

DRAFT

GENERAL NOTES
1. Contours are shown at 1 foot intervals, were derived from a ground survey by this firm, and are based on NAVD88 datum.

UTILITY NOTES
1. A utility locate request was generated through Missouri One-Call under ticket no. 252821735 on October 9, 2025 for this survey. The underground utilities shown hereon are as located along the markings created by this request. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted *without excavation*. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.

FLOOD STATEMENT
This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0317G
Panel No: 317 of 625
Map Revised Date: January 20, 2017

NOTE 1: No labels at all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.

NOTE 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

STATEMENT OF POSSIBLE ENCROACHMENTS
A An electric pedestal is situated within the subject property without the benefit of any easement known to this surveyor, lying up to 44.4 feet West of the East line of the subject property.

B A stone brick retaining wall crosses the West line of the subject property and continues Westerly onto the adjoining property without the benefit of any easement known to this surveyor.

C A retention pond is situated with the subject property without the benefit of any easement known to this surveyor, lying up to 22.1 feet East of the West line of the subject property.

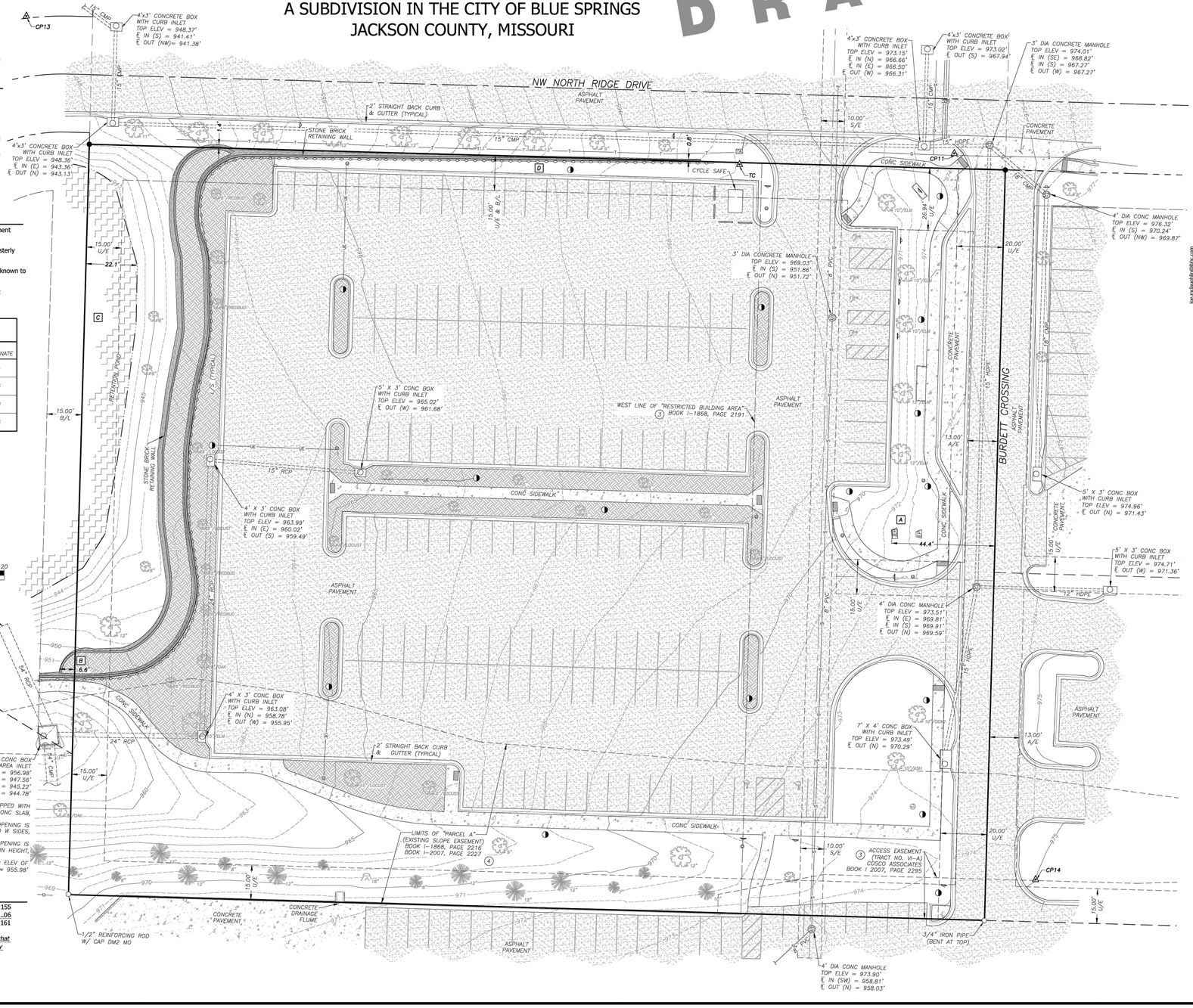
D A stone brick retaining wall crosses the North line of the subject property, situated in Public Right-of-Way and lying up to 1.4 feet North of said North line.

PROJECT CONTROL TABLE
(NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)

POINT NO.	DESCRIPTION	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
11	1/2" REINFORCING ROD WITH CONTROL POINT CAP	973.91'	1044658.40	2853305.14
12	1/2" REINFORCING ROD WITH CONTROL POINT CAP	972.50'	1045021.96	2853329.93
13	1/2" REINFORCING ROD WITH CONTROL POINT CAP	948.33'	1044717.62	2852905.28
14	1/2" REINFORCING ROD WITH CONTROL POINT CAP	975.01'	1044345.34	2853340.13

LEGEND
- Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175, unless otherwise noted)
- Found Survey Monument
- Control Point and Designation (TC is for Survey Only)
- Underground Electric Line
- Light Pole
- Electric Pedestal (above ground)
- Utility Pull Box (underground)
- Gas Line
- Underground Telephone Line
- Telephone Access Vault (underground)
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- PVC Polyvinyl Chloride Pipe
- Storm Sewer Manhole
- Curb Inlet
- CMP Corrugated Metal Pipe
- HDPE High-Density Polyethylene Pipe
- RCP Reinforced Concrete Pipe
- Pipe Continues-Outlet or Source Not Found or Not Surveyed
- Wood Fence
- Iron or Metal Fence
- Wheel Stop
- ADA Parking Stall
- ADA Detection Pad
- Single Pole Sign
- Bush
- Deciduous Tree and Size
- Coniferous Tree and Size
- Tree Stump
- L/S Landscaping (Bushes, Trees, Flowers, Border, Mulch, any or all of them)
- CONC Concrete
- DIA Diameter
- ELEV Elevation
- ℄ Flow Line
- B/L Building Setback Line
- A/E Access Drive Easement
- U/E Utility Easement
- S/E Sanitary Sewer Easement
- (XX) Identifier for Schedule B Exception Note

GRAPHIC SCALE
20 0 20
1 inch = 20 feet



PARKING STALL COUNT
Standard Parking Stalls.....155
ADA (disabled) Parking Stalls.....06
Total.....161

NOTE: *This survey makes no claims that the quantity, size or dimensions of any parking stalls on this property are in compliance with the controlling jurisdiction's requirements.*

Rev.	Date	Description	Drawn	Checked

STATE OF MISSOURI
LESLIE H. HAMILTON
NUMBER LS-2012018393
PROFESSIONAL LAND SURVEYOR
CLS 2005000575 F
joe.mclaughlin@bhc.com

BHC, Inc.
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Client:
FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD, SUITE 100
LENEXA, KS 66219

Project:
ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64014

Project No:	028770
Field Crew:	ME, CB, KH
Field Date:	2025-10-30
Drawn By:	JMC
Issue Date:	2025-11-21

Sheet: 2 OF 2

Nov 21, 2025 - 2:41pm Plotted by: joe.coleman I:\080100.00.01_DEV 1500 NW North Ridge Dr\DWG\Survey\080100.00.01-SRVY-ALTA.dwg
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1/5/2026 11:49:25 AM LUX TWO

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 02.16.2026
Issued For: Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
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p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

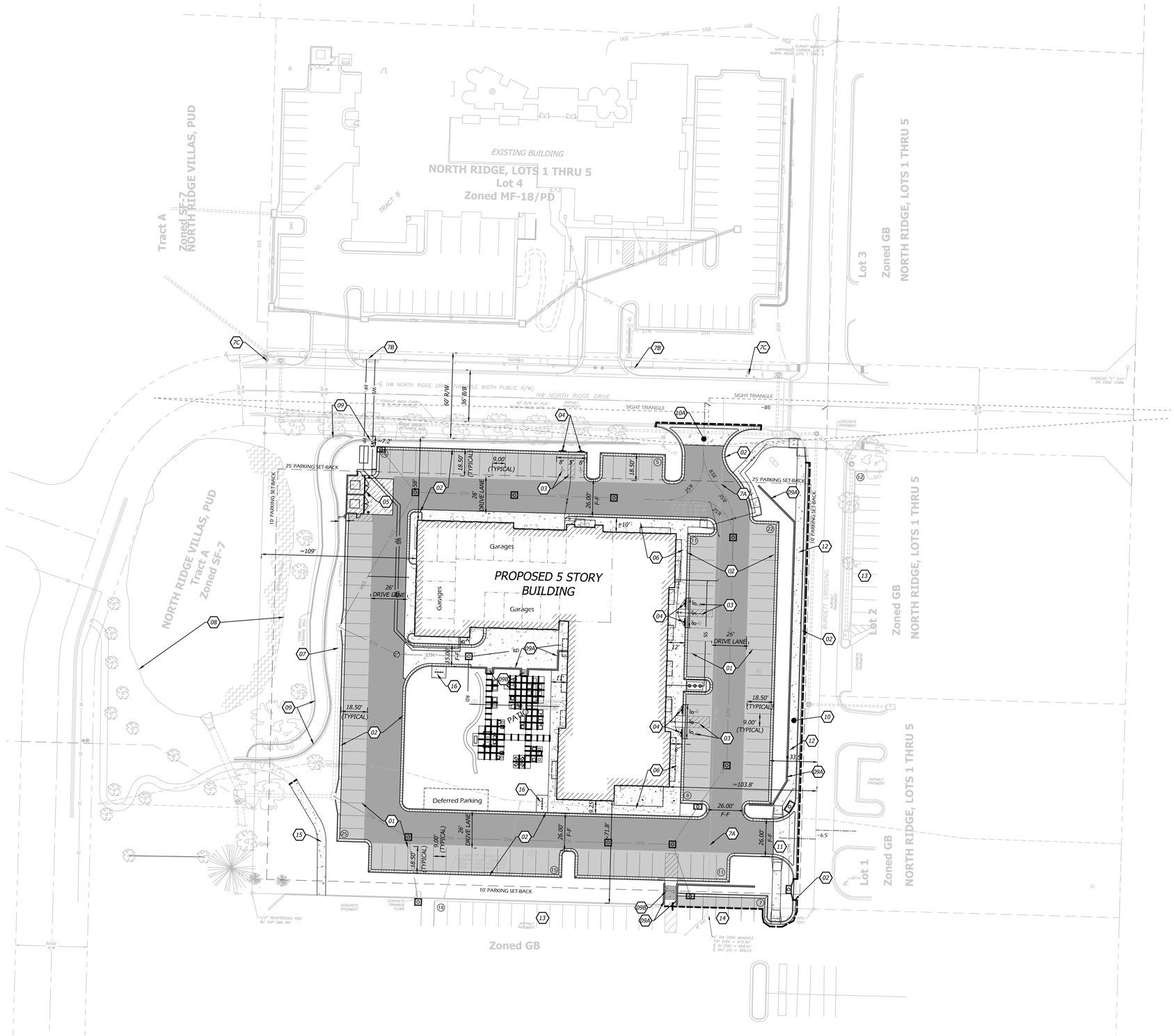
SHEET TITLE

ALTA SURVEY (Draft)

SHEET NUMBER

V1.1

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PROPERTY DESCRIPTION:

LOT 5, NORTH RIDGE LOTS 1 THRU 5, A SUBDIVISION OF RECORD IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

SITE DATA TABLE:

LOT SIZE		2.9 Acres	127,796 SF
BUILDING FLOOR AREA		101,844 SF	
BUILDING CONSTRUCTION TYPE		Type 1A & Type 5A	
		Existing	Proposed
ZONING DISTRICT		GB	MF-18 PD
LAND USE		Commuter Parking	Multi-Use
IMPERVIOUS COVER		65%	80%
		Allowed	Proposed
BUILDING HEIGHT (MF-18)		65-feet	59.9-feet
BUILDING COVERAGE (MF-18)		60-percent	16.5-percent
		Required	Proposed
BUILDING SET-BACKS	North	20-feet	+58-feet
	East	20-feet	+103-feet
	South	20-feet	+109-feet
	West	20-feet	+71-feet
THERE EXISTS A "RESTRICTED BUILDING AREA" AS DESCRIBED IN DOCUMENT NO. 198810885077 IN BOOK I168AT PAGE 2191 UPON WHICH THE BUILDING ENCROACHES.			
PARKING SET-BACKS	North	25-feet	+7-feet
	East	10-feet	+31-feet
	South	10-feet	+15-feet
	West	10-feet	+57-feet
		Required	Proposed
VEHICLE PARKING	Residential	113	113
	Retail	56.5	57
BICYCLE PARKING	Residential	6.75	7
	Retail	9.7	10

VEHICLE PARKING CALCULATIONS:

RESIDENTIAL: 1 PER STUDIO @ 3 UNITS = 3 SPACES
1.5 PER 1 BR @ 48 UNITS = 72 SPACES
2 PER 2 BR & 3 BR @ 19 UNITS = 38 SPACES
TOTAL RESIDENTIAL =113 SPACES

RETAIL: 1 PER 200 SF @ 11,312 SF = 56.6 SPACES = 57 SPACES

TOTAL PARKING SPACES REQUIRED = 113 SPACES + 57 SPACES = 170 SPACES

PARKING PROVIDED ON-SITE = 113 SPACES+ 16 GARAGES = 129 SPACES
COMMUNITY PARKING OFF-SITE (BY AGREEMENT) = 30 EXISTING, 7 NEW = 37 SPACES

TOTAL PARKING PROVIDED = 166 SPACES
TOTAL PREFERRED (FUTURE) PARKING = MINIMUM 4 SPACES
(ADA PARKING PROVIDED ON-SITE = 6 SPACES)

BICYCLE PARKING CALCULATIONS:

RESIDENTIAL: 1 PER 8 UNITS W/O GARAGE @ 62 UNITS = 6.75 SPACES
7 SPACES PROVIDED

RETAIL: 10-PERCENT OF REQUIRED VEHICLE SPACES @ 57 SPACES = 5.7 SPACES
6 SPACES PROVIDED

CONSTRUCTION NOTES

00
01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING
02 APWA TYPE CG-1 (VERTICAL) CURB & GUTTER
03 ADA PARKING SYMBOLS AND STRIPING
04 ADA RESTRICTED PARKING SIGNS
05 TRASH ENCLOSURE. (RE: ARCH)
06 CONCRETE SIDEWALKS (WIDTH VARIES)
07 EXISTING STORM SEWER SYSTEM
07A EXISTING 8-IN SANITARY SEWER
07B EXISTING 8-IN WATER LINE
07C EXISTING FIRE HYDRANT
08 EXISTING REGIONAL STORMWATER DETENTION POND
09 EXISTING RETAINING WALL
09A NEW RETAINING WALL (DESIGN-BUILD BY CONTRACTOR)
09B STEPS
10 REMOVE EXISTING ENTRANCE
10A RECONSTRUCT EXISTING DRIVEWAY ENTRANCE
11 INSTALL NEW DRIVEWAY ENTRANCE
12 INSTALL NEW 6-FT CONCRETE SIDEWALK WITH ADA RAMPS
13 COMMUNITY PARKING STALLS
14 NEW COMMUNITY PARKING STALLS
15 NEW 6-FT SIDEWALK CONNECTION
16 BICYCLE PARKING

ALL CONCRETE WITHIN RIGHT-OF-WAY SHALL BE KCMMB 4K MIX DESIGN

EXISTING SITE TO BE CLEARED: REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER, ASPHALT, UTILITIES, AND SITE APPURTENANCES. (SEE EXISTING CONDITIONS).

SIGHT TRIANGLE:

MAJOR ROAD DESIGN SPEED (NW NORTH RIDGE DRIVE) = 35 MPH
INTERSECTION SIGHT DISTANCE =390-FEET

COMMERCIAL DRIVEWAY DESIGN SPEED (BURDETT CROSSING) =15 MPH
INTERSECTION SIGHT DISTANCE = 200-FEET

SITE LEGEND

- PROPOSED BUILDING
- LIGHT DUTY ASPHALT PAVEMENT
- MEDIUM DUTY ASPHALT PAVEMENT
- HEAVY DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE DUMPSTER PAD
- RETAINING WALL
- PARKING STALL COUNT
- APWA TYPE CG-1 CURB & GUTTER
- APWA TYPE CG-1 DRY CURB & GUTTER
- STANDARD ZERO HEIGHT CURB
- TRANSITION CURB
- ACCESSIBLE ADA ROUTE

GRAPHIC SCALE
30 0 30

PROJECT LOCATION



VICINITY MAP

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 02.16.2026
Issued For: Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI LESLIE R. HAMILTON NUMBER E-22616 REGISTERED PROFESSIONAL ENGINEER
02/16/2026

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

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CIVIL ENGINEERING / SURVEYING / UTILITIES
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Overland Park, Kansas 66210
p. (913) 663-1900
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SHEET TITLE

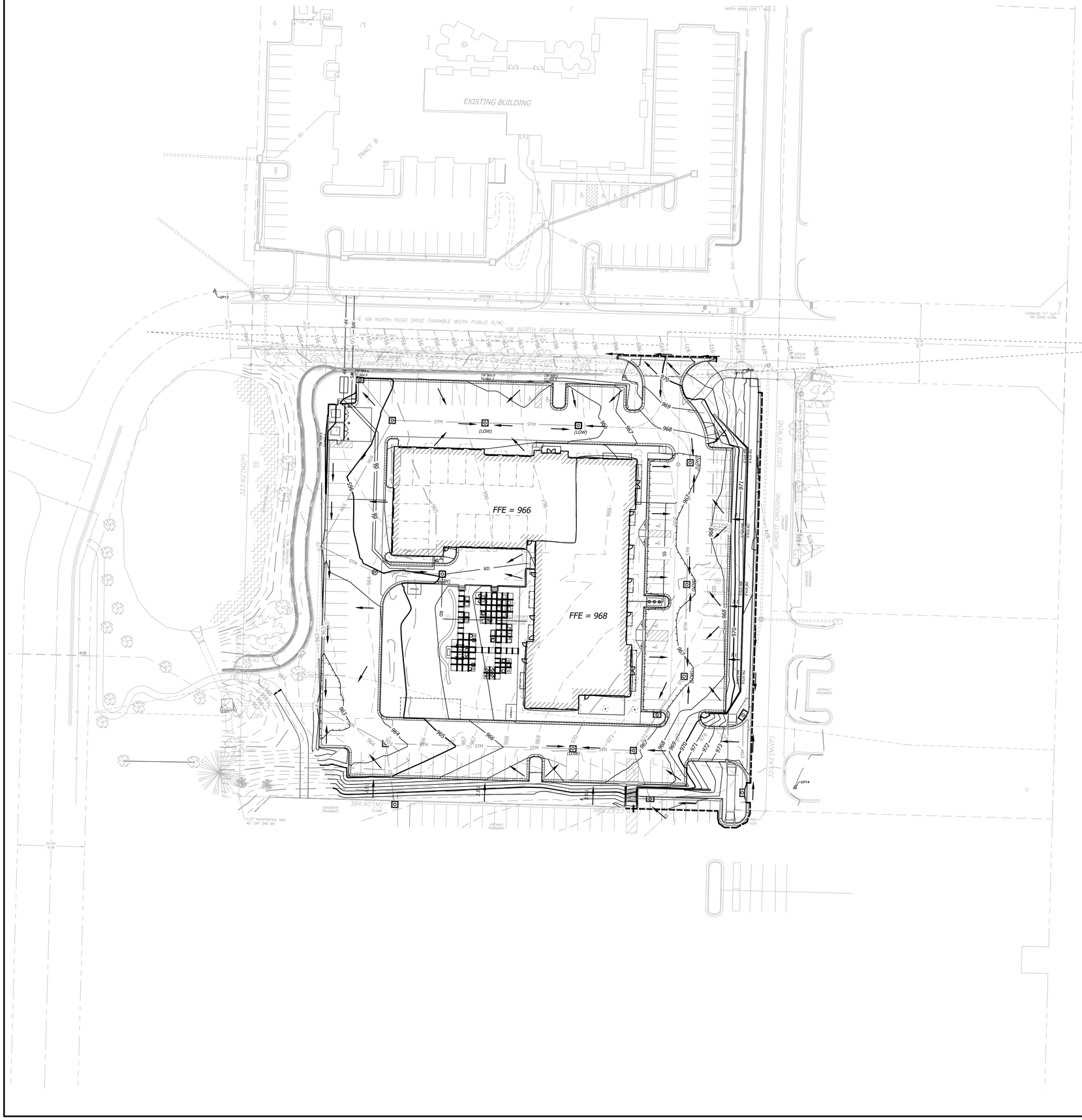
SITE PLAN

SHEET NUMBER

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Feb 16, 2026 - 7:18am Plotted By: lee.hamilton V:\080100-Lux Two\04-DWG\Proj\Sheet\080100-SHT5-SITE.dwg Layout: C1.0 SITE PLAN
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GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Evaluation Report (Braun Intertec, December 2, 2025) for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri and all local regulations and requirements. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. Finished grades shall not be steeper than 3:1 when sodded. Grades steeper than 3:1 shall be suitably stabilized with ground cover and/or other apprived methods.
10. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
11. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

FLOOD STATEMENT

This property appears to lie within Flood Zone X, Area of Minimal Flood Hazard, as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0317G
Effective Date: January 20, 2017

This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

PROJECT CONTROL TABLE
(NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)

POINT NO.	DESCRIPTION	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
11	1/2" REINFORCING ROD WITH CONTROL POINT CAP	973.91'	1044658.40	2853305.14
12	1/2" REINFORCING ROD WITH CONTROL POINT CAP	972.50'	1045021.96	2853329.93
13	1/2" REINFORCING ROD WITH CONTROL POINT CAP	948.33'	1044717.62	2852905.28
14	1/2" REINFORCING ROD WITH CONTROL POINT CAP	975.01'	1044345.34	2853340.13

GRADING LEGEND

- CURB WITH NO GUTTER
- STANDARD CURB & GUTTER
- ROLLOVER CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- RETAINING WALL
- DRAINAGE DIRECTION
- TW — TOP OF WALL ELEVATION
- BW — BOTTOM OF WALL ELEVATION
- TC — TOP OF CURB ELEVATION
- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- 980 — EXISTING GRADE MAJOR CONTOURS
- 982 — EXISTING GRADE MINOR CONTOURS
- ℄ — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE

GRAPHIC SCALE
30 0 30

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 02.16.2026
Issued For: Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI — LESLIE R. HAMILTON — NUMBER E-22616 — 02/16/2026 — REGISTERED PROFESSIONAL ENGINEER

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

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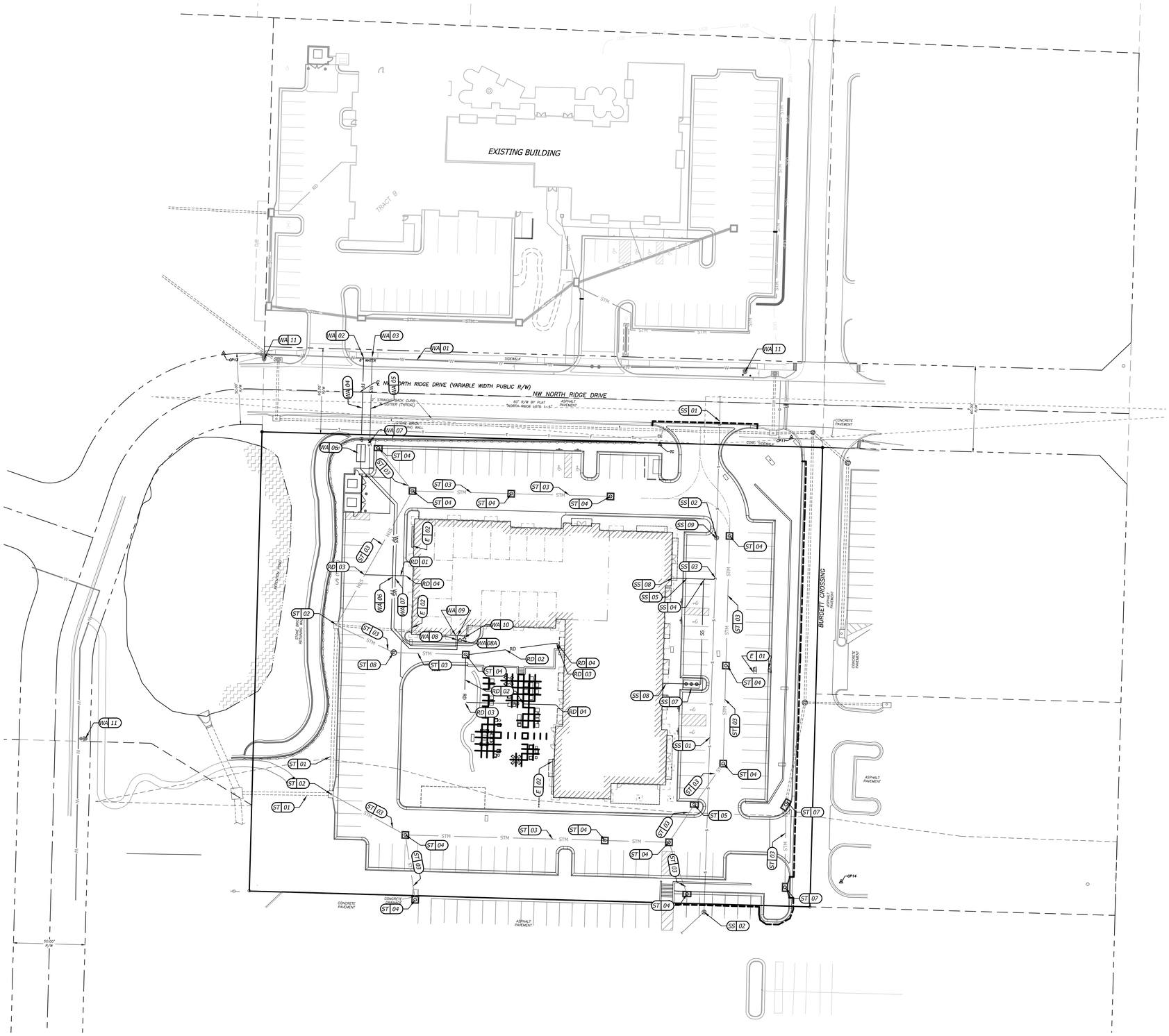
OVERALL GRADING PLAN

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X 00 UTILITY NOTES:

WA - WATER SERVICE INFORMATION - CITY OF BLUE SPRINGS
- *01 EXISTING 8-IN WATER LINE*
- *02 6-IN TAPPING SLEEVE AND VALVE (FIRE LINE)*
- *03 3-IN TAPPING SLEEVE AND VALVE (DOMESTIC WATER LINE)*
- *04 6-IN PRIVATE FIRE LINE*
- *05 3-IN DOMESTIC WATER SERVICE LINE*
- *06 DCVA IN VAULT*
- *07 DOMESTIC WATER METER*
- *08 6-IN TEE W/4-IN REDUCER (TO BUILDING)*
- *08A FIRE HYDRANT ASSEMBLY, 2-FEET BACK OF CURB*
- *09 CONNECT TO BUILDING (REF: MEP)*
- *10 PROPOSED FDC (REF: MEP)*
- *11 EXISTING FIRE HYDRANT*

SS - SANITARY SEWER INFORMATION - CITY OF BLUE SPRINGS
- *01 EXISTING 8-IN SANITARY SEWER LINE*
- *02 EXISTING MANHOLE*
- *03 8-IN SERVICE CONNECTION*
- *04 8-IN x 4-IN TEE*
- *05 8-IN SANITARY SERVICE LINE*
- *06 4-IN GREASE INTERCEPTOR LINE*
- *07 1500 GALLON GREASE SEPARATOR (STRIEM OT-1500)*
- *08 CONNECT TO BUILDING (REF: MEP)*
- *09 ADJUST TOP OF MANHOLE TO MATCH FINISH GRADE*

ST - STORM SEWER INFORMATION - CITY OF BLUE SPRINGS
- *01 EXISTING 24-IN RCP STORM SEWER*
- *02 EXISTING CURB INLET*
- *03 HDPE STORM SEWER LINE (SIZE VARIES)*
- *04 GRATED INLET (CITY OF BLUE SPRINGS STM-04)*
- *05 ZERO SET-BACK CURB INLET*
- *06 JUNCTION BOX (CITY OF BLUE SPRINGS STM-02)*
- *07 CURB INLET (CITY OF BLUE SPRINGS STM-01)*

RD - ROOF DRAIN
- *01 8-IN PVC ROOF DRAIN*
- *02 6-IN PVC ROOF DRAIN*
- *03 CLEAN-OUT*
- *04 CONNECT TO BUILDING (REF: MEP)*

E - ELECTRIC SERVICE INFORMATION - EVERGY
- *01 EXISTING TRANSFORMER/STRUCTURES (TO BE REMOVED/RELOCATED)*
- *02 METER BANKS*

COORDINATE WITH ELECTRIC COMPANY FOR LOCATION OF LINES, STRUCTURES AND SERVICE CONNECTIONS

G - GAS SERVICE INFORMATION - SPIRE ENERGY
- *01 EXISTING GAS MAIN*

COORDINATE WITH GAS COMPANY FOR EXTENSION OF MAIN TO SITE AND FOR

GENERAL NOTES:

1. *UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES AND DETAILS OF tHE CITY OF BLUE SPRINGS AND THE UTILITY PROVIDERS.*
2. *THE INFORMATION SHOWN ON THESE PLANS CONCERNIN THE SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY PROVIDERS FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO MAKING ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO SIZE, TYPE, LOCATION AND DEPTH OF UNDERGROUND UTILITIES AS NECESSARY.*
3. *PROTECT ALL COMPONENTS DURING DEMOLITION/CONSTRUCTION PROCESS. MAINTAIN BMPS THROUGHOUT THE DURATION OF CONSTRUCTION.*
4. *STUB ALL CONNECTIONS TO WITHIN 5-FEET OF THE BUILDING TO PROVIDE CONNECTION TO THE BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.*
5. *CONTRACTOR TO ENSURE MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN ALL UTILITIES AT CROSSINGS.*
6. *CONTRACTOR TO CONTACT ENGINEER IF ANY CONFLICTS ARISE BETWEEN UTILITIES.*

GRAPHIC SCALE
30 0 30

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.:	24042
Date:	02.16.2026
Issued For:	Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI
LESLIE L. HAMILTON
NUMBER E-22616
REGISTERED PROFESSIONAL ENGINEER
02/16/2026

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

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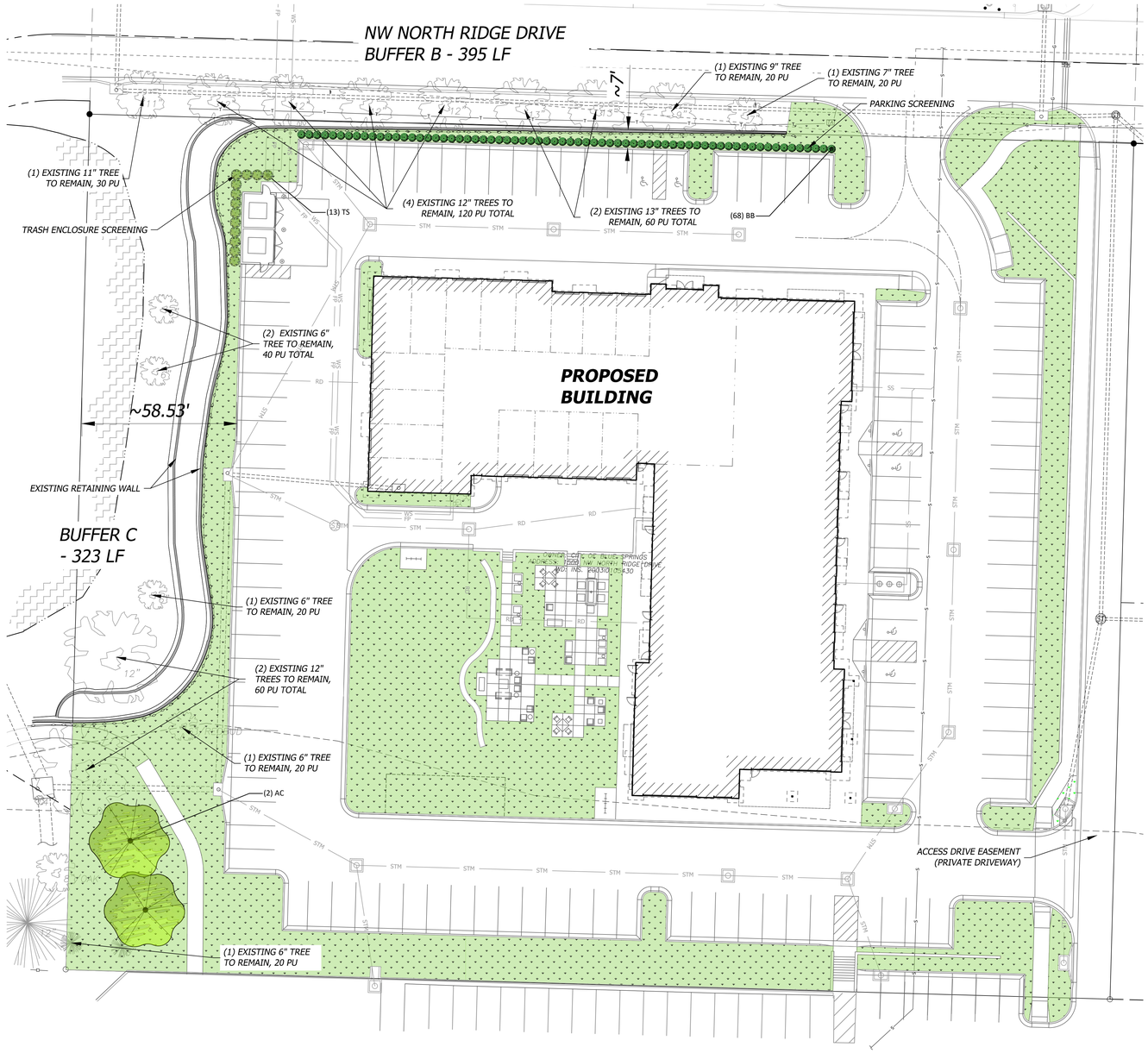
UTILITY PLAN

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL
TREES					
	AC	2	Acer saccharum 'Caddo' / Caddo Sugar Maple	B & B	2" cal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT
SHRUBS					
	TS	13	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5 gal	6` ht
EVERGREEN SHRUBS					
	BB	68	Buxus microphylla japonica 'Green Beauty' / Green Beauty Japanese Boxwood	5 gal	24"-36" H
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
GROUND COVERS					
	Fw	28,116 sf	Festuca arundinacea `Watersaver Blend` / Watersaving Blend of Tall Fescue Sod: 90% 3-specices Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass.	sod	

SITE DATA

	LF	Required	Existing	Provided	Total	Plant Units
Buffer Yard B	395.00					
15 ft wide: 45 PU/100 LF		177.75	250	0	250	250
**7 ft width provided, not 15 ft*						
Buffer Yard C	323.00					
25 ft wide: 60 PU/100 LF		193.80	180	16	196	196
**25 ft width provided*						
Street Trees (LF)						
NW North Ridge Drive						
Street Trees (1tree/75 LF)	395.00	5.27	9	0	9	N/A
Parking Screening						
NW North Ridge Drive						
3' Tall Shrub hedge	68.00	68.00	0	68	68	N/A

GRAPHIC SCALE
20 0 20

N

GENERAL LANDSCAPE NOTES

1. The Contractor shall verify and coordinate all final grades with the Landscape Architect and/or design team prior to completion.
2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
3. Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
5. Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
6. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
7. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
8. The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Blue Springs, MO and the Landscape Architect.
9. Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
10. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
11. The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all landscape materials, including trees, shrubs, perennials, ornamental grasses, annuals, rock, and mulches, within 21 days following the award of the contract.
12. Maintenance and guarantee:
    a. Contractor shall provide full maintenance for newly landscaped areas for the maintenance period, which begins at date of installation through the date of final acceptance.
    b. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
    c. All plant material shall be guaranteed for a period of one year. Date of final acceptance initiates the one year guarantee. All dead or damaged plant material shall be replaced at contractor's expense.

LEGEND

- 980 — *PROPOSED FINISH GRADE MAJOR CONTOUR*
- 982 — *PROPOSED FINISH GRADE MINOR CONTOUR*
- 980 — *EXISTING GRADE MAJOR CONTOUR*
- 982 — *EXISTING GRADE MINOR CONTOUR*
- STM — *PROPOSED STORM SEWER LINE*
- RD — *PROPOSED ROOF LINE DRAIN*
- PL — *PROPERTY LINE*
- R/W — *RIGHT-OF-WAY LINE*
- TP — *TREE PROTECTION*

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LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 02.16.2026
Issued For: Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI — LANDSCAPE ARCHITECT — 02/16/2026

LESLIE A. HAMILTON, PLA, PS
MO PLA2006014045211

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

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LANDSCAPE PLAN

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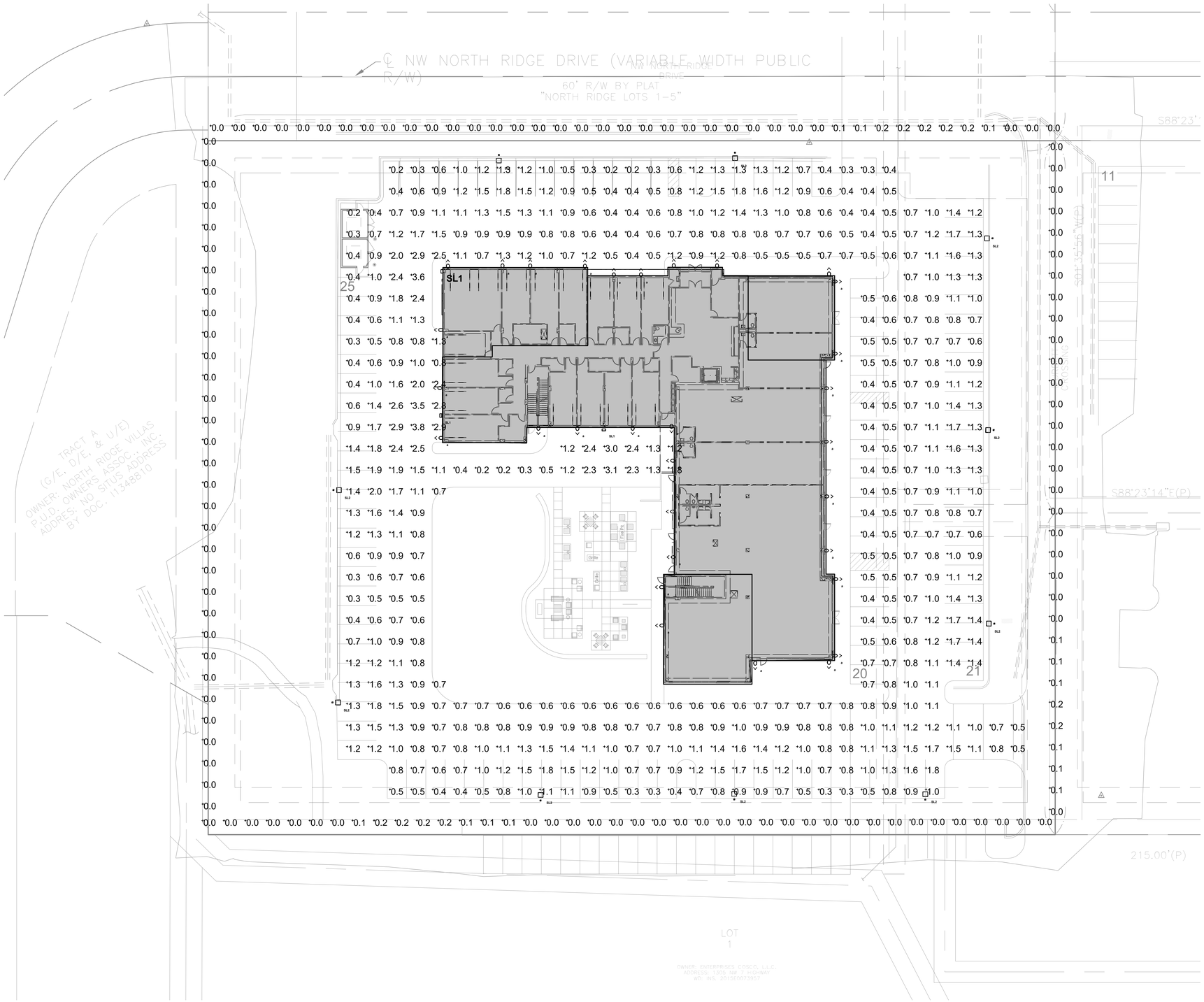
LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MFGR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
SL1	Type IV Short Wall Pack	Lithonia	ARC2 LED P4 40K	wall	bronze	29.4W 4,124 Lumen LED 4000K	20ft wall mount
SL2	Type IV Pole Light	Lithonia	DSX1 LED P1 40K 80CRI BLC4	20 ft pole	bronze	50.9W 4,841 Lumen LED 4000K	20 ft SSS bronze pole

Confirm all fixtures with owner/architect.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	1.0 FC	3.8 FC	0.2 FC	19.0:1	5.0:1
PROPERTY LINE	0.0 FC	0.2 FC	0.0 FC	N/A	N/A



NORTH

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

LUXE TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 01.30.26
Issued For: Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI
RICHARD BEAUMONT WILLIAMS
NUMBER PE-2009010093
PROFESSIONAL ENGINEER
01-30-2026

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2504094

SHEET TITLE

SITE PLAN - PHOTOMETRIC

SHEET NUMBER

E0.01

Received
02/17/2026 9:40:53 AM



ARC2 LED

Architectural Wall Luminaire

Catalog Number

Notes

Type

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs
(without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Efficacious PIR, 0°C	Cold PIR, -20°C	Equivalence (Lumens/4000K)				
			P1	P2	P3	P4	P7
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Performance	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPDMKV 6kV surge protection[3] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 30% to 100%[2] LDS18 18" Fixture leads	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1. 347V not available with E4WH, E8WC and SPDMKV.
2. FAO not available with DMG.

Accessories

Ordered and shipped separately.

WSBRW DDBXD U Surface - mounted back box (specify finish)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	5K (5000K, 70 CRI)					4K (4000K, 80 CRI)					3K (3000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,582	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,296	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,965	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,360	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.259	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Temperature		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND
0.25 fc
0.5 fc
1.0 fc
3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K

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D-Series Size 1

LED Area Luminaire

Catalog Number

Notes

Type

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	EPA	Color temperature	Color Rendering Index*	Accessories	Mounting	Voltage	Shipped included
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	15th section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare T4M Type IV medium T4LG Type IV low glare[2] T5M Type V medium T5LG Type V low glare T5W Type V wide BLC1 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5] XVOLT (277V-480V)[5] SPA Square pole mounting (BA is fitting) RPA Round pole mounting (BA ais fitting) SPABA Square narrow pole mounting (BA ais fitting) RPABA Round pole mounting (BA ais fitting) WBA Wall bracket[6] MA Mast arm adapter (mounts on 2 1/8" OD horizontal tenon)[7]	Square pole mounting (BA ais fitting) Round pole mounting (BA ais fitting) Square narrow pole mounting (BA ais fitting) Wall bracket[6] Mast arm adapter (mounts on 2 1/8" OD horizontal tenon)[7]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[8,9,10,11] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[8,9,10,11] PER NEMA twist-lock receptacle only (control ordered separately)[12] PERS Five-pin receptacle only (control ordered separately)[8,12]	PE Photocell, Button type for dusk to dawn operation.[12] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] DS Dual switching[8,10,11]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[13] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[14] WA 347V ambient operation[14] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 240, 480V)[4] DF Double fuse (208, 240, 480V)[4] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSSR Blind Spoke Shield (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU
DLL347F 1.5 CLL U
DLL480F 1.5 CLL U
DSHORT SHK
DSX1HS PIR
DSHRM DWGXD
DSHSRM DWGXD
DSHSWM DWGXD
DSFSSRM DWGXD
DSFSSWM DWGXD

Photocell - SSL twist-lock (120-277V)[4]
Photocell - SSL twist-lock (347V)[4]
Photocell - SSL twist-lock (480V)[4]
Shorting cap[4]
House-side shield (one to a pair; order 1-10 in place of 0).
Square pole adapter (fit drilling, specify finish)
Square pole adapter (fit drilling) (specify finish)
Round pole adapter (fit drilling) (specify finish)
Internal spear shield (specify finish)
Wall spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in P1, P2, P3 and P4. 30K and 40K available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. WBA not available with P10, P11, P12, P13, SPA, RPA, or any combination of option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with P1, P2, P5, P7, P8, P10, P11 and P13 when combined with option NLTAIR2 PIRHN, PIR, PIRBL, PER, PERS, PERBL, or PERSBL.
9. SPA3 and RPA3 for use with 45 drilling only (four to use with 48 drilling).
10. WBA cannot be combined with Type D distributions plus photocell (PER).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PIRBL, PERS, PERBL, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 or P10.
13. PIR not available with NLTAIR2 PIRHN. PER, PERS, PERBL, PERSBL, BL30, DMG and DS.
14. PER/PERS/PERBL not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. BL30 or BL50 not available with NLTAIR2 PIRHN, PIR, PIRBL, PER, PERS, PERBL, PERSBL, BL50, DMG and DS.
16. BL50 or BL30 or not available with NLTAIR2 PIRHN, PIR, PIRBL, PERS, PERBL, PERSBL, BL30, BL50 or BL30 most specify 120 or 277V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PIRBL, PERS, PERBL, BL30, BL50, FAO and DS.
18. DS not available with NLTAIR2 PIRHN, PIR, PIRBL, PERS, PERBL, BL30, BL50, FAO and DMG.
19. Not available with P1, P10, P11, P12 or P13. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P4, P5, P6, P7, P8, P9, P14, P15 and P16.
20. Reference Motion Sensor Default Settings table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T1S, T2S, T2M, T3S, T3M, T3LG, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. Options HA and WA not available with P1, P2, P3, P10, P11, P12 or P13. Please consult factory for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P15.
25. Requires luminaire to be specified with PIRE, PERE or PERT option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. HVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8

Top of Pole



Tenon Mounting Slipfitter

Tenon O.D.	Code	A = 12"	A = 18"	A = 24"	A = 30"	A = 36"	A = 12" (EGSR)	A = 18" (EGSR)
2-3/8"	AM	AS3-5-190	AS3-5-280	AS3-5-290	AS3-5-390	AS3-5-320	AS3-5-490	
2-3/8"	AM	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490	
4"	AM	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490	

Mounting Option	Mounting Description	1 Tenon	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90	4 @ 90
Hand Location		Side B	Side B & D	Side B & C	Side B, C & D	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature		AM	DM19AS	DM28AS	DM29AS	DM39AS	DM12AS	DM49AS
		Universal Drilling Pattern (Tenons Specified Separately)						
SPA	AM	3.5"	3.5"	3.5"	3.5"			3.5"
RPA	AM	3"	3"	3"	3"	3"	3"	3"
SPA5	AM	5"	5"	5"	5"	5"	5"	5"
RPA5	AM	5"	5"	5"	5"	5"	5"	5"
SPABA	AM	3"	3"	3"	3"	3"	3"	3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Tenon-Specific # Accessory Combination	Single	2 @ 180 (DM19)	2 @ 90 (DM28)	3 @ 90 (DM29)	3 @ 120 (DM39)	4 @ 90 (DM49)	4 @ 90 (DM12)
Mounting Type							
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58	
DSX1 with SPA5, SPABA	0.70	1.40	1.30	1.66	—	1.68	
DSX1 with RPA, RPA5	0.93	1.66	1.50	2.09	2.09	2.09	

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Temperature		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Electrical Load

Performance Package	System Watts	Drive Current (mA)	Current (A)				
			120V	208V	240V	277V	347V
Forward Optics (Non-Rotated)	P1	30	530	.51	0.42	0.24	0.21	0.18	0.15
	P2	30	700	.68	0.56	0.33	0.28	0.24	0.20
	P3	30	1050	.104	0.85	0.49	0.43	0.37	0.29
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.46
	P7	60	1400	188	1.54	0.89	0.77	0.67	0.53
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80
Rotated Optics (Requires L90 or R90)	P39	60	530	101	0.84	0.49	0.42	0.37	0.29
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59
	P13	60	1400	279	2.31	1.33	1.15	1.00	0.79

FAO Dimming Settings

Light Output	FAO Setting	Light Output	FAO Setting
3	100%	3	100%
7	95%	7	95%
6	80%	6	85%
5	66%	5	73%
4	54%	4	61%
3	41%	3	49%
2	29%	2	36%
1	15%	1	24%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use minimum published values by package listed on specification sheet (input watts and lumens by optic type).

Motion Sensor Default Settings

Luminaire	Mounting Height	Ambient Sensor Enabled/Disabled	Motion Sensor Enabled/Disabled	Photocell Operation	Control Zone	Dwell or Hold Time	Motion Sensor Field (Radius)
PIR	30ft	100%	Enabled @ 2fc	7.5 min	3 sec	5 min	
NLTAIR2 PIRHN	30ft	100%	Enabled @ 2fc	7.5 min	3 sec	5 min	

Controls Options

Shipped Installed	Description	Compatibility	Shipped Installed	Description
FAO	Field adjustable output device installed inside the luminaire, wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSSD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PERS7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DCL Elite or advanced control nodes such as BCAM.	Pins 4 & 5 in dimming leads are shorted. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor time-outs when wirelessly connected to the nLight Enlighten.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the Utility Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level driver that allows a second control circuit to switch all flight engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Drive Current (mA)	Drive Current Type	5K (5000K, 70 CRI)						4K (4000K, 80 CRI)					
				Distribution	Lumens	LPW	B	U	G	Distribution	Lumens	LPW	B	U	G
P1	51W	30	530	T1S	7,776	153	1	0	2	T1S	8,304	163	1	0	2
				T2M	7,281	143	2	0	3	T2M	7,507	147	2	0	3
				T3M	7,287	143	1	0	3	T3M	7,501	147	1	0	3
				T3LG	6,509	128	1	0	1	T3LG	6,696	131	1	0	1
				T4M	7,395	145	2	0	3	T4M	7,613	149	2	0	3
				T4LG	6,726	132	1	0	1	T4LG	6,920	136	1	0	1
				T5M	7,446	146	1	0	3	T5M	7,663	150	1	0	3
				T5W	7,609	149	3	0	2	T5W	7,830	153	3	0	2
				T5VW	7,712	151	3	0	2	T5VW	8,058	158	3	0	2
				T5HC	7,611	149	3	0	1	T5HC	7,951	156	3	0	1
				BLC3	5,300	104	0	0	2	BLC3	5,529	108	0	0	2
				BLC4	5,474	107	0	0	3	BLC4	5,706	112	0	0	3
				RCCO	5,348	105	0	0	2	RCCO	5,582	109	0	0	2
				LCCO	5,348	105	0	0	2	LCCO	5,577	109	0	0	2
				AFR	7,776	153	1	0	2	AFR	8,104	159	1	0	2
P2	68W	45	700	T1S	9,997	147	2	0	3	T1S	10,418	154	2	0	3
				T2M	9,360	138	2	0	3	T2M	9,760	144	2	0	3
				T3M	9,368	138	2	0	3	T3M	9,765	144	2	0	3
				T3LG	8,368	123	1	0	2	T3LG	8,721	128	1	0	2
				T4M	9,507	140	2	0	3	T4M	9,909	146	2	0	3
				T4LG	8,647	127	1	0	2	T4LG	9,012	133	1	0	2
				T5M	9,573	141	2	0	3	T5M	9,977	147	2	0	3
				T5W	9,782	144	4	0	2	T5W	10,195	150	4	0	2
				T5VW	9,910	146	4	0	2	T5VW	10,328	152	4	0	2
				T5HC	9,810	145	3	0	1	T5HC	10,223	151	3	0	1
				BLC3	6,814	100	0	0	2	BLC3	7,101	105	0	0	2
				BLC4	7,038	104	0	0	3	BLC4	7,334	108	0	0	3
				RCCO	6,875	101	0	0	2	RCCO	7,165	106	0	0	2
				LCCO	6,875	101	0	0	2	LCCO	7,165	106	0	0	2
				AFR	9,997	147	2	0	3	AFR	10,418	154	2	0	3
P3	107W	30	1050	T1S	14,081	132	2	0	3	T1S	14,677	138	2	0	3
				T2M	13,055	122	2	0	3	T2M	13,611	127	2	0	3
				T3M	13,206	123	2	0	4	T3M	13,763	129	2	0	4
				T3LG	11,797	110	2	0	2	T3LG	12,294	115	2	0	2
				T4M	13,403	125	2	0	4	T4M	13,968	131	2	0	4
				T4LG	12,190	114	2	0	2	T4LG	12,702	119	2	0	2
				T5M	13,496	126	2	0	4	T5M	14,065	132	2	0	4
				T5W	13,790	129	4	0	2	T5W	14,371	134	4	0	2
				T5VW	14,033	131	4	0	3	T5VW	14,620	137	4	0	3
				T5HC	13,830	129	3	0	2	T5HC	14,413	135	3	0	2
				BLC3	9,606	90	0	0	2	BLC3	10,011	94	0	0	2
				BLC4	9,921	93	0	0	3	BLC4	10,340	97	0	0	3
				RCCO	9,692	91	0	0	2	RCCO	10,101	94	0	0	2
				LCCO	9,692	91	0	0	2	LCCO	10,101	94	0	0	2
				AFR	14,093	132	2	0	3	AFR	14,687	138	2	0	3

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LUXE TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.:	24042
Date:	01.30.26
Issued For:	Concept Plan & General Development Plan

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI
RICHARD BEAUMONT
NUMBER
PE-2009100055
PROFESSIONAL ENGINEER

01-30-2026

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

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8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2504094

SHEET TITLE

PHOTOMETRIC DETAILS

SHEET NUMBER

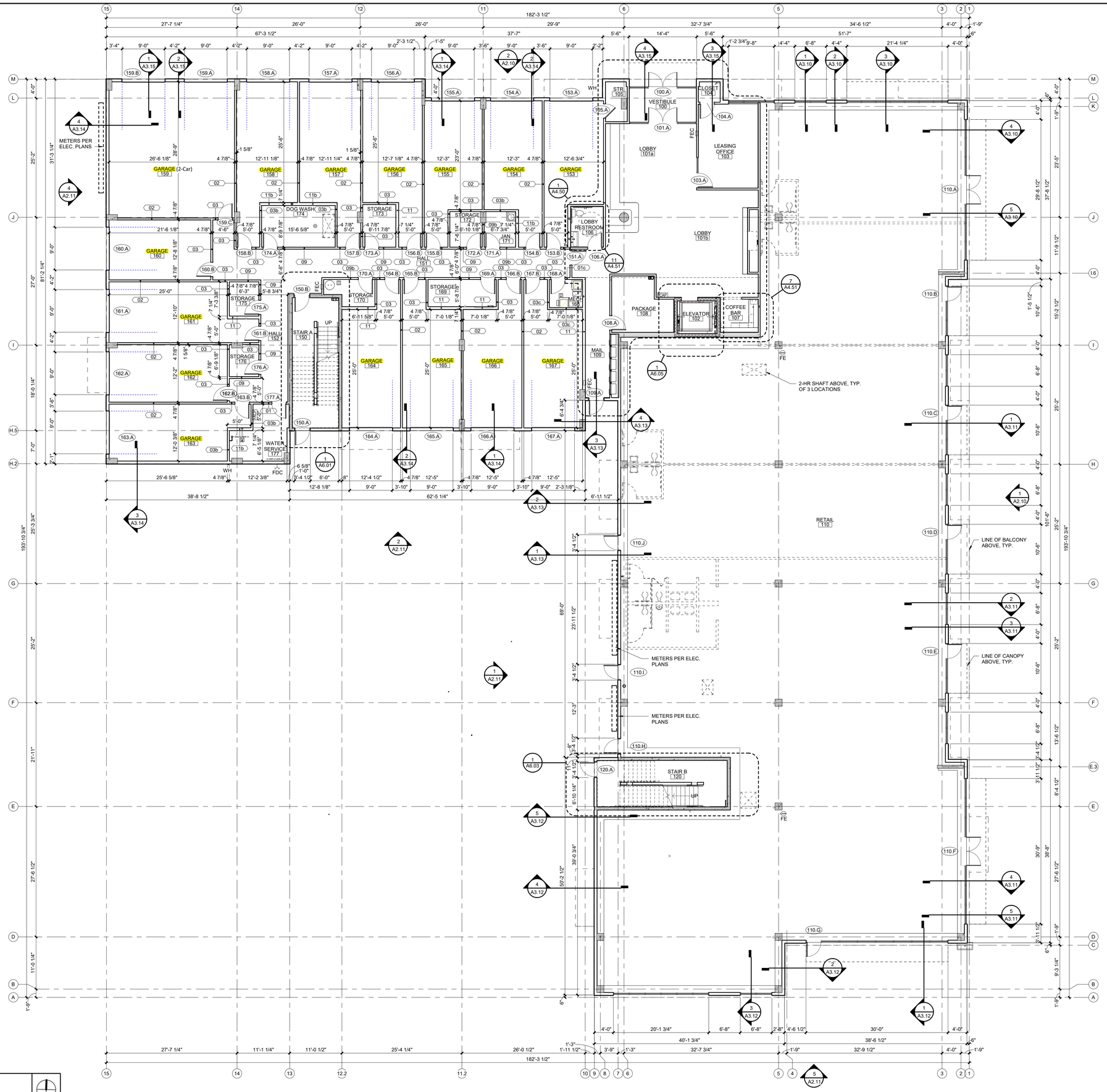
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02/17/2026 9:40:53 AM

1/30/2026 3:46:14 PM | LUXE TWO

CONSTRUCTION GENERAL NOTES

1. FACE OF STUD ALIGNS WITH GRID LINE, TYP.
2. SLAB EDGE TO ALIGN WITH FACE OF SHEATHING AT FOUNDATION LEVEL.
2. PODIUM SLAB EDGE TO ALIGN WITH FACE OF WOOD STUD
3. PROVIDE 2X SLAB BLOCK OUT AT STOREFRONT LOCATIONS
4. REFERENCE WALL TYPE FOR GARAGE CURB DETAILS



1 LEVEL 1 FLOOR PLAN
A1.10 SCALE : 1/8" = 1'-0"

2/13/2026 11:19:30 AM | LUX TWO

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.:	24042
Date:	02.13.26
Issued For:	PERMIT SET

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

FINKLE + WILLIAMS
ARCHITECTURE
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

LEVEL 1 - FLOOR PLAN

SHEET NUMBER

A1.10

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02/17/2026 9:40:53 AM



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02/17/2026 9:40:53 AM

February 16, 2026

Re: Luxe Two
1500 NW North Ridge Drive
Lot 5, NORTH RIDGE LOTS 1 THRU 5
PDC 01-26-9775
RZ 01-26-9776
Revised Plan Submittal – Request for Waiver

A waiver to the following requirements are requested for the parking area fronting NW North Ridge Drive:

- 404.110.D.2 (MF-18 Zoning) – all parking shall be located at least twenty-five (25) feet from the street frontage.
- 407.010.E – an 8-foot perimeter landscape buffer is required adjacent to the street based upon the number of parking spaces fronting..

The back-of-curb for the existing parking lot has a set-back from the street right-of-way line of approximately 7.2-feet at the west end and approximately 7.5-feet at the east end. The proposed site will have a back-of-curb set-back of approximately 7.2-feet the full length of the parking lot. The location of the proposed curb line is almost identical to the existing curb line.

An existing retaining wall ranging from 2-feet in height to over 12-feet in height is located approximately 3-feet behind the right-of-way line in the landscape buffer area. A decorative fence is located in the at the top of the wall. The existing landscape trees are located within the right-of-way, approximately 6-feet from the right-of-way line. There is approximately 3.5-feet between the back-of-curb and the fence available for additional landscaping.

Leslie R. Hamilton, PE, PS
MO E-22616

913.663.1900 ibhc.com 7101 College Blvd., Ste. 400 Overland Park, KS 66210

Received
02/17/2026 9:41:03 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:

- Feb 7, 2026

Printer's Fee: $141.12

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: 02/09/2026

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-01-26-9776
Planned Development Concept Plan | PDC-01-26-9775
"Luxe Two"
1500 NW North Ridge Dr
Parcel # 36-420-04-14-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 23, 2026 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, David A. Williams, Lux Two, LLC, on behalf of the property owner, City of Blue Springs, for approval of a Rezoning and Planned Development Concept Plan to rezone the property from "GB" (General Business) to "MF-18/PD" (High Density Multi-Family/Planned Development) to allow a mixed-use development consisting of a five story building. The first floor will be approximately 11,500 square feet of retail and garages. The proposed upper four stories include 70 residential units, consisting of studio, one-bedroom, two-bedroom, and three-bedroom apartments, on 2.89 +/- acres at 1500 NW North Ridge Drive. Interested parties may view the application materials on file by contacting the City 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:

LOT 5, NORTH RIDGE LOTS 1 THRU 5, A SUBDIVISION OF RECORD IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning RZ-01-26-9776 and Planned Development Concept Plan PDC-01-26-9775 on **Monday, March 2, 2026, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public

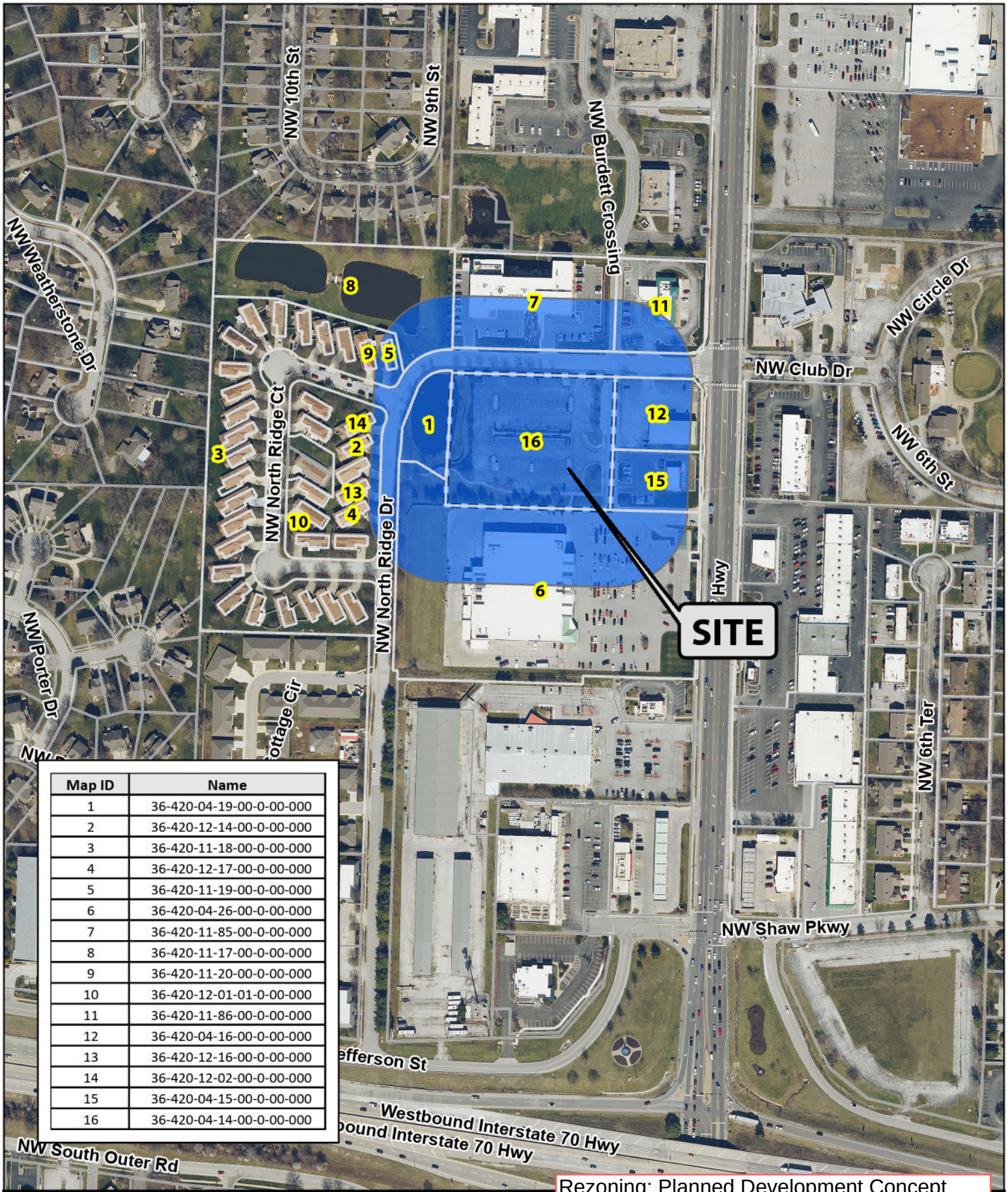
Rezoning; Planned Development Concept Plan
RZ-01-26-9776; PDC-01-26-9775
Luxe II
Exhibit #2

Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Feb 7, 2026

4271840



Map ID	Name
1	36-420-04-19-00-0-00-000
2	36-420-12-14-00-0-00-000
3	36-420-11-18-00-0-00-000
4	36-420-12-17-00-0-00-000
5	36-420-11-19-00-0-00-000
6	36-420-04-26-00-0-00-000
7	36-420-11-85-00-0-00-000
8	36-420-11-17-00-0-00-000
9	36-420-11-20-00-0-00-000
10	36-420-12-01-01-0-00-000
11	36-420-11-86-00-0-00-000
12	36-420-04-16-00-0-00-000
13	36-420-12-16-00-0-00-000
14	36-420-12-02-00-0-00-000
15	36-420-04-15-00-0-00-000
16	36-420-04-14-00-0-00-000

BLUE SPRINGS
MISSOURI

RZ-01-26-9776 / PDC-0
LUXE TWO
185' NOTIFICATION

Rezoning; Planned Development Concept Plan
RZ-01-26-9776; PDC-01-26-9775
Luxe II
Exhibit #3

Date: 02/03/26

FirstName	Address1	Address2	City	State	Zip
NORTH RIDGE VILLAS PUD	600 S CENTRAL		BLUE SPRINGS	MO	64015
HILTON DONALD & LORI	1405 NW NORTH RIDGE DR		BLUE SPRINGS	MO	64015
NORTH RIDGE VILLAS PUD OWNERS ASSOC INC	600 CENTRAL DR		BLUE SPRINGS	MO	64015
MALICOAT MARY / MALICOAT JASON	1305 NW NORTH RIDGE DR		BLUE SPRINGS	MO	64015
CULBERTSON LOIS M-TRUSTEE	801 NW NORTH RIDGE CT		BLUE SPRINGS	MO	64015
ENTERPRISES COSCO LLC	13180 METCALF AVE	STE 210	OVERLAND PARK	KS	66213
LUXE ONE LLC	3129 S REDTAIL DR		BLUE SPRINGS	MO	64015
NORTHRIDGE VILLA PUD HOMEOWNERS ASSOC	800 NW NORTH RIDGE CT		BLUE SPRINGS	MO	64015
DEBOARD GERALD L	805 NE NORTH RIDGE CT		BLUE SPRINGS	MO	64015
NORTH RIDGE VILLAS PUD HOMO ASSOC	600 SE CENTRAL DR		BLUE SPRINGS	MO	64014
BANK OF JACOMO	909 S 7 HWY		BLUE SPRINGS	MO	64014
OREILLY WOOTEN 2000 PROP LLC	PO BOX 9167		SPRINGFIELD	MO	65801
BARNES WILLIAM GLEN & DARLEEN MARIE-TRUS	1309 NW NORTH RIDGE DR		BLUE SPRINGS	MO	64015
ALVIN L FONG & ARMINE BARUTYAN-FONG TRUS	1409 NW NORTH RDG		BLUE SPRINGS	MO	64015
WESTCO LUBE INC	10150 WORNALL RD KANSAS CITY MO 64114		KANSAS CITY	MO	64114

Rezoning; Planned Development Concept Plan
RZ-01-26-9776; PDC-01-26-9775
Luxe II
Exhibit #4

Blue Springs, Missouri
Community Development

February 6, 2026

Ref: Public Hearing: Rezone | RZ-01-26-9776
Planned Development Concept Plan | GDP-01-26-9775
Luxe II
1500 NW North Ridge Dr
Parcel # 36-420-04-14-00-0-00-000

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, David Williams for consideration to approve a Planned Development Concept Plan for a mixed-use development of a 5 story building consisting of general business and multi-family residential units located West of NW 7 Hwy and South of NW North Ridge Drive, to allow retail on the 1 story and 4 stories consisting of 70 residential units on 2.89+/- acres of land.

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, February 23, 2026 @ 6:30 p.m.
&
City Council – Monday, March 2, 2026 @ 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

Rezoning; Planned Development Concept Plan
RZ-01-26-9776; PDC-01-26-9775
Luxe II
Exhibit #5

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: February 23, 2026

City Council Date: March 2, 2026

Project Name: Brookside Estates

Site Location: West of SW 7 HWY., both north and south of SW Brookside Drive

Applicant: Clint Loumaster, PE Atlas Land Consulting

Property Owner: Brian Mertz

Staff Planner: Shantele Frie, Planner III

Project Request:

PUDC-10-25-9711; Amendment to the existing Planned Unit Development Concept Plan for the development of 75 single-family residential homes and a walking trail.

PP-10-25-9712; Preliminary Plat for 75 single-family residential lots and four (4) open space tracts on 29.25 +/- acres.

PUD Concept Plan; Preliminary Plat
PUDC-10-25-9711; PP-10-25-9712
Brookside Estates
Exhibit #1

Project Description:

The applicant, Clint Loumaster, is requesting approval of an amendment to the Planned Unit Development Concept plan and a Preliminary Plat for 29.25 +/- acres west of SW 7 HWY, both north and south of SW Brookside Drive. The subject property is located between the planned commercial frontage lots along SW 7 Highway and The Estates at Chapman Farms. Approximately 17.24 +/- acres is located north of SW Brookside Drive, and 12.17 +/- acres is located south of SW Brookside Drive. The property is currently zoned "SF-7/PUD/R-O" (Single-Family/Planned Unit Development/Restricted Overlay).

The Chapman Farms PUD was originally approved under the 1996 Unified Development Code (UDC). In accordance with City regulations, amendments to a PUD approved under a prior version of the UDC may be reviewed under the regulations in effect at the time of the original approval, unless the applicant specifically requests review under the currently adopted UDC. No such request has been made; therefore, this amendment is being reviewed under the current UDC standards.

Staff Recommendation:

Staff recommends approval of the Amended PUD Concept Plan and Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved Annexation (A-6-2002) that included the Chapman Farms Development by Ord. No 3554
05/10/2004	Planning Commission	Approved Comprehensive Plan Amendment (CPA-M-1-2004)
06/07/2004	City Council	Approved the Rezoning (R-4-2004) from "AG" (Agriculture-County) to "SF-7/PUD/R-O" (Single-Family/Planned Unit Development/Restricted Overlay) by Ord. No. 3790 and the Planned Unit Development

		Concept Plan (PUDC-2-2004) by Ord. No. 3789 for the Chapman Farms development.
08/23/2004	Planning Commission	Approved a "Developer's/For Sale Only" Preliminary Plat (04-07-16).
11/15/2004	City Council	Approved a "Developer's/For Sale Only" Final Plat for Chapman Farms 1st Plat, Lots 1-35 by Ord. No. 3840
12/10/2007	Planning Commission	Approved a Preliminary Plat (PP-12-10-2007) for Brookside Estates at Chapman Farms. The approval expired due to no further development action taken during the two-year approval period.
12/17/2007	Planning Commission	Denied a Preliminary Plat (PP-01-20-7210) for Earhart Estates at Chapman Farms. Also, recommended denial of a Rezoning (R-01-20-7212) to rezone a portion of the property from "SF-7/PUD/R-O" (Single-Family/Planned Unit Development/Restricted-Overlay) to "MF-14/PUD/R-O" (Moderate Density Multi-Family/Planned Unit Development/Restricted-Overlay) and recommended denial of an Amended PUD Concept Plan (PUDC-01-20-7211) for an apartment complex and single-family lots. The requests were withdrawn prior to City Council consideration.
07/13/2020	Planning Commission	Denied a Preliminary Plat (PP-05-20-7330) for Earhart Estates at Chapman Farms.
07/20/2020	City Council	Denied a Rezoning (RZ-05-20-8328) to rezone a portion of the property from "SF-7/PUD/R-O" (Single-Family/Planned Unit Development/Restricted-Overlay) to "MF-10/PUD/R-O" (Low Density Multi-Family/Planned Unit Development/Restricted-Overlay) and denied an Amended PUD Concept Plan (PUDC-05-20-7329) for an apartment complex and single-family lots.
03/22/2021	Planning Commission	Approved a Preliminary Plat (PP-02-21-7660) for Brookside Estates at Chapman Farms for 80 single-family lots and six (6) tracts. The approval expired because no

		further development action was taken during the two-year approval period.
04/05/2021	City Council	Approved an Amended PUD Concept Plan (PUDC-02-21-7669) by Ord. No. 4988 for Brookside Estates at Chapman Farms for 80 single-family lots and six (6) tracts. The approval expired because no further development action was taken during the two-year approval period.
06/10/2024	Planning Commission	Denied an amended Planned Unit Development Concept plan (PUDC-04-24-9128) to develop an 80-lot single-family residential Brookside Estates at Chapman Farms.
06/17/2024	City Council	Denied Planned Development Concept Plan and Preliminary Plat (PUDC-04-24-9128 and PP-04-24-9129) at City Council on June 17, 2024.

Future Applications:

The Amended PUD Concept Plan and Preliminary Plat will be reviewed concurrently. Future required applications include the PD Final Plan and Final Plat. The Final Plat must be approved and recorded in Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	**Current Zoning**	**Current Land Use(s)**
North:	"AG" (Agriculture-County) & "MF-14/PUD/R-O" (Moderate Density Multi-Family/Planned Unit Development/Restricted Overlay)	Detached Housing & Attached Housing Orchards at Chapman Farms

South:	"SF-7" (Single-Family Residential)	Undeveloped/Colbern Farms
East:	"CB" (Central Business) & "SO" (Service Office) & "GB" (General Business)	Undeveloped/Outside City Limits
West:	"SF-7/PUD/R-O" (Single-Family/Planned Unit Development/Restricted)	Detached Housing/ Estates at Chapman Farms

PUD 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.

Planned Unit Development Regulations:

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

a. Reducing or eliminating inflexibility that sometimes results from the strict application of zoning standards that were designed primarily for individual lots

b. Allowing greater freedom in selecting the means to provide access, light open space, and design amenities

c. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses

d. A pattern of development that preserves trees, outstanding natural topography, geologic features, and prevents soil erosion

e. A creative approach to the use of land and related physical development

f. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs

g. An environment of stable character that is compatible with surrounding development; and

h. Enhancement of the quality of development in recognition of the level of public investments in the neighborhood.

It is the intent of the Unified Development Code that the gross density within a residential Planned Unit Development (PUD) does not exceed the gross density permitted in the underlying zoning district. The subject property is zoned SF-7/PUD, which permits a maximum gross density of 5.0 dwelling units per acre, calculated based on the site's gross area.

The applicant proposes 75 dwelling units on approximately 29.25 +/- acres, resulting in a gross density of 2.56 dwelling units per acre. This proposed density is well below the maximum permitted density under the SF-7 zoning district standards.

For comparison, the previously approved concept plan allowed up to 97 dwelling units, equating to approximately 3.32 dwelling units per acre. The current proposal represents a reduction in both the total number of dwelling units and overall density. As such, the amendment decreases the gross density of SF-7/PUD zoned land within the Chapman Farms PUD and remains consistent with the density limitations established by the Unified Development Code.

Modifications Requested:

Per the 1996 Unified Development Code, Section 407.110, Planned Unit Development Regulations, is intended to reduce or eliminate the inflexibility that sometimes results from the strict application of zoning standards. The base zoning district standards and regulations shall control development with a PUD unless modifications are specifically approved as part of the PUD. The applicant is requesting the following modification to the base zoning district regulations for the (SF-7/PUD/R-O) "Single-Family/Planned Unit Development/Restricted Overlay" zoning district (per the 1996 UDC):

i. Established minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line.

Preliminary Plat Requirements:

The proposed Preliminary Plat meets the minimum standards described in Unified Development Code Section 403.050 and the submittal requirements set forth in the Preliminary Plat application, except for the modifications requested through the Planned Unit Development.

Preservation:

The 29.25+/- acre property is currently undeveloped and consists of existing brush, shrubbery, and trees. The existing creek and stream buffer running north-south through the property will be maintained by the developer.

Phasing:

The development is proposed to be completed in a single phase for Lots 1-75.

Streets & Sidewalks:

Access to the development will be provided from SW Mason School Road and SW Brookside Drive. Both SW Mason School Road and SW Brookside Drive are classified as

minor collector streets. A 5-ft sidewalk is required on both sides of SW Brookside Drive and on the south side of SW Mason School Road. All new streets will be local streets with a 50-ft. right-of-way and a minimum of 5-ft. sidewalks on at least one side. On some blocks, sidewalks will be provided on both sides (SW Orchard Ct.) to provide additional pedestrian connections to amenities.

A Limit of No Access is required to be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive on the Final Plat. Sidewalks adjacent to tracts must be installed before approval of the Final Plat for each development phase. Sidewalks along lot frontages are required to be installed before issuance of a Certificate of Occupancy for each lot.

Traffic:

A Traffic Impact Study is not needed based on the current traffic volumes, anticipated trip generation, traffic control devices, and the traffic signals at SW Brookside Drive and MO-7 Highway.

Stormwater:

A Preliminary Stormwater Management Plan has been prepared by a professional engineer licensed in the State of Missouri and has been submitted to Public Works for review. Prior to construction, A Final Stormwater Management Plan, also prepared and sealed by a Missouri-Licensed Professional Engineer, will be required and subject to approval.

The development must comply with all City Stormwater detention and water quality requirements. Detention and water quality requirements. Detention and water-quality design shall adhere to the APWA Section 5600 standards. Water quality Best Management Practices (BMPs) should be designed in accordance with the procedures outlined in the MARC BMP Manual.

A regional detention basin has been constructed south of the subject property and is intended to provide detention for this development. All overland flow routes and detention areas associated with the project shall be contained within dedicated drainage easements in accordance with City Standards.

Sanitary Sewer:

This property is part of the sewer NID and has the capacity to convey flows generated by this development, but the developer is responsible for extending the sewer within the property to serve this site. An engineer or surveyor will need to determine if the inverted elevations of the sewer are suitable for this development to utilize this sanitary sewer.

Land Use & Density:

The proposed land use of the property is "Detached Housing," which is defined as "the use of a lot for only one (1) principal dwelling unit that is not connected to any other dwelling unit. Typical formats include estates, large lot, and neighborhood lot." The proposed use is for the development of seventy-five (75) single-family homes. The proposed density is approximately 2.56 units per acre.

Building Typology:

The building type standards are being reviewed under the 2015 UDC as a "Detached House—Neighborhood Lot." Through the PUD Concept plan process, the applicant is proposing the following development standards for each, with modifications highlighted in yellow:

Standard	**Requirement**	**Proposed**
Min. Lot Size	7,200-SF	7,234-SF
Min. Lot Width	65-ft for standard lots 50-ft for cul-de-sac lots	Average Lot width-74 ft Average 51-ft for cul-de-sac lots Non-conforming Lots: Lot 13, 14, 15, 16, 47, 48, 49, 50, and 63
Front Setback	25-ft	25-ft
Corner Side Setback	25-ft Corner Side	25-ft

Side Setback	8-ft	8-ft
Rear Setback	15-ft	15-ft
Building Coverage	40% Max	40% Max
Building Height	35-ft	35-ft

The applicant is requesting frontage-width reductions at the building line for Lots 13, 14, 15, 16, 47, 48, 49, 50, and 63 due to site constraints associated with the existing stream buffer that runs along the property from east to west. The presence of the stream buffer limits the developable area and affects the overall lot layout, necessitating adjustments to frontage widths to maintain buildable lot configurations while preserving the required buffer area. The requested modifications are intended to accommodate the natural feature without encroachment into the protected stream corridor, while still allowing for orderly subdivision design and consistent development within the PUD framework.

Parking:

Single-Family Detached Housing requires two (2) off-street parking spaces per dwelling unit. The elevations provided show two and three-car garages, which will meet the off-street parking requirement. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Detached Housing	2 spaces per dwelling units	>2 spaces provided

Open Space:

The development includes an 8-foot-wide trail within the stream buffer, running north-south through the center of the site. The trail provides connectivity to the existing Estates at Chapman Farms trail system to the west, as well as to the north and south of SW Brookside Drive, enhancing pedestrian access and neighborhood integration.

Landscape buffers exceeding minimum code requirements are provided along the east and south property lines where the development abuts commercially zoned properties.

Landscape buffers are not required along the north and west property lines, as these areas are adjacent to existing single-family residential properties. Additionally, a tract has been provided along SW Mason School Road to serve as a landscape buffer, consistent with other developments along Mason School Road, including Chapman Farms.

Street trees are required at a minimum ratio of one (1) tree per lot or tract. For lots or tracts with frontage greater than 100 feet, one (1) street tree is required for every fifty (50) feet of frontage, in accordance with City standards. **Illustrative details of amenities must be provided with the PUD Final Plan. A final landscape plan must be submitted for review and approval with the PUD Final Plan and must address landscaping in common tracts and street trees. The minimum number of plant units to meet landscape buffer requirements must also be provided.**

All required open-space amenities must be installed before the building is occupied. Additional open space details will be reviewed through the PD Final Plan/Site Plan Design Review process.

Open Space	Description
Tract A-1.06 Acres	**8 ft paved walking trail**
Tract B- 3.50 Acres	**Stream Buffer with dedicated drainage easement** **8 ft paved walking trail**
Tract C- 3.90 Acres	**Stream Buffer with dedicated drainage easements** **8ft paved walking trail**
Tract D-0.08 Acres	**Open Space**
Tract E-0.02 Acres	**Conveyance Tract for Separate Transaction- Building Structure**

Architectural Character:

Conceptual front elevations have been provided for the single-family houses. Proposed houses are generally single-story with front-loaded garages (primarily two-car, with one

three-car option that could be accommodated on the widest lots). Architectural styles predominantly ranch-style houses with a mix of craftsman and farmhouse design elements. As included with the PUD Concept Plan, the following architectural design requirements are proposed to apply to single-family homes within the subdivision:

1. At least 50% of the houses will have front porches

2. Garage doors will be decorative in nature and have some type of trim pattern that will differ from adjacent houses.

3. Front elevations will have a mixture of materials to keep front elevations creative and unique. Materials used include, but are not limited to, lap siding, board and batten, shake shingles, rock, and stone. Front elevations without rock or stone will include all cement board siding.

4. When rock and stone are used on front elevations, there will be a 2-ft return on the side walls with the same material to reduce a one-dimensional look and it can be seen while passing by the house.

5. The use of transom windows at the top of side walls will be used when the opportunity is provided, such as in garages, pantries, and other areas, to provide additional natural lighting and provide a design element to the side exteriors of the houses.

6. Decorative accents and exterior design features, such as shutters, accent lighting, decorative trim, etc., will be used when appropriate.

7. Design elements will be used to provide texture to the front elevation of the houses to give each house personality while maintaining a cohesive look to the subdivision.

8. The use of metal on eyebrows and other elements of the front elevation will be used to give subtle distinctions from the asphalt shingles and roof finishes.

9. Decorative front doors with a mixture of designs, finishes, and trim patterns will be provided.

10. A mixture of materials will be used for beams and posts on front porches.

Overall, the proposed homes demonstrate varied elevations, balanced proportions, and a complementary material palette that supports a cohesive, visually consistent single-family subdivision.

Final architectural designs meeting the architectural design standards shall be provided for review and approval with the PUD Final Plan. Staff requests that the design standards include additional details for front porches, including minimum sizes and setback variations (e.g., recessed porches, porches that project beyond the front garage wall, etc.).

Minimum Livable Floor Area:

Per the 1996 UDC, Section 407.140, Minimum Livable Floor Area Standards, subdivisions are to be classified to minimize differences in dwelling sizes within and between adjacent residential developments. The applicant is proposing a minimum livable floor area Classification G (1,400 sq ft). Classifications of adjacent subdivisions have been provided:

Adjacent Subdivision	**Min. Classification (ex. Ranch)**	**Min Classification All other houses**
Estates at Chapman Farms (Amended 1st Plat)	Ranch style with three-car garage (Class "F"-1,700 sq ft)	(Class "C"-All other houses) 1,000 sq ft first floor with a total of 2,300 sq ft
Estates at Chapman Farms (2nd Plat)	Ranch style with three-car garage (Class "F"-1,700 sq ft)	(Class "C"-All other houses) 1,000 sq ft first floor with a total of 2,300 sq ft

The proposed minimum livable floor area is consistent with the surrounding subdivisions and remains within one step of adjacent developments. The proposed square footage complies with City standards and maintains compatibility with the established residential character of the area.

Signage:

Signage is not depicted on the submitted plans. Should monument signage be proposed at a later date, it will be subject to the administrative sign permitting process. If the proposed signage does not comply with the Sign Code requirements, the applicant may submit a request for a Master/Alternative Sign Plan for review and approval.

Review Criteria

A Planned Unit Development Concept Plan shall be reviewed according to the following criteria:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards based on the purpose and intent of the UDC.

    a. Staff finds that the PUD framework provides enhanced site design flexibility, allows for preservation and integration of the stream corridor as functional open space with trail connectivity, and establishes coordinated architectural and landscaping standards that promote a cohesive neighborhood character. Additionally, the provision of expanded landscape buffers adjacent to commercially zoned properties and the incorporation of pedestrian connectivity to the existing trail network further advance the purpose and intent of the Unified Development Code

(UDC) by supporting compatible land use transitions, enhanced amenities, and thoughtful community design.

2. The existing or proposed utility services are adequate for the proposed development.

    a. Staff finds that the existing and proposed utility services are adequate to support the proposed development. The project will connect to available city water and sanitary sewer infrastructure, and capacity has been reviewed in coordination with the appropriate service providers. Final Utility design, including extensions and necessary improvements, will be subject to engineering review and approval to ensure compliance with City standards and to confirm adequate service for the development.

3. The PUD Concept Plan is in conformance with the PUD standards of Section 407.110 and any standards required as a result of an overlay district.

    a. Staff finds that the proposed PUD Concept Plan is in conformance with the applicable Planned Unit Development standards set forth in Section 407.110 of the Unified Development Code. The plan demonstrates compliance with required submittal elements, design flexibility provisions, open space integration, and development pattern standards consistent with the intent of the PUD regulations. Additionally, the proposal meets all applicable requirements associated with any overlay district regulations affecting the property.

4. The development is consistent with and implements the planning goals and objectives of the City, as contained in the Comprehensive Plan and other adopted policy resolutions.

a. Staff finds that the proposed development is consistent with and advances the planning goals and objectives of the City as outlined in the Comprehensive Plan and other adopted policy documents. The project supports planned residential growth within the designated growth area, promotes neighborhood connectivity through integrated pedestrian infrastructure, and provides appropriate transitions between adjacent land uses. The development pattern, infrastructure coordination, and site design reflect the City's objectives for balanced growth, quality neighborhood design, and long-term community sustainability.

5. The Planned Unit Development Concept Plan is consistent with good general planning practice, and the development will promote the general welfare of the city.

    a. Staff finds that the proposed Planned Unit Development (PUD) Concept Plan is consistent with sound general planning principles, including coordinated site design, appropriate land use transitions, infrastructure integration, and pedestrian connectivity. The development promotes the general welfare of the City by supporting orderly growth, enhancing neighborhood character, and ensuring compatibility with surrounding properties in a manner consistent with adopted planning policies and standards.

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.

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 development under the guidance of the Comprehensive Plan. In particular, the physical patterns, the arrangement of streets, blocks, lots, and open spaces, and public realm investments reflect the plan's principles and concepts.

    a. Staff finds that the application is consistent with the Comprehensive Plan and any official plans or programs adopted under its guidance. The proposed physical layout, including the arrangements of streets, blocks, lots, and open spaces, reflects the development patterns and design principles outlined in the Comprehensive Plan. The integration of pedestrian connectivity, coordinated public realm elements, and organized subdivision design supports the City's long-range vision for orderly growth and cohesive neighborhood development.

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

    a. Staff finds that the proposed development complies with the applicable requirements of the Unified Development Code. The configuration of blocks and lots has been designed to meet the development and site design standards of the existing or proposed zoning district, including lot dimensions, setbacks, access, and infrastructure requirements. The layout

demonstrates that each lot can support compliant development in accordance with City standards.

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.

    a. Staff finds that any proposed phasing of the development is clearly identified and reflects a logical and coordinated approach to implementation. The phasing plan demonstrates appropriate sequencing of infrastructure, utilities, and public improvements and ensures compatibility and coordination with existing and potential future development on adjacent properties.

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

    a. Staff finds that any impacts identified through submitted studies and technical reports, including the preliminary stormwater review, have been addressed through generally accepted and sound planning, engineering, and urban design practices. The proposed mitigation measures reflect long-term, sustainable solutions and responsible fiscal investment, consistent with City standards and best practices.

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

   a. Staff finds that the proposed application does not hinder existing or anticipated future development, nor does it conflict with the goals and policies of the Comprehensive Plan. The proposal remains consistent with the City's adopted long-range planning objectives.

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

   a. Staff finds that the proposed design will not impede the construction or extension of existing or future public infrastructure within the area. The development layout allows for appropriate coordination with planned improvements and does not restrict future infrastructure expansion.

7. The recommendations of professional staff.

   a. Staff recommends approval of the Preliminary Plat with conditions.

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

Staff Recommendations:

Staff recommends approval of the (Amended)/Planned Unit Development Concept Plan application with the following conditions:

1. (This one will always be the following) Approval based on the representations of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Amended Planned Unit Development:

a. Established minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line. Lots 13, 14,15, 16, 47, 48, 50, and 63.

2. The following items shall be included and approved with the PUD Final Plan:

   a. Final building designs for single-family houses meeting the architectural design requirements included in the PUD Concept Plan.

   b. Final Landscape Plan addressing landscaping on all tracts and street trees.

   c. Final illustrative plan for amenities.

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

2. Approval by the Planning Commission based on the representations of any drawings presented as 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 Amended Planned Unit Development:

   a. Established minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line. Lots 13, 14,15, 16, 47, 48, 50, and 63.

3. Approval of this Preliminary Plat is rescinded if the amended PUD Concept Plan (PUDC-10-15-9711) request is denied by City Council.

4. The following items shall be included on the Final Plat for each development phase:

    a. A Limits of No Access shall be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.

    b. The minimum livable floor area classification of 1,600-sf must be noted on the Final Plat

    c. Easements are required over all storm detention and storm water quality best management practices on the Final Plat.

5. The following items shall be completed prior to approval of the Final Plat:

    a. A PUD Final Plan shall be submitted and approved by the Planning Commission.

    b. An ADA Sidewalk Plan shall be submitted with final construction plans.

    c. All sidewalk improvements adjacent to tracts are required to be installed.

    d. All public improvements, unless stated otherwise, shall be completed prior to approval of the Final Plat.

    e. A Storm Water Drainage Study must be submitted and approved by the Engineering Division of Public Works prior to approval of the Final Plat by City Council.

    f. Landscape buffers and amenities shall be installed or financially guaranteed prior to approval of the Final Plat.

g. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.

h. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.

i. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.

6. The following items shall be provided prior to the issuance of any building permits within the development:

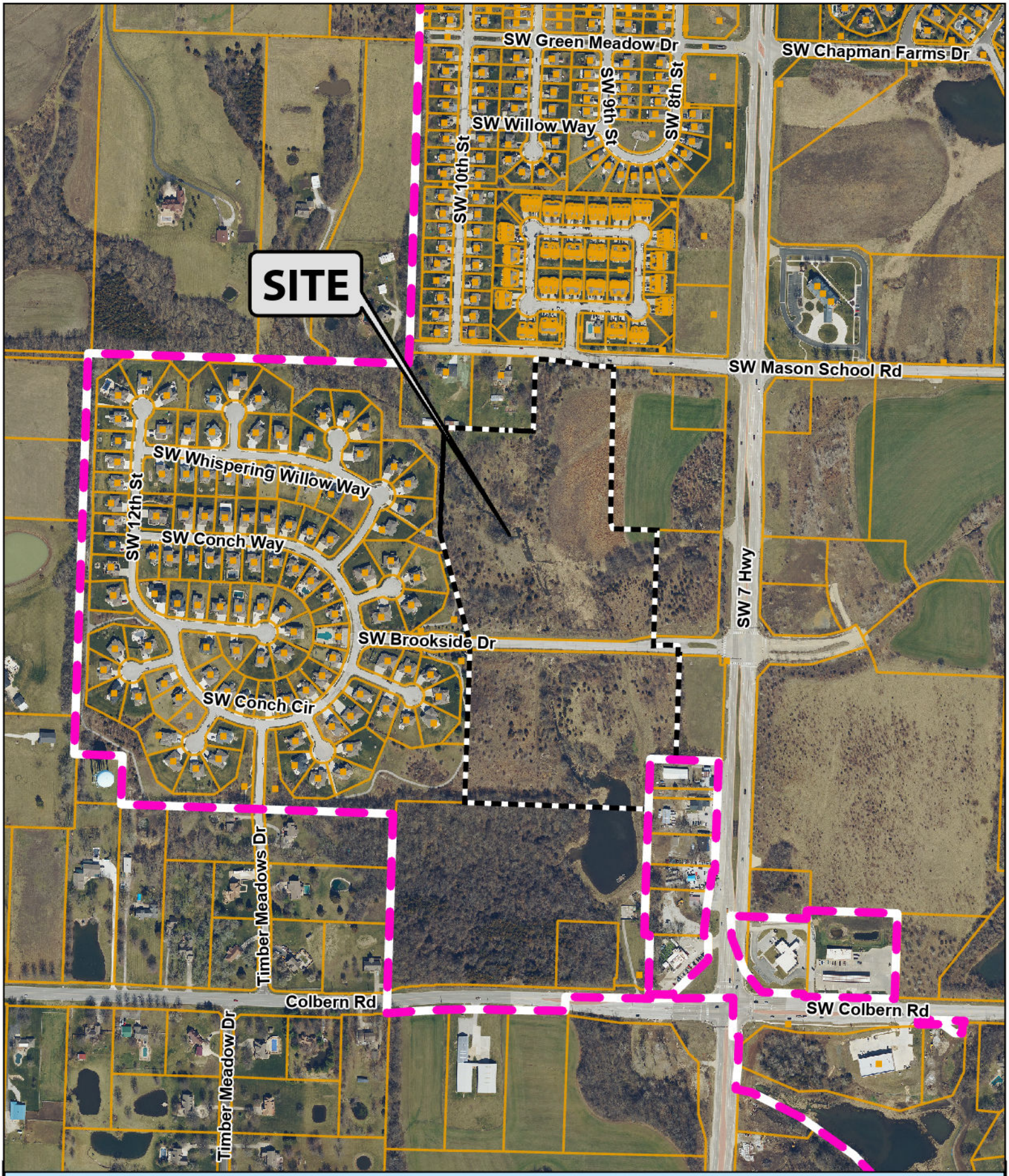
    a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts and trails.

    b. A Final Plat shall be approved by the City Council and recorded at Jackson County.

7. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:

    a. Sidewalk improvements adjacent to each lot.

    b. A minimum of 45 Plant units and street tree shall be installed.



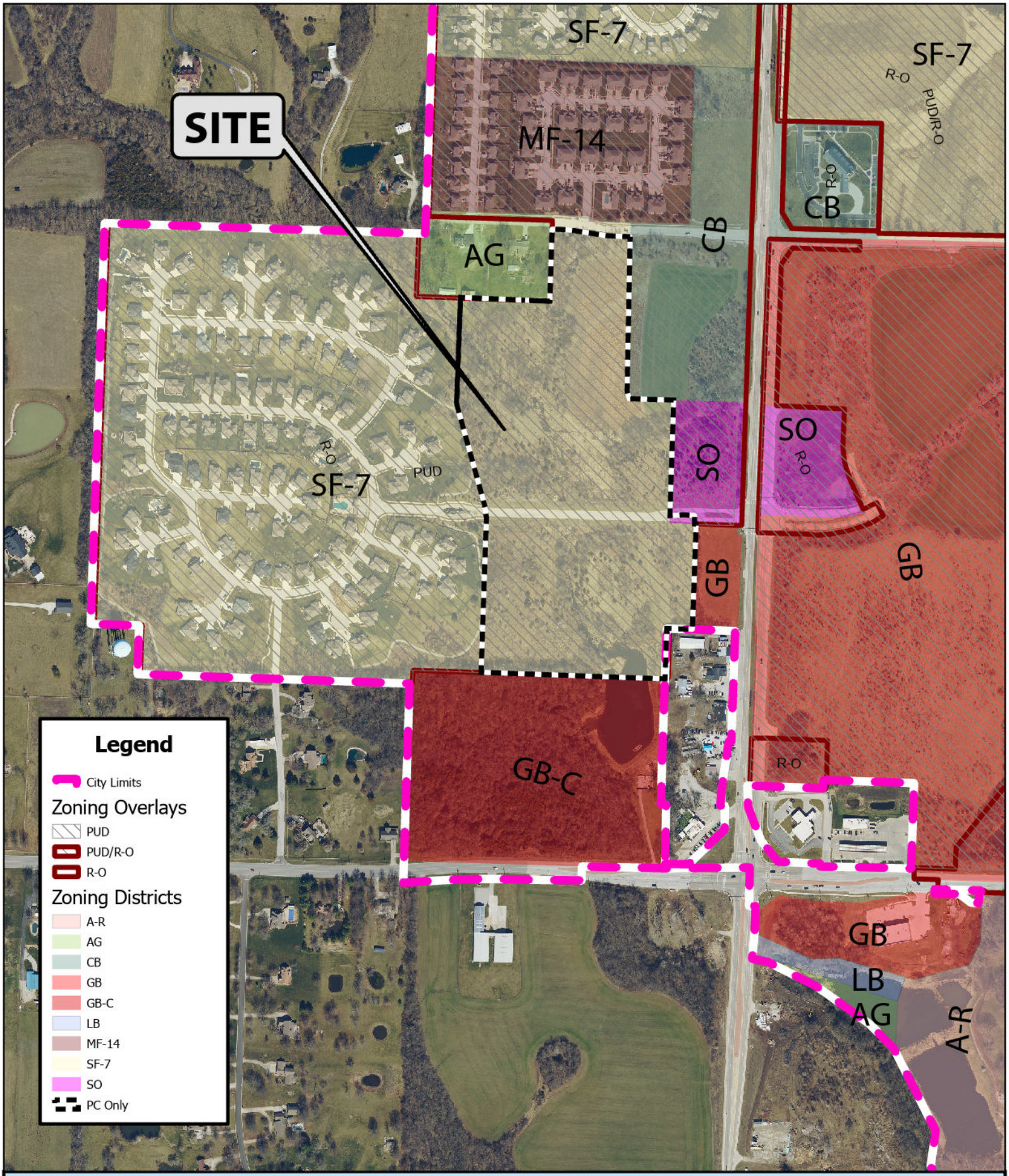
The City of Blue Springs Missouri

PUDC-10-25-9711 / PP-10-25-9712
Parcel # 54-420-98-03-01-0-00-000 &
54-420-06-99-00-0-00-000
AERIAL LOCATION MAP

N

1" = 500'

Date: 10/15/25



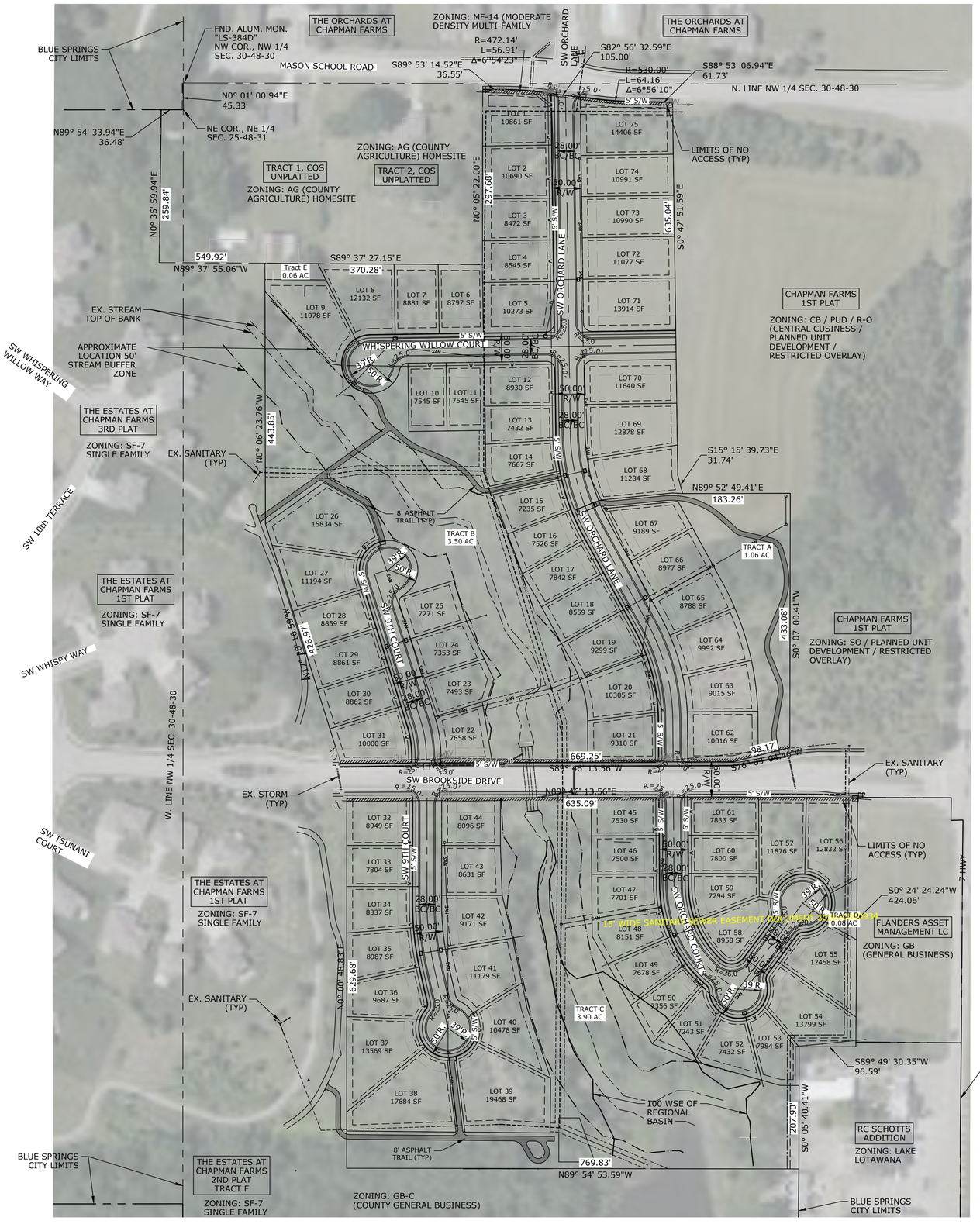
The City of Blue Springs Missouri

PUDC-10-25-9711 / PP-10-25-9712
Parcel # 54-420-98-03-01-0-00-000 &
54-420-06-99-00-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 500'

Date: 10/15/25



PROJECT SUMMARY:

EXISTING ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
PROPOSED ZONING: SF-7 / PUD / R-0 (SINGLE FAMILY)
EXISTING LAND USE: VACANT LOT / AG
TOTAL BOUNDARY AREA: 29.25 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: SINGLE FAMILY HOUSE
FRONTAGE TYPE: N/A
MINIMUM LOT SIZE AND WIDTH: 7,200-S.F. & 65-FT. WIDE TO 120-FT., MIN. 50 FT. (As Measured at Building Line) FOR LOTS FRONTING ON THE RADIUS OF A CUL-DE-SAC
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA 1,400 SQ. FT.
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25', SIDE: 8', REAR 15'
OPEN & CIVIC SPACE: TRAIL / GREENWAY
OPEN & CIVIC SPACE % TO TOTAL AREA: 25%
AREA - LOTS: 75 (527,466 S.F. / 17.29 ACRES)
AREA - OPEN & CIVIC SPACE: 4 TRACTS (346,018 S.F. / 7.94 ACRES)
AREA - RIGHT-OF-WAY: 5 STREETS (173,002 S.F. / 3.97 ACRES)
TOTAL AREA - SUBDIVISION: (1,274,130 S.F. / 29.25 ACRES)

NOTES:

1. TRACTS A, B, C & D ARE INTENDED FOR OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE BROOKSIDE OWNER'S ASSOCIATION.
2. TRACTS B & C ARE ADDITIONALLY DEDICATED AS DRAINAGE EASEMENTS.
3. TRACT E IS INTENDED TO BE CONVEYED BY A SEPARATE TRANSACTION.
4. LOTS 1 - 75 WILL BE CONSTRUCTED IN THE FIRST PHASE.
5. A MIN. 5FT. ADA COMPLIANT SIDEWALK IS REQUIRED ALONG BOTH SIDE OD SW BROOKSIDE DRIVE AND ALONG THE SOUTH SIDE OF SW MASON SCHOOL ROAD AND ALONG ONE SIDE OF ALL OTHER PROPOSED STREETS.
6. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 29095C0434G, REVISED JANUARY 20, 2017, THIS TRACT GRAPHICALLY LIES IN OTHER AREAS, ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.
7. THIS DEVELOPMENT SHALL BE OPEN FOR ALL AGES.
8. MAINTENANCE OF EACH LOT WILL BE PROVIDED BY INDIVIDUAL LOT OWNER.
9. NO CONSTRUCTION OR DISTURBANCE OF ANY TYPE, INCLUDING CLEARING, GRUBBING, STRIPPING, FILL, EXCAVATION LINEAR GRADING, PAVING, OR BUILDING IS ALLOWED IN THE STREAM BUFFER ZONE EXCEPT BY PERMISSION OF THE CITY ENGINEER.
10. THERE ARE APPROX. 2,227.96 LINEAR FEET OF PROPOSED TRAILS AS SHOWN.

LOT SIZE SUMMARY	
NUMBER OF LOTS	75
MINIMUM LOT SIZE	7,234 SQ. FT.
MAXIMUM LOT SIZE	19,468 SQ. FT.
AVERAGE LOT SIZE	9,754 SQ. FT.
MAXIMUM LOT WIDTH	108 LF
MINIMUM LOT WIDTH	51 LF (Cul-de-sac Lot)*
AVERAGE LOT WIDTH	74 LF

* - WIDTH OF CUL-DE-SAC LOTS IS TAKEN AT THE BUILDING SETBACK LINE PER UDO SECTION 411.02C

MINIMUM CORNER SIDE SETBACK	

Brookside Estates - Non conforming Lots		
Lot	Frotage at R/W	Frontage at BL
13	59.38	60.51
14	53.25	57.07
15	53.35	57.12
16	48.3	59.59
47	56.82	60.82
48	53.18	59
49	53.18	58.95
50	45.18	58.99
63	62.82	67.86

LEGEND

CATV Ped.	CABLE TV PEDESTAL
P.P.	POWER POLE
	GUY ANCHOR
EMH	ELECTRICAL MANHOLE
	ELECTRICAL TRANSFORMER
G.M.	GAS METER
	CURB INLET
SSMH	SANITARY SEWER MANHOLE
C.O.	SANITARY CLEANOUT
L.P.	LIGHT POLE
	BORING HOLE
	SIGN
Tel. Ped.	TELEPHONE PEDESTAL
T.S.	TRAFFIC SIGNAL POST
TRMH	TRAFFIC MANHOLE
U/E	UTILITY EASEMENT
S/E	SANITARY EASEMENT
B/L	BUILDING LINE

F.H. W.M.

SCALE: 1 INCH = 100 FEET

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit A, Bonner KS 66007
KS ENG.COA # 23315
KS SURV.COA # 363
MO ENG.COA # 2024039744
MO SUR.COA # 2002014231
CLINT LOUMASTER, PE

PUD CONCEPT PLAN

BROOKSIDE ESTATES
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

NO.	BY	QD	DATE	REVISION
			10/31/25	City Comments
			01/12/26	City Comments

PREPARED FOR:
Brookside Properties Development, LLC
KANSAS CITY, MO. 64152

PROJECT #: 25-047E
ISSUE DATE: 10/09/2025

SHEET NAME
PUD CONCEPT PLAN

1 of 4

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PLAN 1 ELEVATION



PLAN 2 ELEVATION

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PLAN 3 ELEVATION



PLAN 4 ELEVATION

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PLAN 5 ELEVATION

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UTILITIES

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF VARIOUS UTILITY COMPANIES AND HAS NOT BEEN VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE INTERPRETED AS ACCURATE OR EXACT.

PRELIMINARY PLAT

BROOKSIDE ESTATES

PART OF THE NW 1/4 OF SECTION 30, TOWNSHIP 48N, RANGE 30W IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY MISSOURI

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

Kansas One Call 811 or
1-800-DIG-SAFE(800-344-7233)

ONE CALL KANSAS

LEGAL DESCRIPTION

TRACT I: (NORTH OF SW BROOKSIDE DRIVE)

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF BROOKSIDE DRIVE:

LOT 34, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI IN GENERAL WARRANTY DEED RECORDED MARCH 28, 2006 AS DOCUMENT NO. 2006E0000941, AND EXCEPT THAT PART CONVEYED TO THE CITY OF BLUE SPRINGS, MISSOURI BY GENERAL WARRANTY DEED RECORDED NOVEMBER 6, 2007 AS DOCUMENT NO. 2007E0142933. AND EXCEPT THAT PART, IF ANY, TAKEN OR USED FOR ROADS.

TRACT II: (SOUTH OF SW BROOKSIDE DRIVE)

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF BROOKSIDE DRIVE:

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VICINITY MAP
Section 30, Township 48N, Range 30W
Scale : 1" = 2000'

INDEX OF SHEETS

1
2
3
4
L1
L2

Utility Contacts

Electric Service	Evergy (888)471-5275	Telecommunications	AT&T (800)288-2020
Gas	Spire (800)582-1234		Comcast Cable (816)795-1100
Water	City of Blue Springs Utility Billing (816)622-4444		Century Link (877)862-9343
Wastewater	City of Blue Springs Utility Billing (816)622-4444		

OWNER/DEVELOPER

BROOKSIDE DEVELOPMENT PROPERTIES, LLC
7607 NW JOHN ANDERS ROAD
KANSAS CITY, MO 64152
CONTACT - BRIAN MERTZ
PHONE - (816) 616-9016
EMAIL - bmertz1975@gmail.com

ENGINEER

ATLAS LAND CONSULTING
14500 PARALLEL ROAD, UNIT R
BASEHOR, KS 66007
CONTACT - CLINT LOUMASTER
(913) 662-5050 (OFFICE)
(913) 449-5002 (CELL)

ALC
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atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG.COA # 3315
KS SURV.COA # 363
MO ENG.COA # 2025038564
MO SURV.COA # 2002014231
CLINT LOUMASTER, PE

NO.	BY	QD	DATE	REVISION
			10/31/25	CITY COMMENTS
			01/12/26	CITY COMMENTS

PRELIMINARY PLAT

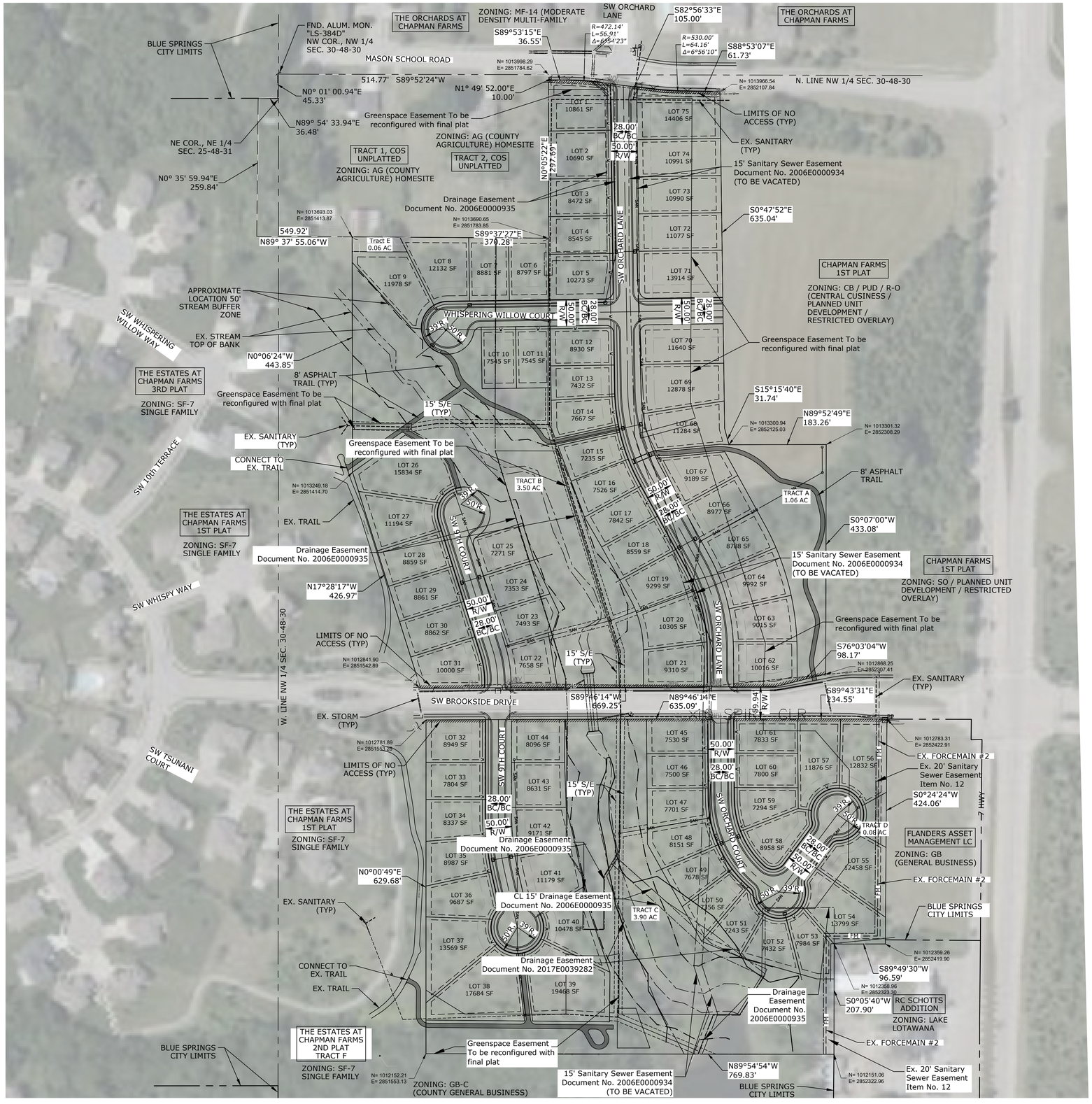
BROOKSIDE ESTATES
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

PREPARED FOR:
Brookside Properties Development, LLC
KANSAS CITY, MO. 64152

PROJECT #: 25-047E
ISSUE DATE: 10/09/2025

SHEET NAME
COVER SHEET

1/12/2026 2:38 PM GREGNEMECHEK
CAD FILE : S:\Atlas Land Consulting\2025\Engineering\25-047E - Mertz Blue Springs Subdivision\Civil3D\Production Drawings\Preliminary Plat\25-047 Cover Sheet.dwg



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MINIMUM CORNER SIDE SETBACK	
MAXIMUM BUILDING COVERAGE	
MAXIMUM BUILDING HEIGHT	

Brookside Estates - Non conforming Lots		
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63	62.82	67.86

LEGEND

CATV Ped.	CABLE TV PEDESTAL
P.P.	POWER POLE
	GUY ANCHOR
EMH	ELECTRICAL MANHOLE
	ELECTRICAL TRANSFORMER
G.M.	GAS METER
	CURB INLET
SSMH	SANITARY SEWER MANHOLE
C.O.	SANITARY CLEANOUT
L.P.	LIGHT POLE
	BORING HOLE
	SIGN
Tel. Ped.	TELEPHONE PEDESTAL
T.S.	TRAFFIC SIGNAL POST
TMH	TRAFFIC MANHOLE
U/E	UTILITY EASEMENT
S/E	SANITARY EASEMENT
B/L	BUILDING LINE

F.H.
W.M.

FO FO
FP FP
G G
OHP OHP
OHT OHT
SAN SAN
UG Elec. UG Elec.
UGT UGT
W W
SAN SAN

100 50 0 100
SCALE: 1 INCH = 100 FEET

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit A, Bonner KS 66007
KS ENG.COA # 3315
KS SURV.COA # 363
MO ENG.COA # 2008044798
MO SUR.COA # 2002001431
CLINT LOUMASTER, PE

NO.	BY	DATE	REVISION
		10/31/25	CITY COMMENTS
		01/12/26	CITY COMMENTS

PRELIMINARY PLAT

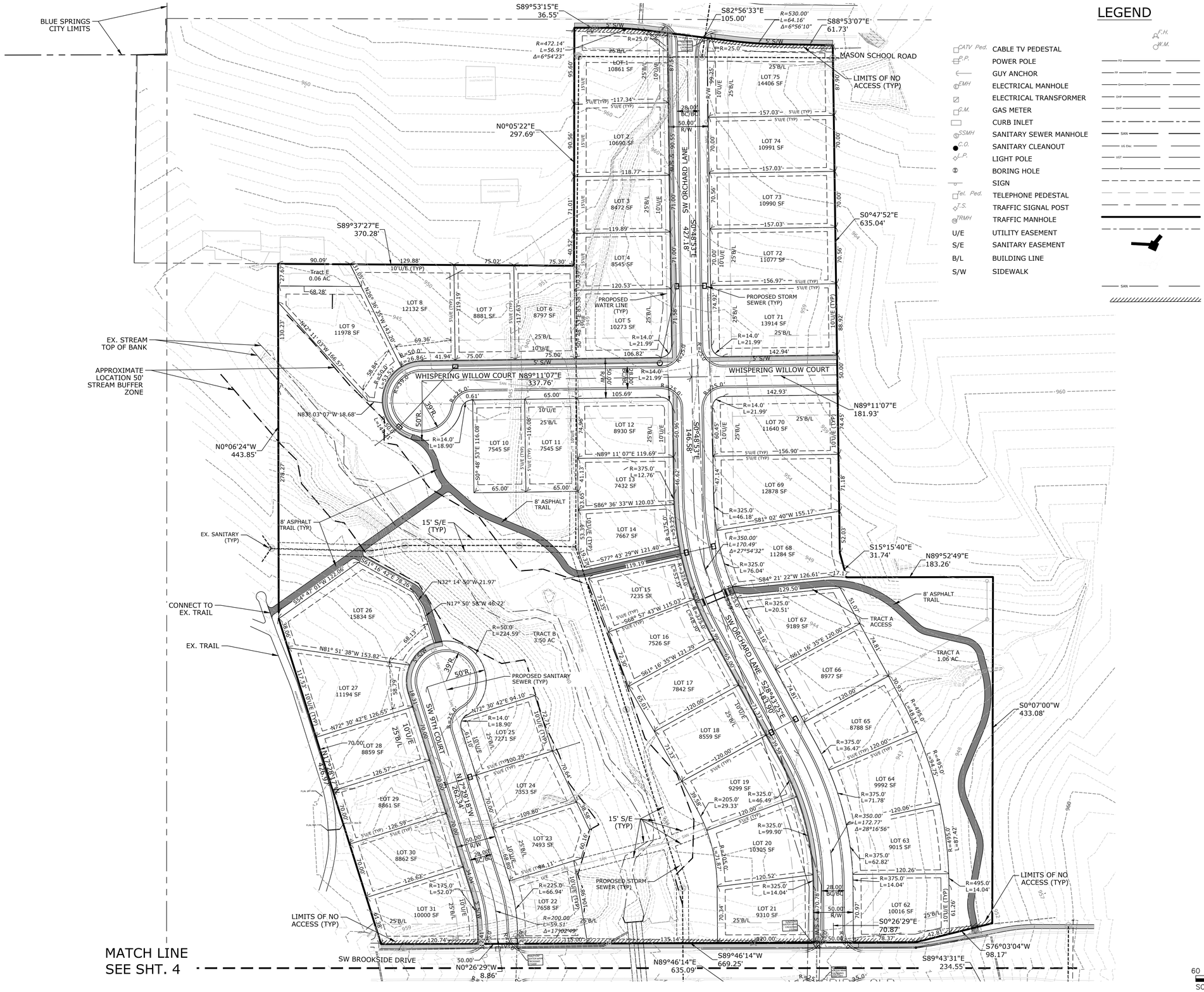
BROOKSIDE ESTATES
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

PREPARED FOR:
Brookside Properties Development, LLC
KANSAS CITY, MO. 64152

PROJECT #: 25-047E
ISSUE DATE: 10/09/2025

SHEET NAME
GENERAL LAYOUT

1/27/2026 5:03 PM CLINTLOUMASTER
CAD FILE : S:\Atlas Land Consulting\2025\Engineering\25-047E - Mertz Blue Springs Subdivision\Civil3D\Production Drawings\Preliminary Plat\25-047 General Layout.dwg



2/18/2026 1:14 PM CLINTLOUMASTER
CAD FILE S:\Atlas Land Consulting\2025\Engineering\25-047E - Mertz Blue Springs Subdivision\Civil3D\Production Drawings\Preliminary Plat\25-047 Site Plan.dwg

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14500 Parallel Road, Unit A, Bonner KS 66007
KS ENG COA #3315
KS SURVEY COA #363
MO ENG COA #2022014231
MO SUR COA #2022014231
CLINT LOUMASTER, PE

PRELIMINARY PLAT

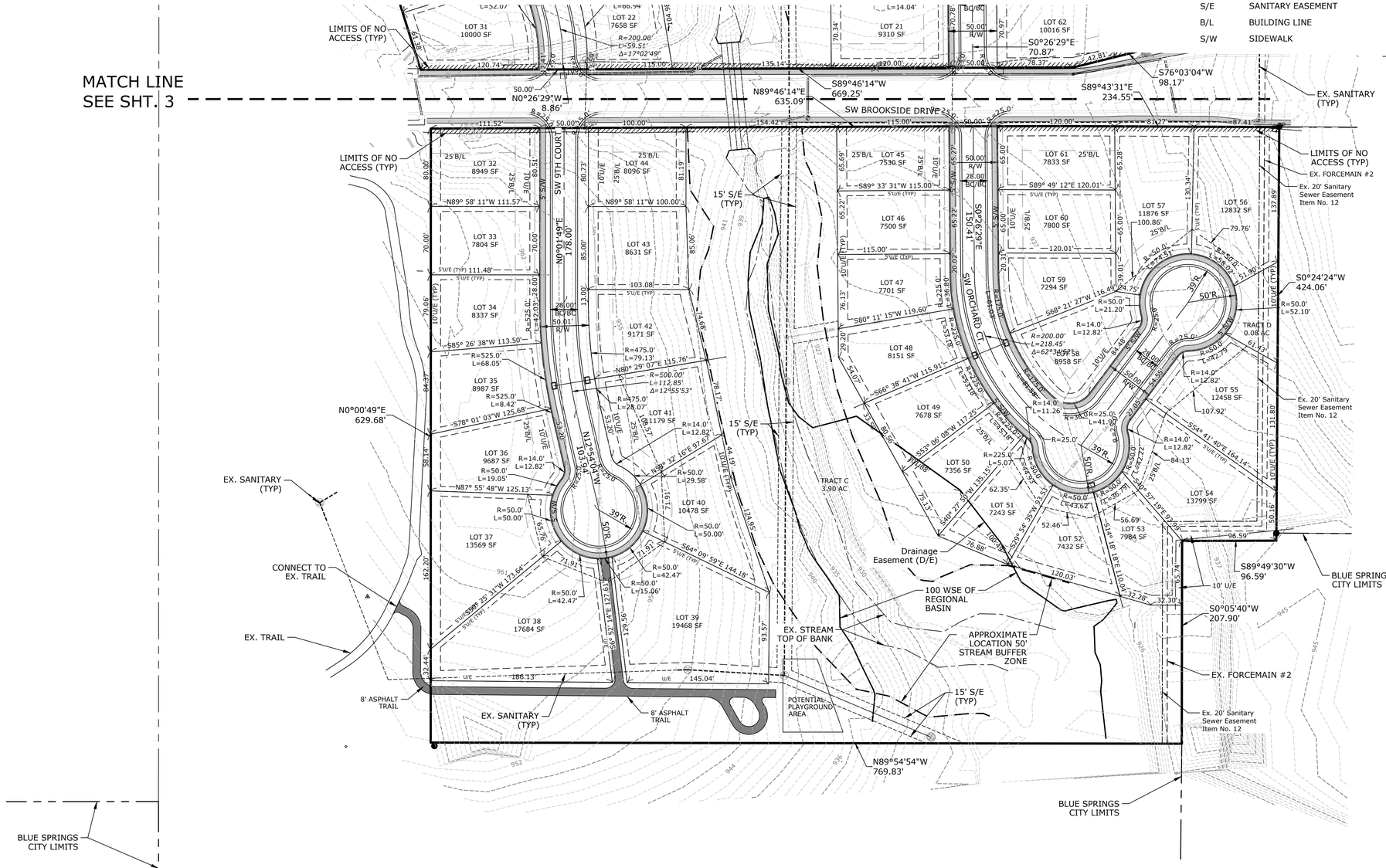
BROOKSIDE ESTATES
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

NO.	BY	DATE	REVISION
	QD	01/12/26	CITY COMMENTS
		10/31/25	CITY COMMENTS

PREPARED FOR:
Brookside Properties Development, LLC
KANSAS CITY, MO. 64152

PROJECT #: 25-047E
ISSUE DATE: 10/09/2025

SHEET NAME
SITE PLAN



LEGEND

CATV Ped.	CABLE TV PEDESTAL
P.P.	POWER PEDESTAL
	GUY ANCHOR
EMH	ELECTRICAL MANHOLE
	ELECTRICAL TRANSFORMER
G.M.	GAS METER
	CURB INLET
SSMH	SANITARY SEWER MANHOLE
C.O.	SANITARY CLEANOUT
L.P.	LIGHT POLE
	BORING HOLE
	SIGN
Tel. Ped.	TELEPHONE PEDESTAL
T.S.	TRAFFIC SIGNAL POST
TRMH	TRAFFIC MANHOLE
U/E	UTILITY EASEMENT
S/E	SANITARY EASEMENT
B/L	BUILDING LINE
S/W	SIDEWALK

F.H.
W.M.
FO
FP
OHP
OHT
SAN
UG Elec
UGT
TI
SAN

60 30 0 60
SCALE: 1 INCH = 60 FEET

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit A, Belchner KS 66007
KS ENG COA #3315
KS SURVEY COA #363
MO ENG COA #2024044
MO SUR COA# #2022014231
CLINT LOUMASTER, PE

PRELIMINARY PLAT

BROOKSIDE ESTATES
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

NO.	BY	DATE	REVISION
	QD	10/31/25	CITY COMMENTS
		01/12/26	CITY COMMENTS

PREPARED FOR:
Brookside Properties
Development, LLC
KANSAS CITY, MO. 64152

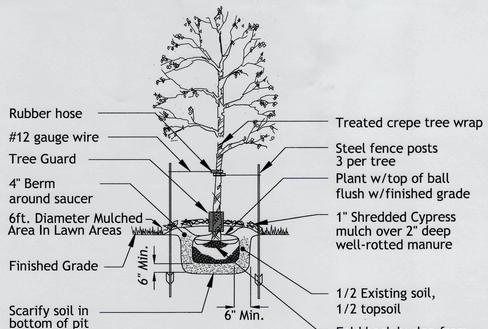
PROJECT #: 25-047E
ISSUE DATE: 10/09/2025

SHEET NAME
SITE PLAN

4 of 4

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CAD FILE S:\Atlas Land Consulting\2025\Engineering\25-047E - Mertz Blue Springs Subdivision\Civil3D\Production Drawings\Preliminary Plat\25-047 Site Plan.dwg





Tree Planting Detail
No Scale

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.

All new manicured grass and new landscaped areas shall be irrigated and maintained in perpetuity.

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.

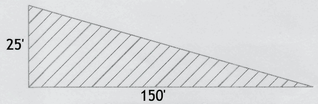
All disturbed areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

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**
MASON SCHOOL RD	219'	A	7'	2.19*45/100' =99 pu		5 @ 8 =40 pu	5 @ 5 =25 pu	7 @ 5 =35 pu	0	100	+1
NORTH SW BROOKSIDE DR	768'	A	7'	7.22'*45/100' =346 pu		27@ 8 =216 pu	10 @ 5 =50 pu	16@5 = 80pu	0	346	0
SOUTH SW BROOKSIDE DR	864'	A	7'	8.64*45/100' =389 pu		30@ 8 =240 pu	12 @ 5 =60 pu	18@5 = 90pu	0	390	+1
*Open Space Landscaping	265,444 ft.	NA	NA	265,444 / 500= 530 pu	TRACT B & C	0	0	0	0	0	0

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	22	River Birch	Betula Nigra 'Heritage'	2" cal	BB	As Shown
	38	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	43	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	34	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	41	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown
	13	Amur Maple	Acer Ginnala 'Flame'	1 1/2"cal	BB	As Shown
	14	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown



SIGHT TRIANGLE



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SURVEYING | LAND DEVELOPMENT | DRONE | CAD
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG CoA: #3315
KS SURVEY CoA: #2026
MO ENG CoA: #2025014564
MO SURVEY CoA: #2025014231



BROOKSIDE ESTATES

CITY OF BLUE SPRINGS
JACKSON COUNTY, MISSOURI

NO.	BY	CD	DATE	REVISION

FOR PERMIT ONLY

PREPARED FOR:
Brookside Properties Development, LLC
Blue Springs, MO

PROJECT #: 25-047E
ISSUE DATE: 10-3-25

LANDSCAPE PLAN

L1

Received
02/02/2026 8:59:13 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:

- Feb 7, 2026

Printer's Fee: $215.21

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: 02/09/2026

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Amended Planned Unit Development Concept Plan PUDC-10-25-9711 "Brookside Estates at Chapman Farms" West of SW 7 HWY., North and South of SW Brookside Drive Parcel # 54-420-98-03-01-0-00-000 & Parcel #54-420-06-99-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 23, 2026 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, Clint Loumaster of Atlas Land Consulting, on behalf of the property owner, Brian Mertz, to approve an Amended Planned Unit Development (PUD) Concept Plan to develop a 75-lot (Single-Family Residential) on a 29.25 +/- acres generally located west of SW 7 Highway both North and South of SW Brookside Drive. 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:

TRACT I: (NORTH OF SW BROOKSIDE DRIVE)

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF BROOKSIDE DRIVE:

LOT 34, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI IN GENERAL WARRANTY DEED RECORDED MARCH 28, 2006 AS DOCUMENT NO. 2006E0000941, AND EXCEPT THAT PART CONVEYED TO THE CITY OF BLUE SPRINGS, MISSOURI BY GENERAL WARRANTY DEED RECORDED NOVEMBER 6, 2007 AS DOCUMENT NO. 2007E0142933. AND EXCEPT THAT PART, IF ANY, TAKEN

PUD Concept Plan; Preliminary Plat
PUDC-10-25-9711; PP-10-25-9712
Brookside Estates
Exhibit #2

OR USED FOR ROADS.

TRACT II: (SOUTH OF SW BROOKSIDE DRIVE)

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF BROOKSIDE DRIVE:

LOT 34, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI IN GENERAL WARRANTY DEED RECORDED MARCH 28, 2006 AS DOCUMENT NO. 2006E0000941, AND EXCEPT THAT PART CONVEYED TO THE CITY OF BLUE SPRINGS, MISSOURI BY GENERAL WARRANTY DEED RECORDED NOVEMBER 6, 2007 AS DOCUMENT NO. 2007E0142933. AND EXCEPT THAT PART, IF ANY, TAKEN OR USED FOR ROADS.

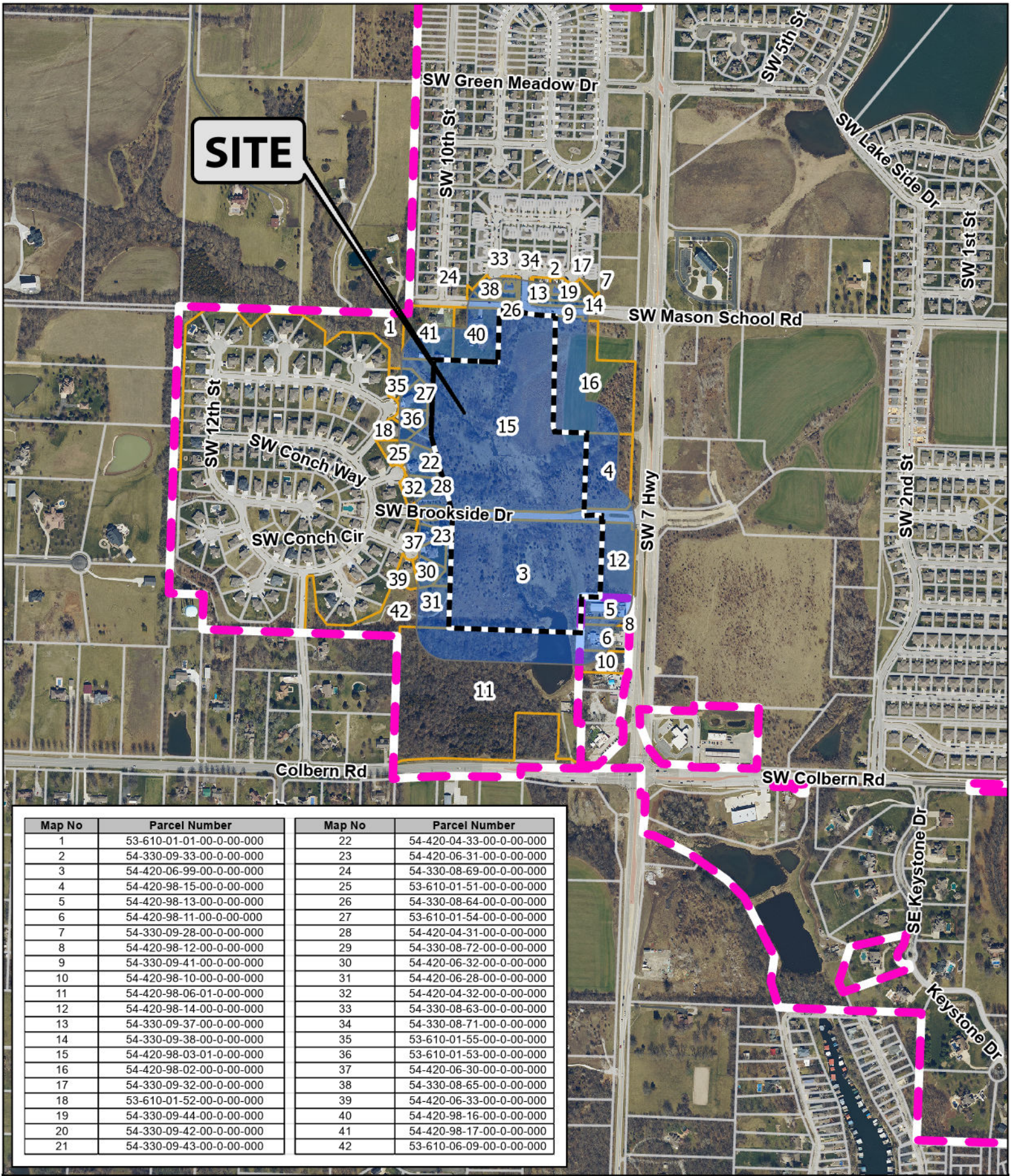
CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie, Planner III

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Amended Planned Unit Development Concept Plan PUDC-10-25-9711 on **Monday, March 2, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Feb 7, 2026

4271830



Map No	Parcel Number	Map No	Parcel Number
1	53-610-01-01-00-0-00-000	22	54-420-04-33-00-0-00-000
2	54-330-09-33-00-0-00-000	23	54-420-06-31-00-0-00-000
3	54-420-06-99-00-0-00-000	24	54-330-08-69-00-0-00-000
4	54-420-98-15-00-0-00-000	25	53-610-01-51-00-0-00-000
5	54-420-98-13-00-0-00-000	26	54-330-08-64-00-0-00-000
6	54-420-98-11-00-0-00-000	27	53-610-01-54-00-0-00-000
7	54-330-09-28-00-0-00-000	28	54-420-04-31-00-0-00-000
8	54-420-98-12-00-0-00-000	29	54-330-08-72-00-0-00-000
9	54-330-09-41-00-0-00-000	30	54-420-06-32-00-0-00-000
10	54-420-98-10-00-0-00-000	31	54-420-06-28-00-0-00-000
11	54-420-98-06-01-0-00-000	32	54-420-04-32-00-0-00-000
12	54-420-98-14-00-0-00-000	33	54-330-08-63-00-0-00-000
13	54-330-09-37-00-0-00-000	34	54-330-08-71-00-0-00-000
14	54-330-09-38-00-0-00-000	35	53-610-01-55-00-0-00-000
15	54-420-98-03-01-0-00-000	36	53-610-01-53-00-0-00-000
16	54-420-98-02-00-0-00-000	37	54-420-06-30-00-0-00-000
17	54-330-09-32-00-0-00-000	38	54-330-08-65-00-0-00-000
18	53-610-01-52-00-0-00-000	39	54-420-06-33-00-0-00-000
19	54-330-09-44-00-0-00-000	40	54-420-98-16-00-0-00-000
20	54-330-09-42-00-0-00-000	41	54-420-98-17-00-0-00-000
21	54-330-09-43-00-0-00-000	42	53-610-06-09-00-0-00-000

The City of Blue Springs Missouri

PUDC-10-25-9711 / PP-10-
Parcel # 54-420-98-03-01-0-
54-420-06-99-00-0-00
185' LOCATION MA

PUD Concept Plan; Preliminary Plat
PUDC-10-25-9711; PP-10-25-9712
Brookside Estates
Exhibit #3

Date: 10/15/25

1	53-610-01-01-00-0-00-000	9112 SW 10TH TER	BLUE SPRINGS	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
2	54-330-09-33-00-0-00-000	810 SW IMPERIAL LN	BLUE SPRINGS	64064	CAAS PROPERTIES SERIES B LLC	14822 FAIRWAY CIR LEAWOOD, KS 66224
3	54-420-06-99-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64064	DAK REALTY DEVCO LLC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
4	54-420-98-15-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64064	HANDY JEFFERY W & SHERRI L	9500 KEYSTONE DR LEES SUMMIT, MO 64086
5	54-420-98-13-00-0-00-000	9318 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9512 S MAIN ENTRANCE DR LAKE LOTAWANA, MO 64086
6	54-420-98-11-00-0-00-000	9324 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9512 LAKE LOTAWANA RD LAKE LOTAWANA, MO 64086
7	54-330-09-28-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
8	54-420-98-12-00-0-00-000	9322 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9512 LAKE LOTAWANA RD LAKE LOTAWANA, MO 64086
9	54-330-09-41-00-0-00-000	800 SW IMPERIAL LN	BLUE SPRINGS	64064	COOPER ALEX	800 SW IMPERIAL LN BLUE SPRINGS, MO 64064
10	54-420-98-10-00-0-00-000	9400 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9400 A MO 7 HWY LEES SUMMIT, MO 64064
11	54-420-98-06-01-0-00-000	801 SW COLBERN RD	BLUE SPRINGS	64064	SARAI JARNAIL S & MANJIT K	1405 SUNNY CREEK LN BLUE SPRINGS, MO 64014
12	54-420-98-14-00-0-00-000	9304 S M 7 HWY	BLUE SPRINGS	64064	FLANDERS ASSET MANAGEMENT LC	1401 MORAY CT PARK CITY, UT 84060
13	54-330-09-37-00-0-00-000	820 SW IMPERIAL LN	BLUE SPRINGS	64064	THE ORCHARDS AT CHAPMAN FARMS TNHM ASSOC	605 SW US HIGHWAY 40 BOX 328 BLUE SPRINGS, MO 64014
14	54-330-09-38-00-0-00-000	9024 SW ORCHARD LN	BLUE SPRINGS	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
15	54-420-98-03-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64064	DAK REALTY DEVCO LLC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
16	54-420-98-02-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64064	JAMES H DEEKEN REVOCABLE TRUST DTD 1/31/03	5050 MAIN ST APT 147 KANSAS CITY, MO 64112
17	54-330-09-32-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
18	53-610-01-52-00-0-00-000	9200 SW 10TH TER	BLUE SPRINGS	64064	COLLEY GARY & DEBRA L	9200 SW 10TH TER BLUE SPRINGS, MO 64064
19	54-330-09-44-00-0-00-000	806 SW IMPERIAL LN	BLUE SPRINGS	64064	LINDA L LITTON REVOCABLE LIVING TRUST DATED 10-31-2022	PO BOX 6471 LEES SUMMIT, MO 64064
20	54-330-09-42-00-0-00-000	802 SW IMPERIAL LN	BLUE SPRINGS	64064	MARTINEZ ERIK OJD	802 SW IMPERIAL LN BLUE SPRINGS, MO 64064
21	54-330-09-43-00-0-00-000	804 SW IMPERIAL LN	BLUE SPRINGS	64064	KOZICZKOWSKI ROBERT J & SHERI L	804 SW IMPERIAL LN BLUE SPRINGS, MO 64064
22	54-420-04-33-00-0-00-000	9200 SW WHISPY WAY	BLUE SPRINGS	64064	CLAYBURG MICHAEL JOHN & KRISTY	9200 SW WHISPY WAY LEES SUMMIT, MO 64064
23	54-420-06-31-00-0-00-000	9312 SW TSUNAMI CT	BLUE SPRINGS	64064	BACKOUS JAMIE & BRADLEY	9312 SW TSUNAMI CT LEES SUMMIT, MO 64064
24	54-330-08-69-00-0-00-000	9025 SW ORCHARD LN	BLUE SPRINGS	64064	ABBA HOMES LLC	2501 NE 102ND TER KANSAS CITY, MO 64155
25	53-610-01-51-00-0-00-000	9201 SW WHISPY WAY	BLUE SPRINGS	64064	JONES TODD & ELLEN	9201 SW WHISPY WAY BLUE SPRINGS, MO 64064
26	54-330-08-64-00-0-00-000	920 SW IMPERIAL LN	BLUE SPRINGS	64064	AGRAWAL OM P & HEM L	920 SW IMPERIAL LN LEES SUMMIT, MO 64064
27	53-610-01-54-00-0-00-000	9104 SW 10TH TER	BLUE SPRINGS	64064	SHILLCUTT AARON AKA SHILLCUTT AARON L & COURTNEY	9104 SW 10TH TER BLUE SPRINGS, MO 64064
28	54-420-04-31-00-0-00-000	1015 SW BROOKSIDE DR	BLUE SPRINGS	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
29	54-330-08-72-00-0-00-000	910 SW IMPERIAL LN	BLUE SPRINGS	64064	ZHANG HONGYU & NIU YAFEN	6624 W 147TH TERRACE OVERLAND PARK, KS 66223
30	54-420-06-32-00-0-00-000	9313 SW TSUNAMI CT	BLUE SPRINGS	64064	WARD PETER & MICHAELA	9313 SW TSUNAMI CT BLUE SPRINGS, MO 64064
31	54-420-06-28-00-0-00-000	1010 SW BROOKSIDE DR	BLUE SPRINGS	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
32	54-420-04-32-00-0-00-000	9204 SW WHISPY WAY	BLUE SPRINGS	64064	VASKO FAMILY TRUST DATED JULY 25, 2022	9204 SW WHISPY WAY BLUE SPRINGS, MO 64064
33	54-330-08-63-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64064	THE ORCHARDS AT CHAPMAN FARMS TOWNHOMES	2501 NE 102ND TER KANSAS CITY, MO 64154
34	54-330-08-71-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64064	THE ORCHARDS AT CHAPMAN FARMS TOWNHOMES	2501 NE 102ND TER KANSAS CITY, MO 64154
35	53-610-01-55-00-0-00-000	9100 SW 10TH TER	BLUE SPRINGS	64064	MARTIN ANN & ANDREW	9100 SW 10TH TER BLUE SPRINGS, MO 64064
36	53-610-01-53-00-0-00-000	9108 SW 10TH TER	BLUE SPRINGS	64064	HINES CARMEN M & COLIN D	9108 SW 10TH TER LEES SUMMIT, MO 64064
37	54-420-06-30-00-0-00-000	9308 SW TSUNAMI CT	BLUE SPRINGS	64064	HAAS RYAN H & BELTGENS NATALIE L	29203 E COLBURN RD GRAIN VALLEY, MO 64029
38	54-330-08-65-00-0-00-000	924 SW IMPERIAL LN	BLUE SPRINGS	64064	AGRAWAL OM P	891 HISHLANDS CIR LOS ALTOS, CA 94024
39	54-420-06-33-00-0-00-000	9309 SW TSUNAMI CT	BLUE SPRINGS	64064	HARRIS TREVOR K	9309 SW TSUNAMI CT BLUE SPRINGS, MO 64064
40	54-420-98-16-00-0-00-000	26101 SW MASON SCHOOL RD	BLUE SPRINGS	64064	STRAIGHT JOHN H & GWENDOLYN F	26101 SW MASON SCHOOL RD BLUE SPRINGS, MO 64064
41	54-420-98-17-00-0-00-000	26003 SW MASON SCHOOL RD	BLUE SPRINGS	64064	RHODES ERIC C & MARGARET DC	26003 SW MASON SCHOOL RD BLUE SPRINGS, MO 64064
42	53-610-06-09-00-0-00-000	1098 SW CONCH CIR	BLUE SPRINGS	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086

PUD Concept Plan; Preliminary Plat
PUDC-10-25-9711; PP-10-25-9712
Brookside Estates
Exhibit #4

Blue Springs, Missouri
Community Development

January 30, 2026

Ref: Public Hearing: Amended Planned Unit Development Concept Plan | PUDC-10-25-9711
Brookside Estates at Chapman Farms
West of SW 7 Hwy and both North and South of SW Brookside Dr
Parcel # 54-420-98-03-01-0-00-000; 54-420-06-99-00-0-00-000

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, Clint Loumaster of Atlas Land Consulting for consideration to approve the Amended PUD Concept Plan to develop a 75-lot single-family subdivision ("Brookside Estates at Chapman Farms") on a 29.25+/- acre property located West of SW 7 Hwy and both North and South of SW Brookside Dr.

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, February 23, 2026 @ 6:30 p.m.
&
City Council – Monday, March 2, 2026 @ 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

PUD Concept Plan; Preliminary Plat
PUDC-10-25-9711; PP-10-25-9712
Brookside Estates
Exhibit #5

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: February 23rd, 2026

City Council Date: March 2nd, 2026

Project Name: Epic Retail

Site Location: 2850 NW 7 Hwy, Blue Springs, MO 64014

Applicant: Bart Fisher, Epic Concrete

Property Owner: J&M SARAI LLC

Staff Planner: Logan Day, Planner I

Project Request:

PP-12-25-9765; Preliminary Plat for a 1 lot commercial development on 3.49 (+/-) acres

GDP-12-25-9764; General Development Plan for a one lot commercial development on 3.49 (+/-) acres.

General Development Plan; Preliminary Plat
GDP-12-25-9764; PP-12-25-9765
Epic Retail
Exhibit #1

Project Description:

The applicant is requesting approval of a General Development Plan and Preliminary Plat for a proposed commercial development on approximately 3.49 acres, located at 2850 and 2800 NW 7 Highway..

Staff Recommendation:

Staff recommends **approval** of the General Development Plan and Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
March 9th, 1997	Planning Commission	Recommended approval for Casey's Addition 1st plat.
March 16, 1997	City Council	Approved Casey's Addition 1st plat.

Future Applications:

Future Applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Gas Station (Casey's)
South:	"MF-14" (Moderate Density Multi-Family)	Multi-Family Housing

East:	"MF-14"(Moderate Density Multi-Family)	Multi-Family Housing
West:	"LI" (Light Industrial)	RV Dealer (VanDOit Vans)

Preliminary Plan & Plat Analysis

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

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

Preliminary Plat Requirements:

The proposed Preliminary Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Preliminary Plat application. Land Use & Density

Building Typology:

The proposed development is classified as a "General Commercial Building" type which is defined as "a basic building type designed to accommodate retail, commercial, service or office functions in a variety of formats and scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use."

General Commercial Building

Standard	Requirement	Proposed
Frontage Width	75 feet minimum	75 feet minimum
Lot Area	N/A	N/A
Front Setback	25 feet	25 feet
Side Setback	20 feet	20 feet
Corner Side	25 feet	25 feet
Rear Setback	25 feet	25 feet
Building Coverage	65% maximum	19%
Building Height	60 feet maximum	25 feet
Frontage Type	Terrace	Terrace

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character:

The site includes three (3) single story buildings. The buildings proposed have a stucco siding with brick veneer siding accents. **The buildings and site design are required to meet the Non-Residential Design standards in UDC Section 407.090. Final building and sire design will be reviewed through the Site Plan Design Review process.**

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Retail Sales and Services	113 spaces	117 spaces

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail Sales and Services	11.3 spaces	12 spaces

The applicant is proposing 117 total spaces for the site and all parking stalls meet the minimum size requirements. The site only requires 113 parking spaces due to the total square footage of the retail spaces.

Streets & Sidewalks:

The proposed development includes two (2) points of vehicular access: one existing shared access drive with Casey's General Store along 7 Highway and one (1) additional proposed access drive along Hunters Drive.

Pedestrian Access:

The applicant is proposing a internal sidewalk; the sidewalks are all around the exterior of the building footprints. The internal sidewalks are comprised of a mixture of five (5) to six (6) foot sidewalks. A five (5) foot sidewalk meeting Americans with Disability Act regulations is required along 7 Highway and Hunters Drive.

Traffic:

Traffic Impact Study was done for this development, through said study it was identified that the westbound pavement markings at the intersection of Missouri Route 7 and NW Pink Hill Road would need to be configured as a dedicated turn left turn lane and a combined through movement and right turn lane. No other improvements were identified as a result of the proposed development.

Stormwater:

A Macro Drainage study has been approved by the City Engineer for this development. In the future Site Plan Design Review, a Macro Drainage shall be submitted with the construction drawings showing how detention shall be constructed with modelling to confirm the macro report along with specific drainage areas with a routing diagram and drainage maps. The report shall show reduction in site specific point of interest comparing the existing to proposed and meet all requirements of the City of Blue Springs Design and Construction Manual and MARC.

Sanitary Sewer:

Gravity sanitary sewer is located on MO-7 HWY on the west side of the development. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer

Signage:

All signs must meet the Sign Code and will be reviewed administratively and must follow the appropriate permitting process. Following the approval of the Site Plan Design Review and Final Plat.

Frontage & Landscaping:

The applicant has submitted a conceptual landscape plan for the site. While a formal tree preservation plan is not proposed, the developer intends to preserve several existing trees and supplement the site with a mix of new trees and shrubs throughout the available green space.

A varying Type B buffer is proposed along the rear property line to accommodate site elements such as the grease interceptor and dumpster enclosure without encroaching into required landscaping areas. A more intensive 15-foot-wide Type B buffer is provided in a portion of the rear yard, which expands to a 25-foot-wide Type B buffer in other areas. Existing fencing along the rear property line will also be utilized to help meet buffer requirements.

Open Space:

Per the “GB”-General Business zoning district standards, designated open space is twelve (12) percent. The development is required to install open space landscaping within the parking areas

Phasing:

The site is proposed to be developed in a single phase.

Review Criteria

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

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

    a. *The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.*

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

    a. *The proposed general development plan is consistent with the current zoning on the property and the proposed use is allowed by right in the General Business zoning district.*

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

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

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

a. *There are existing and planned facilities and services in place or proposed to serve the development.*

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

a. *The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations.*

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

a. *The general development plan will provide for orderly physical growth of the City.*

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.

a. *The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of corridor reinvestment area.*

2. Compliance with the requirements of the 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.

a. *The proposed plan is in compliance with the requirements of the Development Code.*

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

a. *The plan is proposed to be developed in one phase*

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

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

a. *The application does not deter any existing or future development on adjacent properties. The redevelopment will hopefully spark development on adjacent vacant properties.*

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

a. *The design of the site does not impede the construction of future public infrastructure within the area.*

7. The recommendations of professional staff.

a. *Staff recommends approval of the Preliminary Plat with conditions*

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

Staff Recommendations:

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

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

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

2. A Site Plan Design Review is required to review final building and site design, including landscaping.

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

4. At the time of Site Plan Design Review, a Micro Drainage Study shall be submitted. The study shall include supporting hydrologic and hydraulic modeling verifying the proposed detention design, clearly delineated drainage areas, routing diagrams, and drainage maps. The report shall demonstrate no adverse impact at identified downstream points of interest by comparing existing and proposed conditions. All analyses and design shall comply with the requirements of the City of Blue Springs Design and Construction Manual and applicable MARC standards.

5. At the time of Site Plan Design Review, and consistent with the approved Traffic Impact Study, the westbound approach at the intersection of Missouri Route 7 and NW Pink Hill Road shall be restriped to provide one (1) dedicated left-turn lane and one (1) shared through/right-turn lane, as identified in the study.

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

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

2. A 5-foot-wide sidewalk meeting Americans with Disability Act regulations is required along Hunters Drive and MO HWY 7.

3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study.

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

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



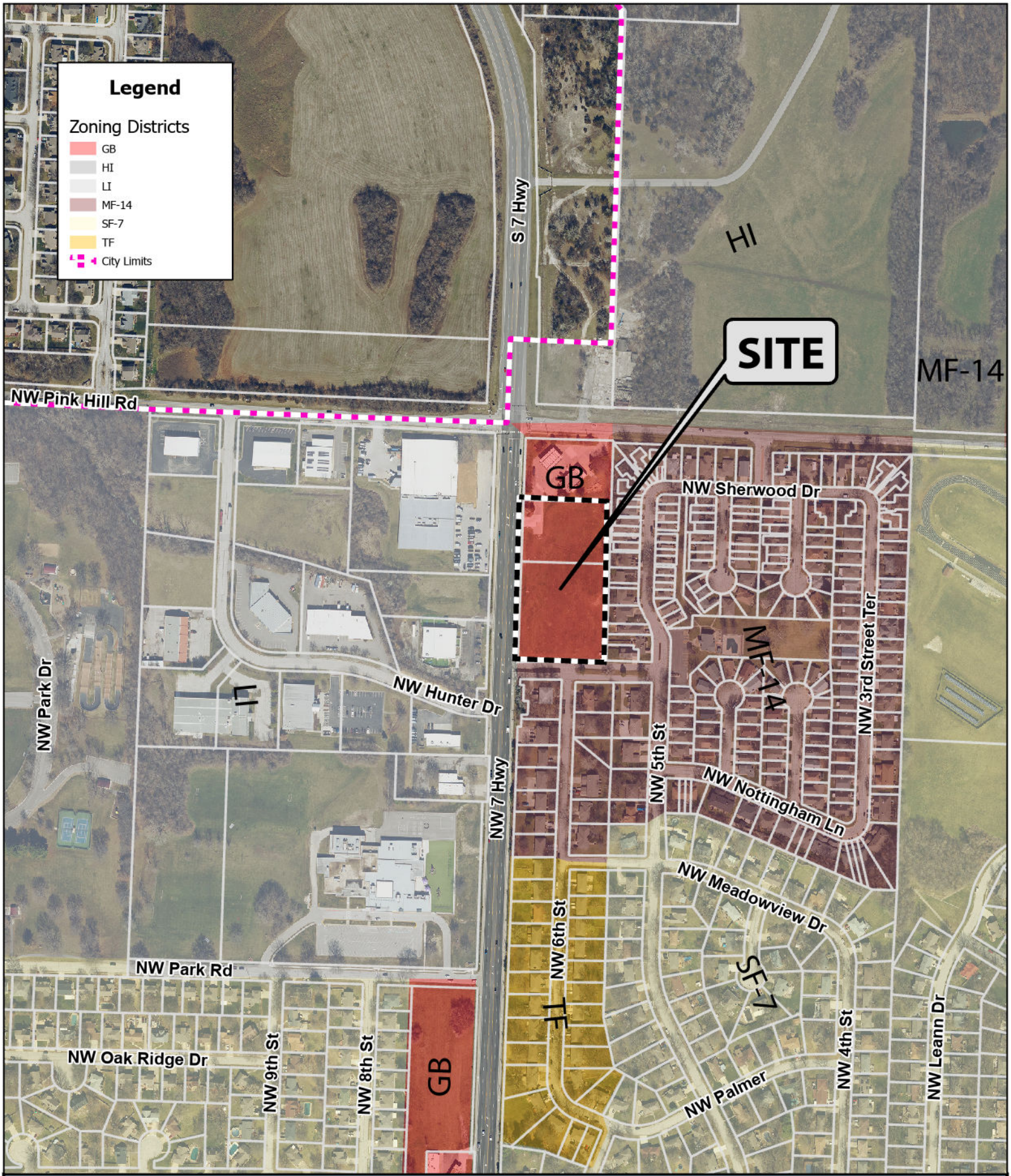
BLUE SPRINGS
MISSOURI

PP-12-25-009765 / GDP-12-25-009764
EPIC RETAIL
AERIAL LOCATION MAP

N

1" = 200'

Date: 01/20/26



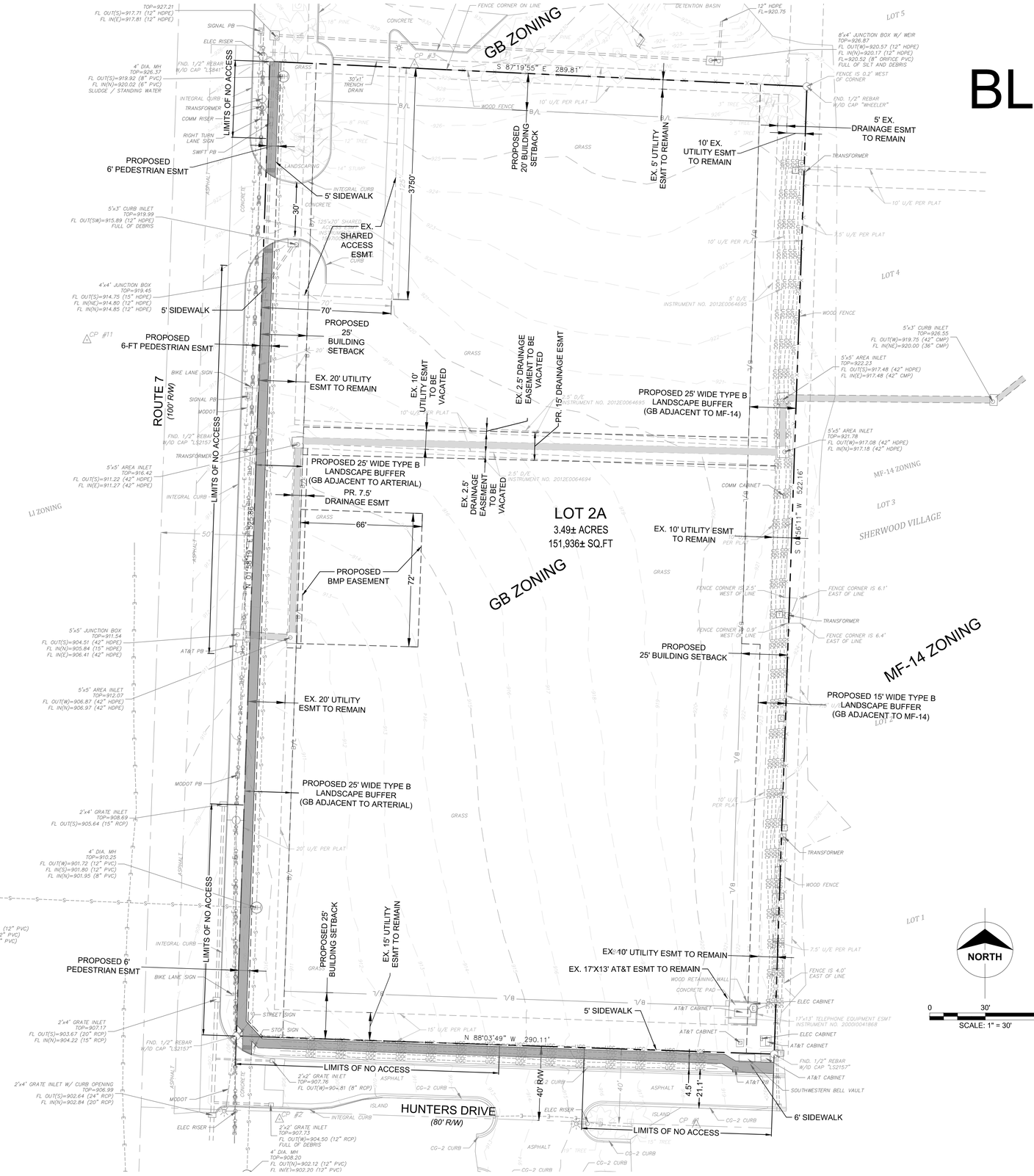
BLUE SPRINGS
MISSOURI

PP-12-25-009765 / GDP-12-25-009764
EPIC RETAIL
SITE LOCATION AND ZONING MAP

N

1" = 400'

Date: 01/20/26

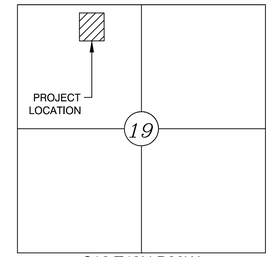


PRELIMINARY PLAT FOR BLUE SPRING RETAIL

A REPLAT OF

CASEY'S ADDITION FIRST PLAT

SECTION 19, TOWNSHIP 49N, RANGE 30W
2800 & 2850 MO-7
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64014



S19 T49N R30W

VICINITY MAP

N.T.S.

PROPERTY OWNER
J & M SARAI LLC
320 NE DARTMORE CT
LEES SUMMIT MO 64064

PROPERTY DESCRIPTION:

LOTS 2 AND 3, CASEY'S ADDITION TO BLUE SPRINGS, MISSOURI, FIRST PLAT, ACCORDING TO THE PLAT THEREOF.

SITE DATA SUMMARY		
ZONING		
EXISTING	GB (GENERAL BUSINESS)	
PROPOSED	NO CHANGE	
LAND USE		
EXISTING	UNDEVELOPED	
PROPOSED	RETAIL & COMMERCIAL	
LAND AREA		
EXISTING	151,936± SF (3.49± AC)	
PROPOSED	NO CHANGE	
BUILDING SUMMARY		
NO. OF BUILDINGS		
GENERAL COMMERCIAL	3 BUILDINGS	
TOTAL BUILDING AREA		
EXISTING	0 SF (0 AC)	
PROPOSED	28,200 SF (AC)	
BUILDING COVERAGE		
MAX ALLOWED	65%	
PROPOSED		
SETBACKS		
FRONT	25-FT	
INTERIOR SIDE	20-FT	
CORNER SIDE	25-FT	
REAR	25-FT	
HEIGHT		
MAX ALLOWED	60-FT	
PROPOSED	25-FT	
OFF-STREET PARKING		
SCHEDULE A USE TYPE	RETAIL, SALES AND SERVICE	
REQUIRED SPACES	1 STALL/250 SF BUILDING AREA	
	REQUIRED	PROVIDED
TOTAL	113	117
ADA ACCESSIBLE	5	10
STANDARD	108	107
BICYCLE	11.3	12

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(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR
EPIC CONCRETE
12600 E 98th ST
KCMO 64138
816-861-3300

PRELIMINARY PLAT for
BLUE SPRING RETAIL
A COMMERCIAL DEVELOPMENT IN
BLUE SPRINGS, JACKSON COUNTY, MO

REVISIONS
NO. DATE / DESCRIPTION
1
2
3
4
5
6

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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CHECKED BY: JRT
PROJECT #: 25-2327
ISSUE DATE: 11-17-2025
ISSUED FOR:
APPROVAL

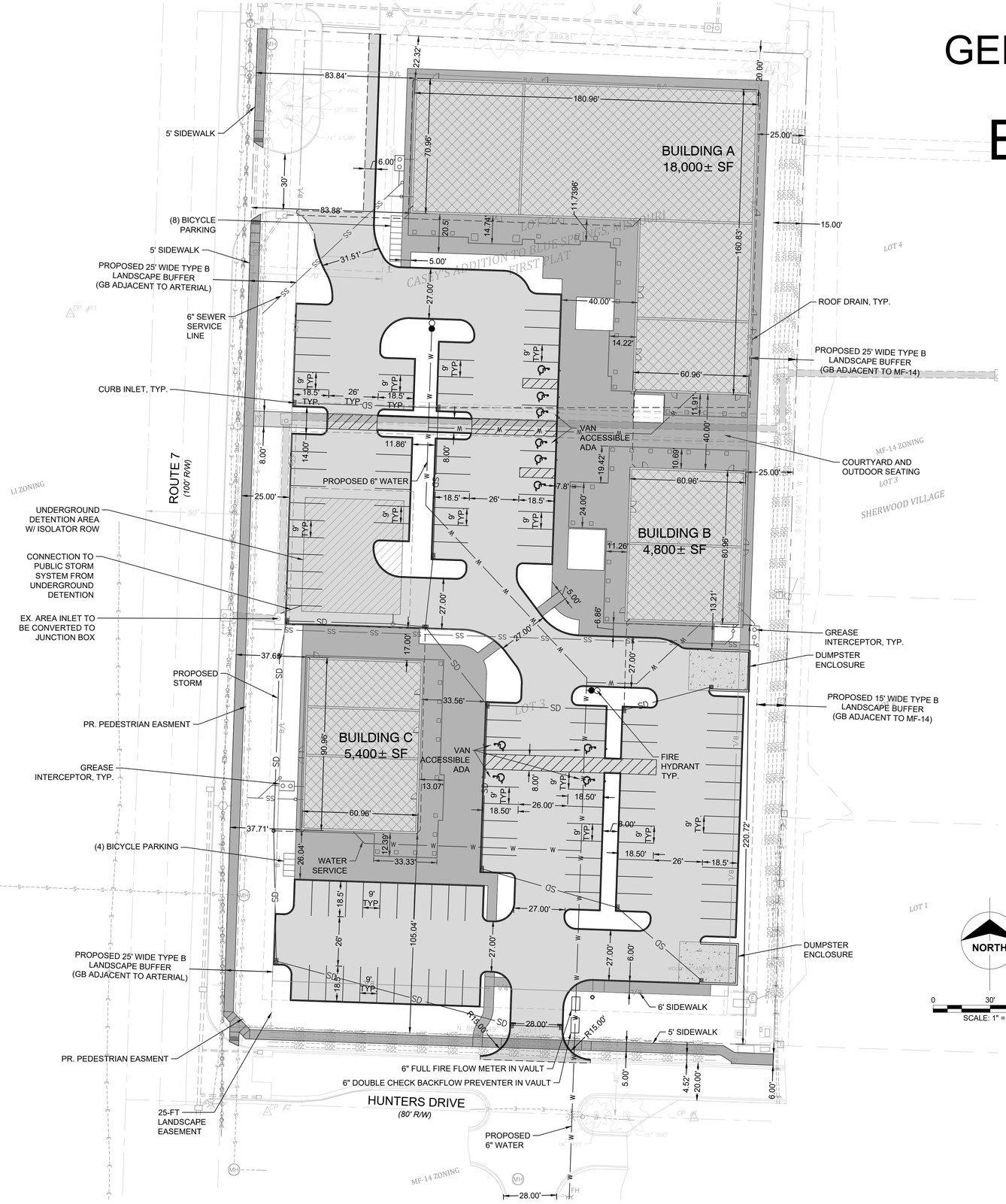
PRELIMINARY PLAT

001

GENERAL DEVELOPMENT PLAN AND PRELIMINARY PLAT FOR

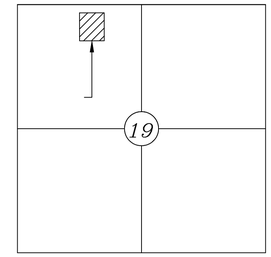
BLUE SPRINGS RETAIL

A COMMERCIAL DEVELOPMENT IN
SECTION 19, TOWNSHIP 49N, RANGE 30W
2800 & 2850 MO-7
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64014



PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
CONCRETE SIDEWALK
TYPE CG-1 CURB & GUTTER
SEEDING

- PROPOSED WATERLINE
- PROPOSED PRIVATE STORM SEWER
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED ROOF DRAIN
- PROPOSED CURB INLET (2'X3')
- PROPOSED GRATE INLET (2'X2')



PROPERTY DESCRIPTION:

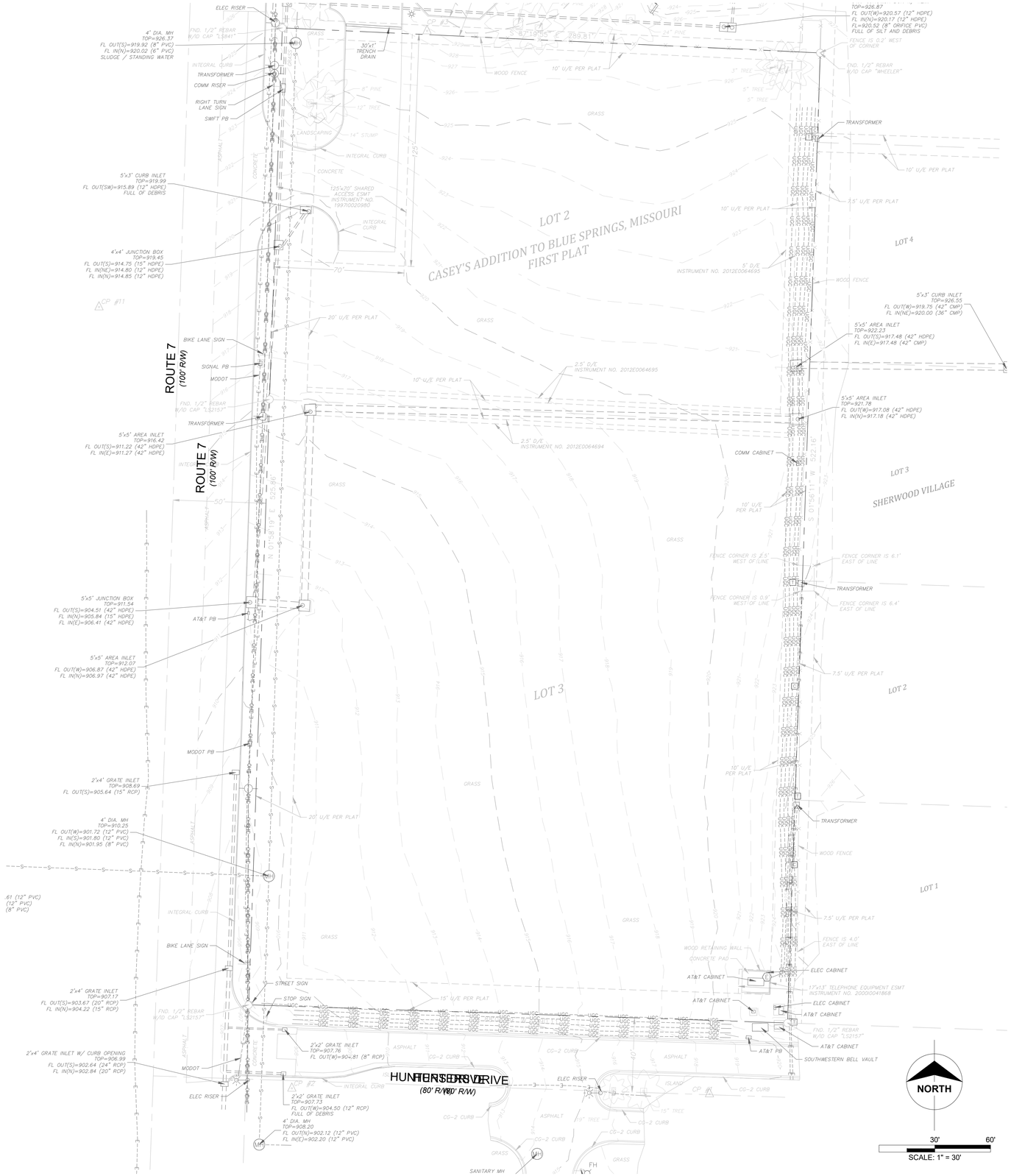
LOTS 2 AND 3, CASEY'S ADDITION TO BLUE SPRINGS, MISSOURI, FIRST PLAT, ACCORDING TO THE PLAT THEREOF.

NOTE:
ALL PROPOSED ON -SITE UTILITIES ARE PRIVATE

SITE DATA SUMMARY		
ZONING		
EXISTING	GB (GENERAL BUSINESS)	
PROPOSED	NO CHANGE	
LAND USE		
EXISTING	UNDEVELOPED	
PROPOSED	RETAIL & COMMERCIAL	
LAND AREA		
EXISTING	151,936± SF (3.49± AC)	
PROPOSED	NO CHANGE	
BUILDING SUMMARY		
NO. OF BUILDINGS		
GENERAL COMMERCIAL	3 BUILDINGS	
TOTAL BUILDING AREA		
EXISTING	0 SF (0 AC)	
PROPOSED	28,200 SF (0.647 AC)	
BUILDING COVERAGE		
MAX ALLOWED	65%	
PROPOSED	19%	
SETBACKS		
FRONT	25-FT	
INTERIOR SIDE	20-FT	
CORNER SIDE	25-FT	
REAR	25-FT	
HEIGHT		
MAX ALLOWED	60-FT	
PROPOSED	25-FT	
OFF-STREET PARKING		
SCHEDULE A USE TYPE	RETAIL, SALES AND SERVICE	
REQUIRED SPACES	1 STALL/250 SF BUILDING AREA	
	REQUIRED	PROVIDED
TOTAL	113	117
ADA ACCESSIBLE	5	10
STANDARD	108	107
BICYCLE	11.3	12

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LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
● PM	SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
Δ	DELTA ANGLE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
B/L	BUILDING SETBACK LINE
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
D/E	DRAINAGE EASEMENT
I.T.B.	INITIAL TANGENT BEARING
1400	STREET ADDRESS
ASPH.	ASPHALT
CONC.	CONCRETE
SWK	SIDEWALK
△	CONTROL POINT
● BM	BENCHMARK
● BH	BORE HOLE
TV	CABLE TV PEDESTAL
TV	CABLE TV VAULT/MANHOLE
C	COMMUNICATIONS MARKER POST
C	COMMUNICATIONS PEDESTAL
C	COMMUNICATIONS VAULT/MANHOLE
FO	FIBER OPTICS MARKER POST
FO	FIBER OPTICS PEDESTAL
FO	FIBER OPTICS VAULT/MANHOLE
T	TELEPHONE MARKER POST
T	TELEPHONE PEDESTAL
T	TELEPHONE VAULT/MANHOLE
G	GAS MARKER POST
G	GAS METER
G	GAS VALVE
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH/SHRUB
E	ELECTRICAL TRANSFORMER
E	ELECTRIC METER
E	ELECTRICAL VAULT/MANHOLE
	LIGHT POLE
PP	POWER POLE
	GUY ANCHOR
PB	PIPE BOLLARD
	SIGN
MB	MAILBOX
CO	SANITARY SEWER CLEANOUT
MH	SANITARY SEWER MANHOLE
D	STORM SEWER MANHOLE/JUNCTION BOX
U	UNKNOWN UTILITY MANHOLE
FH	FIRE HYDRANT
W	WATERLINE MARKER POST
W	WATER METER
	WATER VALVE
	YARD HYDRANT
—OHE—	EXISTING OVERHEAD ELECTRIC LINE
—E—	EXISTING UNDERGROUND ELECTRIC LINE
— — — —	EXISTING STORM SEWER LINE
—UGC—	EXISTING UNDERGROUND COMMUNICATION LINE
—S—	EXISTING SANITARY SEWER LINE
—G—	EXISTING GAS LINE
—W—	EXISTING WATER LINE
— 750 —	EXISTING CONTOUR

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Received
12/30/2025 9:29:35 AM

MF-14 ZONING

15' LANDSCAPE EASEMENT

TYPE B(3) - LANDSCAPE BUFFER

GB ZONING

TYPE B - LANDSCAPE BUFFER

25' LANDSCAPE EASEMENT

7 HIGHWAY

NORTH

0 20' 40'

SCALE: 1" = 40'

POWELL CWM

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Certificates of Authority

Architecture: MO 310 / KS 73

Engineering: MO 4 / KS 241

Land Surveying: MO 123 / KS 36

PREPARED FOR

EPIC CONCRETE

12600 E 98th ST

KCMO 64138

816-861-3300

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT for BLUE SPRINGS RETAIL

A COMMERCIAL DEVELOPMENT IN BLUE SPRINGS, JACKSON COUNTY, MO

JADRIENNE S. RODELL-TIPTON, PE

PE-2021032725 (MISSOURI #)

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REVISIONS NO.	DATE / DESCRIPTION
1	
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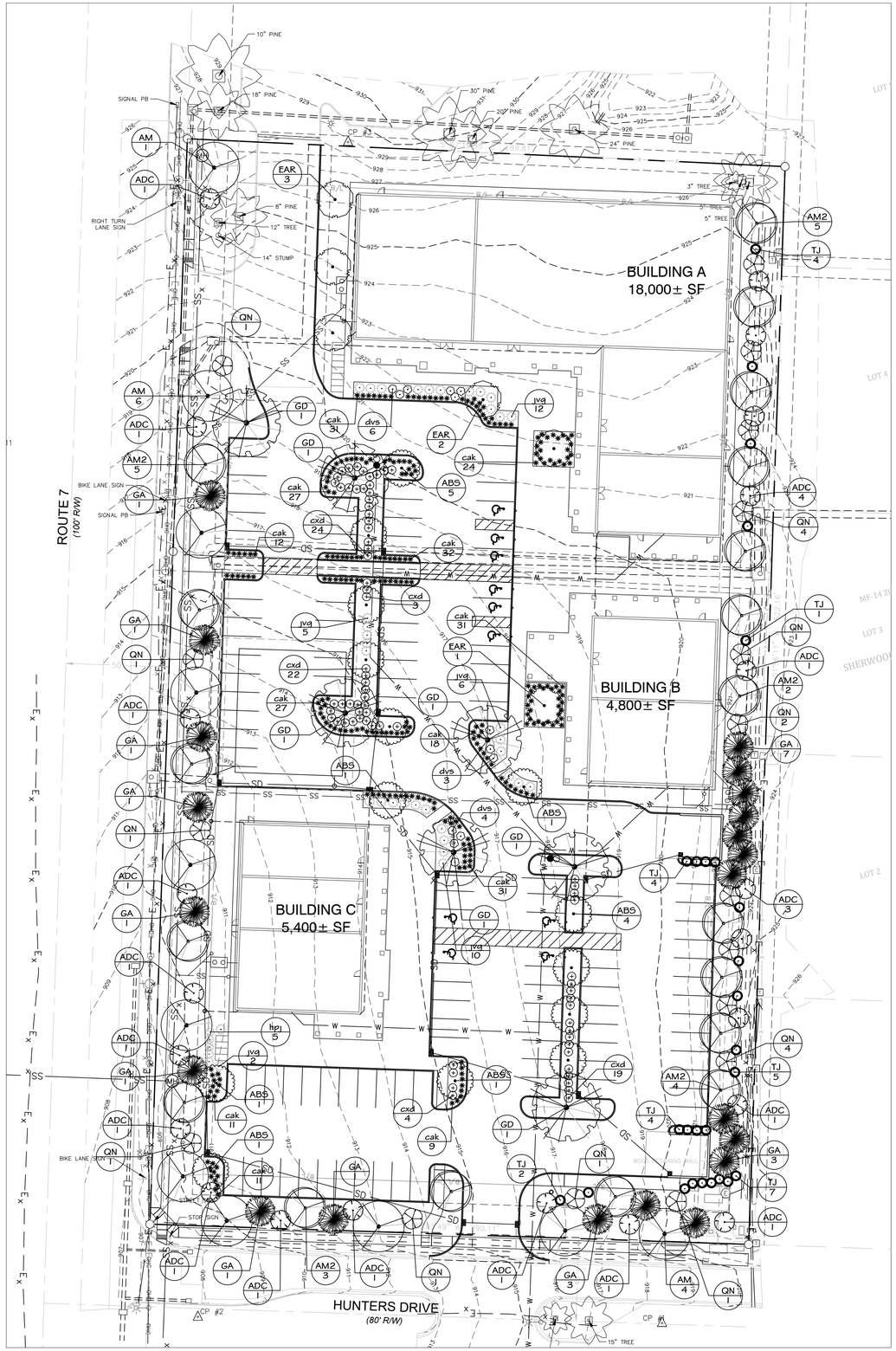
DRAWN BY:	-
CHECKED BY:	JRT
PROJECT #:	25-2327
ISSUE DATE:	11-17-2025
ISSUED FOR:	APPROVAL

ILLUSTRATIVE PLAN

C-003

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12/30/2025 9:29:35 AM



1 LANDSCAPE PLAN
1" = 30'

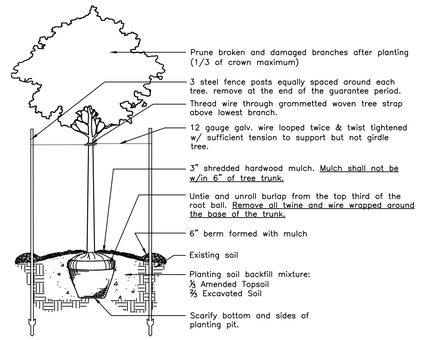
NORTH

0 30' 60'
SCALE: 1" = 30'

LANDSCAPE CALCULATIONS - CITY OF BLUE SPRINGS, MO		SHADE TREES (8)		ORN. TREES (5)		EVRGRN. TREES (5)		UPRIGHT EVRGRNS (3)		SHRUBS (1)		PERENNIALS/GRASSES (1)		TOTALS	
		PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	REQ'D	PROP
STREET TREES														TREES	TREES
WEST (HWY 7)	525.86 LF / 75	7	56											7	7
SOUTH (HUNTER DR)	290.11 LF / 75	4	32											4	4
OPEN SPACE														PU'S	PU'S
LOT AREA - 151,975.19 SF	151975.19 SF / 500 = 304 X 1 PU			8	40			10	30	41	41	194	194	304	305
LANDSCAPE BUFFER PLANTINGS														PU'S	PU'S
WEST (HWY 7) BUFFER B	525.86 LF = 210 PU'S @ 25' WIDE	8	64	10	50	15	75			7	7	22	22	210	210
SOUTH (HUNTER DR) BUFFER B	290.11 LF = 130.5 PU'S @ 15' WIDE	4	32	8	40	8	40	7	21					130.5	133
EAST (RES MF) BUFFER B	522.16 LF = 234.9 PU'S @ 15' WIDE			30	150	11	55	10	30					234.9	235
NORTH (CASEY'S) NO BUFFER															
PARKING SPACES														PU'S	PU'S
118 SPACES	118 SPACES X 2 PU	7	56	12	55					81	81	44	44	236	236

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ORNAMENTAL TREE						
	ABS	Amelanchier canadensis `Autumn Brilliance`	Autumn Brilliance Serviceberry	2" Cal. - 8` Ht.	B&B / Cont.	14
	EAR	Cercis canadensis	Eastern Redbud	2" Cal. - 8` Ht.	B&B / Cont.	6
	ADC	Malus x `Adirondack`	Adirondack Crabapple	2" Cal. - 8` Ht.	B&B / Cont.	22
SHADE TREE						
	AM	Acer miyabei `State Street`	State Street Maple	2.5" Cal.	B&B	11
	AM2	Acer x freemanii `Armstrong`	Armstrong Maple	2.5" Cal.	B&B	19
	GD	Gymnocladus dioica `Espresso`	Espresso Coffeetree	2.5" Cal.	B&B	7
	QN	Quercus robur x bicolor `Nadler`	Kindred Spirit Oak	2.5" Cal.	B&B	17
EVERGREEN TREES						
	TJ	Juniperus virginiana `Taylor`	Taylor Juniper	6` Ht.	B&B / Cont.	27
	GA	Thuja plicata `Green Giant`	Green Giant Arborvitae	6` Ht.	B&B / Cont.	21
SHRUBS						
	cxd	Chaenomeles x `Double Take` TM	Double Take Quince	5 gal.		72
	dvs	Diervilla rivularis `SMNDRSF`	Kodiak Black Bush-Honeysuckle	5 gal.		13
	hpj	Hydrangea paniculata `Jane` TM	Little Lime Hydrangea	5 gal.		5
	jvg	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	5 gal.		35
ORNAMENTAL GRASS						
	cak	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.		264

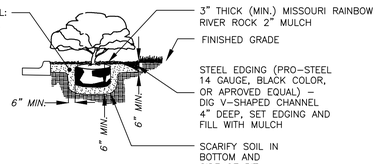


NOTES:
1. On evergreen trees, attach guying collar at approx. 2/3 height of tree on trees that are 6 ft. height and over.
2. Top of rootball shall match original ground level as grown in the nursery. Overplow from nursery shall be removed to expose root collar.
3. Do not fertilize the first growing season.
4. Use tree stakes only in open areas, do not use in parking lot islands where space is limited.

2 DECIDUOUS TREE PLANTING
NTS

LANDSCAPE PLAN NOTES:

1. Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to verify existence and location of all utilities before starting any work.
2. Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
3. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
4. Contractor shall stake plant locations in the field and have approval by Owner's Representative before proceeding with installation.
5. No substitutions for variety or cultivar shall be accepted without first obtaining written approval from the Landscape Architect.
6. All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards. All trees and shrubs shall be laid out in a uniform and consistent pattern, following the landscape plan accurately.
7. All shrub beds in lawn areas shall be edged as shown in the planting details.
8. All planting beds shall receive 3" minimum of Missouri Rainbow River Rock 2" mulch as detailed, unless otherwise noted. Rock mulch shall be placed on top of woven weed fabric (DeWit Pro5, or approved equal), fastened into place with sod staples at manufacturer's recommended spacing.
9. Trees planted in turf areas shall have a 3" ring of double-ground hardwood mulch, formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk. Elevation of top of mulch shall be 1/2" below any adjacent pavement.
10. Contractor shall thoroughly water in each plant immediately following installation to reduce air pockets in backfill.
11. Contractor shall be responsible for calculating all areas of mulch, sod and seed and the amounts of each needed for specified depth or coverage.
12. Contractor shall spread two inches of cotton burr compost material over entire landscape bed areas and till into existing topsoil to a depth of at least 6" prior to planting.
13. Contractor shall install Turf-type tall fescue sod consisting of 90% fescue blend and 10% bluegrass in all areas disturbed during construction not otherwise designated as another material.
14. Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
15. Trees and shrubs located adjacent to parking stalls must be set back a minimum of 4 feet from back of curb to center of the plant to allow for vehicle overhang.
16. Landscaping adjacent to the fire department connection shall allow for unobstructed access to the connection, with no shrubs/trees within a 3-foot radius of the connection.
17. IRRIGATION: Contractor shall install a complete automated irrigation system per sheet LI-101.
18. Detention basin shall be seeded with Switchgrass (Panicum virgatum) at a rate of 10 lbs. per 1,000 SF.
19. All ground or wall mounted equipment shall be fully screened from adjacent property lines and street view with plantings. Contractor shall adjust plantings to accomplish screening to satisfy city requirement. Plantings shown on this plan anticipate the screening condition, but contractor shall adjust for actual site conditions.



3 SHRUB BED & EDGING DETAIL
NTS

Chad D. Weinand, PLA, ASLA
Landscape Architecture
15173 W. 157th Terrace, Olathe, Kansas 66062
913.484.3738 - cweinand74@gmail.com

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PROJECT #: 25-2327
ISSUE DATE: 2/6/2026
NOT FOR CONSTRUCTION
LANDSCAPE PLAN
L-1

REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

PREPARED FOR:
EPIC CONCRETE
12600 E 98th ST
KCMO 64138
816-861-3300

BLUE SPRINGS RETAIL
CONCEPT LAYOUT
28 00 & 2850 HWY 7
BLUE SPRINGS, JACKSON COUNTY, MO

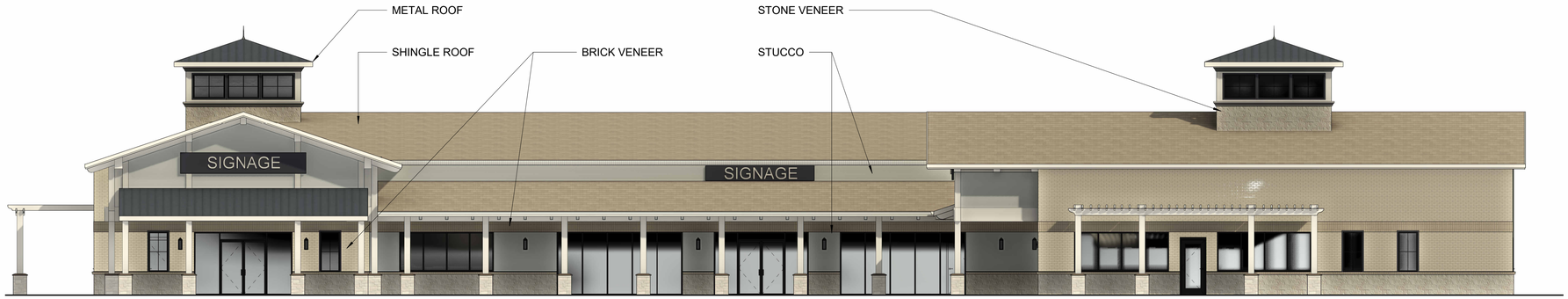
STATE OF MISSOURI
CHAD DAVID WEINAND
NUMBER LA-2013000705
CHAD WEINAND, PLA
LA-2013000705 (MO #)

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Certificates of Authority
Architecture: MO 318 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

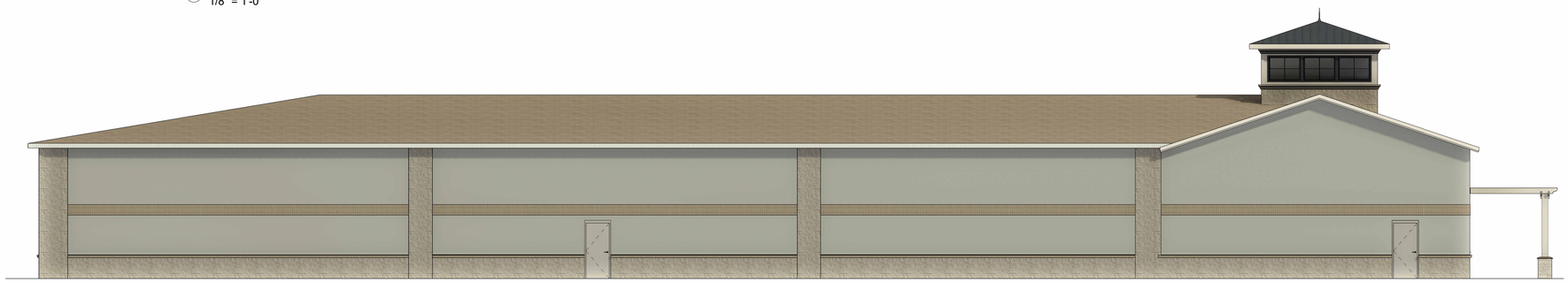
Received
02/05/2026 3:58:32 PM



4 BLDG A - ELEV D
1/8" = 1'-0"



3 BLDG A - ELEV C
1/8" = 1'-0"



1 BLDG A - ELEV A
1/8" = 1'-0"



2 BLDG A - ELEV B
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. ROOF TO BE 40 YEAR COMPOSITION ROOF OVER 1/2" SHEATHING WITH 15# FELT. COORDINATE WITH OWNER.
2. ALL ROOF CONSTRUCTION SHOULD FOLLOW ALL LOCAL CODES, INCLUDING INTERNATIONAL RESIDENTIAL CODE AND THE ASPHALT ROOFING MANUFACTURERS ASSOCIATIONS DESIGN AND APPLICATION METHODS RESIDENTIAL MANUAL.

SYMBOL LEGEND

X — GRIDLINE

0' - 0" — SPOT ELEVATION

NAME / 0' - 0" — LEVEL HEAD

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Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

EPIC CONCRETE CONSTRUCTION

BLUE SPRINGS RETAIL

2850 & 2800 NW HWY 7
Blue Springs, MO 64014

NOT FOR CONSTRUCTION

07/17/25

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: EF
CHECKED BY: NB
PROJECT #: 25-2327
ISSUE DATE: 12/05/25
ISSUED FOR:
PLAN REVIEW

ELEVATIONS

A-200

EXTERIOR ELEVATION GENERAL NOTES

1. ROOF TO BE 40 YEAR COMPOSITION ROOF OVER 1/2" SHEATHING WITH 15# FELT. COORDINATE WITH OWNER.
2. ALL ROOF CONSTRUCTION SHOULD FOLLOW ALL LOCAL CODES, INCLUDING INTERNATIONAL RESIDENTIAL CODE AND THE ASPHALT ROOFING MANUFACTURERS ASSOCIATION'S DESIGN AND APPLICATION METHODS RESIDENTIAL MANUAL.

SYMBOL LEGEND

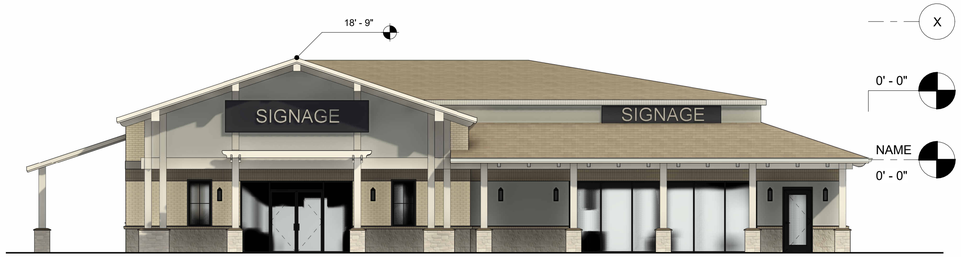
GRIDLINE

SPOT ELEVATION

LEVEL HEAD



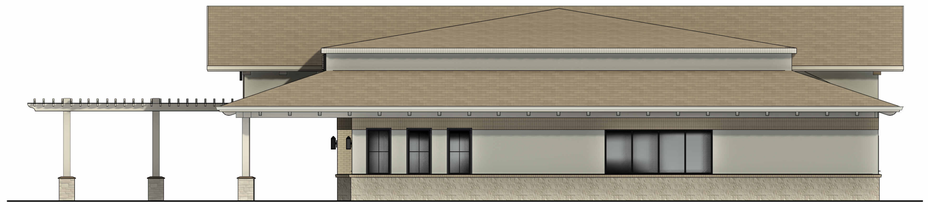
5 BLDG C - ELEV A
1/8" = 1'-0"



1 BLDG B - ELEV A
1/8" = 1'-0"



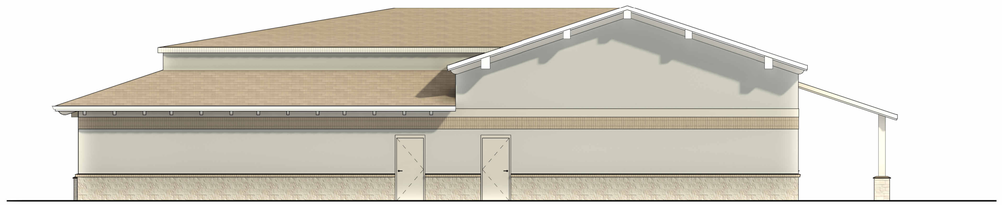
6 BLDG C - ELEV B
1/8" = 1'-0"



2 BLDG B - ELEV B
1/8" = 1'-0"



7 BLDG C - ELEV C
1/8" = 1'-0"



3 BLDG B - ELEV C
1/8" = 1'-0"



8 BLDG C - ELEV D
1/8" = 1'-0"



4 BLDG B - ELEV D
1/8" = 1'-0"

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Certificates of Authority
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Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

EPIC CONCRETE CONSTRUCTION

BLUE SPRINGS RETAIL

2850 & 2800 NW HWY 7
Blue Springs, MO 64014

NOT FOR CONSTRUCTION

07/17/25

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REVISIONS

NO.	DATE	DESCRIPTION
1	11/26/26	City Comments 1

DRAWN BY: EF

CHECKED BY: NB

PROJECT #: 25-2327

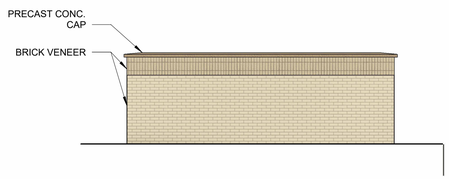
ISSUE DATE: 12/05/25

ISSUED FOR:

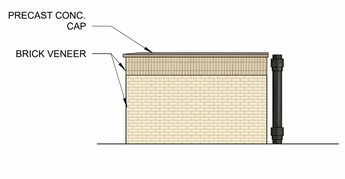
PLAN REVIEW

ELEVATIONS

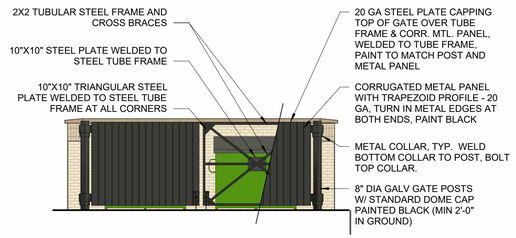
A-201



1 TRASH ENCLOSURE - BACK
3/16" = 1'-0"



3 TRASH ENCLOSURE - SIDE
3/16" = 1'-0"



2 TRASH ENCLOSURE - FRONT
3/16" = 1'-0"

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EPIC CONCRETE CONSTRUCTION

BLUE SPRINGS RETAIL

2850 & 2800 NW HWY 7
Blue Springs, MO 64014

NOT FOR CONSTRUCTION

07/17/25

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REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: EF

CHECKED BY: NB

PROJECT #: 25-2327

ISSUE DATE: 12/05/25

ISSUED FOR:

PLAN REVIEW

DUMPSTER ENCLOSURE

A-700

PUBLIC NOTICE

General Development Plan | GDP-12-25-9765
Epic Retail
2850 NW 7 Hwy
Parcel # 36-320-08-36-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February, 23 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, Bart Fisher, Epic Concrete, on behalf of the property owner, J&M SARAI LLC, for approval of a General Development Plan(GDP-12-25-9765) to re-plat of Lot 2 and Lot 3 of Casey's Addition into a single lot, and construct three buildings for general retail and commercial uses.at 2850 NW 7 Hwy. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

Lots 2 and 3, Casey's Addition to Blue Springs, Missouri, First Plat, according to the plat thereof.

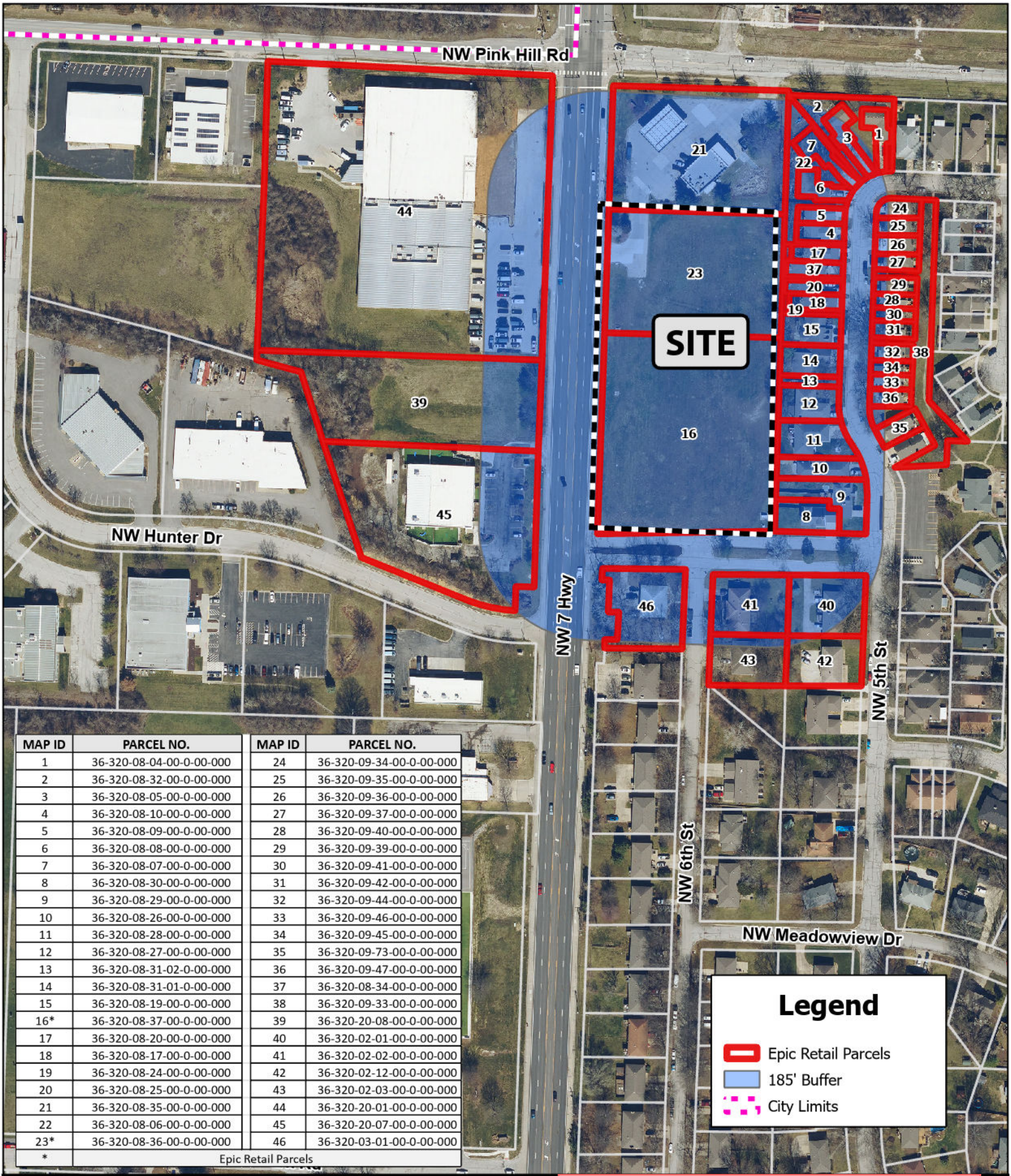
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-12-25-9765 on **Monday, March 2, 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: Saturday, February 7, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
02/04/2025

General Development Plan; Preliminary Plat
GDP-12-25-9764; PP-12-25-9765
Epic Retail
Exhibit #2



MAP ID	PARCEL NO.	MAP ID	PARCEL NO.
1	36-320-08-04-00-0-00-000	24	36-320-09-34-00-0-00-000
2	36-320-08-32-00-0-00-000	25	36-320-09-35-00-0-00-000
3	36-320-08-05-00-0-00-000	26	36-320-09-36-00-0-00-000
4	36-320-08-10-00-0-00-000	27	36-320-09-37-00-0-00-000
5	36-320-08-09-00-0-00-000	28	36-320-09-40-00-0-00-000
6	36-320-08-08-00-0-00-000	29	36-320-09-39-00-0-00-000
7	36-320-08-07-00-0-00-000	30	36-320-09-41-00-0-00-000
8	36-320-08-30-00-0-00-000	31	36-320-09-42-00-0-00-000
9	36-320-08-29-00-0-00-000	32	36-320-09-44-00-0-00-000
10	36-320-08-26-00-0-00-000	33	36-320-09-46-00-0-00-000
11	36-320-08-28-00-0-00-000	34	36-320-09-45-00-0-00-000
12	36-320-08-27-00-0-00-000	35	36-320-09-73-00-0-00-000
13	36-320-08-31-02-0-00-000	36	36-320-09-47-00-0-00-000
14	36-320-08-31-01-0-00-000	37	36-320-08-34-00-0-00-000
15	36-320-08-19-00-0-00-000	38	36-320-09-33-00-0-00-000
16*	36-320-08-37-00-0-00-000	39	36-320-20-08-00-0-00-000
17	36-320-08-20-00-0-00-000	40	36-320-02-01-00-0-00-000
18	36-320-08-17-00-0-00-000	41	36-320-02-02-00-0-00-000
19	36-320-08-24-00-0-00-000	42	36-320-02-12-00-0-00-000
20	36-320-08-25-00-0-00-000	43	36-320-02-03-00-0-00-000
21	36-320-08-35-00-0-00-000	44	36-320-20-01-00-0-00-000
22	36-320-08-06-00-0-00-000	45	36-320-20-07-00-0-00-000
23*	36-320-08-36-00-0-00-000	46	36-320-03-01-00-0-00-000
*	Epic Retail Parcels		

BLUE SPRINGS
MISSOURI

PP-12-25-009765 / GDP-1
EPIC RETAIL
185' NOTIFICATION

General Development Plan; Preliminary Plat
GDP-12-25-9764; PP-12-25-9765
Epic Retail
Exhibit #3

Date: 01/20/26

OBJECTID	Name	situs_address	situs_city	situs_zip
1	36-320-08-04-00-0-00-000	429 NW SHERWOOD DR	BLUE SPRINGS	64014
2	36-320-08-32-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64014
3	36-320-08-05-00-0-00-000	431 NW SHERWOOD DR	BLUE SPRINGS	64014
4	36-320-08-10-00-0-00-000	2909 NW 5TH ST	BLUE SPRINGS	64014
5	36-320-08-09-00-0-00-000	2911 NW 5TH ST	BLUE SPRINGS	64014
6	36-320-08-08-00-0-00-000	2913 NW 5TH ST	BLUE SPRINGS	64014
7	36-320-08-07-00-0-00-000	433 NW SHERWOOD DR	BLUE SPRINGS	64014
8	36-320-08-30-00-0-00-000	501 NW HUNTER DR	BLUE SPRINGS	64014
9	36-320-08-29-00-0-00-000	2801 NW 5TH ST	BLUE SPRINGS	64014
10	36-320-08-26-00-0-00-000	2803 NW 5TH ST	BLUE SPRINGS	64014
11	36-320-08-28-00-0-00-000	2807 NW 5TH ST	BLUE SPRINGS	64014
12	36-320-08-27-00-0-00-000	2811 NW 5TH ST	BLUE SPRINGS	64014
13	36-320-08-31-02-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64014
14	36-320-08-31-01-0-00-000	2815 NW 5TH ST	BLUE SPRINGS	64014
15	36-320-08-19-00-0-00-000	2817 NW 5TH ST	BLUE SPRINGS	64014
16	36-320-08-37-00-0-00-000	2800 NW 7 HWY	BLUE SPRINGS	64014
17	36-320-08-20-00-0-00-000	2907 NW 5TH ST	BLUE SPRINGS	64014
18	36-320-08-17-00-0-00-000	2901 NW 5TH ST	BLUE SPRINGS	64014
19	36-320-08-24-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64014
20	36-320-08-25-00-0-00-000	2903 NW 5TH ST	BLUE SPRINGS	64014
21	36-320-08-35-00-0-00-000	2900 NW 7 HWY	BLUE SPRINGS	64014
22	36-320-08-06-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64014
23	36-320-08-36-00-0-00-000	2850 NW 7 HWY	BLUE SPRINGS	64014
24	36-320-09-34-00-0-00-000	2914 NW 5TH ST	BLUE SPRINGS	64014
25	36-320-09-35-00-0-00-000	2912 NW 5TH ST	BLUE SPRINGS	64014
26	36-320-09-36-00-0-00-000	2910 NW 5TH ST	BLUE SPRINGS	64014
27	36-320-09-37-00-0-00-000	2908 NW 5TH ST	BLUE SPRINGS	64014
28	36-320-09-40-00-0-00-000	2904 NW 5TH ST	BLUE SPRINGS	64014
29	36-320-09-39-00-0-00-000	2906 NW 5TH ST	BLUE SPRINGS	64014
30	36-320-09-41-00-0-00-000	2902 NW 5TH ST	BLUE SPRINGS	64014
31	36-320-09-42-00-0-00-000	2900 NW 5TH ST	BLUE SPRINGS	64014
32	36-320-09-44-00-0-00-000	2820 NW 5TH ST	BLUE SPRINGS	64014
33	36-320-09-46-00-0-00-000	2816 NW 5TH ST	BLUE SPRINGS	64014
34	36-320-09-45-00-0-00-000	2818 NW 5TH ST	BLUE SPRINGS	64014
35	36-320-09-73-00-0-00-000	2812 NW 5TH ST	BLUE SPRINGS	64014
36	36-320-09-47-00-0-00-000	2814 NW 5TH ST	BLUE SPRINGS	64014
37	36-320-08-34-00-0-00-000	2905 NW 5TH ST	BLUE SPRINGS	64014
38	36-320-09-33-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	64014
39	36-320-20-08-00-0-00-000	2801 NW 7 HWY	BLUE SPRINGS	64015
40	36-320-02-01-00-0-00-000	2709 NW 5TH ST	BLUE SPRINGS	64014
41	36-320-02-02-00-0-00-000	2708 NW 6TH ST	BLUE SPRINGS	64014
42	36-320-02-12-00-0-00-000	2705 NW 5TH ST UNIT A	BLUE SPRINGS	64014
43	36-320-02-03-00-0-00-000	2704 NW 6TH ST	BLUE SPRINGS	64014

General Development Plan; Preliminary Plat
GDP-12-25-9764; PP-12-25-9765
Epic Retail
Exhibit #4

44	36-320-20-01-00-0-00-000	2925 NW 7 HWY	BLUE SPRINGS	64015
45	36-320-20-07-00-0-00-000	2801 NW 7 HWY	BLUE SPRINGS	64015
46	36-320-03-01-00-0-00-000	2709 NW 6TH ST UNIT A	BLUE SPRINGS	64014

Blue Springs, Missouri
Community Development

February 4, 2025

Ref: Public Hearing: General Development Plan | GDP-12-25-9765
Epic Retail
2850 NW 7 Hwy
Parcel # 36-320-08-36-00-0-00-000

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, Bart Fisher, Epic Concrete, on behalf of the property owner, J&M SARAI LLC, for approval of a General Development Plan to re-plat of Lot 2 and Lot 3 of Casey's Addition into a single lot, and construct three buildings for general retail and commercial uses.at 2850 NW 7 Hwy.

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, February 23, 2025 @ 6:30 p.m.
&
City Council – Monday, March 02, 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

General Development Plan; Preliminary Plat
GDP-12-25-9764; PP-12-25-9765
Epic Retail
Exhibit #5

BLUE SPRINGS
MISSOURI

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: February 23, 2026

City Council Date: March 2, 2026

Project Name: ***Eclectic Tattoo***

Site Location: 1121 SW 28th Street

Applicant: Daniel Kubin

Property Owner: Mike Brummel

Staff Planner: Asif Haque, Planner II

Project Request:

CUP-01-26-9781; Conditional Use Permit allowing for body art uses in Light Industrial Zoning on 0.71 +/- acres at 1121 SW 28th Street.

Project Description:

The applicant is requesting approval of a Condition Use Permit (CUP) to operate his Tattoo Studio, Eclectic Tattoo, to allow for tattooing services on 0.71 +/- acres at 1121

Conditional Use Permit
CUP-01-26-9781
Eclectic Tattoo
Exhibit #1

SW 28th Street. The CUP is required to permit body art services within the Light Industrial Zoning District. The applicant is seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential zoning.

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

The applicant is currently located at this address operating his primary business, DK Rotary, LLC, a tattoo machine company. The applicant is seeking to relocate his private tattoo studio.

In 2025, the City adopted UDCT-04-25-9554 (Body Art Code Amendment), which amended the Unified Development Code to increase the number of permitted Body Art Service Establishments in the City from one (1) per 15,000 residents to one (1) per 6,000 residents. There are currently seven (7) active Conditional Use Permits for Body Art Service Establishments in the City, meaning that the City is not at its limit for these permits, and there are three (3) available Conditional Use Permits for additional Body Art Service Establishments in the City. The applicant already holds a Conditional Use Permit for his existing tattoo studio at his current address, so upon approval the number of active Conditional Use Permits for Body Art Service Establishments will remain at seven (7) and not change.

Under Missouri Revised Statutes Chapter 324, tattooing falls under the regulation of tattooing and body art services, and practitioners must be licensed by the Missouri Division of Professional Registration-Office of Tattooing, Body Piercing, and Branding.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
02/04/1980	City Council	Annexation of Real Estate, Onawa Acres, to the Light Industrial Zoning District of the City of Blue Springs.

Future Applications:

A CUP is required to be approved prior to the issuance of building permits as well as an updated City business license and State Tattooing Establishment Certificate.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" Light Industrial	Auto Repair, Medical Equipment Supplier, Home Remodeler
South:	"LI" Light Industrial	Landscaper
East:	"LI" Light Industrial	Auction House
West:	Unincorporated Jackson County	Wholesale-Trade (Vehicle Wrapping Service and Hobby Store; Parking Grounds)

Conditional Use Permit Analysis

A Conditional Use Permit (CUP) provides flexibility for different uses within a zoning district and allows the potential for additional uses that due to their varying design and operational characteristics of the use or due to conditions in the area are not generally appropriate in that district but require a case-specific review to determine the compatibility in a specific context and location.

Special Use Standards:

Per UDC Section 405.050(33) the following regulations shall apply to all Body Art Service. Body art services shall be subject to the following standards and requirements:

a. As a conditional use, body art services may not be located or expand any existing operation within five hundred (500) feet of any residential use or district, church, school or public park. The distance between these uses shall be measured in a straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

   Staff Response: The Light Industrial Zoning District and the general industrial building therein to contain the proposed body art service are within 500 feet of a Large Lot Single-Family Zoning District (SF-12). However, the Light Industrial Zoning District and the Large Lot Single-Family Zoning District are separated by a parcel of unincorporated Jackson County zoned as wholesale-trade.

b. No permit or license may be issued for a body art service establishment where it is determined that the total number of such facilities will exceed a population density factor of one (1) such establishment per six thousand (6,000) residents

based on the last decennial census. This shall not restrict multiple artists from co-locating in an establishment.

Staff Response: The approved Unified Development Code amendment related to the population density requirement for body art services allows up to 10 within the City of Blue Springs.

c. No permit or license shall be issued for a body art service establishment or body art service provider without providing evidence of licensing from the State of Missouri.

Staff Response: A Tattooist and Tattoo Establishment License have been provided for the previous location in Blue Springs, MO. These licenses would need to be transferred to the new location upon approval of CUP, and before the issuance of a business license.

Land Use & Density:

The existing land use of this property is a general industrial building within a Light Industrial Zoning District.

Building Typology:

Since development is not proposed, building typology is not applicable.

Architectural Character:

Architectural character is not applicable since there is no proposed development.

Parking:

The parking is established with the existing general industrial building.

Streets & Sidewalks:

The site is not being developed; therefore, street and sidewalk requirements are not applicable.

Pedestrian Access:

The applicant is not proposing to modify the site; therefore, they are asking to waive the requirement.

Traffic:

A Traffic Impact Study is not required for this project.

Stormwater:

There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer:

There are no expected impacts on the sanitary sewer system since no additional development is proposed.

Signage:

Any signage will be reviewed through an Administrative Sign Permit so long as they meet the Sign Code.

Frontage & Landscaping:

The property is not being developed. There is existing vegetation directly east of the property.

Preservation:

The site is currently developed and the applicant is not requesting to modify it further.

Phasing:

There is no further development proposed at this time.

Review Criteria

A Conditional Use Permit shall be reviewed according to the following criteria:

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

   Staff Response: The application brings the proposed use into conformance with code. The Conditional Use Permit is necessary to allow for body art services in Light Industrial Zoning Districts.

2. Compliance of any proposed development with the requirements of this Development Code.

   Staff Response: No additional development is being proposed; therefore, compliance with the development code is not required.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the Intent or design objectives of any applicable Subsections of this Development Code.

   Staff Response: There are no site-specific conditions necessary to meet the purposes and intent of this Development Code.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   Staff Response: No site-specific conditions are required, as the proposed use is consistent with the purposes and intent of the Unified Development Code.

5. The adequacy of drainage, utilities, and other public facilities.

   Staff Response: Utilities and drainage structures exist at and near this site. There are not proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

   Staff Response: This is an existing developed site with no substantial modifications being proposed

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

   Staff Response: The proposed use is compatible in nature with the existing uses of neighboring light industrial properties. Staff does not foresee negative impacts on adjacent properties.

8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

   Staff Response: The application does not pose a risk to preventing development as required by the Unified Development Code.

9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   Staff Response: The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

    Staff Response: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions listed below.

Findings of fact identifying and evaluation all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application subject to the following conditions:

1. Approval by the City Council based on the representation 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 Concept Plan, which include:

    a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Sections 405.050 (33) at the property addressed 1121 SW 28th St.

    b. The applicant is seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential zoning.

2. Prior to Issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.



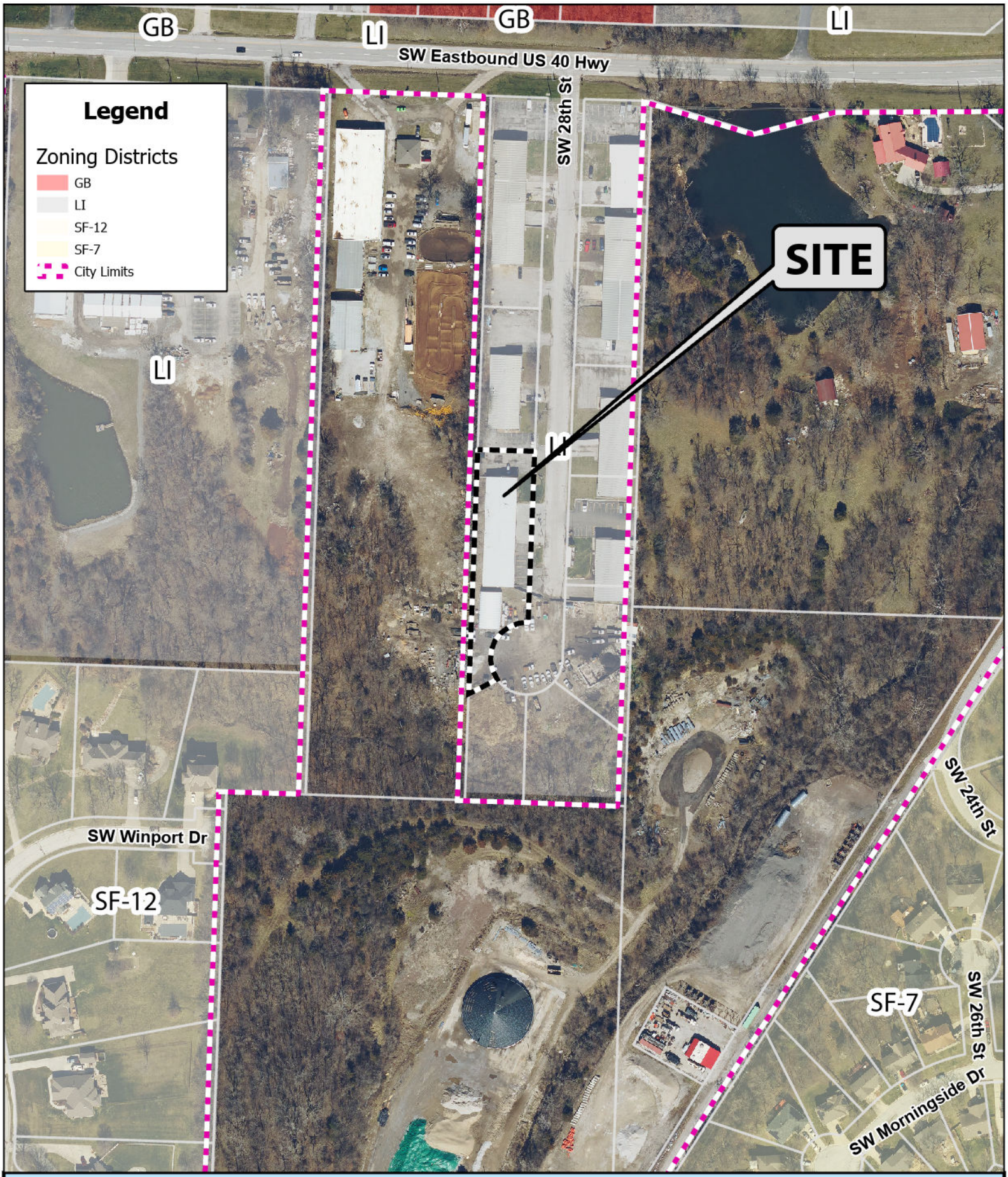
BLUE SPRINGS
MISSOURI

CUP-01-26-9781
ECLECTIC TATOO
AERIAL LOCATION MAP

N

1" = 100'

Date: 01/20/26



BLUE SPRINGS
MISSOURI

CUP-01-26-9781
ECLECTIC TATOO
ZONING AND SITE LOCATION MAP

N

1" = 200'

Date: 01/20/26

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 1 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:

- Jan 24, 2026

Printer's Fee: $119.95

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: 01/26/2026

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Conditional Use Permit I CUP-01-26-9781
"Eclectic Tattoo"
1121 SW 28th Street
Parcel # 42-210-03-38-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 9, 2026 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, Daniel Kubin, Eclectic Tattoo, on behalf of the property owner, Nick Brummel, for approval of a Conditional Use Permit allowing for body art uses on 0.71 +/- acres at 1121 SW 28th Street. Interested parties may view the application materials on file by contacting the City 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:

ONAWA ACRES INDUSTRIAL PARK---LOTS 6 & 8 (CERT SUR T-6 PG-71)

CITY OF BLUE SPRINGS
Planning Commission
By: Asif Haque, Planner II

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUP-01-26-9781 on **Tuesday, February 17, 2026, 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: Saturday, January 24, 2026
E-MAIL TO THE EXAMINER : legals@examiner.net
01/20/2026

Published in the Examiner, Jan 24, 2026

4230610

Conditional Use Permit
CUP-01-26-9781
Eclectic Tattoo
Exhibit #2

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, 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 1 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:

- Jan 31, 2026

Printer's Fee: $47.63

Anjana Bhadoriya

_____

Agent

VERIFICATION

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

State of Florida
County of Broward

Signed or attested before me on this: 02/02/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

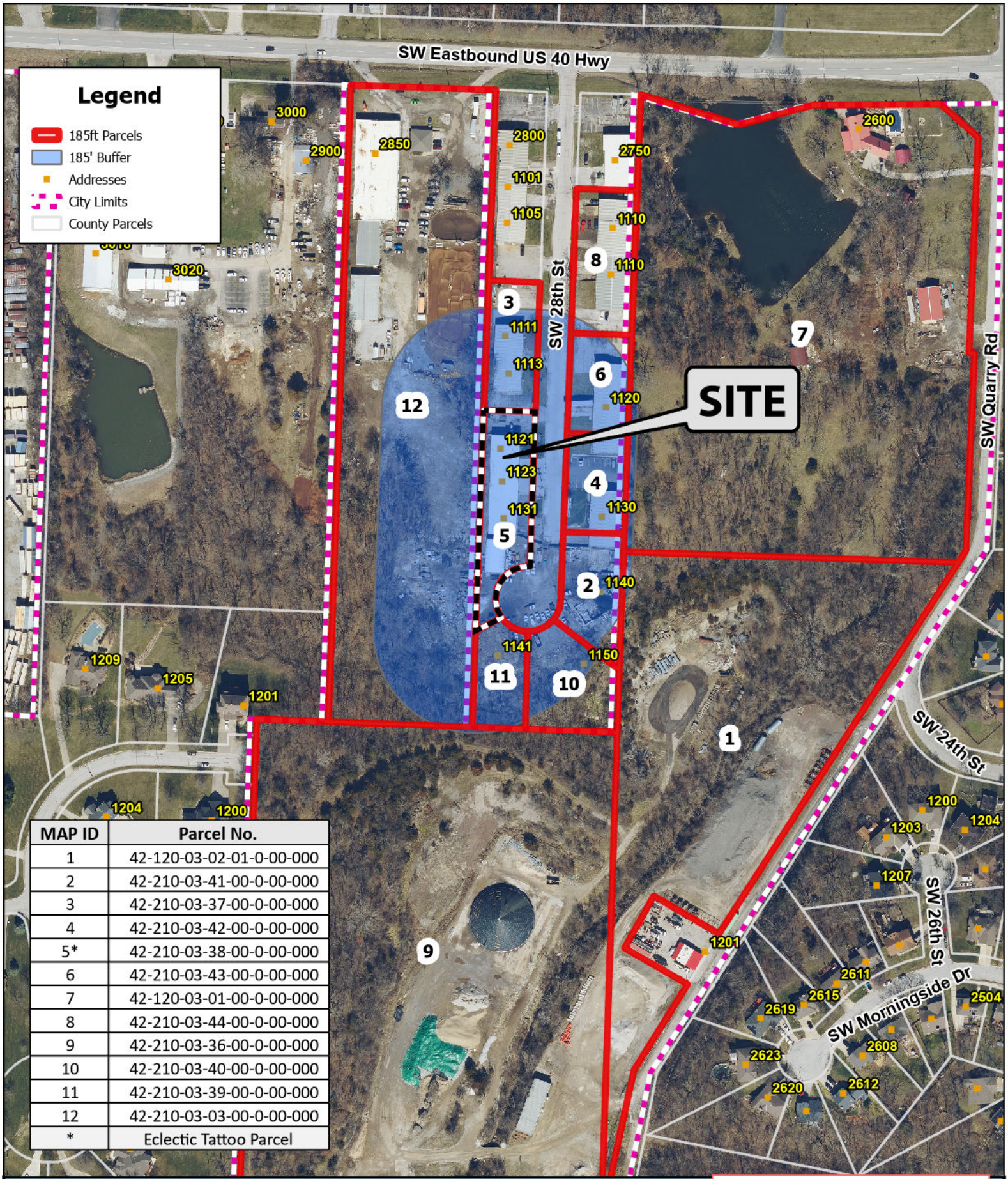
PUBLIC NOTICE
AMENDMENT

Notice is hereby given that on January 24, 2026, the City of Blue Springs published notices for Eclectic Tattoo Conditional Use Permit; a Unified Development Code Text Amendment; and for McAtee Meadows General Development. The date of the City Council Meeting was posted as being February 17, 2026. The correct date for this meeting is **Wednesday, February 18, 2026 at 6:00pm** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the consideration of these projects.

CITY OF BLUE SPRINGS
By: Traci Breshears
Publish: Saturday, January 31, 2026

Published in the Examiner, Jan 31, 2026

4249550



MAP ID	Parcel No.
1	42-120-03-02-01-0-00-000
2	42-210-03-41-00-0-00-000
3	42-210-03-37-00-0-00-000
4	42-210-03-42-00-0-00-000
5*	42-210-03-38-00-0-00-000
6	42-210-03-43-00-0-00-000
7	42-120-03-01-00-0-00-000
8	42-210-03-44-00-0-00-000
9	42-210-03-36-00-0-00-000
10	42-210-03-40-00-0-00-000
11	42-210-03-39-00-0-00-000
12	42-210-03-03-00-0-00-000
*	Eclectic Tattoo Parcel

BLUE SPRINGS
MISSOURI

CUP-01-26-9781
ECLECTIC TATOO
185' LOCATION MAP

Conditional Use Permit
CUP-01-26-9781
Eclectic Tattoo
Exhibit #3

Date: 01/20/26

address_compl
415 E 12 TH ST KANSAS CITY MO 64106
1130 SW 28TH ST BLUE SPRINGS MO 64015
1000 SW WOODS CHAPEL RD BLUE SPRINGS MO 64015
1130 SW 28TH ST BLUE SPRINGS MO 64015
1130 SW 28TH ST BLUE SPRINGS MO 64015
1000 SW WOODS CHAPEL RD BLUE SPRINGS MO 64015
1207 SW QUARRY RD BLUE SPRINGS MO 64015
1000 SW WOODS CHAPEL RD BLUE SPRINGS MO 64015
415 E 12 TH ST KANSAS CITY MO 64106
1130 SW 28TH ST BLUE SPRINGS MO 64015
1130 SW 28TH ST BLUE SPRINGS MO 64015
2850 W US 40 HWY BLUE SPRINGS MO 64015

Conditional Use Permit
CUP-01-26-9781
Eclectic Tattoo
Exhibit #4

Blue Springs, Missouri
Community Development

January 23, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-01-26-9781
Eclectic Tattoo
1121 SW 28th Street
Parcel # 42-210-03-38-00-0-00-000

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, Daniel Kubin, on behalf of the property owner, Brummel Ford Investments LLC, for consideration to approve a Conditional Use Permit allowing the body art service use on an 0.71+/- acres property located at 1121 SW 28th Street.

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, February 23, 2026 @ 6:30 p.m.
&
City Council – Wednesday, March 2, 2026 @ 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

Conditional Use Permit
CUP-01-26-9781
Eclectic Tattoo
Exhibit #5