CITY COUNCIL MEETING
March 4, 2024 6:00 p.m.
Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith
Blue Springs, Missouri

The meeting can be viewed live on the City's website at
www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Multipurpose Room. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

1. Call meeting to order and Pledge of Allegiance

2. Confirmation of a Quorum

3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

   a. Minutes of the February 21, 2024 City Council Meeting
   b. Resolution No. 14-2024 approving a purchase from Culinary Depot for concession equipment for Blue Surf Bay Waterpark
   c. Resolution No. 15-2024 approving Amendment #3 with Arbor Masters for tree services
   d. Resolution No. 16-2024 approving Amendment #5 with Central Power Systems and Services for generator maintenance and repair
   e. Resolution No. 17-2024 approving disposition of records

4. Public Hearing – Hoot Owl Meadows Rezoning and General Development Plan (RZ-10-23-8939) and (GDP-10-23-8940)

5. Introduction and readings of Bill No. 5194 approving Rezoning for Hoot Owl Meadows (RZ-10-23-8939)

6. Introduction and readings of Bill No. 5195 approving General Development Plan for Hoot Owl Meadows (GDP-10-23-8940)

7. Presentation – Code Amendment relating to Backyard Chickens

8. Introduction and readings of Bill No. 5196 approving a Code Amendment relating to Backyard Chickens

9. Visitors

10. Mayoral Announcements
Thoughts to Ponder

11. Adjourn

Miscellaneous Items

Planning Commission Meeting – Monday, March 11, 6:30 PM
Parks Commission Meeting – Tuesday, March 12, 6:00 PM
Public Arts Commission Meeting – Wednesday, March 13, 3:30 PM
City Council Meeting – Monday, March 18, 6:00 PM
Planning Commission Meeting – Monday, March 25, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, March 26, 6:00 PM
City Council Meeting – Monday, April 1, 6:00 PM

This Agenda was posted at City Hall and on the City's website on February 29, 2024.

Erin Ford, City Clerk

TO: Mayor, City Council,
Department Directors, and Press

FROM: Christine Cates
City Administrator

DATE: February 29, 2024

SUBJECT: Agenda Explanations

Item 3b – Purchase from Culinary Depot for Concession Equipment
Adopt a Resolution approving a purchase in the amount of $82,386.77 from Chefs Depot dba Culinary Depot for concession equipment for Blue Surf Bay Waterpark, CIP project PR-40. Refer to Council Information Form from Interim Assistant City Administrator Dennis Dovel for additional information.

Item 3c – Amendment #3 for Arbor Masters for Tree Services
Adopt a Resolution approving Amendment #3 in the amount of $24,657.50 with Shawnee Mission Tree Services, Inc. dba Arbor Masters for Tree Services Contract No. 2021-078. This Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3d – Amendment #5 for Central Power Systems and Services for Generator Maintenance
Adopt a Resolution approving Amendment #5 to Contract No. 2015-138 in the amount of $45,000 with Central Power Systems and Services, Inc. now known as Central Power Systems and Services, LLC for Generator Maintenance and Repair. This Amendment #5 exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3e – Disposition of Records
Adopt a Resolution to approve the disposition of Information Technology and Police department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Items 4, 5 & 6 – Hoot Owl Rezoning and Planned Development Concept Plan
A public hearing is being held at the request of the Applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, for consideration to rezone the property located at the southwest corner of E Wyatt Road and S Litchford Road from "AG - County" (Agriculture - County) to "SF-12" (Single-Family Large Lot) (RZ-10-23-8939). The applicant is also requesting a General Development Plan with Alternative Development Standards

for 133.43 +/- acres to allow for 231 single-family lots and twelve open space tracts (GDP-10-23-8940) for Hoot Owl Meadows. Upon conclusion of the public hearing, a Bill rezoning the property to “SF-12” (Single-Family Large Lot) and a Bill approving the General Development Plan will be ready for introduction and readings. The public hearing was continued from the December 18, 2023, the January 16, 2024, and the February 5, 2024, City Council meeting without testimony. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 7 & 8 – Code Amendment Relating to Backyard Chickens

Senior City Development Director Mike Mallon will present the proposed Ordinance related to backyard chickens. After completion of the presentation, a Bill Amending Chapter 215: Dogs, Cats, and Dangerous Animals, of the Code of Ordinances, adding Section 215.127: Regulation of Backyard Chickens and amending Section 215.125 Livestock and Farm Animals and Section 215.030 Number of Animals -Residential Restriction will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
FEBRUARY 21, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Wednesday, February 21, 2024, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Carson Ross presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Edmondson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Ericson.

- **Minutes of the February 5, 2024** City Council Meeting
- **Resolution 12-2024** approving a purchase in the amount of $99,397.20 from Athco Acquisition Corp for Picnic Tables and Trash Receptacles and rescinding Resolution No. 13-2023 approving a purchase from Custom Play Systems, Inc.
- **Resolution 13-2024** approving a contract in the amount of $1,040,490.86 with KAT Excavating, Inc. for the Wyatt Road Improvements, Project No. 19-01-02. This project is approved as CIP ST- 54 Wyatt Road Improvement Project.

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

PUBLIC HEARING – REDWOOD LIVING REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-10-23-8944 & PDC-10-23-8946)

Mayor Ross opened the Public Hearing to consider rezoning of property from Agriculture and Moderate Density Multi-Family District to Planned Development – Residential and request approval of a Planned Development Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension for Redwood Blue Springs Phase 2 (RZ-10-23-8944 & PDC-10-23-8946) at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

DRAFT

STAFF REPORT

Associate Planner Jamarcus Magee reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

Richard Batt shared a presentation on behalf of the Applicant. A copy of the presentation is attached to the Exhibit entered into the record. Lyle Wynn with Lombardo homes also spoke regarding the proposed project.

COUNCIL DISCUSSION

Council discussed concerns regarding progress on Phase One of Redwood Living. Mr. Batt addressed questions from Council regarding the project and timeline.

IN SUPPORT OF

David Judd of Blue Springs Christian Church spoke in support of the project. Mr. Judd is the Executive Pastor for Blue Springs Christian Church which is immediately to the north of the project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:45 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5186 – REDWOOD LIVING REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-10-23-8944 & PDC-10-23-8946)

Councilmember Culpepper introduced Bill No. 5186 approving a rezone of property from Agriculture and Moderate Density Multi-Family District to Planned Development – Residential and request approval of a Planned Development Concept Plan for the development of 104 apartment units on 18.78 +/- acres generally located approximately 990 feet west of SW 7 Highway and north of the future Major Road extension for Redwood Blue Springs Phase 2 (RZ-10-23-8944 & PDC-10-23-8946). City Clerk Erin Ford made the first reading of Bill No. 5186 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5186 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and failed with the following vote:

Lievsay – No	Edmondson – No
Fowler – No	Culpepper – No
Ericson – No	Kaylor – No
	Mayor Ross – No

PUBLIC HEARING – LUCKY TIME DOG CAR WASH REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-12-23-8974 & PDC-12-23-8975)

Mayor Ross opened the Public Hearing to consider to a rezone of property from General Business to Planned Development – Commercial and request approval of a Planned Development Concept Plan for the property located at 1800 SW Leonard Street for Lucky Time Dog Car Wash (RZ-12-23-8974 & PDC-12-23-8975) at 6:50 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Jamarcus Magee reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 7:03 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5187 - LUCKY TIME DOG CAR WASH REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN (RZ-12-23-8974 & PDC-12-23-8975)

Councilmember Culpepper introduced Bill No. 5187 approving a rezone of property from General Business to Planned Development – Commercial and request approval of a Planned Development Concept Plan for the property located at 1800 SW Leonard Street for Lucky Time Dog Car Wash (RZ-12-23-8974 & PDC-12-23-8975). City Clerk Erin Ford made the first reading of Bill No. 5187 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5187 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5187

Ms. Ford made the second reading of Bill No. 5187 by title. Councilmember Edmondson moved to adopt Bill No. 5187 upon its second reading and give it **ORDINANCE NO. 5306** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Fowler – Aye	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Lievsay – Aye
	Mayor Ross – Aye

PUBLIC HEARING – BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN (GDP-12-23-9004)

Mayor Ross opened the Public Hearing to consider a General Development Plan for a building addition consisting of a storm shelter, additional classrooms, and various site improvements located at 2701 NW 1st Street (GDP-12-23-9004) at 7:05 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Jamarcus Magee reviewed the details of the proposed General Development Plan and addressed questions from the Council.

APPLICANT

Christopher Koch spoke on behalf of the Applicant Blue Springs R-IV School District regarding the proposed plan.

The Mayor hearing no further comments for or against, closed the public hearing at 7:09 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5188 – BRITTANY HILL MIDDLE SCHOOL GENERAL DEVELOPMENT PLAN (GDP-12-23-9004)

Councilmember Culpepper introduced Bill No. 5188 approving a General Development Plan for a building addition consisting of a storm shelter, additional classrooms, and various site improvements located at 2701 NW 1st Street (GDP-12-23-9004). City Clerk Erin Ford made the first reading of Bill No. 5188 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5188 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5188

Ms. Ford made the second reading of Bill No. 5188 by title. Councilmember Edmondson moved to adopt Bill No. 5188 upon its second reading and give it **ORDINANCE NO. 5307,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5189 - BRITTANY HILLS MIDDLE SCHOOL FINAL PLAT (PF-12-23-9006)

Councilmember Culpepper introduced Bill No. 5189 approving the Final Plat for Brittany Hill Middle School (PF-12-23-9006). City Clerk Erin Ford made the first reading of Bill No. 5189 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5189 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5189

Ms. Ford made the second reading of Bill No. 5189 by title. Councilmember Edmondson moved to adopt Bill No. 5189 upon its second reading and give it **ORDINANCE NO. 5308,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5190 – CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT #5 FINAL PLAT (PF-12-23-8993)

Councilmember Culpepper introduced Bill No. 5190 approving the Final Plat for Central Jackson County Fire Protection District #5 (PF-12-23-8993), generally located east of SE Adams Dairy Parkway and north of SE Shamrock Lane. City Clerk Erin Ford made the first reading of Bill No. 5190 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5190 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5190

Ms. Ford made the second reading of Bill No. 5190 by title. Councilmember Edmondson moved to adopt Bill No. 5190 upon its second reading and give it **ORDINANCE NO. 5309,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5191 – BARTOW ADMINISTRATION CENTER FINAL PLAT (PF-12-23-9003)

Councilmember Culpepper introduced Bill No. 5191 approving the Final Plat for Bartow Administration Center, located at 1801 NW Vesper Street (PF-12-23-9003). City Clerk Erin Ford made the first reading of Bill No. 5191 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5191 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5191

Ms. Ford made the second reading of Bill No. 5191 by title. Councilmember Edmondson moved to adopt Bill No. 5191 upon its second reading and give it **ORDINANCE NO. 5310**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5192 – CODE AMENDMENT FOR UNLAWFUL USE OF WEAPONS

Councilmember Culpepper introduced Bill No. 5192 amending Section 220.840 of the Code of Ordinances, City of Blue Springs, Missouri, regarding unlawful use of weapons. City Clerk Erin Ford made the first reading of Bill No. 5192 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5192 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5192

Ms. Ford made the second reading of Bill No. 5192 by title. Councilmember Edmondson moved to adopt Bill No. 5192 upon its second reading and give it **ORDINANCE NO. 5311,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5193 – CONTRACT WITH WILLIAMS & CAMPO FOR LEGAL SERVICES

Councilmember Culpepper introduced Bill No. 5193 approving a Contract (engagement letter) with Williams & Campo, P.C. for on-call legal services. City Clerk Erin Ford made the first reading of Bill No. 5193 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5193 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5193

Ms. Ford made the second reading of Bill No. 5193 by title. Councilmember Edmondson moved to adopt Bill No. 5193 upon its second reading and give it **ORDINANCE NO. 5312,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

VISITORS

Resident Debra Steiner spoke regarding property fraud.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:

> "Won't it be wonderful when black history and native American history and Jewish history and all of U.S. history is taught from one book. Just U.S. history."
>
> (Maya Angelou)

CLOSED SESSION

At 7:19 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(3) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Personnel and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Fowlerand carried with the following votes:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

CITY OF BLUE SPRINGS

ATTEST

Carson Ross, Mayor

Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 13, 2024

SUBMITTED BY: Dennis Dovel **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a purchase in the amount of $82,386.77 from Chefs Depot dba Culinary Depot for concession equipment for Blue Surf Bay Waterpark, CIP project PR-40.

BACKGROUND/JUSTIFICATION

With the renewal of the Park Sales Tax on April 6, 2021, Blue Surf Bay Waterpark has been moving towards completion. On October 4, 2021, the City Council approved a contract with SFS Architecture and McCown Gordon Construction L.L.C. to provide pre-construction services, design, development of construction documents and bid the project for construction.

During the development of the design, spaces were created for concession operations, event space, drink service, catering kitchen and other serving spaces. These spaces require concession / kitchen equipment to provide food and drink services. The Parks and Recreation Department utilized the equipment specifications developed by SFS Architecture for the specific spaces to provide a competitive bid process.

The bid specification was developed and advertised on the City's website and emailed to vendors who inquired. Bids were received from four vendors as follows:

Chefs Depot dba Culinary Depot	$82,386.77
Douglas Equipment	$91,679.60
Sysco	$91,307.76
Index Restaurant Supply	$87,765.00

Chefs Depot provided the lowest overall bid for the items specified. Staff recommends purchasing concession equipment from Chefs Depot for a purchase price of $82,386.77. Staff will install all equipment as most of the equipment is tabletop items or refrigerators being purchased.

FINANCIAL IMPACT

Contractor:	Chefs Depot dba Culinary Depot
Amount of Request/ Contract:	$82,386.77
Amount Budgeted:	$39,643,384
Budget Year:	FY 2023-24
Funding Source/Account #:	410-73000-544100 PR-40
Account Balance:	$1,047,957.78 Date: 2/22/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 5, 2024	July 31, 2025
Years and Months Contract in effect	**Number of times renewable**
5 months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Concession Equipment Bid as Exhibit A

REVIEWED BY:

Requesting Director: ***Dennis Dovel***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(OR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☐	
Certificate of Insurance:	☐	
E-Verify Affidavits:	☐	
E-Verify proof of enrollment:	☐	
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	Provided
Bid/RFP/RFQ: (submit all)	☒	Attached
Bid/RFP/RFQ Tabulation:	☒	Included in CIF Background
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	Chefs Depot dba Culinary Depot 67 NY-59 Spring Valley, NY 10977 Yitzi Shaps yitzis@culinarydepot.com 845-414-2402
Project Exemption Certificate needed:	☒	
Other:	☐	

Resolution No. 14-2024

A RESOLUTION APPROVING THE PURCHASE OF CONCESSION EQUIPMENT FROM CHEFS DEPOT DBA CULINARY DEPOT

WHEREAS, the City of Blue Springs is in the process of constructing the Blue Surf Bay Waterpark and requires the purchase of concession and kitchen equipment for the operation of food and beverage services at the facility, and

WHEREAS, the Parks and Recreation Department prepared specifications and secured bids for concession / kitchen equipment outlined in the construction documents, and

WHEREAS, the Department received four bids and now recommends that the City purchase the specified concession / kitchen equipment from Chefs Depot dba Culinary Depot in the amount of $82,386.77.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to purchase concession / kitchen equipment from Chefs Depot dba Culinary Depot, 67 NY-59, Spring Valley, NY 10977 in the amount of $82,386.77. A copy of Chefs Depot dba Culinary Depot Concession Equipment Bid is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to complete said purchase.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

BLUE SURF BAY CONCESSION EQUIPMENT BID

BLUE SURF BAY CONCESSION EQUIPMENT BID FORM						
CONCESSION STAND						
Description	**Quantity**	**Substitution?**	**Mfg.**	**Unit Price**	**Total Price**	**Notes**
Counter Edge Cabinet w/ Flat Top	1	N/A	Eagle Group	2,607.19	2,607.19	
Work Table w/ Under Shelf Flat To	2	N/A	Eagle Group	1,007.22	2,014.44	
Work Table with Under Shelf	1	N/A	Eagle Group	1,155.41	1,155.41	
Work Table with Under Shelf	1	N/A	Eagle Group	848.61	848.61	
Frozen Beverage Machine	1			2,851.84	2,851.84	
Reach-In Freezer w/ Glass Door	1	N/A	True Mfg.	6,232.10	6,232.10	
Ice Machine	1	N/A	Manitowoc	5,401.54	5,401.54	
Ice Bin	1	N/A	Manitowoc	1,678.28	1,678.28	
DECK BAR						
Description	**Quantity**	**Substitution?**	**Mfg.**	**Unit Price**	**Total Price**	**Notes**
True Draft Keg Refrigerator	1	N/A	True Mfg.	6,872.74	6,872.74	
Under Bar Refrig. w/ Glass Doors	1	N/A	True Mfg.	5,321.80	5,321.80	
Classic Bubbler w/ Classic Bowl	1			1,782.27	1,782.27	
Ice Machine	1	N/A	Manitowoc	2,978.40	2,978.40	
CATERING KITCHEN						
Description	**Quantity**	**Substitution?**	**Mfg.**	**Unit Price**	**Total Price**	**Notes**
Work Table w/ Under Shelf Flat To	2	N/A	Eagle Group	1,060.91	2,121.82	
Work Table w/ Under Shelf Flat To	1	N/A	Eagle Group	973.48	973.48	
Heated Cabinet w/ Glass Door	1	N/A	True Mfg.	4,908.91	4,908.91	
Ice Machine	1			5,401.54	5,401.54	
Ice Machine Bin	1			1,678.28	1,678.28	
Commerical Refrigerator	1	N/A	True Mfg.	5,101.75	5,101.75	
COFFEE BAR						
Description	**Quantity**	**Substitution?**	**Mfg.**	**Unit Price**	**Total Price**	**Notes**
Back Bar Refrigerator	1			3,513.37	3,513.37	
Underbar Fridge	1			5,959.76	5,959.76	
Hot Water Dispenser	1			950.24	950.24	
Undercounter Ice Machine	1			5,071.82	5,071.82	
Undercounter Freezer	1	N/A	True Mfg.	2,524.85	2,524.85	
Undercounter Refrigerator	1	N/A	True Mfg.	2,548.10	2,548.10	
Undercounter Fridge	1	N/A	True Mfg.	1,888.23	1,888.23	
SHIPPING						
Total Shipping Costs Including Liftgate					0	
Total					82,386.77	

Delivery: Length of Time to Ship and Deliver: 12-16 week (s)

Warranty Information: Length of Warranty: _____ year (s)

Signature of Authorized Representative _____ Date 2/7/24

Print Officer's Name: Yitzi Shapss

BLUE SURF BAY CONCESSION EQUIPMENT BID

Vendor Information & Signature Page

Vendor Name: Chefs Depot

Vendor Owner: Shdem Potash

Years in Business: 20

Vendor Address: 67 NY-59, Spring Valley, NY, 10977

Vendor Phone Number: 845-414-2402

Vendor Email: yitzis@culinarydepot.com

Number of Employees: 160

Management person is responsible for direct contact with the City of Blue Springs and the services required for this Bid

Name: Yitzi Shaps

Title: Gov. Sales

Phone Number: 845-414-2402

Email Address: yitzis@culinarydepot.com

Signature of Authorized Representative [signature] Date 2/7/24

Print Officer's Name: Yitzi Shaps

BLUE SURF BAY CONCESSION EQUIPMENT BID

References

REFERENCES

Please list a minimum of two corporate or municipal customers for whom you have provided concession equipment.

Reference #1

Name of Company: NJ Dept of Corrections

Contact Name: James Frank

Phone Number: 609-292-4036 x 5124

Reference #2

Name of Company: The Serv Group

Contact Name: Isaac Newman

Phone Number: 845 659 2511 inewman@theservgroup.com

Reference #3

Name of Company: Bridgewater School District

Contact Name: Kathy Gracos

Phone Number: 908-231-8660

ATTACHMENTS

PLAYNATURALLY
BLUE SPRINGS
PARKS & RECREATION

INVITATION TO BID
BLUE SURF BAY CONCESSION EQUIPMENT

The City of Blue Springs, MO is accepting Bids from qualified vendors to purchase various concession equipment for areas within the Blue Surf Bay project. Proposals will be received no later than Tuesday, February 13th, 2024 at 12:00PM, at the Blue Springs Fieldhouse, 425 NE Mock Ave., Blue Springs, MO 64014. Bids received after the above date and time, or in any other location other than the Parks and Recreation Department will not be considered.

A bid packet may be obtained by visiting the City of Blue Springs website: www.bluespringsgov.com/bids.aspx or by contacting the Parks and Recreation Department.

The City of Blue Springs, MO reserves the right to accept or reject any or all responses to this Bid, to enter into a contractual agreement with any contractor submitting a response to this Bid, to delay and/or cancel in part or in its entirety this Bid if it is in the best interest of the City, in their sole opinion, to do so.

BIDS MUST BE RECEIVED BY:
Tuesday, February 13th, 2024, by 12:00 p.m. CST

PLEASE MARK YOUR SUBMITTAL "BLUE SURF BAY CONCESSION EQUIPMENT" AND MAIL, EMAIL or DROP OF AT:

Blue Springs Parks and Recreation
Attn: Matthew Asikainen
425 NE Mock Ave.
Blue Springs, MO 64014
masikainen@bluespringsgov.com

Pursuant to 610.021 RSMo, all documents within a request for bids will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid(s) deemed most advantageous to the City. The City reserves the right to award multiple agreements based on qualifications and pricing. No offeror may withdraw his bid for a period of (60) sixty days after the date of opening.

GENERAL INSTRUCTIONS

a) The following instructions are to be considered as an integral part of this proposal. Unless otherwise requested, only one copy of the bid form needs to be submitted and this copy **MUST BE TYPEWRITTEN OR PRINTED IN INK**. The person signing the bid form must initial any changes or corrections made to this proposal.

b) The person, firm or corporation making the proposal shall submit their bid marked with the following information: **BLUE SURF BAY CONCESSION EQUIPMENT BID**, vendor's company name and bid date.

c) Firms mailing their responses should allow mail delivery time to ensure timely receipt of their submittal. Post marks will not qualify as evidence of a timely submittal. **EMAILED BIDS ARE THE RESPONBILITY OF THE VENDOR TO ENSURE RECEIPT OF EMAIL.** Responses received after the deadline will be considered as untimely and non-responsive. All proposal submittals shall become property of the City, will not be returned, and are considered a matter of public record after the contract is awarded.

d) If there are any questions whatsoever regarding any portion of the instruction or specifications, it shall be the bidder's responsibility to seek clarification immediately from the City of Blue Springs Parks and Recreation Department **"NO LATER THAN Thursday, February 8th, 2024 by 12:00PM (noon)"** unless otherwise stated in the documents. **IT SHALL BE THE BIDDERS RESPONSIBILITY TO CHECK THE CITY'S WEBSITE FOR ANY AND ALL ADDENDUMS.** Any addendums issued will be posted by Friday, February 9th, 2024 at 12:00PM (noon). Answers to any and all questions will be answered after the deadline for question submittal has expired, and posted to the City's website, if applicable.

e) Any variation from the specifications must be clearly stated by the bidder in writing and submitted with his/her proposal.

f) The following bid may be awarded to one "responsible" bidder or multiple bidders to whichever is advantageous to the City of Blue Springs based on a total price basis and/or per item basis. It is the intent however for the City to award to one vendor for the total bid. Unit prices and extensions will be verified, and totals checked. Unit price extension and net total must be shown. Unit price shall prevail, and the quantities may be increased, deleted or reduced as needed by the City.

g) All prices shall be for a delivered product, the City's destination, and F.O.B. freight prepaid to Blue Springs Fieldhouse, 425 NE Mock Ave., Blue Springs, MO 64014.

h) **No** Federal or State Sales Tax is applicable. The City of Blue Springs can provide a tax-exempt certificate to the successful bidder if requested.

i) This Bid does not and shall not commit the City or any of its agents to enter into any agreement, to pay any costs incurred in the preparation of any response to this bid, or to procure or contract for any services or supplies.

j) The City reserves the right to accept in part or in whole and/or reject any or all responses to this bid, to enter into a contractual agreement with any contractor submitting a response to this bid, to delay and/or cancel in part or in its entirety this bid if it is in the best interest of the City, in their sole opinion, to do so.

k) The City reserves the right to waive any inconsistencies or discrepancies in the bid if the City determines it is their best interest to do so. The City may reject responses that do not meet the requirements of the bid in any respect.

l) Response to the bid is entirely voluntary and made with this knowledge.

m) Proposer certifies that this proposal had been arrived at independently and has been submitted without collusion designed to limit independent bidding or competition.

INFORMATION AND INSTRUCTIONS

INSTRUCTION TO BIDDERS

Bid Submittal: If sent by mail, one original signed Bid shall be submitted in one sealed package, clearly marked on the outside of the package with "Blue Surf Bay Concession Equipment" and addressed to:

Blue Springs Parks and Recreation
Attn: Matthew Asikainen
425 NE Mock Ave.
Blue Springs, MO 64014
masikainen@bluespringsgov.com

If emailed, the subject line should be Blue Surf Bay Concession Equipment and will be the responsibility of the contractor to ensure the bid is received in the appropriate timeline outlined.

Legal Name and Signature: Bids shall clearly indicate the legal name, address, and telephone number of the bidder (company, firm, corporation, partnership, or individual). The signer shall have the authority to bind the company to the submitted Bid. Failure to properly sign the Bid form shall invalidate name, and it shall not be considered for award.

SHIPPING/FREIGHT COST: All shipping cost must be clearly indicated and included with all bids. If none are provided, the assumption is there will be no shipping cost to the city. Liftgate is required for delivery.

SUBSTITUTIONS: Substitutions for certain items will not be acceptable to match existing equipment as noted in the bid form on certain items. Specification sheets located in Attachments . If substitution is quoted it must meet or exceed the specifications of the product specified in this bid or it will not be considered. Specification sheet needs to be provided for any quoted substituted item, including all warranty information for each product.

Evaluation Criteria

Bids will be evaluated based on the written response to selection criteria listed and the cost proposals provided. It is anticipated that a contract for the prescribed bid, will be entered with the bidder that in the opinion of the city offers the most favorable combination of pricing, qualifications, and delivery.

a) Evaluation criteria to be applied in reviewing the bids may include but is not limited to:

- Itemized pricing including shipping and liftgate charges
- Delivery time of items
- Adherence to specifications

Since the timing of delivery will be a large consideration, please be as candid and as accurate with delivery dates. All deliveries should be able to be completed no later than May 1, 2024. Award of purchase order will be done sometime around March 15, 2024.

b) The City desires delivery of the material specified at the earliest possible time after the award. An unreasonable delivery proposal may be cause for disqualifying a bid. Each bidder shall state a definite date/time and avoid using terms "ASAP" or "approximately so many days".

Conflict of Interest

The bidder will certify, to the best of its knowledge, no circumstances exist with which shall cause a conflict of interest in performing fabrication and installation services for the City of Blue Springs, MO and that no company other than the bona fide employees working solely for the bidder has been employed or retained to solicit or secure the contract.

Hold Harmless Agreement

The Awarded Bidder shall agree to hold the City, its officers, agents and employees harmless from any and all claims made against the officers, agents and employees of the City which may arise out of any action or omission of the Awarded Bidder of any of its officers, agents or employees.

Sole Point of Contact

Vendor questions regarding this bid should be directed to Matthew Asikainen, Manager of Recreation at masikainen@bluespringsgov.com or 816-622-4347.

Unless otherwise noted in the table below substitutions for certain items will not be acceptable to match existing equipment. Specification sheets located in Attachments . If substitution is quoted it must meet or exceed the specifications of the product specified in this bid or it will not be considered.

BLUE SURF BAY CONCESSION EQUIPMENT INFORMATION SHEET					
CONCESSION STAND					
Description	**Mfg.**	**Substitutions Allowed?**	**Model No.**	**Size**	**Quantity**
Counter Edge Cabinet w/ Flat Top	Eagle Group	NO	CB3072SE-BS	2'10" X 2'6" X 6'	1
Work Table w/ Under Shelf Flat To	Eagle Group	NO	T2448SEB BS	2'11" X 2' X 3'	2
Work Table with Under Shelf	Eagle Group	NO	T3060SEB-BS	2'11" x 2' 6" X 4'	1
Work Table with Under Shelf	Eagle Group	NO	T3048SEB	35" X 30" X 48"	1
Frozen Beverage Machine	Vollrath	YES	VCBF128	3'1" X 1'7 1/2" X 1'3 1/2"	1
Reach-In Freezer w/ Glass Door	True Mfg.	NO	TS-23FG-HC-FDG01	6'6" X 2'6" X 2' 3"	1
Ice Machine	Manitowoc	NO	IYT1200A	6'7" X 2'6" X 2' 10"	1
Ice Bin	Manitowoc	NO	Bin D970	6'7" X 2'6" X 2' 10"	1
DECK BAR					
Description	**Mfg.**	**Substitutions Allowed?**	**Model No.**	**Size**	**Quantity**
True Draft Keg Refrigerator	True Mfg.	NO	TDR108-RISZ1-L-s-SSSS-	2'10" X 2' X 9'	1
Under Bar Refrig. w/ Glass Doors	True Mfg.	NO	TBB-24-72G-S-HC-LD	2'11" X 2' 1" X 6' 1"	1
Classic Bubbler w/ Classic Bowl	Crathco	YES	D35-3	2'4" X 1' 4" X 2' 2"	1
Ice Machine	Manitowoc	NO	UYF-0310A NEO	30" W/ 119LBS. BIN	1
CATERING KITCHEN					
Description	**Mfg.**	**Substitutions Allowed?**	**Model No.**	**Size**	**Quantity**
Work Table w/ Under Shelf Flat To	Eagle Group	NO	T3048SEB-BS	2'11" X 2'6" X 4'	2
Work Table w/ Under Shelf Flat To	Eagle Group	NO	T2436SEB-BS	2'11" X 2' X 3'	1
Heated Cabinet w/ Glass Door	True Mfg.	NO	TH-23G-FDG01	6'6" X 2'6" X 2'3"	1
Ice Machine	Manitowoc	YES	IYT1200A	6'8" X 2'10" X 4"	1
Ice Machine Bin	Manitowoc	YES	Bin 970	6'8" X 2'10" X 4"	1
Commerical Refrigerator	True Mfg.	NO	T-49G-HC~FGD01	54.25"x29.88"x78.38"	1
COFFEE BAR					
Description	**Mfg.**	**Substitutions Allowed?**	**Model No.**	**Size**	**Quantity**
Back Bar Refrigerator	Beverage-Air	YES	BB58HC-1-G-B	59"x29.13"x37.25	1
Underbar Fridge	Beverage-Air	YES	BB72HC-1-F-GS-B	72"x23.63"x34"	1
Hot Water Dispenser	Fetco	YES	HWD 2100	8"x16.13"x19"	1
Undercounter Ice Machine	Scotsman	YES	UN324	24"x28.5"x39"	1
Undercounter Freezer	TRUE	NO	TUC-24F-HC	24"x25.75"x31.63"	1
Undercounter Refrigerator	TRUE	NO	TUC-24G-HC~FGD01	24"x25.75"x31.63"	1
Undercounter Fridge	TRUE	NO	TUC-24-HC	24.13"x25.88"x31.63"	1

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: January 29, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving Amendment #3 in the amount of $24,657.50 with Shawnee Mission Tree Services, Inc. dba Arbor Masters for Tree Services Contract No. 2021-078. This Amendment exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

BACKGROUND/JUSTIFICATION

On May 10, 2021, the City entered into Contract No. 2021-078 with Shawnee Mission Tree Services, Inc. dba Arbor Masters for Tree Services. During the 2023 to 2024 contract term the contract was utilized by the Engineering department to clear land banks and remove debris from the box culvert at Sunnyside School Road and South Avenue. Due to this project and other large projects completed by the Public Works department throughout the contract term, there are currently five outstanding invoices totaling $22,297.50, $20,665.50 over the initial contract term (attached).

This amendment would cover the outstanding invoices, as well as provide additional funds to finish out the remainder of the contract term. This Amendment would bring the total contract amount for this contract term to $59,657.50.

To ensure the Department stays within contracted budgeted amounts going forward, all staff utilizing a contract must complete a form with dual signatures, confirming fund availability and authorizing services. Spreadsheets for each contract display real-time budget updates, including current and earmarked purchases.

FINANCIAL IMPACT

Contractor:	Shawnee Mission Tree Services, Inc. dba Arbor Masters
Amount of Request/ Contract:	$24,657.50
Amount Budgeted:	$0
Budget Year:	FY23/24
Funding Source/Account #:	430-33020-530248 - $4,500 460-36020-530509 - $3,157.50 100-32000-530266 - $17,000
Account Balance:	430-33020-530248 - $12,145 460-36020-530509 - $32,879.15 100-32000-530266 - $68,182.50 Date: 2/13/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 5, 2024	May 9, 2024
Years and Months Contract in effect	**Number of times renewable**
2 Months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Invoices
2. Resolution with Contract Amendment #3 attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A

Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	27610 E. Wyatt Rd. Blue Springs, MO 64014 mcantrell@arbormasters.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	N/A

1-800-256-4193
www.ArborMasters.com

INVOICE

Invoice #125505
Date: 12/07/2023
Sales Person: Zach Gill
zgill@arbormasters.com

Invoice For

City of Blue Springs Tree Maintenance
500 SE Sunnyside School Rd
Blue Springs, MO 64014

Location

1360 Rte AA
Blue Springs, MO 64014

1360 Rte AA 64014

Terms

Net 30

ITEM DESCRIPTION	AMOUNT
1) TC Contract (Tbl. 1) Prune back right of way from 1360 Route AA down to stop light. 1.) Right of way needs to be pruned back 6'. 2.) Overhanging limbs need to be raised for clearance.	$ 1,800.00

A service charge of 1.5% per month will be assessed on all amounts not paid within 30 days. Sales tax rates are determined at time of service. Taxes subject to change.

Please remit payment to:
Arbor Masters
PO BOX 875149
Kansas City, MO 64187-5149

SUBTOTAL	$ 1,800.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 1,800.00
DUE DATE	01/06/2024

Arbor Advisor
Zach Gill

2021-078.3A
100-32000-530266

1-800-256-4193
www.ArborMasters.com

INVOICE

Invoice #125531
Date: 11/15/2023
Sales Person: Zach Gill
zgill@arbormasters.com

Invoice For

City of Blue Springs Tree Maintenance
500 SE Sunnyside School Rd
Blue Springs, MO 64014

Location

NW Duncan Rd
Blue Springs, MO

Tree Removal

Terms
Net 30

ITEM DESCRIPTION	AMOUNT
1) Tree Removal LftCr (MO) Location and species of tree(s) to be removed: Dead tree in the right of way. Specification: Entire tree shall be taken down as close to grade as possible; All generated debris shall be removed from site. All work shall be completed in compliance with ANSI Z133 Arboricultural Safety Standards.	$ 630.00
2) Stump Grinding Service (MO) Location and species of stump(s) to be ground: Tree that is being removed on right of way. Specification: All stumps and surface roots should be ground to at least (6) inches below grade where possible; Material resulting from stump grinding should be [mounded and left onsite; mounded to a height of approximately (6) inches above grade and excess material removed; removed and backfilled with soil]; If necessary, utility locates shall be requested by Arbor Masters on behalf of the Client to identify buried utility lines before scheduling service. All work shall be completed in compliance with ANSI Z133 Arboricultural Safety Standards .	$ 210.00

A service charge of 1.5% per month will be assessed on all amounts not paid within 30 days. Sales tax rates are determined at time of service. Taxes subject to change.

Please remit payment to:
Arbor Masters
PO BOX 875149
Kansas City, MO 64187-5149

SUBTOTAL	$ 840.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 840.00
DUE DATE	12/15/2023

Assigned To
Josh Gardino

Arbor Advisor
Zach Gill

2021-078.3A
100-32000-530266

1-800-256-4193
www.ArborMasters.com

INVOICE

Invoice #125707
Date: 12/14/2023
Sales Person: Zach Gill
zgill@arbormasters.com

Invoice For

City of Blue Springs Tree Maintenance
500 SE Sunnyside School Rd
Blue Springs, MO 64014

Location

Blue Springs, MO 64015

11th St. to 3240 NW Duncan Rd

Terms

Net 30

ITEM DESCRIPTION	AMOUNT
1) TC Contract (Tbl. 1) Prune back right of way from 11th street to 3240 NW Duncan Rd. 1.) Prune limbs, Vines, or woody material back 6' from Duncan road. 2.) Prune any low hanging limbs that disrupting the clearance for trucks. 3.) All debris needs to be removed from site. This job will take 5 days to complete. If the job is completed before the allotted time the price will be changed to fit the correct total days.	$ 12,000.00

A service charge of 1.5% per month will be assessed on all amounts not paid within 30 days. Sales tax rates are determined at time of service. Taxes subject to change.

Please remit payment to:
Arbor Masters
PO BOX 875149
Kansas City, MO 64187-5149

SUBTOTAL	$ 12,000.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 12,000.00
DUE DATE	01/13/2024

Arbor Advisor

Zach Gill

2021-078.3A
100-32000-530266

1-800-256-4193
www.ArborMasters.com

INVOICE

Invoice #125711
Date: 11/16/2023
Sales Person: Zach Gill
zgill@arbormasters.com

Invoice For

City Of Blue Springs Public Works
903 West Main Street
Blue Springs , 64015

Location

3907 NW Dogwood Terrace
Blue Springs, MO 64015

3907 NW Dogwood Terrace 64015

Terms

Net 30

ITEM DESCRIPTION	AMOUNT
1) Tree Removal ClmCr (MO) Location and species of tree(s) to be removed: Two trees in the back left of the utility area. 1.) Tree that is leaning up against lines. 2.) Tree that is overhanging lines. 3.) Power drop needed. Specification: Both trees shall be taken down as close to grade as possible; All generated debris shall be removed from site. All work shall be completed in compliance with ANSI Z133 Arboricultural Safety Standards.	$ 3,157.50

A service charge of 1.5% per month will be assessed on all amounts not paid within 30 days. Sales tax rates are determined at time of service. Taxes subject to change.

Please remit payment to:
Arbor Masters
PO BOX 875149
Kansas City, MO 64187-5149

SUBTOTAL	$ 3,157.50
SALES TAX	$ 0.00
INVOICE TOTAL	$ 3,157.50
DUE DATE	12/16/2023

Assigned To

Josh Gardino

Arbor Advisor

Zach Gill

2021-078.3A
100-32000-530266



Photos

Arbor Masters®
1-800-256-4193
www.ArborMasters.com

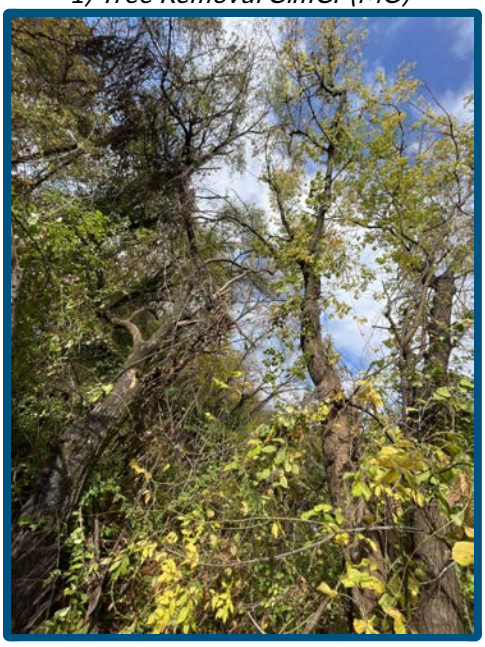
INVOICE

Invoice #125711
Date: 11/16/2023
Sales Person: Zach Gill
zgill@arbormasters.com

1) Tree Removal ClmCr (MO)



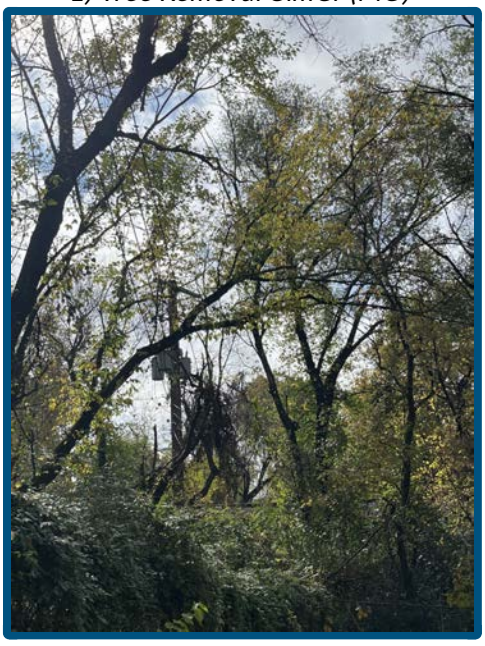
1) Tree Removal ClmCr (MO)



1) Tree Removal ClmCr (MO)



1) Tree Removal ClmCr (MO)



INVOICE

Invoice #126671
Date: 12/20/2023
Sales Person: Zach Gill
zgill@arbormasters.com

Invoice For

City of Blue Springs Tree Maintenance
500 SE Sunnyside School Rd
Blue Springs, MO 64014

Location

2812 NW 4th St
Blue Springs, MO 64014

2812 NW 4th St 64014

Terms
Net 30

ITEM DESCRIPTION	AMOUNT
1) Tree Removal LftCr (MO) Location and species of tree(s) to be removed: Large multi-stem Silverleaf Maple in the front of the property. Specification: Entire tree shall be taken down as close to grade as possible; All generated debris shall be removed from site. All work shall be completed in compliance with ANSI Z133 Arboricultural Safety Standards. This Silverleaf Maple has included bark on all stems. Tree root system on the North side was heavily damaged when water main broke and most soil and supporting roots were washed away. South side of the tree roots were severed when new gas lines were installed. The West side of the tree roots are compromised by curbing to close to the base of the tree. Only one side of the trees roots system is holding up this massive tree.	$ 4,500.00

A service charge of 1.5% per month will be assessed on all amounts not paid within 30 days. Sales tax rates are determined at time of service. Taxes subject to change.

Please remit payment to:
Arbor Masters
PO BOX 875149
Kansas City, MO 64187-5149

SUBTOTAL	$ 4,500.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 4,500.00
DUE DATE	01/19/2024

Contacts

Jackson
816-228-4516
jmalott@bluespringsgov.com

Assigned To

Josh Gardino

Arbor Advisor

Zach Gill

2021-078.3A
100-32000-530266



Resolution No. 15-2024

A RESOLUTION APPROVING AMENDMENT #3 TO CONTRACT #2021-078 WITH SHAWNEE MISSION TREE SERIVCES, INC. DBA ARBOR MASTERS FOR TREE SERVICES

WHEREAS, on May 10, 2021, the City entered into Contract #2021-078 for Tree Services with Shawnee Mission Tree Services, Inc. dba Arbor Masters; and

WHEREAS, the City needs to have additional tree services performed at a cost that will exceed the annual contract amount of $35,000; and

WHEREAS, this third Amendment to Contract #2021-078 will increase the amount payable under the contract for the May 10, 2023 through May 9, 2024 term by $24,657.50, for a total of $59,657.50 and exceeds the administrative authority in Section 115.160 of the Blue Springs Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to execute Amendment #3 to Contract #2021-078 with Shawnee Mission Tree Services, Inc. dba Arbor Masters for Tree Services to increase the maximum amount payable in the May 10, 2023 to May 9, 2024 term by $24,657.50 for a total of $59,657.50. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said Amendment.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

AMENDMENT #3 TO CONTRACT NO. 2021-078 WITH SHAWNEE MISSION TREE SERVICES, INC. DBA ARBOR MASTERS

THIS AMENDMENT is made and entered into on the _____ of March 2024, between City of Blue Springs, Missouri ("City") and Shawnee Mission Tree Services, Inc. dba Arbor Masters.

WHEREAS, the City entered into a five-year contract with Shawnee Mission Tree Services, Inc. dba Arbor Masters with an effective date of May 10, 2021, for services generally identified as Tree Services; and

WHEREAS, the City is requesting an amendment to paragraph 7b, Total Compensation, to alter the Maximum Payment that may be made in the May 10, 2023 through May 9, 2024 term by $24,657.50, for a contract total of $59,657.50.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby agree to the following:

1. Scope amended as follows: Total Compensation amount to be increased for the contract term May 10, 2023 – May 9, 2024 by $24,657.50, for a contract total of $59,567.50.

2. Terms of Original Agreement. All other terms and conditions of the original agreement not modified in this Amendment shall remain in full force and effect and be considered incorporated herein as part of the amended agreement.

IN WITNESS WHEREOF, this Amendment has been executed and delivered as of the date set forth in the caption above.

SHAWNEE MISSION TREE SERVICES, INC. DBA ARBOR MASTERS

By: Mark Crastutt
Name:
Title: VICE PRESIDENT

CITY OF BLUE SPRINGS

_____
City Administrator

APPROVED AS TO FORM

_____
City Attorney

Rev. 02/14/2023

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 6, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving Amendment #5 to Contract No. 2015-138 in the amount of $45,000 with Central Power Systems and Services, Inc. now known as Central Power Systems and Services, LLC for Generator Maintenance and Repair. This Amendment #5 exceeds the administrative authority to approve contracts in Section 115.160 of the Blue Springs Code of Ordinances.

BACKGROUND/JUSTIFICATION

Central Power Systems & Services, LLC provides annual maintenance on the Water, Sanitary Sewer, and the Wastewater Treatment Facility divisions' generators. The services include evaluation and analysis of existing generator and transfer switch components and systems. They also provide emergency services related to all generator and transfer switch components and systems.

Due to the number of generator repairs and equipment replacements this year, an increase to the contract amount to provide sufficient funding for outstanding invoices (attached), as well as provide funding for additional repairs that may be needed through the end of the contract term.

To ensure the department stays within contracted budgeted amounts going forward, all staff utilizing a contract must complete a form with dual signatures, confirming fund availability and authorizing services. Spreadsheets for each contract display real-time budget updates, including current and earmarked purchases.

FINANCIAL IMPACT

Contractor:	Central Power Systems & Services, LLC
Amount of Request/ Contract:	$45,000
Amount Budgeted:	$0
Budget Year:	FY23-24
Funding Source/Account #:	460-36020-530500 - $20,000 460-36030-530500 - $25,000
Account Balance:	460-36020-530500 - $67,383.11 460-36030-530500 - $38,630.05 Date: 2/8/2024
Additional Funds Needed:	Budget Transfer sent to finance - Completed

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 5, 2024	October 5, 2024
Years and Months Contract in effect	**Number of times renewable**
7 Months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Invoice
2. Resolution with Contract Amendment attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	N/A
Wage Order, by reference	☐	Wage Order Number: N/A
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	9200 Liberty Drive Liberty, MO 64068 Maison.stites@cpower.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	N/A

ATTACHMENT 1

CENTRAL
POWER SYSTEMS & SERVICES

1900 Plumbers Way
Liberty, MO 64068
P: (816) 415-6700
F:

BILL TO
CITY OF BLUE SPRINGS - 15888
903 MAIN ST
BLUE SPRINGS MO 64015
P: (816) 228-0137
F: (816) 228-0204

DELIVER TO
CITY OF BLUE SPRINGS - 15888
COLBERN EAST
201SW COLBERN RD
LEES SUMMIT MO 64086-5701
P: (816) 228-0137
F: (816) 228-0204

SERVICE INVOICE: R114013948:01

DATE ARRIVED	DATE INVOICE	SALES TYPE	ADVISOR	TERMS	CUSTOMER REFERENCE
10/10/2023 11:49:38AM	12/28/2023	SGR	King	NET30	

YEAR	MAKE	MODEL	VIN	CUSTOMER UNIT #	ENGINE HOURS	IN SERVICE	Component Serial #	ODOMETER
NA	CUMMINS	DGCA-5774337	H060965149	COLBERN EAST	0			1

Sold Operations

JOB #1 07-00 GENERATOR

COMPLAINT 12/28/23

REPLACE CAPACITORS, MICRO SWITCHES AND DIGITAL DISPLAY PER QUOTE

8AM

SER# H060965149

COLBERN EAST
201 SW COLBERN RD
LEE'S SUMMIT, MO 64086-5701

CALL ON YOUR WAY

DAVID STACY – 816-228-0195

3469.54

CAUSE

Sold Operations (Cont.)

CORRECTION DATE OF SERVICE:12/28/2023 TECH:BRANSON TRUCK:523

GENERATOR
MAKE:CUMMINS
M/N:DGCA-5774337
S/N: H060965149
Spec:U

ENGINE
MAKE:CUMMINS
M/N:4BT3.9-G4
S/N: 46656445
Spec:NA

ATS
MAKE:CUMMINS
M/N:OTPCB-5774166
S/N:H060964947
Spec:A

UNIT HOURS: 251HRS

ROUND TRIP MILEAGE:70

TRANSFER TEST PERFORMED: Y AUTHORIZED BY: DAVID STACY

COMPLAINT:
REPLACE CAPACITORS, MICRO SWITCHES AND DIGITAL DISPLAY PER QUOTE

SERVICES PERFORMED:
DEENERGIZED ATS, REMOVED OLD CAPACITORS, MICROSWITCHES AND DIGITAL DISPLAY, INSTALLED NEW CAPACITORS, MICRO SWITCHES AND DIGITAL DISPLAY, PERFORMED MULTIPLE TRANSFER TESTS AND EVERYTHING FUNCTIONS AS INTENDED, PERFORMED MULTIPLE BLACK OUT TESTS AND EVERYTHING FUNCTIONS AS INTENDED, UNIT IS GOOD TO GO, LEFT UNIT IN AUTO WITH BREAKER CLOSED AND READY FOR USE.

QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTD PRICE
1	114X/300-5151	DIGITAL DISPLAY ASSY	676.24	676.24
8	114X/308-1166	MICROSWITCH	21.77	174.16
2	114X/PSUA5R3353N-SS	CAPACITORS	80.07	160.14
	C	12 BUSINESS DAYS		
1	DIAG	TECHNOLOGY FEE	50.00	50.00
1	FRT	FREIGHT	75.00	75.00
	LABOR GEN653-6020A	[6] GENERATOR REPAIRS		1,512.00
60	MILE	MILEAGE	4.00	240.00

Prepay: $0.00 Parts: $1,010.54 Labor: $1,512.00 Misc: $365.00 Sublet: $0.00 $2,887.54

2015-138.5R
460-36020-530500



CENTRAL
POWER SYSTEMS & SERVICES

SERVICE INVOICE: R114013948:01
ESTIMATE: E114002457

DISCLAIMER:
Except as may be expressly covered under applicable manufacturer(s) parts/product warranty, Central Power Systems & Services (CPS&S) liability arising out of service, repairs, or workmanship shall not exceed the cost of the original repair or service. Further, under no circumstances shall CPS&S be liable for incidental, consequential or other economic loss damages to customer. This includes but may not be limited to loss of use of equipment or vehicle, down time, inconvenience, cargo damage, overtime or any other costs or expenses resulting from services, repairs or workmanship.

Estimate may vary up to 10% and may be subject to full teardown and inspection; estimate remains valid for 30 days from date created.

I, the undersigned, authorize you to perform the repairs and furnish necessary materials. I understand that costs verbally quoted are an estimate only and are not binding. CPS&S employees and representatives may operate my vehicle for inspecting, testing and pickup or delivery at my risk. CPS&S will not be held responsible for loss, damage or articles left inside.

Please be advised that Central Power has no intention of changing our depository bank now or in the future and will not be responsible for funds remitted in error to a fraudulent bank account. If you receive a request to change remittance information, please contact Shelly Vaughn at 816-792-9119 or shelly.vaughn@cpower.com.

	ESTIMATED	BILLED
LABOR		$1,512.00
PARTS		$1,010.54
MISC		$365.00
SUBLET		$0.00
PREPAY		$0.00
SUBTOTAL		**$2,887.54**
SHOP SUPPLIES		$15.00
TAX		$0.00
TOTAL		**$2,902.54**

Please Remit Payment to:
Central Power Systems & Services
P.O. Box 877625
Kansas City, MO 64187-7625

AUTHORIZED BY _____ DATE _____

Resolution No. 16-2024

A RESOLUTION APPROVING A FIFTH AMENDMENT TO CONTRACT NO. 2015-138 IN THE AMOUNT OF $45,000 WITH CENTRAL POWER SYSTEMS & SERVICES, LLC FOR GENERATOR MAINTENANCE AND REPAIR

WHEREAS, on October 6, 2015, the City entered into a contract with Central Power Systems and Services, Inc. now known as Central Power Systems & Services, LLC for generator maintenance and repair; and

WHEREAS, the City exceeded its estimated generator maintenance and repair needs for the 2023-2024 contract term; and

WHEREAS, this Amendment #5 to Contract No. 2015-138 will increase the amount payable under the contract for the October 6, 2023 through October 5, 2024 contract term by $45,000, for a total contract amount of $75,000 and exceeds the administrative authority in Section 115.160 of the Blue Springs Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

1. The City Administrator is hereby authorized to execute the Amendment #5 to Contract No. 2015-138 with Central Power Systems and Services, LLC for generator maintenance and repair, to increase the maximum amount payable in the October 6, 2023 through October 5, 2024 term by $45,000, for a total of $75,000. A copy of the proposed Amendment is attached hereto as Exhibit “A” and is incorporated herein.

2. City staff is directed to perform all tasks necessary to implement said amendment.

3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Rev. 02/14/2023

AMENDMENT #5 TO CONTRACT NO. 2015-138 WITH CENTRAL POWER SYSTEMS AND SERVICES, LLC

THIS AMENDMENT is made and entered into on the _____ of March 2024, between City of Blue Springs, Missouri ("City") and Central Power Systems and Services, LLC ("Contractor").

WHEREAS, the City entered into a contract with Contractor with an effective date of October 6, 2015, for services generally identified as generator maintenance and repair; and

WHEREAS, the City is requesting Amendment #5 to paragraph 7b, Total Compensation, to alter the Maximum Payment that may be made in the October 6, 2023 through October 5, 2024 term by $45,00, for a contract total of $75,000.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby agree to the following:

1. Scope amended as follows: Total Compensation amount to be increased by $45,000, for a contract total of $75,000 for the term October 6, 2023 through October 5, 2024.

2. Terms of Original Agreement. All other terms and conditions of the original agreement not modified in this Amendment shall remain in full force and effect and be considered incorporated herein as part of the amended agreement.

IN WITNESS WHEREOF, this Amendment has been executed and delivered as of the date set forth in the caption above.

CENTRAL POWER SYSTEMS AND SERVICES, LLC

By: James Kurz
Name: James Kurz
Title: Branch Manager

CITY OF BLUE SPRINGS

_____
City Administrator

APPROVED AS TO FORM

_____
City Attorney

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 12, 2024

SUBMITTED BY: Erin Ford **DEPARTMENT: Administration**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution to approve the disposition of Information Technology and Police department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.

BACKGROUND/JUSTIFICATION

Exhibit A to the Resolution lists the records from the Information Technology and Police Departments to be disposed of by destruction or donation. Once the Certification of Destruction section of the disposition list has been signed, the disposition list will be filed and stored for permanent record to keep a history of all records the City destroys.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediately	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A

REVIEWED BY

Requesting Director: ***Erin Ford***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

Resolution No. 17-2024

A RESOLUTION APPROVING THE DISPOSITION OF RECORDS THAT HAVE MET THE REQUIRED RETENTION PERIODS AND NO LONGER PROVIDE ANY VALUE TO THE CITY OF BLUE SPRINGS

WHEREAS, it has been determined by the Records Manager that Information Technology and Police department records have met the required retention periods as set by the Blue Springs Records Retention Schedule within the Records Retention, Management, and Destruction Policy; and

WHEREAS, the disposition of records that have met the required retention periods provides for efficient and cost-effective management of City records, reduces physical and electronic storage costs, and reduces the liability of the City of Blue Springs for housing inactive records beyond the required retention period that may be subject to discovery during pending litigation; and

WHEREAS, a copy of the Disposition List that lists the records, the retention periods, and the allowed disposition dates is attached to this Resolution as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

1. The City Administrator is hereby authorized to direct the Records Manager or their designee to properly dispose of the records listed in the disposition list attached as Exhibit "A" and incorporated herein.

2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Exhibit A

The City of Blue Springs Missouri

DISPOSITION LIST

The Records Manager respectfully requests authority to destroy the inactive records listed below:

BOX NO. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media, and content captured through third-party	Ongoing per policy
		cameras, excluding records that have been retained	
		for official investigative or other legal purpose.	
PD-ID851	1/2015-7/2021	Voided/Dismissed Tickets	03/05/2024

To be completed by Records Manager:	Approved by Resolution _____-_____
STATE OF MISSOURI COUNTY OF JACKSON CITY OF BLUE SPRINGS I, Erin Ford, Records Manager, City of Blue Springs, a municipal Corporation within and for said County and State aforesaid, do hereby certify that the attached is a true and complete enumeration of records which will be destroyed by recycling, throwing away, deleting, or shredding. IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Blue Springs, Missouri, at its office in Blue Springs, Missouri, on this _____ day of _____, 20____. _____	

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
March 4, 2024

EXHIBITS FOR PUBLIC HEARING

HOOT OWL MEADOWS REZONING AND GENERAL DEVELOPMENT PLAN

(RZ-10-23-8939) and (GDP-10-23-8940)

EXHIBIT #1 City Council Information Form dated February 27, 2024 with the following attachments: Photos submitted in opposition for City Council, Staff Report with attachments; Application with attachments; Affidavit of Publication in The KC Star on February 11, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Affidavit of Publication in The Examiner on July 29, 2023; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); and 2014 Comprehensive Plan (by reference), Bill approving Rezoning and Bill approving General Development Plan

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 27, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, for consideration to rezone the property located at the southwest corner of E Wyatt Road and S Litchford Road from "AG - County" (Agriculture - County) to "SF-12" (Single-Family Large Lot) (RZ-10-23-8939). The applicant is also requesting a General Development Plan with Alternative Development Standards for 133.43 +/- acres to allow for 231 single-family lots and twelve open space tracts (GDP-10-23-8940) for Hoot Owl Meadows. Upon conclusion of the public hearing, a Bill rezoning the property to "SF-12" (Single-Family Large Lot) and a Bill approving the General Development Plan will be ready for introduction and readings. The public hearing was continued from the December 18, 2023, the January 16, 2024, and the February 5, 2024, City Council meeting without testimony.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval to rezone the subject property from "AG" (Agriculture) to "SF-12" (Large Lot Single-Family) and approval of a General Development Plan for 231 single-family lots and twelve (12) open space tracts. The property encompasses 133.43 +/- acres and is located at the southwest corner of E Wyatt Road and S Litchford Road. Through the General Development Plan, the applicant is requesting Alternative Development Standards related to the frontage width and maximum lot size.

The Planning Commission held a Public Hearing on Monday, February 26, 2024, where zero spoke in favor and ten spoke in opposition to the Rezoning and General Development Plan. Planning Commission voted to recommend approval of the Rezoning and approval of the General Development Plan. Planning Commission also approved the Preliminary Plat for Hoot Owl Meadows on February 26, 2024.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 5, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning. Staff recommends approval of the General Development Plan with one condition:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Alternative Development Standards.
   a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
   b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
   c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	February 26, 2024
Action:	Recommended approval of the Rezoning: 4 aye, 2 no Recommended approval of the General Development Plan with one condition: 4 aye, 2 no
Name of Board or Commission:	City Council
Date:	February 5, 2024
Action:	Continued indefinitely without public testimony
Name of Board or Commission:	City Council
Date:	January 16, 2024
Action:	Continued to February 5, 2024, without public testimony
Name of Board or Commission:	City Council
Date:	December 18, 2023
Action:	Continued to January 16, 2024, without public testimony

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Photos submitted in opposition for City Council
2. Staff Report with attachments; Application with attachments; Affidavit of Publication in The KC Star on February 11, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Affidavit of Publication in The Examiner on July 29, 2023; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); and 2014 Comprehensive Plan (by reference)
3. Bill approving Rezoning
4. Bill approving General Development Plan

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***





PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 26, 2024 City Council: March 4, 2024
Project Name:	***Hoot Owl Meadows***
Site Location:	Southwest corner of E Wyatt Rd. & S Litchford Rd.
Project Request:	RZ-10-23-8940; Rezoning from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single Family). GDP-10-23-8941; General Development Plan with Alternative Development Standards to allow for the development of 231 single-family houses, a clubhouse, pool, and a trail. PP-10-23-8941; Preliminary Plat for 231 lots and twelve (12) open space tracts on 133.43 +/- acres.

Applicant: Justin Larkin | JW Larkin Properties
Property Owner: Land Bank of Blue Springs
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG" (Agriculture) to "SF-12" (Large Lot Single-Family) and approval of a General Development Plan and Preliminary Plat for 231 single-family lots and twelve (12) open space tracts. The property encompasses 133.43 +/- acres and is located at the southwest corner of E Wyatt Road and S Litchford Road. Through the General Development Plan, the applicant is requesting Alternative Development Standards related to the frontage width and maximum lot size.

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

Previous Actions:

Date	Review Body	Action
07/07/2003	City Council	Approved the Annexation (A-5-2003) of Parcel 54-300-01-13-00-0-00-000 and Parcel 54-200-02-07-00-0-00-000 into the Blue Springs city limits by Ord. No. 3578.
05/30/2007	Planning Commission	Recommended denial of the Rezoning (RZ-03-07-1006) and the PR-O Concept Plan (PROC-03-07-1008) for Gibson Estates, a 634-dwelling unit development with single-family and multi-family.
09/05/2007	City Council	Denied the PR-O Concept Plan (PROC-7-07-1215) and did not introduce the Rezoning (RZ-7-07-1516) for Gibson Ridge PR-O, a 480-lot single-family development.
08/08/2022	Planning Commission	Denied the Preliminary Plat (PP-06-22-8360) for Proverbs Estates Villas & Townhomes.
08/15/2022	City Council	Denied the Rezoning (RZ-06-22-8359) and did not introduce the PD Concept Plan (PDC-06-22-8361) for Proverbs Estates Villas and Townhomes.

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. The applicant will be required to complete an Administrative Site Plan

Design Review for each phase for landscaping and buffering prior to approval of the 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:	"AG" (Agriculture – Unincorporated Jackson County)	Single-Family Residential
South:	"AG" (Agriculture – Unincorporated Jackson County)	Undeveloped
East:	"AG" (Agriculture – Unincorporated Jackson County)	Single-Family Residential & Undeveloped
West:	"AG" (Agriculture – Unincorporated Jackson County) & "SF-12/PD" (Large Lot Single-Family/Planned Development)	Single-Family Residential & Undeveloped

REZONING ANALYSIS

Existing Zoning: "AG" Agricultural District
Existing Land Use: Agriculture
Proposed Zoning: "SF-12" (Large Lot Single-Family)
Proposed Land Use: Detached Housing

Comprehensive Plan: According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The Comprehensive Plan designates the subject property as *Neighborhood*, which is defined as:

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

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

- *PLACES - GOAL 1: Strengthen Individual Neighborhood Identities.*

- *Create at least two distinguishing features or focal points (unique landscape features, gateway or monuments at key intersections, etc.) for each neighborhood.*

The Goal and Target most opposed to this development proposal is found under the "INVESTMENTS" Framework:

- *GOAL 3: Implement a Capital Improvements Strategy that Balances Opportunities for Redevelopment and New Growth.*

  - *Develop a connected block structure, street patterns and access system in new development areas that reduces reliance on regional routes for local trips.*

The S2 (South 2) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Low-Density Residential, Mixed-Density Residential,* and *Natural Areas,* which are defined as:

Low-Density Residential: Areas of predominantly detached houses and neighborhood compatible institutional uses. Net density for these areas is typically less than 5 units per acre.

Mixed-Density Residential: Areas for residential living arranged in a neighborhood pattern with access to supporting uses. Net density for these areas is typically 5 to 12 units per acre.

Natural Areas: Areas of significant natural features such as topography, vegetation or bodies of water that will have an impact on infrastructure and development patterns.

Rezoning: The intent of the "SF-12" zoning district is defined in Section 404.070, as follows:

The SF-12, Large Lot Single-Family District is intended to accommodate low density residential development on lots that are much larger than found within the City's "standard single-family" subdivisions. The district is intended to be applied in areas that are inappropriate for higher residential densities and where necessary to protect existing and proposed low-density residential developments from the potentially adverse land use impacts associated with other forms of development.

Section 404.070 references the land uses and building types permitted in the "SF-12" district, including Detached Houses, Small Civic Buildings, and Accessory buildings and living units. Additionally, Section 404.070 defines specific performance and design standards, which includes parking setbacks and Open Space requirements.

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

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

STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as "Neighborhood." The plan also provides a public street network which may enhance the ability of future developments to meet the goal of the Comprehensive Plan to develop a connected block structure and street pattern. The Comprehensive Plan also notes that the property should have a density of 1-5 dwelling units per acre which the proposed General Development Plan is in compliance with.

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

   STAFF RESPONSE: Staff believes the application furthers the intent of the proposed "SF-12" (Large Lot Single-Family) district by providing lower density residential. The rezoning supports that of any abutting zoning districts since much of the abutting properties are located in Unincorporated Jackson County and include low density housing.

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

   STAFF RESPONSE: Approval of the rezoning application will set a precedent in the area for density, design, and street networks. The approval would allow for the property to be developed in compliance with the Comprehensive Plan which designates the site including 1-5 dwelling units per acre.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC, with the exception of those standards requested to be modified with the General Development 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.

   STAFF RESPONSE: The City will be able to provide utilities and services for the proposed development. Staff believes other utilities and services will be able to serve the proposed development as well (Public Water Sewer District #13 and Southern Jackson County Fire District).

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

   STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The site is currently undeveloped and is proposed to be developed with low density residential that is compatible with the surrounding uses.

7. The requested zoning change is justified by a change in conditions since the existing zoning was designated or by an error in the current designation.

STAFF RESPONSE: After annexation, the property was never rezoned from its County "AG" Zoning designation. Rezoning is necessary to develop the property and bring it into compliance with the Unified Development Code.

8. The consistency of the application with other adopted policies of the City.
   STAFF RESPONSE: Staff believes this proposal is consistent with other adopted City policies.

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

GENERAL DEVELOPMENT PLAN & PLAT ANALYSIS

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

Preliminary Plat

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

Preservation: The 133.43 +/- acre property is undeveloped and has an existing stream and stream buffer which are proposed to remain and be maintained. The applicant intends to preserve some the existing vegetation along the south and western sides of the site.

Phasing: The phasing plan provided shows eight (8) phases of development beginning at the north side adjacent to E Wyatt Road and working south through the site. Once complete, there will be a total of 231 single-family lots, three (3) tracts for detention, two (2) tracts for landscaping/buffering and lift stations, and seven (7) open space tracts.

Modifications

Requested: The applicant is proposing the following modifications through Alternative Development Standards related to either the building type ("Detached House – Large Lot") or zoning district ("SF-12" – Large Lot Single-Family) regulations and development standards:

- **Per UDC Section 405.020, Residential Building Type Standards, request to exceed the maximum lot size (1-acre) for Lot 27 which is proposed to be 1.41 +/- acres.**
- **Per UDC Section 405.020, Residential Building Type Standards, request to allow a reduced frontage width from the required 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.**
- **Per UDC Section 405.020, Residential Building Type Standards, request to allow an increased frontage width from the 150-ft. maximum for Lots 152, 199, 200, and 209.**

Streets &

Sidewalks: The development includes two (2) access points – one (1) off E Wyatt Road and one (1) off E Litchford Road. All internal streets will be public and there are two (2) proposed future connections to the west which will connect to S Shrout Road when the property to the west develops. **The developer will be required to install an 8-ft. wide multi-use path along the E Wyatt Road and E Litchford Road frontages. The developer will be required to construct full width roadway improvements beginning 265-ft. west of the North Drive to approximately 435-ft. east of the North Drive. The developer will also be required to construct half roadway improvements along the remaining portions of Wyatt Road and Litchford Road.**

Traffic: A Traffic Impact Study has been completed to determine how this development will influence traffic along Wyatt Road, Adams Dairy Parkway, Shrout Road, Cook Road, Harris Potts Road, and Litchford Road. The study indicated that the proposed development will have some impact on the street network with acceptable Level of Service but slightly higher delay values. The study also "recommended that Litchford Road be modified in such a way as to obtain adequate sight distance for the South Drive or that the South Drive be located where acceptable sight distance may be obtained."

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

Sanitary Sewer: A NID sanitary sewer lift station is available to the west of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property and connecting to the existing sanitary sewer lift station.

Land Use & Density: The proposed land use 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." The proposed use is allowed by right in the proposed "SF-12" (Single-Family Large Lot) zoning district. The applicant is proposing 231 on the 133.43 +/- acre property which would result in a residential density of 1.73 dwelling units per acre.

Building Typology: The "Detached House – Large Lot" is the most appropriate building type for the development. The standards are listed in the table below with requested modifications highlighted in yellow.

Detached House – Large Lot Building Standards

Standard			Proposed
Lot Size	Frontage Width	100-ft. to 150-ft.; min. 80-ft. for cul-de-sac lots	81.15-ft. min. & > 150-ft. max.
	Area	12,000-sf. to 1-acre	12,000-sf. min. & 1.41-acre max.
Setbacks	Front	30-ft. min.	30-ft. min.
	Side	15-ft. min.	15-ft. min.
	Corner Side	30-ft. min.	30-ft. min.

	Rear	30-ft. min.	30-ft. min.
Height		35 feet max.	35-ft. max.
Design and Performance Standards		Building Coverage = 35% of lot area max.	35% max.

The applicant is requesting to reduce the frontage width from 100-ft. to at least 81.15-ft. for forty (40) lots (Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225). Staff is supportive of this request due to the location of the lots being on a curved street and still meeting the minimum lot size requirements. Also, the applicant is requesting to exceed the maximum frontage width for four (4) lots (Lots 152, 199, 200, and 209) due to the location of those lots being on corners and within a cul-de-sac. Lastly, the applicant is requesting to increase the maximum lot area for Lot 27 from the 1-acre maximum to 1.41-acres due to the depth of the lot created by the adjacent existing parcel and house.

Parking: Single-Family, Detached housing requires 2 off-street parking spaces per dwelling unit. The elevations provided show two-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

Pedestrian Access: The applicant is proposing 5-ft. wide ADA compliant sidewalks along one (1) side of the street for internal drives as required by the Unified Development Code.

Open Space: Per the "SF-12" zoning district, a minimum of 10% of the 133.43-acre development must meet the Open Space System standards. The site is required to provide 13.43 +/- acres of open space and the plans show approximately 14.72 +/- acres of open space and 0.52 +/- acres for a community clubhouse and pool. There are also 12.16 +/- acres that will not be developed but will be used for detention or stormwater management. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (e.g. amenities in tracts platted with the first phase must be installed prior to approval of the second phase).**

Tract	Area	Open Space System
A	8.80 +/- acres	Preserve/Trail
B	2.13 +/- acres	Detention
C	2.46 +/- acres	Preserve/Trail
D	1.73 +/- acres	Lift Station
E	0.52 +/- acres	Clubhouse
F	1.17 +/- acres	Detention
G	6.44 +/- acres	Detention
H	3.06 +/- acres	Preserve
I	0.07 +/- acres	Lift Station
J	0.09 +/- acres	Landscape Buffer
K	0.31 +/- acres	Landscape Buffer
L	0.62 +/- acres	Stormwater Management
Total Open Space:	27.40 +/- acres	

Frontage &

Landscaping: The applicant has provided a conceptual landscaping plan. All buffers must meet the requirements of the UDC and be installed or financially guaranteed prior to Final Plat approval of the adjacent phase. Below are the landscape requirements for the site:

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to "AG" zoning / No buffer required	**N/A**
East buffer: Adj. to E Litchford Rd. (local) / No buffer required	**N/A**
North buffer: Adj. to E Wyatt Rd. (major collector) / no buffer required	7-ft. min. / 45 PUs/100-ft. (1,281.56' x 0.45) = **577 PUs**
West buffer: Adj. to "AG" zoning & "SF-12/PD" zoning / No buffer required	**N/A**
Open Space:	1 PU/500-sf. of lot area (1,021,200-sf.) = **2,042 PUs**
Total Plant Units:	**2,619 PUs**

Architectural Character: The applicant has provided conceptual elevations of houses and the clubhouse which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements. The proposed clubhouse must be complementary to the houses and will be reviewed administratively with a building permits.

Minimum Livable Floor Area: Since there is no adjacent established minimum livable floor area, the UDC states the Planning Commission shall designate a minimum livable floor area. The applicant is proposing a minimum livable floor area classification of 1,800-sf. (Class "E") for all the proposed lots. The minimum livable floor area must be noted on the Final Plat.

Part of the property to the west was Preliminary Platted as Proverbs Estates with a minimum livable floor area of 2,600-sf.; however, the Preliminary Plat has since expired and is no longer applicable for the stepdown classification.

Signage: The Preliminary Plat shows Tracts J and K, located off E Wyatt Road, which could accommodate a subdivision monument sign. The sign must comply with the Sign Code and obtain a Sign Permit prior to installation.

Review Criteria: *A General Development Plan shall be reviewed based on the following criteria:*

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

   STAFF RESPONSE: The plan is consistent with the Comprehensive Plan and most of the requirements of the UDC with the exception of the modifications being requested. Staff believes the modifications are minor and noted clearly.

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

STAFF RESPONSE: The proposed general development plan is conditioned on the approval of a concurrent application for a Zoning Map amendment and is consistent with the requested zoning of "SF-12" (Large Lot Single-Family).

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

   STAFF RESPONSE: The general development plan is in compliance with all applicable development and design standards set forth in the code, with the exception of the Alternative Development Standards being requested for the requirements the applicant believes cannot be met.

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

   STAFF RESPONSE: The existing facilities and services planned by the project will serve the development at the time of construction.

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

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

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

   STAFF RESPONSE: Staff believes the general development plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks both within the development and along the adjacent street frontages. The applicant is also providing a walking trail through some of the open space tracts.

Review Criteria: *Alternative Development Standards shall be reviewed based on the following criteria:*

1. That the proposed alternative development standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: The proposed alternative development standards will better serve the public interest by allowing the site to be designed in a safe and pedestrian-friendly way which can have an impact on the lot layout. Due to the curvature of some of the streets, the minimum 100-ft. lot width is more difficult to achieve.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

STAFF RESPONSE: The proposed alternative development standards are consistent with the objectives, policies, and general land uses in the Comprehensive Plan. The Comprehensive Plan designates the land as Neighborhoods and the proposed density falls within the recommendation.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: The proposed alternative development standards are consistent with other provisions of this Chapter. The applicant is requesting to exceed the maximum lot width on four (4) lots and decrease it on forty (40) lots. Staff is supportive of the reduction in frontage width since the UDC does allow for cul-de-sac lots to have a decreased frontage and all the proposed lots with the decreased width are on a curved street. Staff is also supportive of the request to exceed the maximum lot area for one (1) lot due to the existing parcel and house that abuts the development which creates the unique lot shape and depth.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: The proposed alternative development standards are not anticipated to create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental, or incompatible with other uses in the vicinity. The site is surrounded by residential uses and undeveloped land. Staff feels as though the proposed land use and the alternative development standards are compatible with existing uses.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

   STAFF RESPONSE: Staff does not believe the proposed alternative development standards will result in conditions or circumstances contrary to the public health, safety, and general welfare.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan by creating a more connected street networking and providing appropriate density in the area.

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

STAFF RESPONSE: The proposed plan is in compliance with the requirements, except for the modifications being requested through the Alternative Development Standards of this Development Code.

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

   STAFF RESPONSE: The site is divided into eight (8) phases which demonstrate a logical and coordinated approach to development. Currently, there is not any existing or potential development on adjacent properties; however, as the adjacent properties start being developed, the plans must work cohesively.

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

   STAFF RESPONSE: The project provided reports for stormwater and traffic generation. The stormwater and water quality will be mitigated, and the generated traffic will have a minimal impact to the surrounding traffic network. The overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

   STAFF RESPONSE: The application does not deter any existing or future development or goals and policies of the Comprehensive Plan.

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

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

7. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Alternative Development Standards.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.

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.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.
2. A Limits of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to E Wyatt Road and E Litchford Road.
3. An 8-ft. wide ADA compliant multi-use path along E Wyatt Road and E Litchford Road must be shown on the Final Plat.
4. Prior to approval of the Final Plat for each phase, the following must occur:
    a. An Administrative Site Plan Design Review must be completed for each phase to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (i.e., amenities in tracts platted with the first phase must be installed prior to approval of the second phase).
    c. Sidewalks adjacent to tracts are required to be installed.
    d. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
5. Prior to issuance of building permits, the following must occur:
    a. The approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
6. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
7. The minimum livable floor area classification must be noted on each Final Plat.



The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 11/7/2023



The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
SITE LOCATION MAP

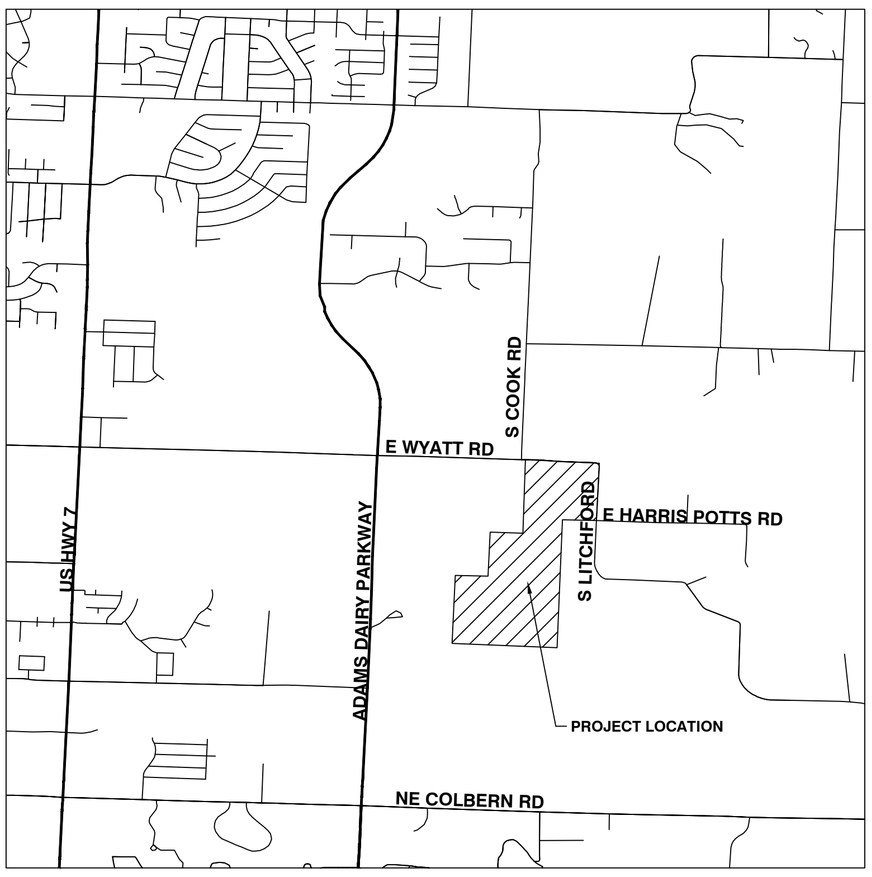
N

1 inch = 500 feet

Date: 11/6/2023

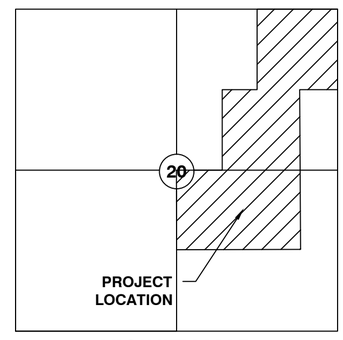
REZONING PLAN
FOR
HOOT OWL MEADOWS

A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



VICINITY MAP
NTS

NORTH



VICINITY MAP
S20 T48N R30W
N.T.S.

LAND USE TABLE

EXISTING ZONING:	AGRICULTURAL (AG)
PROPOSED ZONING:	SINGLE FAMILY - LARGE LOT (SF-12)
EXISTING LAND USE:	UNDEVELOPED, AGRICULTURAL
PROPOSED LAND USE:	DETACHED HOUSE - LARGE LOT SINGLE FAMILY
GROSS SITE AREA:	TRACT I ±76 ac TRACT II ±59 ac

AGRICULTURAL (AG)
LEHNING DAVID L & MARSHA M-TRS
8201 S COOK DR
GRAIN VALLEY, MO 64029

AGRICULTURAL
(UNINCORPORATED JACKSON COUNTY)
SINGLE FAMILY LAND USE

LEAVITT TROY J
28812 E WYATT RD
GRAIN VALLEY, MO 64029

BREWER TODD M & RONDA E
29006 E WYATT RD
GRAIN VALLEY, MO 64029

WHITTHAR JEFF
8209 S COOK RD
GRAIN VALLEY, MO 64029

HATFIELD MARK R & NANCY A
28904 E WYATT RD
GRAIN VALLEY, MO 64029

UNDERWOOD MARTIN L & S SUSAN
29110 E WYATT RD
GRAIN VALLEY, MO 64029

AGRICULTURAL (AG)
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN ST
BLUE SPRINGS, MO 64015

WOCHNER REGINA M & KNUST DAVID A
8312 S LITCHFORD RD
GRAIN VALLEY, MO 64029

AG - SINGLE FAMILY USE
UNINCORPORATED

AGRICULTURAL (AG)
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN ST
BLUE SPRINGS, MO 64015

AGRICULTURAL (AG)
CHAPMAN LLOYD A & PATRICIA J - TRUSTEES
28000 SE WYATT RD
BLUE SPRINGS, MO 64014

TRACT I ±76 AC
EXISTING ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: SF-12 (LARGE LOT)

DAVIS DONALD DEWAYNE & PAMELA K
8505 S LITCHFORD RD
GRAIN VALLEY, MO 64029

AGRICULTURAL
(UNINCORPORATED JACKSON COUNTY)
SINGLE FAMILY LAND USE

CRAIG ROBERT T
8633 E 96TH TER
KANSAS CITY, MO 64134

DAVIS PATRICK MICHAEL
8505 S LITCHFORD RD
GRAIN VALLEY, MO 64029

PROVERBS HOLDINGS LLC
5008 PROSPECT AVE
KANSAS CITY, MO 64130

JONES DIANE S-TRUSTEE
8615 S SHROUT RD
GRAIN VALLEY, MO 64029

UNDEVELOPED
SINGLE FAMILY (SF-12)

AGRICULTURAL
(UNINCORPORATED JACKSON COUNTY)
SINGLE FAMILY LAND USE

MOORE SEAN & LINDSEY
8703 S SHROUT RD
GRAIN VALLEY, MO 64029

TRACT II ±59 AC
EXISTING ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: SF-12 (LARGE LOT)

CRAIG ROBERT T
8633 E 96TH TER
KANSAS CITY, MO 64134

AGRICULTURAL
(UNINCORPORATED JACKSON COUNTY)

BARTOLOTTA JEFFERY M
8815 S SHROUT RD
GRAIN VALLEY, MO 64029

BARTOLOTTA JEFFERY M
8815 S SHROUT RD
GRAIN VALLEY, MO 64029

BARNES ANDREA & TWYMAN ANTHONY JR
9103 S SHROUT RD
GRAIN VALLEY, MO 64029

AGRICULTURAL
(UNINCORPORATED JACKSON COUNTY)

NORTH

0 200' 400'
SCALE: 1" = 200'

PROPERTY OWNER
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN STREET
BLUE SPRINGS, MO 64015

DEVELOPER
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

PROPERTY DESCRIPTION

TRACT 1:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture: MO 210 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

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STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER
10/26/2023

REZONING PLAN for
HOOT OWL MEADOWS
A Subdivision in
Blue Springs, Jackson County, Missouri

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST
BLUE SPRINGS, MO
816-896-9250

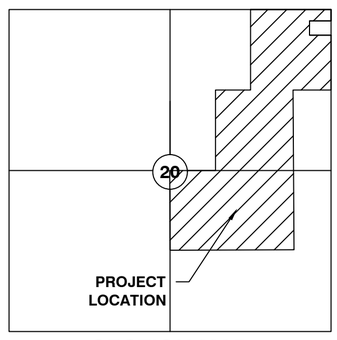
REVISIONS
NO. DATE / DESCRIPTION
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PROJECT #:
ISSUE DATE:
NOT FOR CONSTRUCTION

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10/31/2023 12:01:41 PM

PRELIMINARY PLAT
AND DEVELOPMENT PLAN
FOR
HOOT OWL MEADOWS

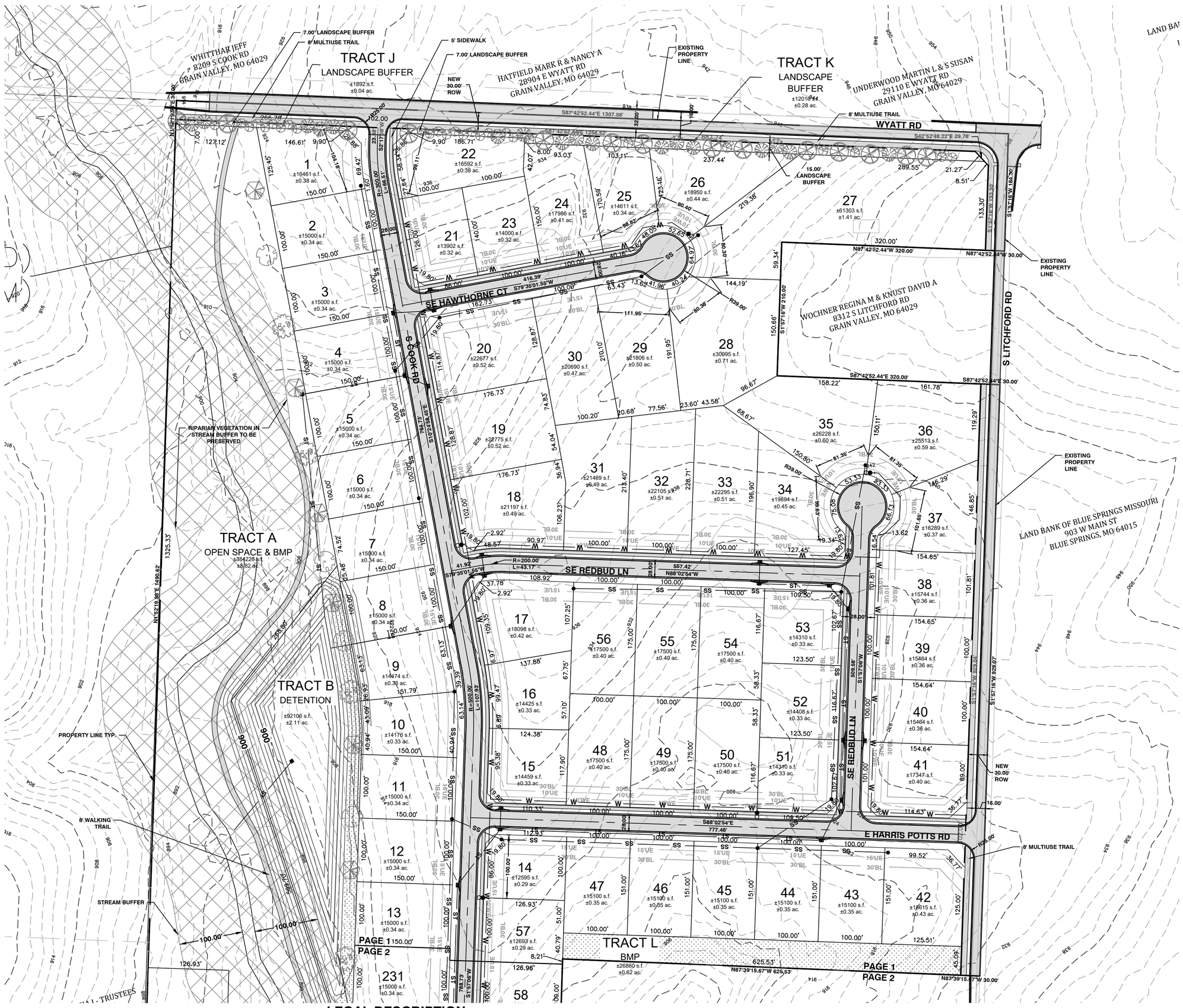
A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



SECTION MAP
S20 T48N R30W
N.T.S.

PROPERTY OWNER
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN STREET
BLUE SPRINGS, MO 64015

DEVELOPER
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250



LEGAL DESCRIPTION

TRACT 1:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.WING

BENCHMARK

STATION JA-08: KC METRO ALUMINUM GRS DISK, LOCATED 17 FT. NORTHS SIDE OF MORELAND SCHOOL ROAD BETWEEN SIDEWALK AND NORTH SIDE OF ROAD ABOUT .6 MILES EAST OF HIGHWAY 7; 40.6 FT. SOUTH OF THE SW CORNER OF A WING WALL FOR HOUSE #501; 67.0 FT SOUTHWEST OF THE SE CORNER OF A WING WALL FOR HOUSE #501; 45.8 FT SOUTHEAST OF THE SE CORNER OF HOUSE #415.
ELEVATION = 966.53

FLOODPLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0434G & 29095C0453G, EFFECTIVE JANUARY 20, 2017.

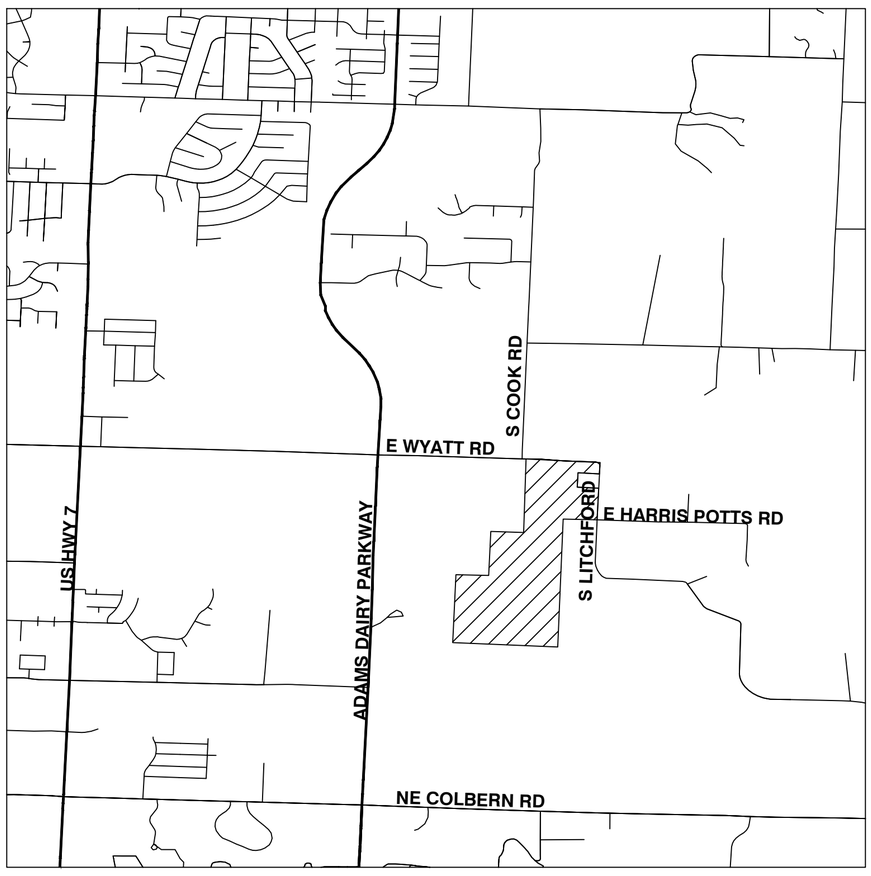
MAINTENANCE OF TRACTS

TRACT "B" , "F", & "G" SHALL BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT "A", "C", "E", "J", & "K" SHALL BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT "D" AND "I" SHALL BE USED FOR A SANITARY SEWER LIFT STATION AND SHALL BE MAINTAINED BY THE CITY.
TRACT "A", "B", "C", "G", "H", & "L" SHALL BE USE FOR BMP AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CITY IS GRANTED THE RIGHT, BUT IS NOT OBLIGATED TO ENTER UPON TRACT B IN ORDER TO MAINTAIN THE FACILITIES INCLUDING THE PIPES, STRUCTURES, GROUNDS, AND APPURTENANCES IF OWNER FAILS TO MAINTAIN SAME.

LAND USE TABLE

GROSS PROPERTY AREA	134.74± AC 5,869,226 SF
NEW RIGHT-OF-WAY	18.98± AC 826,824 SF
NET PROPERTY AREA	88.45± AC 3,853,329 SF
DETENTION AREA	9.70± AC 422,423 SF
OPEN SPACE AREA	17.60± AC 766,649 SF
NUMBER OF RESIDENTIAL LOTS	231
NUMBER OF DETENTION LOTS	3
NUMBER OF OPEN SPACE TRACTS	9
10% OPEN SPACE REQUIRED	13.5 ACRES
MINIMUM FLOOR AREA (CLASS E)	1,800 SQUARE FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	30 FEET (FRONT)
MAXIMUM BUILDING COVERAGE	35%
MINIMUM LOT SIZE	0.28 ACRES
MAXIMUM LOT SIZE	1.41 ACRES
AVERAGE LOT SIZE	0.38 ACRES



VICINITY MAP
NTS

NORTH

EXCEPTIONS

LOT 27: AN ALTERNATIVE DEVELOPMENT STANDARD TO 1.41 ACRES. FROM THE MAXIMUM LOT SIZE OF 1 ACRE FOR A DETACHED HOUSE - LARGE LOT.
MINIMUM LOT FRONTAGE WIDTH: 81.15'
MAXIMUM LOT FRONTAGE WIDTH: 160.20'

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING GAS PIPELINE MARKER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED LIGHT POLE
- OHE OHE - EXISTING OVERHEAD ELECTRIC
- UGE UGE - EXISTING UNDERGROUND ELECTRIC
- UGG UGG UGG - EXISTING UNDERGROUND GAS
- W_X - EXISTING UNDERGROUND WATER
- SS_X - EXISTING SANITARY SEWER
- EXISTING TREE LINE
- SS - PROPOSED SANITARY SEWER
- W W - PROPOSED WATER SEWER
- ST - PROPOSED STORM SEWER
- 25'B/L - 25' BUILDING LINE
- 10'U/E - 10' UTILITY EASEMENT
- VEGETATED FILTER STRIP

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

SYMBOL	COMMON NAME
	AUTUMN BLAZE MAPLE
	ESPRESS KENTUCKY COFFEE
	SWAMP WHITE OAK
	BALD CYPRESS
	AUTUMN GOLD GINKGO
	EASTERN REDBUD CLUMP
	TRIDENT MAPLE
	MANHATTAN EUONYMUS

SUBSTITUTIONS MAY BE PERMITTED ON THE BASIS OF AVAILABILITY.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com
Certificates of Authority
Architecture: MO 310 / KS 123
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for
HOOT OWL MEADOWS
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

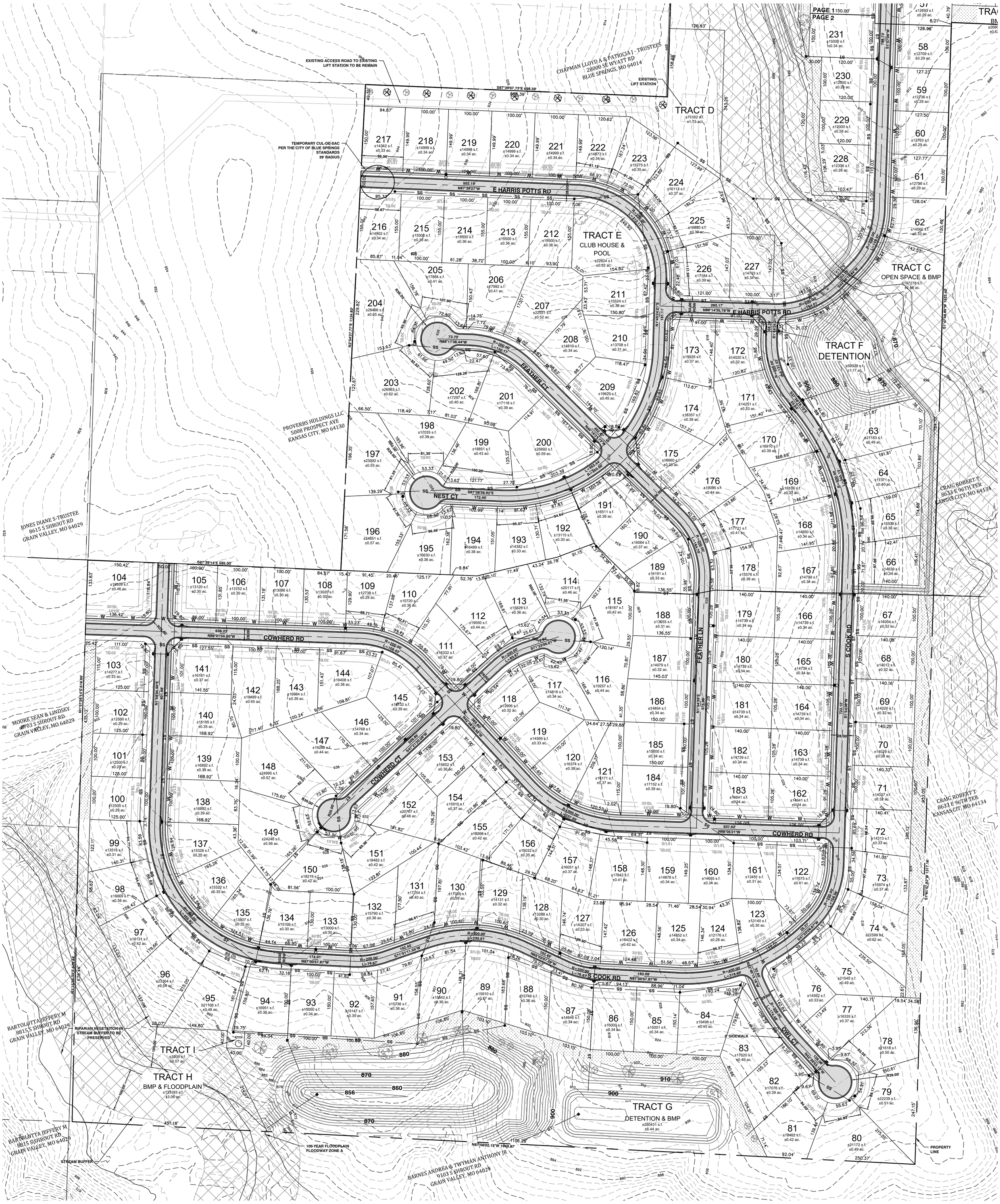
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

1

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POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com

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

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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:

JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

REVISIONS

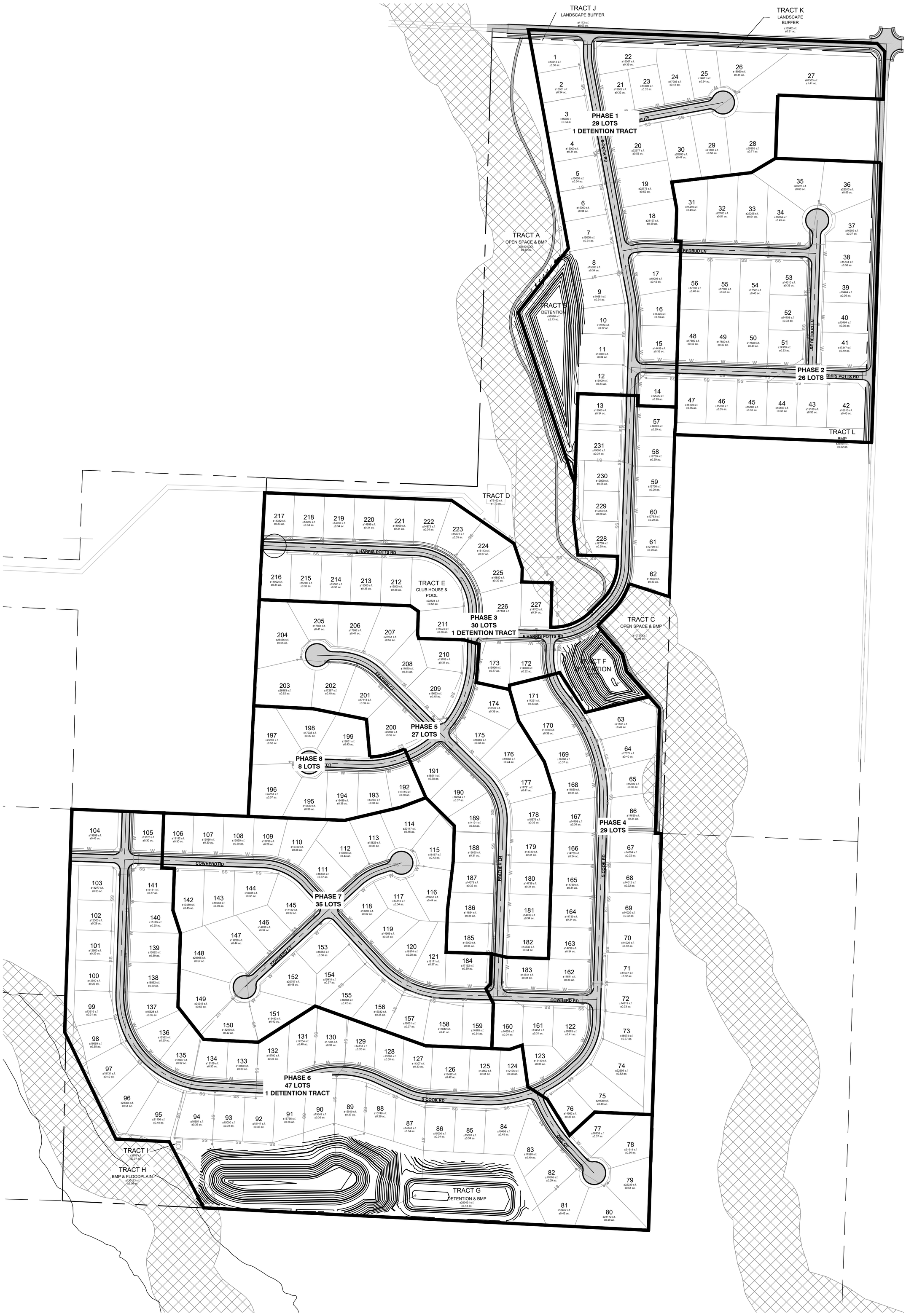
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

2

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PROPOSED PHASING SCHEDULE

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

NORTH

0 150' 300'

SCALE: 1" = 150'

RECEIVED
By tbreshears at 2:08 pm, Feb 01, 2024



ELEVATION A



ELEVATION B



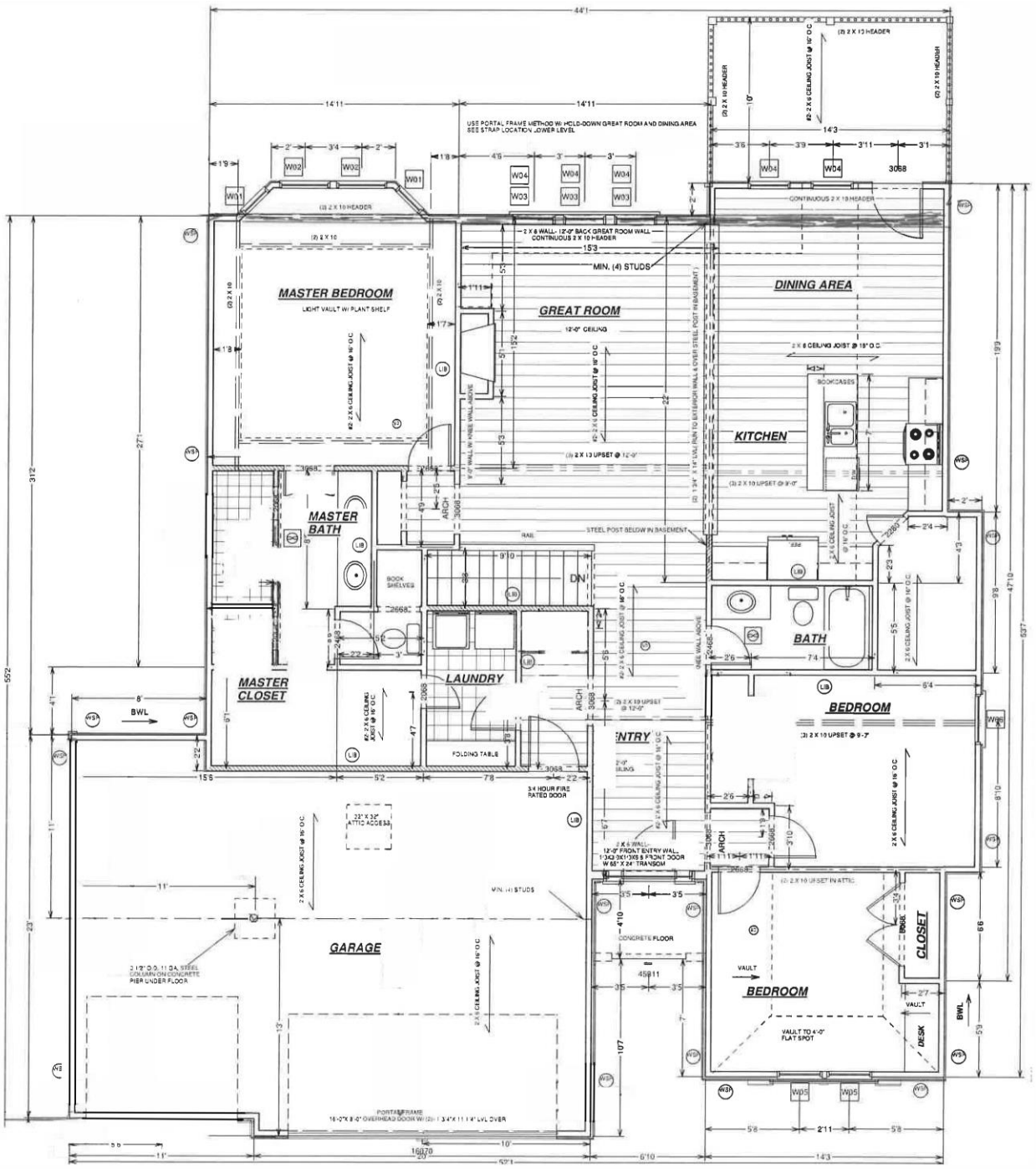
ELEVATION C

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11/17/2023 3:17:11 PM



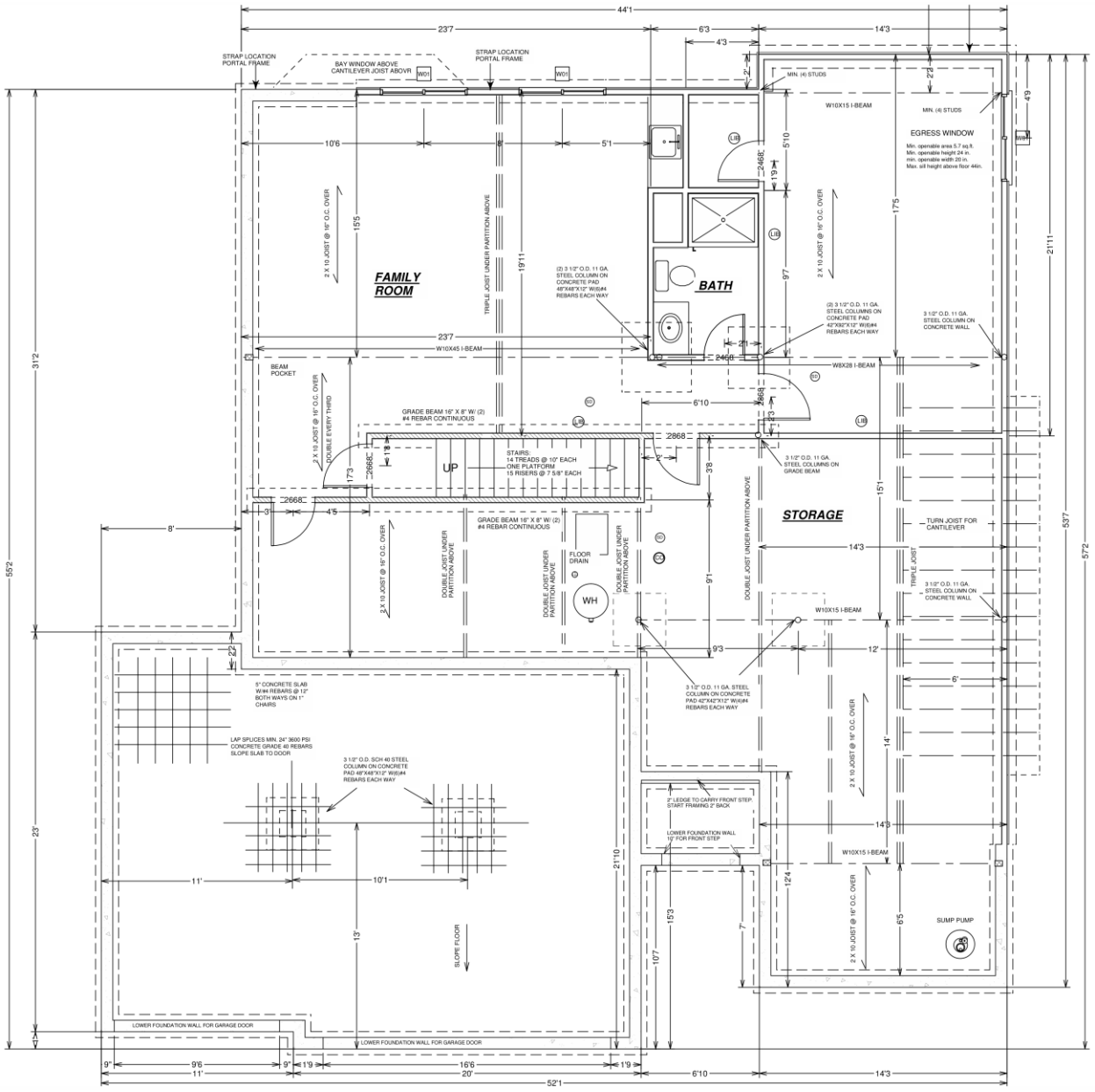
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UPPER FLOOR PLAN

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LOWER FLOOR PLAN

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ELEVATION A



ELEVATION B



ELEVATION C

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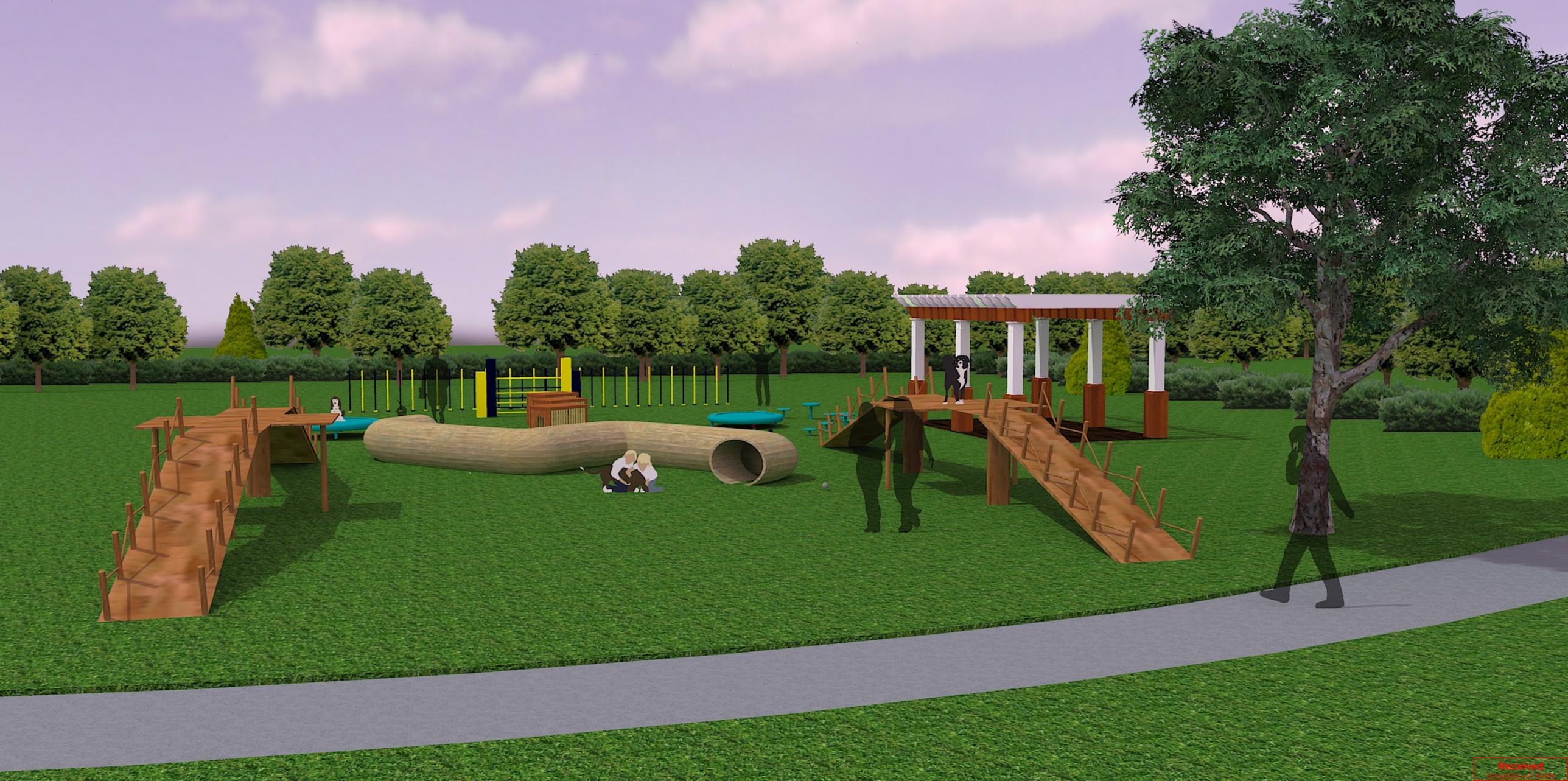


ELEVATION D

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RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING: 12/11/2023
CC MEETING: 12/18/2023
BOA MEETING:
NEWSPAPER: 11/25/2023
NOTICE LETTERS: 11/22/2023
PLANNER: Adair Bright

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

Hoot Owl Meadows
Project Name

54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000 Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
AG	Vacant	SF-12	SF	135+/-	233

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Justin Larkin | JW Larkin Properties | 816-896-9250 | justin@jwlarkinproperties.com
Name of Applicant | **Company** | **Phone** | **Email Address**

Address	City	State	Zip Code
~~804 SW Elizabeth St~~ P.O. Box 457	Blue Springs	MO	64013 ~~64015~~

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

X _____ 10-27-23
Applicant Signature | **Date**

Land Bank of Blue Springs
Name of Property Owner | **Phone** | **Email Address**

Address	City	State	Zip Code
903 W Main St	Blue Springs	MO	64015

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

X _____ 12-1-2023
Property Owner Signature | **Date**

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12/04/2023 10:58:09 AM

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

PROJECT DESCRIPTION:

233 lot subdivision, with infrastructure, half-street improvements on Wyatt and Litchford, except where vertical realignment necessary to comply to design standards. Average lot size of 0.45 acres, SF-12 Large Lot zoning. Amenities provided include walking trail, playground, pool, and clubhouse.

Received
12/04/2023 10:58:11 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-373-4800		

DEVELOPER

Name	Company Name		
Justin Larkin	JW Larkin Properties		
Address	**City**	**State**	**Zip**
~~804 SW Elizabeth~~ P.O. Box 457	Blue Springs	MO	~~64015~~ 64013
Email	**Phone**	**Fax**	
justin@jwlarkinproperties.com	816-896-9250		

ENGINEER

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-373-4800		

ARCHITECT

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

SURVEYOR

Name	Company Name		
Jeremy Powell	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jpowell@powellcwm.com	816-373-4800		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + **Public Hearing**[1]		$
DEAX	De-Annexation	$468 + **Public Hearing**[1]		$
	LAND USE			
CUP	Conditional Use	$468 + **Public Hearing**[1]		$
RZ	Rezoning	$468 + **Public Hearing**[1]		$ 468
	General Development Plan	$0 + **Public Hearing**[1]		$ 0
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	# 233 **lot(s)**	$ 1372
PF	Plat – Final	$270 + $2 per lot	# **lot(s)**	$
MSP	Minor Subdivision Plat	$110		$
MLLA	Minor Lot Line Adjustment	$110		$
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + **Public Hearing**[1]	# **acre(s)**	$
PDF	PD Final Plan	$275		$
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + **Public Hearing**[1]	# **acre(s)**	$
PUDF	PUD Final Plan	$242		$
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + **Public Hearing**[1]	# **acre(s)**	$
PROF	PR-O Final Plan	$242		$
RMP	Redevelopment Modification Plan	$605 + **Public Hearing**[1]		$
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$
SPDR	Site Plan / Design Review (SPDR)	$605		$
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	# **sq. ft.**	$
PDFS	PD Final Plan / SPDR	$847		$
PUDFS	PUD Final Plan / SPDR	$847		$
	SIGNAGE			
MASP	Master Sign Plan	$220		$
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$
	Appeal of Admin. Decision (Signage)	$0		$
	OTHERS			
VAC	Vacation	$390 + **Public Hearing**[1]		$
VAR	Variance	$484 + **Public Hearing**[1]		$
	Alternative Development Standards	$0 + **Public Hearing**[1]		$
UDCT	UDC Text Amendment	$500 + **Public Hearing**[1]		$
AA	Appeal of Admin. Decision	$484 + **Public Hearing**[1]		$
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$
TCOM	Minor Telecommunications	$275		$
TCOM	Major Telecommunications	$550		$
	TOTAL	**OFFICE USE:** **Card** **Cash** or **Check: #**		**$** 1840

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

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REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
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10/31/2023 12:01:41 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-373-4800		

DEVELOPER

Name	Company Name		
Justin Larkin	JW Larkin Properties		
Address	**City**	**State**	**Zip**
~~804 SW Elizabeth~~ P.O. Box 457	Blue Springs	MO	~~64015~~ 64013
Email	**Phone**	**Fax**	
justin@jwlarkinproperties.com	816-896-9250		

ENGINEER

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-373-4800		

ARCHITECT

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

SURVEYOR

Name	Company Name		
Jeremy Powell	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jpowell@powellcwm.com	816-373-4800		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
10/31/2023 12:01:41 PM

McClatchy

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The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
138019	519592	Print Legal Ad-IPL01592940 - IPL0159294		$1,817.50	2	74 L

Attention: Traci Breshears

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

tbreshears@bluespringsgov.com

PUBLIC NOTICE
Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, February 26, 2024 at 6:30 p.m. in the Council Chamber 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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for approximately 230 single-family lots and twelve (12) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres. 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 1:
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING
TRACT 2:
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on Monday, March 4, 2024, at 6:00 p.m. in the Council Chamber 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
IPL0159294
Feb 11 2024

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #3

THE STATE OF TEXAS
COUNTY OF TARRANT

Stefani Beard,

make oath and swear that

CYPRESS MEDIA, LLC, publishers of The Kansas City Star, all it's neighborhood sections and suburban newspapers including 816, 913, Johnson County News, Northland and its subsidiaries, The Olathe News, The Cass County Democrat-Missourian and The Lee's Summit Journal, are published in the Kansas City, Missouri, metro (distribution) area including but not exclusively to Johnson and Wyandotte Counties in the state of Kansas, and Cass, Clay, Jackson and Platte Counties in the state of Missouri. Every publication listed is published weekly, twice weekly or daily. We confirm the notice ran the days scheduled in this statement. A true copy of which is hereto attached was duly published in The Kansas City Star.

1 insertion(s) published on:
02/11/24

Stefani Beard

Sworn to and subscribed before me this 14th day of February in the year of 2024

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

tra charge for lost or duplicate affidavits.
gal document please do not destroy!

PUBLIC NOTICE

Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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TRACT 2:

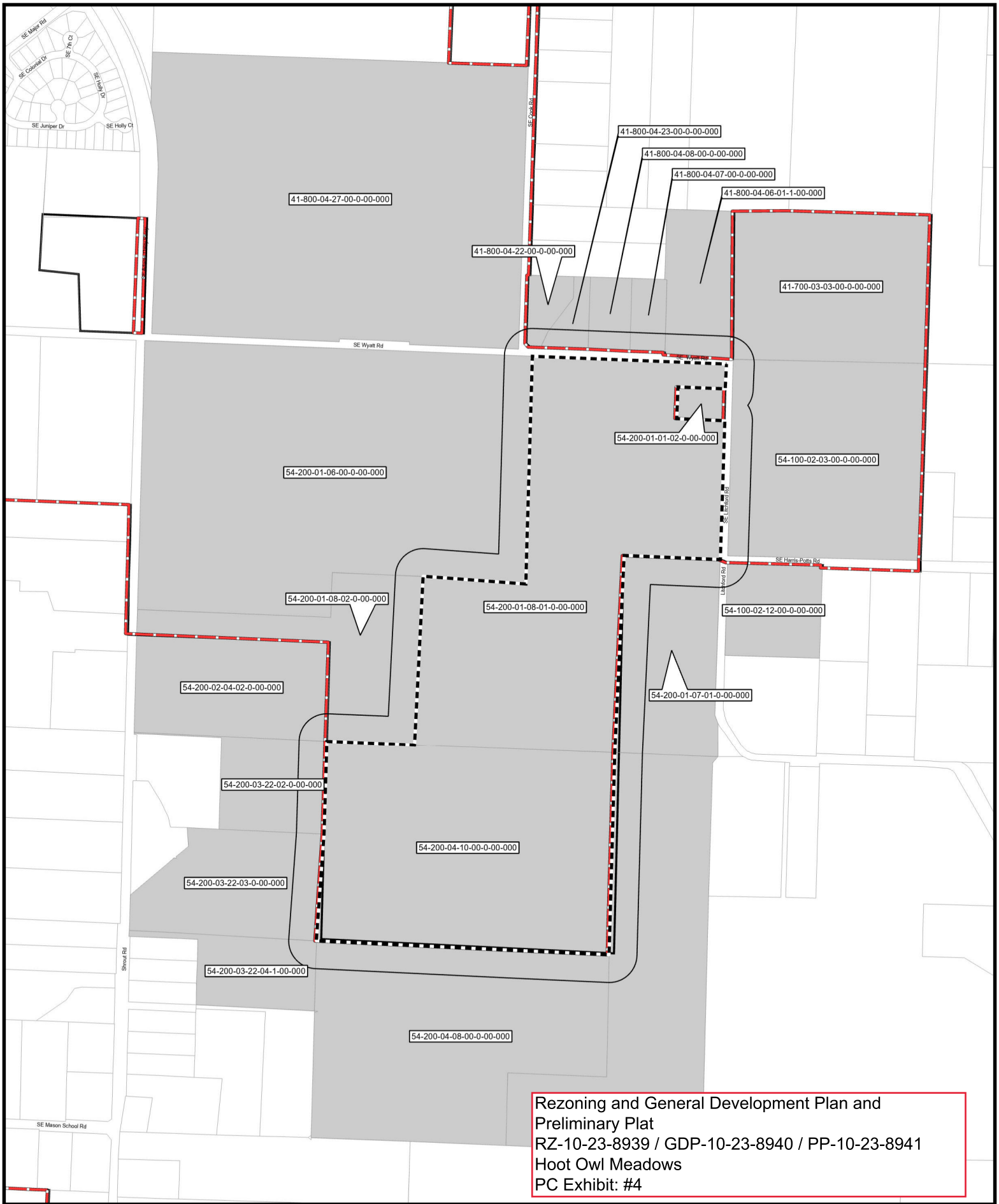
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on **Monday, March 4, 2024, at 6:00 p.m.** in the Council Chamber 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: Sunday, February 11, 2024
E-MAIL TO THE EXAMINER: legals@kcstar.com
02/09/2024



Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #4

The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
185' NOTIFICATION MAP

N

1 inch = 815 feet
Date: 11/7/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
54-200-04-09-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
41-800-04-27-00-0-00-000	28000 SE WYATT RD	BLUE SPRINGS	MO	64014	CHAPMAN LLOYD A & PATRICIA J-TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
41-700-03-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-100-02-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-07-01-0-00-000	8606 S LITCHFORD RD	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
54-200-01-06-00-0-00-000	27801 SE WYATT RD	BLUE SPRINGS	MO	64029	CHAPMAN LLOYD A & PATRICIA J - TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
54-200-02-04-02-0-00-000	8615 S SHROUT RD	UNINCORPORATED	MO	64029	JONES DIANE S-TRUSTEE	8615 S SHROUT RD GRAIN VALLEY, MO 64029
54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	MO	64029	DAVIS DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MICHAEL	8505 S LITCHFORD RD GRAIN VALLEY, MO 64029 | 8505 S LITCHFORD RD GRAIN VALLEY, MO 64029
54-200-03-22-02-0-00-000	8707 S SHROUT RD	UNINCORPORATED	MO	64029	MOORE SEAN & LINDSEY	8703 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-04-08-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARNES ANDREA & TWYMAN ANTHONY JR	9103 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	MO	64029	WOCHNER REGINA M & KNUST DAVID A	8312 S LITCHFORD RD GRAIN VALLEY, MO 64029
41-800-04-07-00-0-00-000	29006 E WYATT RD	UNINCORPORATED	MO	64029	BREWER TODD M & RONDA E	29006 E WYATT RD GRAIN VALLEY, MO 64029
54-200-03-22-03-0-00-000	8815 S SHROUT RD	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-03-22-04-1-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-08-01-0-00-000	28901 SE WYATT RD	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-04-10-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-08-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	PROVERBS HOLDINGS LLC	5008 PROSPECT AVE KANSAS CITY, MO 64130
41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	MO	64029	UNDERWOOD MARTIN L & S SUSAN	29110 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-22-00-0-00-000	8209 S COOK RD	UNINCORPORATED	MO	64029	WHITTHAR JEFF	8209 S COOK RD GRAIN VALLEY, MO 64029
41-800-04-23-00-0-00-000	28812 E WYATT RD	UNINCORPORATED	MO	64029	LEAVITT TROY J	28812 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-08-00-0-00-000	28904 E WYATT RD	UNINCORPORATED	MO	64029	HATFIELD MARK R & NANCY A	28904 E WYATT RD GRAIN VALLEY, MO 64029

Rezoning and General Development Plan and
Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #5

Blue Springs, Missouri
Community Development

February 12, 2024

Ref: Public Hearing: Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for approximately 230 single-family lots and twelve (12) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres.

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 Chamber at the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, February 26, 2024 @ 6:30 p.m.
&
City Council – Monday, March 4, 2024 @ 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
Adair Bright
Senior Planner

Rezoning and General Development Plan and
Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #6

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: nPwabzP0iF6KPMTfQVHW
Hoot Owl Meadows

AFFIDAVIT OF PUBLICATION: #1692550

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

I, Faythe King, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, 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:

Nov. 25, 2023

Faythe King
Authorized Agent

Leanne Kaufenberg
Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $180.40

See Proof on Next Page

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #7

PUBLIC NOTICE

Rezoning I RZ-10-23-8939
General Development Plan I GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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The site is legally described as follows:

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CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on **Monday, December 18, 2023, at 6:00 p.m.** in the Council Chamber 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, Nov 25, 2023

1692550

PUBLIC NOTICE

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General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, December 11, 2023 at 6:30 p.m.** in the Council Chamber 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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for 233 single-family lots and five (5) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres. 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 1:
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:

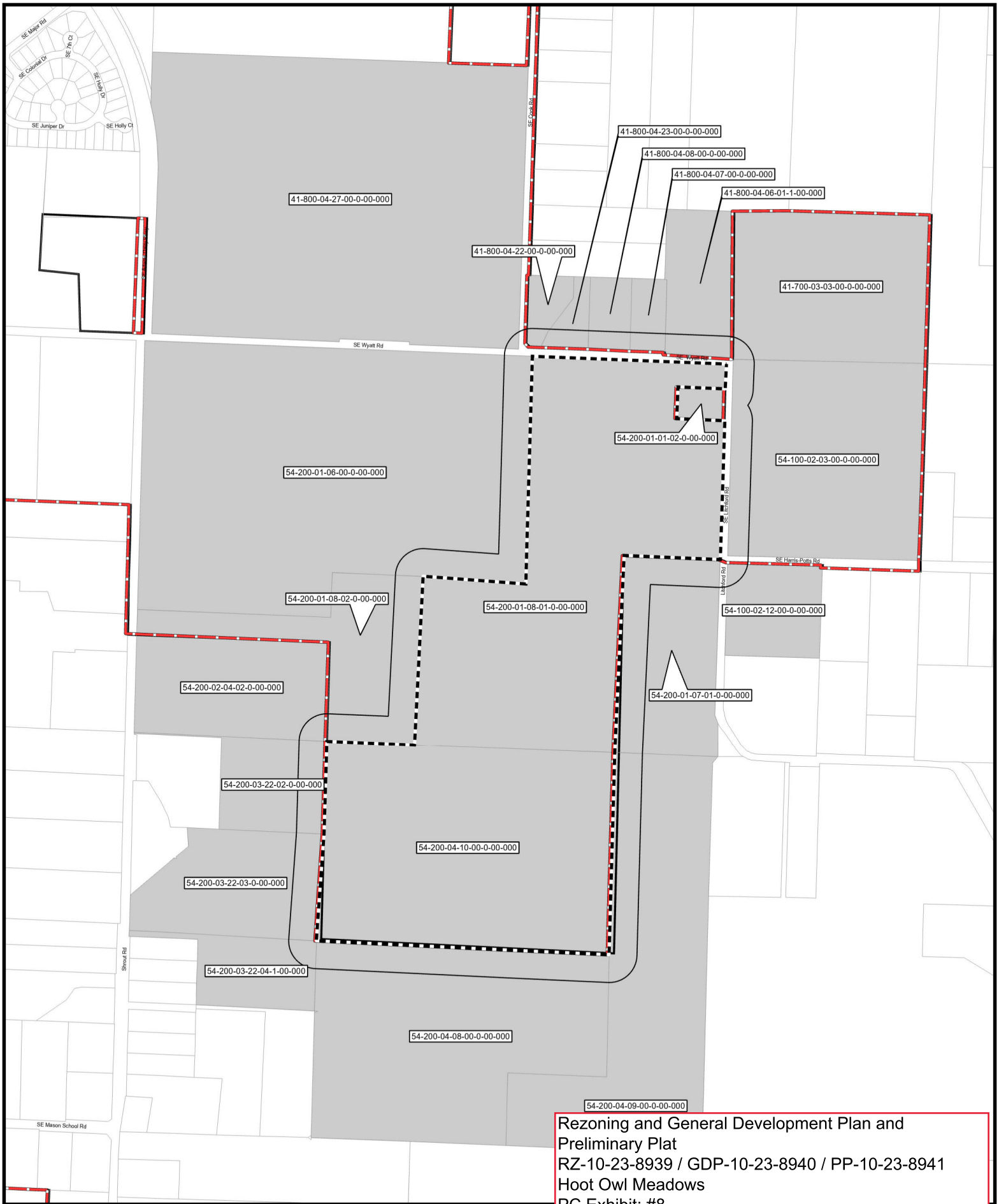
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on **Monday, December 18, 2023, at 6:00 p.m.** in the Council Chamber 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, November 25, 2023
E-MAIL TO THE EXAMINER: legals@examiner.net
11/17/2023



Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #8

The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
185' NOTIFICATION MAP

N

1 inch = 815 feet
Date: 11/7/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
54-200-04-09-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
41-800-04-27-00-0-00-000	28000 SE WYATT RD	BLUE SPRINGS	MO	64014	CHAPMAN LLOYD A & PATRICIA J-TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
41-700-03-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-100-02-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-07-01-0-00-000	8606 S LITCHFORD RD	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
54-200-01-06-00-0-00-000	27801 SE WYATT RD	BLUE SPRINGS	MO	64029	CHAPMAN LLOYD A & PATRICIA J - TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
54-200-02-04-02-0-00-000	8615 S SHROUT RD	UNINCORPORATED	MO	64029	JONES DIANE S-TRUSTEE	8615 S SHROUT RD GRAIN VALLEY, MO 64029
54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	MO	64029	DAVIS DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MICHAEL	8505 S LITCHFORD RD GRAIN VALLEY, MO 64029 | 8505 S LITCHFORD RD GRAIN VALLEY, MO 64029
54-200-03-22-02-0-00-000	8707 S SHROUT RD	UNINCORPORATED	MO	64029	MOORE SEAN & LINDSEY	8703 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-04-08-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARNES ANDREA & TWYMAN ANTHONY JR	9103 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	MO	64029	WOCHNER REGINA M & KNUST DAVID A	8312 S LITCHFORD RD GRAIN VALLEY, MO 64029
41-800-04-07-00-0-00-000	29006 E WYATT RD	UNINCORPORATED	MO	64029	BREWER TODD M & RONDA E	29006 E WYATT RD GRAIN VALLEY, MO 64029
54-200-03-22-03-0-00-000	8815 S SHROUT RD	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-03-22-04-1-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-08-01-0-00-000	28901 SE WYATT RD	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-04-10-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-08-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	PROVERBS HOLDINGS LLC	5008 PROSPECT AVE KANSAS CITY, MO 64130
41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	MO	64029	UNDERWOOD MARTIN L & S SUSAN	29110 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-22-00-0-00-000	8209 S COOK RD	UNINCORPORATED	MO	64029	WHITTHAR JEFF	8209 S COOK RD GRAIN VALLEY, MO 64029
41-800-04-23-00-0-00-000	28812 E WYATT RD	UNINCORPORATED	MO	64029	LEAVITT TROY J	28812 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-08-00-0-00-000	28904 E WYATT RD	UNINCORPORATED	MO	64029	HATFIELD MARK R & NANCY A	28904 E WYATT RD GRAIN VALLEY, MO 64029

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #9

Blue Springs, Missouri
Community Development

November 27, 2023

Ref: Public Hearing: Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for 233 single-family lots and five (5) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres.

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 Chamber at the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, December 11, 2023 @ 6:30 p.m.
&
City Council – Monday, December 18, 2023 @ 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
Adair Bright
Senior Planner

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #10

Introduced by Councilmember _____ BILL NO. 5194
(RZ-10-23-8939)

ORDINANCE NO. _____

AN ORDINANCE APPROVING REZONING PROPERTY "AG" (AGRICULTURE COUNTY) TO "SF-12" (LARGE LOT SINGLE-FAMILY) FOR HOOT OWL MEADOWS

WHEREAS, proper application having been made rezone the property hereinafter described; and

WHEREAS, the applicant has requested rezoning from "AG" (Agriculture - County) to "SF-12" (Large Lot Single-Family); and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on February 26, 2024, which Planning Commission, after said hearing, recommended that the application for a rezoning be approved; and

WHEREAS, a public hearing was originally held by City Council on December 18, 2023, without testimony and the hearing was continued to January 16, 2024; and

WHEREAS, thereafter a public hearing was held by City Council on January 16, 2024, without testimony and the hearing was continued to February 5, 2024; and

WHEREAS, thereafter a public hearing was held by City Council on February 5, 2024, without testimony and the hearing was continued indefinitely; and

WHEREAS, thereafter a public hearing was held by City Council on March 4, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. That following described tract of real estate is hereby rezoned from "AG" (Agriculture – County) to "SF-12" (Large Lot Single-Family). The site is legally described as follows:

TRACT 1:
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID

SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

Section 2. The “SF-12” (Large Lot Single-Family) zoning designation shall be effective upon the approval by City Council.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March 2024.

CITY OF BLUE SPRINGS

ATTEST:

_____
Carson Ross, Mayor

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5195
(GDP-10-23-8940)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR HOOT OWL MEADOWS AT THE SOUTHWEST CORNER OF E WYATT ROAD AND SOUTH LITCHFORD ROAD

WHEREAS, proper application having been made to approve a General Development Plan (GDP) for property hereinafter described; and

WHEREAS, after review of the General Development Plan with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achievement quality development, in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on February 26, 2024, which the Planning Commission, after said hearing, recommended that the application for the General Development Plan be approved; and

WHEREAS, a public hearing was originally held by City Council on December 18, 2023, without testimony and the hearing was continued to January 16, 2024; and

WHEREAS, thereafter a public hearing was held by City Council on January 16, 2024, without testimony and the hearing was continued to February 5, 2024; and

WHEREAS, thereafter a public hearing was held by City Council on February 5, 2024, without testimony and the hearing was indefinitely; and

WHEREAS, thereafter a public hearing was held by City Council on March 4, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has determined that the General Development Plan is appropriate at this location.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the General Development Plan for Hoot Owl Meadows. The site is legally described as:

TRACT 1:
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST

QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its February 26, 2024, meeting and to the City Council at its March 4, 2024, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard

contained in the UDC, unless modified by the Alternative Development Standards.

a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.

Section 3. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan except those regulations that are modified and allowed under either the General Development Plan and/or the applicable Alternative Development Standards process.

Section 4. An Administrative Site Plan Design Review shall be submitted and approved prior to the installation of landscaping and/or buffers in each phase and prior to the approval and recording of the Final Plat for that phase. Approval of the Administrative Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 12, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: Community Development**

☒ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Senior City Development Director Mike Mallon will present the proposed Ordinance related to backyard chickens. After completion of the presentation, a Bill Amending Chapter 215: Dogs, Cats, and Dangerous Animals, of the Code of Ordinances, adding Section 215.127: Regulation of Backyard Chickens and amending Section 215.125 Livestock and Farm Animals and Section 215.030 Number of Animals -Residential Restriction will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

Staff researched other cities codes and ordinances regulating backyard chickens, as well as gathered input related to the desired regulations for backyard chickens in the City. As part of that research, staff found that the majority of other surrounding cities do not allow for the keeping of any other fowl, including ducks. Therefore, staff has not included ducks in the proposed Code amendments.

The definition of Backyard Chickens contained within these amendments includes only chickens, Gallus domesticus, of the female sex. This definition does not include male chickens or roosters, or any other fowl, such as, but not limited to, ducks peacocks, turkeys, guinea fowls, or waterfowl are not permitted under this Section.

The regulations for Backyard Chickens shall not limit the ability of Homeowners Associations (HOAs) to enforce private restrictions regarding the keeping, owning, or maintaining of Backyard Chickens.

Currently, under Section 215.030 Number of Animals - Residential Restriction, the maximum number of adult animals for a property in a residentially zoned neighborhood is four (4) adult animals. The proposed Code amendments allow up to two (2) Backyard Chickens to not count towards the total number of animals. For example, a property may have four dogs and 2 chickens; four dogs and no chickens, or six chickens, if allowed based upon lot size.

In order for staff to develop the appropriate applications and internal systems to accept Backyard Chicken applications, the start date for applications will begin on April 1, 2024. Likewise, enforcement of the regulations provided in the Ordinance will not begin until April 1, 2024. A draft application form is provided in this packet.

Backyard chickens have been discussed and reviewed numerous times since 1999. A timeline of events is included below:

Date	Action Taken	Explanation
11/01/1999		Amended Chapter 215 of the code to add sections to define animal, preclude the raising of livestock in residential areas without a conditional use, and to require owners of animals to immediately remove defecated fecal matter from property other than their own. Ord 3179 approved.
05/08/2012	None	Discussion at Public Safety Citizen Advisory Board meeting. Unanimously recommended no change to existing Ordinance.
03/26/2013	None	Memo and research regarding Urban Chicken Ordinances for surrounding cities prepared by Staff.
03/20/2017	None	Citizens spoke in favor of allowing chickens at a Council Meeting.
10/01/2018	Ord 4769	Amended Section 215.125 of the code to include poultry as farm animals and livestock that are not allowed in any residentially zoned district unless approved as a conditional use.
01/27/2020	CUP Denied	The City has received one application for a conditional use permit to allow chickens. It was denied by the Planning Commission.
07/17/2023	None	Citizens spoke in favor of allowing backyard hens at a Council Meeting.
09/05/2023		City Council discussion regarding backyard chickens and City Council directed staff to bring back an Ordinance amending the City Code to allow backyard chickens
10/02/2023		Pursuant to Section 9.2 of the Blue Springs Home Rule Charter, an Affidavit of Petitioner's Committee for Citizens for Blue Springs for Backyard Hens was filed with the City which included a proposed Bill amending the Code of Ordinances
11/06/2023		City Council discussion regarding backyard chickens and Motion approved to Direct Staff to discontinue research and drafting of Bill related to backyard chickens until further direction from the Council.
01/03/2024		After re-reviewing the initial Petition and Amended Petition, the Jackson County Election Board verified 2,462 signatures, leaving 416 signatures required to constitute a valid Petition.
01/16/2024		Bill 5177, A Call for Election – Backyard Hens failed. City Council directed staff to bring forward City Code amendments to allow backyard chickens in the City for the March 4, 2024 City Council meeting.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 1, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Draft application form
2. Bill amending the Code of Ordinances

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

Backyard Chicken Permit Application

Permit Fee is Nonrefundable and Nontransferable. Permit will be issued for two years from the date of issuance.

☐ New Permit $60
☐ Renewal Permit $30

Applicant Name: _____ Email: _____

Applicant Address: _____ Zip Code: _____

Telephone Number: Home _____ Work _____ Cell _____

Residential Property Ownership: (select one option below)

☐ I own the residential property and the property is my principal residence.
☐ I am a tenant or renter of the property. Written permission of the property owner is required to make an application for a residential permit.

Lot Size: _____ **Number of Chickens Requested:** _____

No chickens are permitted to be kept on properties that are less than a 1/5th (0.20) of an acre. For properties 1/5th (0.20) of an acre or greater see the table below for maximum number of chickens allowed.

Number of Chickens Allowed		
Lot Size	Chicken Permit Required	Maximum number of Chickens Allowed
0.20 - 0.49 Acres	Yes	3
0.50 - 0.99 Acres	Yes	6
1-3 Acres	Yes	12
> 3 acres	No	No Maximum

Pen Size: _____

☐ For properties less than three (3) acres, no chicken coop, mobile pen or run shall exceed 200 square feet.

Site Plan (map of area including where chickens, coops and runs will be positioned).

☐ Attach a copy of the residential site plan for City staff to review. Plan should identify where existing fencing in rear-yard is located.

Acknowledgement

☐ I have reviewed the regulations regarding the keeping of Backyard Chickens in the City Code, Section 215.127, available on the City website.

Applicants should confirm all HOA restrictions prior to applying for a permit.

Signature: _____ Date: _____

_____ _____

City Approval

DRAFT

Introduced by Councilmember _____ BILL NO. 5196

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 215: DOGS, CATS, AND DANGEROUS ANIMALS OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, ADDING SECTION 215.127: REGULATION OF BACKYARD CHICKENS, AND AMENDING SECTION 215.125 LIVESTOCK AND FARM ANIMALS AND SECTION 215.030 NUMBER OF ANIMALS – RESIDENTIAL RESTRICTION

WHEREAS, the City Council is elected to promote the community's health, safety, and welfare, which duty includes proper planning and Ordinances designed to provide for a coordinated development of the City and the reduction of conflicting use to promote the general welfare; and,

WHEREAS, the Council recognizes that there are impacts to the community from the keeping of backyard chickens in the City; and

WHEREAS, City Council directed the City Administrator to draft an Ordinance amending the City Code to allow for Backyard Chickens in the City at the September 5, 2023 City Council meeting; and

WHEREAS, the Initiative Petition process by residents of the City of Blue Springs undertaken in the fall of 2023 failed to meet City Charter requirements; and

WHEREAS, at the January 16, 2024 City Council meeting, Bill No. 5177 to place an ordinance adopting the same language as the citizen petition process on the April 4, 2023 election failed by a vote of 5-2; and

WHEREAS, at the same January 16, 2024 meeting, City Council directed the City Administrator to bring forward an Ordinance amending the City Code to regulate backyard chickens in the City; and

WHEREAS, City staff reviewed whether similar provisions existed in other City codes throughout the metropolitan area, and proposes amendments similar to those in other Cities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a Section, to be numbered 215.127: Regulation of Backyard Chickens which said Section reads as follows:

Section 215.127. Regulation Of Backyard Chickens

A. Purpose

The purpose of these regulations is to permit backyard chickens upon single family residential properties in the City and regulate and set minimum standards for the keeping of such backyard chickens in order to mitigate any detrimental impact to neighboring properties and to protect the public health, safety, and welfare of the residents of the City.

B. Applicability

The regulations contained in this Section shall apply to the keeping of backyard chickens in the City, as outlined herein. The keeping of Backyard Chickens shall not be considered or be interpreted to fall under the Agriculture – General land use as defined by Section 411.030.A.9 of the City Code and therefore, shall be exempt from the provisions of the Unified Development Code, unless otherwise stated in this Section. Backyard chickens shall be utilized for residential purposes only and no commercial agricultural production shall be permitted, including but not limited to breeding or fertilizer production shall be permitted. The keeping of Backyard Chickens shall be permitted on any property containing a single-family home in any residential zoning district, provided the property and all structures comply with the provisions of this Section. The provisions of this Chapter shall not limit the ability of Homeowners Associations (HOAs) to enforce private restrictions regarding the keeping, owning, or maintaining of Backyard Chickens.

C. Definitions

For the purposes of this Section, these words and phrases shall have the following meaning:

Backyard Chicken

Shall mean chickens, Gallus domesticus, of the female sex. This definition does not include male chickens or roosters. Other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, or waterfowl are not permitted under this Section.

Backyard chicken Coop or Coop

Shall mean an enclosed and roofed structure for housing backyard chickens that provides shelter from the elements.

Backyard chicken Run or Run

Shall mean an enclosed outside yard or area for keeping backyard chickens.

Backyard chicken Tractor or Tractor

Shall mean a movable backyard chicken coop lacking a floor.

Humane standards of care

Shall be defined to include, but not be limited to, accessibility of the backyard chickens to food and water, proper medical attention, proper shelter from the elements, and cleanliness in animal waste areas with regular waste removal.

Nuisance

Shall mean any act which is unreasonably annoying or vexatious to another or substantially interferes with the rights of others and shall include, but not be limited to, obnoxious odors, excessive noise, and creation of an environment attractive to other animals or insects or as defined in Section 245.060 and Section 515.450 of the City Code.

D. Keeping of Backyard Chickens.

1. It shall be unlawful for any person to keep or otherwise maintain backyard chickens upon any single-family residential property within the City unless the backyard chickens are kept in accordance with the provision of this Chapter.
2. It shall further be unlawful for any owner, renter or leaseholder of any such property to allow backyard chickens to be kept or maintained in or upon such property in violation of the provisions of this Chapter.
3. The keeping of backyard chickens is for non-commercial purposes only. It shall be unlawful to engage in backyard chicken breeding or fertilizer production for commercial purposes upon any single residential property within the City, or upon any agricultural property of less than 3 acres being used for residential purposes.
4. The following regulations contained in this Section shall apply to the maintaining, keeping, of Backyard chickens.

E. Permit Required

1. General Requirements. In order for a person to keep or otherwise maintain backyard chickens upon any single-family residential property within the City an annual "Backyard chicken Permit" shall be obtained from the City. The Backyard chicken Permit shall be obtained prior to keeping backyard chickens on the property. The City shall establish an application process to be followed by all individuals seeking a Backyard chicken Permit. The Backyard chicken Permit shall be issued for a two-year period of time from the date of approval. Backyard Chickens permits shall not be transferrable to a future owner of a property or to another property under the same applicant.

2. Applications. Applications for a Backyard chicken Permit shall be filed on forms prescribed by the City and include a non-refundable fee and the following information:

    a. Applicant's name and contact information.

    b. If the applicant is not the property owner, then written permission of the property owner shall be submitted with the application along with the property owner's name and contact information.

c. Street address or legal description of the property where backyard chickens will be kept.

d. The requested number of backyard chickens.

e. Sufficient information to show compliance with the Conditions for Approval set forth in this Section, which shall be confirmed by city staff prior to the issuance of the Backyard chicken Permit.

3. Conditions for Approval. The Applicant must adequately show, by clear and convincing evidence, that the keeping of backyard chickens will not create a nuisance in the surrounding neighborhood, that humane care will be provided, and that the premises where the backyard chickens are kept are suitable for the keeping of backyard chickens and is in conformity with all City zoning requirements. The criteria to be evaluated include, without being limited to, the following:

a. The backyard chickens will be kept or maintained at all times in a safe and sanitary manner.

b. The backyard chicken coop in which the backyard chickens are kept or confined will be adequately lighted and ventilated and is so constructed and maintained that they can be kept in a clean and sanitary condition.

c. The health and well-being of the backyard chickens will not in any way be endangered by the manner of keeping or confinement.

d. The keeping of backyard chickens will not harm the surrounding neighborhood or disturb the peace and quiet of the surrounding neighborhood.

e. The keeping of backyard chickens will not cause fouling of the air by offensive odors and thereby create or cause unreasonable annoyance or discomfort to neighbors or others in close proximity to the premises where the backyard chickens are kept.

f. The backyard chickens will not unreasonably annoy humans, endanger the life, health or safety of other animals or persons or substantially interfere with the rights of citizens to the enjoyment of life or property.

g. The backyard chickens will not repeatedly run or be found at large, will not damage or deposit excretory matter upon the property of anyone other than their owner, and will not molest or intimidate pedestrians or passersby.

h. The backyard chickens will not make disturbing noises, including but not limited to, continued and repeated or untimely crowing, whining, growling, cry or other utterances causing unreasonable annoyance, disturbance or discomfort to neighbors and others in close proximity to the premises where the backyard chickens are kept, or otherwise be offensive or dangerous to the public health, safety or welfare, by virtue of their behavior, number, type or manner of keeping.

i. The applicant, or any person who will share in the care, custody and control of the backyard chickens, is not currently in violation of any applicable City, state or federal laws, codes, rules or regulations, including, but not limited to, those

pertaining to the care and control of animals and the maintenance of their property, which would reflect adversely on their ability to fully comply with the conditions of the Backyard chicken Permit.

j. The keeping of the backyard chickens will adhere to the regulations set forth in this Section.

k. As part of the application process, the City shall inspect the property and submit a written report of its investigation of the property stating the factual basis for its recommendation to grant or deny the application. As part of its evaluation of the above Conditions for Approval, the City may consider the comments of neighbors, past violations by the applicant, the size, condition and location of the area where the backyard chickens will be kept, past complaints concerning the applicant, or any other factors relative to the issue of keeping backyard chickens. Upon completion of the investigation and review process the City shall recommend approval or denial of the Backyard Chicken Permit application. If denial is recommended, the basis for the denial shall be included in the report.

l. The City shall deny any application where the applicant fails to show proof of the aforementioned requirements or an examination of the documentation submitted or any investigation by the City, or both, reveals that in the opinion of the City that the applicant has failed to meet the requirements of this Chapter.

4. Permit Fee. The City is hereby authorized to set fees and fee related policies for the Backyard chicken Permit. All fees shall be nonrefundable and nontransferable. Failure to pay the fee shall constitute a violation of this Chapter.

F. Performance Standards.

1. Number and Type of Backyard Chickens.

a. Number of Backyard Chickens Allowed. The number of Backyard Chickens allowed under this provision shall not count under 215.030, Number of Animals - Residential Restriction except as expressly identified therein.

Number of Chickens Allowed		
Lot Size	Chicken Permit Required	Maximum number of Chickens Allowed
0.20 - 0.49 Acres	Yes	3
0.50 - 0.99 Acres	Yes	6
1-3 Acres	Yes	12
> 3 acres	No	No Maximum

2. This Section only allows backyard chickens as defined herein and does not allow any

other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, ducks or waterfowl, are not permitted under this Section.

3. Locational Requirements

   a. Subject to the provisions of this Section, backyard chickens are allowed on:

      1. Residentially-zoned properties, including any properties with an agricultural zoning, equal to or larger than 0.20 acre and developed with a single-family detached dwelling.

   b. Setbacks.

Setback and Height Requirements for Backyard chicken Coops, Tractors and Runs	
Yard	Required Setback
Front Yard or Street Side Yard	Enclosures not permitted
Side Yard	10 feet
Rear Yard	25 feet
Maximum Height	10 feet

   c. Backyard chickens shall only be kept upon property which is the principal residence of the owner of the backyard chickens. Tenants and renters of property may keep backyard chickens with the written permission of the property owner. Proof of such permission shall be submitted with the application.

   d. All properties containing backyard chickens shall have a perimeter fence of at least 6-feet in height, in addition to the enclosure requirements contained herein.

4. Backyard chicken Coops and Enclosures.

   a. Backyard chickens must be provided with a secure and well-ventilated coop. Mobile pens or backyard chicken tractors must not be used as the primary backyard chicken coop.

   b. Backyard chicken coops and runs must be inspected by the City prior to obtaining backyard chickens and final approval of a Backyard chicken Permit.

   c. The floor area of the backyard chicken coop or a combination of the floor area and attached pen area must equal at least 10 square feet of area per backyard chicken.

   d. For properties less than 3 acres, no backyard chicken coop, mobile pen or run shall exceed 200 square feet.

e. Backyard chickens must be housed in a backyard chicken coop or other roofed structure, attached pen or detached mobile pen when they are unattended by the keeper. During daylight hours, when attended by the keeper, the backyard chickens are allowed in a completely fenced-in yard.

f. Backyard chicken coops and runs must be located within a fenced-in rear yard.

g. No backyard chicken coop or run shall be located in any area of the property that is considered frontage or a street side setback, both as defined by the Unified Development Code.

h. Backyard chickens must be kept in an enclosure or fenced area at all times. During daylight hours, backyard chickens may be allowed outside of their backyard chicken pens in a securely fenced yard if under supervision as defined in herein. Backyard chickens shall be secured within a chicken house or backyard chicken tractor during non-daylight hours.

i. Enclosures must be kept in a clean, dry, odor-free, neat and sanitary condition at all times.

j. Chicken houses, backyard chicken tractors and backyard chicken pens must provide adequate ventilation and adequate sun and shade and must be impermeable to rodents, wild birds and predators, including dogs and cats.

k. Coops, tractors and pens shall be designed to provide safe and healthy living conditions for the backyard chickens while minimizing adverse impacts to other residents in the neighborhood.

1. A coop or tractor shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator and bird proof wire of less than one-inch openings.

2. Materials.

a. All backyard chicken structures shall be constructed of permanent, standard building materials. These materials shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal or similar materials is prohibited.

b. Materials used shall be impervious to moisture so that the surface does not permit the absorption of fluids. This may be accomplished by sealing with paint, or using a material that is impervious to moisture by nature, i.e., plastic, metal, concrete, glazed faced tile, etc. The surface shall be routinely maintained. If paint is peeling, it must be repainted to seal the surface.

c. The backyard chicken pen shall consist of sturdy wire fencing. The pen must be covered with wire, aviary netting, or solid roofing.

5. General Requirements.

a. The keeping of backyard chickens shall be done in such a manner as to continually and adequately meet these Performance Standards and the Conditions for Approval set forth in this Section.

b. The keeping of backyard chickens shall be done in such a manner as to control noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind. The backyard chicken owner shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Backyard chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an Animal Control officer.

c. All grain and food stored for the use of backyard chickens shall be kept in a rodent-proof container.

d. Live slaughter of backyard chickens is prohibited.

e. It shall further be unlawful to picket or tie any such animal in any of the streets or right-of-way of the City for the purpose of grazing or feeding.

f. The backyard chicken owner must provide for the storage and removal of backyard chicken manure. All stored manure shall be covered in a fully enclosed structure with a roof or lid over the entire structure. No more than 3 cubic feet of manure shall be stored. All other backyard chicken manure not used for composting or fertilizing shall be regularly removed in a manner complying with all applicable federal, state and local regulations. The backyard chicken coop, backyard chicken tractor and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.

g. Backyard chickens shall not be allowed to run at large. It shall further be unlawful to picket or tie any such animal in any of the streets of the City for the purpose of grazing or feeding.

h. No dog, cat or other domesticated animal which kills a backyard chicken running at large will, for that reason alone, be considered a dangerous or prohibited animal.

i. Odor and noise impacts.
    1. Odors from backyard chickens, backyard chicken manure or other backyard chicken related substances shall not be perceptible at the property boundaries.
    2. Perceptible noise from the backyard chickens shall not be loud enough at the property boundaries to disturb persons of reasonable sensitivity.
    3. It shall be unlawful for any person to park over one (1) hour within the City limits any truck loaded with backyard chickens that would cause an offensive smell or noise, or which would unnecessarily annoy the rest of others.

j. Predators, rodents, insects, and parasites.

1. The backyard chicken owner shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Backyard chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an animal control officer.

k. Feed and water.

1. Backyard chickens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds and predators.

H. Unlawful acts and Violation

1. It shall be unlawful for any person to keep backyard chickens in violation of any provision of this article.
2. It shall be unlawful for any owner, renter or leaseholder of property to allow backyard chickens to be kept on the property in violation of the provisions of this article.
3. Any person who shall violate a provision of Chapter 215.127 or fail to comply therewith, or with any of the requirements thereof, in addition to any other remedy or action available to the City shall be punished, upon conviction, pursuant to Section 100.080(C) of the Blue Springs Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 2 That Section 215.030 Number Of Animals — Residential Restriction of the Code of Ordinances, City of Blue Springs, Missouri shall be amended to read as follows:.

It shall be unlawful for any person to own, keep or harbor more than four (4) adult animals over the age of six (6) months in a zoned residential neighborhood. Five (5) or more animals will constitute a commercial kennel and require proper zoning and an occupational license issued by the City License Collector. For purposes of this Section only, up to two (2) Backyard Chickens, as permitted by Section 215.127, will be allowed in addition to the maximum number of four (4) adult animals.

Section 3 That Section 215.125 Livestock And Farm Animals of the Code of Ordinances, City of Blue Springs, Missouri shall be amended to read as follows:

No livestock or farm animals, including poultry, except as otherwise permitted under Section 215.127 Backyard Chickens, even if considered pets by the owner, shall be kept in any residentially zoned district within the City of Blue Springs unless they are allowed and approved as a conditional use pursuant to Title IV of the Code of Ordinances, City of Blue Springs, Missouri.

Section 4. That this Ordinance shall be in full force and effective April 1, 2024.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without

the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of March, 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____