AMENDED AGENDA
CITY COUNCIL MEETING
April 1, 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 March 18, 2024 City Council Meeting
   b. Resolution No. 23-2024 approving a contract with Tandem Paving for the 2024 Street Program
   c. Resolution No. 24-2024 approving a contract with Shedigs It for drainage improvements at Highway 7 and NW Vesper
   d. Resolution No. 25-2024 approving disposition of records
   e. Liquor license for Everyday located at 301 SW 7 Highway
   f. Liquor license for Everyday located at 3120 SW 7 Highway

4. Public Hearing - 105 SW 9th Street 4-Plex – Rezoning and General Development Plan (RZ-02-24-9044) and (GDP-02-24-9045)

5. Introduction and readings of Bill No. 5199 approving a Rezoning for 105 SW 9th Street 4-Plex (RZ-02-24-9044)

6. Introduction and readings of Bill No. 5200 approving the General Development Plan for 105 SW 9th Street 4-Plex (GDP-02-24-9045)

7. Public Hearing – Hudson Estates – General Development Plan (GDP-02-24-9040)

8. Introduction and readings of Bill No. 5201 approving a General Development Plan for Hudson Estates (GDP-02-24-9040)

9. Public Hearing – Adam's Ridge – Rezoning and Planned Development Concept Plan (RZ-12-23-8998 & PDC-12-23-8999) – **To be continued to May 20, 2024 City Council meeting**

10. Approval of first reading and second reading of Bill No. 5194 approving the Rezoning for Hoot Owl Meadows (RZ-10-23-8939)

11. Introduction and readings of Bill No. 5203 approving the General Development Plan for Hoot Owl Meadows (GDP-10-23-8940)

12. Visitors

13. Mayoral Announcements
    Thoughts to Ponder

14. Adjourn

Miscellaneous Items

Parks Commission Meeting – Tuesday, April 2, 6:00 PM
Planning Commission Meeting – Monday, April 8, 6:30 PM
Public Arts Commission Meeting – Wednesday, April 10, 3:30 PM
City Council Meeting – Monday, April 15, 6:00 PM
Planning Commission Meeting – Monday, April 22, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, April 23, 6:00 PM
City Council Meeting – Monday, May 6, 6:00 PM

Information Only – Recently added reports on file in the City Clerk's Office:

Planning Commission – 2023 Annual Report, *Received March 18, 2024*
Public Safety Citizens' Advisory Board – 2023 Annual Report, *received March 20, 2024*

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

Erin Ford, City Clerk

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

FROM: Christine Cates
City Administrator

DATE: March 29, 2024

SUBJECT: Agenda Explanations

Item 3b – Contract with Tandem Paving for 2024 Street Program
Adopt a Resolution approving a contract in the amount of $1,891,014.64 with Tandem Paving Co, Inc. for the 2024 Street Program, Project 24-01-03. This project is approved as CIP ST-06 Pavement Management Program. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3c – Contract with Shedigs It for Drainage Improvements
Adopt a Resolution approving a contract in the amount of $582,575.00 with Shedigs It, L.L.C. for the Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02. This is CIP STM-05 and will be completed utilizing American Rescue Plan Act (ARPA) funding. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Item 3d – Disposition of Records
Adopt a Resolution to approve the disposition of Information Technology 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.

Item 3e – Liquor License for Everyday
Approve a new liquor license for SAK Convenience LLC dba Everyday located at 301 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package, for consumption off premises and Sunday Sales. Mirza Khan LLC dba Everyday 301 currently occupies this space, this is just an ownership change. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 3f – Liquor License for Everyday
Approve a new liquor license for MUZU Convenience LLC dba Everyday located at 3120 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package, for consumption off premises and Sunday Sales. Mirza Khan LLC dba Phillips 66 currently occupies this space, as this is just an ownership change. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 4, 5 & 6 – 105 SW 9th Street 4-Plex Rezoning and General Development Plan
A public hearing is being held at the request of the Applicant, Ashley Klements of the Klementine Group on behalf of the owner, Kanda Korver for consideration to rezone from "T3" (Sub-Urban) to "T5" (Urban Center) (RZ-02-24-9044) for the .39 +/- acre property with a General Development Plan (GDP-02-24-9045) located at 105 SW 9th Street. Upon conclusion of the public hearing, a Bill rezoning the property and a Bill approving the General Development Plan will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 7 & 8 – Hudson Estates General Development Plan
A public hearing is being held at the request of the Applicant, Kyle Miller of Crockett Engineering Consultants, on behalf of the property owner, Sentry Real Estate LLC, for consideration to approve the 15.27 +/- acre Hudson Estates development with a General Development Plan (GDP-02-24-9040) located east of 7 Highway, south of Cordill-Mason Elementary, and north of the Eagles Ridge subdivision. Upon conclusion of the public hearing, a Bill approving the General Development Plan will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 9 – Adam's Ridge Rezoning and Planned Development Concept Plan
The Applicant, Don Draper, Kansas LD, LLC, on behalf of the property owners, Jim L. Rand & Carrie B. Siems, is requesting the public hearing for consideration of a Rezoning (RZ-12-23-8998) and Planned Development Concept Plan (PDC-12-23-8999) be continued to the May 20, 2024, City Council meeting. A motion to continue is in order.

Item 10 & 11 – Hoot Owl Meadows Rezoning and General Development Plan
A public hearing was held on March 4, 2024 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) and approve a General Development Plan with Alternative Development Standards for 133.43 +/- acres to allow for 231 single-family lots and thirteen open space tracts (GDP-10-23-8940) for Hoot Owl Meadows. On March 4, 2024, after conclusion of the public hearing with testimony, the Bill rezoning the property to "SF-12" (Single-Family Large Lot) was continued after first reading and discussion, and the Bill approving the General Development Plan were continued to the March 18, 2024, City Council meeting. At the March 18, 2024, City Council meeting, the items were continued to the April 1, 2024, City Council meeting without discussion. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
MARCH 18, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 18, 2024, at 5:15 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.

CONFIRMATION OF QUORUM

At 5:15 p.m. Mayor Ross opened the meeting, and the City Clerk confirmed a quorum of the Council was present.

COUNCILMEMBERS IN ATTENDANCE

Kaylor – ABSENT	Ericson
Lievsay	Edmondson
Fowler	Culpepper
	Mayor Ross

CLOSED SESSION

Councilmember Culpepper moved for the Council go into closed session pursuant to Section 610.021 (1) & (12) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Litigation and Contract Negotiations, and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the regular meeting of this body reopen at 6:00 p.m. Motion seconded by Councilmember Lievsay and carried with the following votes:

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

COUNCILMEMBERS IN ATTENDANCE

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

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

CALL OPEN SESSION TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the open session of the March 18, 2024 Blue Springs City Council 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 Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Lievsay.

- **Minutes of the March 4, 2024** City Council Meeting
- **Resolution 18-2024** designating an Acting City Administrator in the absence of City Administrator Christine Cates pursuant to Section 5.3 of the City of Blue Springs Home Rule Charter, and rescinding Resolution No. 35-2023.

DRAFT

- **Resolution 19-2024** approving a City Council Authorization Form for participation in grants with the Missouri Department of Transportation Highway Safety and Traffic Division.
- **Resolution 20-2024** approving a change order in the amount of $32,100 to increase the contract price to $72,800 from RiggingPro, Inc. for installation of ceiling mounts and Ninjacross system for Blue Surf Bay Waterpark, CIP project PR-40.

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

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

HOOT OWL MEADOWS REZONING AND GENERAL DEVELOPMENT PLAN (RZ-10-23-8939) AND (GDP-10-23-8940) – MOTION TO CONTINUE

Councilmember Culpepper moved to continue Bill 5194 approving the Rezoning (RZ-10-23-8939) and Bill 5195 approving the General Development Plan (GDP-10-23-8940) for Hoot Owl Meadows to the April 1, 2024, City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – SHEPHERD ROAD VACATION (VAC-06-23-8812) MOTION TO CONTINUE

At the request of the Applicant, Mayor Ross declared the public hearing on a vacation of a 410-ft. portion of right-of-way located generally east of NW R D Mize Road and north of Sunny Pointe 3rd Plat (VAC-06-23-8812) continued indefinitely with no action taken on the matter.

PRESENTATION – GOOGLE FIBER EXPANSION

Rachel Merlo, Head of Government and Community Affairs of Google Fiber Missouri, LLC presented on expanding Google fiber service to Blue Springs and addressed questions from Council.

RESOLUTION 21-2024

Councilmember Ericson moved to adopt Resolution 21-2023 approving a Non-Exclusive License Agreement between the City and Google Fiber Missouri, LLC for the installation of network facilities in the City public right-of-way. The agreement provides a License Fee of 1% of gross revenues to the City for the use and occupancy of public right-of-way. Motion seconded by Councilmember Culpepper and carried unanimously.

PUBLIC HEARING – DOWNTOWN MASTER PLAN

Mayor Ross opened the Public Hearing to consider approval of the Downtown Master Plan at 6:19 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

Assistant Director of Community Development Cara Elbert reviewed the details of the proposed Downtown Master Plan and addressed questions from the Council.

APPLICANT

Cory Scott, Senior Partner with RDG Planning & Design presented the City of Blue Springs Downtown Master Plan and addressed questions from Council.

COUNCIL DISCUSSION

Jon Burke with Downtown Alive! spoke in support of the Downtown Master Plan.

The Mayor hearing no further comments for or against, closed the public hearing at 6:37 p.m.

RESOLUTION 22-2024

Councilmember Culpepper moved to adopt Resolution 22-2023 approving the Downtown Master Plan. Motion seconded by Councilmember Ericson and carried unanimously.

INTRODUCTION AND 1ST READING – BILL NO. 5197 – CONTRACT WITH JACKSON LEWIS FOR LEGAL SERVICES

Councilmember Culpepper introduced Bill No. 5197 approving a contract for legal services between the City of Blue Springs, Missouri, and Jackson Lewis, PC to provide representation of the City in labor relations advice and counsel. City Clerk Erin Ford made the first reading of Bill No. 5197 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5197 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Lievsay and carried unanimously.

2ND READING – BILL NO. 5197

Ms. Ford made the second reading of Bill No. 5197 by title. Councilmember Edmondson moved to adopt Bill No. 5197 upon its second reading and give it **ORDINANCE NO. 5313,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Lievsay and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5198 – CONTRACT WITH KANSAS CITY AREA TRANSPORTATION AUTHORITY FOR TRANSIT SERVICE

Councilmember Culpepper introduced Bill No. 5198 approving a one-year Contract for Transit Service with Kansas City Area Transportation Authority in the amount of $118,854 to provide commuter bus services from Blue Springs to the downtown Kansas City area. City Clerk Erin Ford made the first reading of Bill No. 5198 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5198 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5198

Ms. Ford made the second reading of Bill No. 5198 by title. Councilmember Edmondson moved to adopt Bill No. 5198 upon its second reading and give it **ORDINANCE NO. 5314,** 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
Lievsay – Aye
Fowler – Aye
Kaylor – ABSENT
Mayor Ross – Aye

PRESENTATION – FISCAL YEAR 2023 AUDIT

Kristen Hughes, Senior Director of RSM US LLP will present the City's financial year 2023 audit report.

VISITORS

Resident Ron Bond spoke in support of Google fiber expansion. Resident Ken Horrell spoke in opposition to allowing backyard chickens in Blue Springs.

MAYORAL ANNOUNCEMENTS

Thoughts to Ponder:

> "I do not want someone who stands next to me because they are lonely. I want someone who stands next to me because they cannot imagine standing next to anyone else."
>
> (M. Burr)

CLOSED SESSION

At 7:07 p.m., Councilmember Fowler 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 Lievsay and carried with the following votes:

Edmondson – Aye
Culpepper – Aye
Lievsay – Aye
Fowler – Aye
Ericson – Aye
Kaylor – ABSENT
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: March 12, 2024

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

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

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $1,891,014.64 with Tandem Paving Co, Inc. for the 2024 Street Program, Project 24-01-03. This project is approved as CIP ST-06 Pavement Management Program.

BACKGROUND/JUSTIFICATION

Staff advertised for the annual Street Program on the City's website, as well as the plan rooms of ePlan and Construction Connect. Two bids were received from the advertisement of the project.

Tandem Paving Co, Inc.	**$1,891,014.64**
Superior Bowen Asphalt Company, L.L.C.	$1,944,169.33
Engineer's Estimate	$1,963,451.93

The Public Works Department recommends the contract for the 2024 Street Program be awarded to the lowest bidder, Tandem Paving Co, Inc. This company has successfully executed contracts for the City's Parks and Recreation Department, newly constructed residential subdivisions, and numerous residential asphalt projects around the Kansas City metro area, including previous City of Blue Springs street programs. All references for this contractor are favorable.

This project includes 56,000 SY cold milling, 6,400 tons of asphalt paving, 7,000 LF of curb replacement, 20 ADA ramps, 3,500 SF of sidewalk replacement, 3,600 SF of red stamped concrete, 4,300 tons of asphalt patching, 9,000 LF thermoplastic markings, and 12 hot tape markings. The project addresses the priorities reflected in the Citizen Survey and the City's ongoing efforts to maintain critical infrastructure.

An additional $1,226,530 is available for the 2024 Street Program from the 50% increase in the FY 2022-23 General Fund balance. An amendment to this contract will be made to increase the funding for this year's program.

FINANCIAL IMPACT

Contractor:	Tandem Paving Co, Inc.
Amount of Request/ Contract:	$1,891,014.64
Amount Budgeted:	$1,891,014.64
Budget Year:	FY 2023-24
Funding Source/Account #:	310-72000-543100 ST-06

	PO#23-0733 Tandem Paving PO#23-0826 Reserve PO
Account Balance:	310-72000-543100 ST-06 $1,983,900 PO#23-0733 Tandem Paving $195,891.39 Balance PO#23-0826 Reserve PO $920,983.84 Balance Date: 3/25/2024

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
April 15, 2024	July 24, 2024
Years and Months Contract in effect	**Number of times renewable**
N/A	N/A

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with contract 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:	☒	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	

Wage Order, by reference	☒	Wage Order Number: 29
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☐	
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☒	Tandem Paving Co, Inc. Attn: C. K. Smith P. O. Box 1417 Blue Springs, MO 64013 617 SE Industrial DR Blue Springs, MO 64014
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT WITH TANDEM PAVING CO, INC. FOR THE 2024 STREET PROGRAM, PROJECT 24-01-03

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site

employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Agreement; and

WHEREAS, the Public Works Department prepared specifications and secured quotations for 2024 Street Program, Project 2-01-03; and

WHEREAS, the Department received two bids and now recommends that the City award a contract to Tandem Paving Co, Inc., for work based on scope of services in the amount of $1,891,014.64.

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 enter into a contract with Tandem Paving Co, Inc., 617 SE Industrial Dr, Blue Springs, MO 64014 for $1,891,014.64. A copy of the Contract (Without Bid documents, General Conditions, Supplementary Conditions, Specifications, & Drawings, which are incorporated by reference and are available in the City Clerk's Office for review) is attached as Exhibit "A" and incorporated herein.

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

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 1st day of April, 2024.

CITY OF BLUE SPRINGS

ATTEST: Carson Ross, Mayor

Erin Ford, City Clerk

SECTION VI
CONTRACT AGREEMENT
FOR
2024 Street Program
Project No. 24-01-03
The City of Blue Springs

THIS AGREEMENT, made and entered into this _____day of _____, 20__, by and between the City of Blue Springs, Missouri acting through its City Administrator thereunto duly authorized, Party of the First Part and hereinafter called the OWNER, and Tandem Paving Co, Inc., a Corporation, Party of the Second Part and hereinafter called the CONTRACTOR.

WITNESSETH:

THAT WHEREAS, in accordance with law, the Owner has caused contract documents to be prepared and an Advertisement calling for bids to be published, for and in connection with the **2024 Street Program, Project No. 24-01-03.**

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined, and canvassed the bids submitted, and has determined the aforesaid contractor to be the lowest or best bidder for the work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the contractor's bid, a copy of the Bid Form being attached to and made a part of this contract:

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself, and its successors, and the Contractor for itself, himself, or themselves, its, his or their successors, assigns, executors and administrators, as follows:

ARTICLE I That the Contractor shall furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services, and facilities; furnish all supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work; provide and perform all necessary labor in a good, substantial, and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the Contract Documents as defined in the attached General Conditions and Supplemental Conditions, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein.

ARTICLE II That the Contractor shall comply in all respects with provisions of the Contract Documents regarding Equal Employment Opportunity, handicapped facilities, non-segregated facilities, and **prevailing wage rates as determined by the Division of Labor Standards of the State of Missouri.**

A. **Not less** than the prevailing hourly rate of wages, as set out in the wage order attached to and made part of the specification for work under the contract, **must** be paid to all workers performing work under the contract. (See Section 290.250, RSMo, enclosed in the laws section.)

B. The contractor will forfeit a penalty to the contracting public body of $100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any

work done under the contract by the contractor or by any subcontractor. (See Section 290.250, RSMo, enclosed in the laws section.) For detailed information on rules and occupational titles, see 8CSR 30-3.010 through 3.060 (enclosed in the laws section, Code of State Regulations-Prevailing Wage rules.)

C. The contractor and all subcontractors to the contract must require all on-site employees to complete the ten-hour safety training program required under Section 292.675, RSMo, (enclosed in the laws section), if they have not previously completed the program and have documentation of having done so.

D. The contractor will forfeit a penalty to the contracting public body of $2,500 plus an additional $100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. (See Section 292.675, RSMo, enclosed in the laws section.)

E. During periods of excessive unemployment (any month immediately following two consecutive calendar months during which the level of unemployment in the state has exceeded five percent as measured by the United States Bureau of Labor Statistics) only Missouri laborers (persons who have resided in Missouri for at least thirty days and intend to become or remain Missouri residents) and laborers from non-restrictive states (persons who are residents of a state which has not enacted state laws restricting Missouri laborers from working on public works projects in that state, as determined by the Labor and Industrial Relations Commission) (see Excessive Unemployment section), may be employed under the contract, except that other laborers may be used when Missouri laborers or laborers from non0restrictive states are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the contracting officer. (See Sections 290.550 through 290.580, RSMo, enclosed in the laws section.)

F. Every transient employer, as defined in Section 285.230, RSMo, Enclosed in the laws section, must post in a prominent and easily accessible place at the work site a clearly legible copy of the following: (1) The notice of registration for employer withholding issued to such transient employer by the director of revenue; (2) Proof of coverage for workers' compensation insurance or self-insurance signed by the transient employer and verified by the Department of Revenue through the records of the Division of Workers' Compensation; and (3) The notice of registration for unemployment insurance issued to such transient employer by the Division of Employment Security. Any transient employer failing to comply with these requirements shall, under Section 285.234, RSMo, enclosed in the laws section, be liable for a penalty of $500 per day until the notices required by this section are posted as required by that statute. (See list of transient employers, and Missouri Department of Revenue form 3032, enclosed in the forms section.)

ARTICLE III That the Owner will pay the Contractor for the performance of the Agreement, in current funds, subject to additions and deductions as provided for in the Contract Documents, One million eight hundred ninety-one thousand fourteen and 64/100 Dollars ($1,891,014.64)for all work covered by and designated in the bid. Payment shall be made in the manner and as specified in the GENERAL CONDITIONS and SUPPLEMENTARY

CONDITIONS. Five percent (5%) of partial payments shall be retained until all work is accepted.

ARTICLE IV That the contractor will commence work within ten (10) days after receiving written Notice to Proceed from the Owner and will complete all work covered by this Contract within **(100)** consecutive calendar days from and after said date of execution.

ARTICLE V In conformity with the GENERAL CONDITIONS and SUPPLEMENTAL CONDITIONS of the specifications, the amount of liquidated damages for this contract shall be **$1,750.00** per calendar day.

ARTICLE VI Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted then upon the application of either party the contract shall forthwith be physically amended to make such insertion or correction.

ARTICLE VII That the Contractor will provide a Performance, Payment and two-year Maintenance Bond in an amount equivalent to one-hundred percent (100%) of the Contract Price for a period of one calendar year after the date of final acceptance for one hundred percent (100%) of all work.

ARTICLE VIII If this contract awarded to a business entity is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity, and any subcontractors of the business entity, shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. A business entity is any person or groups of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.

IN WITNESS WHEREOF, The OWNER has caused this Agreement to be executed, and the CONTRACTOR has executed six (6) counterparts of this contract in the prescribed form and manner, the day and year first above written.

City of Blue Springs	Tandem Paving Company, Inc.
Party of the First Part (Owner)	Party of the Second Part (Contractor)
By: _____	By: _____ C.K. Smith
Title: City Administrator	Title: Vice President
ATTEST: _____	ATTEST _____
Title: _____, City Clerk	Title: David D. Smith, IV - President

Approved as to legal form and legal adequacy according to the Law.

_____, City Attorney

Anti-Discrimination Against Israel Act Certification

If the contract is for $100,000 or more, and the contractor company has 10 or more employees, pursuant to Section 34.600 RSMo, the contractor company certifies that:

1. The company does not currently boycott Israel; and

2. Will not boycott Israel for the duration of the contract.

Pursuant to Section 34.600 RSMo, the following terms and phrases mean:

1. **"Boycott Israel" and "boycott of the State of Israel"**, engaging in refusals to deal, terminating business activities, or other actions to discriminate against, inflict economic harm, or otherwise limit commercial relations specifically with the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel, that are all intended to support a boycott of the State of Israel. A company's statement that it is participating in boycotts of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel, or that it has taken the boycott action at the request, in compliance with, or in furtherance of calls for a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel shall be considered to be conclusive evidence that a company is participating in a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel; provided, however that a company that has made no such statement may still be considered to be participating in a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel if other factors warrant such a conclusion.

2. **"Company"**, any for-profit or not-for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association, including all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of those entities or business associations.

CONTRACTOR: Tandem Paving Co, Inc.

By: _____

Name: C.K. Smith

Title: Vice President

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 18, 2024

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

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

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $582,575.00 with Shedigs It, L.L.C. for the Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02. This is CIP STM-05 and will be completed utilizing American Rescue Plan Act (ARPA) funding.

BACKGROUND/JUSTIFICATION

This project includes construction of a cast-in-place concrete box culvert in an existing drainage channel between 7 Highway and a private drive east for Zarda's BBQ on the south side of NW Vesper Street. Relocation of 75 LF of 16" water main will be included in the scope of work. The City received funding through the American Rescue Plan Act and is utilizing these funds for this project.

Staff advertised for the concrete Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02 on the City's website, as well as the plan rooms of ePlan and Construction Connect. Five bids were received from the advertisement of the project.

Shedigs It, L.L.C.	**$582,575.00**
Earthworks Excavation	$725,237.50
Genesis Environmental Solutions	$785,344.54
Redford Construction	$830,047.50
Mega KC Corporation	$853,835.00
Engineer's Estimate	$793,274.00

The Public Works Department recommends the contract for the Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02 be awarded to the lowest bidder, Shedigs It, L.L.C. This company has successfully completed several contracts in and for the City of Blue Springs. All references for this contractor are favorable.

FINANCIAL IMPACT

Contractor:	Shedigs It, L.LC.
Amount of Request/ Contract:	$ 582,575
Amount Budgeted:	$ 582,575
Budget Year:	FY 2023-24
Funding Source/Account #:	115-00000-545115 Covid19-ARPA Reserve PO 23-0820
Account Balance:	$858,629.23 Date: 3/25/2024

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 1, 2024	September 18, 2024
Years and Months Contract in effect	**Number of times renewable**
4.5 months	N/A

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with contract 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:	☒	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	
Wage Order, by reference	☒	Wage Order Number: 30
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☒	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	Shedigs It, LLC 600 SE Central Drive Blue Springs, MO 64014 Kris@shedigsit.com
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT WITH SHEDIGS IT, L.L.C. FOR DRAINAGE IMPROVEMENTS, NW HIGHWAY 7 & NW VESPER STREET, PROJECT 24-01-02

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the

contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Agreement; and

WHEREAS, the Engineering Department prepared specifications and secured quotations for Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02; and

WHEREAS, the Department received five bids and now recommends that the City award a contract to Shedigs It, L.L.C. for work based on the scope of services in the amount of $582,575.00.

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 enter into a contract with Shedigs It, L.L.C., 600 SE Central Drive, Blue Springs, MO 64014 for Drainage Improvements, NW Highway 7 & NW Vesper Street, Project 24-01-02. A copy of the Contract (Without Bid documents, General Conditions, Supplementary Conditions, Specifications, & Drawings, which are incorporated by reference and are available in the City Clerk's Office for review) is attached as Exhibit "A" and incorporated herein.

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

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 1st day of April 2024.

CITY OF BLUE SPRINGS

ATTEST: Carson Ross, Mayor

Erin Ford, City Clerk

SECTION VI
CONTRACT AGREEMENT
FOR
Drainage Improvements NW Highway 7 & NW Vesper Street,
Project No. 24-01-02

THIS AGREEMENT, made and entered into this _____day of _____, 20__, by and between the City of Blue Springs, Missouri acting through its City Administrator thereunto duly authorized, Party of the First Part and hereinafter called the OWNER, and SHEDIGS IT LLC, a LLC, Party of the Second Part and hereinafter called the CONTRACTOR.

WITNESSETH:

THAT WHEREAS, in accordance with law, the Owner has caused contract documents to be prepared and an Advertisement calling for bids to be published, for and in connection with the **Drainage Improvements NW Highway 7 & NW Vesper Street, Project No. 24-01-02.**

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined, and canvassed the bids submitted, and has determined the aforesaid contractor to be the lowest or best bidder for the work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the contractor's bid, a copy of the Bid Form being attached to and made a part of this contract:

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself, and its successors, and the Contractor for itself, himself, or themselves, its, his or their successors, assigns, executors and administrators, as follows:

ARTICLE I That the Contractor shall furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services, and facilities; furnish all supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work; provide and perform all necessary labor in a good, substantial, and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the Contract Documents as defined in the attached General Conditions and Supplemental Conditions, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein.

ARTICLE II That the Contractor shall comply in all respects with provisions of the Contract Documents regarding Equal Employment Opportunity, handicapped facilities, non-segregated facilities, and **prevailing wage rates as determined by the Division of Labor Standards of the State of Missouri.**

A. **Not less** than the prevailing hourly rate of wages, as set out in the wage order attached to and made part of the specification for work under the contract, **must** be paid to all workers performing work under the contract. (See Section 290.250, RSMo, enclosed in the laws section.)

B. The contractor will forfeit a penalty to the contracting public body of $100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work

done under the contract by the contractor or by any subcontractor. (See Section 290.250, RSMo, enclosed in the laws section.) For detailed information on rules and occupational titles, see 8CSR 30-3.010 through 3.060 (enclosed in the laws section, Code of State Regulations-Prevailing Wage rules.)

C. The contractor and all subcontractors to the contract must require all on-site employees to complete the ten-hour safety training program required under Section 292.675, RSMo, (enclosed in the laws section), if they have not previously completed the program and have documentation of having done so.

D. The contractor will forfeit a penalty to the contracting public body of $2,500 plus an additional $100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. (See Section 292.675, RSMo, enclosed in the laws section.)

E. During periods of excessive unemployment (any month immediately following two consecutive calendar months during which the level of unemployment in the state has exceeded five percent as measured by the United States Bureau of Labor Statistics) only Missouri laborers (persons who have resided in Missouri for at least thirty days and intend to become or remain Missouri residents) and laborers from non-restrictive states (persons who are residents of a state which has not enacted state laws restricting Missouri laborers from working on public works projects in that state, as determined by the Labor and Industrial Relations Commission) (see Excessive Unemployment section), may be employed under the contract, except that other laborers may be used when Missouri laborers or laborers from non-restrictive states are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the contracting officer. (See Sections 290.550 through 290.580, RSMo, enclosed in the laws section.)

F. Every transient employer, as defined in Section 285.230, RSMo, Enclosed in the laws section, must post in a prominent and easily accessible place at the work site a clearly legible copy of the following: (1) The notice of registration for employer withholding issued to such transient employer by the director of revenue; (2) Proof of coverage for workers' compensation insurance or self-insurance signed by the transient employer and verified by the Department of Revenue through the records of the Division of Workers' Compensation; and (3) The notice of registration for unemployment insurance issued to such transient employer by the Division of Employment Security. Any transient employer failing to comply with these requirements shall, under Section 285.234, RSMo, enclosed in the laws section, be liable for a penalty of $500 per day until the notices required by this section are posted as required by that statute. (See list of transient employers, and Missouri Department of Revenue form 3032, enclosed in the forms section.)

ARTICLE III That the Owner will pay the Contractor for the performance of the Agreement, in current funds, subject to additions and deductions as provided for in the Contract Documents, Five Hundred Eighty-Two Thousand, Five Hundred and Seventy-Five Dollars ($ 582,575.00) for all work covered by and designated in the bid. Payment shall be made in the manner and as specified in the GENERAL CONDITIONS and SUPPLEMENTARY

CONDITIONS. Ten percent (10%) of partial payments shall be retained until all work is accepted.

ARTICLE IV That the contractor will commence work within ten (10) days after receiving written Notice to Proceed from the Owner and will complete all work covered by this Contract within **(140)** consecutive calendar days from and after said date of execution.

ARTICLE V In conformity with the GENERAL CONDITIONS and SUPPLEMENTAL CONDITIONS of the specifications, the amount of liquidated damages for this contract shall be **$1,750.00** per calendar day.

ARTICLE VI Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted then upon the application of either party the contract shall forthwith be physically amended to make such insertion or correction.

ARTICLE VII That the Contractor will provide a Performance, Payment and two-year Maintenance Bond in an amount equivalent to one-hundred percent (100%) of the Contract Price for a period of one calendar year after the date of final acceptance for one hundred percent (100%) of all work.

ARTICLE VIII If this contract awarded to a business entity is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity, and any subcontractors of the business entity, shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. A business entity is any person or groups of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.

IN WITNESS WHEREOF, The OWNER has caused this Agreement to be executed, and the CONTRACTOR has executed six (6) counterparts of this contract in the prescribed form and manner, the day and year first above written.

City of Blue Springs
Party of the First Part (Owner)

By: _____

Title: City Administrator

ATTEST: _____

Title: _____, City Clerk

SHB AIGS IT LLC
Party of the Second Part (Contractor)

By: _____

Title: OPERATING MANAGER

ATTEST: _____

Title: _____

Approved as to legal form and legal adequacy according to the Law.

_____, City Attorney

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 20, 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 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 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. 25-2024

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 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:

Section 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 hereto as Exhibit "A" and is incorporated herein.

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

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 1st day of April 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Rev. 01/01/2024

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.	

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
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 18, 2024

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

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

ISSUE/REQUEST

Approve a new liquor license for SAK Convenience LLC dba Everyday located at 301 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package, for consumption off premises and Sunday Sales. Mirza Khan LLC dba Everyday 301 currently occupies this space, this is just an ownership change.

BACKGROUND/JUSTIFICATION

The Managing Agent for SAK Convenience LLC dba Everyday is Sofia Khan located at 8807 Newton Avenue #810, Kansas City, MO 64138.

FINANCIAL IMPACT

Contractor:	SAK Convenience LLC dba Everyday
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-2025
Funding Source/Account #:	N/A
Account Balance:	N/A
Additional Funds Needed:	N/A
Funding Source/Account #:	N/A
Revenue to be Received:	$112.50
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 1, 2024	June 30, 2024

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director City Development) are on file in the Business Services Division. Individual

statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this license, copy of the current lease, and a photo of the Managing Agent Application for a Business License

REVIEWED BY:

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

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 15, 2024

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

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

ISSUE/REQUEST

Approve a new liquor license for MUZU Convenience LLC dba Everyday located at 3120 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package, for consumption off premises and Sunday Sales. Mirza Khan LLC dba Phillips 66 currently occupies this space, as this is just an ownership change.

BACKGROUND/JUSTIFICATION

The Managing Agent for MUZU Convenience LLC dba Everyday is Anjum Firadus located at 8710 Newton Avenue #3903, Kansas City, MO 64138.

FINANCIAL IMPACT

Contractor:	MUZU Convenience LLC dba Everyday
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-2025
Funding Source/Account #:	N/A
Account Balance:	N/A
Additional Funds Needed:	N/A
Funding Source/Account #:	N/A
Revenue to be Received:	$112.50
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 1, 2024	June 30, 2024

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director City Development) are on file in the Business Services Division. Individual

statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this license, copy of the current lease, and a photo of the Managing Agent are.
2. Application for a Business License

REVIEWED BY:

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

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
April 1, 2024

EXHIBITS FOR PUBLIC HEARING

105 SW 9TH STREET 4-PLEX REZONING AND GENERAL DEVELOPMENT PLAN (RZ-02-24-9044) and (GDP-02-24-9045)

EXHIBIT #1 City Council Information Form dated March 26, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 9, 2024; 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); 2014 Comprehensive Plan (by reference), Bill approving the Rezoning and Bill approving the General Development Plan with Alternative Development Standards with two conditions

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 26, 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, Ashley Klements of the Klementine Group on behalf of the owner, Kanda Korver for consideration to rezone from "T3" (Sub-Urban) to "T5" (Urban Center) (RZ-02-24-9044) for the .39 +/- acre property with a General Development Plan (GDP-02-24-9045) located at 105 SW 9th Street. Upon conclusion of the public hearing, a Bill rezoning the property and a Bill approving the General Development Plan will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The property is currently being used as a legal non-conforming Boarding House land use. The Applicant is intending to renovate the residential structure into a multi-family building. Boarding houses were once a permitted use under a former version of the Unified Development Code (UDC), which have since been removed, making it a legal non-conforming land use. The Applicant is proposing to convert the existing six units into four code-compliant units, one of which is the original home. The Rezoning and General Development Plan, if approved, would bring the property into compliance with the UDC.

The proposed modifications for this application are isolated to the interior of the principal structure; however, some exterior modifications that do not require a building permit may occur, such as, but not limited to, painting, window replacement, new gutters, etc. There are no proposed plans for the existing carriage house on the property at this time. The City will require that the current gravel parking area located adjacent to the public alley on the property's north side be paved and striped in accordance with the standards in the UDC. Alternative Development Standards are being requested relating to the front and side yard setbacks for the existing structure in the "T5" (Urban Center) zoning district.

On March 25, 2024, a public hearing was held with the Planning Commission where no one from the public spoke in favor or in opposition to the proposed General Development Plan. At the conclusion of the public hearing, the Planning Commission voted unanimously to approve the Rezoning and General Development Plan.

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-02-24-9044).

Staff recommends approval of the General Development Plan (GDP-02-24-9045) with Alternative Development Standards 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. Front Yard – Zero (0) to fifteen (15) feet.
   The front setback is 30.18 feet.
b. Side Yard – Zero (0) to fifteen (15) feet.
   The side yard setback is 16.27 feet on the north and 51.30 feet on the south.

2. All exterior improvements, which include the off-street parking lot, private sidewalks, public sidewalk improvements, if necessary, and underground electrical service shall be completed prior to issuance of any certificates of occupancy.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Downtown Review Boad
Date:	March 14, 2024
Action:	Voted 4-0 to recommend approval of the Rezoning and General Development Plan with Alternative Development Standards with two conditions
Name of Board or Commission:	Planning Commission
Date:	March 25, 2024
Action:	Voted 8-0 to recommend approval of the Rezoning and General Development Plan with Alternative Development Standards with two conditions

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 9, 2024; 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); 2014 Comprehensive Plan (by reference)
2. Bill approving the Rezoning
3. Bill approving the General Development Plan with Alternative Development Standards with two conditions

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: March 25, 2024 City Council: April 1, 2024
Project Name:	105 SW 9th St. 4-Plex
Site Location:	105 SW 9th Street
Project Request:	RZ-02-24-9044; Rezoning of property at 105 SW 9th Street from "T3" (Sub-Urban) to "T5" (Urban Center). GDP-02-24-9045; General Development Plan to renovate an existing multi-family property from a legal non-conforming Boarding House to an Apartment Building.

Applicant: Ashley Klements | The Klementine Group
Property Owner: Kanda Korver
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant, Ashley Klements, has submitted a Planning Application for a Rezoning (RZ) and a General Development Plan (GDP) for the property addressed above. Mrs. Klements is requesting to rezone the property from "T3 (Sub-Urban) to "T5" (Urban Center) to accommodate the modifications proposed for the property, which at this time is limited to the interior of the existing home.

The property is currently being used as a legal non-conforming Boarding House land use. The applicant is intending to renovate the residential structure into a multifamily building. Boarding houses were a permitted use under a former version of the Unified Development Code (UDC), which have since been removed, making it a legal non-conforming land use. The Applicant has purchased the property and is proposing to convert the existing six (6) units into four (4) code-compliant units, one (1) of which is the original home. The rezoning and general development plan, if approved, would bring the property into compliance with the UDC by converting the land use from a Boarding House into an Apartment Building, which is allowed in the proposed "T5" zoning district.

The proposed modifications for this application are isolated to the interior of the principal structure; however, some exterior modifications that do not require a building permit may occur, such as, but not limited to, painting, window replacement, new gutters, etc. There are no proposed plans for the existing carriage house on the property at this time. The City will require that the current gravel parking area located adjacent to the public alley on the property's north side be paved and striped in accordance with the standards in the UDC.

Staff Recommendation: Staff recommends approval of the Rezoning and approval of the General Development Plan with one (2) staff conditions.

Previous Actions:

Date	Review Body	Action
04/02/2007	City Council	Approved the rezoning of the property to "T3" Sub-Urban District as part of the adoption of the Downtown Development Code.
03/14/2024	Downtown Review Board	Recommended approval of the Rezoning ("T3" to "T5") and General Development Plan associated with DRB-02-24-9061

Future Applications: If the Rezoning and General Development Plan are approved, a Site Plan Design Review will be required. There are no other significant modifications to the property being proposed at this time.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T4" (General Urban)	Commercial
South:	"T3" (Sub-Urban)	Single-Family Residential
East:	"T3" (Sub-Urban) & "T4" (General Urban)	Single-Family Residential (Vacant) & Undeveloped
West:	"T5" (Urban Center)	Multi-Family Residential

REZONING ANALYSIS

Existing Zoning: "T3" Sub-Urban
Existing Land Use: Multi-Family Residential (Legal Non-Conforming Boarding House)
Proposed Zoning: "T5" Urban Center
Proposed Land Use: Multi-Family Residential (Apartment Building)

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."

Furthermore, the Plan states that, "Specific Plans are detailed, area-specific perspectives of the patterns and coordination of the built and natural environment, and how these details contribute to unique places in Blue Springs". The subject property is part of the C3 Area Specific Plan, which is currently not completed, thus a more specific future land-use designation has not been identified.

The Plan's City-Wide Policy Map classifies this immediate area as:

Distinct Destination: A mix of larger-scale and regionally significant land uses that are different from other places in Blue Springs and the region. These areas may include a mix of retail, service/entertainment, office, institutional/civic or light industrial land uses, but a unique land use policy for each area emphasizes different uses, patterns and characteristics that make the destinations distinct. The scale and intensity of development in these areas requires a supporting system of

street networks, pedestrian circulation, and civic/open spaces to strengthen the destination and created a defined focal point as a catalyst for development.

Rezoning: The intent of the "T5" zoning district is defined in Section 404.240, as follows:

A denser, mixed-use context, typically located near the center of a pedestrian shed or as a corridor along important thoroughfares.

Section 404.240 references the building types permitted in the "T5" district, including *accessory units, row houses, apartment buildings, mixed-use buildings, live/work units, small civic buildings, rooftop decks, patios, and associated enclosures.* Additionally, "T5" allows for a small commercial building type with the approval of a Conditional Use Permit. The Section goes on to summarize the land uses allowed in the Downtown Development Code zoning districts as: *Within the area covered by the DDC, a wide variety of uses and structures, from residential to commercial, are allowed or allowed by conditional use.*

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 C3 Area Specific Plan has not been completed, which would outline the future land uses, among other specific planning elements, to consider in the general downtown area. The Comprehensive Plan provides high-level recommendations such as targeting young people that already live in the City to move downtown and to continue focusing on additional downtown residential development. If approved, the proposed project would fulfill the objectives listed above by providing new apartment units to the downtown area, a product that tends to attract young and diverse populations. Staff believes that the proposed zoning and land use will have a positive relationship with adjacent properties and those in the immediate area through the investment that will go into property and the potential residents it will add to the neighborhood, all while retaining the historic character of the original home.

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

   STAFF RESPONSE: The application further supports the intent of the "T5" zoning district by proposing a permitted Building Type (Apartment Building) and removing the existing legal non-conforming Boarding House land use that is no longer permitted by the UDC in any zoning district. Moreover, the "T5" zoning district exists to the property's west with other DDC zoning districts on all other sides comprising of various densities of residential and commercial land-uses.

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 further the precedents that have been set throughout Downtown by providing infill development in targeted areas that aim to increase housing density. It would also bring the property into compliance with the UDC by allowing an Apartment Building land use in the "T5" zone, which is the purpose of the accompanying General Development Plan. Denial of the application would allow the existing legal non-conforming Boarding House land-use to remain.

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. The property follows the requirements of the DDC which have been met.

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 and has provided utilities and services to the property and proposed development as the site has been developed over a century ago.

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 property is already being utilized as a legal non-conforming Boarding House. The requested rezoning would allow for the Apartment Building building type as permitted use, effectively removing the legal non-conforming land-use designation.

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

   STAFF RESPONSE: The existing zoning of "T3" was established at the time the Downtown Development Code was adopted and was based upon the historical context of the property as a single-family home, for which the structure was originally constructed. The proposed "T5" zoning district allows this property to be utilized in ways that make it more economically productive not just for the property owner, but the City as well. The requested zoning designation would allow for higher intensity commercial and residential land uses, as well as mixed-use development, on property that is directly adjacent to the Main Street corridor in downtown which is where the vast majority of other "T5" zoned property is located.

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, the understanding of how this request supports the new Downtown Master Plan and the economic advantages of a zoning designation with high upside potential, staff recommends approval of this rezoning request.

GENERAL DEVELOPMENT PLAN

A general development plan is a generalized development plan for the entire rezoning area. The purpose of a general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Preservation: The proposed General Development Plan will not significantly impact the exterior of the property as most work will occur on the interior of the residential building. It should be noted that some exterior modifications that do not require a building permit may occur, such as but not limited to; painting, like for like window replacement, new gutters, etc. According to the 2013 Blue Springs Historic Resources Survey (BSHRS), the residence has historically significant architectural features and is categorized as the Queen Anne style. There are no proposed plans for the existing carriage house on the property at this time. Staff believe that the proposed improvements to the property will not negatively impact the BSHRS findings.

Phasing: This is a single-phase project.

Modifications Requested: Given that the Applicant is preserving the essential character a property that has existed since 1890 and has is not proposing a significant increase in land use intensity, staff recommends that the following modifications be approved through the Alternative Development Standards review process.

Setbacks – The setbacks on this property were established many years ago and are not being proposed to change. Staff are asking for an exemption from this requirement for the existing structures.

Front Yard – Zero (0) to fifteen (15) feet.
The front setback is 30.18 feet.

Side Yard – Zero (0) to fifteen (15) feet.
The side yard setback is 16.27 feet on the north and 51.30 feet on the south.

Streets & Sidewalks: This project will utilize the City's existing street and sidewalk networks. Improvements will be required of the public sidewalk along SW 9th Street if it does not meet ADA specifications.

Traffic: Property is already developed so a Traffic Impact Study is not needed for this renovation.

Stormwater: Stormwater is not expected to be impacted by the proposal since no additional development is proposed.

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

Land Use & Density: The proposed land use is "Attached Housing" as a small apartment building. Currently, the land use "Boarding House" is legal non-conforming. Today there are 6-units on the property and if approved, the development will have 4-units as some of the existing will be combined to offer larger apartments. The property is .39 acres in size making the proposed residential density 10.2 units per acre as compared to 15.3 units per acre as it exists today.

Building Typology: The "Apartment – Walk-up" is the most appropriate building type for the development. Given the location of this property the UDC's Downtown Development Code (DDC) regulates lot size, setbacks, off-street parking, and other bulk regulations. The standards are listed in the table below with requested modifications highlighted in yellow.

Apartment – Walk-up Building

Standard			Proposed
Lot Size	Frontage Width	No frontage width requirement	112.82'
	Area	No min. lot size	16,988 square feet
Setbacks	Front	0-ft. to 15-ft.	30.18-ft.
	Side	0-ft. to 15-ft.	16.27-ft. to 51.30-ft.
	Corner Side	0-ft. to 10-ft.*	N/A
	Rear	5-ft. min.	48.36-ft.
Height		2-story min. – 5-story max.	2-stories
Design and Performance Standards		Building Coverage = 35% of lot area max.	35% max.

* to the building wall or to match that of the existing side street

Parking: The current gravel parking area located adjacent to the public alley on the property's north side is required to be paved and striped in accordance with the standards in the UDC. The "T5" zoning district requires one (1) off-street parking space per dwelling, thus a minimum of four (4) parking spaces are required.

Zoning	Required	Provided
"T5"	1 space per dwelling units	1 space per dwelling provided

Pedestrian Access: No new pedestrian infrastructure is being proposed as part of this project.

Open Space: Open space is not required as part of this project.

Frontage & Landscaping: No new landscaping is being required as part of this project.

Architectural Character: The architectural character of the property will remain consistent.

Signage: There is no signage being proposed at this time.

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 except for the modifications being requested. Staff believes the modifications are justified as the historic property is being preserved and reused as a permitted use.

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 "T5" (Urban Center).

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 modifications being requested.

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

   STAFF RESPONSE: Facilities and services that currently serve the property will continue to do so.

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. The proposed development will reduce the number of units per acre and remove a legal non-conforming land use. Furthermore, staff believes this incremental approach to small-scale density will foster continued residential growth in downtown, as well as an appropriate transition from detached housing to the south and the commercial core on Main Street.

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: This proposed development provides for orderly physical growth of the City, and fosters safe, convenient and walkable neighborhoods and shopping districts. The general area of this development is within the City's downtown, which was designed around walkability and convenience with its relatively dense mix of land-uses, well connected street grid, and small block sizes. The project looks to utilize and build upon the urban elements that remain in the neighborhood by reusing the existing historic residential building and its additions, take advantage of proximity to adjacent goods and services, and add renovated apartments as a housing option in downtown.

Review Criteria: Modifications requested through *Alternative Development Standards (ADS) 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 ADS are necessary to preserve and reuse the historic property in the way it currently exists. Several of the existing building setbacks do not meet the standards set forth in the Downtown Development Code, however, staff believes the historical significance of the property warrants the requested modifications.

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 categorizes the general area as "Distinct Destination" and staff believes this request will support the intent of such designation by providing renovated housing units to a historic property, located in a unique location, surrounded by a mix of uses.

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 requested modifications to the front and side yard setbacks will allow the property to retain its current historic architectural integrity rating.

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

property will be used in a similar manner as it is today, however, there will be two (2) less units, which may contribute to less noise, traffic, or other conditions.

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.

Staff Recommendation:

Staff recommends approval of the Rezoning application from "T3" (Sub-urban) to "T5" (Urban Center).

Staff recommends approval of the General Development Plan with Alternative Development Standards and one (1) condition.

1. All exterior improvements, which include the off-street parking lot, private sidewalks, public sidewalk improvements, if necessary, and underground electrical service shall be completed prior to issuance of any certificates of occupancy.

2. 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. Front Yard – Zero (0) to fifteen (15) feet.
      The front setback is 30.18 feet.

   b. Side Yard – Zero (0) to fifteen (15) feet.
      The side yard setback is 16.27 feet on the north and 51.30 feet on the south.



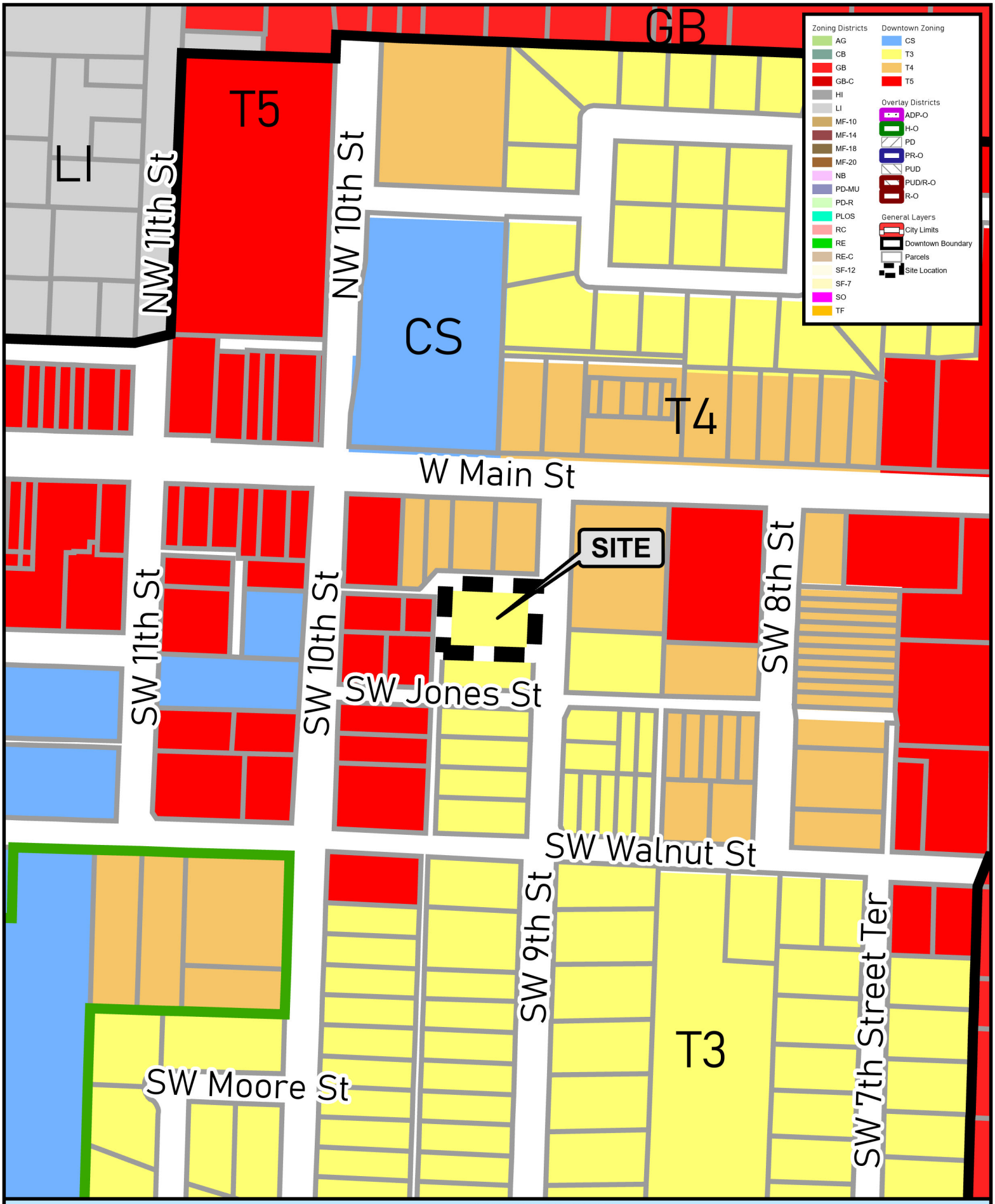
The City of Blue Springs Missouri

GDP-02-24-9045
RZ-02-24-9044

PARCEL # 36-920-07-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 2/13/2024



The City of Blue Springs Missouri

GDP-02-24-9045
RZ-02-24-9044

PARCEL # 36-920-07-13-00-0-00-000
SITE LOCATION MAP

N

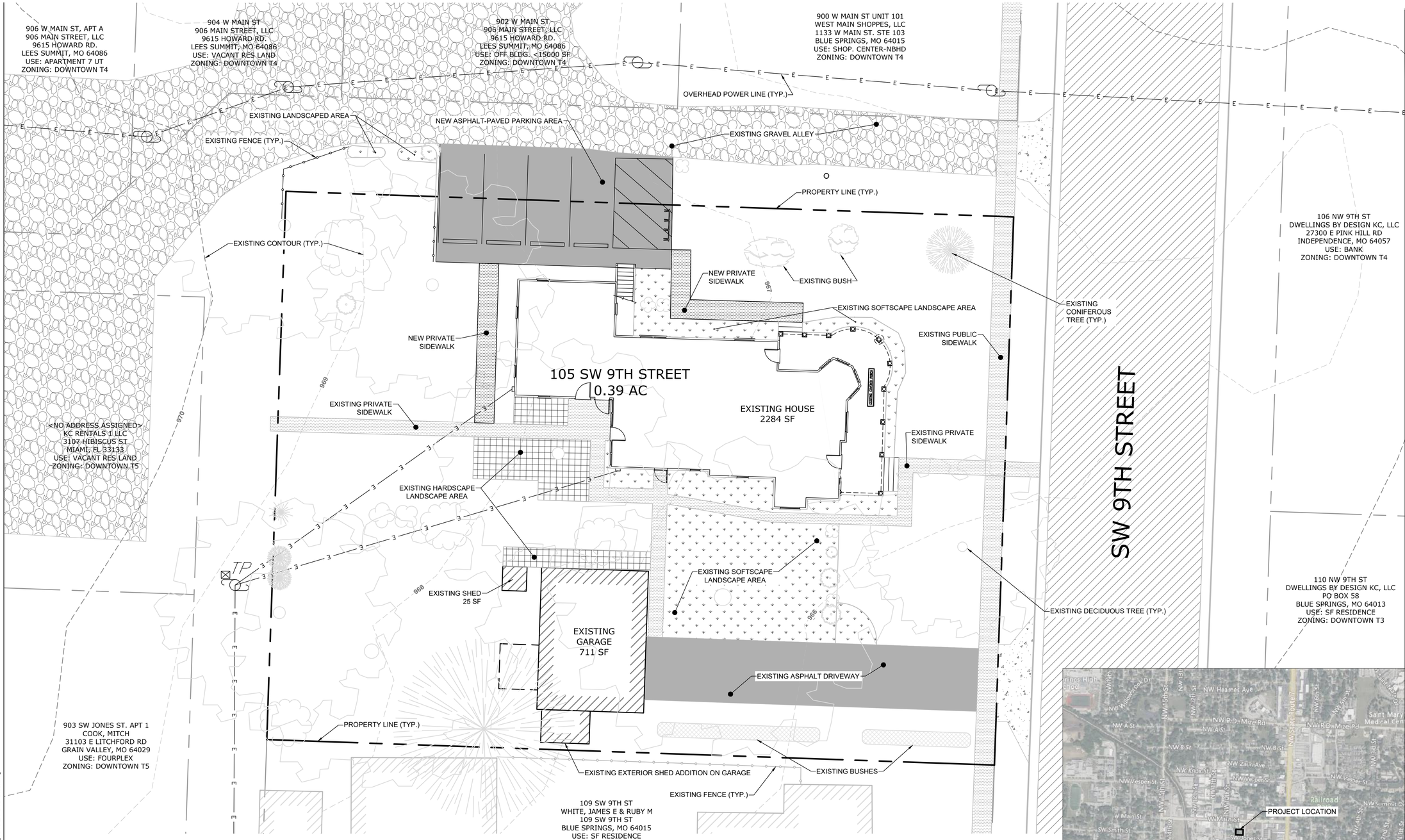
1 inch = 200 feet

Date: 2/13/2024

Written Narrative:

- Proposed T-5 zoning for a small apartment building with 4 units.
- The neighboring properties are a commercial building, larger apartment buildings and 1 single family home. The proposed project across the street is a larger multi-family building.
- We will be applying for all necessary permits through the city for all work and development.
- The charm and look of the buildings will be very similar. There are no large proposed changes on the exterior of the buildings. The windows will be changed to dual-pane windows but they will have the same look and size of them. The color of the building will be changed. At the moment it is 6 units, we are downsizing the property to 4 units, with no exterior change of removing units except for the addition of a water meter, gas meter and a meter can for electricity. It will be less traffic with the removal of two apartment units.
- It will not negatively affect the neighborhood. It will provide positive changes for the neighborhood by reducing the number of units.
- With the additions of updates within each unit and clean up of landscaping, it will positively affect the current property and the surrounding properties.
- The design will stay similar to how the property currently stands.
- We will be adding a water meter, gas meter, and a meter can for the apartment.
- We will be adding a paved area for the apartment building per city recommendations and maintaining the current alleyway.
- This will be a permanent change.
- We do not have any current plans for a sign for the small apartment building.

Received
02/29/2024



LEGAL DESCRIPTION:

LOTS 47 AND 48, KABEL'S ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

OWNER/DEVELOPER:

KAVE HOLDINGS MO, LLC
600 ALA MOANA BLVD #605
HONOLULU, HI 96813

ZONING INFO:

EXISTING ZONING:	DOWNTOWN - T3
PROPOSED ZONING:	DOWNTOWN - T5

10 5 0 10
SCALE IN FEET

VICINITY MAP
SCALE: 1" = 1000'

Received
03/11/2024

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
816.210.3571
14500 Parallel Road, Unit R, Basehor KS 66007
ANDRE@ALCONSULT-LLC.COM
KS ENG COA #3315
KS SURV COA #2005
MO ENG COA #2020014864
MO SURA COA #2020014831

03/07/2024
TIMOTHY A. ELLIOTT, PE

REZONE/GDP

105 SW 9TH STREET
BLUE SPRINGS, MO

FOR PERMIT

PROPERTY LINES, SITE FEATURES, AND TOPOGRAPHY WERE PLACED USING GIS, AERIAL, AND PHOTOGRAPHIC INFORMATION. THIS DRAWING IS FOR PERMIT PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE. ADDITIONALLY, CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GRADES AT THE SITE AND TO VERIFY THAT THIS DRAWING MEETS ALL CITY AND OR COUNTY ZONING REGULATIONS. BY ACCESSING OR USING THIS SITE PLAN, YOU ACKNOWLEDGE AND AGREE TO RELEASE, INDEMNIFY, AND HOLD HARMLESS THE LICENSED ENGINEER AND LAND SURVEYOR ATLAS LAND CONSULTING, LLC, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, AND AFFILIATES FROM ANY CLAIMS, DAMAGES, LIABILITIES, OR EXPENSES THAT MAY ARISE FROM YOUR USE OR RELIANCE ON THIS SITE PLAN.

PREPARED FOR:
ASHLEY KLEMENTS

909.645.4339

PROJECT #: 24-015
ISSUE DATE: 03/07/2024

ZONING PLAN

SHEET 1 OF 2

3/7/2024 2:03 PM TIMAL
CAD FILE : C:\Users\timal\AppData\Local\Temp\AcPublish_4348\24-015 Civil.dwg

906 W MAIN ST, APT A
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: APARTMENT 7 UT
ZONING: DOWNTOWN T4

904 W MAIN ST
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: VACANT RES LAND
ZONING: DOWNTOWN T4

902 W MAIN ST
906 MAIN STREET, LLC
9615 HOWARD RD.
LEES SUMMIT, MO 64086
USE: OFF BLDG. <15000 SF
ZONING: DOWNTOWN T4

900 W MAIN ST UNIT 101
WEST MAIN SHOPPES, LLC
1133 W MAIN ST. STE 103
BLUE SPRINGS, MO 64015
USE: SHOP. CENTER-NBHD
ZONING: DOWNTOWN T4

OVERHEAD POWER LINE (TYP.)

EXISTING LANDSCAPED AREA

EXISTING FENCE (TYP.)

NEW ASPHALT-PAVED PARKING AREA WITH 4 NEW PARKING SPACES PAINTED

9.00' (TYP.)

EXISTING GRAVEL ALLEY

NEW BIKE RACK
4 SPACES MIN.

PROPERTY LINE (TYP.)

18.50' (TYP.)

16.36'

16.27'

EXISTING CONTOUR (TYP.)

48.36'

NEW PRIVATE SIDEWALK

EXISTING BUSH

NEW PARKING BLOCK AT EACH PARKING SPACE 7'X9" TYP.

EXISTING SOFTSCAPE LANDSCAPE AREA

EXISTING CONIFEROUS TREE (TYP.)

NEW PRIVATE SIDEWALK

EXISTING PUBLIC SIDEWALK

105 SW 9TH STREET
0.39 AC

EXISTING HOUSE
2284 SF

48.47'

30.18'

EXISTING PRIVATE SIDEWALK

EXISTING PRIVATE SIDEWALK

<NO ADDRESS ASSIGNED>
KC RENTALS 1 LLC
3107 HIBISCUS ST
MIAMI, FL 33133
USE: VACANT RES LAND
ZONING: DOWNTOWN T5

EXISTING HARDSCAPE LANDSCAPE AREA

33.74'

EXISTING OVERHEAD ELECTRICAL SERVICE TO BE BURIED. COORDINATE WITH POWER COMPANY

TP

EXISTING SOFTSCAPE LANDSCAPE AREA

EXISTING DECIDUOUS TREE (TYP.)

EXISTING SHED
25 SF

EXISTING GARAGE
711 SF

51.30'

EXISTING ASPHALT DRIVEWAY

13.00'

55.39'

72.61'

903 SW JONES ST. APT 1
COOK, MITCH
31103 E LITCHFORD RD
GRAIN VALLEY, MO 64029
USE: FOURPLEX
ZONING: DOWNTOWN T5

PROPERTY LINE (TYP.)

1.42'

8.19'

EXISTING EXTERIOR SHED ADDITION ON GARAGE

EXISTING BUSHES

EXISTING FENCE (TYP.)

109 SW 9TH ST
WHITE, JAMES E & RUBY M
109 SW 9TH ST
BLUE SPRINGS, MO 64015
USE: SF RESIDENCE
ZONING: DOWNTOWN T3

106 NW 9TH ST
DWELLINGS BY DESIGN KC, LLC
27300 E PINK HILL RD
INDEPENDENCE, MO 64057
USE: BANK
ZONING: DOWNTOWN T4

SW 9TH STREET

110 NW 9TH ST
DWELLINGS BY DESIGN KC, LLC
PO BOX 58
BLUE SPRINGS, MO 64013
USE: SF RESIDENCE
ZONING: DOWNTOWN T3

LEGAL DESCRIPTION:

LOTS 47 AND 48, KABEL'S ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

OWNER/DEVELOPER:

KAVE HOLDINGS MO, LLC
600 ALA MOANA BLVD #605
HONOLULU, HI 96813

SITE DATA:

LOT AREA:	0.39 AC
IMPERVIOUS AREA:	0.14 AC
UNITS:	4
UNITS PER ACRE:	10.3
PROPOSED USE:	APARTMENT BUILDING/QUADPLEX
PROPOSED ZONING:	DOWNTOWN T-5

N

10 5 0 10
SCALE IN FEET

NOTE:

ALL PUBLIC SIDEWALK PANELS THAT CURRENTLY DO NOT MEET ADA REQUIREMENTS WILL BE REPLACED AS PART OF THIS PROJECT.

BUILDING SQUARE FOOTAGE

UNIT 1 (UPPER)	1,363 GSF
UNIT 1 (UPPER)	808 GSF
UNIT 1 (TOTAL)	2,171 GSF
UNIT 2 (LOWER)	454 GSF
UNIT 3 (UPPER)	405 GSF
UNIT 4 (UPPER)	571 GSF

Received
03/11/2024

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
816.210.3020
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM
KS ENG COA #3315
KS SURV COA #2026
MO ENG COA #2020014864
MO SURA COA #2020014831

05/07/2024

TIMOTHY A. ELLIOTT, PE

REZONE/GDP

105 SW 9TH STREET
BLUE SPRINGS, MO

FOR PERMIT

PROPERTY LINES, SITE FEATURES, AND TOPOGRAPHY WERE PLACED USING GIS, AERIAL, AND PHOTOGRAPHIC INFORMATION. THIS DRAWING IS FOR PERMIT PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE. ADDITIONALLY, CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GRADES AT THE SITE AND TO VERIFY THAT THIS DRAWING MEETS ALL CITY AND OR COUNTY ZONING REGULATIONS. BY ACCESSING OR USING THIS SITE PLAN, YOU ACKNOWLEDGE AND AGREE TO RELEASE, INDEMNIFY, AND HOLD HARMLESS THE LICENSED ENGINEER AND LAND SURVEYOR ATLAS LAND CONSULTING, LLC, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, AND AFFILIATES FROM ANY CLAIMS, DAMAGES, LIABILITIES, OR EXPENSES THAT MAY ARISE FROM YOUR USE OR RELIANCE ON THIS SITE PLAN.

PREPARED FOR:
ASHLEY KLEMENTS

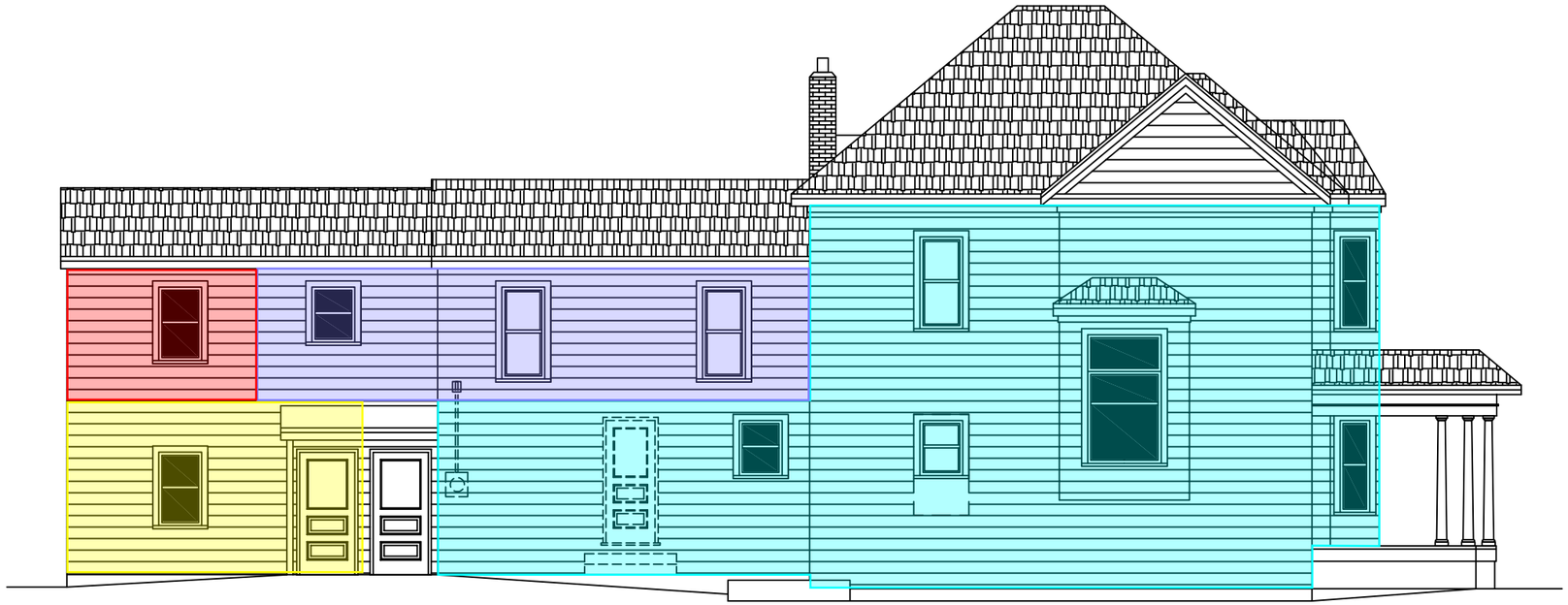
909.645.4339

PROJECT #: 24-015
ISSUE DATE: 03/07/2024

GENERAL DEVELOPMENT PLAN

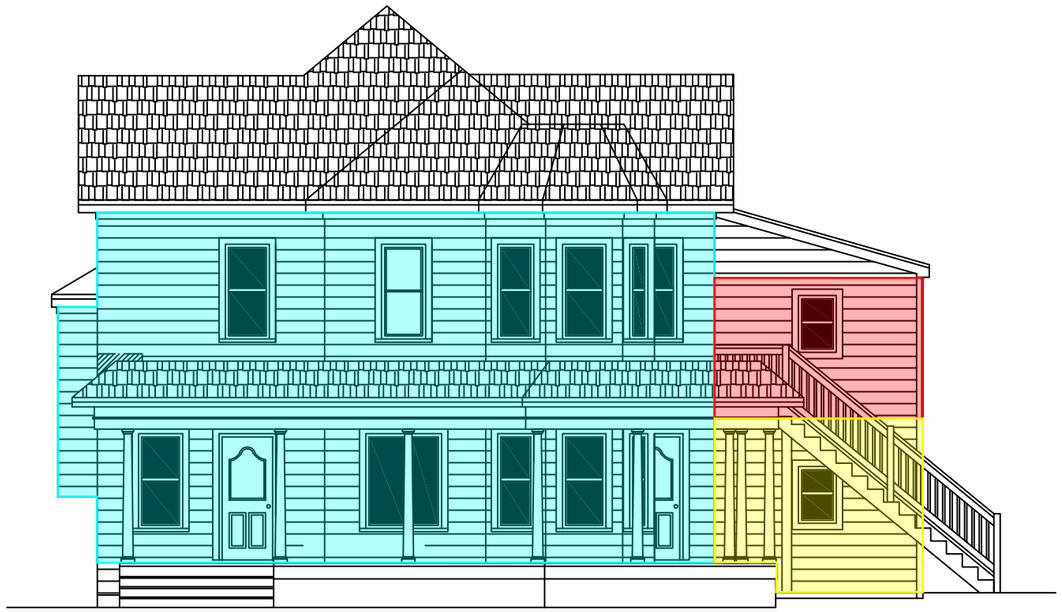
SHEET 2 OF 2

3/7/2024 2:03 PM TIMAL
CAD FILE :C:\Users\timal\AppData\Local\Temp\AcPublish_4348\24-015 Civil.dwg



B SOUTH ELEVATION (SIDE)

1/4" = 1'-0"



A FRONT ELEVATION (EAST)

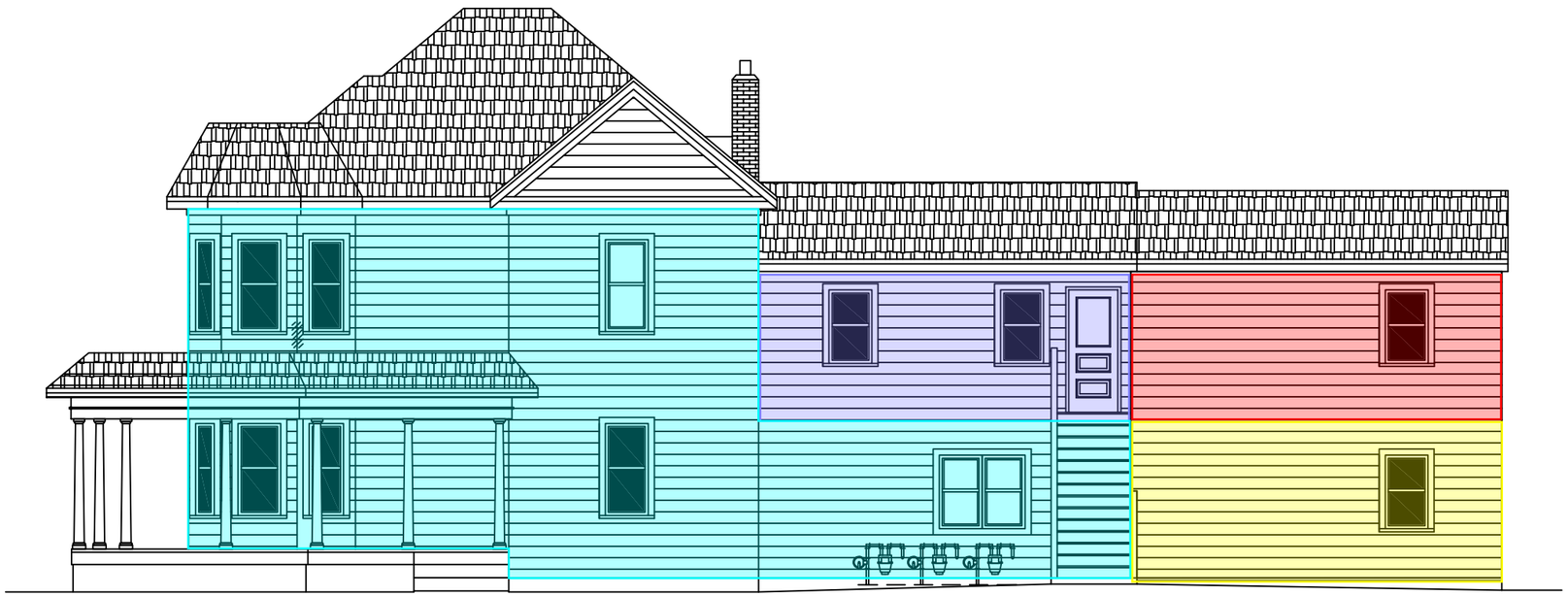
1/4" = 1'-0"

Received
02/29/2024



B REAR ELEVATION (WEST)

1/4" = 1'-0"



A NORTH ELEVATION (SIDE)

1/4" = 1'-0"

Received
02/29/2024

THE EXAMINER

Notice ID: Am8wr55Sco0cZbzldpw
9th St 4-Plex

AFFIDAVIT OF PUBLICATION: #2053880

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 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Mar. 9, 2024

Faythe King
Authorized Agent

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

Printer's Fee: $101.87

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

PUBLIC NOTICE

Rezoning | RZ-02-24-9044
General Development Plan
GDP-02-24-9045
"105 SW 9th St 4-Plex"
105 SW 9th Street
Parcel #
36-920-07-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, March 25, 2024, at 6:30 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Ashley Klements of The Klementine Group, to rezone the property from "T3" Sub-Urban to "T5" Urban Center and a General Development Plan to convert the existing building to a 4-plex apartment building. 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:
KABEL'S ADD: ALL OF LOTS 47 AND 48

CITY OF BLUE SPRINGS
Planning Commission

By: Dave McCumber,
Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on Monday, April 1, 2024, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 9, 2024

2053880

PUBLIC NOTICE

Rezoning | RZ-02-24-9044
General Development Plan | GDP-02-24-9045
"105 SW 9th St 4-Plex"
105 SW 9th Street
Parcel # 36-920-07-13-00-0-00-000

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CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber, Development Review Manager

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CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024



The City of Blue Springs Missouri

GDP-02-24-9045
RZ-02-24-9044
CUP-02-24-9043
PARCEL # 36-920-07-13-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 300 feet
Date: 2/13/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-920-07-06-00-0-00-000	908 W MAIN ST	BLUE SPRINGS	MO	64015	BLUE SPRINGS TEMPLE ASSN	4015 S FOREST ST INDEPENDENCE, MO 64052
36-920-07-01-00-0-00-000	900 W MAIN ST UNIT 101	BLUE SPRINGS	MO	64015	WEST MAIN SHOPPES LLC	1133 W MAIN ST STE 103 BLUE SPRINGS, MO 64015
36-920-07-02-00-0-00-000	902 W MAIN ST	BLUE SPRINGS	MO	64015	906 MAIN STREET LLC	9615 HOWARD RD LEES SUMMIT, MO 64086
36-920-07-07-03-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	KC RENTALS 1 LLC	3107 HIBISCUS ST MIAMI, FL 33133
36-920-07-12-00-0-00-000	109 SW 9TH ST	BLUE SPRINGS	MO	64015	WHITE JAMES E & RUBY M	109 SW 9TH ST BLUE SPRINGS, MO 64015
36-920-08-02-00-0-00-000	200 SW 10TH ST	BLUE SPRINGS	MO	64015	COMMUNITY SERVICES LEAGUE OF JACKSON CO	404 N NOLAND RD INDEPENDENCE, MO 64050
36-920-08-01-00-0-00-000	900 SW JONES ST	BLUE SPRINGS	MO	64015	NORMAN RONALD R JR & JULIE	900 JONES BLUE SPRINGS, MO 64015
36-920-07-14-00-0-00-000	906 W MAIN ST APT A	BLUE SPRINGS	MO	64015	906 MAIN STREET LLC	9615 HOWARD RD LEES SUMMIT, MO 64086
36-920-07-07-04-0-00-000	110 SW 10TH ST UNIT 1	BLUE SPRINGS	MO	64015	KC RENTALS 1 LLC	3107 HIBISCUS ST MIAMI, FL 33133
36-920-07-08-01-0-00-000	903 SW JONES ST APT 1	BLUE SPRINGS	MO	64015	COOK MITCH	31103 E LITCHFORD RD GRAIN VALLEY, MO 64029
36-920-08-07-00-0-00-000	203 SW 9TH ST	BLUE SPRINGS	MO	64015	HURLEY RONALD K	203 SW 9TH ST BLUE SPRINGS, MO 64015
36-920-07-13-00-0-00-000	105 SW 9TH ST	BLUE SPRINGS	MO	64015	CROWN CITY HOMES LLC	10 SE 3RD ST LEES SUMMIT, MO 64063
36-920-07-10-01-0-00-000	112 SW 10TH ST	BLUE SPRINGS	MO	64015	KEVOT INC	3220 SW 11TH ST CIR BLUE SPRINGS, MO 64015
36-920-09-11-00-0-00-000	202 SW 9TH ST	BLUE SPRINGS	MO	64015	ROGERS HOMES LLC	13307 E 46TH ST S INDEPENDENCE, MO 64055
36-920-09-14-00-0-00-000	206 SW 9TH ST	BLUE SPRINGS	MO	64015	LATHROM DENNIS & NANCY E	206 SW 9TH ST BLUE SPRINGS, MO 64015
36-920-07-03-00-0-00-000	904 W MAIN ST	BLUE SPRINGS	MO	64015	906 MAIN STREET LLC	9615 HOWARD RD LEES SUMMIT, MO 64086
36-920-09-12-00-0-00-000	824 SW JONES ST	BLUE SPRINGS	MO	64015	ROSE JAMES J & KELLY R	824 SW JONES BLUE SPRINGS, MO 64015
36-920-10-10-01-0-00-000	106 NW 9TH ST	BLUE SPRINGS	MO	64015	DWELLINGS BY DESIGN KC LLC	27300 E PINK HILL RD INDEPENDENCE, MO 64057
36-920-10-05-00-0-00-000	110 SW 9TH ST	BLUE SPRINGS	MO	64015	DWELLINGS BY DESIGN KC LLC	PO BOX 58 BLUE SPRINGS, MO 64013
36-920-08-03-00-0-00-000	202 SW 10TH ST	BLUE SPRINGS	MO	64015	SCOTT LARRY P TRUSTEE	9621 MIDDLETON LEES SUMMIT, MO 64086

Blue Springs, Missouri
Community Development

March 11, 2024

Ref: Public Hearing: Rezoning | RZ-02-24-9044
General Development Plan | GDP-02-24-9045
105 SW 9th St 4-Plex
105 SW 9th Street
Parcel # 36-920-07-13-00-0-00-000

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, Ashley Klements of The Klementine Group, to rezone the property from "T3" Sub-Urban to "T5" Urban Center and a General Development Plan to convert the existing building to a 4-plex apartment building.

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

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

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

Planning Commission - Monday, March 25, 2024 @ 6:30 p.m.
&
City Council – Monday, April 1, 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

Dave McCumber
Development Review Manager



The City of Blue Springs Missouri

GDP-02-24-9045
RZ-02-24-9044
CUP-02-24-9043
PARCEL # 36-920-07-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 2/13/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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

105 9th St 4-Plex

Project Name

105 SW 9th St Blue Springs, MO 64015 — KABEL'S ADD ALL OF LOTS 47 & 48

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
T-3	Residential-Non Conforming	T-5	Multi-Family	.39 +/	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Ashley Klements	The Klementine Group	9096454339	Ashley@theklementinegroup.com

Address	City	State	Zip Code
2023 Washington St	Kansas City	MO	64108

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 Ashley Klements — dotloop verified 02/09/24 11:29 AM CST 4NAE-UP2O-6BHX-JD8I — 2/9/24

Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Kanda Korver	650-455-0270	kkorver85@gmail.com

Address	City	State	Zip Code
600 Ala Moana Blvd #605	Honolulu	HI	96813

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 Kanda Korver — dotloop verified 02/09/24 8:06 AM HST 9WTN-AGHQ-EF8S-0R0Q — 2/9/2024

Property Owner Signature — **Date**

Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

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:

We will be adding an exterior entry door and a kitchen to the existing unit #5 and combining the existing units of #3, #4, #5 and the shared hallway bath into one unit, to be addressed #3.

We will be reducing the density of the building from 6 units to 4 units.

Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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105 9th St 4-Plex

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X Kanda Korver — dotloop verified 02/09/24 8:06 AM HST 9WTN-AGHQ-EF8S-0R0Q — 2/9/2024

Property Owner Signature — **Date**

Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

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Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Ashley Klements	The Klementine Group		
Address	**City**	**State**	**Zip**
2023 Washington St	Kansas City	MO	64015
Email	**Phone**	**Fax**	
ashley@theklementinegroup.com	9096454339		

DEVELOPER

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

ENGINEER

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

ARCHITECT

Name	Company Name		
Aaron Brown			
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
Aaron.brown@populous.com			

SURVEYOR

Name	Company Name		
Timothy Elliot	Atlas Land Consulting		
Address	**City**	**State**	**Zip**
14500 Parallel Road Unit R	Bashor	KS	66007
Email	**Phone**	**Fax**	
alex@alconsult-llc.com	913-702-2936		

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		
Richard Wiseman	Midwest Custom Construction		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
mwcustomconstruction@gmail.com	816-878-8471		

Received
02/29/2024

dotloop signature verification: dtlp.us/UWWK-DZyi-5NDP

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	#_____ lot(s)	$ _____
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: #_____		$ _____

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.*

Received
02/29/2024

Introduced by Councilmember _____ BILL NO. 5199
(RZ-02-24-9044)

ORDINANCE NO. _____

AN ORDINANCE APPROVING REZONING PROPERTY "T3" (SUB-URBAN) TO "T5" (URBAN CENTER) FOR 105 SW 9th STREET 4-PLEX AT 105 SW 9TH STREET

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

WHEREAS, the applicant has requested rezoning from "T3" (Sub-Urban) to "T5" (Urban Center); and

WHEREAS, in accordance with Title IV, Unified Development Code (UDC) of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Downtown Review Board for report and recommendation, and a meeting was held on March 14, 2024, which the Board, after said hearing, recommended that the application for a rezoning be approved; 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 March 25, 2024, which the Commission, after said hearing, recommended that the application for a rezoning be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 1, 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 property is hereby rezoned from "T3" (Sub-Urban) to "T5" (Urban Center). The property is legally described as follows:

LOTS 47 AND 48, KABEL'S ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

Section 2. The "T5" (Urban Center) 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 1st day of April 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5200
(GDP-02-24-9045)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR 105 SW 9th STREET 4-PLEX AT 105 SW 9TH STREET

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 (UDC) of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Downtown Review Board for report and recommendation, and a meeting was held on March 14, 2024, which the Board, after said hearing, recommended that the application for a General Development Plan be approved; 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 March 25, 2024, which the Commission, after said hearing, recommended that the application for a General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 1, 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. The following described property is hereby declared subject to the General Development Plan for 105 SW 9th Street 4-Plex. The site is legally described as:

LOTS 47 AND 48, KABEL'S ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

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 March 25, 2024, meeting and to the City Council at its April 1, 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. All exterior improvements, which include the off-street parking lot, private sidewalks, public sidewalk improvements, if necessary, and underground electrical service shall be completed prior to issuance of any certificates of occupancy.
2. 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. Front Yard – Zero (0) to fifteen (15) feet.
    The front setback is 30.18 feet.

    b. Side Yard – Zero (0) to fifteen (15) feet.
    The side yard setback is 16.27 feet on the north and 51.30 feet on the south.

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 improvements on public and private properties outlined in the General Development Plan. 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 1st day of April 2024.

CITY OF BLUE SPRINGS

ATTEST:

_____
Carson Ross, Mayor

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
April 1, 2024

EXHIBITS FOR PUBLIC HEARING

HUDSON ESTATES GENERAL DEVELOPMENT PLAN (GDP-02-24-9040)

EXHIBIT #1 City Council Information Form dated March 26, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 9, 2024; 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); 2014 Comprehensive Plan (by reference); letter regarding tree line and Bill approving the General Development Plan

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 26, 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, Kyle Miller of Crockett Engineering Consultants, on behalf of the property owner, Sentry Real Estate LLC, for consideration to approve the 15.27 +/- acre Hudson Estates development with a General Development Plan (GDP-02-24-9040) located east of 7 Highway, south of Cordill-Mason Elementary, and north of the Eagles Ridge subdivision. Upon conclusion of the public hearing, a Bill approving the General Development Plan will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

Hudson Estates is a proposed 60-unit single story apartment complex that will be served by a proposed residential collector street named SW Hudson Drive which will be constructed as part of this project and will extend from the intersection of 7 Highway and SW Southgate Drive. The development includes six six-plex buildings and six four-plex buildings and one community building that will be located on either side of the new street.

In addition to the buildings, there are two outdoor amenity areas and an internal sidewalk system that will allow residents to walk around the development. The internal sidewalk system connects to the public sidewalks that will be constructed on either side SW Hudson Drive. A fifty-foot building setback is required along each side of the public street and includes the appropriate landscape buffer.

On March 25, 2024, a public hearing was held with the Planning Commission where two people spoke in opposition to the project and stated that they thought the landscape buffer along the south property line should be wider than what was being proposed. At the conclusion of the public hearing the Planning Commission voted unanimously to approve the General Development Plan. The Commission also unanimously approved the Preliminary Plat for the project.

STAFF RECOMMENDATION

Staff recommends approval of the General Development Plan (GDP-02-24-9040) 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 Unified Development Code.
2. Approval of the General Development Plan includes only those improvements shown therein as part of the proposed apartment development. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan and shall provide an access drive extending from SW Hudson Drive north to the north

property line of lot one for an additional access point for the Cordill-Mason Elementary School.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	March 25, 2024
Action:	Voted 8-0 to recommend approval of the General Development Plan with two conditions

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 9, 2024; 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); 2014 Comprehensive Plan (by reference); letter regarding tree line
2. Bill approving the 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: March 25, 2024 City Council: April 1, 2024
Project Name:	***Hudson Estates***
Site Location:	East of 7 Highway and South of Cordill-Mason Elementary School
Project Request:	GDP-02-24-9040; General Development Plan for a sixty (60) unit single-story apartment complex on 15.27 +/- acres PP-02-24-9041; A Preliminary Plat for a 25.17 +/- acre site area.

Applicant: Kyle Miller | Crockett Engineering Consultants
Property Owner: Sentry Real Estate LLC
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a General Development Plan for a sixty (60) unit single-story apartment complex on 15.27 +/- acres of land. The property is currently zoned "MF-14" (Moderate Density Multi-Family District) which allows the proposed multifamily housing land use and the apartment complex building type. The second request is for approval of the associated Preliminary Plat for 25.17 +/- acres, which includes two (2) tracts of land adjacent to 7 highway and two (2) lots east of the tracts that will be platted for the development of the apartment complex and required street right-of-way.

Staff Recommendation: Staff recommends approval of the General Development Plan and Preliminary Plat with conditions.

Previous Actions:

Date	Review Body	Action
08/14/2017	Planning Commission	Continued the public hearing for Eagles Creek PDC-07-17-5930. The applicant requested to withdraw their application prior to the ensuing Planning Commission meeting.

Future Applications: Future applications required include Site Plan Design Review and Final Plat. Currently, the Applicant is requesting to develop approximately 60% of the two (2) lots proposed to be platted. If the remaining balance of undeveloped land is proposed for development, a new General Development Plan, Site Plan Design Review, and amended Plat would be required.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"MF-14" (Moderate Density Multi-Family District)	School, Elementary
South:	"SF-7/PR-O" (Single-Family District / Planned Residential Overlay District)	Detached Housing
East:	"SF-7" (Single-Family District)	Vacant Land
West:	"GB" (General Business)	Vacant Land

GENERAL DEVELOPMENT PLAN & PLAT ANALYSIS

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

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

Preliminary Plat

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

Preservation: The site is currently undeveloped and is primarily an open grass field with mature trees scattered across the property. There is a more concentrated row of mature trees of various species near the existing street stub of SW 3rd Street in the Eagles Ridge subdivision. That row runs north and south between Eagles Ridge and Cordill-Mason Elementary, bisecting the property. This tree line is at the highest point on the property where the land falls off to the west and the east. Furthermore, another dense row of mature trees and underbrush exists along the south property line adjacent to Eagles Ridge. The Applicant has chosen to utilize Section *407.040(6) Existing Tree Protection* of the UDC to preserve this vegetation. Developments typically remove most vegetation on a site and replant new landscape buffers along property boundaries. However, the applicant would like to place a Tree Preservation Area easement over this row of vegetation, outside of the existing utility easement that already exists, and let this serve as the landscape buffer along the Eagles Ridge subdivision. Staff believes the utilization of this UDC Section provides more value to the community because it is mature and denser than what would be required with a new landscape buffer along the south property line.

Phasing: Hudson Estates (phase 1) is planned to begin in November of 2024 with street and development construction. The construction of SW Hudson Drive is anticipated to be completed by December 31, 2025. There are currently no plans for a second (2) phase of Hudson Estates, but if the remaining undeveloped areas of lots one (1) and two (2) are proposed for development, a new General Development Plan will be required to be submitted for review and approval.

Streets & Sidewalks: The development is proposing four (4) points of access to the proposed SW Hudson Drive. When fully constructed, Hudson Drive will extend from 7 Highway on the west to the development's eastern boundary and terminate with a temporary cul-de-sac. Eventually, Hudson Drive is planned to connect to the Eagles Creek subdivision to the east where property has already been preliminary platted to include an extension of SE Hudson Drive from Adams Dairy Parkway to the west. A 5-ft. sidewalk is required along both sides of SW Hudson Drive. Limits of No Access are planned along SW Hudson Drive, except for the private drives that serve this development. The Eagles Creek subdivision also utilized a Limits of No Access along its portion of Hudson to prevent unnecessary curb cuts,

improve traffic safety and prevent garages and private driveways from fronting the residential collector street.

Internal to the development is a system of private drives and a pedestrian circulation system made up of a minimum of five (5) foot wide sidewalks. The development's sidewalk system is connected to the public sidewalks and is arranged in a loop to allow residents to walk around the complex on a paved ADA compliant surface.

Traffic: A Traffic Impact Study has been completed to determine how this development will influence MO 7 Highway. All movements at the intersection of MO 7 are projected to continue to operate at nearly the same levels of service. As such, no improvements are identified to mitigate the addition of site development traffic.

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

Sanitary Sewer: Gravity sanitary sewer is available along the west side of MO 7 Highway. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property or otherwise connecting to the existing sanitary sewer. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Open Space: The "Apartment Complex" building type requires that a minimum of 40% of the total site be open space, though only 10% of the open space must be active open space. The Applicant is purposing 6.61 acres of open space, which is approximately 43% of the total General Development Plan area and of that, 10.1% is classified as active open space.

Active open space includes any open space area meeting the Open Space Systems per UDC Section 406.030. Open space includes outdoor, unenclosed areas, designed and accessible for recreation, pedestrian access, or landscaping, but does not include parking areas, access drives/driveways, or other areas intended for vehicular travel, and building coverage. **All required open space amenities must be installed prior to occupancy of the first building. Additional open space details will be reviewed through the Site Plan Design Review process.**

Open Space	Required	Proposed
Open Space	40% minimum 6.11 Acres	43.2% 6.61 Acres
Active Open Space	10% minimum (Building Type) .61 Acres Amenity Space and Internal Sidewalk System	10.1% 0.62 Acres of open space

Land Use & Density: The proposed land use of lots one (1) and two (2) is "Multi-Family Housing" with a twelve (12) building apartment complex totaling 60 dwelling units. The proposed density of the development is 3.93 units/acre based on the 15.27 +/- acre site covered by the General

Development Plan. This is 10.07 units/acre under the maximum of 14 units/acre allowed in the "MF-14" zoning district for the Apartment Complex building type.

Along the 7-highway frontage there are two tracts (Tracts A and B) of land that are divided by the proposed extension of SW Hudson Drive. Both areas of land on either side of SW Hudson are being platted as tracts as they are not contemplated within this General Development Plan area but are required to be platted to establish the necessary right-of-way. The tracts are zoned "GB" General Business, are approximately 7.6 acres combined, and will likely be developed by others. These tracts will need to be platted into lots; right-of-way will be dedicated for the extension of SW 5th Street to the north and have an approved General Development Plan prior to development.

Housing Balance:

The 2014 Comprehensive Plan set a housing goal to *integrate housing choices into neighborhoods and corridors* with a target to *increase quantity and diversity of housing types so that non-single-family options are to at least 30% of the housing stock*. Based on building permit data through the end of January 2024, the current housing balance is 70.46% single-family and 29.54% multi-family (non-single-family). The estimated future balance is 70.61% single-family and 29.39% multi-family based on approved projects that have not been permitted. As of January 31, 2024, **an additional 207 non-single-family dwelling units would need to be approved to reach the minimum 30% multi-family target per the Comprehensive Plan.**

	Existing / Permitted Units	Approved, Unpermitted Units*	Estimated Future Units**
Single-Family	16,012 70.46%	750	16,762 70.61%
Multi-Family	6,713 29.54%	264	6,977 29.39%
Total Units	22,725	1,014	23,739

The data in this section is updated on a quarterly basis.

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

Future units: 16,762 single-family units / 0.70 = 23,946 total units
23,946 – 16,762 single-family units = 7,184 multi-family units
7,184 units – 6,977 future units = ***207 multi-family units***

Building Typology:

The proposed development is classified as an "Apartment Complex," which is defined as "a grouping of apartment buildings in a common development arranged around an internal system of streets/internal access, walkways and common open space." The Apartment Complex building type is permitted in the "MF-14" zoning district. The applicable development standards are provided in the table below with one requested modification highlighted.

Apartment Complex

Standard	Requirement	Proposed
Frontage Width	N/A	+/- 1292-ft.**
Lot Area	3,000-sf. per ground floor dwelling units ("MF-14" zoning) (3,000 x 60 ground floor units = 180,000-sf. / 4.13 acres)	11,086-sf. per ground floor dwelling unit (665,161.2-sf. / 60 ground floor units)
Front Setback	50-ft. min. (collector)	+/- 50.09-ft.
Side & Corner Side Setback	10-ft. min.	N/A
Rear Setback	20-ft. min	20-ft.
Building Coverage	60% max.	10.6%
Building Height	45-ft. max, 3 stories	+/- 15.5' height*, 1-story
Frontage Type	Buffer Edge	Buffer Edge
Unit Density/Site	14 units acre/max. ("MF-14" zoning)	3.93 units/acre
Unit Density/Building	8 units/floor max.	6 units/floor max
Building Separation	20-ft. min.	31.8-ft. min.

* height measured at ridge line of gabled roof.
** frontage width on both sides of proposed SW Hudson Drive combined.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Multi-Family	2 spaces per 2-bed (60 2-bed units = **120 spaces**)	2 spaces provided per 2-bed unit. **120 spaces provided**

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 space per 8 units without private garage (60 units) = 8 spaces	10 spaces

One (1) bike parking space is required per 8 residential units. The Applicant is proposing two (2) space bike parking racks with five (5) spaces for the development.

Pedestrian Access: Internal pedestrian access is being met with a private sidewalk system which connects the off-street parking area to the apartment buildings, amenity areas, club house, and public sidewalks. The internal system is made up of at minimum 5' wide sidewalks, which provides a loop around the site and connects the apartments on the north side of SW Hudson Drive to those on the south side.

Architectural Character: The site includes six (6) 4-plex and six (6) 6-plex single story apartment buildings, including a community building. The apartment buildings are designed with four (4) sided architecture utilizing brick, stone, and small amounts of vinyl siding in the gable areas of the roofs. The front elevations detail recessions in the front entryway to each unit with a covered porch area that is shared by two (2) units. The covered porches are supported by tapered columns that extend from the gabled roof to a stone base that is approximately three (3) feet in height. Windows across the front elevations are six (6) over six (6) sash windows and include non-functioning decorative shutters. The remaining building

elevations use the same materials and share a similar design. The community building utilizes only brick and vinyl siding on its elevations. Unlike the apartment buildings limiting the vinyl siding to the gabled portions of the roofs, this building uses vinyl as its dominate siding material with a band of brick around all four sides. The gabled portions of the community building are planned for vinyl shake siding. Like the apartment buildings, this building also has a covered entrance supported by two columns that extend downward to a brick base. **The apartment buildings, accessory structures, and site design are required to meet the Residential Design Standards in UDC Section 407.080. Final building and site design will be reviewed through the PD Final Plan/Site Plan Design Review process.**

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan covering buffers along adjoining property and right-of-way. Additional details and plant units will be needed to ensure landscaping requirements can be met. **Landscaping requirements will be reviewed in greater detail with the Site Plan Design Review.** The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units / PUs (plant units)
North buffer: Adj. to "MF-14"/Cordill-Mason Elementary (MF-14 to MF-14)	No buffer required when adjoining the same zoning district.
East buffer: Adj. to "SF-7" zoning / Buffer A (7-ft. min.)	7-ft. minimum required / 45 PUs/100-ft. (666.9' x 0.45) = 300 PUs required when remaining balance of lots one (1) and two (2) have an approved General Development Plan.
South buffer: Adj. "SF-7" zoning / Buffer A (7-ft. min.)	7-ft. minimum required / 45 PUs/100-ft. (1098.07' x 0.45) = **494 PUs required. The applicant is utilizing Section 407.040(6) Existing Tree Protection of the UDC to meet this requirement. See Preservation Section of this report.**
West buffer: Adj. to "GB" zoning / Buffer B (15-ft. min.)	15' minimum required / 45 PUs/100-ft. (662.94' x 0.45) = **298 PUs**
Parking lot landscaping:	2 PUs per uncovered space x 120 spaces = **240 PUs**
Open Space:	1 PU/500-sf. of lot area (665161.2-sf.) = **1,330 PUs**
Total Plant Units Required:	**1,868 PUs + Tree Preservation Area for south buffer**

Signage: A monument sign is being proposed near the Community Building at the east driveway. Sign requirements will be reviewed in greater detail during the sign permitting processes.

Modifications Requested: The applicant is not requesting modifications with this proposal.

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

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

   STAFF RESPONSE: The plan is compatible with the Comprehensive Plan's S1: Land Use & Development designation of Mixed Density Neighborhood. This future land use category is summarized as a density of 5 to 12 units per acre that provides a range of housing types and supports strategically placed, neighborhood scaled, institutional or

micro-commercial uses. The proposed development is below the recommended density level at 3.93 units per acre, however, it does propose a building type that is different than most of what has already been developed in the immediate area. Broadening the City's housing portfolio provides more choice and potentially affordability for current and future residents.

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 plan is compatible with the existing zoning of "MF-14" (Moderate Density Multi-Family). There are no modifications being requested from the requirements of the zoning district.

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 plan is in compliance with all design standards listed in the UDC. There are no modifications being requested through Alternative Development Standards for this development as proposed.

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

   STAFF RESPONSE: As part of this development, the Applicant is required to construct a new public street (SW Hudson Drive), which aligns with SW Southgate Drive at 7 Highway and extends east to the east lot lines of lots one (1) and (2). The approximate length of the proposed street is 1,700-feet. This extension will connect to the Eagles Creek subdivision through SE Hudson Drive, ultimately linking 7 Highway and Adams Dairy Parkway.

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 plan is compatible with the existing and future surrounding residential land uses. To the north of the development is Cordill-Mason Elementary School, which the developer will be providing a private drive between it and SW Hudson Drive to improve access. This new connection will improve site circulation and safety for the school by creating an access point for buses and emergency services to utilize. The private drive will be a condition of approval for a future and separate General Development Plan to develop the remaining balance of both lots one (1) and two (2).

   The development will provide the required buffers along both lots' boundaries. The applicant is proposing a Tree Preservation Area easement along the south property line of lot two (2), which will protect the existing mature tree line and provide a denser and more natural buffer for the Eagles Ridge subdivision to the south.

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: The plan is proposing a residential collector street (SW Hudson Drive) which will be 32-feet wide, with greenspace, and a 5-foot public sidewalk on both sides. This street system will connect into the future SE Hudson Drive in the Eagles Creek subdivision.

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 making a key transportation connection between 7 Highway and Adams Dairy Parkway as shown on the S1: Community Character Specific Plan. The application further sets a framework for physical growth patterns by establishing a key component of the local street network that will organize the blocks, lots, and open spaces of future development 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 lots proposed as part of the Preliminary Plat are able to meet the requirements of the UDC for the “MF-14” zoning district and all other sections that apply.

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: This application is indicating one (1) phase at this time, which will include the required public improvements followed by the development of the sixty (60) unit single-story apartment complex known as Hudson Estates.

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 plan and its required technical reports are of sound planning engineering, and urban design solutions. Staff believes this plan reflects long-term solutions and sound fiscal investment.

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: There is no indication that this plan will negatively impact any existing or future development on adjacent properties as it relates to the Comprehensive Plan.

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

STAFF RESPONSE: There are no signs that this project's design will impede the construction of future public infrastructure in the general area around the development.

7. The recommendations of professional staff.

STAFF RESPONSE:

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the General Development Plan includes only those improvements shown therein as part of the proposed apartment development. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan and shall provide an access drive extending from SW Hudson Drive north to the north property line of lot one (1) for an additional access point for the Cordill-Mason Elementary School.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-02-24-9040) request is denied by City Council.
3. A Limits of No Access is required to be delineated and dedicated on the Final Plat that are adjacent to SW Hudson Drive where access drives, except those that serve the parking lots of Hudson Estates, will not be located.

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

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

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

7. 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.

8. Tract A and Tract B shall replatted into buildable lots through the preliminary and final plat process in accordance with UDC requirements prior to any development or any building permits being issued.

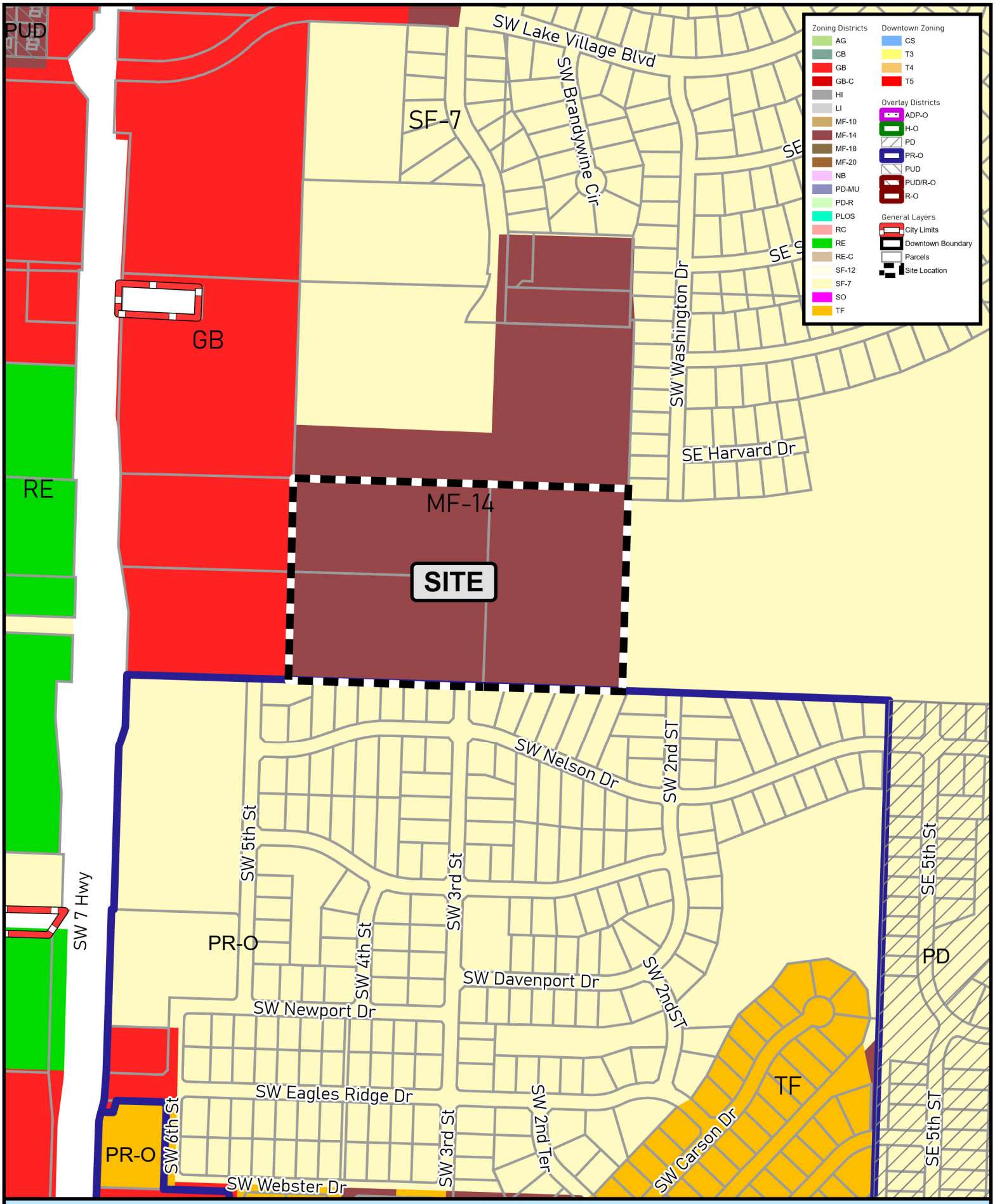


The City of Blue Springs Missouri

GDP-02-24-9040
PP-02-24-9041
PARCEL # 41-910-99-04-00-0-00-000
41-920-01-04-00-0-00-000
41-920-01-05-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 400 feet
Date: 3/6/2024



The City of Blue Springs Missouri

GDP-02-24-9040
PP-02-24-9041
PARCEL # 41-910-99-04-00-0-00-000
41-920-01-04-00-0-00-000
41-920-01-05-00-0-00-000
SITE LOCATION MAP

N

1 inch = 400 feet

Date: 3/6/2024

CROCKETT
ENGINEERING CONSULTANTS

1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

March 11, 2024

Dave McCumber
Development Review manager
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

RE: Hudson Estates-Project Narrative

Dear Mr. McCumber

Hudson Estates is a proposed multi-family residential community development located in Blue Springs. The proposed site sits just south of the Cordill-Mason Elementary School. It would have access from Highway 7 by building a local neighborhood collector street which would sit directly across from existing SW Southgate Dr. The Eagle Ridge subdivision would be along the southern boundary of the proposed development. The project lies in parcel numbers, 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000; 41-910-99-04-00-0-00-000. The property is currently vacant land and zoned correctly for this development, MF-14.

The development will consist of 60 total multi-family residential 2-bedroom units. The project will contain six 6-plex buildings and six 4-plex buildings. Along with the residential units, there will be a community building, site amenities, parking lots, and utility extensions. Stormwater systems, detention, and water quality features will all be installed as part of this development. Additionally, a 32' wide, 60' wide right-of-way city street will be installed from Highway 7 through the middle of the development to serve as access.

The property for this development is owned by Sentry Real Estate, LLC in care of John A. Christiansen. This entity owns the three parcels of this development with parcel numbers listed above which contain 68.48 acres. The area west of this development will contain the roadway to access this site. It will also be dedicated as tracts of land and included in the plat but not become a legal lot. Future residential usage is expected on the parcel east of this development.

This project will be developed all in one phase with initial construction consisting of rough grading and underground utility infrastructure. Following, building foundations will commence from west to east.

Street construction would start in November 2024 with a construction contract not to exceed 270 days for construction and acceptance by the City.

Hudson Estates (phase 1) will start construction November 1, 2024 with a 12-14 month construction period, construction ending December 31, 2025.

Received
03/13/2024

1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

This project follows the city´s comprehensive plan and desired usage for this area. Surrounding this development are other residential usage and moderate-density multi-family developments. This development falls in section S1 of the specific plan area within the City´s Comprehensive Plan document. The document does not show any specific parks, nature areas, gathering places, or trails through the proposed development. It does show a neighborhood street which we are planning to construct and extend as required. It also follows the land use requirement for mixed-density neighborhoods. This development will be a framework for future development around it as most adjacent property is undeveloped. This development will not hinder or restrict the full scope and ideas of the City´s Comprehensive Plans.

City required landscape buffering will be followed and used on this project. However, along the southern edge when abutting to single-family residential, we will utilize an existing tree area for a natural buffer. A 15´ wide tree preservation area will be reserved to create this buffer and will be recorded on the final plat document for this development. The tree preservation area will be protected and no construction to occur in this area. It will utilize existing trees and larger trees that will create an improved buffer than newly planted trees.

Blue Springs requires that 10% of the required minimum 40% of open space be dedicated or described as active space. Therefore, with this development, 40% of all of lot 1 and 2 equals 6.11 acres. 10% of that is 0.61 acres. Therefore, more than 0.61 acres need to be used for open activity space. With the sidewalks used as walkways and two separate reserved amenity spaces, a total of 0.62 acres are dedicated as activity space for this development. This would have the code satisfied for all expansions of lots 1 and 2 within this development.

This project has no requests for variances or other items that go against the city codes or other ordinances.

Please feel free to contact me should you have any additional questions pertaining to this letter.

Sincerely,



Kyle Miller, P.E.
Crockett Engineering Consultants, LLC
(573) 447-0292
kmiller@crockettengineering.com

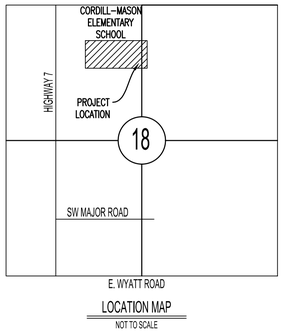
Received
03/13/2024

GENERAL DEVELOPMENT PLAN

HUDSON ESTATES

A DEVELOPMENT LOCATED IN SECTION 18 , TOWNSHIP 48 NORTH, RANGE 30 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
MARCH 13TH, 2024

S18 T48N R30W



LOCATION MAP
NOT TO SCALE



SITE DATA TABLE			
NUMBER OF UNITS		60 UNITS	
4-PLEX BUILDINGS		6 BUILDINGS	
6-PLEX BUILDINGS		6 BUILDINGS	
COMMUNITY BUILDING		1 BUILDING	
ALL BUILDING FOOTPRINT AREA TOTALS		70,700 SQ. FT.	
		EXISTING	PROPOSED
LAND USAGE		VACANT	MULTI-FAMILY RESIDENTIAL
ADJACENT LAND USAGE	NORTH	SCHOOL	
	EAST	SUBDIVISION	
	SOUTH	SUBDIVISION	
	WEST	VACANT	
ZONING		CURRENT LOT MF-14	
ADJACENT ZONING	NORTH	MF-14_MOD. DENSITY MULTI-FAM	
	EAST	SF-7_SINGLE-FAMILY	
	SOUTH	SF-7_SINGLE-FAMILY	
	WEST	GB: GENERAL BUSINESS	
		REQUIRED	PROPOSED (MIN.)
BUILDING SETBACK	FRONT	50-FEET	50.9-FEET
	SIDES	10-FEET	28.9-FEET
	REAR	20-FEET	59.9-FEET
		REQUIRED	PROPOSED
PARKING-MULTI-FAMILY RESIDENTIAL		2 SPACES/UNIT	2 SPACES/UNIT
OPEN SPACE FOR LOTS 1 AND 2		40%	77%

GENERAL NOTES:

ALL STREET & STORM CONSTRUCTION TO BE IN ACCORDANCE WITH "CITY OF BLUE SPRINGS STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS" (CURRENT EDITION).

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "THE CITY OF BLUE SPRINGS STANDARD SANITARY SEWER SPECIFICATIONS. (CURRENT EDITION)

THIS DEVELOPMENT CONTAINS APPROXIMATELY 16.78 ACRES INCLUDING RIGHT-OF-WAY ACREAGE, WITH AN ADDITIONAL 0.79 ACRES OF RIGHT-OF-WAY TO BE DEDICATED WEST OF THE RESIDENTIAL DEVELOPMENT. OVERALL PLATTED AREA TO CONTAIN 17.57 ACRES.

THIS DEVELOPMENT IS ZONED MF-14

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED AT THIS TIME. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF BLUE SPRINGS CODE OF ORDINANCES AND MODNR REQUIREMENTS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MoDNR CLEAN WATER COMMISSION.

FLOOD PLAIN STATEMENT:

THIS TRACT IS LOCATED IN A ZONE X AREA OF MINIMAL FLOOD HAZARD WITH NO PORTION WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29095C0435G, DATED: JANUARY 20, 2017.

LEGAL DESCRIPTION:

TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

UTILITY COMPANIES:

LOCATES:
MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483

TELEPHONE:
SPRINT
8674 N WINTER AVE.
KANSAS CITY, MO 640153
888-875-3285

NATURAL GAS:
SPIRE INC.
3025 SOUTH EAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082
816-969-2266

WATER:
PWSD #13 OF JACKSON CO.
99 LAKE LOTAWANA ROAD
LAKE LATOWANA MO 64086
816-578-2249

SANITARY SEWER:
CITY OF BLUE SPRINGS
SEWER UTILITY DEPARTMENT
BLUE SPRINGS, MO 64015
816-228-0121

ELECTRIC:
EVERGY
215 LOCUST HILL
BELTON, MO 64012
816-731-1706

REVISION KEY			COVER	C-1	C-2	C-3	C-4	S-1	A3.0C	A3.0	A3.1
REV #	DATE	COMMENTS									
---	02-08-2024	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X
1	02-28-2024	REVISION 1	X	X	X	X	X		X	X	X
2	03-13-2024	REVISION 2	X		X	X	X				

SHEET INDEX:

C-1 EXISTING CONDITIONS
C-2 SITE PLAN
C-3 UTILITY AND STORMWATER PLAN
C-4 LANDSCAPING PLAN
S-1 SURVEY
A3.0C COMMUNITY BUILDING ELEVATIONS
A3.0 4-PLEX BUILDING ELEVATIONS
A3.1 6-PLEX BUILDING ELEVATIONS

LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- RIP RAP
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 100 YEAR FLOOD PLAIN
- FLOODWAY
- ORDINARY HIGH WATER MARK
- STREAM SIDE BUFFER
- OUTER STREAM BUFFER

- FF=XXX.X — FINISHED FLOOR OF STRUCTURE
- XXX.XX TC — PROPOSED TOP OF CURB ELEVATION
- XXX.XX TP — PROPOSED TOP OF PAVEMENT ELEVATION
- XXX.XX FG — PROPOSED FINISHED GRADE ELEVATION
- XXX.XX TW — PROPOSED TOP OF WALL
- XX — LOT NUMBER
- X — STORM SEWER STRUCTURE LABEL
- X — SANITARY SEWER STRUCTURE LABEL
- H.P. — HIGH POINT
- L.P. — LOW POINT
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED TRACER WIRE TEST STATION BOX
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GUY WIRE

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	02/08/2024
1 REVISION 1	02/28/2024
2 REVISION 2	03/13/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI — Kyle R. Miller — NUMBER PE-2017019013 — PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006015301

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111N. MAIN STREET, P.O. BOX 68
CLARKTON,MO 63837
(573) 448-3000

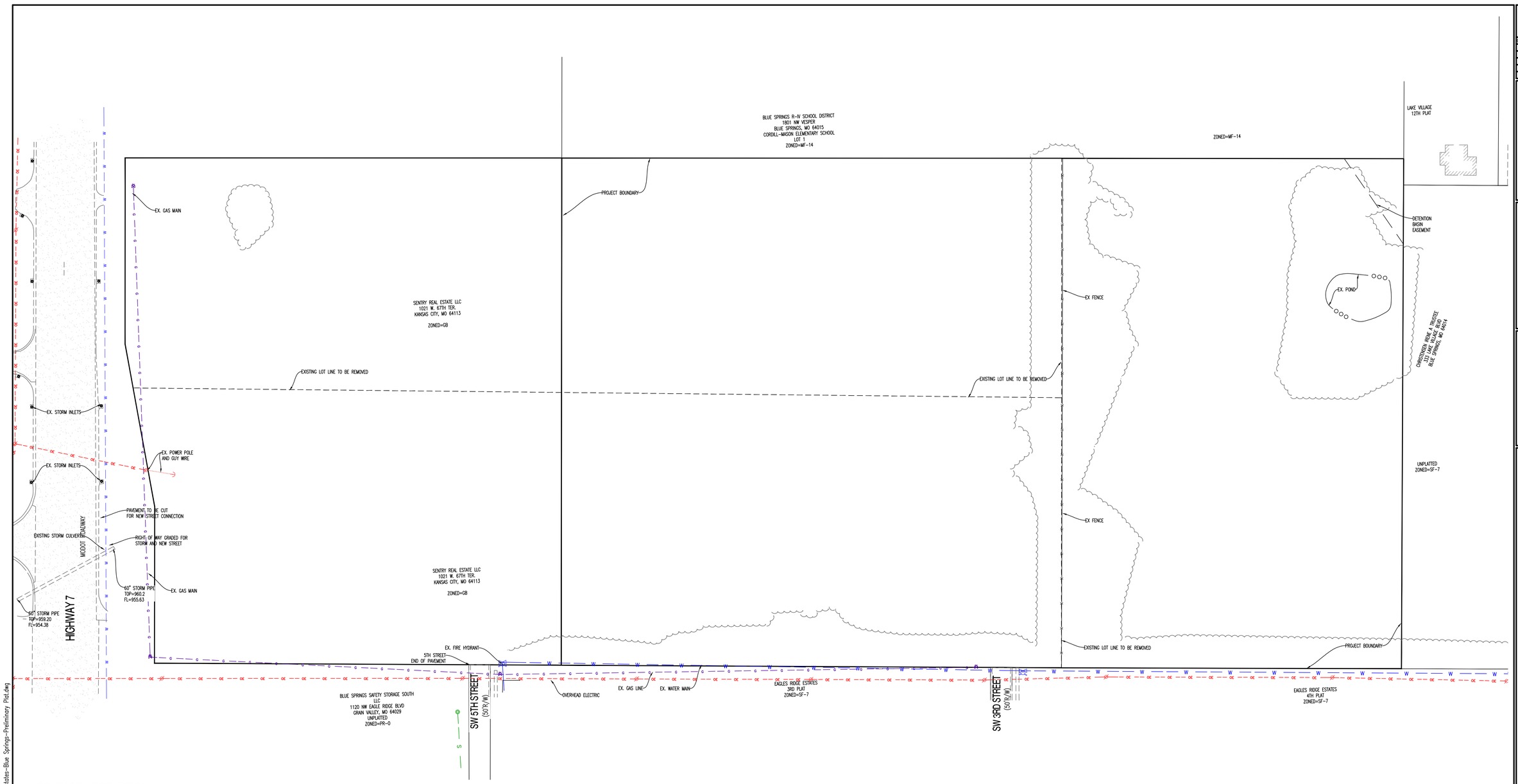
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
COVER SHEET

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107
SHEET: C-0

Received
03/13/2024

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg



CONTACT INFORMATION

PROPERTY OWNER

SENTRY REAL ESTATE, LLC
ATTN: JOHN A. CHRISTIANSEN
4310 MADISON AVENUE
KANSAS CITY, MO 64111
PHONE: (816) 416-7070
E-MAIL: JCHRISTIANSENLAW@AOL.COM

DEVELOPER OF RECORD

MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O BOX 68
CLARKTON,MO 63837
(573) 448-3000

ENGINEERING FIRM

CROCKETT ENGINEERING CONSULTANTS.
1000 W. NIFONG BLVD., BLDG 1
COLUMBIA, MO 65203
573-447-0292

SURVEYOR INFORMATION

PARTNER, ATLAS LAND CONSULTING
14500 PARALLEL RD UNIT R
BASEHOR, KS 66007
913-702-5073

SURVEY INFORMATION

1. SURVEY WORK PERFORMED BY ATLAS LAND CONSULTING
2. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
3. ALL DISTANCES SHOWN IN THIS PLAN SET FOR GROUND DISTANCES ARE IN FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA WITHOUT BASE FLOOD ELEVATION, AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0435G, WITH A DATE OF IDENTIFICATION OF 01/20/2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. POSSIBLE ENCROACHMENTS -2.78' NORTH OF PROPERTY LINE WATER LINE

PROPERTY INFORMATION

AREA OF DEVELOPMENT:
25.17 ACRES

USAGE:
CURRENT VACANT
AG LAND

ADDRESS:
NO ADDRESS ASSIGNED BY CITY
BLUE SPRINGS, MO 64014

LOT CONTAINS PORTIONS OF PARCEL #
41-920-01-04-00-0-00-000
41-920-01-04-00-0-00-000
41-910-99-04-00-0-00-000

SCALE: 1"=60'
0 30 60 120

Received
03/13/2024

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	07/08/2024
1 REVISION 1	07/28/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
Kyle R. Miller
NUMBER
PE-2017019013
PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
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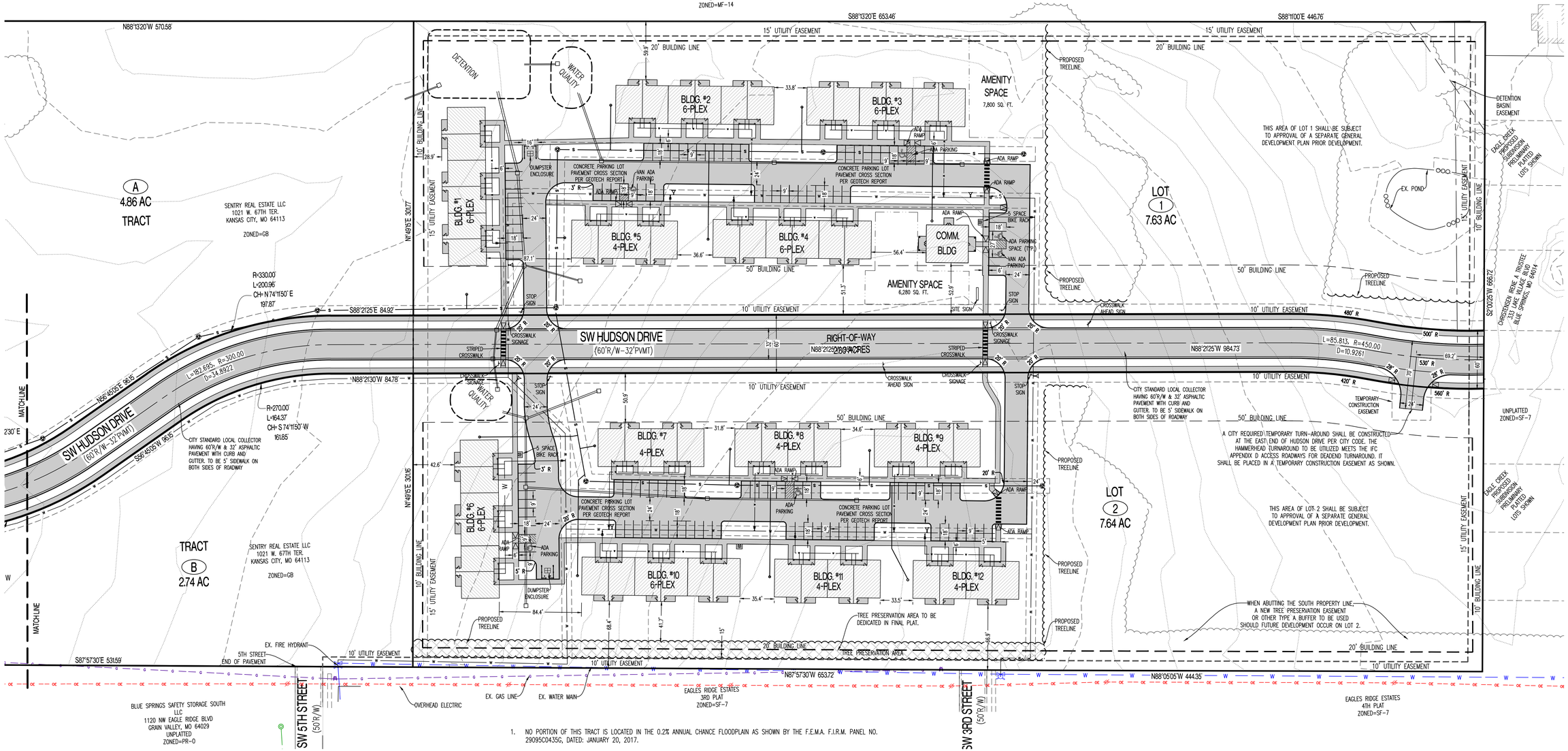
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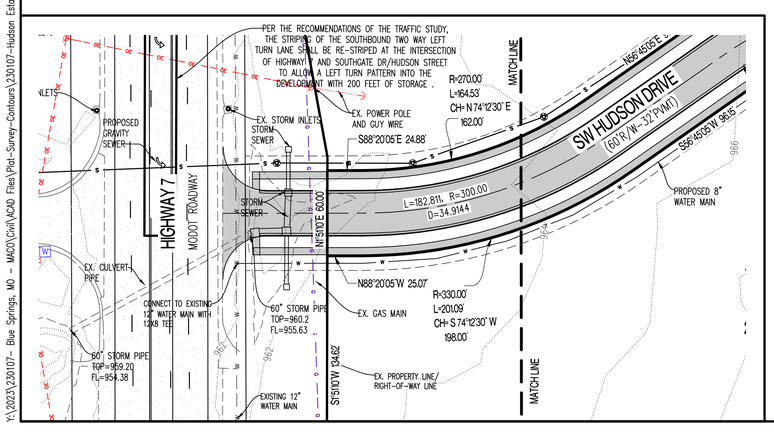
HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
EXISTING CONDITION

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107
SHEET: C-1

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg





1. NO PORTION OF THIS TRACT IS LOCATED IN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29095C0435G, DATED: JANUARY 20, 2017.
2. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG EACH SIDE OF DESIGNATED PUBLIC RIGHT-OF-WAY. THERE SHALL ALSO BE A UTILITY EASEMENT AROUND THE OUTER EDGE OF THE PRELIMINARY PLATTED LOTS 1 & 2.
3. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF BLUE SPRINGS. PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
4. WATER DISTRIBUTION TO BE SERVICED AND COORDINATED WITH PUBLIC WATER SUPPLY DISTRICT #13 (PWSD#13). PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE EVERGY.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY SPIRE.
7. SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT TO SERVICE THIS PROPERTY.
8. THE EXISTING ZONING OF THESE LOTS ARE MF-14.
9. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF BLUE SPRINGS AND APWA STORM WATER MANUAL AND DESIGN REGULATIONS.
10. THERE SHALL BE 5-FOOT SIDEWALK CONSTRUCTED ALONG THE BOTH SIDES OF SW HUDSON DRIVE AND SHALL BE CONSTRUCTED AT THE SAME TIME AS ROADWAY CONSTRUCTED.
11. STORM WATER SHALL BE MANAGED BY USING ON-SITE DETENTION AREAS.
12. SW HUDSON DRIVE TO BE INSTALLED AS A RESIDENTIAL COLLECTOR PUBLIC STREET THAT IS 32' WIDE PAVED AND 60' WIDE RIGHT-OF-WAY. STREET RIGHT-OF-WAY TO BE GRANTED TO THE CITY OF BLUE SPRINGS FOLLOWING CONSTRUCTION.
13. BUFFER LANDSCAPE FRONTAGE TYPE REQUIRED ALONG HUDSON DRIVE AND EDGE BUFFER ALONG SITE PERIMETER.
14. LOTS 1 AND 2 TO HAVE LIMITS OF ACCESS FOR THE ENTIRE FRONTAGE OF SW HUDSON OTHER THAN PRIVATE DRIVES AS SHOWN. AN ADDITIONAL PRIVATE DRIVE FOR BOTH LOTS 1 AND 2 CAN BE ADDED ON THE EAST SIDE OF THE DEVELOPMENT IN THE FUTURE TO CONNECT TO SW HUDSON.
15. SHOULD FURTHER DEVELOPMENT OCCUR ON LOT 1 AND/OR LOT 2, A SEPARATE GENERAL DEVELOPMENT PLAN WILL BE REQUIRED.

LAND AREA SUMMARY

TOTAL LOT AREA WITHIN PRELIMINARY PLAT –	25.17 ACRES
TRACT LAND AREA (TRACTS A & B): –	7.60 ACRES
TRACT LAND AREA (LOTS 1 & 2): –	15.27 ACRES
R/W TO BE GRANTED WITHIN DEVELOPMENT –	2.30 ACRES
PROJECT LAND DISTURBANCE AREA –	12.00 ACRES

BUILDING STANDARDS SUMMARY

FRONT YARD SETBACK	= 20 FEET
SIDE YARD SETBACK	= 10 FEET
REAR YARD SETBACK	= 20 FEET
CORNER SETBACK	= 12 FEET
MAX. BUILDING COVERAGE	= 80%
MAX. BUILDING HEIGHT	= 40 FEET

BUILDING STANDARDS SUMMARY

NUMBER OF LOTS	1
MIN. LOT WIDTH	16 FEET PER UNIT
MAX LOT WIDTH	32 FEET PER UNIT
LOT SIZE AREA	1,600 SQUARE FEET MIN. TO 3,200 SQUARE FEET MAX. PER UNIT, PLUS SIDE OR CORNER SIDE SETBACK AREA ON END UNITS.

DENSITY CALCULATIONS

15.27 ACRES FOR RESIDENTIAL DEVELOPMENT
60 UNITS PROPOSED = 3.93 UNITS PER ACRE

UNIT MIX

2 BEDROOM UNITS	= 60 UNITS
4-PLEX BUILDING	= 6 BUILDINGS = 24 UNITS
6-PLEX BUILDING	= 6 BUILDINGS = 36 UNITS

CALCULATIONS:

TOTAL LAND AREA (LOTS 1 & 2, AND ALL OF R/W:	17.57 AC	
RESIDENTIAL DEVELOPMENT LAND AREA NOT INCLUDING R/W (LOTS 1 & 2):	15.27 AC	
PARKING SUMMARY:		
SPACES REQUIRED:		
MULTI-FAMILY USAGE – (2 SPACE PER DWELLING UNIT):		
60 DWELLING UNITS =	120 SPACES	
ADA ACCESSIBLE SPACES REQUIRED:	5 SPACES	
SPACES PROVIDED:	121 SPACES	
ADA ACCESSIBLE SPACES PROVIDED:	6 SPACES (2 VAN)	
BICYCLE SPACES REQUIRED: 1 PER 8 DWELLING UNITS	8 SPACES	
BICYCLE SPACES PROVIDED:	10 SPACES	
LOT COVERAGES:	ACTUAL	
PLATTED LAND AREA (LOTS 1&2 + TRACTS A&B + R/W:	25.17 ACRES	100%
TRACT LAND AREA (TRACTS A & B):	7.60 ACRES	30%
LOT LAND AREA (LOTS 1 & 2):	15.27 ACRES	61%
TOTAL IMPERVIOUS AREA IN LOT AREA:	3.48 ACRES	23% OF LOTS
TOTAL OPEN SPACE FOLLOWING DEVELOPMENT:	11.79 ACRES	34% OF LOTS
TOTAL OPEN SPACE TO REMAIN UNDISTURBED:	6.61 ACRES	43% OF LOTS
RIGHT OF WAY AREA	2.30 ACRES	9%
IMPERVIOUS AREA WITHIN RIGHT-OF-WAY	1.69 ACRES	
OPEN SPACE REQUIRED = 15.27 AC. * 40% = 6.11 ACRES	6.61AC+11.79AC=18.4 AC	
OPEN ACTIVE SPACE REQUIRED = 6.11 * 10% = 0.61 ACRES.	0.62 ACRES PROPOSED	

SCALE: 1"=50'
0 25 50 100

Received
03/13/2024

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	07/08/2024
1 REVISION 1	07/31/2024
2 REVISION 2	09/17/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
Kyle R. Miller
NUMBER PE-2017019013
PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2006015301

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111W. MAIN STREET, P.O. BOX 68
CLARITON, MO 63537
(573) 449-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
SITE PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107

SHEET: C-2

Y:\2023\230107- Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg

BLUE SPRINGS R-IV SCHOOL DISTRICT
1801 NW VESPER
BLUE SPRINGS, MO 64015
CORDILL-MASON ELEMENTARY SCHOOL
LOT 1
ZONED=MF-14

LAKE VILLAGE
12TH PLAT

ZONED=MF-14

A
4.86 AC
TRACT

SENTRY REAL ESTATE LLC
1021 W. 67TH TER.
KANSAS CITY, MO 64113
ZONED=GB

15' UTILITY EASEMENT
20' BUILDING LINE
10' BUILDING LINE
15' UTILITY EASEMENT
50' BUILDING LINE
10' UTILITY EASEMENT

DETENTION
WATER QUALITY
DETENTION BASIN OUTLET PIPE
STORM SEWER
SEWER LATERAL
BLDG. #1 6-PLEX
BLDG. #2 6-PLEX
BLDG. #3 6-PLEX
BLDG. #4 6-PLEX
BLDG. #5 4-PLEX
BLDG. #6 6-PLEX
BLDG. #7 4-PLEX
BLDG. #8 4-PLEX
BLDG. #9 4-PLEX
BLDG. #10 6-PLEX
BLDG. #11 4-PLEX
BLDG. #12 4-PLEX
COMM. BLDG
DUMPSTER ENCLOSURE
CONCRETE PARKING LOT PAVEMENT CROSS SECTION PER GEOTECH REPORT
VAN ADA PARKING
ADA PARKING
ADA RAMP
ADA PARKING SPACE (TYP.)
VAN ADA PARKING
5 SPACE BIKE RACK
WATER METER & SERVICE LINE
FH
8" SEWER MAIN
6" SEWER LATERAL WITH CLEANOUT EVERY 100 FEETT MIN. (TYP.)
AMENITY SPACE
7,800 SQ. FT.
AMENITY SPACE
6,280 SQ. FT.
PROPOSED TREELINE
TEE CONNECTION FOR FUTURE EXTENSION
PROPOSED 8" WATER MAIN
SEWER MAIN
TEE CONNECTION
DETENTION BASIN EASEMENT
EX. POND
EAGLE CREEK PROPOSED SUBDIVISION PRELIMINARY PLATTED LOTS SHOWN
CHRISTENSEN IRENE A TRUSTEE
333 LAKE VILLAGE BLVD
BLUE SPRINGS, MO 64014

SW HUDSON DRIVE
(60'R/W-32'PVMT)
RIGHT-OF-WAY
2.30 ACRES
CROSSWALK SIGNAGE
STRIPED CROSSWALK
CROSSWALK AHEAD SIGN
STOP SIGN
SITE SIGN
CITY STANDARD LOCAL COLLECTOR HAVING 60'R/W & 32' ASPHALTIC PAVEMENT WITH CURB AND GUTTER. TO BE 5' SIDEWALK ON BOTH SIDES OF ROADWAY
TEMPORARY CONSTRUCTION EASEMENT
UNPLATTED
ZONED=SF-7

MATCHLINE

LOT
1
7.63 AC

LOT
2
7.64 AC

TRACT
B
2.74 AC

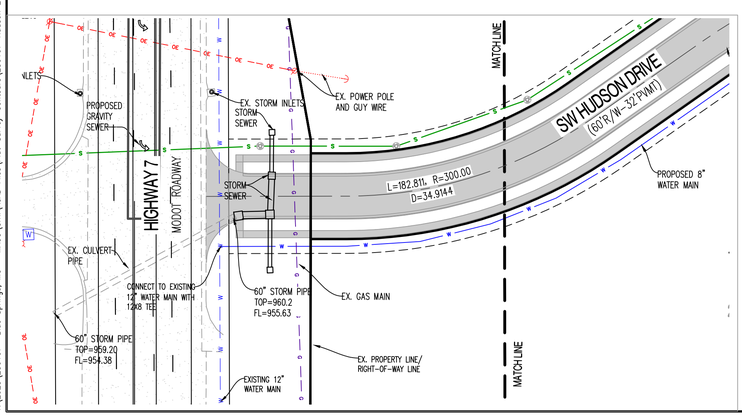
SENTRY REAL ESTATE LLC
1021 W. 67TH TER.
KANSAS CITY, MO 64113
ZONED=GB

CONNECT TO EXISTING 8" WATER MAIN NORTH OF EXISTING FIRE HYDRANT
EX. FIRE HYDRANT
5TH STREET
END OF PAVEMENT
SW 5TH STREET (50'R/W)
SW 3RD STREET (50'R/W)
OVERHEAD ELECTRIC
EX. GAS LINE
EX. WATER MAIN
TREE PRESERVATION AREA
CONNECT TO EXISTING 12" WATER MAIN WITH 12X8 REDUCER ON NORTH OF EXISTING FIRE HYDRANT

BLUE SPRINGS SAFETY STORAGE SOUTH LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
UNPLATTED
ZONED=PR-O

EAGLES RIDGE ESTATES
3RD PLAT
ZONED=SF-7

EAGLES RIDGE ESTATES
4TH PLAT
ZONED=SF-7



SCALE: 1"=50'
0 25 50 100

ESTIMATED ADDITIONAL FLOW	
HUDSON ESTATES	60 UNITS x 3.0/UNIT x 100 GPCD = 18,000 GPD

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ELECTRICAL DESIGN WITH EVERGY. ELECTRIC TO BE LOOPED AROUND THE PROPERTY.
2. CONTRACTOR TO COORDINATE WATER CONNECTION AND FINAL PLANS WITH PWSD#13 OF JACKSON COUNTY.
3. IF PROPER SEPARATION, AS DEFINED ON THE COVER SHEET, IS NOT MAINTAINED BETWEEN THE WATERLINE AND SEWERLINES OR STORM LINE THEN EXTRA PROTECTION SHALL BE USED. THE SEWER OR STORM LINE SHALL BE ENCASED IN CONCRETE 6" THICK AND 10' IN LENGTH ON EITHER SIDE OF THE CROSSING.
4. CONTRACTOR TO COORDINATE WITH THE CITY OF BLUE SPRING'S PUBLIC WORKS FOR SEWER, STREET CONNECTIONS, & TO ACQUIRE CITY'S SPECIFIC DETAILS AND STANDARDS IF APPLICABLE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ANY DAMAGED OR BROKEN UTILITY TO ORIGINAL OR BETTER CONDITION.
6. CONTRACTOR SHALL COORDINATE WITH OWNER AND LOCAL PROVIDERS FOR INSTALLATION OF UNDERGROUND FIBER OR COMMUNICATION WIRING.
7. CONTRACTOR TO PROVIDE DOWNSPOUT SPLASH BLOCKS TO ALL UNITS WITH DOWNSPOUT SPLASHED TO GRADE.
8. WATERLINES ARE TO BE PUBLIC MAINS
9. ALL WATER MAINS AND SERVICE CROSSINGS SHALL BE BACKFILLED WITH GRANULAR AND/OR COMPACTED EARTH BACKFILL.
10. ALL FITTINGS, TEES, BENDS, ECT. SHALL BE MECHANICAL JOINT WITH APPROPRIATE RESTRAINTS.
11. NO ON-SITE IRRIGATION IS DESIGNED OR PLANNED AT THIS TIME
12. WATERLINE TO MAINTAIN 48" OF COVER FROM TOP OF PIPE.
13. WATER MAIN PIPING SHALL BE AWWA C-900.
14. SEWER MAIN PIPE TO BE SRD-35.

Received
03/13/2024

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	07/08/2024
1 REVISION 1	07/31/2024
2 REVISION 2	03/13/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY
STATE OF MISSOURI
Kyle R. Miller
NUMBER PE-2017019013
PROFESSIONAL ENGINEER
KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000015301

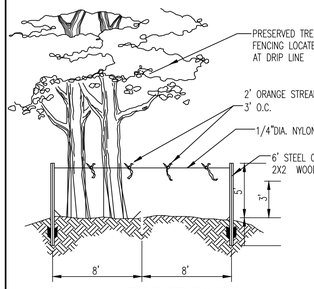
DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O. BOX 68
CLARKTON, MO 63837
(573) 448-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
UTILITY AND STORMWATER PLAN

DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	230107
SHEET:	C-3

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg



TREE PROTECTION DETAIL

PROPOSED CLEARING LIMITS

TREE PRESERVATION/EXISTING TREE NOTES

1. TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES. NO ACTIVITIES TO OCCUR INSIDE THE LIMITS OF DISTURBANCE AS MARKED AS THE LINE OF THE TREES BEING PRESERVED, PROTECTED OR PLANTED AS PART OF THE LANDSCAPING OR TREE PRESERVATION PLAN.

2. AN ORANGE CONSTRUCTION FENCE OR AN EQUIVALENT SHALL BE INSTALLED AND "TREE PRESERVATION – KEEP OUT" SIGNS SHALL BE POSTED EVERY ONE HUNDRED (100) FEET ALONG THE PERIMETER OF THE TREE PRESERVATION AREA, AND THE FENCING AND SIGNS SHALL BE MAINTAINED FOR THE DURATION OF ALL SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.

3. IF SITE GRADING OCCURS WITHIN TWENTY (10) FEET OF THE TREE PRESERVATION AREA, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH OF TWO (2) FEET AND A MINIMUM DEPTH OF TWO (2) FEET. TREE ROOTS SHALL THEN BE PRUNED BY THE PROPERTY OWNER.

4. NO CONSTRUCTION, GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA. ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY ARBORIST PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

5. ALL SPECIES OF TREES AND ALL WIDTHS THAT ARE LOCATED WITHIN THE TREE PRESERVATION AREA MUST BE PRESERVED UNLESS SIGNS OF DECAY OR TREE ROOT ARE VISIBLE THAT WILL CAUSE DAMAGE TO FUTURE PROPERTY. TO REMOVE TREES IN THIS AREA COORDINATION MUST BE MADE WITH THE CITY AND DESIGN ENGINEER.

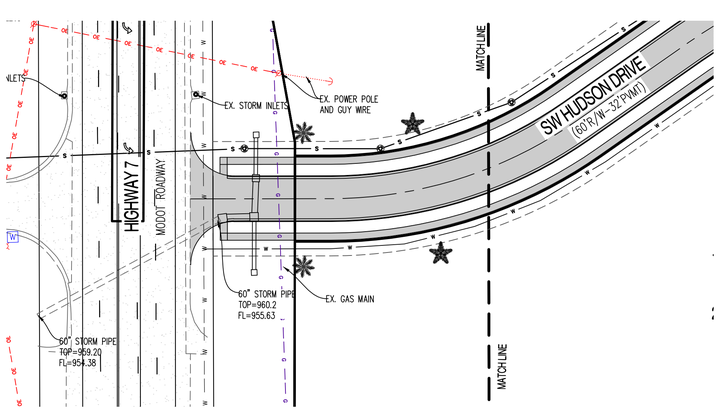


TABLE 407.040-2: PLANT SIZE AND SPECIFICATIONS

PLANT TYPE	SIZE AND SPECIFICATIONS	PLANT UNIT PER CITY
MEDIUM & LARGE SHADE TREE	2 INCHES MINIMUM CALIPER	8
SMALL SHADE/ORNAMENTAL	1.5 INCHES MINIMUM CALIPER	5
UPRIGHT EVERGREEN	4 FEET MINIMUM HEIGHT	3
CONIFERS/EVERGREEN TREES	6 FEET MINIMUM HEIGHT	5
SHRUBS	18 INCHES TO 24 INCHES HEIGHT; 3 FEET MINIMUM AT MATURITY 3 FT TO 5 FT ON CENTER	1
PERENNIAL/ORNAMENTAL	1 GALLON MIN.; 2 FEET TO 3 FEET ON CENTER	1
GROUND TREATMENTS	GROUND COVER: 50% COVERAGE 1ST YEAR;100% AFTER YEAR 1 MULCH: 2 INCHES TO 4 INCHES — LIMITED TO AREAS IMMEDIATELY AROUND PLANTS OR WHERE GROUND COVER NOT YET ESTABLISHED LAWN: SEEDED/SOD SUITABLE TO BLUE SPRINGS CLIMATE AND SOILS; COMPLETE COVERAGE AFTER FIRST GROWING SEASON	–

LANDSCAPE COMPLIANCE BUFFER TABLE

PROPERTY LINE	BUFFER TYPE
WEST PROPERTY LINE	TYPE B BUFFER
SOUTH & EAST PROPERTY LINE (SEE NOTE 2 IN PLAN)	TYPE A BUFFER
NORTH PROPERTY LINE	NO BUFFER REQURIED

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

PARKING LOT LANDSCAPING = 1.0 UNIT PER PARKING STALL — 120 STALLS = 90 UNITS; 12 LARGE TREES & 3 SMALL

STREET TREES ARE REQUIRED ADJACENT TO ALL STREET RIGHTS-OF-WAY AT A SPACING OF 1 LARGE/MEDIUM SHADE TREE PER 75 FEET OF FRONTAGE — 1743 LF – HUDSON DR.; 23 TREES ON EACH SIDE; 46 TOTAL STREET TREES

BUFFER A ON SOUTH SIDE
7 FEET WIDE: 45 UNITS PER 100 FEET; 15 FEET WIDE: 30 UNITS PER 100 FEET — EXISTING 15' WIDE ROW OF TREES TO REMAIN FOR BUFFER

BUFFER B ON WEST SIDE
5 FEET WIDE: 45 UNITS PER 100 FEET — 550 LF OF BUFFER EDGE; SHADE TREES(LARGE/MEDIUM)=8 UNITS EACH; 248 UNITS REQUIRED=31 (L/M) SHADE TREE

EDGE BUFFER FRONTAGE ON ALL SIDES NOT CONTAINING AN EXISTING TREE LINE:
REQ. WIDTH – ENTIRE LOT FRONTAGE
REQ. DEPTH – 10 FEET
ONE ORNAMENTAL OR SMALL SHADE TREE FOR EVERY 40 FEET OF FRONTAGE OR ONE LARGE SHADE TREE FOR EVERY 75 FEET OF FRONTAGE (IN ADDITION TO REQUIRED STREET TREES). — 2,450 LF OF FRONTAGE REQS. 33 LARGE TREES

TOTAL OF ALL TREES — 122 LARGE TREES & 3 SMALL

GROUND MOUNTED EQUIPMENT MUST BE SCFREENED BY DENSE EVERGREEN OR SOLID GRASS PLANTINGS OR A FENCE.

TRASH ENCLOSURE MUST BE SURROUNDED BY A FENCE OR WALL ON ALL 4 SIDES, WITH GATES

PLANTING NOTES:

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF BLUE SPRINGS.

LANDSCAPING SHALL COMPLY WITH SECTIONS 407.040 SITE AND LANDSCAPING DESIGN OF THE CITY OF BLUE SPRING'S UNIFIED DEVELOPMENT CODE.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

REQUIRED TREE TYPES. ALL REQUIRED TREES SHALL FOLLOW RECOMMENDATIONS OF GREAT TREES FOR BLUE SPRINGS INCLUDED IN APPENDIX A3 OF THE COMPREHENSIVE PLAN.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

6 DIFFERENT SPECIES OF TREES TO BE USED.

TREE PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE
	30	CADDO SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	LARGE TREE
	23	RED OAK	QUERCUS RUBRA	LARGE TREE
	23	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	LARGE TREE
	23	LEGEND AMERICAN LINDEN	TILIA AMERICANA 'DTR 123	LARGE TREE
	23	VILLAGE GREEN ZELKOVA	ZELKOVA SERRATA 'VILLAGE GREEN'	LARGE TREE
	3	OKLAHOMA REDBUD	. CERCIS RENIFORMIS 'OKLAHOMA	SMALL TREE

REVISIONS:

NO.	DATE
GENERAL DEV. PLAN	02/08/2024
1 REVISION 1	02/28/2024
2 REVISION 2	03/13/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI — Kyle R. Miller — NUMBER PE-2017019013 — PROFESSIONAL ENGINEER

KYLE R. MILLER
MO LICENSE-2017019013

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crocketengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2000015330

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111N MAIN STREET, P.O.BOX 68
CLARKTON,MO 63837
(573) 448-3000

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
LANDSCAPING PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 230107
SHEET: C-4

Y:\2023\230107 - Blue Springs, MO - MACO\Civil\ACAD Files\Plat-Survey-Contours\230107-Hudson Estates-Blue Springs-Preliminary Plat.dwg

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03/13/2024



KS ENG COA: #3315
KS SUR COA: #365
MO ENG COA: #2023014084
MO SUR COA: #2023014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

TOPOGRAPHICAL SURVEY

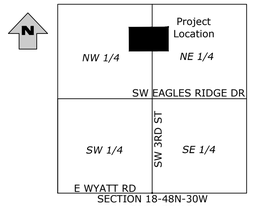
LEGEND

- WATER METER
- ELECTRIC TRANSFORMER
- POWER POLE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- GAS WARNING POST
- TREE LINE
- UNDERGROUND GAS LINE
- OVERHEAD POWER LINE
- BARBED WIRE FENCE LINE

GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
2. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF ZONE A, WITHOUT BASE FLOOD ELEVATION, AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0435G, WITH A DATE OF IDENTIFICATION OF 01/20/2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. ON SITE PARKING WAS OBSERVED. 0 PARKING STALLS OBSERVED AND 0 ADA PARKING STALLS OBSERVED.
6. CURRENT ZONING - MF14
7. POSSIBLE ENCROACHMENTS
   - -2.78' NORTH OF PROPERTY LINE WATER LINE

VICINITY MAP



SECTION 18-48N-30W
1"=2000' SCALE

JOB NO: 23-170

SCALE	PREPARED FOR
80 40 0 80 SCALE IN FEET	MACO DEVELOPMENT ADDRESS: BLUE SPRINGS, MO
SEC-TWN-RNG: 18-48-30	
DATE: JANUARY 31ST, 2024	

Sheet S-1

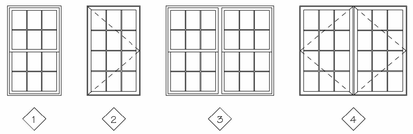
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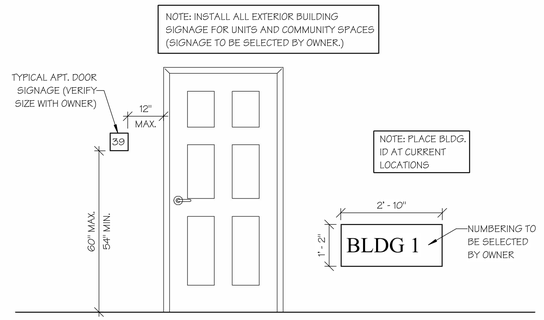
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03/13/2024

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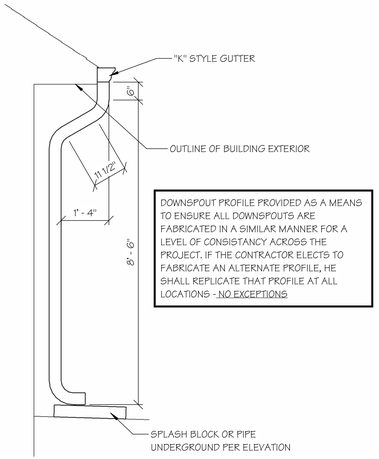
WINDOW SCHEDULE

TYPE MARK	WIDTH X HEIGHT	GLAZING	HARDWARE	COMMENTS
1	3' - 0" X 5' - 0"	LOW "E"	STANDARD	SINGLE-HUNG WITH SCREENS, SASH/SILL LATCH, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX., SHGC = 0.40 MAX.
2	3' - 0" X 5' - 0"	INSUL. LOW "E"	STANDARD	CASEMENT WITH SCREENS, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX, SHGC = .40
3	6' - 0" X 5' - 0"	LOW "E"	STANDARD	SINGLE-HUNG WITH SCREENS, SASH/SILL LATCH, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX., SHGC = 0.40 MAX.
4	6' - 0" X 5' - 0"	INSUL. LOW "E"	STANDARD	CASEMENT WITH SCREENS, ENERGY STAR QUALIFIED, U-FACTOR = 0.25 MAX, SHGC = .40

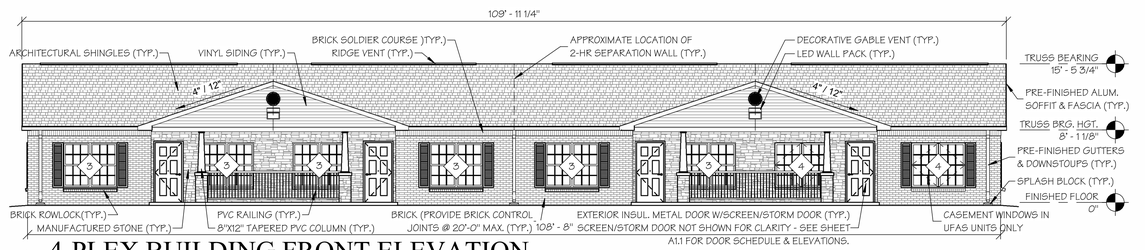




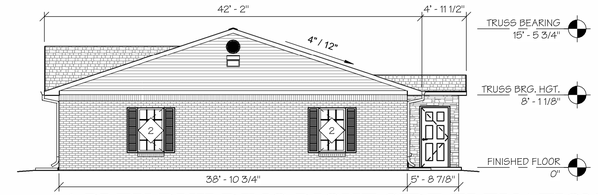
1 A3.0 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



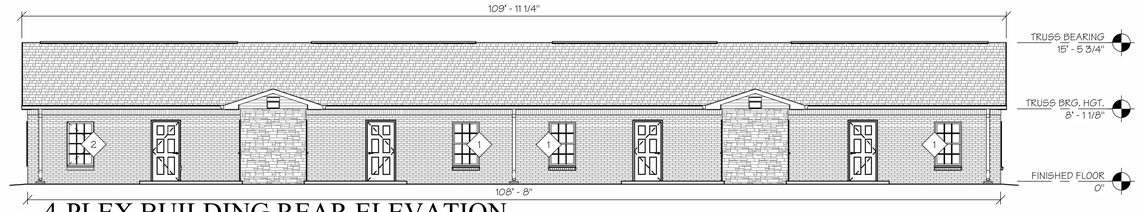
2 A3.0 DOWNSPOUT PROFILE
SCALE: 1/2" = 1'-0"



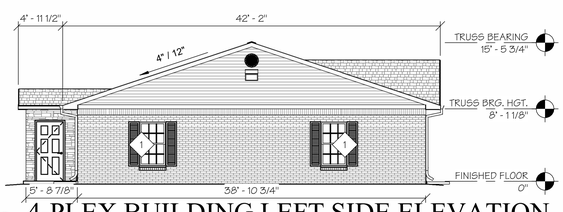
3 A3.0 4-PLEX BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.0 4-PLEX BUILDING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 A3.0 4-PLEX BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"



6 A3.0 4-PLEX BUILDING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

31 JAN 2024

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

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1ST ISSUE
31 JAN 2024

ISSUE/REVISIONS
1 03 JAN 2022 REVIEW SET

SHEET NO. A3.0

JOB NO. 4579

2/27/2024 9:56:57 AM

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03/13/2024

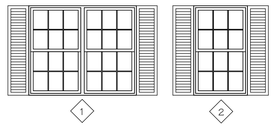
REVIEW SET

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

WINDOW SCHEDULE

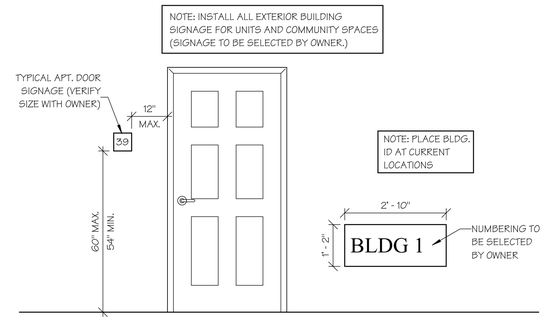
TYPE MARK	UNIT SIZE	GLAZING	HARDWARE	COMMENTS
1	PR. 3'-0" x 5'-0"	INSUL. LOW "E" W/MUNTINS	STANDARD	SINGLE-HUNG ENERGY STAR, VINYL WINDOWS WITH SCREENS & MUNTINS, U-FACTOR .30, SHGC .40
2	3'-0"" x 5'-0"	INSUL. LOW "E" W/MUNTINS	STANDARD	SINGLE-HUNG ENERGY STAR, VINYL WINDOWS WITH SCREENS & MUNTINS, U-FACTOR .30, SHGC .40

WINDOW ELEVATIONS

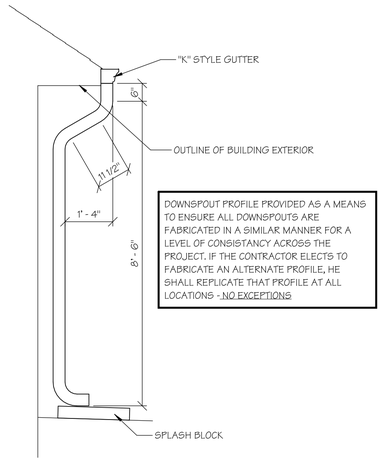


WINDOW NOTES

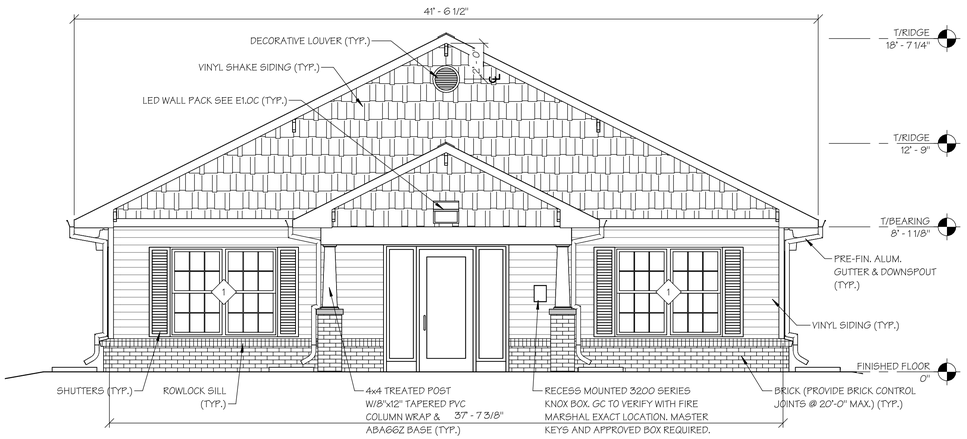
1) GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
2) MAX. SILL HGT. @ 36" A.F.F.
3) REFER TO WALL SECTIONS FOR SPECIFIC BRICK OR SIDING DETAILS AROUND WINDOW OPENINGS.
4) INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT) (TWIN WINDOWS TO HAVE 2 SETS OF BLINDS)



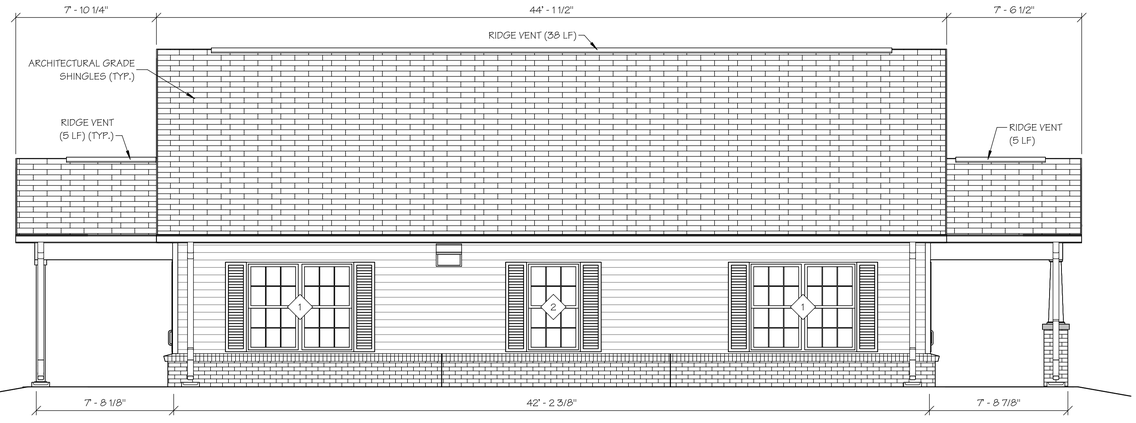
1 A3.0C — SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



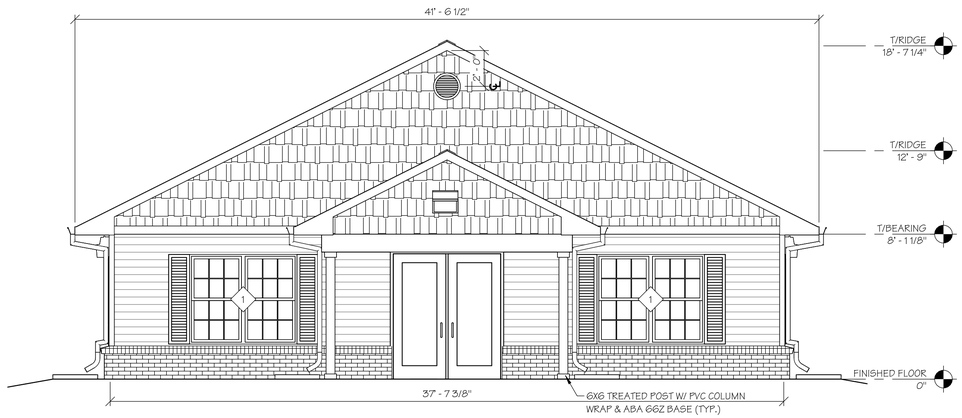
2 A3.0C — DOWNSPOUT PROFILE
SCALE: 1/2" = 1'-0"



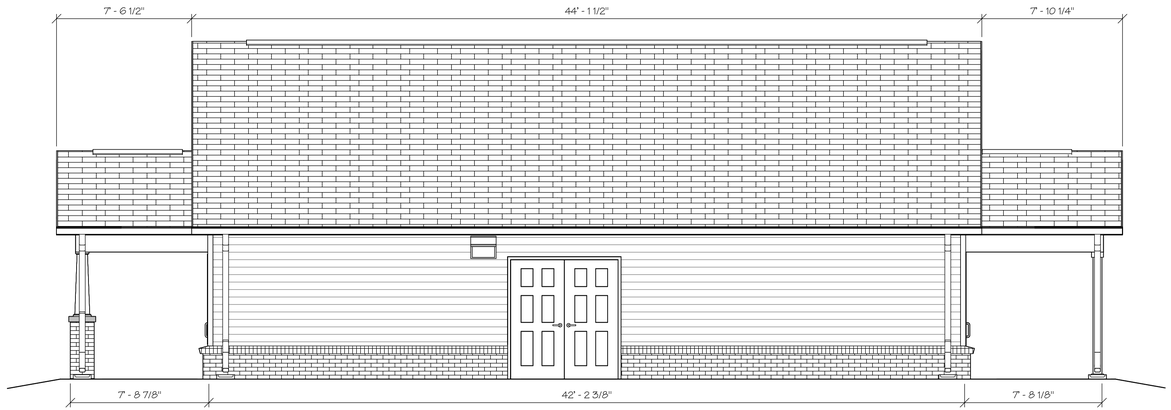
3 A3.0C — COMMUNITY BUILDING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A3.0C — COMMUNITY BUILDING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 A3.0C — COMMUNITY BUILDING REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 A3.0C — COMMUNITY BUILDING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

31 JAN 2024

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573.256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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31 JAN 2024

ISSUE/REVISIONS
1 31 JAN 2024 REVIEW SET

SHEET NO. A3.0C

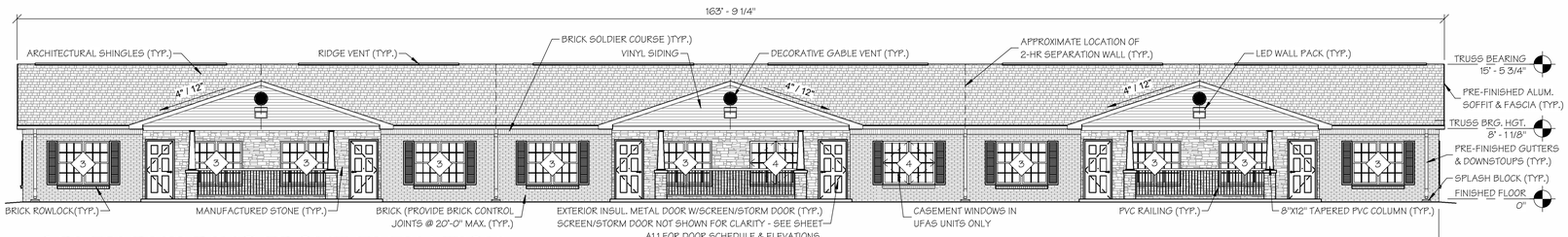
JOB NO. 4579

2/27/2024 9:41:43 AM

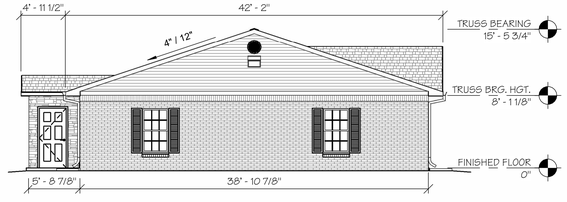
REVIEW SET

Received
03/13/2024

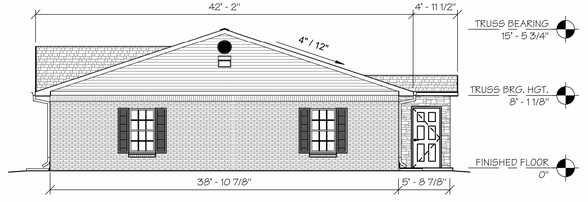
PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



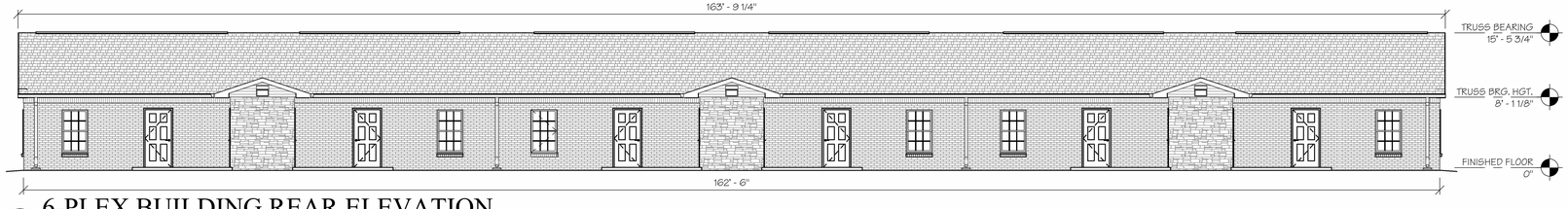
1 A3.1 6-PLEX BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A3.1 6-PLEX BUILDING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.1 6-PLEX BUILDING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.1 6-PLEX BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"

Received
03/13/2024

REVIEW SET

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

31 JAN 2024

HUDSON ESTATES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

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31 JAN 2024

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1 03 JAN 2022 REVIEW SET

SHEET NO. A3.1

JOB NO. 4579

2/27/2024 9:57:02 AM

PRELIMINARY PLAT

HUDSON ESTATES

A DEVELOPMENT LOCATED IN SECTION 18 , TOWNSHIP 48 NORTH, RANGE 30 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
FEBRUARY 8TH, 2024

ORIGINAL 02/08/2024
REV 1 02/28/2024
REV 2 03/13/2024

PRELIMINARY PLAT, HUDSON ESTATES

LEGEND:

- 805 — EXISTING MINOR CONTOUR
- 820 — EXISTING MAJOR CONTOUR
- CURB
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- MANHOLE
- W — PROPOSED WATERLINE
- W — EXISTING WATERLINE
- XX — LOT NUMBER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- EXISTING TREELINE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT

SCALE: 1"=60'
0 30 60 120

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WESTERN ZONE), OBTAINED FROM GPS OBSERVATION.

DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH/ P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD/ PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD/ PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 291.16 FEET; THENCE NORTH 88°21'28" WEST, 84.75 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 158.28 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 155.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 207.19 FEET, A RADIUS OF 340.00 FEET, A CHORD BEARING OF SOUTH 74°12'29" WEST, AND A CHORD LENGTH OF 204.00 FEET; THENCE NORTH 88°20'06" WEST, 25.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51'11" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 79.30 FEET; THENCE NORTH 08°32'14" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 0.71 FEET; THENCE SOUTH 88°20'06" EAST, 24.97 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 158.44 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF NORTH 74°12'29" EAST, AND A CHORD LENGTH OF 156.00 FEET; THENCE NORTH 56°45'03" EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 207.05 FEET, A RADIUS OF 340.00 FEET, A CHORD BEARING OF NORTH 74°11'49" EAST, AND A CHORD LENGTH OF 203.87 FEET; THENCE SOUTH 88°21'25" EAST, 84.95 FEET; THENCE NORTH 01°49'15" EAST, 291.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13'21" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.83 ACRES MORE OR LESS

NOTES:

1. THIS DEVELOPMENT CONTAINS APPROXIMATELY 25.17 ACRES.
2. THIS TRACT IS LOCATED IN A ZONE X AREA OF MINIMAL FLOOD HAZARD WITH NO PORTION WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29095C0435G, DATED: JANUARY 20, 2017.
3. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG EACH SIDE OF DESIGNATED PUBLIC RIGHT-OF-WAY. THERE SHALL ALSO BE A UTILITY EASEMENT AROUND THE OUTER EDGE OF ALL PRELIMINARY PLATTED LOTS.
4. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF BLUE SPRINGS. PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
5. WATER DISTRIBUTION TO BE SERVICED AND COORDINATED WITH PUBLIC WATER SUPPLY DISTRICT #13 (PWSD#13). PROPOSED SANITARY SEWER TO BE IN A 10' UTILITY EASEMENT.
6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE EVERGY.
7. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY SPIRE.
8. SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT TO SERVICE THIS PROPERTY.
9. THE EXISTING ZONING OF THE MULTI-FAMILY DEVELOPMENT AREA IS MF-14.
10. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF BLUE SPRINGS AND APWA STORM WATER MANUAL AND DESIGN REGULATIONS.
11. THERE SHALL BE 5-FOOT SIDEWALK CONSTRUCTED ALONG THE BOTH SIDES OF SW HUDSON DRIVE AND SHALL BE CONSTRUCTED AT THE SAME TIME AS ROADWAY CONSTRUCTED.
12. STREET STORM WATER SHALL BE MANAGED BY USING ON-SITE DETENTION AREAS.
13. SW HUDSON DRIVE TO BE INSTALLED AS A RESIDENTIAL COLLECTOR PUBLIC STREET THAT IS 32' WIDE PAVED AND 60' WIDE RIGHT-OF-WAY. RIGHT-OF-WAY, STREET TO BE GRANTED TO THE CITY OF BLUE SPRINGS FOLLOWING CONSTRUCTION. STREET TO FOLLOW CITY OF BLUE SPRINGS STANDARDS.
14. BUFFER LANDSCAPE FRONTAGE TYPE REQUIRED ALONG HUDSON DRIVE AND EDGE BUFFER ALONG SITE PERIMETER.
15. LOTS 1 AND 2 TO HAVE LIMITS OF ACCESS FOR THE ENTIRE FRONTAGE OF SW HUDSON OTHER THAN PRIVATE DRIVES AS SHOWN. AN ADDITIONAL PRIVATE DRIVE FOR BOTH LOTS 1 AND 2 CAN BE ADDED ON THE EAST SIDE OF THE DEVELOPMENT IN THE FUTURE TO CONNECT TO SW HUDSON.
16. SHOULD FURTHER DEVELOPMENT OCCUR ON LOT 1 AND/OR LOT 2, A SEPARATE GENERAL DEVELOPMENT PLAN WILL BE REQUIRED.
17. TRACT A AND B SHALL NOT BE DEVELOPED UNTIL A PRELIMINARY PLAT IS SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

LAND AREA SUMMARY

TOTAL LOT AREA WITHIN PRELIMINARY PLAT –	25.17 ACRES
TRACT LAND AREA (TRACTS A & B): –	7.60 ACRES
TRACT LAND AREA (LOTS 1 & 2): –	15.27 ACRES
R/W TO BE GRANTED WITHIN DEVELOPMENT –	2.30 ACRES
PROJECT LAND DISTURBANCE AREA –	12.00 ACRES

BUILDING STANDARDS SUMMARY

FRONT YARD SETBACK	= 20 FEET
SIDE YARD SETBACK	= 10 FEET
REAR YARD SETBACK	= 20 FEET
CORNER SETBACK	= 12 FEET
MAX. BUILDING COVERAGE	= 80%
MAX. BUILDING HEIGHT	= 40 FEET

BUILDING STANDARDS SUMMARY

NUMBER OF LOTS	1
MIN. LOT WIDTH	16 FEET PER UNIT
MAX LOT WIDTH	32 FEET PER UNIT
LOT SIZE AREA	1,600 SQUARE FEET MIN. TO 3,200 SQUARE FEET MAX. PER UNIT, PLUS SIDE OR CORNER SIDE SETBACK AREA ON END UNITS.

DENSITY CALCULATIONS

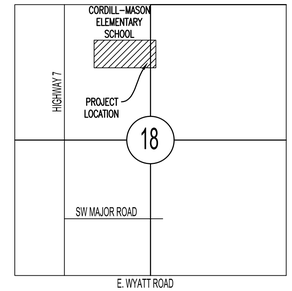
15.27 ACRES FOR RESIDENTIAL DEVELOPMENT
60 UNITS PROPOSED = 3.93 UNITS PER ACRE

UNIT MIX

2 BEDROOM UNITS = 60 UNITS

4-PLEX BUILDING = 6 BUILDINGS = 24 UNITS
6-PLEX BUILDING = 6 BUILDINGS = 36 UNITS

S18 T48N R30W



LOCATION MAP
NOT TO SCALE

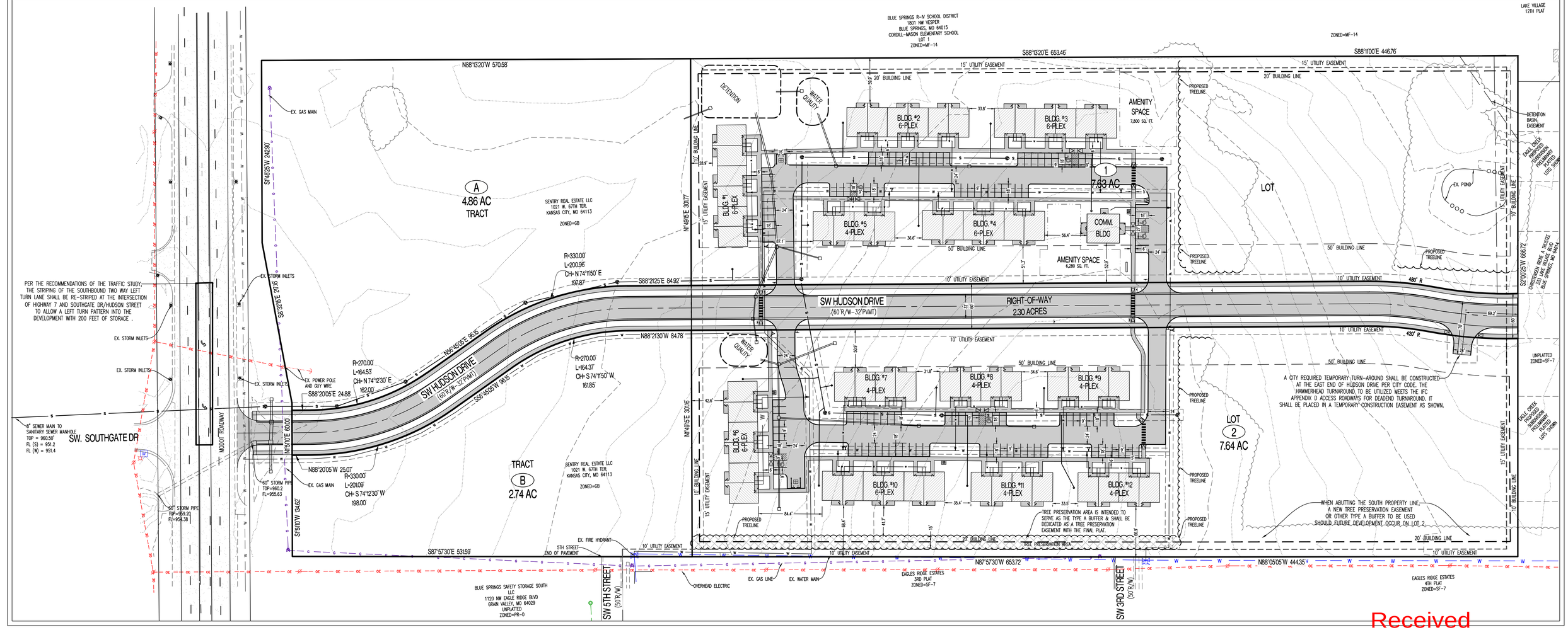
LAND OWNER
CHRISTIANSEN IRENE A TRUSTEE
333 LAKE VILLAGE BLVD.
BLUE SPRINGS, MO 64014

DEVELOPER:
MACO DEVELOPMENT COMPANY LLC
111 N. MAIN STREET, P.O BOX 68
CLARKTON,MO63837

STATE OF MISSOURI
Kyle R. Miller
NUMBER
PE-2017019013
PROFESSIONAL ENGINEER

03/13/2024
KYLE R. MILLER – PE-2017019013

ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304



Received
03/13/2024

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 #:	GDP-02-24-9040; PP-02-24-9041
PC MEETING:	3-26-2024
CC MEETING:	4-1-2024
BOA MEETING:	
NEWSPAPER:	3-6-2024
NOTICE LETTERS:	3-7-2024
PLANNER:	Dave McCumber

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

Hudson Estates
Project Name

41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000; 41-910-99-04-00-0-00-000 Attached.
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

MF14	Vacant	MF14	Residential	17.57	1
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Kyle Miller — Crockett Engineering Consultants — 573-447-0292 — kmiller@crockettengineering.com
Name of Applicant — **Company** — **Phone** — **Email Address**

1000 W. Nifong Blvd, Bld 1 — Columbia — MO — 65203
Address — **City** — **State** — **Zip Code**

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

X Kyle Miller — 2-6-24
Applicant Signature — **Date**

Sentry Real Estate, LLC, By: John A. Christiansen, Member — (816) 416-7070 — jchristiansenlaw@aol.com
Name of Property Owner — **Phone** — **Email Address**

4310 Madison Avenue — Kansas City — MO — 64111
Address — **City** — **State** — **Zip Code**

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

X John A. Christiansen, Member — 2-6-24
Property Owner Signature — **Date**

Received
02/08/2024 12:12:37 PM

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:

Development of 60, senior only, 2-bedroom apartments on 16.79 acres. Project will consist of six 6-plex buildings and six 4-plex buildings. Along with the residential units there will be a community buildings, site amenities, parking lot, and utility extensions. Stormwater systems, detention, and water quality features will all be installed as part of this development. Additionally, a 32' wide, 60' wide right-of-way city street will be installed from Highway 7 through the middle of the development to serve as access. Additional right-of-way to be granted for City street.

Received
02/08/2024 12:12:43 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

Name	Company Name		
Dan Sanders	MACO Development Company, L.L.C.		
Address	**City**	**State**	**Zip**
111 N. Main Street, P.O Box 68	Clarkton	MO	63837
Email	**Phone**	**Fax**	
drsanders73@outlook.com	(573) 642-4335 Office		

ENGINEER

Name	Company Name		
Kyle Miller	Crockett Engineering Consultants		
Address	**City**	**State**	**Zip**
1000 W. Nifong Blvd, Bld 1	Columbia	MO	65203
Email	**Phone**	**Fax**	
kmiller@crockettengineering.com	573-447-0292		

ARCHITECT

Name	Company Name		
Randy Porter	Wallace Architects, LLC		
Address	**City**	**State**	**Zip**
302 Campusview Drive Suite 208	Columbia	MO	65201
Email	**Phone**	**Fax**	
Rebekahs@wallacearchitects.com	573-256-7200		

SURVEYOR

Name	Company Name		
Andrea Weishaubt, PS	Atlas Land Consulting		
Address	**City**	**State**	**Zip**
14500 PARALLEL RD UNIT R	BASEHOR	KS	66007
Email	**Phone**	**Fax**	
andrea@alconsult-llc.com	913-702-5073		

LANDSCAPE ARCHITECT

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

ATTORNEY

Name	Company Name		
Matt Wine	Spencer Fane LLP		
Address	**City**	**State**	**Zip**
6201 College Blvd., Suite 500	Overland Park	KS	66211
Email	**Phone**	**Fax**	
mwine@spencerfane.com			

OTHER CONTACT

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

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02/08/2024 12:12:43 PM

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]**		$ _____
	General Development Plan	$0 **+ Public Hearing[1]**		$ 0
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#1 **lot(s)**	$ 444
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: #**_____		**$** 444

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.***

Received
02/08/2024 12:12:43 PM

THE EXAMINER

Notice ID: d8zGEd8H0TKpKLUOPNQ
Hudson Estates

AFFIDAVIT OF PUBLICATION: #2053850

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:

Mar. 9, 2024

Authorized Agent

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

Printer's Fee: $287.83

See Proof on Next Page

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

PUBLIC NOTICE

General Development Plan I GDP-02-24-9040 "Hudson Estates"
East of 7 Highway and south of
Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000
& 41-910-99-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, March 25, 2024, at 6:30 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 301.16 FEET; THENCE NORTH 88°21'28" WEST, 84.78 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.37 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 161.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12'29" WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20'06" WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51'11" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20'06" EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12'29" EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45'03" EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 200.96 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11'49" EAST, AND A CHORD LENGTH OF 197.87 FEET; THENCE SOUTH 88°21'25" EAST, 84.92 FEET; THENCE NORTH 01°49'15" EAST, 301.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13'21" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING. CONTAINING 17.57 ACRES MORE OR LESS

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber, Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on Monday, April 1, 2024, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 9, 2024

2053850

PUBLIC NOTICE

General Development Plan | GDP-02-24-9040
"Hudson Estates"
East of 7 Highway and south of Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000 & 41-910-99-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 25, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. 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:

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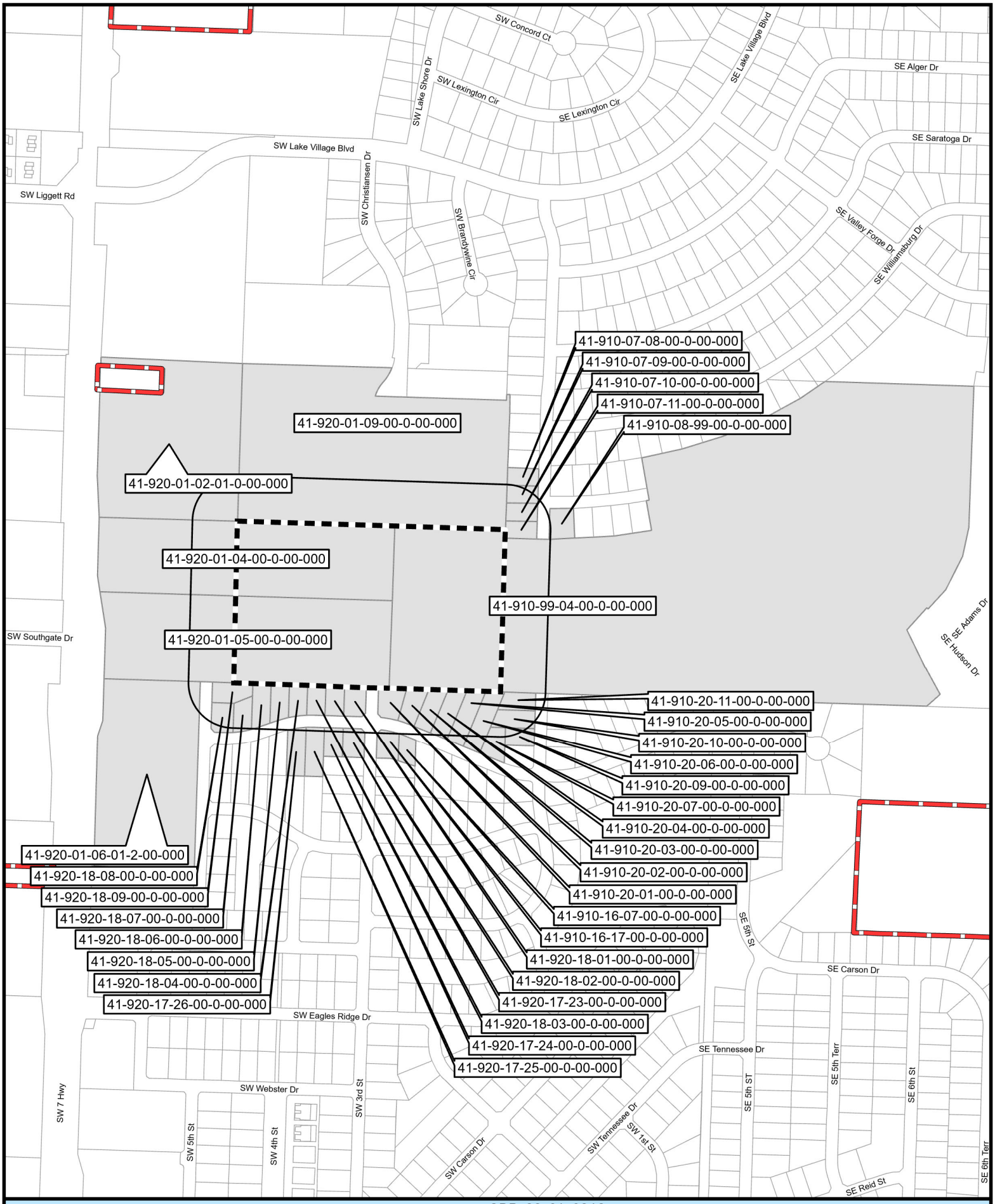
OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12’29” WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20’06” WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51’11” EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20’06” EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12’29” EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45’03” EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 200.96 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11’49” EAST, AND A CHORD LENGTH OF 197.87 FEET; THENCE SOUTH 88°21’25” EAST, 84.92 FEET; THENCE NORTH 01°49’15” EAST, 301.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13’21” EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING. CONTAINING 17.57 ACRES MORE OR LESS

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber, Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on **Monday, April 1, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024



The City of Blue Springs Missouri

GDP-02-24-9040
PP-02-24-9041
PARCEL # 41-910-99-04-00-0-00-000
41-920-01-04-00-0-00-000
41-920-01-05-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 500 feet

Date: 2/27/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
41-920-01-05-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-920-01-04-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-920-01-09-00-0-00-000	4001 SW CHRISTIANSEN DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS R-IV SCHOOL DIST	1801 NW VESPER BLUE SPRINGS, MO 64015
41-920-01-02-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-920-17-24-00-0-00-000	304 SW NELSON DR	BLUE SPRINGS	MO	64014	RUTH TRUST AGREEMENT DATED 06/05/2023	304 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-09-00-0-00-000	4618 SW 5TH ST	BLUE SPRINGS	MO	64014	SMITH PATRICK & ASHLIE	4618 SW 5TH ST BLUE SPRING, MO 64014
41-920-18-02-00-0-00-000	305 SW NELSON DR	BLUE SPRINGS	MO	64014	CAIN CHARLES ANDREW & DAYSI ALICIA	305 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-07-00-0-00-000	413 SW NELSON DR	BLUE SPRINGS	MO	64014	SHELTON AIMEE E & ADAM M	413 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-17-26-00-0-00-000	400 SW NELSON DR	BLUE SPRINGS	MO	64014	GIPSON JAQUELYN MICHELE	400 SW NELSON DR BLUE SPRING, MO 64014
41-920-18-04-00-0-00-000	401 SW NELSON DR	BLUE SPRINGS	MO	64014	DAVIDSON THERESA A & WAYNE E	401 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-17-25-00-0-00-000	308 SW NELSON DR	BLUE SPRINGS	MO	64014	JOCHUM GARY JON & ANGELA ROSE	308 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-01-00-0-00-000	301 SW NELSON DR	BLUE SPRINGS	MO	64014	YOCUM DAVID	301 SW NELSON BLUE SPRINGS, MO 64014
41-920-18-03-00-0-00-000	309 SW NELSON DR	BLUE SPRINGS	MO	64014	CLEMOENS YABIN & SURRAYYA	309 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-05-00-0-00-000	405 SW NELSON DR	BLUE SPRINGS	MO	64014	ADAMS MARK O & CHERYL	405 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-06-00-0-00-000	409 SW NELSON DR	BLUE SPRINGS	MO	64014	THATE BRADLEY ALLEN	19007 E 20TH TER N UNINCORPORATED, MO 64058
41-920-01-06-01-2-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-920-17-23-00-0-00-000	300 SW NELSON DR	BLUE SPRINGS	MO	64014	MICHAEL & TAMMY PUTNAM LIV TR DTD 7-25-2011	300 SW NELSON DR BLUE SPRINGS, MO 64014
41-920-18-08-00-0-00-000	417 SW NELSON DR	BLUE SPRINGS	MO	64014	COONTZ JEFFREY WAYNE & ANGELA LYNN	417 SW NELSON DR BLUE SPRINGS, MO 64014
41-910-20-02-00-0-00-000	225 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-03-00-0-00-000	221 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-99-04-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64014	SENTRY REAL ESTATE LLC	1021 W 67TH TER KANSAS CITY, MO 64113
41-910-20-01-00-0-00-000	229 SW NELSON DR	BLUE SPRINGS	MO	64014	DAVIS ASHLEY & BRIAN	229 SW NELSON DR BLUE SPRINGS, MO 64014
41-910-16-17-00-0-00-000	228 SW NELSON	BLUE SPRINGS	MO	64014	BALLIE RICHARD JAMES	228 SW NELSON DR BLUE SPRINGS, MO 64014
41-910-08-99-00-0-00-000	100 SE HARVARD DR	BLUE SPRINGS	MO	64014	JENSEN BRET & ROBIN	989 NW 1251 RD ODESSA, MO 64076
41-910-07-11-00-0-00-000	4209 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	CHALOUPECKY WILLIAM J JR	4209 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-07-10-00-0-00-000	4205 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	THOMAS CAITLIN & KEVIN	4205 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-07-08-00-0-00-000	4113 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	DAVIS DREW C	4113 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-07-09-00-0-00-000	4201 SW WASHINGTON DR	BLUE SPRINGS	MO	64014	RONALD & MERI CRAMPTON REVOCABLE TRUST	4201 SW WASHINGTON DR BLUE SPRINGS, MO 64014
41-910-16-07-00-0-00-000	224 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-04-00-0-00-000	217 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-05-00-0-00-000	213 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-06-00-0-00-000	209 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-07-00-0-00-000	205 SW NELSON DR	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-09-00-0-00-000	4609 SW 2ND ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-10-00-0-00-000	4605 SW 2ND ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
41-910-20-11-00-0-00-000	4601 SW 2ND ST	BLUE SPRINGS	MO	64014	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029

Blue Springs, Missouri
Community Development

March 11, 2024

Ref: Public Hearing: General Development Plan | GDP-02-24-9040
"Hudson Estates"
East of 7 Highway and south of Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000 & 41-910-99-04-00-0-00-000

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, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

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

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

Planning Commission - Monday, March 25, 2024 @ 6:30 p.m.
&
City Council – Monday, April 1, 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

Dave McCumber
Development Review Manager

From: Mark & Cheryl Adams <theadams6@sbcglobal.net>
Sent: Wednesday, March 27, 2024 6:08 PM
To: Mike Mallon <mmallon@bluespringsgov.com>; Dave McCumber <dmccumber@bluespringsgov.com>
Subject: GENERAL DEVELOPMENT PLAN GDP-02-24-9040 - HUDSON ESTATES

You don't often get email from theadams6@sbcglobal.net. Learn why this is important

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Gentlemen,

We are writing in reference to the above project, and in response to Monday evening's Planning Commission meeting. We were not aware that we could have previously submitted a letter with our concerns, or we would have done so. We are not opposed to the Hudson Estates development, but as some stated at the meeting, the tree line dividing the two properties is something we would strongly like to have stay as it is. As Mr. Miller of Crockett Engineering Consultants stated, they are planning to leave a 15 foot strip of natural tree line, because that is all the city requires. Several of the trees in that strip are so large, that only one of them would fit in that 15 foot space, which would leave a sparse barrier at best. The homes on Nelson Drive that back to the aforementioned project are designed with large windows that face the north, so having such a sparse tree line would take away the little privacy we do have, as the residents of Hudson Estates would be able to see not only into our yards, but into our homes as well. We are not allowed privacy fences, so we cannot count on that as a help. The tree line is host to all kinds of wildlife that we have the privilege to enjoy and it would be a tragedy to displace the animals and birds. It brings a rural feel to our city neighborhood, and to us, makes this a truly special place to live. Although Mr. Miller stated they are going "above and beyond" what they have to do by code with the tree line, as Commissioner Rohr mentioned, it would be a very small item to be fixed in order to please the residents around there.

We urge you to please consider our request for the tree line to stay as it is or if it does have to change, to allow it to be increased considerably from the proposed 15 feet to make it a "dense" line that Mr. Miller said it would be.

Thank you for your time and consideration.

Kind regards,

Mark and Cheryl Adams
405 SW Nelson Drive
Blue Springs, MO 64014

Introduced by Councilmember _____ BILL NO. 5201
(GDP-02-24-9040)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR HUDSON ESTATES LOCATED EAST OF 7 HIGHWAY, SOUTH OF CORDILL-MASON ELEMENTARY SCHOOL AND NORTH OF THE EAGLES RIDGE SUBDIVISION

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

WHEREAS, after review of the General Development Plan, it has been determined that the application substantially meets the review criteria listed in Section 403.045 of the Unified Development Code; 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 March 25, 2024, which the Commission, after said hearing, recommended that the application for the General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 1, 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 area of real estate is hereby declared subject to the General Development Plan for Hudson Estates. The site is legally described as:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47’57” WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10’57” EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO

KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 301.16 FEET; THENCE NORTH 88°21'28" WEST, 84.78 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.37 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 161.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12'29" WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20'06" WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51'11" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20'06" EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12'29" EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45'03" EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 200.96 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11'49" EAST, AND A CHORD LENGTH OF 197.87 FEET; THENCE SOUTH 88°21'25" EAST, 84.92 FEET; THENCE NORTH 01°49'15" EAST, 301.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13'21" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING. CONTAINING 17.57 ACRES MORE OR LESS

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 March 25, 2024, meeting and to the City Council at its April 1, 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 by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the General Development Plan includes only those improvements shown therein as part of the proposed apartment development. Any future

development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan and shall provide an access drive extending from SW Hudson Drive north to the north property line of lot one (1) for an additional access point for the Cordill-Mason Elementary School.

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. A Site Plan Design Review shall be submitted and approved prior to the issuance of any building permits for the Site Plan Design Review area. Approval of the 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 1st day of April 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: March 21, 2024

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

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

ISSUE/REQUEST

A public hearing was held on March 4, 2024 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) and approve a General Development Plan with Alternative Development Standards for 133.43 +/- acres to allow for 231 single-family lots and thirteen open space tracts (GDP-10-23-8940) for Hoot Owl Meadows.

On March 4, 2024, after conclusion of the public hearing with testimony, the Bill rezoning the property to "SF-12" (Single-Family Large Lot) was continued after first reading and discussion, and the Bill approving the General Development Plan were continued to the March 18, 2024, City Council meeting. At the March 18, 2024, City Council meeting, the items were continued to the April 1, 2024, City Council meeting without discussion.

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 thirteen (13) 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 maximum lot size.

The applicant has revised the General Development Plan so that all lots comply with the 100-ft. minimum frontage width requirement per the "Detached House Large Lot" building type standards. The adjustment also eliminated the alternative development standard request for lots to exceed the maximum frontage width as all lots are now within the 100-ft. to 150-ft. requirement with 80-ft. on cul-de-sac lots. The plan is still proposing 231 single-family lots with a density of 1.73 dwelling units per acre. The average lot size remains at 0.38 acres or 16,495-sf. In the plan, the lot and tract letters have changed, a playground was added, an additional detention tract was added, and sidewalk access to the trail has been adjusted. The additional detention tract was necessitated by the decrease in size for Tract J so the adjacent lots could meet the frontage width requirement. An updated tract table has been added to the plan for reference and the total open space is now at 28.37 +/- acres which is 21.2% of the total site.

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.

The City Council held a Public Hearing on Monday, March 4, 2024, where no one spoke in favor and eleven spoke in opposition to the Rezoning and the General Development Plan. The Public Hearing was closed, the bill to approve the Rezoning was introduced and, after Council discussion, the bills approving the Rezoning and General Development were continued to March 18, 2024. At the March 18, 2024, City Council meeting, the Rezoning and General Development Plan were continued to the April 1, 2024, meeting without discussion.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 2, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning.
Staff recommends approval of the General Development Plan with one (1) 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 23.

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:	March 18, 2024
Action:	Continued to April 1, 2024, without discussion
Name of Board or Commission:	City Council
Date:	March 4, 2024
Action:	The public hearing was opened, testimony was heard, the public hearing was closed, and the Bill approving the Rezoning and Bill approved the General Development Plan were continued to March 18, 2024.
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

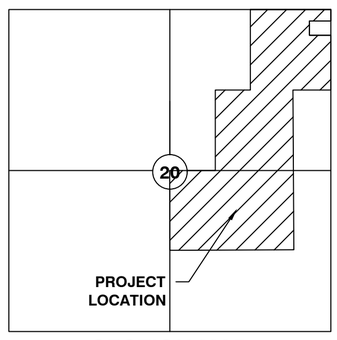
1. Revised General Development Plan and Revised Phased Plan
2. Exhibit 1 as entered into the record during the public hearing at the March 4, 2024, City Council meeting which includes City Council Information Form with attachments; Staff Report with attachments; Application with attachments; Affidavit 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; Written letter of Opposition; 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***

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.

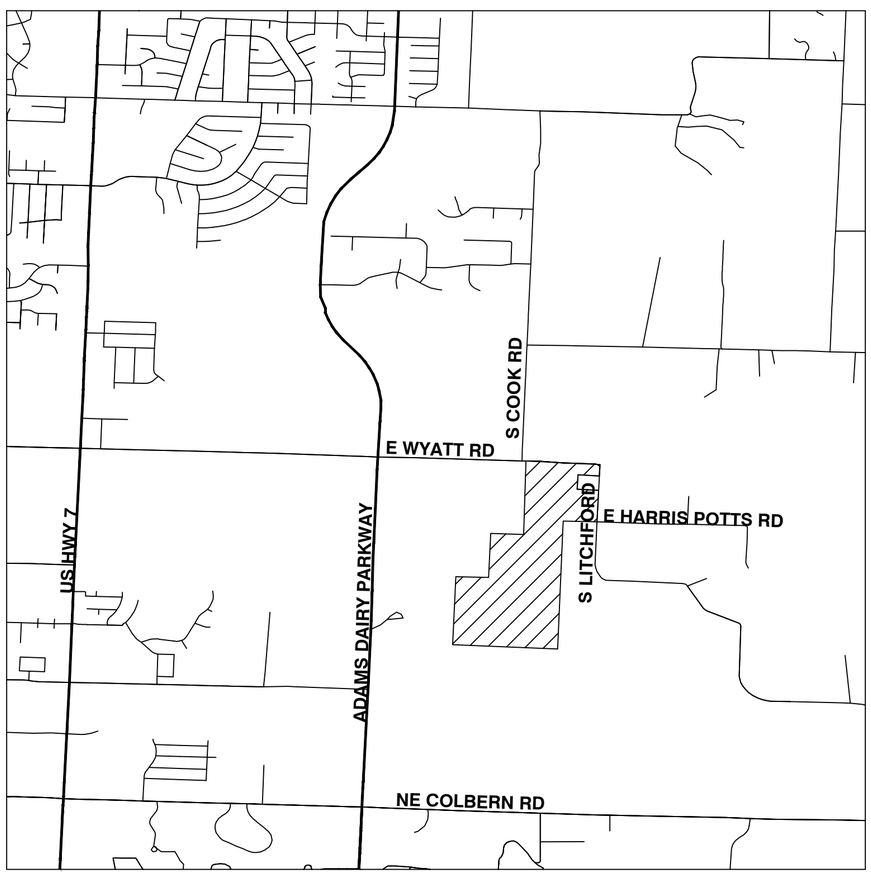
PROPERTY OWNER
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN STREET
BLUE SPRINGS, MO 64015

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



TRACT TABLE

TRACT	AREA (AC)	OPEN SPACE SYSTEM
A	8.4± ac	PRESERVE/TRAIL
B	2.40± ac	DETENTION/STORM WATER MANAGEMENT
C	0.04± ac	LANDSCAPE BUFFER
D	0.28± ac	LANDSCAPE BUFFER
E	0.62± ac	STORM WATER MANAGEMENT
F	1.73± ac	LIFT STATION
G	0.62± ac	DETENTION/STORM WATER MANAGEMENT
H	0.86± ac	CLUBHOUSE/POOL/PLAYGROUND
I	1.05± ac	DETENTION/STORM WATER MANAGEMENT
J	2.79± ac	PRESERVE/TRAIL
K	6.45± ac	DETENTION/STORM WATER MANAGEMENT
L	0.07± ac	LIFT STATION
M	3.06± ac	PRESERVE/STORM WATER MANAGEMENT
TOTAL	28.37± ac	



VICINITY MAP
NTS

NORTH

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.

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

THE CITY IS GRANTED THE RIGHT, BUT IS NOT OBLIGATED TO ENTER UPON TRACT "B", "G", "I", & "K" 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 826,676 SF
NET PROPERTY AREA	88.45± AC 5,042,600 SF
DETENTION AREA	10.52± AC 458,251 SF
NUMBER OF RESIDENTIAL LOTS	231
NUMBER OF DETENTION LOTS	4
NUMBER OF OPEN SPACE TRACTS	13
10% OPEN SPACE REQUIRED	13.5 ACRES
OPEN SPACE PROVIDED	28.37 ACRES (21%)
MINIMUM FLOOR AREA (CLASS E)	1,800 SQUARE FEET (GROUND FLOOR)
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	30 FEET (FRONT)
MAXIMUM BUILDING COVERAGE	35%
MINIMUM LOT SIZE	12,402 SF (0.28 ACRES)
MAXIMUM LOT SIZE	61,020 SF (1.40 ACRES)
AVERAGE LOT SIZE	16,495 SF (0.38 ACRES)
DENSITY	1.7 UNITS/ACRE

EXCEPTIONS

LOT 23: AN ALTERNATIVE DEVELOPMENT STANDARD TO 1.41 ACRES. FROM THE MAXIMUM LOT SIZE OF 1 ACRE FOR A DETACHED HOUSE - LARGE LOT.

- NEW ASPHALT PAVEMENT
- PROPOSED STREAM BUFFER
- CONCRETE SIDEWALK
- VEGETATED FILTER STRIP
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- 916 - EXISTING MAJOR CONTOUR
- 916 - EXISTING MINOR CONTOUR
- 1030 - PROPOSED MAJOR CONTOUR
- 1028 - PROPOSED MINOR CONTOUR
- TYPE CG-2 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER
- SS - PROPOSED 8" SANITARY SEWER
- W W - PROPOSED 8" WATER MAIN
- ST - PROPOSED STORM SEWER
- 10'W/E - WATER EASEMENT
- 25'B/L - BUILDING LINE
- 10'U/E - UTILITY EASEMENT

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 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
NO. DATE / DESCRIPTION
1
2
3
4
5
6

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

PRELIMINARY PLAT

1

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

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Architecture: MO 310 / KS 73
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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

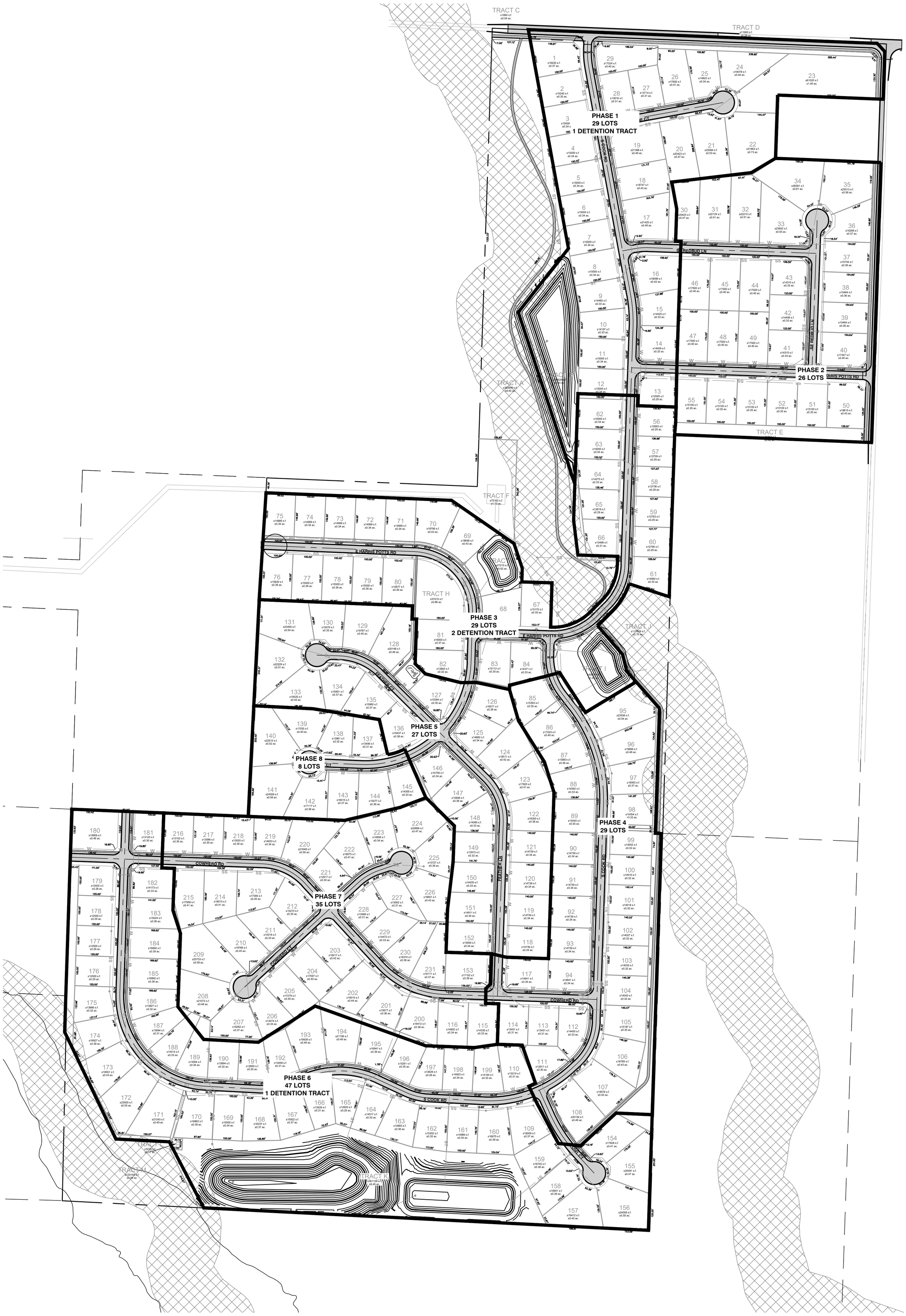
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

2

Received
03/21/2024 3:30:30 PM



PROPOSED PHASING SCHEDULE

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

NORTH

0 150' 300'

SCALE: 1" = 150'

Received
03/21/2024 3:30:30 PM

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

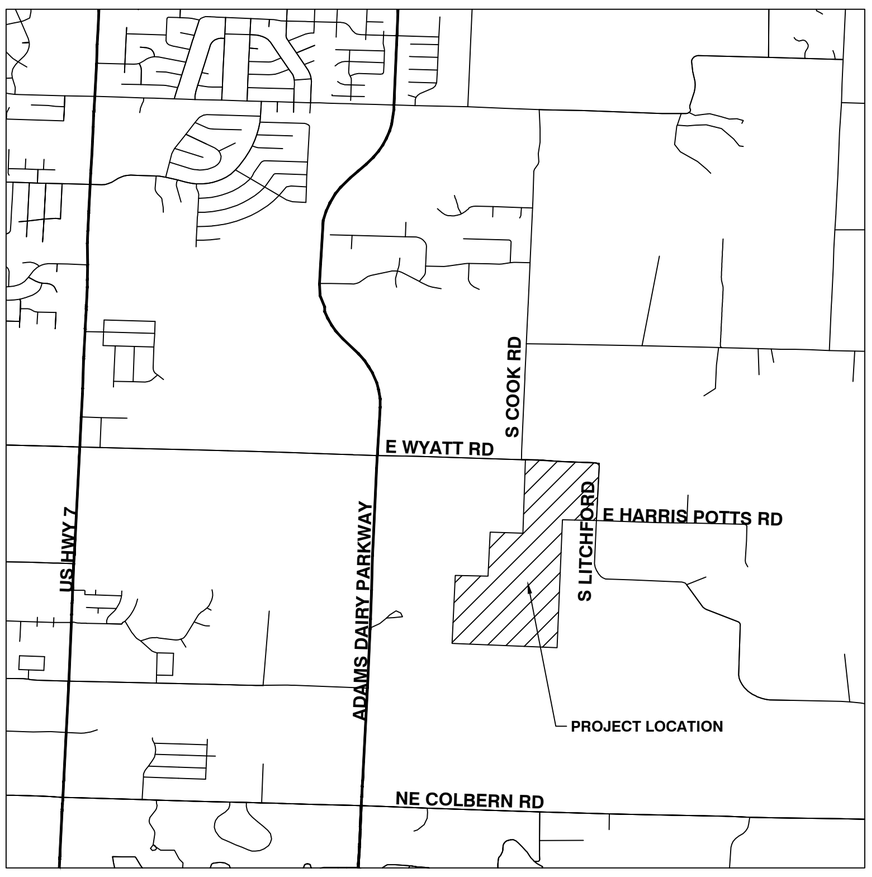
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1 inch = 500 feet

Date: 11/6/2023

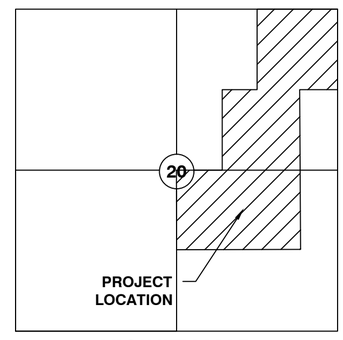
REZONING PLAN
FOR
HOOT OWL MEADOWS

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

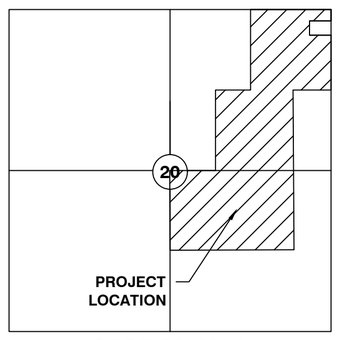
REVISIONS
NO. DATE / DESCRIPTION
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PROJECT #:
ISSUE DATE:
NOT FOR CONSTRUCTION

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PRELIMINARY PLAT
AND DEVELOPMENT PLAN
FOR
HOOT OWL MEADOWS

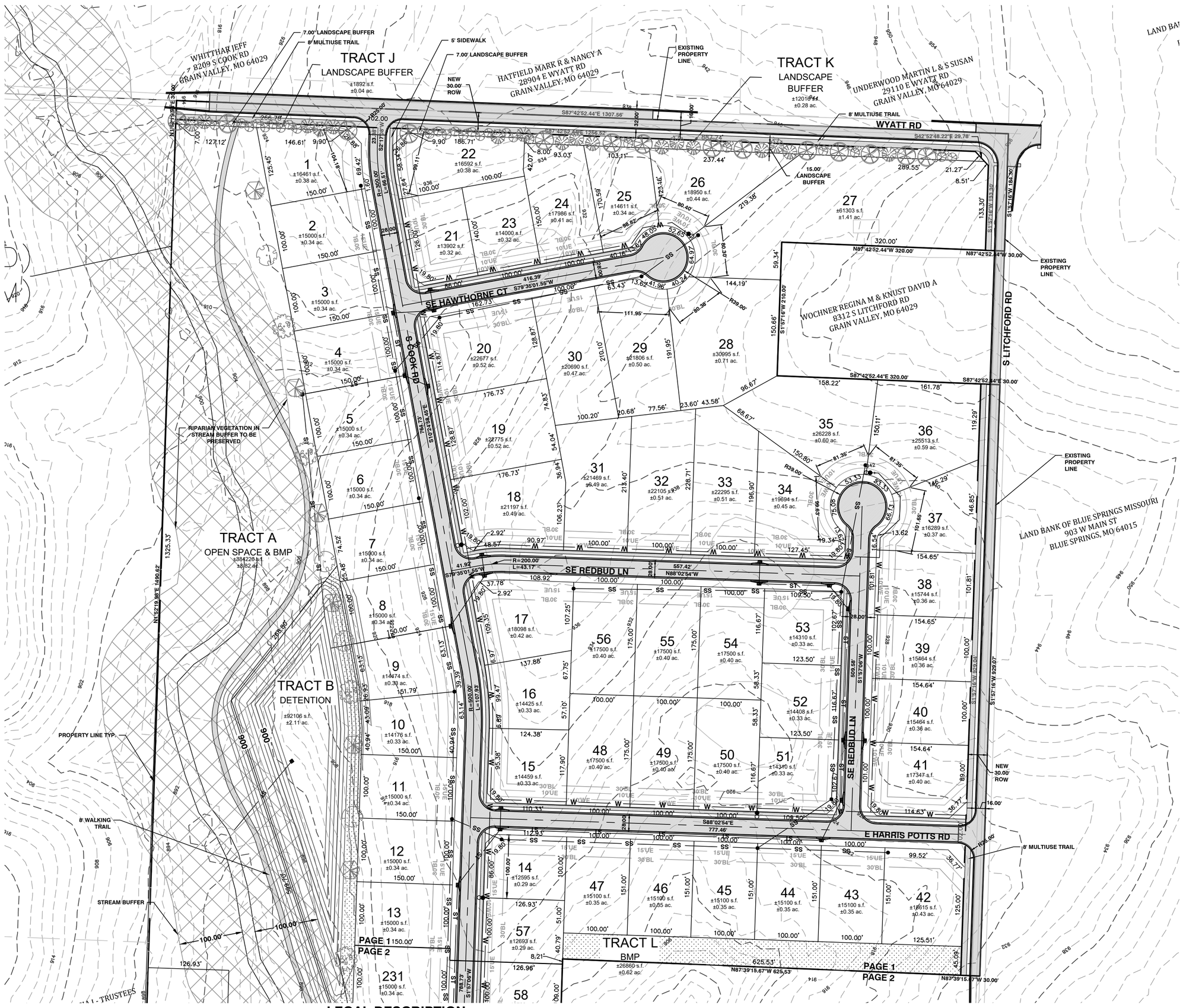
A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



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:

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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.

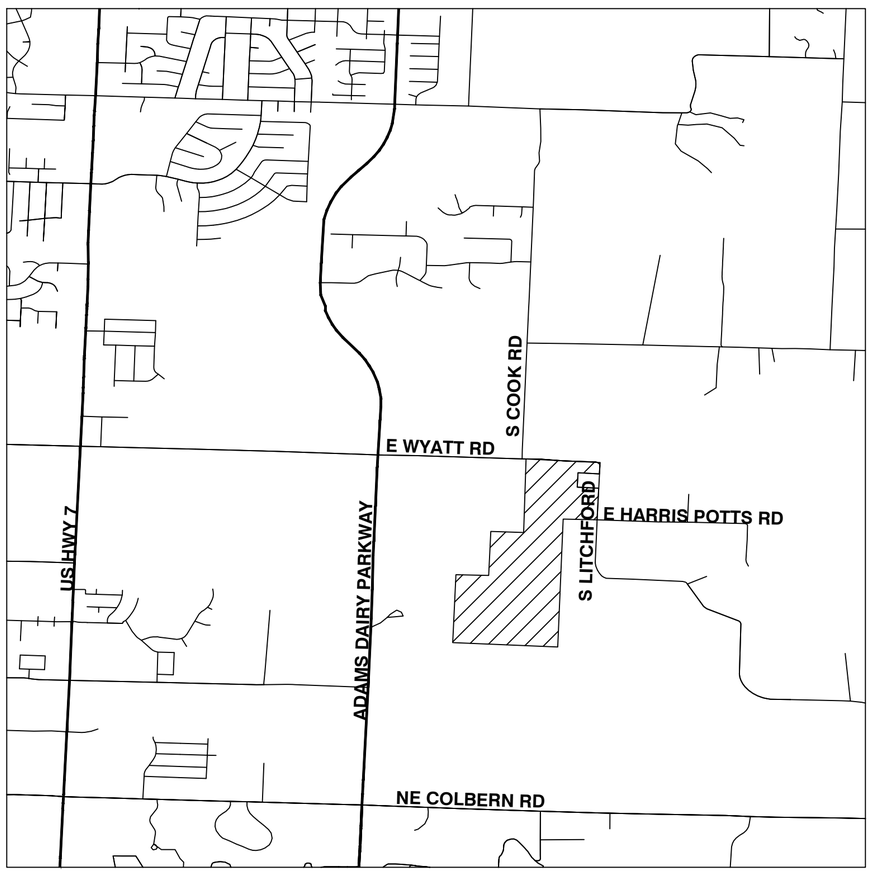
MAINTENANCE OF TRACTS

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

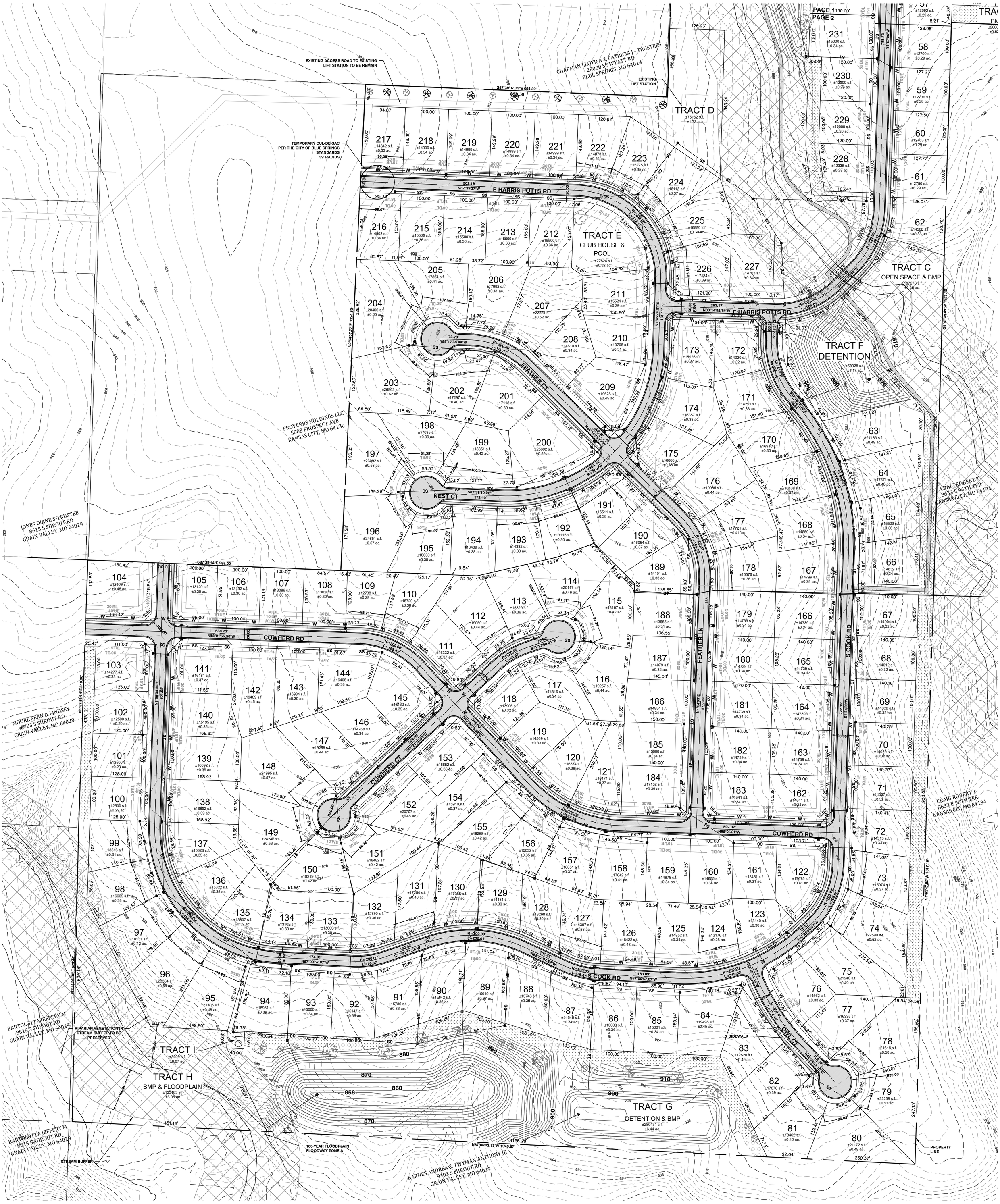
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

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

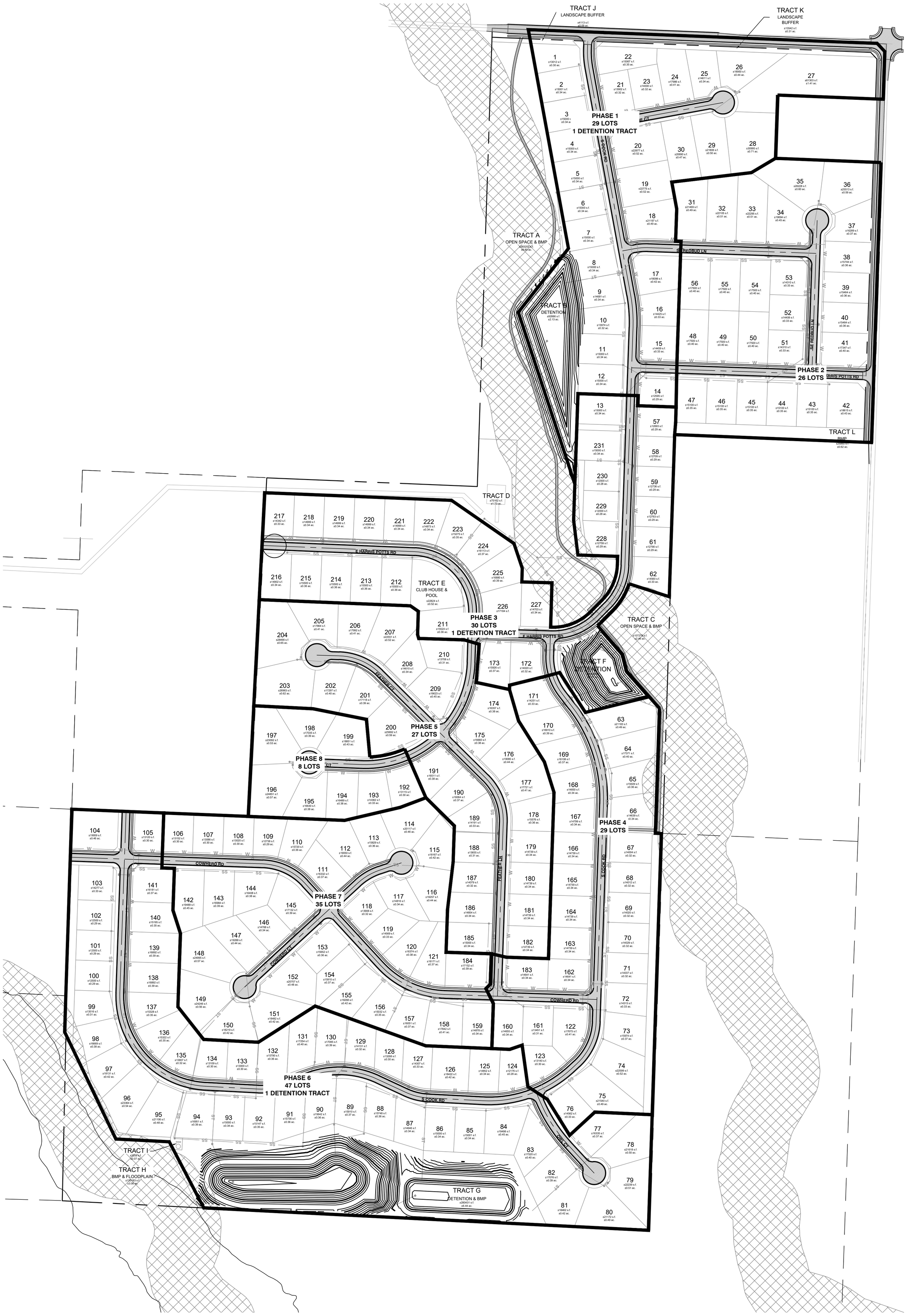
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

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



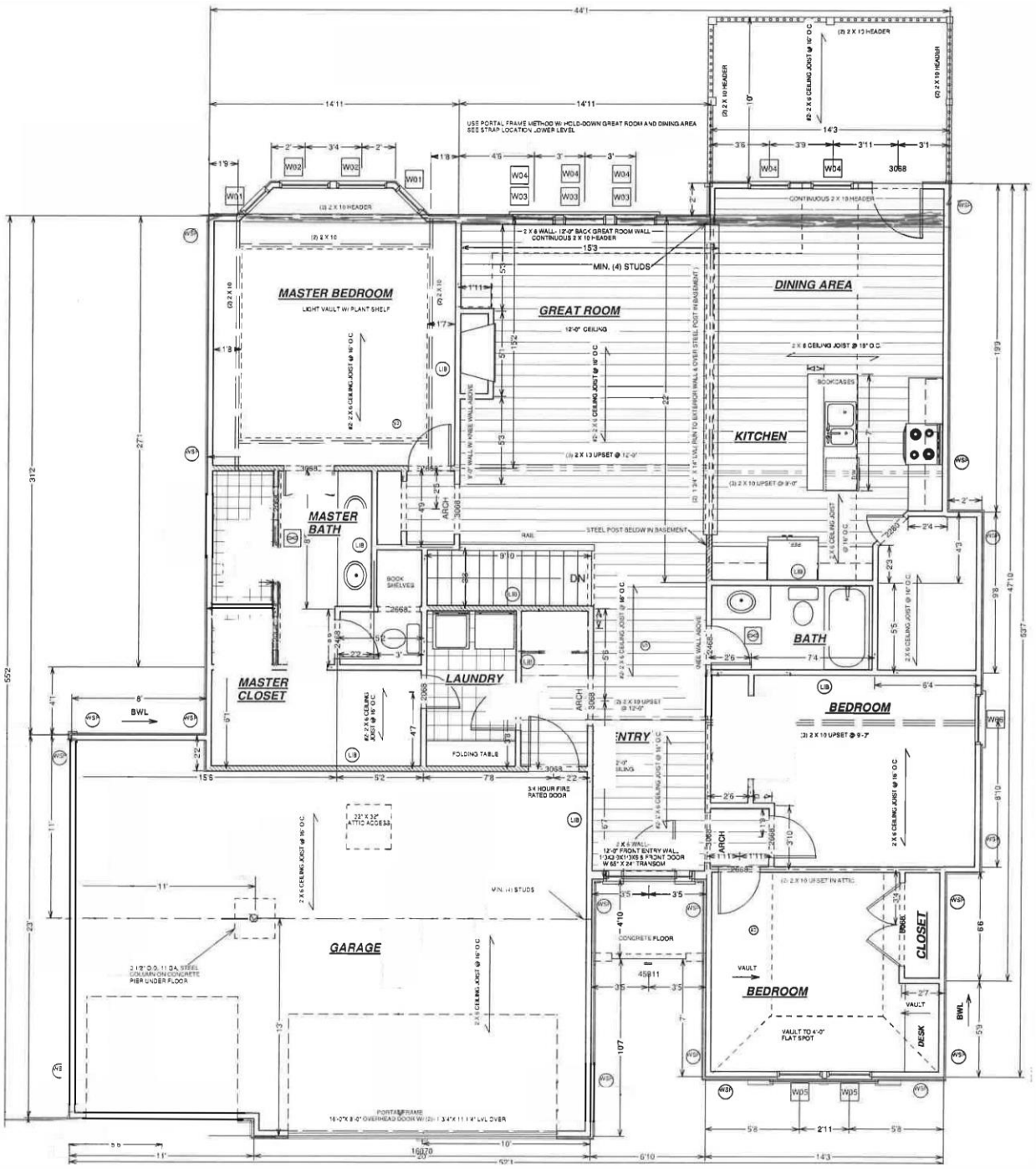
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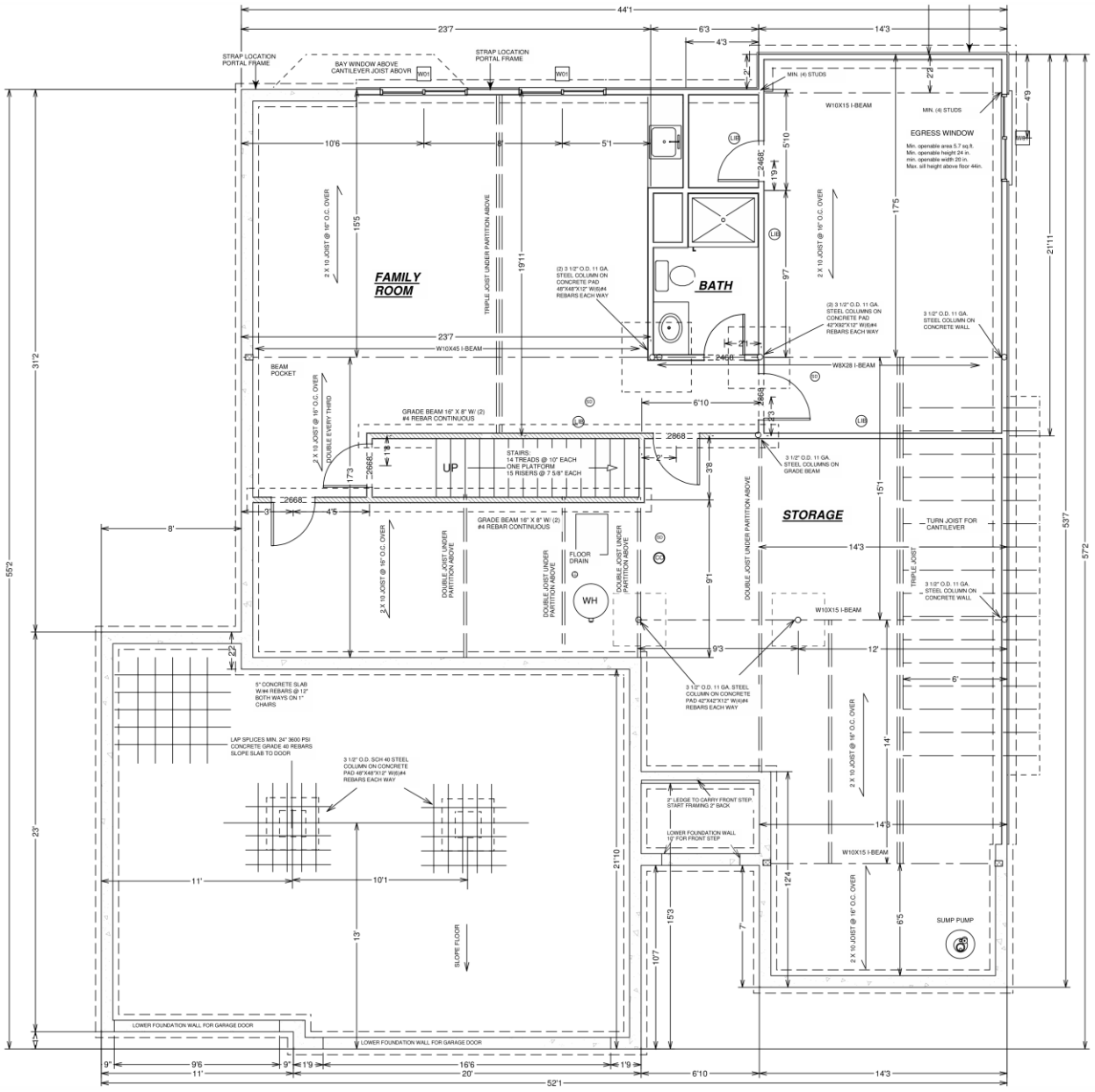
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11/17/2023 3:17:11 PM



UPPER FLOOR PLAN

Received
11/17/2023 3:17:11 PM



LOWER FLOOR PLAN

Received
11/17/2023 3:17:11 PM



ELEVATION A



ELEVATION B



ELEVATION C

Received
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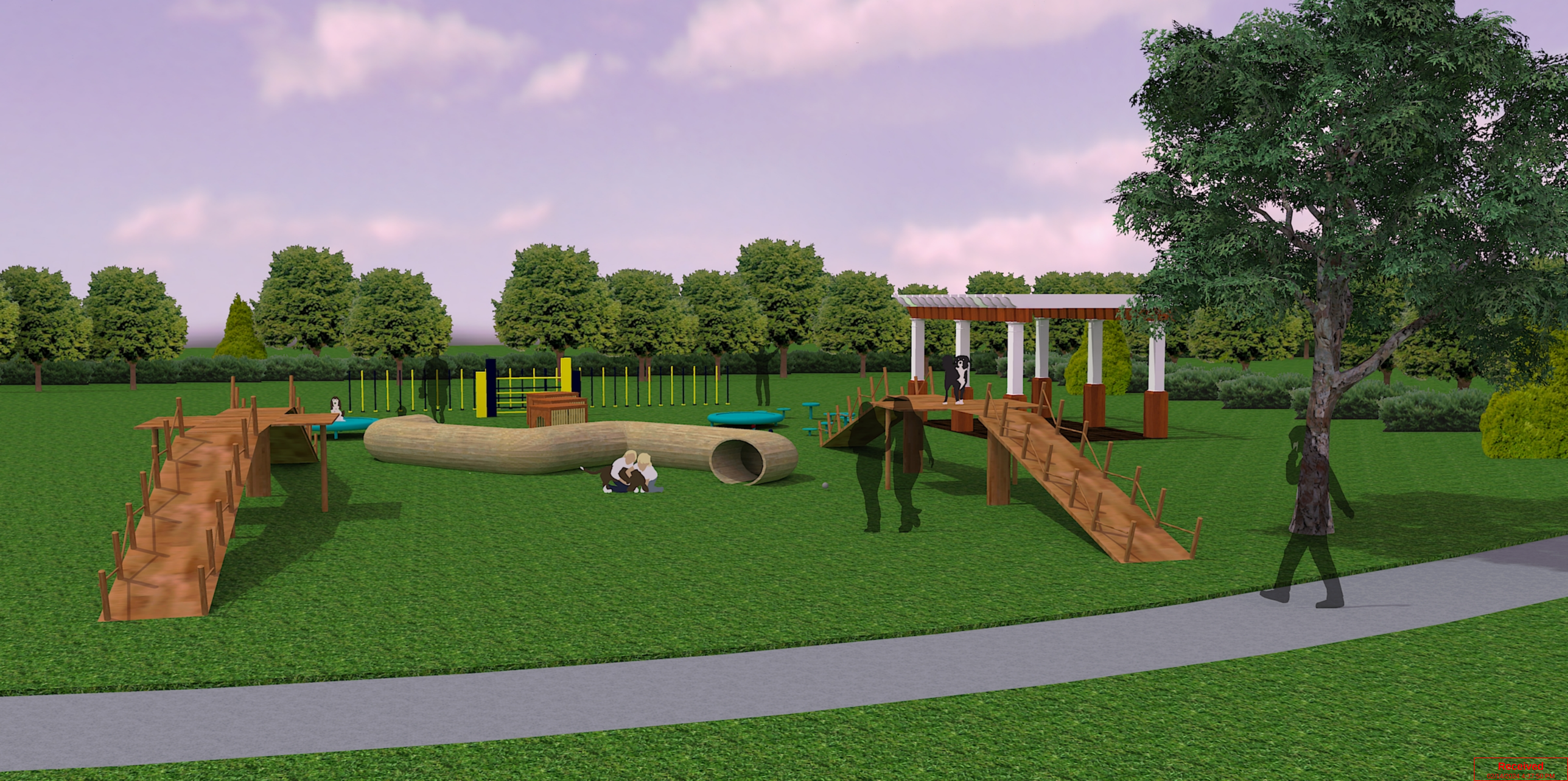


ELEVATION D

Received
12/26/2023 8:24:33 AM



Received


Received



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02/14/2024 4:37:50 PM

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	~~64015~~ 64013

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**

Received
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**	

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

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			
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Received
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**
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justin@jwlarkinproperties.com	816-896-9250		

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jrodell-tipton@powellcwm.com	816-373-4800		

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Name	Company Name		
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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**
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OTHER CONTACT

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10/31/2023 12:01:41 PM

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
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
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TRACT 2:

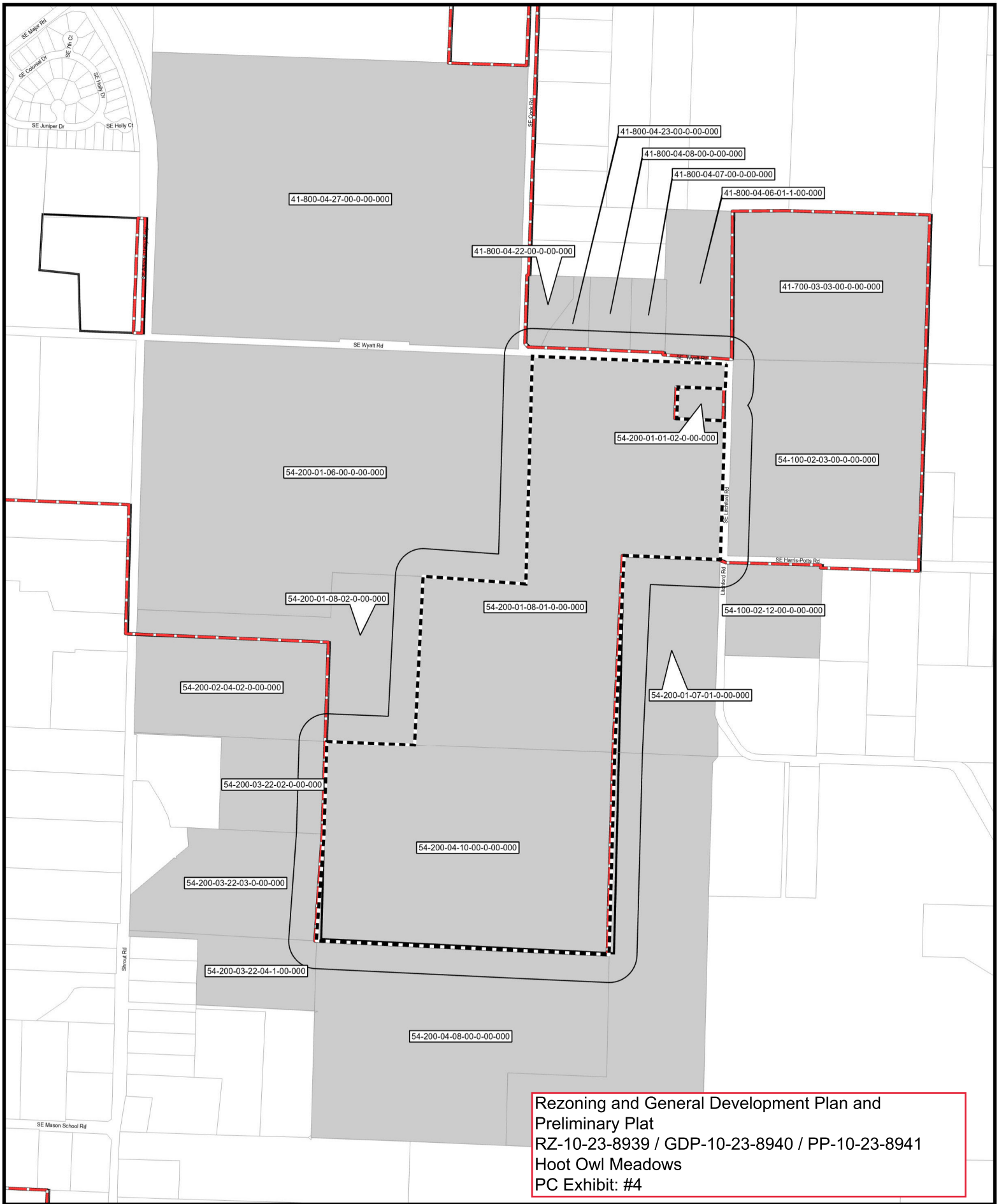
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE 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.

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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

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

Published in the Examiner, Nov 25, 2023

1692550

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, 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:

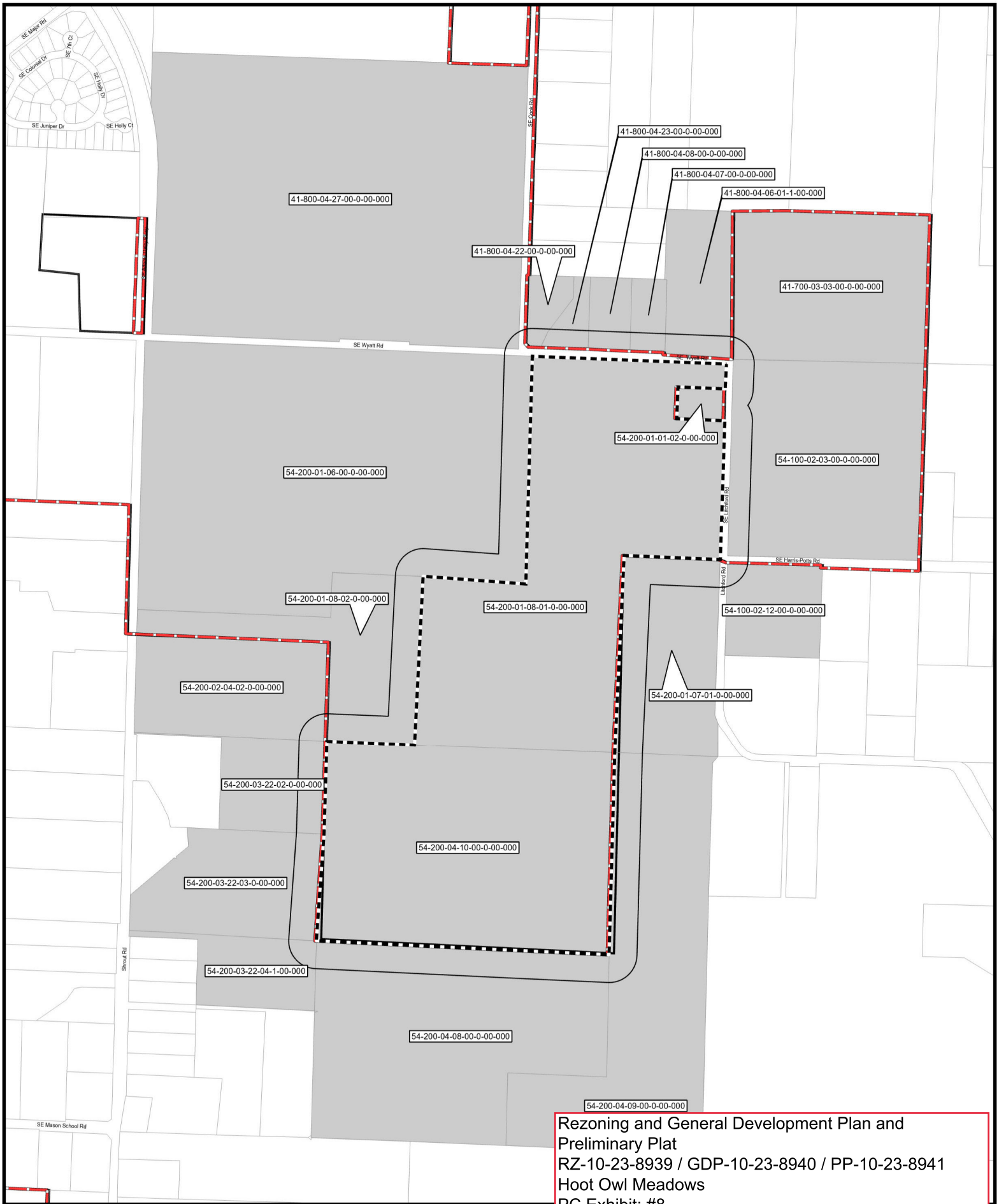
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE 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: _____

Introduced by Councilmember Culpepper 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 Commission, after said hearing, recommended that the application for a rezoning be approved; and

WHEREAS, thereafter a public hearing was 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 to March 4, 2024; and

WHEREAS, thereafter a public hearing was held by City Council on March 4, 2024 and thereafter the Bill approving the Rezoning was continued to March 18, 2024; and

WHEREAS, thereafter at the March 18, 2024, City Council meeting the Bill approving the Rezoning was continued to April 1, 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

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 DEGREES -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 1st day of April 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: March 4, 2024
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5203
(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 Commission, after said hearing, recommended that the application for the General Development Plan be approved; and

WHEREAS, thereafter a public hearing was 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 to March 4, 2024; and

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

WHEREAS, thereafter the Bill approving the General Development Plan was continued to March 18, 2024; and

WHEREAS, thereafter at the March 18, 2024, City Council meeting the Bill approving the General Development Plan was continued to April 1, 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; and

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 DEGREES -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 23.

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 1st day of April 2024.

CITY OF BLUE SPRINGS

_____
Carson Ross, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____