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

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

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

Invocation and Pledge of Allegiance

1. Call meeting to order

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 October 21, 2024 City Council meeting
   b. Resolution No. 91-2024 approving a Disposition of Records
   c. Resolution No. 92-2024 approving an Encroachment Agreement for Smalls Sliders
   d. Approve Board and Commission Appointment

4. Public Hearing – The Links – Rezoning and Planned Development Concept Plan (RZ-08-24-9287 and PDC-08-24-9288) – **Continued from October 21**

5. Introduction and readings of Bill No. 5271 approving a Rezoning and Planned Development Concept Plan for The Links (RZ-08-24-9287 and PDC-08-24-9288)

6. Resolution No. 93-2024 approving an extension of the Main Center Redevelopment Corporation Incentive Policy for one additional year

7. Introduction and readings of Bill No. 5272 amending the Code of Ordinances to continue credits for certain Main Center Redevelopment Corporation fees for an additional year

8. Visitors

9. Councilmember Comments

10. Mayoral Announcements

11. Adjourn

Miscellaneous Items

Parks Commission Meeting – Tuesday, November 5, 6:00 PM
Charter Review Commission – Wednesday, November 6, 4:00 PM
Veterans Day – **City Offices Closed –** Monday, November 11
Planning Commission Meeting – Tuesday, November 12 6:30 PM
Public Arts Commission Meeting – Wednesday, November 13, 4:00 PM
Land Bank Meeting – Monday, November 18, 3:00 PM
City Council Meeting – Monday, November 18, 6:00 PM
Planning Commission Meeting – Monday, November 25, 6:30 PM
Public Safety Citizens Advisory Board Meeting – Tuesday, November 26, 6:00 PM
Thanksgiving – **City Offices Closed** – Thursday, November 28
Friday After Thanksgiving – **City Offices Closed** – Friday, November 29
City Council Meeting – Monday, December 2, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Wednesday, October 30, 2024.

Erin Ford
City Clerk

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

FROM: Christine Cates
City Administrator

DATE: October 30, 2024

SUBJECT: Agenda Explanations

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

Item 3c– Encroachment Agreement with Smalls Sliders
Adopt a Resolution approving an Encroachment Agreement with Paxvesta, LLC, for the use of City Right-of-Way (ROW) for existing site improvements for the adjacent Smalls Sliders development, generally located at the southwest corner of 7 Highway and NW South Outer Road. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 3d – Board and Commission Appointment
Pursuant to Blue Springs Municipal Code Section 120.805, with the consent and approval of a majority of the City Council, Council shall appoint nine resident members to the Blue Springs Charter Review Commission. An appointment to the 2024 Charter Review Commission will be submitted to the Council for approval. Refer to Council Information Form from Assistant to the City Administrator Sheryl Morgan for additional information.

Items 4 & 5 – The Links Rezoning and Planned Development Concept Plan
A public hearing is being held at the request of the Applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D. Estate, and Bruce M. Bellington Trust dated 09/30/2003, for consideration to rezone property from "AG-C" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) (RZ-08-24-9287) for 18.47 +/- acre property with a Planned Development Concept Plan (PDC-08-24-9288) located west of Adams Point Village PR-O and north of the Adams Pointe Golf Course for The Links at Adams Pointe. Upon conclusion of the public hearing a Bill rezoning the Links at Adams Pointe and approving a Planned Development Concept Plan will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 6 & 7 – Main Center Redevelopment Corporation extension of Incentive Policy and Credits
Adopt a Resolution approving the extension of the Main Center Redevelopment Corporation (MCRC) Incentive Policy for one additional year and passage of a Bill amending Section 805.030.D of the Code of Ordinances to allow for the continuation of credits for certain fees in the MCRC for a period of one additional year. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

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

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

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Katie Tholen
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

INVOCATION AND PLEDGE

Alex Duvall with Blue Springs Church of the Resurrection gave the invocation and Councilmember Ericson led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Edmondson moved to approve the Consent Agenda and the motion was seconded by Councilmember Kaylor.

- Minutes of the September 30, 2024 City Council Work Session, October 4, 2024 Special City Council Meeting, and October 7, 2024 City Council Meeting.
- **Resolution No. 81-2024** approving an Amendment to Contract #2024-079 with Quality Plumbing, Inc. in the amount of $135,768.50 for the Speas Drive Storm Project.
- **Resolution No. 82-2024** accepting certain public assets for Eagles Creek of Blue Springs 1st Plat.
- **Resolution No. 83-2024** accepting certain public assets for Hoot Owl Acres.
- **Resolution No. 84-2024** accepting certain public assets for SWIG.
- **Resolution No. 85-2024** accepting certain public assets for The Four Pillars 5th Plat.
- **Resolution No. 86-2024** accepting certain public assets for Willow Creek Estates.
- **Resolution No. 87-2024** approving a contract in the amount of $122,300.00 with Berry, Dunn, McNeil & Parker LLC. to conduct a City-wide Strategic Planning Process.
- **Resolution No. 88-2024** Adopt a Resolution approving a contract in the amount of $1,155,000 per fiscal year with SAK Construction, LLC, for sanitary and storm sewer system maintenance and rehabilitation. This project is approved as CIP SAN-07 for Citywide Maintenance and CIP STM-06 for Stormwater Maintenance.
- **Resolution No. 89-2024** appointing a Charter Review Commission pursuant to Blue Springs Home Rule Charter Section 12.8 – Charter Review Commission, to recommend to the voters of the City

DRAFT

proposed amendments to this Charter. The members of the Charter Review Commission shall be selected as provided by the City Council.

The Consent Agenda was approved with the following vote:

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

PUBLIC HEARING – HOME DEPOT CONDITIONAL USE PERMIT (CUP-08-24-9283) MOTION TO CONTINUE

Mayor Lievsay advised the Council that the applicant, Katie Fitzjarrald of Kimley-Horn and Associates on behalf of the property owner, The Home Depot, Inc, requested the public hearing for consideration of a Conditional Use Permit be continued to the November 18, 2024 City Council meeting (CUP-08-24-9283). Councilmember Kaylor moved to continue the public hearing on October 21, 2024 to the November 18, 2024 City Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – THE LINKS REZONING (RZ-08-24-9287) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9288) MOTION TO CONTINUE

Mayor Lievsay advised the Council that the applicant, Chad Risinger on behalf of the property owner, Bellington/Smith/Bellington Estates, requested the public hearing for consideration of a Rezoning and Planned Development Concept Plan be continued to the November 4, 2024 City Council meeting (RZ-08-24-9287, PDC-08-24-9288). Councilmember Ericson moved to continue the public hearing on October 21, 2024 to the November 4, 2024 City Council meeting. Motion seconded by Councilmember Tholen and carried unanimously.

PUBLIC HEARING – BPOE ELKS LODGE REZONING (RZ-08-24-9290) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9291)

Mayor Lievsay opened the Public Hearing to consider a Rezoning of 3.84 +/- acres of property generally located north of 40 Highway and west of the Adams Pointe Golf Club from Residential Estate to Planned Development and a Planned Development Concept Plan to allow for the existing private club, accessory residential dwelling, accessory recreational vehicle parking, and all permitted uses within the Service Office zoning district at 6:02 p.m. (RZ-08-24-9290 and PDC-08-24-9291). The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

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

The Mayor hearing no further comments for or against, closed the public hearing at 6:12 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5269 – BPOE ELKS LODGE REZONING (RZ-08-24-9290)

Councilmember Culpepper introduced Bill No. 5269 approving a Rezoning of 3.84 +/- acres of property generally located north of 40 Highway and west of the Adams Pointe Golf Club from Residential Estate to Planned Development and a Planned Development Concept Plan to allow for the existing private club, accessory residential dwelling, accessory recreational vehicle parking, and all permitted uses within the

AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-08-24-9291)

Service Office zoning district. City Clerk Erin Ford made the first reading of Bill No. 5269 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5269 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5269

Ms. Ford made the second reading of Bill No. 5269 by title. Councilmember Edmondson moved to adopt Bill No. 5269 upon its second reading and give it **ORDINANCE NO. 5375,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with a vote of 6-1 with Councilmember Ericson voting no:

Tholen – Aye
Fowler – Aye
Ericson – No
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Lievsay – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5270 – SUBAWARD AGREEMENT FOR JACKSON COUNTY DRUG TASK FORCE

Councilmember Culpepper introduced Bill No. 5270 approving a Subaward Agreement for the Jackson County Drug Task Force for the 2023 Edward Byrne Memorial Justice Assistance Grant. City Clerk Erin Ford made the first reading of Bill No. 5270 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5270 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5270

Ms. Ford made the second reading of Bill No. 5270 by title. Councilmember Edmondson moved to adopt Bill No. 5270 upon its second reading and give it **ORDINANCE NO. 5376,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following vote:

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

PRESENTATION – COCHRAN ON-CALL CONSULTING SERVICES

Sally Bartnett Bothmann introduced Vice President of SC Engineering (Cochran) David Christensen who presented on services provided by Cochran as well as a proposal for the 2025 Paving Project, specifically the Neighborhood Street Preservation Program and addressed questions from Council.

RESOLUTION 90-2024 – COCHRAN ON-CALL CONTRACT AND TASK ORDERS

Councilmember Culpepper moved to adopt Resolution 90-2024 approving an On-Call Consulting Services Contract and Task Orders #1 and #2 with SC Engineering, LLC dba Cochran. Motion seconded by Councilmember Kaylor and carried unanimously.

PRESENTATION – LEAD SERVICE LINE INVENTORY

David Carani and Chris Jackson of HDR Inc presented information on the Lead Service Line Inventory and addressed questions from Council.

COUNCIL COMMENTS

Fowler: Charter Commission was approved as part of the Consent Agenda and will soon begin important work of reviewing the Blue Springs Charter.

MAYORAL ANNOUNCEMENTS

- Blue Springs South High School football team had a recent win over Blue Springs High School.
- Trick or Treat Main Street will occur the morning of October 26.
- The Parks and Recreation Department will host the Spooky Springs event the evening of October 26.

ADJOURNMENT

At 7:17 p.m., there was no further business to come before the Council, Councilmember Kaylor moved the meeting be adjourned. Motion seconded by Councilmember Tholen and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 16, 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, Police, and Public Works department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.

BACKGROUND/JUSTIFICATION

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediately	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit "A."

REVIEWED BY:

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

Resolution No. 91-2024

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, Police, and Public Works 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 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 4th day of November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Exhibit A

The City of Blue Springs Missouri

DISPOSITION LIST

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

BOX NO. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media, and content captured through third-party	Ongoing per policy
		cameras, excluding records that have been retained	
		for official investigative or other legal purpose.	
PW-ID861	2017-2022	Prevailing Wage Records	11/05/2024
	2008-2017	RFQ - Roanoke Dr, Engineering Services, Bid Docs	
	1996-2019	Construction Permits	
	2015	Developers Contact List	
	2009-2023	Correspondence	
	2000-2023	Invoice Log, Purchase Orders, Procurement Statements	
	2018	Phone Log	
PW-ID862	2015-2016	Right of Way Permits	11/05/2024
PW-ID863	2016-2017	Right of Way Permits	11/05/2024
PW-ID864	2018	Right of Way Permits	11/05/2024
PW-ID865	1995-2002	Invoices	11/05/2024
	2000-2007	Surveying Agreements	
	2014	Correspondence	
	2006-2014	Engineering Task Orders	
	2003-2016	DNR Correspondence	
	2018	RFQ - Geotechnology, Right of Way Acquisitions	
	2002-2007	MARC STP Correspondence & Rules	
		(CONTINUED ON NEXT PAGE)	

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____. _____	

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
		(CONTINUED FROM PAGE 1)	
PW-ID866	2012-2014	Woods Chapel Road Projects	11/05/2024
	2017	Tyler Road Sanitary Sewer Project	
	2019	MoDOT Pavement Restoration - Victor Dr	
	2006	Tri-County Water Authority Project	
	1996-2001	Adams Dairy Parkway 3-5 & Lake Remembrance	
	2018	CDBG Sidewalk Spec Book	
	2019	MAQS Spec Book	
PW-ID867	2019	Right of Way Permits 35915-37876	11/05/2024
PW-ID868	2016-2017	Right of Way Permits 37875-39998	11/05/2024
PW-ID869	2018	Right of Way Permits 40005-41993	11/05/2024
PW-ID871	2019	SWPPP - Novel Place	11/05/2024
	2009-2015	Develop Erosion Control Documents	
PD-ID870	2012-2019	L3 Mobile Video Recordings on Discs	11/05/2024

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

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 14, 2024

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

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

ISSUE/REQUEST

Adopt a Resolution approving an Encroachment Agreement with Paxvesta, LLC, for the use of City Right-of-Way (ROW) for existing site improvements for the adjacent Smalls Sliders development, generally located at the southwest corner of 7 Highway and NW South Outer Road.

BACKGROUND/JUSTIFICATION

The Smalls Sliders development located at the southwest corner of 7 Highway and NW South Outer Road was approved by City Council on August 19, 2024. The property is currently occupied by a small retail building, formerly The Cigar Merchant, and an office building, and contains two lots. The associated parking lots for these two buildings that is directly adjacent to NW South Outer Road is constructed in City Right-of-Way (ROW) that previously dedicated with the Melody Acres subdivision. The ROW for a future road has never been needed for the construction of roadway improvements, as shown in the original plat. Subsequently, the City approved the development of the retail and office buildings on the property and at that time, the City allowed the developer to utilize the City's ROW for parking lot improvements including parking spaces, associated drive aisles and landscaping.

The proposed Smalls Sliders intends to demolish the two existing buildings, combine the two lots into a singular lot, and to develop a single drive-thru building. In order to help maximize the development potential of the property, Smalls Sliders developer, Paxvesta, LLC, would like to continue to utilize the existing parking lot improvements that are in the City's ROW. Minor modifications to these existing improvements may be needed to upgrade the site for the new restaurant. As such, Paxvesta, LLC is requesting approval of an Encroachment Agreement with the City to utilize the City ROW as indicated in the attached agreement. The responsibility for maintenance of the parking lot improvements and landscaping in the City's ROW area as stipulated in the agreement will be on the owner of the adjacent lot developed with the Smalls Sliders, or any future owner of the development.

PROJECT TIMELINE

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

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	City Council
Date:	August 19, 2024
Action:	Voted: 7- Aye, 0 – No, to approve the Rezoning and General Development Plan for Smalls Sliders (RZ-06-24-9206 and GDP-06-24-9207)
Name of Board or Commission:	Planning Commission
Date:	August 26, 2024
Action:	Voted: 8 – Aye, 0 – No, to approve the Site Plan Design Review for Smalls Sliders (SPDR-07-24-9221)

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Encroachment Agreement attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Resolution No. 92-2024

A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH PAXVESTA, LLC, FOR THE USE OF CITY RIGHT-OF-WAY FOR EXISTING SITE IMPROVEMENTS FOR THE ADJACENT SMALLS SLIDERS DEVELOPMENT

WHEREAS, Paxvesta, LLC is the developer and property owner of the property (generally located at the SW corner of Highway 7 and NW South Outer Road) on which Smalls Sliders has been approved for development; and

WHEREAS, the City's Right-of-Way (ROW) was originally dedicated by the Melody Acres Plat as E 48th Terrace and has never been developed as a City street; and

WHEREAS, the ROW area has been utilized as parking, associated drive aisles, and landscaping for the previously developed uses on the property including an office building and a small retail building for over the last 20 years; and

WHEREAS, the Smalls Sliders development approved by City Council on July 15, 2024, desires to continue to use the ROW area in a similar manner for parking, associated drive aisles, and landscaping.

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 sign the Encroachment Agreement between with Paxvesta, LLC and the City of Blue Springs, Missouri, for the continued use of the City's Right of Way for parking, associated drive aisles and landscaping. A copy of the proposed Contract is attached hereto as Exhibit "A" and is incorporated herein.

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

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, 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 November 2024.

CITY OF BLUE SPRINGS

ATTEST: Chris Lievsay, Mayor

Erin Ford, City Clerk

Rev. 01/01/2024

ENCROACHMENT AGREEMENT

This Encroachment Agreement ("Agreement") is made by and between the **CITY OF BLUE SPRINGS, MISSOURI**, a municipal corporation (the "City"), and **PAXVESTA LLC**, a Missouri limited liability company d/b/a "Smalls Sliders" (the "Property Owner") (hereinafter City and Property Owner may be collectively referred to as the "Parties"), as of the _____day of _____, 2024.

WHEREAS, the City is a holder of permanent right-of-way legally described in Exhibit A attached hereto and incorporated herein by reference ("Right-of-Way"); and

WHEREAS, the Property Owner is the owner and developer of a property in Jackson County, Missouri legally described in Exhibit B attached hereto and incorporated herein by reference, generally located at the SW corner of Highway 7 and NW South Outer Road (the "Property") that is adjacent to the Right-of-Way; and

WHEREAS, Property Owner wishes to develop the adjacent property pursuant to the General Development Plan which is attached hereto and incorporated herein as Exhibit E and utilize the Right-of-Way in its current condition which includes improvements from a previous development that encroaches on a portion of the right-of-way as shown in the attached Exhibit C ("Encroachment"); and

WHEREAS, the City is willing to grant the Property Owner the use of a portion of the Right-of-Way for this purpose upon the conditions contained in this Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants which follow, the Parties agree as follows:

1. The City agrees to allow the Encroachment as it currently exists as of the date of this Agreement to continue to remain in place subject to the requirements of this Agreement.

2. Except for the Encroachment as it currently exists as of the date of this Agreement and as allowed by this Agreement, Property Owner shall not modify the Encroachment or create, erect, place or construct any other encroachment on, above or below the surface of the ground on the Right-of-Way, or change the grade or elevation of the ground surface within the Right-of Way or cause or permit any of these to be done by others, without the express prior written permission of the City.

3. That if at any time the City Council of the City, based on the recommendation of the City Engineer, shall require the removal of or change in location of the Encroachment, Property Owner agrees to promptly, and in no event more than sixty days after the date of the request, remove or change the location of the Encroachment in order to conform

to the City's requirement, without any cost to the City. Property Owner shall be given the right to review and comment on the City Engineer's recommendation prior to any order by the City Council for the removal of or change in location of the Encroachment.

4. That this Agreement only grants to Property Owner revocable permission to utilize the existing, current encroachments upon the City's right-of-way, and nothing herein shall be deemed to grant Property Owner an easement, lease, right, title or any other interest in the City's right-of-way.

5. That the permission given pursuant to this Agreement to Property Owner is not transferable or assignable, nor does it run with the land, without the prior written consent of the City, which shall not be unreasonably withheld so long as the Property is being conveyed to a buyer that will continue to use the Property in a manner similar to Property Owner's use, and which agrees in writing to assume Property Owner's obligations hereunder.

6. That the permission given pursuant to this Agreement may be revoked by the City Council at its sole discretion for any reason at any time.

7. Property Owner is solely and exclusively responsible for the maintenance of the Encroachment.

8. That Property Owner shall indemnify, hold harmless and defend the City and such persons to whom the City is legally responsible, from and against any or all claims, actions, suits, cross-claims, counterclaims, third party actions, damages, liabilities and expenses, including but not limited to attorney's fees, in connection with the loss of life, personal injury, bodily injury or damage to property arising from or out of the use by Property Owner of the area upon which the Encroachment itself is located or any part thereof, or the installation, construction, maintenance, repair, or removal of the Encroachment and all related improvements of the Encroachment, occasioned wholly or in part by any act or omission of Property Owner, its agents, contractors, employees, members, or invitees.

9. Property Owner shall file with the City evidence of liability insurance with an insurance company licensed to do business in Missouri. At all times while this Agreement remains in effect, and in recognition of the indemnification provisions set forth above, Property Owner shall, at its own cost and expense, maintain commercial general liability insurance in the amounts specified in Exhibit D attached hereto and incorporated herein by reference to protect the City, its officers, agents, employees, elected officials, and attorneys, each in their official and individual capacities, from any liability for bodily injury, death and property damage arising from or out of the Encroachment by the Property Owner into the right-of-way or any part thereof, including any future maintenance or repair work required by the City or as occasioned by the Property Owner. As proof of this compliance, Property Owner shall, during the term of this Agreement, keep on file with the Clerk of the City a

certificate of insurance with an insurance company licensed to do business in the State of Missouri which shall show the types and amounts of coverage. In the event that the City determines that the insurance requirements need to be modified, the insurance provided by Property Owner shall be revised to conform to the new standards.

10. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri, without regard to the conflict of law provisions thereof. The parties hereto agree that any action at law, suit in equity, or other judicial proceeding arising out of this Agreement shall be instituted only in the Circuit Court of Jackson County, Missouri at Independence or in federal court of the Western District of Missouri and waive any objection based upon venue or forum or otherwise.

11. In the event of litigation by the City against the Property Owner to enforce the terms of this Agreement or to remedy a breach of the terms of this Agreement (either in law or in equity) the City shall be entitled to recover from the Property Owner its reasonable attorney fees, costs, and expenses arising from such litigation if the City is a prevailing party.

12. Should any of the provisions of this Agreement be declared or determined by any court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby.

13. This Agreement shall become effective upon its complete execution by the parties hereto.

Effective as of the day and year first written above, this Agreement shall be binding on the parties thereto only after it has been duly approved and executed by the Parties.

PROPERTY OWNER: PASVESTA LLC, a Missouri limited liability company

CITY OF BLUE SPRINGS, MISSOURI

By:

By:

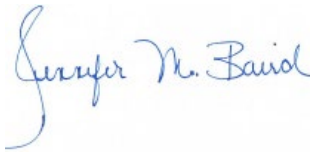
Mark Parretta, Member

Christine Cates, City Administrator

ATTEST:

By:
Erin Ford, City Clerk

APPROVED AS TO FORM:

By: 

Jennifer Baird, City Attorney

Exhibit A

Legal Description of the ROW

A24D1902
SMALLS SLIDERS
BLUE SPRINGS, MO
JUNE 27, 2024

ROW DESCRIPTION:
THAT PORTION OF PLATTED 48TH TERRACE RIGHT-OF-WAY OF MELODY ACRES, A SUBDIVISION RECORDED IN THE RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 1961I0763181 IN BOOK 25 PAGE 2, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED BY JASON R. LOADER, PS 2010018904 ON JUNE 25, 2024 AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID MELODY ACRES; THENCE ON THE SOUTH LINE OF SAID MELODY ACRES, N 88°26'09" W 10.00 FEET TO A POINT 10 FEET NORMALLY DISTANT FROM THE EAST LINE OF SAID MELODY ACRES; THENCE PARALLEL WITH SAID EAST LINE, N 01°29'18" E 50.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 67 OF SAID MELODY ACRES; THENCE ON SAID SOUTH LINE, N 88°26'09" W 80.93 FEET TO A POINT OF CURVATURE; THENCE ON THE SOUTH LINE OF LOT 67 AND LOT 68 OF SAID MELODY ACRES, NORTHWESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 222.51 FEET, AN ARC LENGTH OF 80.12 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 78°07'13" W 79.69 FEET; THENCE S 22°41'04" W 50.00 FEET TO THE SOUTH LINE OF SAID MELODY ACRES AND A POINT OF CURVATURE; THENCE ON SAID SOUTH LINE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 272.51 FEET, AN ARC LENGTH OF 98.55 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S 78°04'32" E 98.02 FEET; THENCE CONTINUING ON SAID SOUTH LINE, S 88°26'09" E 81.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.20 ACRES, MORE OR LESS. ALL BEARINGS HEREIN ARE GRID BEARINGS BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD1983(2011), WEST ZONE.

END OF DESCRIPTION

Exhibit B

Legal Description of Property

TRACT I:
Lot 1, SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, a subdivision in Blue Springs, Jackson County, Missouri.

TRACT II:
Lot 2, SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, a subdivision in Blue Springs, Jackson County, Missouri.

TRACT III:
All that part of Lots 16, 17 and 18, lying Southerly and Westerly of the I-70 South Outer Road, MELODY WAY, a subdivision in Blue Springs, Jackson County, Missouri; and further, except any part taken, used or dedicated for roads or public right-of-way.

After platting to be known SMALL SLIDERS ADDITION, a subdivision in the City of Blue Springs, Jackson County, Missouri.

Exhibit C

Encroachment

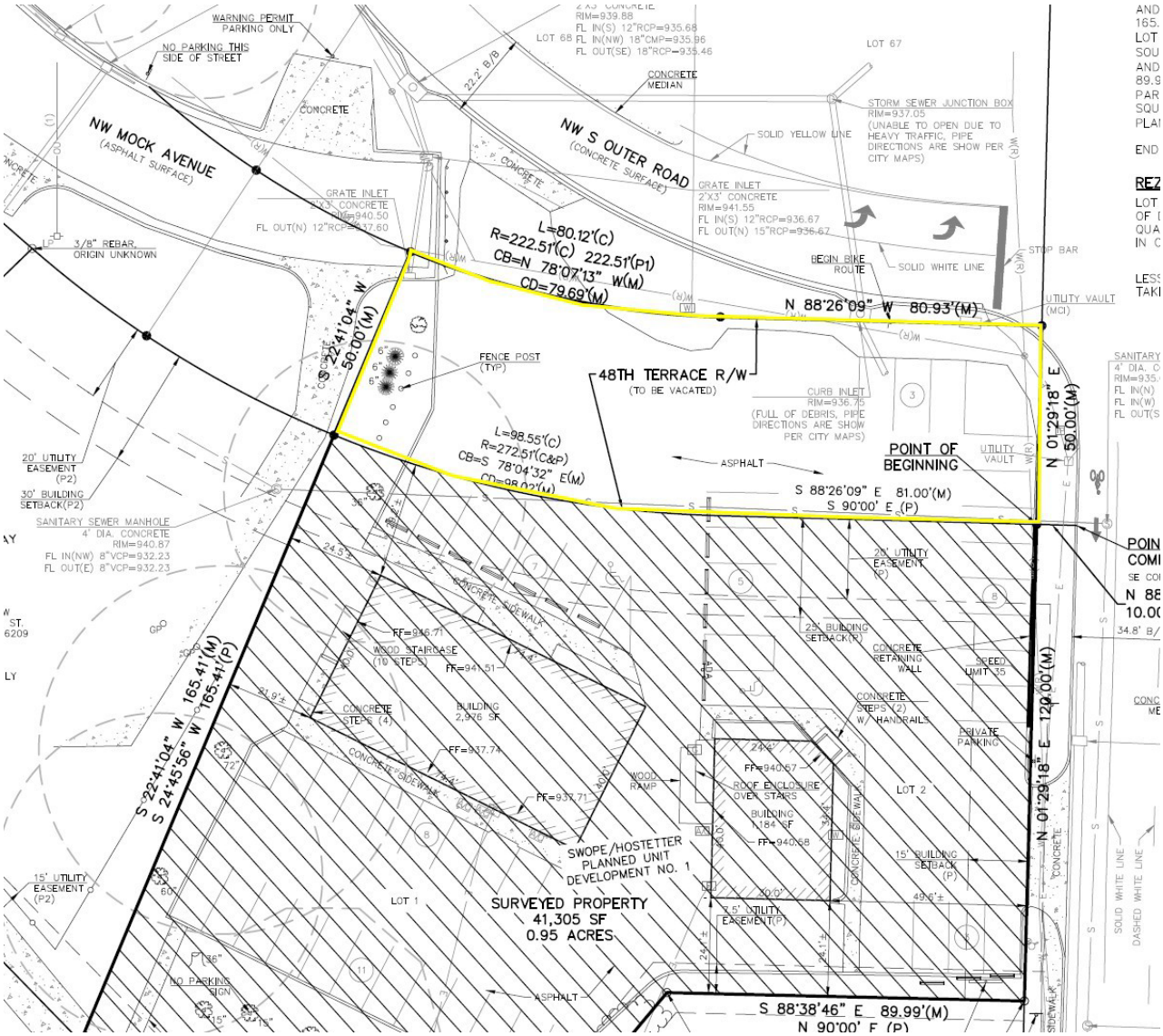


Exhibit D

Insurance Requirements

Property Owner shall, at all times, maintain not less than the following insurance coverages and amounts:

COMMERCIAL GENERAL LIABILITY

Such coverage shall name the City, together with its employees, agents, and officers, as an additional insured, and have not less than the following limits:

a. For all claims arising out of a single accident or occurrence: $3,000,000.00

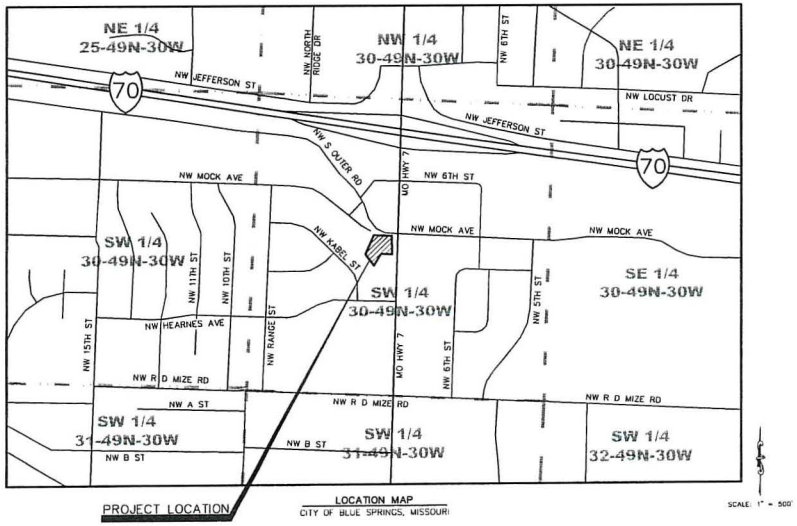
b. For any one person in a single accident or occurrence: $2,000,000.00.

All policies and certificates of insurance shall provide no less than thirty (30) days' prior written notice to City in the event of cancellation, expiration, non-renewal, alteration, or reduction (including but not limited to reduction by paid claims) of coverage or limits contained in the policy or evidenced by the certificate of insurance. Property Owner shall furnish City a certificate of insurance, satisfactory to City, evidencing that it has all the required insurance, and provide such certificate to the City prior to beginning construction activity.

Exhibit E

GENERAL DEVELOPMENT PLAN
FOR
SMALLS SLIDERS
BLUE SPRINGS, MISSOURI

JUNE 2024



DEVELOPER:
GENLUMIS
7280 NW 87TH TERRACE, SUITE C-210
KANSAS CITY, MISSOURI 64153
MARK PARRETTA
(816) 689-0123
mparretta@genlumis.com

OWNER:
CITY OF BLUE SPRINGS
903 W. MAIN STREET
BLUE SPRINGS, MISSOURI 64015

CLAY M. SWOPE & DONNA J. SWOPE TRUST
P.O. BOX 506,
BLUE SPRINGS, MISSOURI 64015

ENGINEER/SURVEYOR:
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
JUNCTION CITY, KANSAS 66441
RANDY PURDUE, PE
(785) 762-5040
purdue@kveng.com

DESCRIPTION:
LOT 1 AND LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, RECORDED IN THE RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 1983054330 4 IN PLAT BOOK 40 AT PAGE 42, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI.

LESS AND EXCEPT THE EAST 10 FEET OF LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1 TAKEN FOR HIGHWAY RIGHT-OF-WAY.

UNDERGROUND UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

BASIS OF BEARINGS:
ALL BEARINGS HEREIN ARE GRID BEARINGS BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD1983(2011), WEST ZONE.

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD88 DERIVED FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION'S GNSS NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL. UNITS ARE U.S. SURVEY FEET.

BENCHMARKS:
BM #61: CHISELED "SQUARE" ON CURB EAST OF CURB INLET NORTHWEST OF ENTRANCE TO NW S OUTER ROAD.
ELEV=940.04

BM #62: CHISELED "SQUARE" AT END RADIUS OF SOUTH CURB RETURN OF DRIVE ENTRANCE TO HIGHWAY 7.
ELEV=933.69

REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	7-31-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
2	7-25-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
1	7-22-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
0	6-27-24	INITIAL ISSUE	RCP	JP	RCP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
PROFESSIONAL ENGINEER
07/31/24

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

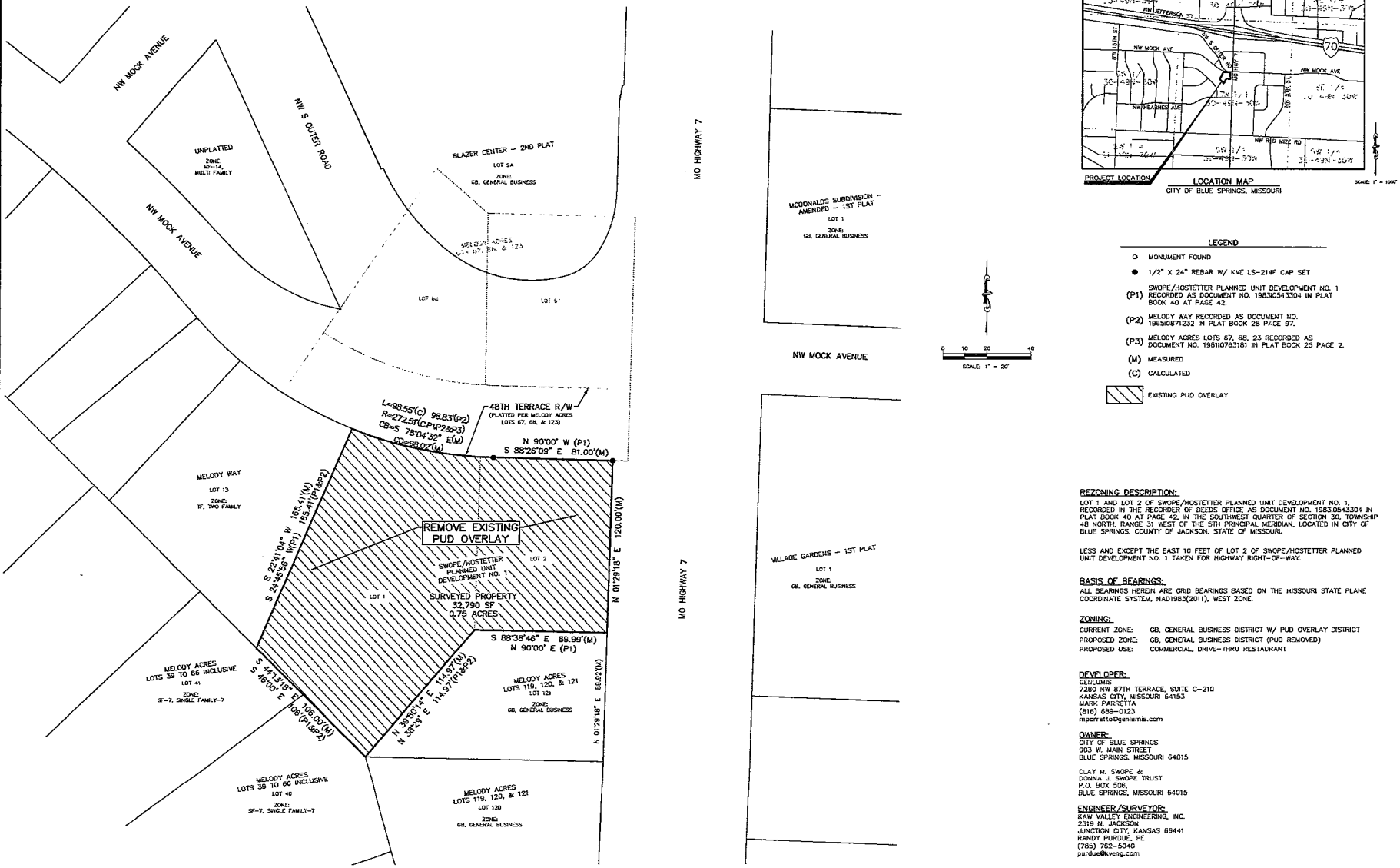
2319 N. JACKSON | P.O. BOX 1324
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | www.kveng.com
purdue@kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. - IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI BY CERTIFICATE OF AUTHORITY # 000542
EXPIRES 12/31/25

SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI
GENERAL DEVELOPMENT PLAN
TITLE SHEET

PROJ. NO. A24D1902
DESIGNER RCP | DRAWN BY JP
DTN 1902TS_GDP
SHEET 1 | REV 3

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Received
JAN 07 2025 8:34 AM



LOCATION MAP
CITY OF BLUE SPRINGS, MISSOURI
SCALE: 1" = 1000'

LEGEND

- O MONUMENT FOUND
- ● 1/2" X 24" REBAR W/ KVE LS-214F CAP SET
- (P1) SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1 RECORDED AS DOCUMENT NO. 1983105433O4 IN PLAT BOOK 40 AT PAGE 42.
- (P2) MELODY WAY RECORDED AS DOCUMENT NO. 196510871232 IN PLAT BOOK 28 PAGE 97.
- (P3) MELODY ACRES LOTS 67, 68, 23 RECORDED AS DOCUMENT NO. 196110763181 IN PLAT BOOK 25 PAGE 2.
- (M) MEASURED
- (C) CALCULATED
- EXISTING PUD OVERLAY

REZONING DESCRIPTION:

LOT 1 AND LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, RECORDED IN THE RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 1983105433O4 IN PLAT BOOK 40 AT PAGE 42, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI.

LESS AND EXCEPT THE EAST 10 FEET OF LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1 TAKEN FOR HIGHWAY RIGHT-OF-WAY.

BASIS OF BEARINGS:

ALL BEARINGS HEREIN ARE GRID BEARINGS BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD1983(2011), WEST ZONE.

ZONING:

CURRENT ZONE:	GB, GENERAL BUSINESS DISTRICT W/ PUD OVERLAY DISTRICT
PROPOSED ZONE:	GB, GENERAL BUSINESS DISTRICT (PUD REMOVED)
PROPOSED USE:	COMMERCIAL, DRIVE-THRU RESTAURANT

DEVELOPER:

GENLUMIS
7280 NW 87TH TERRACE, SUITE C-210
KANSAS CITY, MISSOURI 64153
MARK PARRETTA
(816) 689-0123
mparretta@genlumis.com

OWNER:

CITY OF BLUE SPRINGS
903 W. MAIN STREET
BLUE SPRINGS, MISSOURI 64015

CLAY M. SWOPE &
DONNA J. SWOPE TRUST
P.O. BOX 506,
BLUE SPRINGS, MISSOURI 64015

ENGINEER/SURVEYOR:

KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
JUNCTION CITY, KANSAS 66441
RANDY PURDUE, PE
(785) 762-5040
purdue@kveng.com

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	7-25-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
1	7-22-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
0	6-27-24	INITIAL ISSUE	RCP	JP	RCP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
07-25-2024
PROFESSIONAL ENGINEER

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

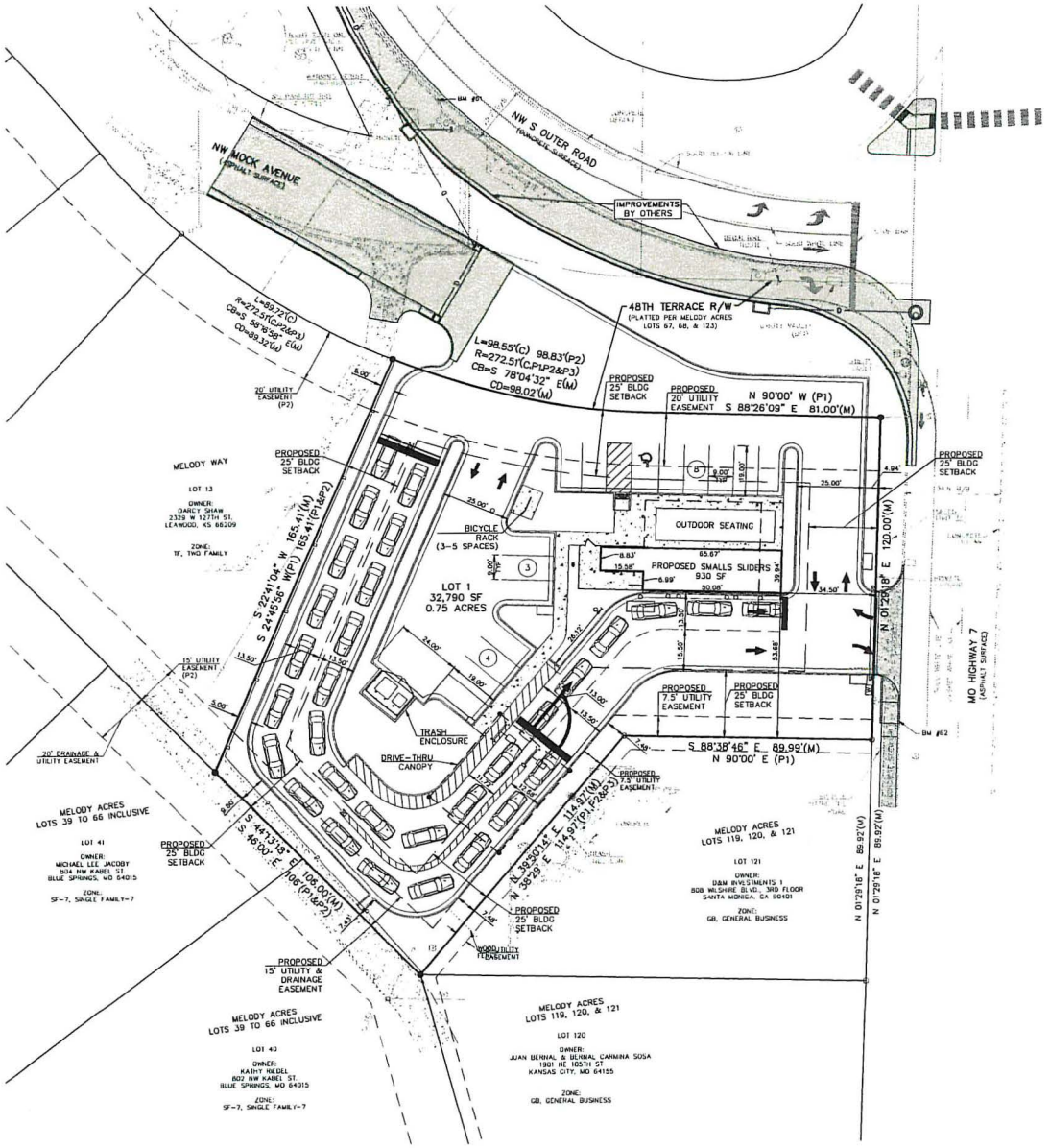
KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH: (785) 762-5040 | www.kveng.com
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI. STATE CERTIFICATE OF AUTHORITY # 2008242. EXPIRES 6-30-2025

SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

REZONING APPLICATION
REZONING SITE PLAN

PROJ. NO. A24019O2
DESIGNER RCP
DRAWN BY JP
CFN 1902SP_RZ
SHEET 1 OF 1
REV 2

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF KAW VALLEY ENGINEERING, INC.



0 10 20 40

SCALE: 1" = 20'

LAND USE SUMMARY:

1. LAND USE
   EXISTING: COMMERCIAL, 0.75 ACRES
   PROPOSED: COMMERCIAL, 0.75 ACRES
2. BUILDING TYPE: GENERAL COMMERCIAL BUILDING
   MIN. LOT WIDTH: 25'
   MAX. LOT WIDTH: 200'
   PROPOSED LOT WIDTH: 187.46' – OUTER ROAD FRONTAGE
   120.09' – HWY 7 FRONTAGE
   (MEASURED AT FRONT SETBACK LINE)
3. PARKING REQUIREMENTS
   VEHICLE PARKING
   REQUIRED: 7 SPACES (6 REGULAR, 1 ADA)
   (1 SPACE PER 75 SF OF CUSTOMER SERVICE AREA)
   PROPOSED: 15 SPACES (14 REGULAR, 1 ADA)
   DRIVE-THROUGH STACKING
   REQUIRED: 8 VEHICLES (MEASURED FROM ORDER BOX, W/ MIN. 4 VEHICLE QUE FROM PICK-UP WINDOW TO ORDER BOX)
   PROPOSED: 25 VEHICLES
   BICYCLE PARKING
   REQUIRED: 1 SPACE
   PROPOSED: 3-5 SPACES
4. BUILDING SETBACKS
   MIN. FRONT SETBACK: 25'
   MIN. CORNER SIDE SETBACK: 25'
   MIN. SIDE SETBACK: 20'
   MIN. REAR SETBACK: 25'
   PROPOSED FRONT SETBACK: 25'
   PROPOSED SIDE SETBACK: 25'
   PROPOSED REAR SETBACK: 25'
5. BUILDING COVERAGE
   MAX. ALLOWED: 65%
   PROPOSED: 2.84%
6. BUILDING HEIGHT
   MAX. ALLOWED: 60'
   PROPOSED: 20'-5 1/4"

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "OTHER AREAS ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NO. 29095C0319G, REVISED DATE JANUARY 20, 2017.

ZONING:

CURRENT ZONE: GB, GENERAL BUSINESS DISTRICT W/ PUD OVERLAY DISTRICT
PROPOSED ZONE: GB, GENERAL BUSINESS DISTRICT (PUD REMOVED)
PROPOSED USE: COMMERCIAL, DRIVE-THRU RESTAURANT

PROPOSED LEGEND

MODOT HIGHWAY 7 IMPROVEMENTS BY OTHERS

REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	7-31-24	REVISED PER CITY COMMENTS	RCP	JP	RDP
2	7-25-24	REVISED PER CITY COMMENTS	RCP	JP	RDP
1	7-23-24	REVISED PER CITY COMMENTS	RCP	JP	RDP
0	6-27-24	INITIAL ISSUE	RCP	JP	RDP

STATE OF MISSOURI
RANDALL C PURDUE
NUMBER PE-2022026740
PROFESSIONAL ENGINEER
07/31/24

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

2319 N. JACKSON | P.O. BOX 152
JUNCTION CITY, KANSAS 66441
PH: (785) 762-5042
e-mail: info@kvengineering.com
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842
EXPIRES 12/31/25

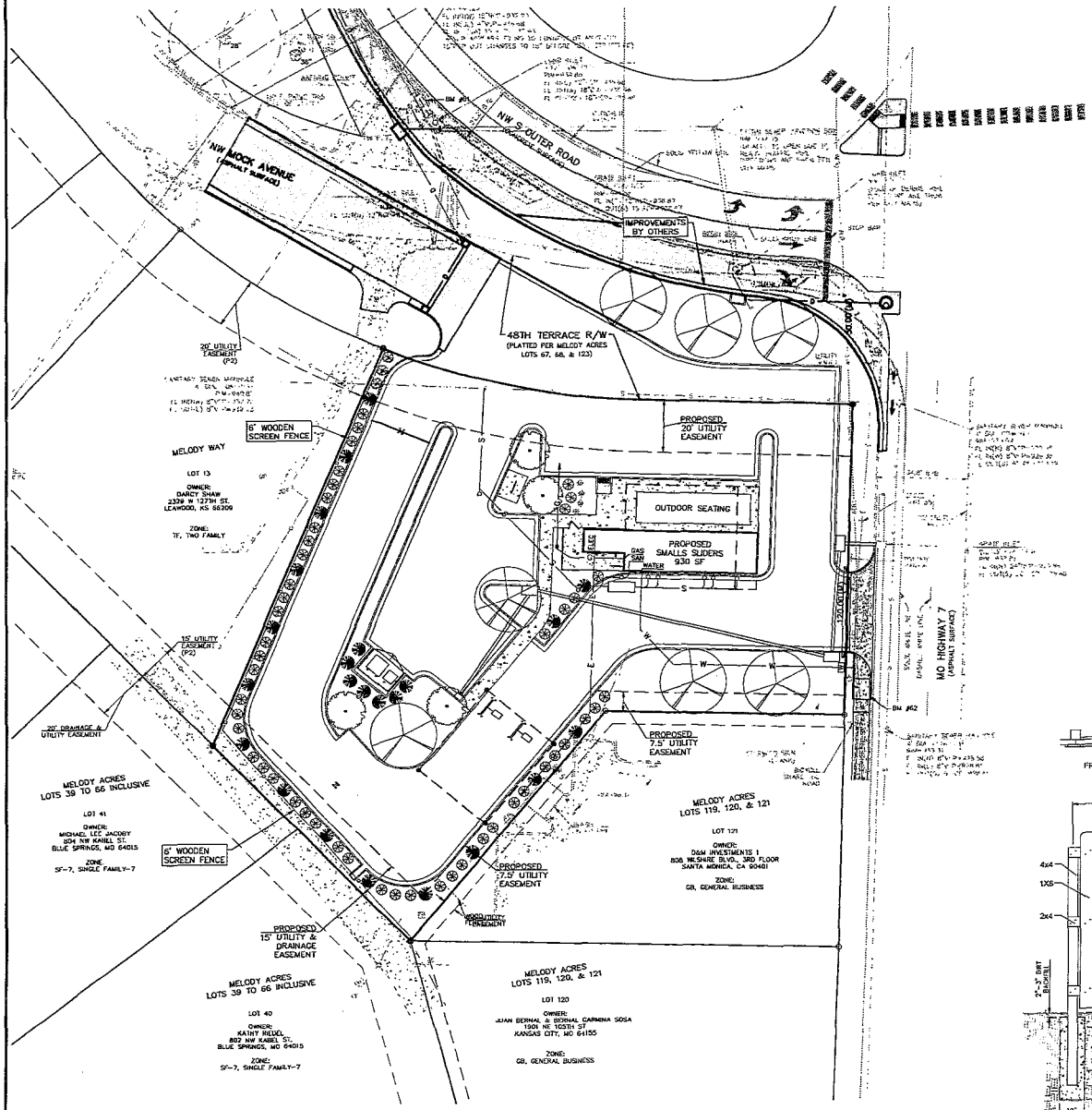
SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

GENERAL DEVELOPMENT PLAN
SITE PLAN

PROJ. NO. A24D1902
DESIGNER RCP
DRAWN BY JP
CTN 1902SP_GDP
SHEET 3
REV 3

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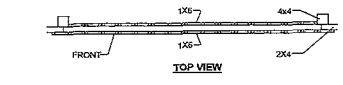
0 10 20 40
SCALE: 1" = 20'

PROPOSED LEGEND

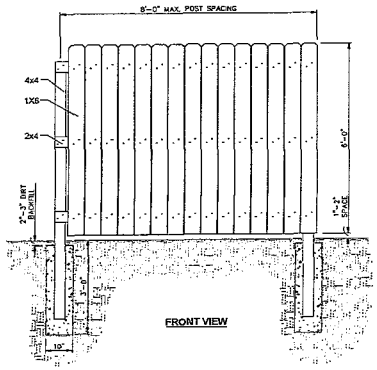
- SHADE TREE
- ORNAMENTAL TREE
- LARGE SHRUB
- MEDIUM SHRUB
- GRASS
- MODOT HIGHWAY 7 IMPROVEMENTS BY OTHERS

ALTERNATE DEVELOPMENT STANDARDS:
1. REQUEST REDUCTION IN LANDSCAPE BUFFERS ALONG HIGHWAY 7, WEST PROPERTY AND SOUTHWEST PROPERTY LINES DUE TO THE TOTAL REQUIRED BUFFER AREA EXCEEDING 10% OF LOT AREA.

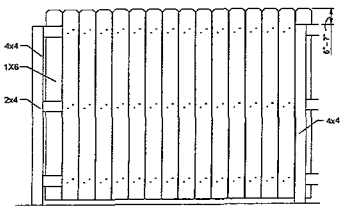
LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CITY OF BLUE SPRINGS REVIEW AND LANDSCAPE ARCHITECT DESIGN.



TOP VIEW



FRONT VIEW



REAR VIEW

SCREEN FENCE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	7-31-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
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2318 N. JACKSON | P.O. BOX 1324
JUNCTION CITY, KANSAS 66441
(785) 762-5040 | www.kveng.com
jk@kveng.com

KAW VALLEY ENGINEERING

SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

GENERAL DEVELOPMENT PLAN
LANDSCAPE PLAN

PROJ. NO. A24D1902
DESIGNER RCP
DRAWN BY JP
CTN 1902LP GDP
SHEET 6
REV. 3

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Received
09/17/2024 8:34:47 AM

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 30, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

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

ISSUE/REQUEST

Pursuant to Blue Springs Municipal Code Section 120.805, with the consent and approval of a majority of the City Council, Council shall appoint nine resident members to the Blue Springs Charter Review Commission. An appointment to the 2024 Charter Review Commission will be submitted to the Council for approval.

BACKGROUND/JUSTIFICATION

Section 120.805 of the Municipal Code states the Charter Review Commission shall consist of nine members who are residents of the City. With the consent and approval of a majority of the City Council, the Mayor shall appoint three members, one from each Council District and City Councilmembers from each District shall appoint two (2) members that reside in their District. On October 21, 2024 eight of the nine members of the 2024 Charter Review Commission were appointed.

Douglas Stacer (District 2) is recommended for appointment as the final member of the 2024 Charter Review Commission.

The members of the Charter Review Commission shall be tasked with reviewing the Home Rule Charter and present amendment recommendations, if any, to the City Council for consideration no later than the January 6, 2025 City Council meeting.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 4, 2024	January 6, 2026

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Sheryl Morgan***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
November 4, 2024

EXHIBITS FOR PUBLIC HEARING

THE LINKS
REZONING AND PLANNED DEVELOPMENT CONCEPT PLAN
(RZ-08-24-9287 AND PDC-08-24-9288)

EXHIBIT #1 City Council Information Form dated October 29, 2024 with the following attachments: Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on September 28, 2024; 185' Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Email in opposition; Title IV, Land Use Section- Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference); Bill approving Rezoning and the Planned Development Concept Plan with Planned Development Standards attached as Exhibit A and Planned Development Concept Plan attached as Exhibit B

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 29, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City 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, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D. Estate, and Bruce M. Bellington Trust dated 09/30/2003, for consideration to rezone property from "AG-C" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) (RZ-08-24-9287) for 18.47 +/- acre property with a Planned Development Concept Plan (PDC-08-24-9288) located west of Adams Point Village PR-O and north of the Adams Pointe Golf Course for The Links at Adams Pointe. Upon conclusion of the public hearing a Bill rezoning the Links at Adams Pointe and approving a Planned Development Concept Plan will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is proposing 37 single-family neighborhood lots with four open space tracts. The Links at Adams Pointe subdivision includes front-loaded three-car garage homes with a mix of ranch, reverse 1.5 story, and traditional two-story homes. The subdivision will consist of various elevations, color schemes, and masonry materials. The single-family homes will be a minimum of 2,200 sq ft of livable floor area. The proposed development will extend NE Greenview Drive, a residential street within Adams Pointe Village, westward connecting to NE Scenic Valley Road, as shown on the PD Concept Plan. This connection will improve traffic and emergency services' access and circulation. The Links at Adams Pointe will be completed in a single phase.

Spanning a total of 18.47 +/- acres, the subdivision has a density of 2.00 units per acre, lower than the achievable densities if the property was developed in accordance with the Comprehensive Plan's C2: Specific Area Plan, which designates it as a small-scale multi-family development type. A 15-foot landscape easement along the adjacent lots to the golf course will require two evergreen trees in addition to the required 45 plant units per lot. Open Space System tracts provide walking trails, landscape buffers, and stormwater detention.

The subject property was recently annexed into the City at the May 20, 2024, City Council meeting. On October 28, 2024, the Planning Commission held a public hearing where the rezoning and PDC was recommended for approval with conditions. The Commission approved the Preliminary Plat. There were no members of the public who spoke in favor of or in opposition to the applications.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

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

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-08-24-9287). Staff also recommends approval of the Planned Development Concept Plan (PDC-08-24-9288) with the following seven conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development Concept Plan which includes:
    a. Reduction of the open space tract/buffer on the north side of the property from 25-feet to a 15-feet.
    b. Reduction of the 25-feet minimum corner setback to a 15-feet minimum
    c. A 15-feet landscape easement along the adjacent lots to the golf course except for lot 20 with the placement of the walking trail. Two evergreen trees per lot within the landscape easement are required in addition to the 45-plant unit minimum.
2. The Developer is requesting a Minimum Livable Floor Area step down to classification C (2,200 sq ft Min.) from the adjacent subdivision's, Adams Point Village, A classification (2,600 sq ft Min.)
3. Only black ornamental steel fences are allowed on lots adjacent to the golf course.
4. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
5. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
6. A 5-ft wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
7. A PD Final Plan and Final Plat of each phase will be required prior to the issuance of building permits.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	10/28/2024
Action:	Recommended Rezoning: 7 Aye 0 No Recommended Planned Development Concept Plan with conditions: 7 Aye 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff report with attachments: Application with attachments; Affidavit of Publication in the Examiner on September 28, 2024; 185' Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Email in opposition; Title IV, Land Use Section- Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving Rezoning and the Planned Development Concept Plan with Planned Development Standards attached as Exhibit A and Planned Development Concept Plan attached as Exhibit B

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 28, 2024 City Council: November 04, 2024
Project Name:	***The Links at Adams Pointe***
Site Location:	29607 W. R.D. Mize Road
Project Request:	**RZ-08-24-9287**; Rezoning from "AG" (Agriculture – County) to "PD-R/ADP-O" (Planned Development-Residential /Adams Dairy Parkway-Overlay) **PDC-08-24-9288**; PD Concept Plan to allow for 37 single-family lots on 18.47 +/- acres with open spaces and walking trails **PP-08-24-9289**; Preliminary Plat for 37 single-family lots, and four open space tracts

Applicant: Chad Risinger | Risinger Development, LLC
Property Owner: Bellington/Smith/Bellington Estates
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property, "AG" (Agriculture – County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay) located north of the Adams Pointe Golf Club, south of W R.D. Mize Road and west of Adams Pointe Village subdivision. The applicant is also requesting approval of a Planned Development (PD) Concept Plan/Preliminary Plat to allow for the development of 37 single-family homes with four open space tracts.

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

Previous Actions:

Date	Review Body	Action
05/20/2024	City Council	Approval of Annexation (ANNX-03-24-9089)
06/10/2024	Planning Commission	Recommended approval for Rezoning (RZ-04-24-9115), Conditional Use Permit (CUP-04-24-9117), General Development Plan (GDP-04-24-9116), and the Preliminary Plat (PP-04-24-9118) for Scenic Valley RV Park.
06/17/2024	City Council	Denial for Rezoning (RZ-04-24-9115), Conditional Use Permit (CUP-04-24-9117), General Development Plan (GDP-04-24-9116), and the Preliminary Plat (PP-04-24-9118) for Scenic Valley RV Park.

Future Applications: The Rezoning, PD Concept Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include the PD Final Plan and Final Plat. Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #1

North:	"LI" (Light Industrial)	Warehouse/Distribution Center
South:	"AG" (Agriculture)	Recreation and Entertainment, Outdoor
East:	"SF-7/ADP-O/PR-O" (Single-Family Residential/Adams Dairy Parkway-Overlay/Planned Residential-Overlay)	Detached Housing
West:	"RE/ADP-O" (Residential Estate/Adams Dairy Parkway-Overlay)	Recreation and Entertainment, Outdoor

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture – County)
Existing Land Use: Undeveloped
Proposed Zoning: "PD – R"/"ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay)

Proposed Land Use: Detached Housing

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

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

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

The C2 (Central 2) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Small-Scale Multi-Family*, which is defined as:

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

Rezoning: The intent of the "PD" zoning district is defined in Section 404.260, as follows:

There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and provide general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.

Through the PD, the development will utilize the regulations specified in the provided standards. The proposed building types are most closely related to the "Detached House – Neighborhood Lot." The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

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

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

   STAFF RESPONSE: The proposed rezoning is in an area identified by the 2014 Comprehensive Plan as C2 (Central 2) Area Plan which classifies the subject property as "Small-Scale Multi-Family." The rezoning to PD-R/ADP-O would comply with the Comprehensive Plan Designation.

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

   STAFF RESPONSE: The intent of the PD-R/ADP-O zoning district is to encourage innovative, unique, and high-quality developments which includes mixed-use developments. Staff believe the PD-R/ADP-O zoning district supports the intent of the abutting zoning districts by securing the property for residential 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 would allow for the existing 18.47 +/- acre parcel to be developed in accordance with the standards of the "PD-R/ADP-O" zoning district. Denial of the rezoning application would result in the property remaining undeveloped for an unknown period of time.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC; however, the applicant is requesting specified standards and modifications through a PD Concept Plan. Staff believes that requested modifications are warranted due to the proposed development pattern, building types, and intent of the district.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

   STAFF RESPONSE: Staff believes this rezoning will not reduce the ability of the City or other government agencies to provide service, facilities, or programs. The subject property is in a developing area with access to services and facilities. Additional improvements to provide adequate services, including utilities, stormwater, and street improvements will be provided by the developer.

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 investment in the site and in the city is likely to have a positive impact on the surrounding area by providing additional residents and housing options.

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

   STAFF RESPONSE: The requested zoning change is justified by a change in conditions since the existing zoning was designated. The property is currently zoned "AG" (Agriculture – County) and was recently annexed into City Limits. For development to occur, the property must be rezoned to a City zoning district.

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

   STAFF RESPONSE: Staff 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.

PLAT & PD CONCEPT PLAN ANALYSIS

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

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

Preliminary Plat

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

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

Detached House-Neighborhood Lot

	Required	Proposed
Frontage Width	65 feet to 120 feet; minimum 50 for lots fronting on the radius of a cul-de-sac	65 feet minimum; 50 feet minimum for lots fronting on the radius of a cul-de-sac
Area	7,200 square feet to 21,780 square feet	7,200 square feet minimum
Front setback	25 feet minimum	25 feet minimum
Side setback	8 feet minimum	8 feet minimum
Corner Side setback	25 feet minimum	15 feet minimum
Rear yard setback	15 feet minimum	15 feet minimum
Height	35 feet maximum	35 feet maximum
Frontage Type	Yard and setback; terrace	Yard and setback; terrace
Design and Performance Standards	Building coverage=40% of lot area maximum	Building coverage=40% of lot area maximum

Land Use

& Density: The proposed land use for the Links at Adams Pointe Subdivision is Detached Housing. The C2 Area Plan of the Comprehensive Plan indicates that the property should be developed with Small-scale Multi-family buildings.

37 units/18.47 acres = 2.00 units per acre

The development is proposing a density of 2.00 units per acre, which is likely on the lower end of the scale as compared to achievable densities associated with the Small-scale Multi-family development types listed in the Comprehensive Plan.

Housing Balance: The 2014 Comprehensive Plan set a housing goal to *integrate housing choices into neighborhoods and corridors* with a target to *increase quantity and diversity of housing types so that non-single-family options are to at least 30% of the housing stock*. Based on building permit data through the end of August 2024, the current housing balance is 70.38% single-family and 29.62% multi-family (non-single-family). The estimated future balance is 70.49% single-family and 29.51% multi-family based on approved projects that have not been permitted. As of August 30, 2024, an additional 169 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	16,105 70.38%	846	17,006 70.49%
Multi-Family	6,779 29.62%	340	7,119 29.62%
Total Units	22,884	1,186	24,125

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

Future units: 17,006 single-family units / 0.70 = 24,294 total units
24,294 – 17,006 single-family units = 7,288 multi-family units
7,288 units – 7119 future units = *169 multi-family units*

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

Minimum Livable Floor Area: Per the UDC, Section 407.110, Minimum Livable Floor Area Standards, subdivisions are to be classified in a manner that minimizes the differences in dwelling sizes within and between adjacent residential development. The minimum livable floor area classification is (C) is 2,200-sf; this does not complies with Adams Pointe Village of (A) 2,600-sf livable floor area. The developer is seeking a modification with the PD Concept.

Architectural Character: The PD Standards outline specific architectural design requirements, which include a mix of ranch, reverse 1.5 story, and traditional two-story homes with varied elevations, color schemes, and masonry materials. The elevations incorporate materials such as lap siding,

cedar shake siding, and hardy boards, with many featuring details in stone, masonry, and brick.

Parking: Each Single-Family Detached Housing unit requires two off-street parking spaces. The submitted building elevations states all units will feature a three-car garage. There is additional parking provided in the driveway.

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

Streets & Sidewalks: Access to the site will be provided from a new north/south street, NE Scenic Valley Road, that will intersect with NE R.D. Mize Road at the north side. In the northeast portion of the site, NE Greenview Drive will be extended from the east property line to the new north/south street. This will provide a connection to the Adams Pointe Village residential subdivision.

Per the UDC section 406.020: Transportation Networks: *Streets shall provide for the continuation of streets in adjacent subdivisions and to future growth areas at intervals that meet these standards, unless such continuation is considered unnecessary by the City Council based on generally accepted sound planning principles applied to that particular context.*

The developer is seeking to avoid connecting the street through the adjoining subdivision due to several significant factors. Firstly, there is considerable public opposition from the neighboring community, which has expressed concerns about the potential impact of such connection. Additionally, the cost of construction would be substantially increased by the need to cross a significant stream buffer in the area. Finally, the proposed grading on Tract B and Tract C would pose challenges to maintaining the existing sanitary sewer infrastructure. This may necessitate realignment of the sewer system, further complicating the project.

The applicant will be required to install 5-ft. wide ADA compliant sidewalks along NE Scenic Valley Road and the other public streets within the development.

The applicant is required to complete half of the road improvements, including sidewalks, along R.D. Mize Road. The adjacent property to the north has provided escrow, and this development will be responsible for constructing the full road along the property's frontage.

Pedestrian Access: The site provides 5-ft. public sidewalks along one side of all public streets within the subdivision, which are required to meet ADA Standards. Furthermore, a proposed walking trail in Tract A., which allows residents to access the open space tracts and other areas of the subdivision, minimizing street crossings for those on foot.

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

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

Sanitary Sewer: Gravity sanitary sewer is available to the south of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property in order to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

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

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping, including required plant units will be reviewed with the PD Final Plan. Each single-family lot is required to meet the 45-plant unit minimum plus applicable street tree requirements prior to issuance of a certificate of occupancy. Below is a table outlining the buffer requirements for the site.

Landscape Area	Buffer Type
North buffer: Adj. to "LI"-Light Industrial	Buffer C: 25 feet wide: 60 units per 100 ft
East buffer: Adj. to "SF-7/ADP-O" Adams Pointe Village	N/A
South buffer: Adj. to Adams Pointe Golf Course	Buffer B- 15 feet wide: 45 units per 100 feet; 24 feet wide: 40 units per 100 feet.
West Buffer: "RE/ADP-O" (Residential Estate/Adams Dairy Parkway-Overlay)	N/A

Open Space: Since the proposed development falls within the Adams Dairy Parkway-Overlay (ADP-O) district, the applicant is required to provide a minimum of 15% open space meeting the Open Space Standards of Section 406.030. The site is required 2.30 +/- acres of open space and the applicant is currently providing 2.32 +/- acres or 15.5% of open space across two (2) of the five (5) tracts. While five (5) tracts are proposed with the development, only two (2) are counted towards the Open Space Systems as outlined in the UDC. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Tract	Area	Open Space System
A	2.09 +/- acres	Active Open Space
B	0.23 +/- acres	Active Open Space
C	0.50 +/- acres	Detention Area
D	0.18 +/- acres	Required Tract for Buffer

E	3.10 +/- acres	Not part of Open Space Requirement
Total Open Space:	Tract A and Tract B=2.32 acres	

Preservation: The site is currently undeveloped, wooded, and slopes from the Northeast to the Southwest. The applicant is proposing a 15-foot landscape easement along the south property line which abuts the Adams Point Golf Course. The easement will provide a much denser buffer between the development and those neighboring properties.

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

Modifications Requested: The applicant is proposing the following modifications through the PD Standards (Alternative Development Standards) related to either the building type (Detached House-Neighborhood Lot) or selected base zoning district regulations and development standards:

- Reduction of the open space tract/buffer on the north side of the property from 25-foot to a 15-foot tract.
- Reduction of the 25-foot minimum corner setback due to the available right of way to 15-foot minimum.
- 15-Foot landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail.
- The developer is requesting to step down to minimum livable floor classification (C) 2,200 sq feet.
    - There is approximately 0.50 acres of open space between this subdivision and Adams Pointe Village.

Modifications through a PD should be offset by enhancements to other aspects of the development to provide a higher quality development than what could be achieved under the base zoning district. The following enhancements have been provided:

- Adding two evergreen trees per lot in the landscape easement with the required 45 plant units along the golf course side.
- Only black ornamental steel fencing will be allowed on golf course adjacent lots and to the rear property line.

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

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

    STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas and newer single-family development.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

    STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area.

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

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

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The plan reflects a creative and innovative design that is not well accommodated by any base zoning districts which is why a PD is the most appropriate approval process for the development.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: Through the PD, several modifications are requested, most of which are minor or are enhancements.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

   STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

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

   STAFF RESPONSE: The PD Concept Plan meets the review criteria for a rezoning as noted in the staff report.

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

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

   STAFF RESPONSE: The preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments.

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

   STAFF RESPONSE: The proposed preliminary plat is in compliance with the requirements of 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 proposed phasing is clearly indicated and demonstrates a logical and coordinated approach to development.

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

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

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

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

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

   STAFF RESPONSE: The design 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.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan application with the following six (6) conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development Concept Plan, which include:
   a. Reduction of the open space tract/buffer on the north side of the property from 25-foot to a 15-foot tract

   b. Reduction of the 25-foot minimum corner setback due to the available right of way 15-foot minimum
   c. 15-Foot landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail
2. The developer is requesting to step down to minimum livable floor classification (C) 2,200 sq feet.
      i. There is approximately 0.50 acres of open space between this subdivision and Adams Pointe Village.
3. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
4. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
5. A 5-ft. wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
6. A PD Final Plan and a Final Plat of each phase will be required prior to the issuance of building permits.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.
2. Prior to approval of each Final Plat, the following must occur:
   a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
   b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
   c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
3. Prior to issuance of building permits, the following must occur:
   a. An approved Final Plat must be recorded at Jackson County.
   b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded.
4. Prior to issuance of a Certificate of Occupancy, the following must occur:
   a. All required landscaping (45 plant units) plus two evergreen trees for lots along the golf course 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.
5. The minimum livable floor area classification must be noted on the Final Plat.

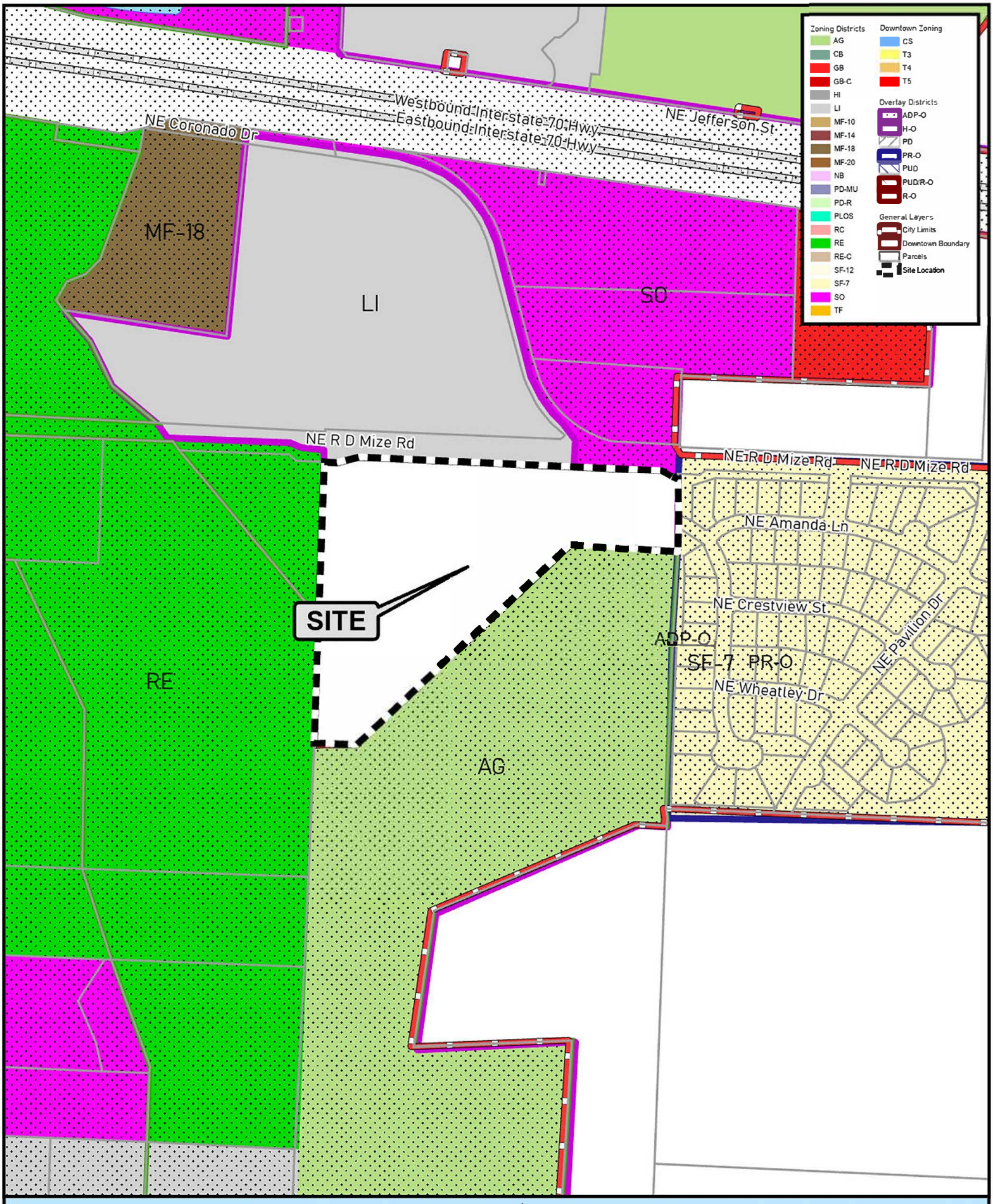


The City of Blue Springs Missouri

RZ-08-24-9287 | PDC-08-24-9288
PP-08-24-9289
PARCEL # 36-720-02-01-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 09/27/2024



The City of Blue Springs Missouri

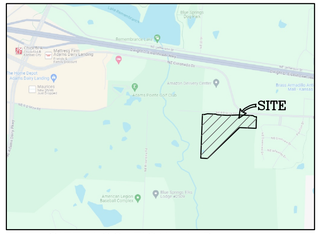
RZ-08-24-9287 | PDC-08-24-9288
PP-08-24-9289
PARCEL # 36-720-02-01-01-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

Date 09/27/2024

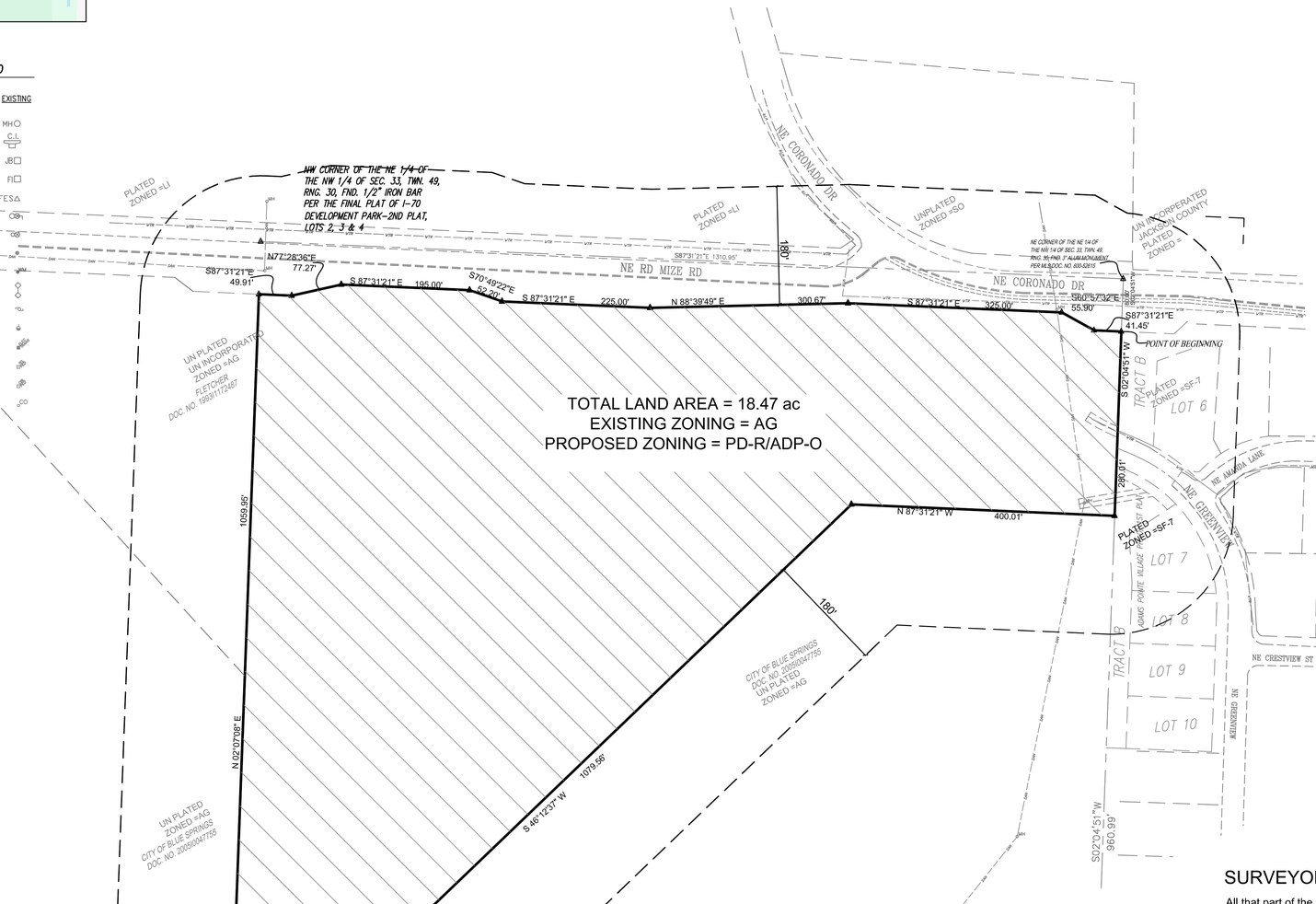
REZONING PLAN FOR "THE LINKS AT ADAMS POINTE" BLUE SPRINGS, JACKSON COUNTY MISSOURI



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	
WM ⊙	Water Meter	
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	



SURVEYORS DESCRIPTION :

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #2

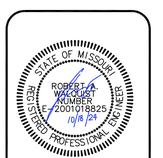
DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796

DATE	REVISION	BY
8-29-24	PER CITY COMMENTS	-
9-19-24	PER CITY COMMENTS	
10-3-24	PER CITY COMMENTS	
10-14-24	PER CITY COMMENTS	
10-18-24	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwquist@quistengineering.com

RE ZONING PLAN
"THE LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI



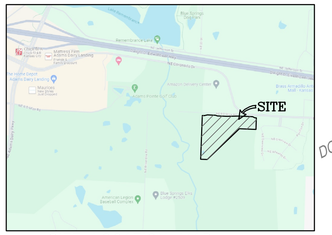
DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

PLANNED DEVELOPMENT CONCEPT PLAN FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	⊗
WM ⊙	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

LOTS 2, 3 & 4

END OF HALF ROAD IMPROVEMENTS

N77°28'36"E 77.27'

S87°31'21"E 49.91'

S 87°31'21" E 195.00'

S87°31'21" E 1310.95'

5' SIDEWALK

S70°49'22"E 52.20'

PROPOSED FUTURE VACATED ROW

15' TRACT

S 87°31'21" E 225.00'

7,791 sq. ft. 0.18 acres

N 88°39'49" E 300.67'

S 87°31'21" E 325.00'

S60°57'32"E 55.90'

S87°31'21"E 41.45'

POINT OF BEGINNING

NE CORONADO DR

NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 49, RNG. 30; FND. 3" ALUM MONUMENT PER MLS DOC. NO. 600-52615

S02°10'45"W 80.00'

S02°10'45"W 1059.95'

UN INCORPORATED JACKSON COUNTY PLATED ZONED =

UN PLATED UN INCORPORATED ZONED =AG FLETCHER DOC. NO. 199311172487

TRACT D

TRACT C
21,739 sq. ft.
0.50 acres
DETENTION AREA FOR LOTS 19 THRU 26

TRACT B
10,061 sq. ft.
0.23 acres
ACTIVE OPEN SPACE

TRACT E
133,103 sq. ft.
3.10 acres

TRACT A
90,908 sq. ft.
2.09 acres
ACTIVE OPEN SPACE

DETENTION AREA FOR LOTS 1 THRU 18 AND 27 THRU 37

NE GREENVIEW

NE TIMBER RIDGE CT

NE SCENIC VALLEY RD

NE AMANT

S87°31'21"E 426.67'

S 46°12'37" W 1079.56'

N 87°31'21" W 400.01'

N 02°07'08" E 489.33'

N 87°28'29" W 160.00'

S 02°07'08" E 280.01'

15' LANDSCAPING EASEMENT

SCENIC WALKING TRAIL

PUBLIC SANITARY SEWER EXTENSION

EXISTING PUBLIC SANITARY SEWER

UN PLATED ZONED =AG Y OF BLUE SPRINGS OC. NO. 200510047755

PLATED ZONED =SF-7

LOT 6

LOT 7

LOT 8

ADAMS POINTE VILLAGE PLAT

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
3. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
4. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

60 0 60
Scale In Feet
1"= 60'

SURVEYORS DESCRIPTION :

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REVISION	DATE	BY
PER CITY COMMENTS	8-29-24	-
PER CITY COMMENTS	9-19-24	
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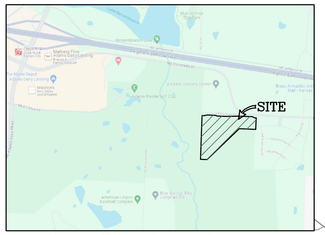
PLANNED DEVELOPMENT CONCEPT PLAN
"THE LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUIST
NUMBER 2001018825
PROFESSIONAL ENGINEER
10/18/24

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

PRELIMINARY PLAT FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
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WM ⊙	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
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PHONE-816-739-4796

REVISION		BY
DATE		
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"LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUET
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REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
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SCALE	

3

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15 MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

NOTE:

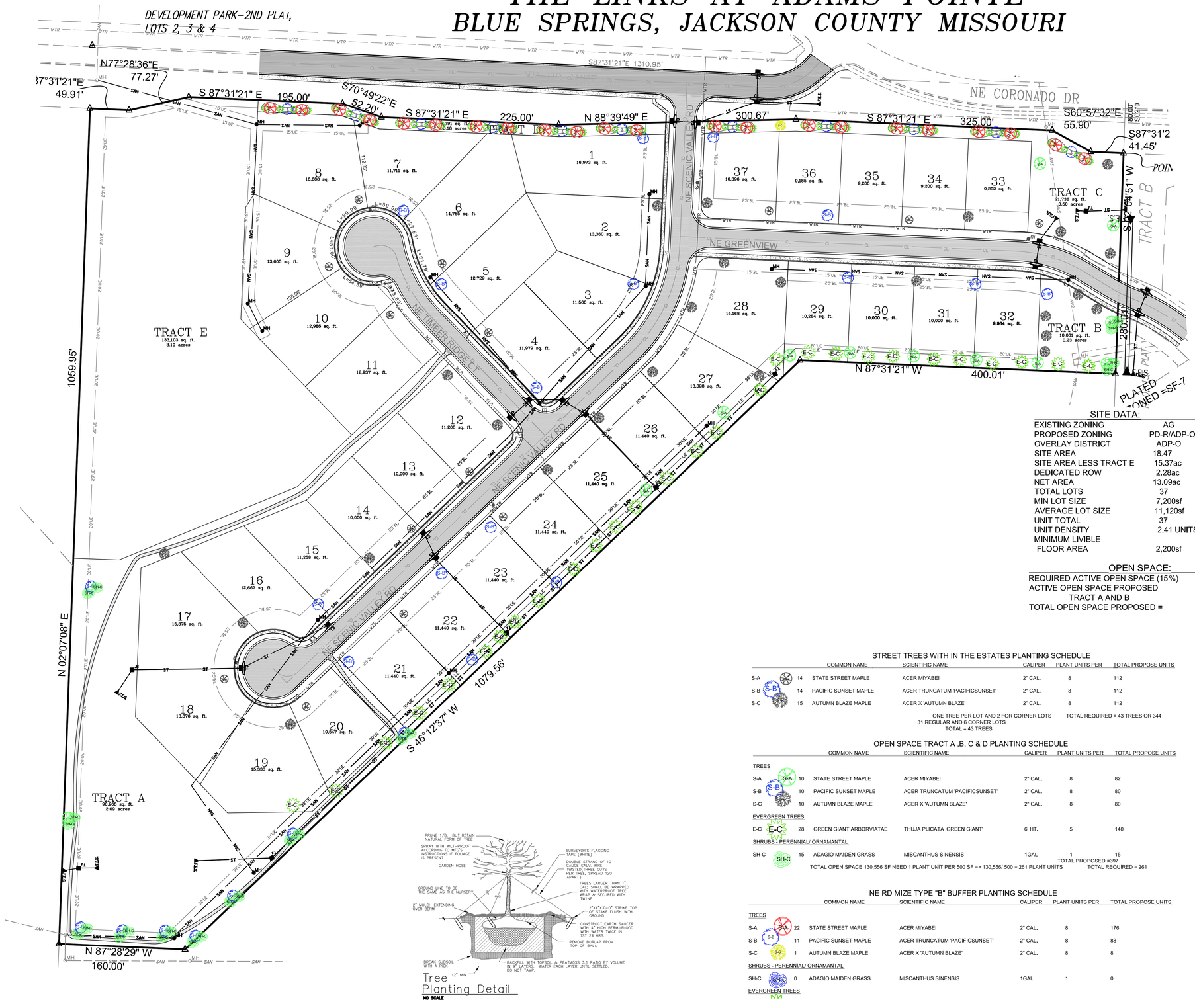
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LANDSCAPE PLAN FOR "THE LINKS AT ADAMS POINTE"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



Tree Planting Detail

NO SCALE

DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH ○
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	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

PLANNING NOTES:

1. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

SITE DATA:

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REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

STREET TREES WITH IN THE ESTATES PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
S-A	14	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	112
S-B	14	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	112
S-C	15	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	112

ONE TREE PER LOT AND 2 FOR CORNER LOTS — TOTAL REQUIRED = 43 TREES OR 344
31 REGULAR AND 6 CORNER LOTS
TOTAL = 43 TREES

OPEN SPACE TRACT A ,B, C & D PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	10	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	82
S-B	10	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	80
S-C	10	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	80
EVERGREEN TREES						
E-C	28	GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	6' HT.	5	140
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	15	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	15

TOTAL PROPOSED =397
TOTAL OPEN SPACE 130,556 SF NEED 1 PLANT UNIT PER 500 SF => 130,556/ 500 = 261 PLANT UNITS — TOTAL REQUIRED = 261

NE RD MIZE TYPE "B" BUFFER PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	22	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	176
S-B	11	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	88
S-C	1	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	8
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
EVERGREEN TREES						

60 0 60
Scale In Feet
1"= 60'

DATE	REVISION	BY
8-29-24	PER CITY COMMENTS	-
9-19-24	PER CITY COMMENTS	
10-3-24	PER CITY COMMENTS	
10-14-24	PER CITY COMMENTS	
10-18-24	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwquist@quistengineering.com

LANDSCAPE PLAN
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI — ROBERT W. WALQUIST — NUMBER PE-2001018825 — 10/8/24 — REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

The Links at Adams Pointe

Risinger Development is requesting support and approval for the development of 37 single family lots on 18.47 acres located west of the Adams Pointe Village development. This development will utilize a property between RD Mize Road the Adams Pointe Golf Club. These 37 lots will be referred to as “The Links at Adams Pointe”. The Links will deliver both golf course view lots and wooded lots. The Links at Adams Pointe will add additional amenities like open spaces and walking trails throughout the development.

The Links will improve the current zoning to PD-R/ADP-O by bringing additional single-family residential homes to the land versus the current future use plan for low density multi-family. The addition of this single-family development will create the feel of a private community and family-friendly neighborhood for the city. The open space on Tract A will include walking trails, sidewalks, and park benches. The open space on Tract B will be maintained by the HOA and preserve natural habitat. The Links at Adams Pointe will offer a variety of floor plan options including Ranch, Reverse 1.5 Story, and 2 Story plans. All homes will feature a 3-car garage and full basements. Current Plan offering have sizes ranging from 2200 minimum livable square footages and up. Total home square footage with a finished lower level can be as large as 4000 livable square feet. The homes will be Class C. Adjacent property at Adams Pointe Village are Class B. Work is estimated to begin in Fall of 2024 and be completed in 1 phase with a total of 37 lots.

Risinger Development is excited to bring this beautiful wooded property to the Blue Springs Community. We ask for your support and approval for The Links at Adams Pointe.

The Links at Adams Pointe

The Albatross






Asphalt Shingles 6/12 Pitch
Stucco
Shake or Horizontal Lap Siding
¾ x 6 Fascia
Manuf. Stacked Stone
12” Soffit
Metal Flashing

The Links at Adams Pointe



The Links at Adams Pointe

The Birdie





The Links at Adams Pointe

The Eagle





The Links at Adams Pointe

The Ace

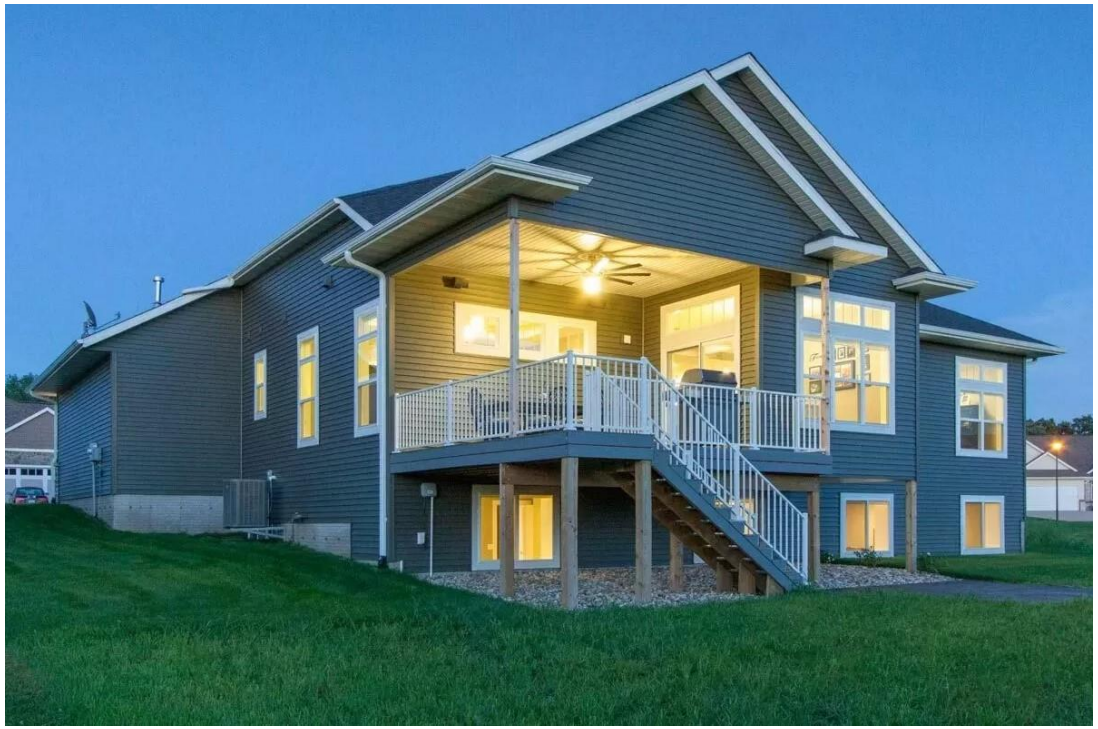




The Links at Adams Pointe

The Mulligan





The Links at Adams Pointe

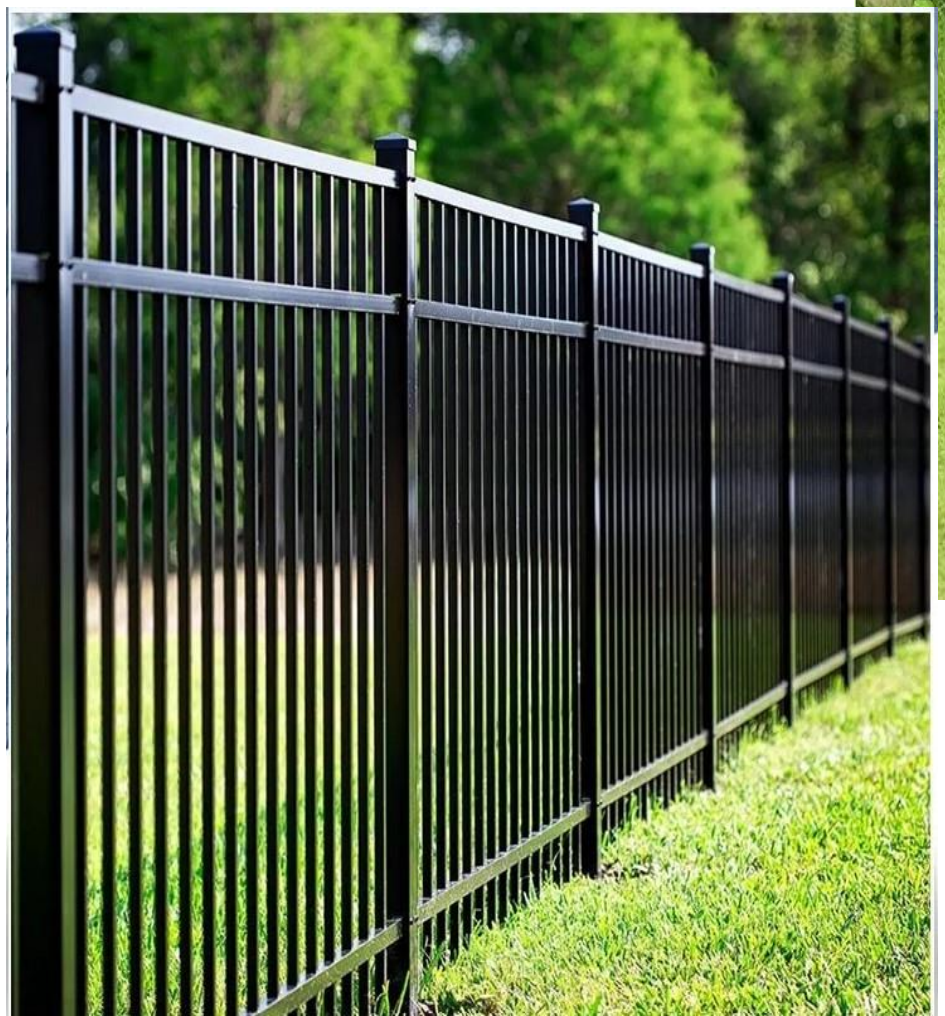
Material List

Elevations may include the following materials:
- Lap siding, smart lap siding, speed lap siding or similar of varying reveals
- Cedar shake siding or similar
- Hardy Board or similar
- Manufactured Stone/Masonry/Brick
- Site applied stucco
- Manufactured stucco panels

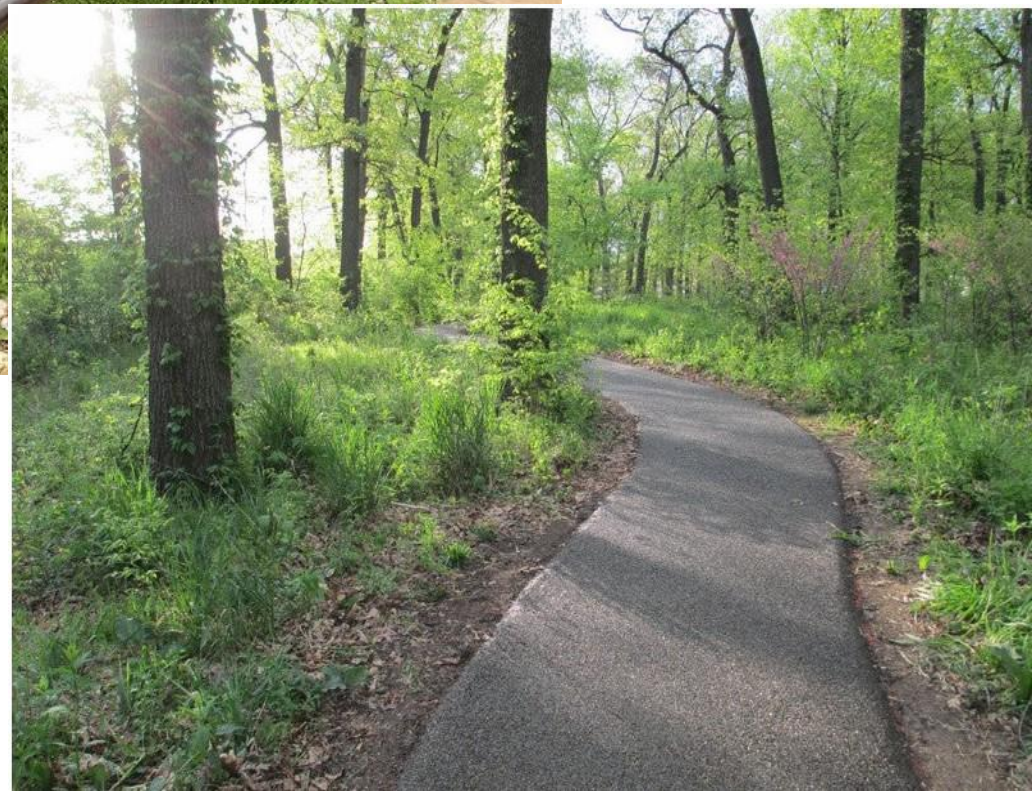
Roof composition may include the following materials:
- Composite Shingles
- Standing seam metal roof

The Links









Quist Engineering, Inc.

Civil Engineering for Residential & Commercial Site Development

821 Columbus At.
Lee's Summit, Missouri 64063
Phone: (816)550-5675
Email: rwalquist@quistengineering.com

September 19, 2024

The Links at Adams Pointe
Request for Alternative Design Standards for PD Plan

1. **Reduce the open space tract on the north side of property to a 15' tract**

2. **Reduce the corner lot building line from 25' to 15'**

3. **Reduce the 25' requirement in the PD Design Alternative Plan due to available right of way**

4. **15' landscape easement along all adjacent lots to the golf course except lot 20 with walking trail**

5. **Add two evergreen trees per lot in the landscape easement with the required 45 plant units**

6. **Only black ornamental steel fencing allowed on golf course adjacent lots and to back property line.**

Developer is also seeking to not connect the street through to the adjoining subdivision for the following reasons:

Public opposition from neighboring community

Large cost of construction to cross the significant stream buffer

Proposed grading on tract B and C could potentially limit the ability to maintain the existing sanitary sewer structure which might result in requiring a realignment

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

If you have any questions please call me at (816) 550-5675 or e-mail me at rwalquist@quistengineering.com

Sincerely, Quist Engineering Inc.
Robert Walquist, P.E. Project Engineer

RZ-08-24-9287; PDC-08-24-9288; PP-08-24-9289

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:	10.17.2024
CC MEETING:	10.21.2024
BOA MEETING:	
NEWSPAPER:	9.28.2024
NOTICE LETTERS:	9.27.2024
PLANNER:	Shantele Frie

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

The Links at Adams Pointe

Project Name

29607 E RD Mize Road

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	AG	SF-7	Residential	18.47	~~32~~ 37

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
Chad Risinger	Risinger Development	8167394796	kcfieldservices@gmail.com

Address	City	State	Zip Code
114 SW Eagle's Parkway	Grain Valley	MO	64029

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

X _____ 08/26/2024
Applicant Signature — Date

Bellington/Smith/Bellington Estates

Name of Property Owner	Phone	Email Address

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 Jo Lynn Bellington personal representative docusign verified 08/29/24 11:39 AM CDT 2TSL-YB1B-ALIL-BKXM | Bruce M. Bellington, Trustee docusign verified 08/29/24 12:02 PM CDT AUAX-NVWI-DPVG-SNC | Judy D. Smith, Trustee docusign verified 08/29/24 5:03 PM CDT HR5-KEWP-QUFR-QPVI

Property Owner Signature — Date

Received
08/29/2024 4:28:13 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:

The Links at Adams Pointe is a proposed 37 lot single family development.

Received
08/29/2024 4:28:15 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Chad Risinger	Risinger Development		
Address	**City**	**State**	**Zip**
114 SW Eagle's Parkway	Grain Valley	MO	64029
Email	**Phone**	**Fax**	
kcfieldservices@gmail.com	8167394796		

DEVELOPER

Name	Company Name		
Chad Risinger	Risinger Development		
Address	**City**	**State**	**Zip**
114 SW Eagle's Parkway	Grain Valley	MO	64029
Email	**Phone**	**Fax**	
kcfieldservices@gmail.com	8167394796		

ENGINEER

Name	Company Name		
Robert Walquist	Quist Engineering		
Address	**City**	**State**	**Zip**
821 NE Columbus Street	Lee's Summit	MO	64063
Email	**Phone**	**Fax**	

ARCHITECT

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

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig and Associates		
Address	**City**	**State**	**Zip**
33604 E 235th	Pleasant Hill	MO	64080
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	8163096621		

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
08/29/2024 4:28:15 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: 3P4DtaOMQ6i9gA7wnjpL
The Links

AFFIDAVIT OF PUBLICATION: #2716970

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, 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:

Sep. 28, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $284.59

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

PUBLIC NOTICE

Rezoning | RZ-08-24-9287 and Planned Development Concept Plan | PDC-08-24 -9288
"The Links"
West of Adams Point Village PR-O and North of the Adams Pointe Golf Club
Parcel # 36-720-02-01-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday October 14, 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, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D Estate, and Bruce M Bellington Trust dated 9/30/2003 , to Rezone 18.47 +/- acres of property from "AG-C" (Agriculture – County) to "PD-R/ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay) and approve a Planned Development Concept Plan to develop a 37 lot residential subdivision comprised of 37 single family homes and open space tracts. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #3

South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

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

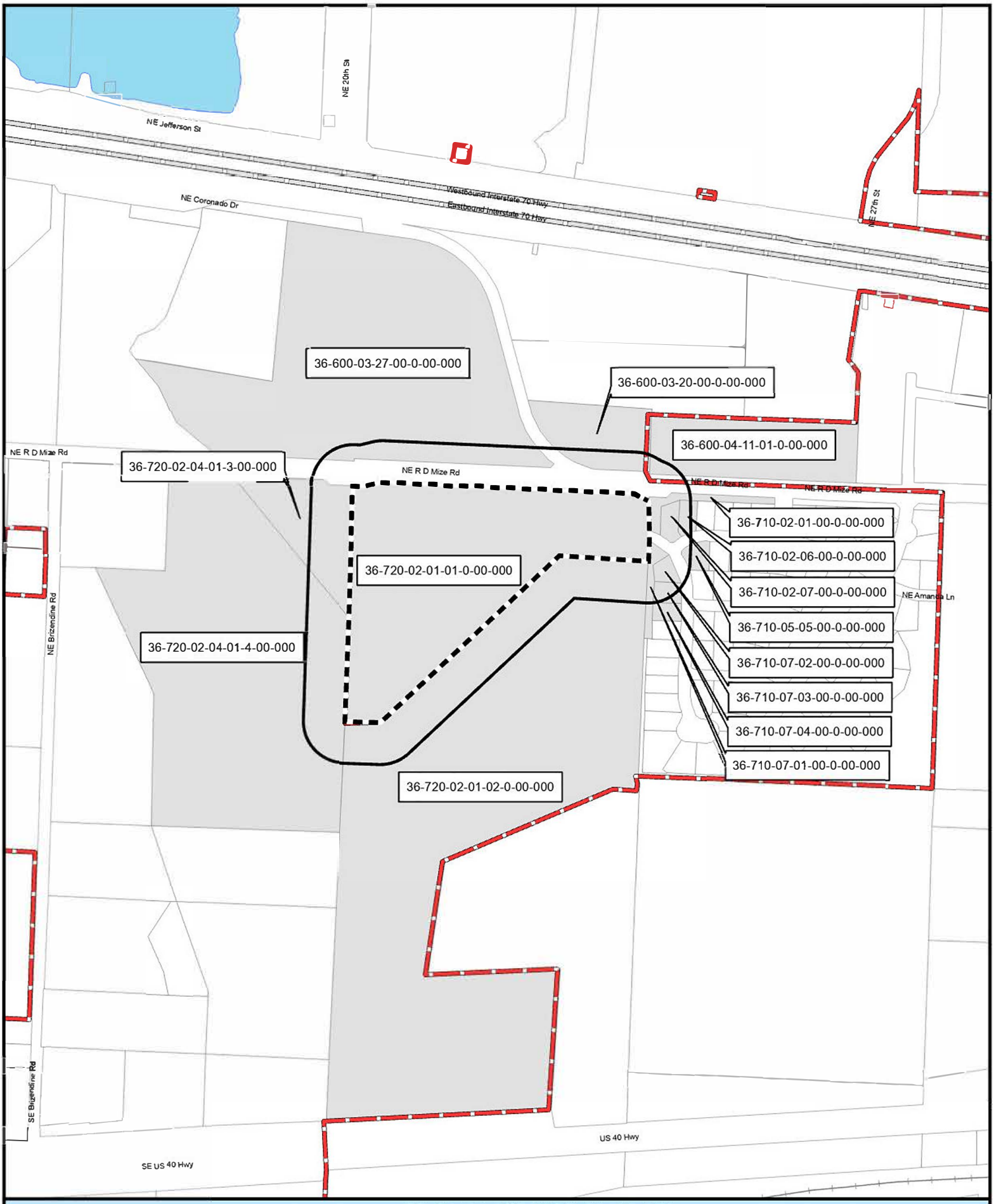
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-08-24-9287) and Planned Development Concept Plan (PDC-08-24-9288) on **Monday, October 21, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 28, 2024
E-MAIL TO THE EXAMINER :
legals@examiner.net
09-25-2024

Published in the Examiner, Sep 28, 2024

2716970



The City of Blue Springs Missouri

RZ-08-24-9287 | PDC-08-24-9288
PP-08-24-9289
PARCEL # 36-720-02-01-0-00-000
185' NOTIFICATION MAP

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #4

N

1 inch = 540 feet

Date 09/27/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-710-02-06-00-0-00-000	2505 NE AMANDA LN	BLUE SPRINGS	MO	64029	TURNER LORI KAY	2505 NE AMANDA LN BLUE SPRINGS, MO 64029
36-720-02-01-02-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64029	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
36-710-07-02-00-0-00-000	605 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	GREEN GARY & CHERYL A	605 NE GREENVIEW GRAIN VALLEY, MO 64029
36-710-05-05-00-0-00-000	2500 NE AMANDA LN	BLUE SPRINGS	MO	64029	KRSKA WESTON & MENDOLYN D	2500 NE AMANDA LN BLUE SPRINGS, MO 64029
36-710-07-01-00-0-00-000	701 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	ADAM'S POINTE VILLAGE HOME OWNERS ASSOCIATION INC	1951 NE RICE RD LEES SUMMIT, MO 64064
36-710-07-03-00-0-00-000	601 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	MOYER LAUREN JEAN	601 NE GREENVIEW DR BLUE SPRINGS, MO 64029
36-720-02-04-01-4-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64014	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
36-710-07-04-00-0-00-000	515 NE GREENVIEW DR	BLUE SPRINGS	MO	64029	NICAS NICHOLAS A & ANGELA R	515 NE GREENVIEW BLUE SPRINGS, MO 64029
36-720-02-04-01-3-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	FLETCHER WILLIAM KEITH-TR	PO BOX 268 BLUE SPRINGS, MO 64013-0268
36-710-02-07-00-0-00-000	2501 NE AMANDA LN	BLUE SPRINGS	MO	64029	WIEGERS SHAWN & KIMBERLY	2501 NE AMANDA LN BLUE SPRINGS, MO 64029
36-720-02-01-01-0-00-000	29607 E R D MIZE RD	UNINCORPORAT	MO	64029	JUDY D SMITH REVOCABLE LIVING TRUST 12-23-1996 | BELLINGTON LARRY D ESTATE	1565 CHAMPIONSHIP BLVD FRANKLIN, TN 37064 | 1101 W MAIN ODESSA, MO 64076
36-600-03-20-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	SMITH DAVID D III & JOY A	2315 SW APOSSUM HOLLOW RD BLUE SPRINGS, MO 64015
36-600-04-11-01-0-00-000	1550 E R D MIZE RD	UNINCORPORAT	MO	64029	SMITH-MARTENS INVESTMENTS LLC	1545 NE NEAWANNA DR LEES SUMMIT, MO 64086
36-710-02-01-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64029	ADAM'S POINTE VILLAGE HOME OWNERS ASSOCIATION INC	1951 NE RICE RD LEES SUMMIT, MO 64064
36-600-03-27-00-0-00-000	2298 NE CORONADO DR	BLUE SPRINGS	MO	64029	APOLLO PROPCO LLC	3701 WILSHIRE BLVD STE 820 LOS ANGELES, CA 90010

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #5

Blue Springs, Missouri
Community Development

September 23, 2024

Ref: Public Hearing: **Rezoning | RZ-08-24-9287 and Planned Development Concept Plan | PDC-08-24-9288**
"The Links"
West of Adams Point Village PR-O and North of the Adams Pointe Golf Club
Parcel # 36-720-02-01-01-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Chad Risinger of Risinger Development, on behalf of the property owners, Judy D. Smith Revocable Living Trust 12-23-1996, Bellington Larry D Estate, and Bruce M Bellington Trust dated 9/30/2003, to Rezone 18.47 +/- acres of property from "AG-C" (Agriculture – County) to "PD-R/ADP-O" (Planned Development – Residential/Adams Dairy Parkway-Overlay) and approve a Planned Development Concept Plan to develop a 37 lot residential subdivision comprised of 37 single family homes and open space tracts.

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, October 14, 2024 @ 6:30 p.m.
&
City Council – Monday, October 21, 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

Shantele Frie
Associate Planner

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #6

Shantele Frie

From: Mike Mallon
Sent: Tuesday, October 1, 2024 10:10
To: Shantele Frie; Dave McCumber
Subject: FW: Rezoning

Mike Mallon, AICP
Senior Director
City Development

City of Blue Springs, Mo.
903 W. Main St.
Blue Springs, MO 64015

Office (816) 228-0124
Email mmallon@bluespringsgov.com

www.bluespringsgov.com

From: Jerry Kaylor <jkaylor@bluespringsgov.com>
Sent: Tuesday, October 1, 2024 10:08 AM
To: Christine Cates <CCates@bluespringsgov.com>; Mike Mallon <mmallon@bluespringsgov.com>; City Clerk <CityClerk@bluespringsgov.com>; Galen Ericson <gericson@bluespringsgov.com>
Subject: Fwd: Rezoning

Please add this to the record
Thank you

Jerry Kaylor
Councilman District 1
City Of Blue Springs
816-560-5557 (cell)
jkaylor@bluespringsgov.com

Begin forwarded message:

> **From:** Kim <kimwiegers20@yahoo.com>
> **Date:** October 1, 2024 at 10:04:10 AM CDT

Rezoning, PD Concept Plan, and Preliminary Plat
RZ-08-24-9287; PDC08-24-9288; and
PP-08-24-9289
The Links at Adams Pointe
Exhibit #7

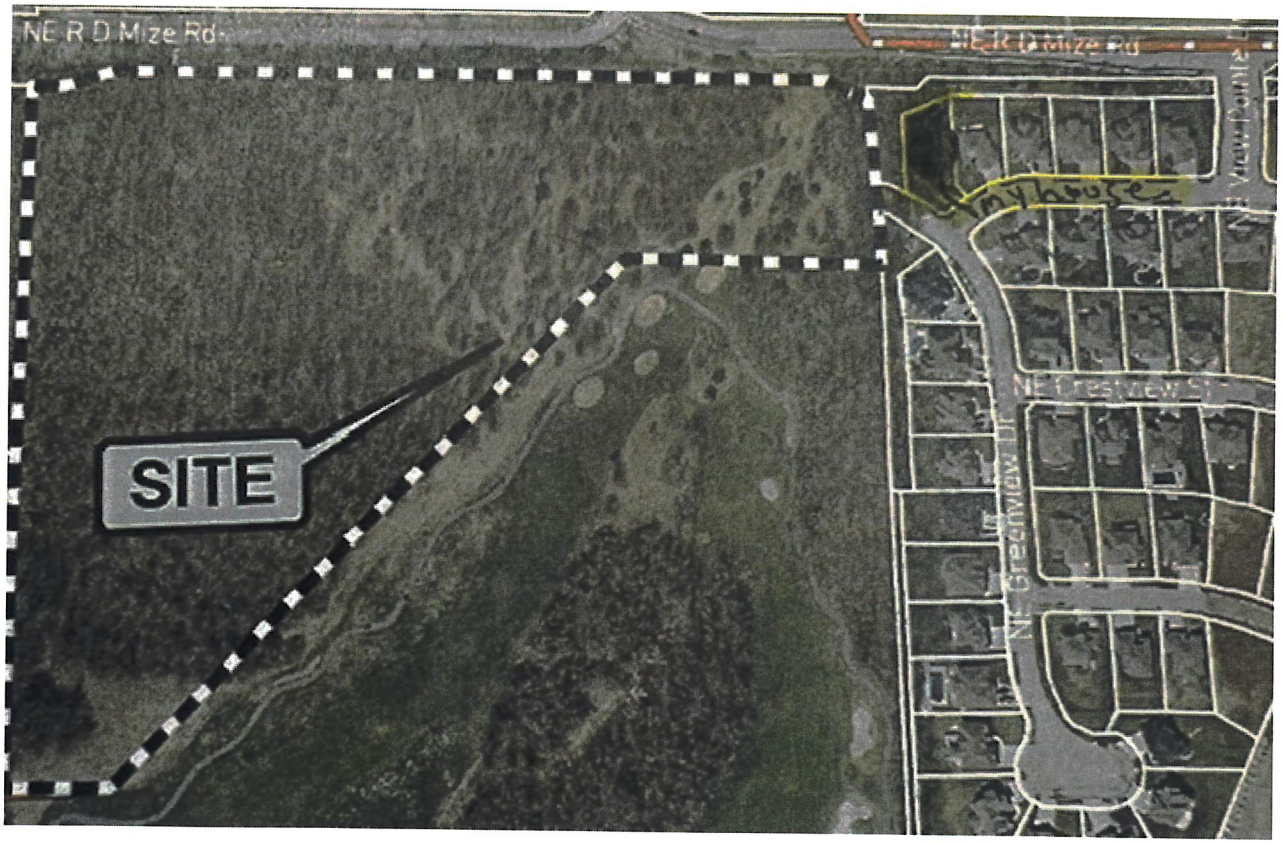
To: Jerry Kaylor <jkaylor@bluespringsgov.com>
Subject: Rezoning

[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.

Im writing on the rezoning of
RZ-08-24-9287

We are ok with the subdivision plans but we are against the connection of the two neighborhoods.
We are against
Adding a road through Adams point village for the Terrain and expense there would be.
Mr Risinger can add a curb.
You can see on the map where my house is.

Thanks you
Kim wiegers



Sent from my iPhone

Introduced by Councilmember _____ BILL NO. 5271
(RZ-08-24-9287& PDC-08-24-9288)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "AG-C" (AGRICULTURAL-COUNTY) TO "PD-R/ADP-O" (PLANNED DEVELOPMENT-RESIDENTIAL/ADAMS DAIRY PARKWAY-OVERLAY) AND APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN FOR THE LINKS AT ADAMS POINTE

WHEREAS, proper application having been made for Rezoning and a Planned Development (PD) Concept Plan of property hereinafter described; and

WHEREAS, after review of the PD Concept Plan with respect to such issues as density, impacting surrounding areas, and the adequacy of facilities and services, basic parameters are established for the development of the PD project; and

WHEREAS, in accordance with Title IV, Unified Development Code for the Municipal Code of the City of Blue Springs, Missouri, said application was referred to Planning Commission for report and recommendation, and a public hearing was held October 28, 2024, which Commission, after said hearing, recommended that the applications for Rezoning and PD Concept Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on November 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 change of zoning was appropriate at the location herein described; and

WHEREAS, the City of Blue Springs, Missouri has regulated the development at this location by requiring that it be developed as a PD Concept Plan.

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

Section 1. That the following described tract of real estate is hereby rezoned from "AG-C" (Agriculture-County) to "PD-R/ADP-O" (Planned Development-Residential/Adams Dairy Parkway-Overlay). The site is legally described in Section 2.

Section 2. That the following described tract of real estate is hereby subject to the PD Concept Plan and standards for The Links at Adams Pointe. The site is legally described as:

The Land referred to herein below is situated in the County of Jackson, State of Missouri, and is described as follows:

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams

Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

Section 3. No land covered within this PD designation, or contained within the area described by Section 2 of this Ordinance, may be developed except in compliance with The Links at Adams Pointe Planned Development Concept Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said PD Concept Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its October 28, 2024, meeting and to the City Council at its November 4, 2024, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this PD, and shall be deemed to include those conditions in addition to those contained in the Unified Development Code (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 Planned Development which include:

a. Reduction of the open space tract/buffer on the north side of the property from 25-feet to 15-feet.
b. Reduction of the 25-feet minimum corner setback to a 15-feet minimum.
c. 15-feet landscape easement along all adjacent lots to the golf course except lot 20 with the placement of the walking trail. Two evergreen trees per lot within the landscape easement are required in addition to the 45-plant unit minimum.

2. The developer is requesting a Minimum Livable Floor Area step down to classification C (2,200 sq ft Min.)from the adjacent subdivision's, Adams Pointe Village, A classification (2,600 sq ft Min.).
3. Only black ornamental steel fences are allowed on lots adjacent to the golf course.
4. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
5. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
6. A 5-foot wide ADA compliant sidewalk must be denoted on one side of all streets in the PD Final Plan.
7. A PD Final Plan and Final Plat of each phase will be required prior to the issuance of building permits.

Section 4. The Planned Development Standards, attached and entered as **Exhibit A** to the Ordinance, that outline the development regulations shall govern the development within the PD. The PD Standards shall remain in place as long as the PD zoning remains on the property, unless the PD Concept Plan is amended.

Section 5. The Rezoning and PD Concept Plan, attached and entered as **Exhibit B** to the Ordinance, shall regulate the development pattern of the property.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 7. 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, 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 November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

ATTACHMENT A

Quist Engineering, Inc.

Civil Engineering for Residential & Commercial Site Development

821 Columbus At.
Lee's Summit, Missouri 64063
Phone: (816)550-5675
Email: rwalquist@quistengineering.com

September 19, 2024

The Links at Adams Pointe
Request for Alternative Design Standards for PD Plan

1. **Reduce the open space tract on the north side of property to a 15' tract**

2. **Reduce the corner lot building line from 25' to 15'**

3. **Reduce the 25' requirement in the PD Design Alternative Plan due to available right of way**

4. **15' landscape easement along all adjacent lots to the golf course except lot 20 with walking trail**

5. **Add two evergreen trees per lot in the landscape easement with the required 45 plant units**

6. **Only black ornamental steel fencing allowed on golf course adjacent lots and to back property line.**

Developer is also seeking to not connect the street through to the adjoining subdivision for the following reasons:

Public opposition from neighboring community

Large cost of construction to cross the significant stream buffer

Proposed grading on tract B and C could potentially limit the ability to maintain the existing sanitary sewer structure which might result in requiring a realignment

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

If you have any questions please call me at (816) 550-5675 or e-mail me at rwalquist@quistengineering.com

Sincerely, Quist Engineering Inc.
Robert Walquist, P.E. Project Engineer

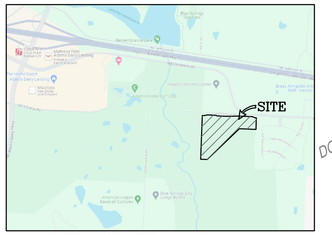
EXHIBIT B

PLANNED DEVELOPMENT CONCEPT PLAN FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	⊗
WM ⊙	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

UN PLATED
UN INCORPORATED
ZONED =AG
FLETCHER
DOC. NO. 1993I/172487

UN INCORPORATED
JACKSON COUNTY
PLATED
ZONED =

UN PLATED
ZONED =AG
Y OF BLUE SPRINGS
OC. NO. 200510047755

PLATED
ZONED =SF-7

PLATED
ZONED =SF-7

LOTS 2, 3 & 4

END OF HALF ROAD IMPROVEMENTS

N77°28'36"E 77.27'

S87°31'21"E 49.91'

S 87°31'21" E 195.00'

S70°49'22"E 52.20'

PROPOSED FUTURE VACATED ROW

15' TRACT

S 87°31'21" E 225.00'

7,791 sq. ft.
0.18 acres

TRACT D

N 88°39'49" E 300.67'

S87°31'21"E 1310.95'

5' SIDEWALK

32.00'

5.50'

NE CORONADO DR

NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 49, RNG. 30; FND. 3" ALUM MONUMENT PER MLS DOC. NO. 600-52615

S60°57'32"E 55.90'

S87°31'21"E 41.45'

POINT OF BEGINNING

80.00' S02°04'51"W

S 02°04'51" W 1059.95'

TRACT C
21,736 sq. ft.
0.50 acres

DETENTION AREA FOR LOTS 19 THRU 26

TRACT B

S87°31'21"E 426.67'

NE GREENVIEW

5' SIDEWALK

ACTIVE OPEN SPACE
TRACT B
10,061 sq. ft.
0.23 acres

N 87°31'21" W 400.01'

15' LANDSCAPING EASEMENT

NE AMANT

NE GREENVIEW

LOT 6

LOT 7

LOT 8

ADAMS POINTE VILLAGE PLAT 1

TRACT E
133,103 sq. ft.
3.10 acres

NE TIMBER RIDGE CT

NE SCENIC VALLEY RD

SCENIC WALKING TRAIL

5' SIDEWALK

1 16,975 sq. ft.
2 13,360 sq. ft.
3 11,560 sq. ft.
4 11,979 sq. ft.
5 12,729 sq. ft.
6 14,765 sq. ft.
7 11,711 sq. ft.
8 16,688 sq. ft.
9 13,605 sq. ft.
10 12,985 sq. ft.
11 12,937 sq. ft.
12 11,208 sq. ft.
13 10,000 sq. ft.
14 10,000 sq. ft.
15 11,258 sq. ft.
16 12,667 sq. ft.
17 15,875 sq. ft.
18 13,876 sq. ft.
19 15,333 sq. ft.
20 10,627 sq. ft.
21 11,440 sq. ft.
22 11,440 sq. ft.
23 11,440 sq. ft.
24 11,440 sq. ft.
25 11,440 sq. ft.
26 11,440 sq. ft.
27 13,028 sq. ft.
28 15,168 sq. ft.
29 10,284 sq. ft.
30 10,000 sq. ft.
31 10,000 sq. ft.
32 9,964 sq. ft.
33 9,202 sq. ft.
34 9,200 sq. ft.
35 9,200 sq. ft.
36 9,185 sq. ft.
37 10,396 sq. ft.

TRACT A
90,908 sq. ft.
2.09 acres
ACTIVE OPEN SPACE

DETENTION AREA FOR LOTS 1 THRU 18 AND 27 THRU 37

N 02°07'08" E 489.33'

N 87°28'29" W 160.00'

S 46°12'37" W 1079.56'

15' LANDSCAPING EASEMENT

SCENIC WALKING TRAIL

PUBLIC SANITARY SEWER EXTENSION

EXISTING PUBLIC SANITARY SEWER

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15' MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
3. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
4. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

60 0 60
Scale In Feet
1"= 60'

SURVEYORS DESCRIPTION :

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

REVISION		BY
DATE		
8-29-24	PER CITY COMMENTS	-
9-19-24	PER CITY COMMENTS	
10-3-24	PER CITY COMMENTS	
10-14-24	PER CITY COMMENTS	
10-18-24	PER CITY COMMENTS	

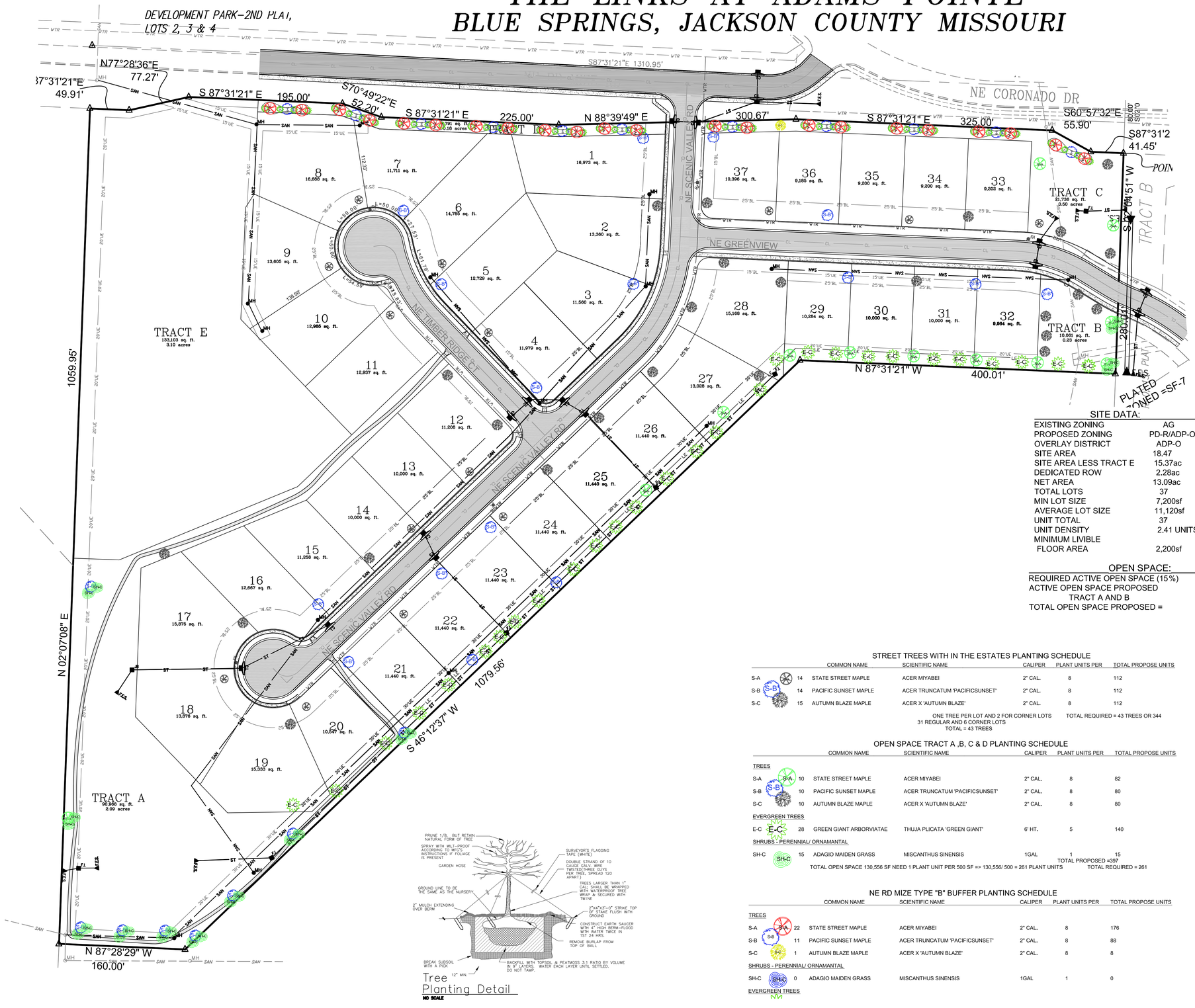
Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 500-5675
e-mail = rwquist@quistengineering.com

PLANNED DEVELOPMENT CONCEPT PLAN
"THE LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUIST
NUMBER 2001018825
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

LANDSCAPE PLAN FOR "THE LINKS AT ADAMS POINTE"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



Tree Planting Detail

NO SCALE

DEVELOPER:
RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH ○
C.I. ■	Curb Inlet	C.I. □
JB ■	Junction Box	JB □
FI ■	Field Inlet	FI □
FES ▲	Flared End Section	FES △
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	⊗
WM ○	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

PLANNING NOTES:

1. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

STREET TREES WITH IN THE ESTATES PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
S-A	14	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	112
S-B	14	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	112
S-C	15	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	112

ONE TREE PER LOT AND 2 FOR CORNER LOTS — TOTAL REQUIRED = 43 TREES OR 344
31 REGULAR AND 6 CORNER LOTS
TOTAL = 43 TREES

OPEN SPACE TRACT A ,B, C & D PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	10	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	82
S-B	10	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	80
S-C	10	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	80
EVERGREEN TREES						
E-C	28	GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	6' HT.	5	140
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	15	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	15

TOTAL PROPOSED =397
TOTAL OPEN SPACE 130,556 SF NEED 1 PLANT UNIT PER 500 SF => 130,556/ 500 = 261 PLANT UNITS — TOTAL REQUIRED = 261

NE RD MIZE TYPE "B" BUFFER PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	22	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	176
S-B	11	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	88
S-C	1	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	8
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
EVERGREEN TREES						

60 0 60
Scale In Feet
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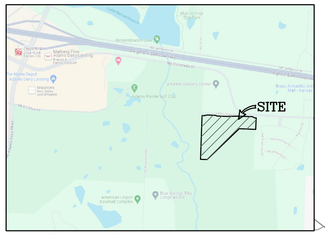
LANDSCAPE PLAN
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI — ROBERT W. WALQUIST — NUMBER PE-2001018825 — 10/8/24 — REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	4-11-24
PROJECT NO.	E24-305
SCALE	

PRELIMINARY PLAT FOR "THE LINKS AT ADAMS POINTE"

BLUE SPRINGS, JACKSON COUNTY MISSOURI



SITE LOCATION MAP

SYMBOL LEGEND

PROPOSED		EXISTING
MH ●	Manhole	MH○
C.I.	Curb Inlet	C.I.
JB ■	Junction Box	JB□
FI ■	Field Inlet	FI□
FES ▲	Flared End Section	FES△
FH	Fire Hydrant	
BO	Blow Off	
WV ●	Water Valve	WV○
WM ⊙	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

DEVELOPER:

RISINGER DEVELOPMENT, LLC
114 SW EAGLE'S PARKWAY
GRAIN VALLEY, MO 64029
PHONE-816-739-4796

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Phone: (816) 500-5675
e-mail = rwquist@quistengineering.com

PRELIMINARY PLAT
"LINKS AT ADAMS POINTE"
CIVIL PLANS FOR
THE LINKS AT ADAMS PONTE
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WACQUET
NUMBER 2001018825
10/18/24
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
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SCALE	

3

SITE DATA:

EXISTING ZONING	AG
PROPOSED ZONING	PD-R/ADP-O
OVERLAY DISTRICT	ADP-O
SITE AREA	18.47
SITE AREA LESS TRACT E	15.37ac
DEDICATED ROW	2.28ac
NET AREA	13.09ac
TOTAL LOTS	37
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,120sf
UNIT TOTAL	37
UNIT DENSITY	2.41 UNITS/ ACRE
MINIMUM LIVIBLE FLOOR AREA	2,200sf

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)	2.3ac
ACTIVE OPEN SPACE PROPOSED	
TRACT A AND B	2.32ac
TOTAL OPEN SPACE PROPOSED =	3.0ac

Detached House — Neighborhood Lot			PROPOSED
Lot Size	Frontage width	65 feet to 120 feet; minimum 50 feet for lots fronting on the radius of a cul-de-sac	65' MIN
	Area	7,200 square feet to 21,780 square feet	7,200' MIN
Setbacks	Front	25 feet minimum	25' MIN
	Side	8 feet minimum	8' MIN
	Corner side	25 feet minimum	15' MIN
	Rear	15 feet minimum	15 MIN
Height		35 feet maximum	35' MAX
Frontage Type		Yard and setback; terrace	
Design and Performance Standards		Building coverage = 40% of lot area maximum	

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
3. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
4. ANY FENCE ALONG THE GOLF COURSE WILL BE WROUGHT IRON

60 0 60 N
Scale In Feet
1"= 60'

SURVEYORS DESCRIPTION :

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 33, Township 49 North, Range 30 West, Jackson County, Missouri, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest One-Quarter of said Section 33; thence South 02 degrees 04 minutes 51 seconds West along the East line of the Northwest One-Quarter of said Section 33 a distance of 80.00 feet to a point, said point being the Northwest corner of Adams Point Village PR-O First Plat, a subdivision of land in Blue Springs, Jackson County, Missouri, said point also being THE POINT OF BEGINNING; thence South 02 degrees 04 minutes 51 seconds West continuing along said East line and the West line of said Plat, Adams Point Village PR-O, a distance of 280.01 feet to a point; thence North 87 degrees 31 minutes 21 seconds West a distance of 400.01 feet to a point; thence South 46 degrees 12 minutes 37 seconds West a distance of 1079.56 feet to a point; thence North 87 degrees 28 minutes 29 seconds West a distance of 160.00 feet to a point on the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 33; thence North 02 degrees 07 minutes 08 seconds East along the said West line of Northeast One-Quarter of the Northwest One-Quarter a distance of 1059.95 feet to a point 80 feet South of the North line of the Northwest One-Quarter of said Section 33 and being on the South right-of-way line of R D Mize Road as now established; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 49.91 feet to a point; thence continuing along said South right-of-way North 77 degrees 28 minutes 36 seconds East a distance of 77.27 feet to a point 60 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 195.00 feet to a point; thence continuing along said South right-of-way South 70 degrees 49 minutes 22 seconds East a distance of 52.20 feet to a point 75 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 225.00 feet to a point; thence continuing along said South right-of-way North 88 degrees 39 minutes 49 seconds East a distance of 300.67 feet to a point 55 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 325.00 feet to a point; thence continuing along said South right-of-way South 60 degrees 57 minutes 32 seconds East a distance of 55.90 feet to a point 80 feet South of the North line of said Northwest One-Quarter; thence continuing along said South right-of-way South 87 degrees 31 minutes 21 seconds East a distance of 41.45 feet to the point of beginning. Containing 804,536 square feet or 18.47 acres more or less.

The Links at Adams Pointe

Risinger Development is requesting support and approval for the development of 37 single family lots on 18.47 acres located west of the Adams Pointe Village development. This development will utilize a property between RD Mize Road the Adams Pointe Golf Club. These 37 lots will be referred to as “The Links at Adams Pointe”. The Links will deliver both golf course view lots and wooded lots. The Links at Adams Pointe will add additional amenities like open spaces and walking trails throughout the development.

The Links will improve the current zoning to PD-R/ADP-O by bringing additional single-family residential homes to the land versus the current future use plan for low density multi-family. The addition of this single-family development will create the feel of a private community and family-friendly neighborhood for the city. The open space on Tract A will include walking trails, sidewalks, and park benches. The open space on Tract B will be maintained by the HOA and preserve natural habitat. The Links at Adams Pointe will offer a variety of floor plan options including Ranch, Reverse 1.5 Story, and 2 Story plans. All homes will feature a 3-car garage and full basements. Current Plan offering have sizes ranging from 2200 minimum livable square footages and up. Total home square footage with a finished lower level can be as large as 4000 livable square feet. The homes will be Class C. Adjacent property at Adams Pointe Village are Class B. Work is estimated to begin in Fall of 2024 and be completed in 1 phase with a total of 37 lots.

Risinger Development is excited to bring this beautiful wooded property to the Blue Springs Community. We ask for your support and approval for The Links at Adams Pointe.

The Links at Adams Pointe

The Albatross






Asphalt Shingles 6/12 Pitch
Stucco
Shake or Horizontal Lap Siding
¾ x 6 Fascia
Manuf. Stacked Stone
12” Soffit
Metal Flashing

The Links at Adams Pointe



The Links at Adams Pointe

The Birdie





The Links at Adams Pointe

The Eagle





The Links at Adams Pointe

The Ace

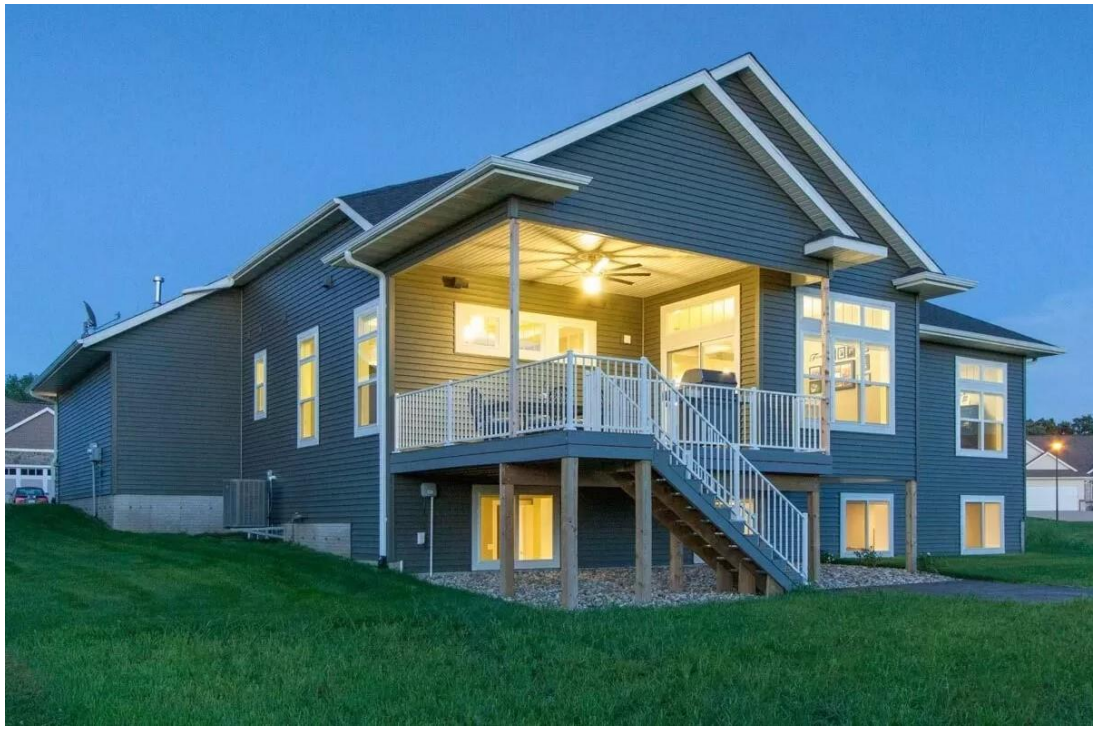




The Links at Adams Pointe

The Mulligan





The Links at Adams Pointe

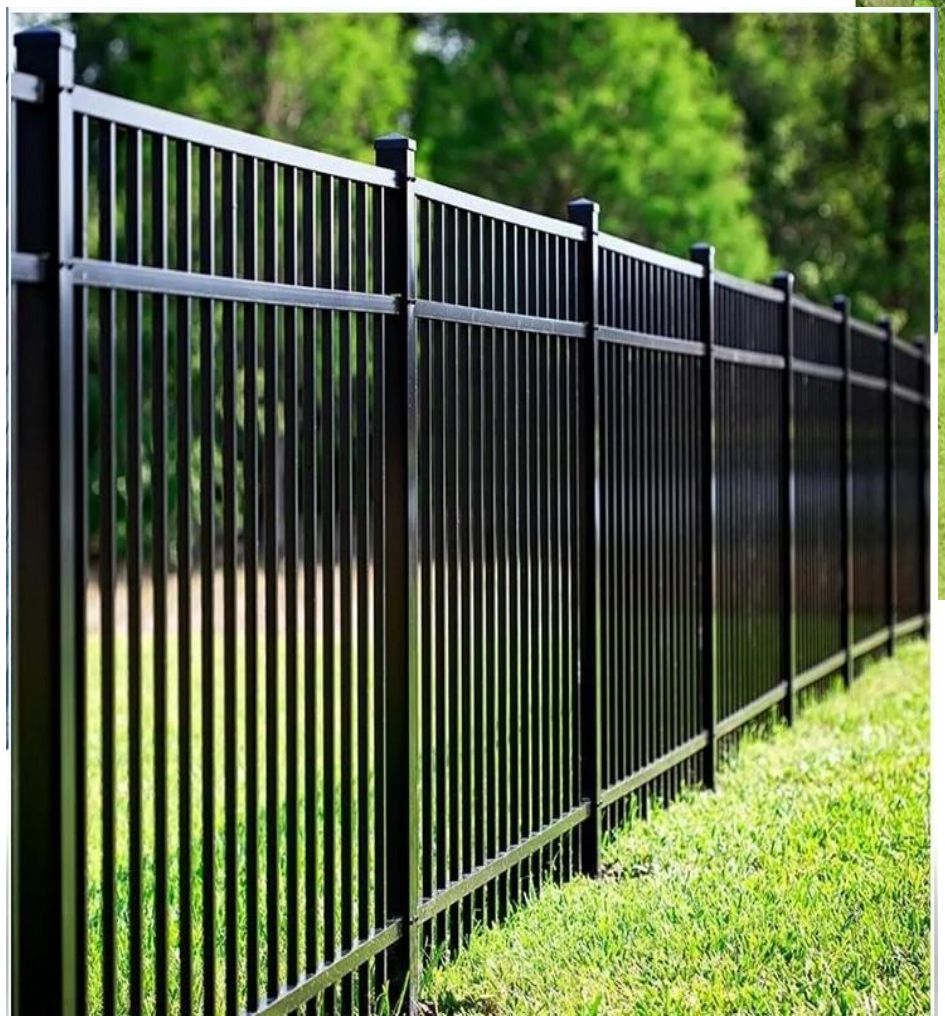
Material List

Elevations may include the following materials:
- Lap siding, smart lap siding, speed lap siding or similar of varying reveals
- Cedar shake siding or similar
- Hardy Board or similar
- Manufactured Stone/Masonry/Brick
- Site applied stucco
- Manufactured stucco panels

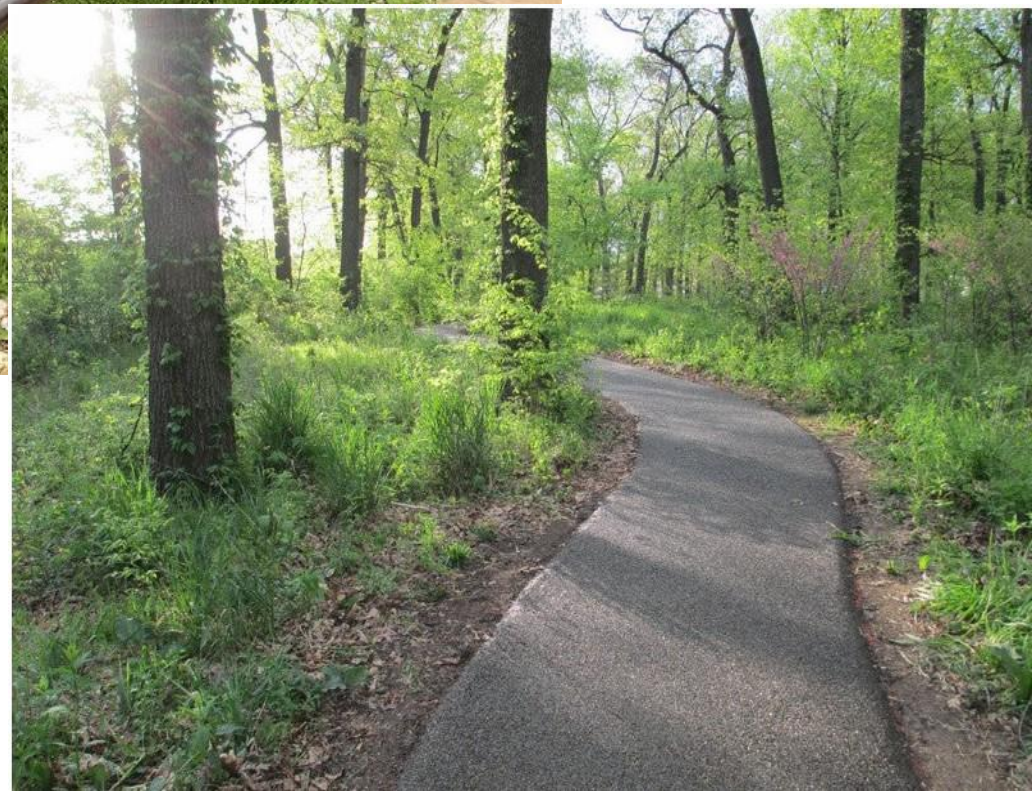
Roof composition may include the following materials:
- Composite Shingles
- Standing seam metal roof

The Links









CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: October 14, 2024

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

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

ISSUE/REQUEST

Adopt a Resolution approving the extension of the Main Center Redevelopment Corporation (MCRC) Incentive Policy for one additional year and passage of a Bill amending Section 805.030.D of the Code of Ordinances to allow for the continuation of credits for certain fees in the MCRC for a period of one additional year.

BACKGROUND/JUSTIFICATION

The MCRC Incentive Policy is designed to strengthen the economic vitality of the Main Center area by providing financial incentives for improving the appearance and structural condition of its buildings and increasing infill development of vacant parcels and population density to further support commercial properties.

The MCRC Incentive Policy expires in 2024 and requires recommendation of the MCRC Board of Directors and approval of the City Council for an extension. The new Downtown Master Plan was adopted by City Council on March 18, 2024. Staff recommends a one-year extension to the current policy to allow sufficient time to review the policy to see if changes are necessary or advisable to help implement the Downtown Master Plan. Staff, the MCRC Board and Council would review the policy in 2025 after further steps are taken to implement the Master Plan and the policy is reviewed to better align the policy with the goals and outcomes of the Master Plan. The only change in the policy language is Section VI, which changes the expiration date of the policy to November 5, 2025.

In addition, if the Incentive Policy is extended for one-year, Council shall consider a Bill amending Section 805.030.D of the Code of Ordinances extending the program one year which allows a 50% fee reduction for projects in the MCRC District. The only change in the Code is the expiration date of the program to November 5, 2025.

All the items above were recommended for approval by the MCRC Board of Directors on October 17, 2024.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 5, 2024	November 5, 2025

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	MCRC Board of Directors
Date:	October 17, 2024
Action:	Unanimous recommendation for all items to be presented for Council approval

ECONOMIC DEVELOPMENT PROJECT

Main Center Redevelopment Corporation

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with proposed policy attached as Exhibit A
2. Bill amending Section 805.030.D

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Resolution No. 93-2024

A RESOLUTION APPROVING A ONE-YEAR EXTENSION OF THE MAIN CENTER REDEVELOPMENT CORPORATION INCENTIVE POLICY

WHEREAS, the City of Blue Springs has a sincere interest in maintaining and redeveloping its Downtown in a manner that is both aesthetically and economically viable; and

WHEREAS, the City recognizes the need to promote the welfare of the Downtown business base; and

WHEREAS, the City recognizes redevelopment is more challenging than conventional development and often requires incentives to assist in redevelopment; and

WHEREAS, the City has implemented a Main Center for Redevelopment Corporation Incentive Policy, which is revised periodically; and

WHEREAS, the City wishes to extend the policy while allowing for the review of the policy as part of the implementation steps of the new Downtown Master Plan adopted by City Council March, 18, 2024.

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

Section 1. That the Main Center Redevelopment Corporation Incentive Policy, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and extended for one additional year through November 5, 2025.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, 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 November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

City of Blue Springs, Missouri

Main Center Redevelopment Corporation Incentive Policy

I. Program Statement

The intent of the Main Center Redevelopment Corporation (MCRC) is to strengthen the economic viability of the Main Center area by providing financial incentives for improving the appearance and structural conditions of its buildings and increasing the infill development of vacant parcels and population density to further support commercial properties. Additionally, this policy is designed to encourage new investment and re- development not associated with deferred routine maintenance neglected by the current property owner. As such, the policy is not intended to serve as routine maintenance relief (HVAC, paint, gutters, roofing), but rather a catalyst to blight removal and district betterment.

Main Center has been at the heart of Blue Springs development since early 1880's. Twelve of the 126 buildings in the redevelopment area were constructed prior to 1900, while buildings in the entire area average over 50 years old. The maturity of the area brings with it both charm as well as challenges in that many of the buildings and land parcels do not conform to current standards and practices. The Main Center Redevelopment Corporation was incorporated to allow the City of Blue Springs to assist business and property owners in meeting these challenges.

The ultimate success of the Main Center is dependent on private sector commitment. It is up to the merchants, building owners, residents, professionals and investors to improve the value of their businesses and the condition of their buildings.

These incentive programs are intended to stimulate improvements to the Main Center Corridor by providing innovative financing mechanisms. It presents an opportunity to preserve our community's heritage, and to enhance and promote the unique atmosphere which Main Center can provide. Successful implementation will result in a stronger Main Center and a stronger Blue Springs community.

II. Downtown Master Plan

A number of downtown buildings have been altered in a manner that does not contribute to the appearance or the image of Main Center. In some cases, alteration is not consistent with the overall design of the structure itself. Such building treatments are in direct conflict with the need for a comprehensive, coordinated approach to improvements.

Several guiding documents have been developed with public input for the downtown area. In January 2007, the City adopted the original Downtown Master Plan, in 2017 Downtown Design Guidelines were established, and in 2024 a new Downtown Master Plan was adopted by the City. It is important that structures, both in their design and use, conform to the Downtown Master Plan and Design Guidelines. Accordingly, no incentive program shall be granted

unless, at a minimum, the proposed Redevelopment Project conforms to these standards as determined by the Downtown Review Board. This Policy provides for two types of incentives: (1) real property tax abatement and (2) a reduction in permit fees which would be applicable to new development and redevelopment under the city code. It is contemplated that development may request and receive one, or both incentive programs. The two are not considered mutually exclusive.

III. Description of Tax Abatement Program

Pursuant to Chapter 353, RSMo, the Main Center Redevelopment Corporation has the ability to abate real property taxes for redevelopment projects. The amount and length of the tax abatement is dependent on which "Level" applies to the project: A, B or C. The incentive amount varies with each Level depending upon the investment amount.

Level A

The purpose of Level A is to attract sizable (market shifting) investments. There are two classes within Level A:

Investment Threshold:	Minimum $750,000
Incentive Amount	10 years 100% abatement + 15 years at 75% abatement

Investment Threshold	Minimum $1,000,000 – Requires "But for" economic analysis, paid for by the applicant
Incentive Amount	10 years 100% abatement + 15 years at 100% abatement

Level B

The purpose of Level B is to attract mid-market investments (market stimulating):

Investment Threshold	$100,000 - $749,999
Investment Amount	10 years 100% abatement + 15 years at 50% abatement

Level C

The purpose of Level C is to attract market stabilizing investments (market stabilization):

Investment Threshold	$5,000 - $99,999
Incentive Amount:	Equal to cost of improvements or 100% abatement for 10 years, whichever occurs first

Determination of qualified investment threshold. If the project involves new construction, or rehabilitation of an existing structure, interior and exterior costs may count towards the investment range. The total project budget for the investment should look to allocate 50% to exterior costs and 50% to interior costs, subject to the MCRC Board of Directors review. Interior costs shall not include furniture, appliances, inventory, trade or display fixtures. The MCRC Board of Directors shall review the project budget and make a recommendation to the City Council for approval.

Project density. A project shall generally relate to an individual land parcel, but treating multiple properties as if assembled may be appropriate depending upon the circumstances. This policy shall not generally apply to individual single family residential structures, unless it is appropriate to treat a project involving multiple structures as a whole. Commercial projects may have one or more units per structure.

Impact on School District Because new residential projects which qualify for Levels A or B have the potential to significantly generate students into the school district, affected parties shall confer with the District to identify mitigating factors, such as entering into a PILOT Agreement, as may be appropriate given such a project's financial viability. For example, one new residential single family dwelling would not generally be expected to qualify at Levels A or B, and requiring a PILOT on this lower investment amount may render this Policy's abatement inconsequential as a means to incenting development which conforms to the Downtown Master Plan. However, a multiple family residential structure (e.g., attached housing, four-plex, etc.) may well qualify at Levels A or B and, given this higher investment amount, a PILOT Agreement would be appropriate.

"PILOT" refers to payments in lieu of taxes to be made to all taxing authorities whose property tax revenues are affected by the abatement on the same pro rata basis and in the same manner as the ad valorem property tax revenues received by each taxing authority from such property in the year such payments are due.

But-for economic analysis means that, with respect to a particular Redevelopment Project, the applicant would not reasonably be anticipated to undertake the Redevelopment Project without the tax abatement incentive, which may be evidenced by an applicant's affidavit attesting to this fact. The cost of the but-for economic analysis will be paid for by the applicant.

IV. Description of Permit Fee Program

City Code Section 805.030 provides the public purpose and framework for a partial waiver of building, plan review, and sign permit fees inclusive of water and sewer system development fees (Fees) to encourage in-fill development and redevelopment in the Main Center area.

In each situation, upon request, the Fees within the district will be reduced by one-half (½), or 50%.

V. Eligible Property

Redevelopment projects may be located on any parcel within the MCRC Redevelopment Area. See attached Exhibit B for the redevelopment area boundaries.

VI. Tax Abatement Application Process:

Applications for the program will be accepted by the City Staff on behalf of Main Center Redevelopment Corporation. A $250.00 filing fee to MCRC is required with the application for investment Level "C" or a filing fee of $750.00 for investment Level "A" and "B".

The Application will first be reviewed by the Downtown Review Board for a determination of whether the proposed Redevelopment Project conforms to the Downtown Master Plan. If the Downtown Review Board determines that the proposed Redevelopment Project conforms to the Downtown Master Plan, then the application will be considered by the MCRC Board of Directors for recommendation to the City Council, including a recommendation as to the appropriate incentive Level. The City Council shall then consider the MCRC recommendation. If the City Council favorably considers the application, it will adopt an ordinance approving the redevelopment project and authorizing the tax abatement. The property owner and MCRC will then enter into a Memorandum of Understanding setting forth program responsibilities and expectations and execute deeds conveying the property – albeit briefly – to MCRC and then back to the property owner, which then serves as the statutory trigger for the tax abatement.

The tax incentive is available for only those projects that have been approved by the City Council before the project is started. The project is considered started when the applicant has received one or more building permits for the project.

VII. Permit Fee Reduction Process

Requests for reduction in Fees can be made to the Community Development Department along with the submission of applicable Permit Application materials.

VI. Expiration

This Policy expires November 4, 2025. No applications will be accepted after this period, but applications submitted before November 4, 2025 will be processed in accordance with this Policy.

VII. Performance Audit

To assist in measuring the effectiveness of this Policy, City Staff shall collect the following benchmark data: baseline annual assessed valuation of the Redevelopment Area; number of building permits issued with and without abatements within the

Redevelopment Area identifying the number of projects (and units) completed per parcel; capital investment amount; amount of square feet built or rehabilitated. This data shall be documented annually.

City Staff shall present to the MCRC Board of Directors and the City Council a Performance Audit that quantifies and analyzes the program results. City Staff shall also make a recommendation whether the program should be continued or modified. All affected taxing jurisdictions shall be provided with a copy of the Performance Audit and notified of the date that it will be presented to the City.

Introduced by Councilmember _____ BILL NO. 5272

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 805.030.D OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI TO ALLOW FOR THE CONTINUATION OF CREDITS FOR CERTAIN FEES IN THE MAIN CENTER REDEVELOPMENT CORPORATION FOR A PERIOD OF ONE YEAR

WHEREAS, the City of Blue Springs added a new Section 805.030: Credits for Permit Fees in the Main Center Redevelopment Corporation Area to the Code of Ordinances, by Ordinance No. 4676 on August 7, 2017; and

WHEREAS, it is advisable to amend Section 805.030.D to extend the credits for a period of one year; and

WHEREAS, extending the credits to expire in one year will align with the expiration of the Main Center Redevelopment Corporation Incentive Policy and allow alignment with the upcoming Downtown Master Plan.

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

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

Section 1. That Section 805.030.D shall be amended as follows:

D. This Section shall expire on November 5, ~~2024~~ 2025 unless extended by action of the City Council.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. 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, 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 November 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____