CITY COUNCIL MEETING
March 17, 2025 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 during the meeting must fill out a Speaker's Appearance Form and give to the City Clerk prior to the start of the Council meeting. Forms are available online or located at the entrance of the Council Chambers. Speakers are subject to Council Rules of Procedure.

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 March 3, 2025 City Council Meeting
   b. Resolution No. 15-2025 approving a Grant Authorization for Missouri Department of Transportation
   c. Resolution No. 16-2025 approving an art purchase of "Family Tree"

4. Recognition of former Councilmember Ron Fowler

5. Public Comment **– This section is reserved for public comment on Ordinances being considered at this meeting that do not require a public hearing.**

6. Introduction and readings of Bill No. 5295 approving a Final Plat for Tommy's Express Car Wash (PF-01-25-9464)

7. Introduction and readings of Bill No. 5296 approving a Final Plat for Flex Spaces II (PF-01-25-9466)

8. Presentation – Valley Oaks Investments Deed

9. Introduction and readings of Bill No. 5297 authorizing a deed transfer of property to Valley Oaks Investments

10. Introduction and readings of Bill No. 5298 approving a Final Plat for Blue Springs Business and Technology Park (PF-01-25-9468)

11. Presentation – Flaherty & Collins Properties proposal for City-owned property at the former Lumberyard

12. Approval of Resolution No. 17-2025 designating the developer, authorizing City staff to prepare a Funding Agreement, and negotiate a Development Performance and Sale Agreement with Flaherty & Collins Properties

13. Discussion – Commercial Vehicle Parking

14. Motion for direction to staff regarding commercial vehicle parking

15. Discussion – Backyard Hens

16. Motion for direction to staff regarding backyard hens

17. Visitors **– This section is reserved for public comments on topics not on the Agenda. While no immediate action will be taken, comments will be noted.**

18. Councilmember Comments

19. Mayoral Announcements

20. Adjourn

Miscellaneous Items

Planning Commission Meeting – Monday, March 24, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, March 25, 6:00 PM
Park Commission Meeting – Tuesday, April 1, 6:00 PM
City Council Meeting – Monday, April 7, 6:00 PM
Public Arts Commission Meeting – Wednesday, April 9, 4:00 PM
Planning Commission Meeting – Monday, April 14, 6:30 PM
Economic Development council – Wednesday, April 16, 8:15 AM
Land Bank Meeting – Monday, April 21, 3:00 PM
City Council Meeting – Monday, April 21, 6:00 PM

Information Only – Recently added reports on file in the City Clerk's Office:
Blue Surf Bay- Annual Report
Park Commission- Annual Report
Planning Commission – Annual Report
Public Art Commission – Annual Report

This Agenda was posted at City Hall and on the City's website on Friday, March 14, 2025.

Erin Ford
City Clerk

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

FROM: Christine Cates
City Administrator

DATE: March 14, 2025

SUBJECT: Agenda Explanations

Item 3b – Grant Authorization for Missouri Department of Transportation
Adopt a resolution approving a City Council Authorization Form for participation in grants with the Missouri Department of Transportation Highway Safety and Traffic Division. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 3c – Art Purchase of "Family Tree"
Adopt a Resolution approving a contract for the purchase of public art titled "Family Tree" by Interior Iron, Artist Devern Farley for $17,000. Refer to Council Information Form from Director of Parks and Recreation Justin Stuart for additional information.

Item 6 – Final Plat for Tommy's Express Car Wash
Passage of a Bill approving the Final Plat for Tommy's Express Car Wash (PF-01-25-9464), consisting of one lot located at 509 NW 7 Highway. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 7 – Final Plat for Flex Spaces II
Passage of a Bill approving the Final Plat for Hal Park Subdivision Second Plat for the development of Flex Spaces II (PF-01-25-9466) located at 3405 NW Jefferson Street. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 8 & 9 – Valley Oaks Investments Deed
Staff presentation and passage of a Bill declaring as surplus City-owned real property located near the northeast corner of NE 20th Street and NE Jefferson Street, east of the Faurecia development, and authorizing the City Administrator to sign a deed transferring the property to Valley Oaks Investments, L.L.C. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 10 – Final Plat for Blue Springs Business and Technology Park
Passage of a Bill approving the Final Plat for Blue Springs Business and Technology Park (PF-01-25-9468) located at 2305 NE Jefferson Street. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 11 & 12 – Presentation from Flaherty & Collins Properties and Resolution Designating Developer

Flaherty & Collins Properties Developer and Project Lead David Wingerson and Principal Developer Ryan Cronk will present a proposal for the redevelopment of 3.4+ acres at the southwest end of Downtown Blue Springs on Main Street (1304 & 1308 W Main Street), also known as the Lumberyard. Upon completion of the presentation, a Resolution designating the developer and authorizing city staff to prepare a Funding Agreement and negotiate a Development, Performance and Sale Agreement with Flaherty & Collins Properties is in order.

Item 13 & 14 – Discussion – Commercial Vehicle Parking

Councilmembers Tholen and Edmondson will lead a discussion on alternatives and potential City Code amendments relating to the parking of a commercial vehicle on private property in residential zoning districts. Upon conclusion of the discussion, a motion is in order to direct staff for potential City Code amendments. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 15 & 16 – Discussion – Backyard Hens

Councilmembers Culpepper and Brummel would like to discuss alternatives and potential City Code Amendments for the keeping of backyard hens in the City. Upon conclusion of the discussion a motion is in order to give staff direction for potential City Code amendments to be brought back to City Council on April 7, 2025. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
March 3, 2025

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 3, 2025, 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
Nick Brummel
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, Assistant to the City Administrator Sheryl Morgan and Deputy City Clerk Megan Rodgers.

PLEDGE

Pastor Louis Lowe with First Christian Church of Blue Springs gave the invocation and Councilmember Edmondson led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:02 p.m. The Assistant to the City Administrator confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Culpepper moved to approve the Consent Agenda and the motion was seconded by Councilmember Tholen.

- Minutes of the February 3, 2025 City Council Meeting.
- **Resolution No. 12-2025** approving the disposition of Information Technology records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.
- **Resolution No. 13-2025** approving Task Order #7 to Contract No. 2024-166 with SC Engineering, LLC dba Cochran for Professional Engineering and Inspection Services for a new northbound right turn lane on Adams Dairy Parkway to eastbound Duncan Road (CIP ST-49) in the amount of $210,000.

The Consent Agenda was approved with the following vote:

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

PRESENTATION – PARKS AND RECREATION AWARDS

Mayor Lievsay recognized the City of Blue Springs Parks and Recreation department for winning the Agency of the Year award from the Missouri Parks and Recreation Association.

DRAFT

PUBLIC HEARING – TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT UPDATES

Mayor Lievsay opened the Public Hearing to provide the Tax Increment Financing and Economic Development Incentive update at 6:09 p.m. The minutes of the public hearing were recorded by a certified court reporter. Assistant to the City Administrator Sheryl Morgan entered one exhibit into the record.

STAFF REPORT

Senior Director of Finance Karen Van Winkle reviewed the details of the Tax Increment Financing and Economic Development Incentive update as required by Section 99.865 of the Revised Statutes of Missouri and addressed questions from the Council. A copy of the PowerPoint presentation is attached to these Minutes and incorporated herein.

The Mayor hearing no further comments for or against, closed the public hearing at 6:24 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5292 – CODE AMENDMENT RELATED TO FIREWORKS

Councilmember Kaylor introduced Bill No. 5292 amending Sections 235.020.B and C of the City of Blue Springs Code of Ordinances related to Provisions For Storage, Licensing And Selling Of Fireworks to require proof of consent from the legal owner of the property for the fireworks stand location and to require applicants to notify the City in writing if the location of the fireworks stand changes after City Council approval. Assistant to the City Administrator Sheryl Morgan made the first reading of Bill No. 5292 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5292 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

2ND READING – BILL NO. 5292

Ms. Morgan made the second reading of Bill No. 5292 by title. Councilmember Edmondson moved to adopt Bill No. 5292 upon its second reading and give it **ORDINANCE NO. 5397,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5293 – CONTRACT WITH JACKSON LEWIS FOR LEGAL SERVICES

Councilmember Kaylor introduced Bill No. 5293 approving a contract for legal services not to exceed $50,000 annually between the City of Blue Springs, Missouri, and Jackson Lewis P.C. to provide representation of the City in labor relations advice and counsel. Assistant to the City Administrator Sheryl Morgan made the first reading of Bill No. 5293 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5293 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5293

Ms. Morgan made the second reading of Bill No. 5293 by title. Councilmember Edmondson moved to adopt Bill No. 5293 upon its second reading and give it **ORDINANCE NO. 5398,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

INTRODUCTION AND 1ST READING – BILL NO. 5294 – GENERAL OBILIGATION BOND ISSUANCE, SALE, AND DELIVERY

Councilmember Kaylor introduced Bill No. 5294 approving the issuance of general obligation bonds for the benefit of the City of Blue Springs, Missouri to provide funding for street projects. Assistant to the City Administrator Sheryl Morgan made the first reading of Bill No. 5294 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Culpepper moved to approve Bill No. 5294 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

2ND READING – BILL NO. 5294

Ms. Morgan made the second reading of Bill No. 5294 by title. Councilmember Edmondson moved to adopt Bill No. 5294 upon its second reading and give it **ORDINANCE NO. 5399,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

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

PRESENTATION – GRIFFIN RILEY PROPERTY GROUP PROPOSAL FOR CITY-OWNED PROPERTY

Griffin Riley Property Group Vice President, Jake Loveless and Director of Acquisitions & Entitlements, Matt Tapp, presented a proposal for the redevelopment of 23 acres owned by the City on the southeast intersection of Adams Dairy Parkway and R.D. Mize Road and addressed questions from Council.

RESOLUTION 15-2025

Councilmember Kaylor moved to adopt **Resolution No. 14-2025** designating the developer, authorizing City staff to enter into a Funding Agreement, and negotiate a Development Performance and Sale Agreement with Griffin Riley Property Group. Motion seconded by Councilmember Tholen and carried unanimously.

MAYORAL ANNOUNCEMENTS

- Strategic Planning program kicked off last week; see social media or City's website for links to Social PinPoint for citizens to give ideas for the plan.
- Mayor Lievsay paid his debt to the Abbyton Township regarding the Kansas City Chief's Superbowl LIV loss to the Eagles by wearing an Eagles hat.

- Through a partnership with Missouri Department of Conservation and Wild Souls, the Blue Springs Eagle Camera will be launched tomorrow. This is the only live Eagle Camera in the State of Missouri.
- Mayor Lievsay's daughter Emily turned 10 today and she is in attendance.

ADJOURNMENT At 7:08 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Tholen and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Sheryl Morgan,
Assistant to the City Administrator

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 20, 2025

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

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

ISSUE/REQUEST

Adopt a resolution approving a City Council Authorization Form for participation in grants with the Missouri Department of Transportation Highway Safety and Traffic Division.

BACKGROUND/JUSTIFICATION

Annually, the Blue Springs Police Department applies for grants to assist in funding for law enforcement activities. This includes the City's participation in the Missouri Highway Safety Programs and the Missouri Department of Transportation Highway Safety and Traffic Division grants. To complete the applications and submit grants, the City is to provide written authorization for the application on the City Council Authorization form. Once the applications are submitted, MODOT will review and provide information regarding the financial aspects. This form was previously approved in 2024 under Resolution 19-2024.

FINANCIAL IMPACT

Contractor:	Missouri Department of Transportation Highway Safety and Traffic Division
Amount of Request/ Contract:	$0
Amount Budgeted:	$0
Budget Year:	FY 25-26

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
March 17, 2025	March 17, 2026
Years and Months Contract in effect	**Number of times renewable**
12 Months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Authorization Form attached as Exhibit A

REVIEWED BY:

Requesting Director: Bob Muenz	Budget: ***Melissa Braun***
Legal: ***Jennifer Baird***	City Administrator: ***Christine Cates***

Highway Safety and Traffic Division
P.O. Box 270
Jefferson City, MO 65102
1-800-800-2358 or 573-751-4161

CITY COUNCIL AUTHORIZATION

On March 17, 2025 the Council of the City of Blue Springs, Missouri held a meeting and discussed the City's participation in Missouri's Highway Safety Program.

It is agreed by the Council that the City of Blue Springs will participate in Missouri's Highway Safety Program.

It is further agreed by the Council that the Chief of Police will investigate the financial assistance available under the Missouri Highway Safety Program for Traffic Enforcement and report back to the Council his/her recommendations. When funding through the Highway Safety Division is no longer available, the local government entity agrees to make a dedicated attempt to continue support for this traffic safety effort.

Jerry Kaylor, Councilmember

Galen Ericson, Councilmember

Kathie Tholen, Councilmember

Kent Edmondson, Councilmember

Nick Brummel, Councilmember

Susan Culpepper, Councilmember

Chris Lievsay, Mayor

Resolution No.15-2025

A RESOLUTION APPROVING A CITY COUNCIL AUTHORIZATION FORM FOR PARTICIPATION IN GRANTS FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION HIGHWAY SAFETY TRAFFIC DIVISION

WHEREAS, the Police Department participates in grants for traffic enforcement funding; and

WHEREAS, the Missouri Department of Transportation Highway Safety Traffic Division requires signatures of members of the City Council on the Council Authorization Form for participation in the various grants; and

WHEREAS, staff recommends the Mayor and City Council execute the City Council Authorization form in order to apply for various grants.

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

Section 1. Authorize the City Council to approve and sign the City Council Authorization Form from the Missouri Department of Transportation Highway Safety Traffic Division attached hereto as Exhibit A. .

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

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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 11, 2025

SUBMITTED: Justin Stuart **DEPARTMENT: Parks & Recreation**

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

ISSUE/REQUEST

Adopt a Resolution approving a contract for the purchase of public art titled "Family Tree" by Interior Iron, Artist Devern Farley for $17,000.

BACKGROUND/JUSTIFICATION

The Public Art Commission (PAC), formed in 2000, is responsible for bringing temporary and permanent art to the community. The PAC organized and held its annual temporary art display in 2024 titled "Seasons". Four artists were invited to install pieces of art at four locations throughout the City. At the conclusion of the display, the PAC began negotiating with the artist who created the artwork entitled "Family Tree" to purchase the art for permanent display in Blue Springs. The PAC will work together with City staff to set the piece for permanent display at Willow Tree Park. The piece of art is valued at $19,500. The artist has already received $2,500 for the piece's temporary display of the artwork. The $17,000 balance due is being requested to purchase the art. The PAC voted unanimously at their January 2025 meeting to approve the expenditure of $17,000 to complete the purchase of "Family Tree".

The PAC will be using $17,000 from the Assigned Fund 100-00000-300500 Public Art for the purchase of the art piece. A budget amendment will be submitted for approval utilizing funds from the Public Art operating line.

FINANCIAL IMPACT

Contractor:	Interior Iron
Amount of Request/ Contract:	$17,000
Amount Budgeted:	$17,000
Budget Year:	FY 2024/25
Funding Source/Account #:	Using assigned fund 100-00000-300500 FB Public Art Expenditure account to be used: 100-40000-530100 Public Art
Account Balance:	100-00000-300500 FB Public Art - $27, 200 2/11/25 100-40000-530100 Public Art - $11,400

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 17, 2025	April 17, 2025
Years and Months Contract in effect	**Number of times renewable**
1 month	

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Public Art Commission
Date:	January 8, 2025
Action:	Motion to approve purchase of "Family Tree" carried unanimously

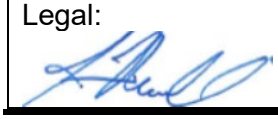
ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A.

REVIEWED BY:

Requesting Director: Justin Stuart	Budget: ***Melissa Braun***
Legal: 	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

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

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	187 W 520 N Lindon, UT 84042 deverenfarleyart@gmail.com
Project Exemption Certificate needed:	☐	N/A
Other:	☐	

Resolution No. 16-2025

A RESOLUTION APPROVING THE PURCHASE OF PUBLIC ART "FAMILY TREE"

WHEREAS, in 2000 the City created the Blue Springs Public Art Commission for the purpose of bringing temporary and permanent public art to the City; and

WHEREAS, the Blue Springs Public Art Commission organized and hosted an annual temporary art exhibit in 2024 entitled Seasons. This exhibit featured work from four artists displayed at four locations throughout Blue Springs; and

WHEREAS, the piece of art "Family Tree" is valued at $19,500 with the artist agreeing to sell the piece of art; and

WHEREAS, the artist has already received $2,500 for its temporary display of art which shall be a credit against the purchase price, and

WHEREAS, the Public Art Commission now recommends the expenditure of $17,000 to complete the purchase of "Family Tree" from Interior Iron, Artist Deveren Farley.

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

Section 1. The City Administrator is hereby authorized to enter into a contract with Interior Iron for the purchase of public art titled "Family Tree" in the amount of $17,000. 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 contract, including submitting a FY 2024-25 budget amendment to Council for approval.

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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

EFFECTIVE DATE: 3/17/2025	TERMINATION DATE: 4/17/2025	CONTRACT NUMBER:

CITY	ARTIST
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Interior Iron** **781 W 520 N** **Lindon, UT 84042**
Department: Parks & Recreation	Attention: Deveren Farley, artist
Phone: 816-228-0137	Phone:

PURCHASE AGREEMENT FOR THE SALE AND PURCHASE OF ARTWORK

THIS CONTRACT, made and entered into this ___ day of _____ 2025, by the parties identified above for the benefit of the City of Blue Springs.

WITNESSETH:

WHEREAS, the City previously selected the Artist to create and install a work of art for temporary display within the City, determined by the Public Art Committee for the annual temporary art exhibition; and

WHEREAS, the Artist agrees to sell the Work to the City, which has expressed an interest in acquiring the Work for permanent display, and the Artist agrees to transfer ownership of the Work to the City upon the terms set forth in this Agreement.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Artist as follows:

1. Sale: The Artist, Interior Iron agrees to sell the artwork entitled Family Tree, as further described in **Exhibit A**, to the City of Blue Springs, Missouri (the "City"), together known as "Parties". Artist does hereby grant and assign to City, without restrictions or limiting conditions, the entire right, title and interest in the Work. Unless otherwise expressly stated herein, the conveyance of the Work to the City shall not include conveyance of the copyright to the Work.

2. Purchase Price and Manner of Payment: The purchase price of the Work is $19,500. Artist acknowledges receipt of $2,500 prior to execution of this Agreement. The City will pay the Artist $17,000 within three weeks of execution of this Agreement. The City is exempt from paying sales tax in the State of Missouri.

3. Artist's Representations, Warranties, and Indemnification: Artist represents and warrants that:

a. the Artist is the sole proprietor of all rights in and to the Work;

b. the Work is original and contains no material from other copyrighted or unpublished works unless it is used with the written consent of the copyright owner and of the owner of any

other right(s) to or in such other works;

c. the Work does not violate or infringe any personal or property rights of others, whether common law or statutory;

d. the Work contains nothing libelous or contrary to law;

e. the Artist has not transferred, licensed or otherwise granted any rights of any kind in the Work to any other party;

f. the Artist has full power and authority to enter this Agreement; and

g. if applicable, the exportation of the Work from any foreign country has been in conformity with the laws of that country and its importation into the U.S. has been, or will be, in conformity with the laws of the U.S.

The Artist indemnifies the City for a full refund of the purchase price, all legal fees, and other expenses incurred by the City in the event the Artist breaches any representations or warranties. The benefits of the representations, warranties, and indemnities contained in this Agreement shall survive completion of the transaction listed in this Agreement.

4. Location: The Work shall be placed at Willow Tree Park ("Location"). Artist acknowledges and agrees that the artwork may be moved to any location within the City of Blue Springs.

5. Title: Transfer of title of the Work and risk of loss shall pass from the Artist to the City upon arrival at its Location.

6. Insurance: If the Work has not been transported at the time payment is received and remains under Artist's care, custody, and control, the Artist shall maintain insurance coverage on Work until such time as the Work is shipped and placed in the Location.

7. Expenses: All expenses, including packing/crating, shipping, and insuring (during transit for direct physical losses at an agreed upon value) for the Work to be moved to the permanent Location will be incurred by the City.

8. Documentation: The Artist shall give the City copies of any/all documentation relating to the Work, including ownership history (provenance), copyright information, display and exhibition history, and restoration or conservation of the Work with this Agreement.

9. Installation Details: The Artist shall give the City written instructions and information about past, current, and future installations of the Work with this Agreement by completing the Technical and Maintenance Record. The Technical and Maintenance Record is attached and incorporated herein as **Exhibit A**. The Artist agrees that the City shall use its good faith judgment to determine an appropriate installation plan.

Considering the non-site-specific nature of this work, prior to any alteration, mutilation, removal, or destruction, (including, but not limited to any further re-siting of "Family Tree" after it is moved to the Location) the City shall make every attempt to contact Artist and consult with their representative.

The City agrees to provide a permanent plaque that will be placed in front of the sculpture with the following: “Family Tree” by Deveren Farley.

10. Marketing and Social Media Use: Artist understands and agrees that the City has a right to make and distribute copies of the Work, in digital formats, for the following purposes:

a. Use or display in government marketing materials, both in person and virtual/online.

b. Social media platforms in furtherance of the City’s marketing efforts.

11. Notices: All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Artist at the addresses shown above or by hand delivering a copy of the same to the City or Artist or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

12. Jurisdiction: This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence, or the Federal District Court for the Western District of Missouri, as appropriate. The Parties submit to the personal jurisdiction of and waive any personal jurisdiction or inconvenient forum objection to those courts.

13. Entire Agreement: This agreement contains the entire contract of the parties. No modifications, amendments, or waivers of *any* of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties

IN WITNESS THEREOF, the Parties have caused this Agreement to be duly executed on their behalf by a duly authorized representative as of the Effective Date set forth above.

INTERIOR IRON



Deveren Farley, Artis

CITY OF BLUE SPRINGS, MISSOURI

Christine Cates, City Administrator

APPROVED AS TO FORM



James Newell, Assistant City Attorney

EXHIBIT A
TECHNICAL AND MAINTENANCE PLAN

I. DESCRIPTION OF WORK

A. ARTIST: Deveren Farley

B. TITLE OF WORK: Family Tree

C. PRESENT DISPLAY LOCATION: Willow Tree Park

D. DESCRIPTION OF WORK:
(Provide written description, digital image, photo, or sketch as appropriate.)

Family Tree will be the perfect addition to any community. It's family oriented, with a family of birds perched out for a day in the sun, yet whimsical enough to grab the attention that see out the family and their unique differences. And with reflective leaves, it lights up.

E. DIMENSIONS: H 15' W 12' D 12' Weight over 1,000lbs

F. MEDIUM AND DESCRIPTION OF MATERIALS:
(Include material thickness, welding rod alloy or joint material, casting alloy, wax body, glass or fiber type.)

Recycled and reused metal

G. METHOD OF EXECUTION:
(Welding, sculpture, poured/molded, painted, technique or construction method.)

Welding

H. MATERIAL FINISH:
(List any product(s) used by brand name, color, number, mix, etc.)

Metal

II. INSTALLATION

A. DESCRIPTION OF INSTALLATION METHOD AND MATERIALS:
(Foundation installation structure, bolt/pin size, grout. Attach diagram, if applicable.)

Either a 19ft or bigger boom forklift or crane

B. PLACEMENT RESTRICTIONS:
(Cautions regarding sunlight, heat, water, etc.)

Nothing specific but where car headlights could hit it would be ideal

III. **REGULAR MAINTENANCE SCHEDULE**:

(Include cleaning agents by name and recommended cleaning procedure, yearly maintenance schedule for the entire piece and recommended procedure to check any electrical or mechanical parts that are integrated in this work.)

Every few years spray with a clear coat of spray paint to seal the rust.

IV. **SPECIAL CONSIDERATIONS**:

No special considerations.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 11, 2025

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

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

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for Tommy's Express Car Wash (PF-01-25-9464), consisting of one lot located at 509 NW 7 Highway.

BACKGROUND/JUSTIFICATION

The applicant, Kevin Uhl of Frontier Investments, on behalf of the property owner, is requesting approval of a Final Plat for Tommy's Express Car Wash to construct an express tunnel-style car wash approximately 4,575 +/- square feet. The property is approximately 0.720 +/- acres and is zoned "PD-C" (Planned Development-Commercial). The Final Plat consists of one lot.

The property will be developed in one single phase. The site currently has two access points along NW 7 Highway. The northern access point is designated as an "Entrance Only" and all movement will be exclusively right. The southern access point is restricted to right out movement and will be clearly marked "Exit Only." The property is required to provide a 5-ft wide ADA compliant sidewalk along the frontage of the lot facing NW 7 Highway.

The Final Plat for Tommy's Express Car Wash is in substantial conformance with the Tommy's Express Car Wash Preliminary Plat considering the lot, layout, and access.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediate	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application with two 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.
2. The property is required to provide a 5-ft wide ADA compliant sidewalk along the frontage of the lot facing NW 7 Highway.
3. Prior to issuance of Building Occupancy, the following must occur:
   a. All public improvements, unless stated otherwise, shall be completed.
   b. All landscaping and buffers must be installed or financially guaranteed.
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	March 11, 2025
Action:	Recommended Approval of the Final Plat (7 Aye, 1 Nay)

ECONOMIC DEVELOPMENT PROJECT

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map, Site Location Zoning Map; Final Plat; Application
2. Bill approving the Final Plat

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 10, 2025 City Council: March 17, 2025
Project Name:	***Tommy's Express Car Wash***
Site Location:	509 NW 7 HWY.
Project Request:	**PDFS-01-25-9463**; PD Final Plan / Site Plan Design Review to demolish the existing building and construct an express tunnel-style car wash on one (1) lot on 0.74 +/- acres. PF-01-25-9464;Final Plat of Lot 1, Replat of Parts of Lots 1 thru 3 of McCoy's Blue Springs Addition to Tommy's Express Car Wash.

Applicant: Kevin Uhl | Frontier Investments
Property Owner: Phillip Zou
Staff Planner: Shantele Frie, Associate Planner

Project Description: The applicant is requesting approval of a Planned Development (PD) Final Plan / Site Plan Design Review to demolish the existing building and construct an express tunnel-style car wash approximately 4,575 +/- square foot. The property is located at 509 NW 7 HWY and is currently zoned "PD-C" (Planned Development–Commercial). The applicant was previously approved for modifications to the Unified Development Code as explained further in the staff report. The Final Plat consists of one (1) lot containing 0.720 +/- acres.

Staff Recommendation: Staff recommends approval of the PD Final Plan / Site Plan Design Review with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
05/13/2024	Planning Commission	Recommend approval of Rezoning (RZ-03-24-9093), Planned Development Concept Plan (PDC-03-24-9095), and Preliminary Plat (PP-03-24-9094)
08/19/2024	City Council	Denied approval of Rezoning (RZ-03-24-9093), Planned Development Concept Plan (PDC-03-24-9095), and Preliminary Plat (PP-03-24-9094)
01/13/2025	Planning Commission	Recommended approval of Rezoning (RZ-11-24-9418), Planned Development Concept Plan (PDC-11-24-9419), and Preliminary Plat (PP-11-24-9420)
01/21/2025	City Council	Approved Rezoning (RZ-11-24-9418), Planned Development Concept Plan (PDC-11-24-9419), and Preliminary Plat (PP-11-24-9420)

Future Applications: The Final Plat must be recorded at Jackson County before the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Bank or Financial Institution
South:	"GB" (General Business) & "SF-7" (Single-Family)	Bank or Financial Institution
East:	"GB" (General Business Development)	Mid-Size Retail

West:	"SO" (Service Office)	Office, Small

FINAL DEVELOPMENT PLAN ANALYSIS

A final plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) or more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

Preservation: The 0.74 +/- acre property is currently developed and is almost entirely impervious. Through the redevelopment of the site, the applicant is proposed additional areas for landscaping and greenspace which will result in a slight decrease of the existing hardscape.

Phasing: The property will be developed in one (1) single phase with approximately 4,575 +/- square footage for the tunnel-style car wash.

Modifications Previously Approved: The applicant was approved for the following modifications through the Planned Development related to either the building type (Pad-Site) or zoning district (GB-General Business) regulations and development standards:

- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to reduce the side setback on the north from the required 10-ft. minimum to 3-ft.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the transparency requirement due to the proposed building design and the nature of the business.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the requirement for a primary entrance due to the proposed building design and the nature of the business.**
- **Per UDC Section 407.040, Site and Landscape Design, request to decrease the required buffers on the north, east, south, and west.**
  - **North landscape buffer shall be a minimum of 2.5 feet wide and shall require 30 plant units per 100 ft.**
  - **East landscape buffer shall be a minimum of 4.5 ft wide and shall require 30 plant units per 100 ft.**
  - **South landscape buffer shall be a minimum of 2.5 ft wide and shall require 30 plant units per 100 ft.**
  - **West landscape buffer shall be a minimum of 5 ft and shall require 30 plant units per 100 feet.**
- **Per UDC Section 407.040 (C), There shall be no minimum percentage of plant units from shade and ornamental trees. Shrubs and evergreen/ornamental groundcovers shall be allowed to count for all plant unit requirements in all buffers**
- **Per UDC Section 407.040, Site and Landscape Design, request to eliminate the requirement for a fence or berm along the south property line abutting SF-7 zoning.**

Streets & Sidewalks: The site currently has two (2) access points along NW 7 HWY. The northern access point is designated as an entrance-only, allowing right in movements exclusively, and will be clearly marked as "Entrance Only." The southern access point is restricted to right-out movements exclusively and will be clearly marked as "Exit Only."

The property is required to provide a 5-ft. wide ADA compliant sidewalk along the frontage of the lot facing NW 7 HWY.

Traffic: A traffic study for the proposed Tommy's Car Wash development was conducted on June 28, 2024, and submitted to MoDOT for review. MoDOT subsequently issued a letter of approval, confirming its acceptance of the traffic impact study.

Stormwater: The proposed development of the subject property results in a net decrease in impervious area per APWA Section 5601.30. The site does not meet the definition of a development; therefore the site shall not require on-site stormwater detention.

Sanitary Sewer: The proposed development will use the existing sanitary sewer located along the east property line under MO-7 HWY. The developer is responsible for extending the 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.

Land Use: The proposed land use for the property is a "Car Wash" which is allowed in "RC" (Regional Commercial) and "LI" (Light Industrial) with a Conditional Use Permit. The use is defined as "a use primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand."

Special Use Standards: Per **UDC Section 405.050(A)(24),** the following regulations shall apply to car washes:

a. Service bays and other vehicular use areas shall be designed so that they do not face any residential uses. The Director of Community Development may recommend, and the Planning Commission may approve an increase of the landscape buffer to protect neighboring residential property.

Staff Response: Neither the car wash entrance bay nor the exit bay faces any residential uses.

Building Typology: The proposed building is classified as a Pad Site which is allowed in the "PD-C" zoning district if done through a Planned Development. The building type standards are as follows:

Pad Site Building Standards

Standard	Requirement	Proposed
Frontage Width	75-ft min. to 200-ft. max.	150-ft.
Lot Area	7,500-sf. min.	32,234.4-sf.
Front Setback	0-ft. to 10-ft. on activity streets or when fronting on any part of the Civic Open Space System; 10-ft. to 45-ft. in all other cases	40.5-ft.
Side Setback	10-ft. min.	3-ft. min.
Rear Setback	20-ft. min., except 0-ft. min. for alley-loaded lots	51.3-ft.

Building Height	15-ft. to 30-ft.; up to 2 stories	29-ft.
Frontage Type	Terrace; frontage plaza; or enhanced streetscape frontage buffer edge limited to standard streets	Buffer Edge
Design & Performance Standards	Transparency = 50% to 80% at street level if located on an activity street, 30% or more if located on any other type of street; 30% to 50% on upper story regardless of street type. Primary entrance feature = 1 per building frontage on activity streets; side entrances may be permitted on other street types, provided there is a direct pedestrian connection to the entrance from the street frontage. Building coverage = 65% of lot area max. Parking shall generally be located behind the front building line with an exception of up to 10% of the parking may be placed forward of the front building line. Non-residential design standards in Section **407.090** shall apply to all applications of this building type.	Modifications previously approved

The applicant modifications were previously approved at the Planning Commission Meeting held on January 13, 2025.

Parking: The plans provided show all parking stalls and drive aisles will meet the requirements of the UDC. All parking stalls are proposed to be at least 9.5-ft wide and 18.5-ft long with 25-ft wide drive aisles. The table below provides the required parking for the identified land use.

Land Use	Required	Provided
"Car Wash"	6 stacking spaces from the entrance	22 stacking spaces from the entrance
Bicycle Parking	1 space (3% of 10 employees)	2 bicycle parking

In total, the entire site will have fourteen (14) parking stalls to be utilized with the vacuums, five (5) parking stalls for employees, and one (1) ADA stall. Car Washes are not required to provide parking stalls, just enough stacking from the entrance which is being met.

Pedestrian Access: The provided plans illustrate all internal pedestrian access points, with all indicated sidewalks meeting the required widths as specified by the UDC. Since the building does

not feature a pedestrian-oriented public entrance, a sidewalk connecting the entrance to the surrounding infrastructure is not required.

Open Space: There are no open space requirements for properties less than five (5) acres; however, open space landscaping is still required based on the square footage of the site.

Frontage & Landscaping:. The table below outlines the required landscaping and the landscaping being provided:

Landscape Area	Required Units / PUs (plant units)	Proposed Units / PUs (plant units)
South buffer: Adj. to "GB" zoning	*No Buffer Required*	*No Buffer Required*
South buffer: Adj. to "SF-7" zoning	*Buffer C-25 feet- 17 PUs & 6-ft. Tall solid privacy fence or an undulating 4-ft. to 6-ft. earth berm with landscaping on top adj. to SF-7*	*2.5 feet-82 PU's (Shrubs) & No Fence*
East buffer: Adj. to NW 7 Hwy. (arterial)	*Buffer B-15 feet min- 69 PU's*	*4.5 feet Buffer-50 PU's*
North buffer: Adj. to "GB" zoning	*No Buffer Required*	*2.5 feet Buffer-72 PU's (Shrubs)*
West buffer: Adj. to "SO" zoning	*Buffer A-7 feet min-69 PU's*	*5 feet Buffer- 56 PU's (Shrubs)*
Parking lot landscaping:	*40 PU's*	*40 PU's (Trees & Open space shrubs)*
Open Space:	*63 PU's*	*260 PU's (Shrubs)*
Street Trees	*2 Large/medium shade trees*	*2 Large/Medium shade trees*
Total Plant Units:	**63 PU's**	**260 PU's**

The applicant was previously approved to waive the requirement specified in Section 407.040, Site & Landscape Design, requires that a development utilizing "GB" (General Business) zoning install a 6-ft tall solid privacy fence or an undulating 4-ft to 6-ft earth berm with landscaping on top when adjacent to "SF-7" (Single-Family) zoning.

The applicant was previously approved to a reduction in the required buffers due to the size of the site and layout of the development. The previously approved shows the North side buffer as 2.5 feet, East side Buffer 4.5 feet, South side buffer 2.5 feet, and west side buffer 5 feet.

Architectural Character: The proposed building is approximately 4,500-sf. and features a mix of metal panels and CMU blocks. The color palette consists of grays, red, and white and the design includes regulating lines along with curved lines to provide a retro-futuristic element. **All materials are required to comply with the Non-Residential Design Standards.**

Outdoor Lighting: The applicant provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with section 407.060. **It must meet the minimum average light output across the site and maximum light output at the property line allowed by the Code.**

Screening: In accordance with Section 407.090.H., all roof mounted and ground level equipment shall be completely screened from view. Roof screens, ground level screens, and enclosures,

when used, shall be coordinated with the building to maintain a unified appearance. **Any proposed screening shall be shown on the building permit plans and is subject to administrative review by staff prior to the issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy.**

Signage: Building-mounted signage is proposed on the building and shown for illustrative purposes only. Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process.

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

1. The final plan is in substantial compliance with the approved concept plan and planned development standards.

   STAFF RESPONSE: The PD Final Plan is in substantial compliance with the PD Concept Plan and there are no further deviations.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: No amendments are being requested.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall control.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The proposed plan complies with all parts of the UDC except for the previously approved modifications outlined above.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to this site.

   STAFF RESPONSE: The application is consistent with the previously approved PD Concept Plan. There are no applicable overlay districts of development policies and standards for the site.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: There are no additional site-specific conditions necessary to meet the intent and design objectives of the applicable development standards.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

STAFF RESPONSE: The application meets the criteria for all other reviews needed to build the project as proposed

5. The recommendations of professional staff.

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

Approval of a Site Plan Design Review shall authorize the applicant to apply for a building permit. An approved Site Plan Design Review shall expire and be of no further effect if an application for a building permit for one (1) or more buildings shown on the application is not filed within one (1) year of the approval. Any other element of the plan not submitted for permits within two (2) years shall expire, unless the application proposes a different schedule that is approved.

Review Criteria: *A Final Plat shall be reviewed according to the following criteria:*

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

   STAFF RESPONSE: The final plat is in substantial compliance with the proposed preliminary plat considering the lot, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff.

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

   STAFF RESPONSE: After final plat is approved construction plans will be submitted and reviewed for accuracy.

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

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

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

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

6. The recommendations of professional staff.

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

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

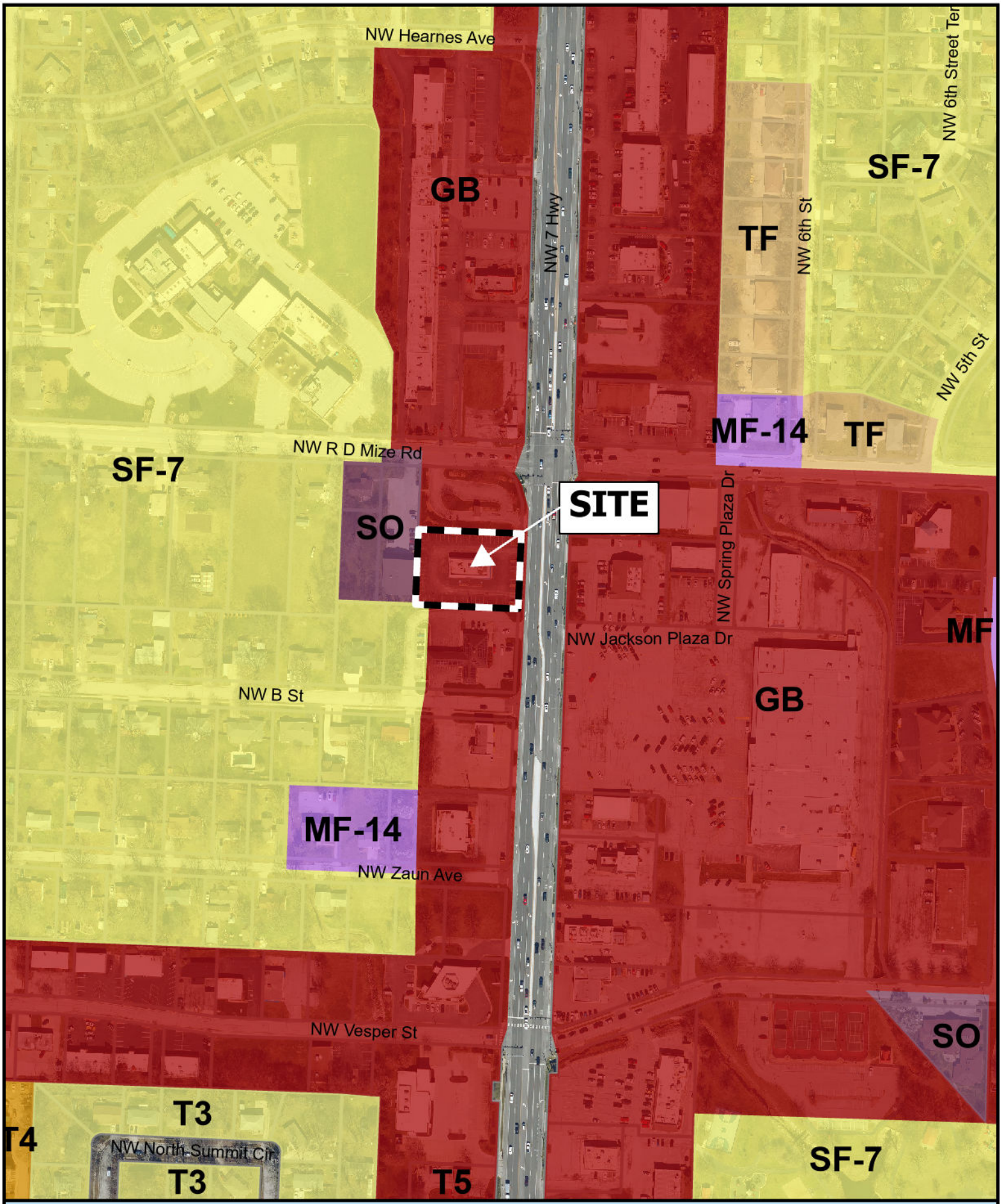
Staff Recommendation:

Staff recommends approval of the PD Final Plan / Site Plan Design Review application with the following conditions:

1. Approval is 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, except the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.
2. All roof-mounted and ground-mounted equipment must comply with the Screening Requirements in UDC Section 407.040.D.
3. Prior to issuance of Building Occupancy, the following must occur:
    a. All public improvements, unless stated otherwise, shall be completed.
    b. All landscaping and buffers must be installed or financially guaranteed.

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

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.



The City of Blue Springs Missouri

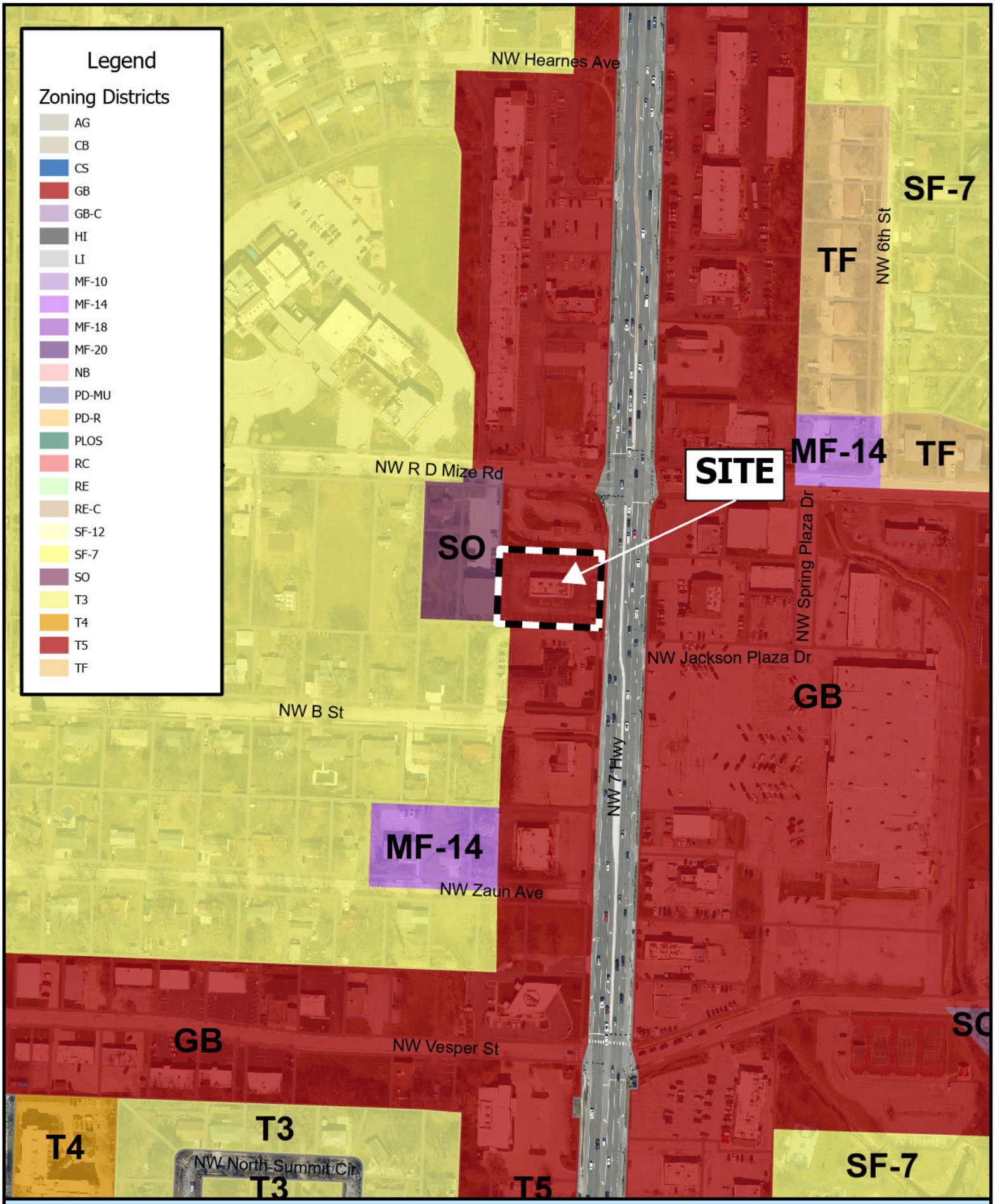
PDFS-01-25-9463 / PF-01-25-9464
PARCEL # 36-920-02-23-00-0-00-000

AERIAL LOCATION MAP

N

1 inch = 250 feet

03/03/25



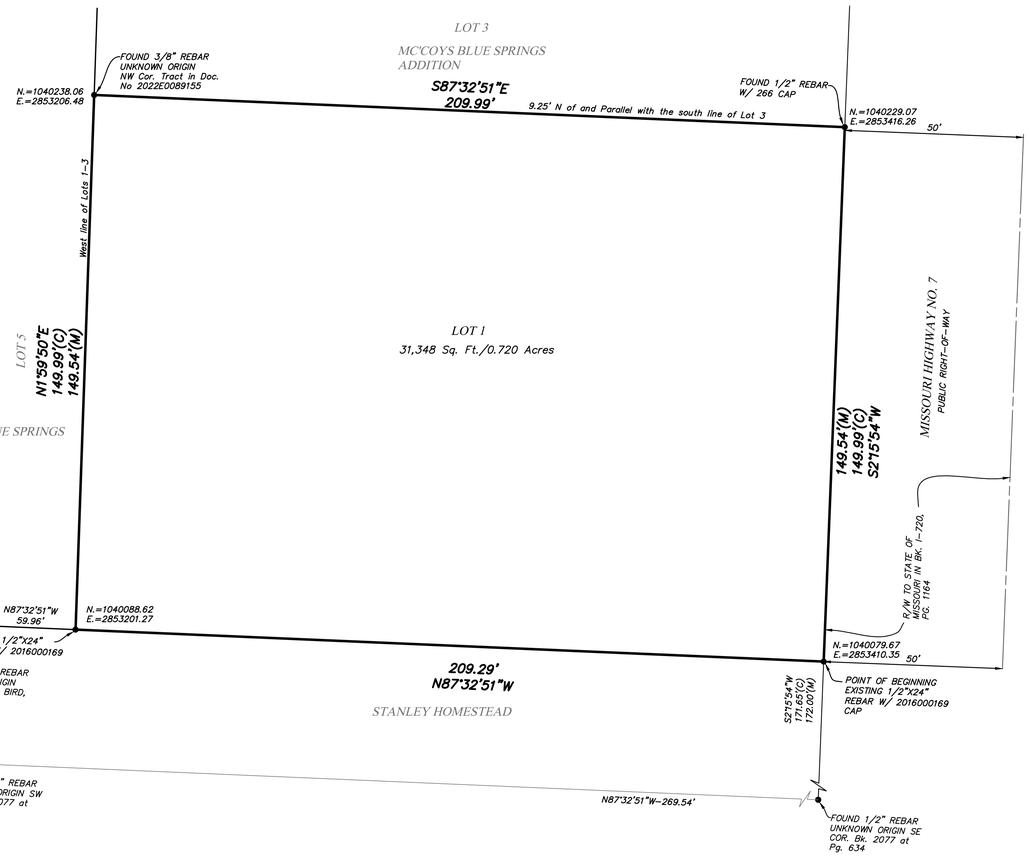
The City of Blue Springs Missouri

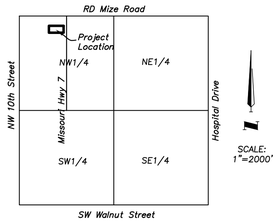
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PARCEL # 36-920-02-23-00-0-00-000
SITE LOCATION ZONING MAP

N

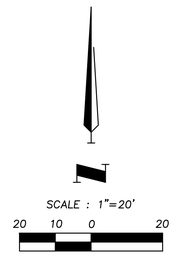
1 inch = 250 feet
03/03/25

FINAL PLAT OF
TOMMY'S EXPRESS CAR WASH
A REPLAT OF PARTS OF LOT S 1 THRU 3, McCOY'S BLUE SPRINGS ADDITION
THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI





VICINITY MAP
SEC.31–49–30



I hereby certify that the information shown hereon is based on a field survey performed by me or under my direct supervision, and was executed in accordance with Missouri Standards for Property Boundary Surveys. Field work was completed on February 2, 2024.

Robert C. Sandlin, MOPLS–2016000169
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

Job No. 2023–0065
NW 1/4, Sec. 07–48–30
Jackson County, Mo
2024–0007 FPLAT.DWG

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS FOR THE CREATION OF A COMMERCIAL LOT FOR DEVELOPMENT.

All that part of Lots 1 thru 3, McCOY'S BLUE SPRINGS ADDITION, in Section 31, Township 49, Range 30, in the City of Blue Springs, Jackson County, Missouri, more particularly described as follows:

Beginning at the intersection of the south line of Lot 1, said McCOY'S ADDTION, and the west right–of–way line of Missouri Highway Route 7 as dedicated in Book 720 at Page 1164 in the Recorder of Deeds Office Jackson County, Missouri; thence N 87° 32' 51" W, along the south line of said Lot 2, a distance of 209.29 feet, to the southwest corner of said Lot 2; thence N 1° 59' 50" E, along the West line of said Lot 1 thru 3, a distance of 149.54 feet, to the NW Corner of a tract of land described in Document No. 2022E0089155, at said recorder of deeds office; thence S 87° 32' 51" E, along the north line of said tract, said line being 8.25 feet north of and parallel with the south line of said Lot 3, a distance of 209.99 feet, to a point on the west right–of–way line of Missouri Highway Route 7, as now established; thence S 2° 15' 54" W, along said west right–of–way line, a distance of 149.54 feet, to the point of beginning.

The above described tract of land contains 31,348 sq. ft. or 0.720 acres more or less.

OWNERS CERTIFICATION AND DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TOMMY'S EXPRESS CAR WASH"

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, THE CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT OR THEIR AGENTS FOR THE PURPOSE OF PUBLIC TRAVEL, ENFORCEMENT OF TRAFFIC ORDINANCES, FIRE AND POLICE PROTECTION AND THE MAINTENANCE OF CONDUITS FOR ALL AND ANY PURPOSE, WATER, GAS, AND SEWER MAINS. MAINTENANCE AND UPKEEP OF SAID STREETS AND DRIVES SHALL SPECIFICALLY REMAIN THE DUTY AND OBLIGATION OF THE OWNERS AND PROPRIETORS THEREOF.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____, 20_____

North West 7 LLC

By: Phillip Zou, Managing Member

ACKNOWLEDGMENT
STATE OF _____)
)SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 20_____, before me the undersigned, a Notary Public in and for said County and State, personally appeared Phillip Zou, Managing Member of North West 7 LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____ _____ My Appointment Expires _____
Notary Public Print Name

APPROVALS

CITY OF BLUE SPRINGS, MISSOURI APPROVALS

This hereby certifies that the accompanying plat of TOMMY'S EXPRESS CAR WASH was submitted to and approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this _____ day of _____, 20_____, by Ord. No._____,

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

_____
Chris Henning, Planning Commission Chair

_____
Mike Mallon, Sr., Director of Community Development

_____
, City Engineer

By: _____ _____
Jackson County Assessor Office Date

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The subject property address is: 509 NW 7 Highway.

The accuracy standard for this survey is Urban.

Coordinate shown hereon are State Plane, Missouri West Zone NAD83.

FLOOD NOTE:

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Blue Springs, Jackson County, Missouri, Map Number 29095C0319G and dated January 20, 2017.

REFERENCE SURVEYS:

Final Plat – McCOY'S BLUE SPRINGS ADDITION

Final Plat – STANLEY HOMESTEAD

Final Plat – RED BIRD LOT 1

Final Plat – DEREK JAMES ESTATE

Minor Lot Line Adjustment, By. Engineering Solutions, dated 12/6/2014 and is Doc. No. 2015E0013542

TITLE NOTE:
Title information shown hereon was taken from Chicago Title Company Commitment for Title Insurance, No. KCC240065 Effective Date: January 10, 2024 at 8:00 A.M.

OWNER

North West 7 LLC
PO Box 62317
Irvine, CA 92602
Phone: 660–909–3116

29390 W 119th Street, Olathe, KS 66061
Office: 913–717–8538
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www.beyondsurveying.com

Beyond Surveying

Received
02/26/2025 8:48:45 AM

The City of Blue Springs Missouri

Planning Application

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

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

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

Tommy's Express Car Wash

Project Name

509 NW Missouri Hwy 7	See attachment
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
	Use Car Lot		Commercial	.72	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Kevin Uhl	Frontier Investments	816-977-6322	kevinu@meyerbro.com
Name of Applicant	**Company**	**Phone**	**Email Address**

800 E 101st Terrace	Kansas City	MO	64131
Address	**City**	**State**	**Zip Code**

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

X	01/23/24
Applicant Signature	**Date**

Phillip Zou	660-909-3116	zou88@yahoo.com
Name of Property Owner	**Phone**	**Email Address**

PO Box 62317	Irvine	CA	92602
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 *Property owner works between the US and China. It takes weeks to get responses sometimes. I have attached his previous approval with the last submittal.*

Pr

Date

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02/26/2025 8:48:41 AM

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

PROJECT DESCRIPTION:

Project would include the demolition of the existing site features, existing building, and construction of a 110' long tunnel express car wash with associate 14 exterior vacuum stalls and 2-lane pay system.

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02/26/2025 8:48:44 AM

Introduced by Councilmember _____ BILL NO. 5295
(PF-01-25-9464)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR TOMMY'S EXPRESS CAR WASH, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on January 21, 2025, the Applicant, Kevin Uhl of Frontier Investments, submitted a Planning Application on behalf of the property owner, Phillip Zou, for the Tommy's Express Car Wash Final Plat; and

WHEREAS, on March 10, 2025, the Planning Commission voted in favor of the Tommy's Express Car Wash Final Plat and recommends approval to the City Council; and

WHEREAS, on March 17, 2025, the City Council approved the Tommy's Express Car Wash Final Plat.

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

Section 1. The Final Plat of Tommy's Express Car Wash, Blue Springs, Jackson County, Missouri, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number (PF-01-25-9464) submitted to the Planning Commission at its March 10, 2025 meeting included the following two conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standards contained in the UDC.
2. The property is required to provide a 5-ft wide ADA compliant sidewalk along the frontage of the lot facing NW 7 Highway.
3. Prior to issuance of Building Occupancy, the following must occur:
    a. All public improvements, unless stated otherwise, shall be completed.
    b. All landscaping and buffers must be installed or financially guaranteed.
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 11, 2025

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

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

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for Hal Park Subdivision Second Plat for the development of Flex Spaces II (PF-01-25-9466) located at 3405 NW Jefferson Street.

BACKGROUND/JUSTIFICATION

The applicant, Patrick Joyce of Kimley-Horn, on behalf of the property owner, is requesting approval of a Final Plat for the development of Flex Spaces II of flex office space/warehouses. The property is approximately 4.19 +/- acres and is zoned "LI" (Light Industrial). The Final Plat consists of two developable lots and one tract of land designated for the detention area. This phase will include the construction of Buildings A, B, C, and D. This phase will be constructed in a single phase.

The site includes four single-story buildings with 29 +/- total units. The development will have a single access point from NW Jefferson Street, with cross access provided from Phase 1 to the north of Phase 2. The developer is responsible for half-road improvements along the NW Jefferson Street frontage. Additionally, a 5-foot-wide ADA compliant sidewalk must be installed along the frontage of NW Jefferson Street. A public sidewalk will connect NW Jefferson Street to the front entrance of Building D.

The Final Plat for Flex Spaces II (Hal Park Subdivision Second Plat) is in substantial conformance with the Flex Spaces II (Hal Park Subdivision Second Plat) Preliminary Plat considering the lot, layout, and access.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediate	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application with four 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.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The required 5-ft ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy.
4. Prior to Building Occupancy, the following must occur:
   a. All public improvements as required by Public Works.
   b. Landscaping must be installed per the approved plan or financially guaranteed.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	March 11, 2025
Action:	Recommended Approval of the Final Plat. (8 Aye, 0 Nays)

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map, Site Location Zoning Map; Final Plat; Application
2. Bill approving the Final Plat

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 10, 2025 City Council: March 17, 2025 (Final Plat Only)
Project Name:	***Flex Spaces II***
Site Location:	3405 NW Jefferson Street
Project Request:	**SPDR-01-25-9467**; Site Plan Design Review to allow for the development of Flex Spaces Phase 2 containing four new buildings, associated drives, and parking. **PF-01-25-9466**; Final Plat to create two (2) developable lot and one (1) tract for the detention area.

Applicant: Patrick Joyce, P.E. │Kimley-Horn
Property Owner: Matthew Hendrickson│Capital Builders KC
Staff Planner: Shantele Frie│ Associate Planner

Project Description: The applicant is requesting approval of a Site Plan Design Review and a Final Plat for the development of flex office space/warehouses Phase II. This phase involves the construction of Buildings A, B, C, D. The final plat will create two (2) developable lots and one (1) tract of land for the detention area.

Staff Recommendation: Staff recommends approval with conditions of the Site Plan Design Review and Final Plat. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
January 2014		American Lodging/ American Inn (Withdrawn by Applicant)
08/22/2022	Planning Commission	Approved Preliminary Plat (PP-07-22-8389) for Flex Spaces
09/06/2022	City Council	Approved General Development Plan (GDP-07-22-8388) for the development of two (2) single-story buildings for flex office space/warehouses by Ord. No. 5147.
09/26/2022	Planning Commission	Recommend Approval of Hal Park Final Plat
10/03/2022	City Council	Approved Hal Park Final Plat

Future Applications: The Site Plan Design Review and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County prior to the issuance of building permits. An additional Site Plan Design Review will need to reviewed for future development of Building E.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" (Light Industrial)	Storage-Residential Warehouse
South:	"GB" (General Business)	Hotel or Motel
East:	"LI" (Light Industrial)	Manufacturing/Building or Construction Contractor (with machinery, equipment, or storage)
West:	"GB" (General Business)	Construction & Contractor

SITE PLAN DESIGN REVIEW & FINAL PLAT ANALYSIS

The site plan design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code.

Preservation: The site is currently undeveloped and is primarily a flat, open grass field. There is an exiting asphalt pad which will serve as a temporary parking lot until future development.

Phasing: The site is planned for multi-phase development. Buildings A, B, C, and D will be constructed in a single phase, while Building E is scheduled for future developments.

Streets & Sidewalks: The development propose a single access point from NW Jefferson Street, with cross-access provided from Phase 1 to the north of Phase 2. The applicant is required to complete half-road improvements along the NW Jefferson Street frontage. Additionally, a 5-foot-wide ADA-compliant sidewalk must be installed along this frontage. A public sidewalk will also connect NW Jefferson Street to the front entrance of Building D.

Traffic: Based on current traffic volumes and anticipated traffic trip generation, a traffic memo analysis will not be required by the City of Blue Springs.

Stormwater: A stormwater management plan was originally prepared by a professional engineer in the State of Missouri and submitted to Public Works for review. Phase I of this development installed an extended dry detention basin sized with additional capacity to capture this development. The Engineer has demonstrated the proposed plan is in accordance with the original stormwater management plan. No additional stormwater detention is required for this phase. The plans show private stormwater collection and conveyance to existing basin.

Sanitary Sewer: Gravity sanitary sewer is available within this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for connecting to the existing sanitary sewer. An Engineer or Surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Land Use: The proposed land use for the property is classified as “Storage-Residential Warehouse,” which is permitted by right within the Light Industrial “LI” zoning district. All uses allowed under the “LI” zoning designation are permitted. The developed space can accommodate small business owners for equipment storage, office space for retail or personal services, order packaging, and similar business.

Building Typology: The purposed development utilizes the “General Industrial” building type, which is defined as “A building designed to accommodate light industrial or general industrial functions at a variety of scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning districts or any specific use limitations for the intended use.” The General Industrial building type is permitted in the “LI” zoning district. The applicable development standards are provided in the table below and the rear setback.

General Commercial Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	330-ft.
Lot Area	N/A	4.19 acres +/-

Front Setback	40-ft. min.	58.5-ft.
Side Setback	20-ft. min.	44.1-ft.
Rear Setback	20-ft. min	20-ft.
Building Height	45-ft. max.	45-ft. max.
Building Coverage	85% of lot area max.	38%
Frontage Type	Buffer Edge	Buffer Edge

**Approval from GDP for the following modification: Per Section 405.030, Parking and Loading, allow for a reduced rear setback of 8ft from the required 20-ft for Building E only.

Parking: The applicant proposes a total of 62 parking spaces for the site, with all stalls meeting the minimum size requirements of 18.5 feet in length and 9.5 feet in width. The table below outlines the parking requirements for each building under development.

Vehicular parking is required and proposed as follows:

Building A & B (+/- 26,000 SF)	**Required**	**Provided**
Land Use: Storage – Residential Warehouse	Required total stalls: 26	Standard Stall Count: 21 ADA Stall Count: 0 Garage Parking: 14 Total Number of Parking Stalls: 35
Building C & D (+/- 12,235)	Required	Provided
Land Use: Storage-Residential Warehouse	Required Total Stalls: 27	Standard Stall Count: 18 ADA Stall Count: 1 Garage Parking: 7 Total Stall Count: 26

* Installment of a temporary parking lot in the area of Building E will provide an additional 21 parking stalls measure at 18.5 in length and 9.5 in width.
**Garage parking note: Refers to stalls inside of buildings that can be accessed via overhead doors.

Bike parking is required and proposed as follows:

Land Use	**Required**	**Provided**
Industrial	3% of the number of employees: 6 Total Bicycle	6 spaces for Bicycle Parking

Pedestrian Access: The applicant is proposing a 5-ft ADA compliant sidewalk extending from the public sidewalk along NW Jefferson Street, near the drive access, that connects to Building C and D. The plans include 8-foot ADA compliant sidewalks positioned around the exterior of the buildings and head-in parking spaces. Pedestrian connections are not being provided for Buildings A and B as they will be used for primarily for the "Storage-Residential Warehouse" land uses.

Architectural Character: The site includes four (4) single-story buildings with 29 +/- total units. The buildings are proposed to be corrugated metal and have accents of composite wood siding. The facades facing NW Jefferson Street will have windows to help visually break up the plane. The trash enclosure is proposed to be located at the south building line of Building B. If a fence is desired in the future, the applicant has shown an architectural metal fence for security purposes. **The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090.**

Open Space: The "LI" zoning district is exempt from the open space system requirements.

Frontage & Landscaping: The applicant has provided a final landscaping plan for the site. The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units / PUs (plant units)	Proposed Units / PUs (plant units)
Frontage Design Buffer Edge Adjacent to Jefferson Street	1 Shade tree for every 75 feet of frontage and continuous buffer=7 trees	7 trees
South Buffer: Adjacent to Jefferson Street (Minor Collector)-Buffer Type B-15 feet minimum	15-feet minimum requires 45 PUs Per 100 feet= 256 PUs	285 PUs
East Buffer: Adjacent to LI Zoning: Buffer Type B-15 feet minimum	15-feet minimum requires 45 PUs per 100 feet= 119 PUs	**116 PUs**
North Buffer: Adjacent to LI Zoning: Buffer B-15 feet minimum	15-feet minimum requires 45 PUs per 100 feet= 101 PUs	**n/a**
West Buffer: Adjacent to GB Zoning-Buffer Type B: 15 feet minimum	15 feet minimum requires 45 PUs per 100 feet= 54 PUs	**84 PUs**
Parking lot landscaping:	2 PUs per uncovered space =41 spaces x 2= 82 PUs	**166 PUs**
Total Plant Units:	**619 PUs**	**651 PUs**

Outdoor Lighting: The applicant provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with section 407.060. **It must meet the minimum average light output across the site and maximum light output at the property line allowed by the Code.**

Screening: In accordance with Section 407.090.H, all roof-mounted and ground level equipment shall be completely screened from view. Roof screens, ground level screens, and enclosures, when used, shall be coordinated with the building to maintain a unified appearance. **Any proposed screening shall be shown on the building permit plans and is subject to administrative review by staff prior to issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy for the addition.**

Signage: Building-mounted signage is proposed on the building and shown for illustrative purposes only. Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The proposed plan complies with all parts of the UDC except for the previously approved modification to allow for a reduced rear setback of 8-ft from the required 20 ft for Building E in future development.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

   STAFF RESPONSE: There are no overlay districts or specific design and development policies or standards applicable to the site. The plan is in substantial compliance with the previously approved General Development Plan.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: There are no additional site-specific conditions necessary to meet the intent and design objectives of any of the applicable development standards.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

   STAFF RESPONSE: The application does meet the criteria for all other reviews needed to build the project as proposed.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review with the conditions as listed below.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

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

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

   STAFF RESPONSE: The layout and design of the final plat is in substantial compliance with the approved Preliminary Plat and the General Development Plan.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff.

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

   STAFF RESPONSE: After final plat is approved construction plans will be submitted and reviewed for accuracy.

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

STAFF RESPONSE: There are no further deviations in the final plat. The application is, however, in compliance with the Comprehensive Plan and the purposes and intent of the UDC.

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

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

6. The recommendations of professional staff.

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

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

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan Design Review application with the following condition:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, except for the following modifications approved by the General Development Plan:
   a. Per Section 405.030, Parking and Loading, allow for a reduced rear setback of 8-ft from the required 20-ft for Building E.
2. The parking spaces shall not be used for outside storage of equipment, recreational vehicles, boats, trailers, household goods, or personal property.
   a. If a trailer is occupying a parking space, it must be associated with a business located on the premises and/or be for the purpose of loading and unloading.
3. Outside Storage viewable from Public Right-Of-Way shall be prohibited.
4. A Site Plan Design Review shall be submitted and approved prior to the issuance of any building permits withing the General Development Area. Approval of the Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, except for the modifications approved by the General Development Plan.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The required 5-ft ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy.
4. Prior to Building Occupancy, the following must occur:
   a. All public improvements as required by Public Works.
   b. Landscaping must be installed per the approved plan or financially guaranteed.



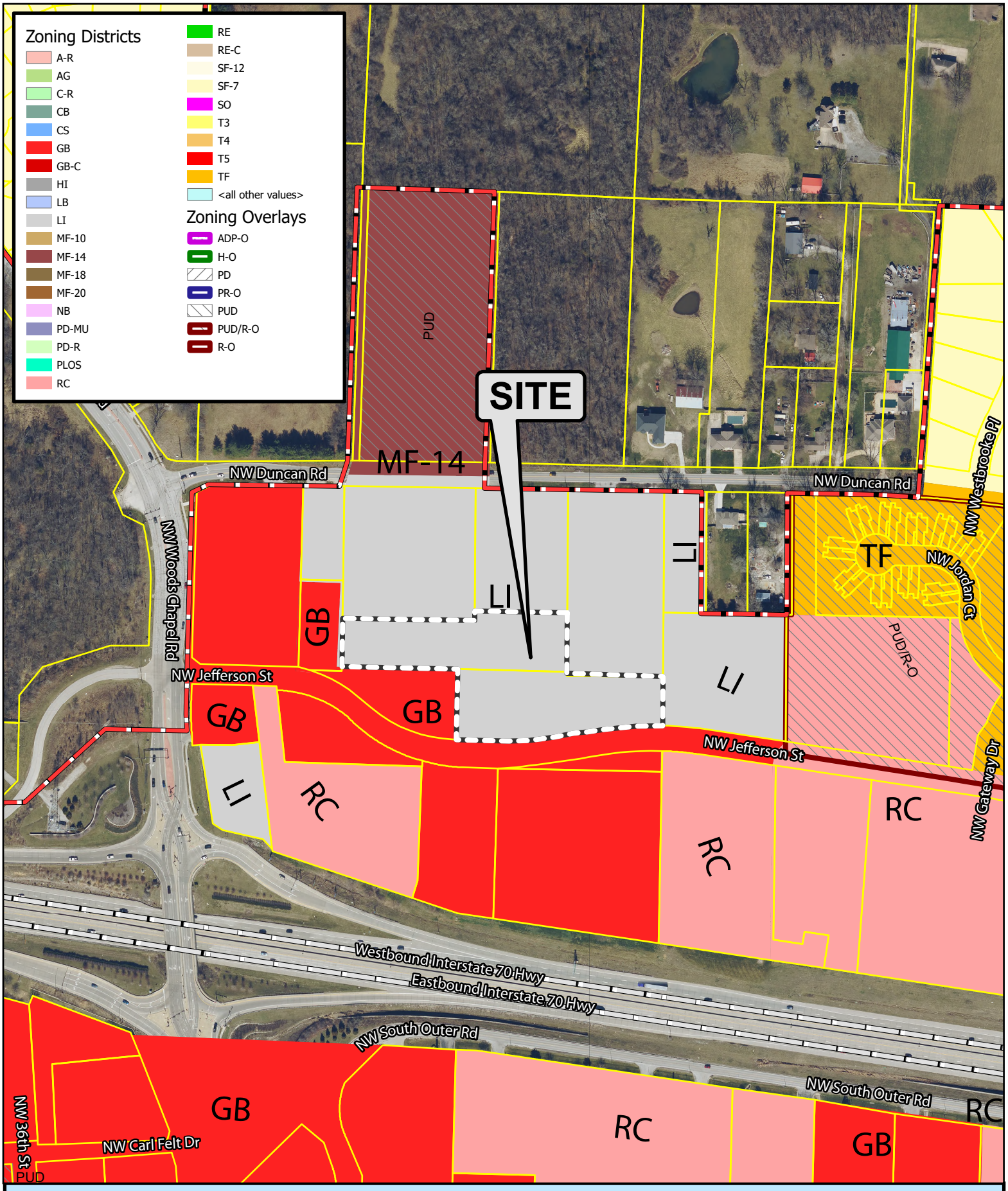
The City of Blue Springs Missouri

SPDR-01-25-9467 / PF-01-25-9466
Parcel # 35-510-03-47-00-0-00-000
35-510-03-46-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet

03/03/25



SPDR-01-25-9467 / PF-01-25-9466
Parcel # 35-510-03-47-00-0-00-000
35-510-03-46-00-0-00-000
SITE LOCATION ZONING MAP

The City of Blue Springs Missouri

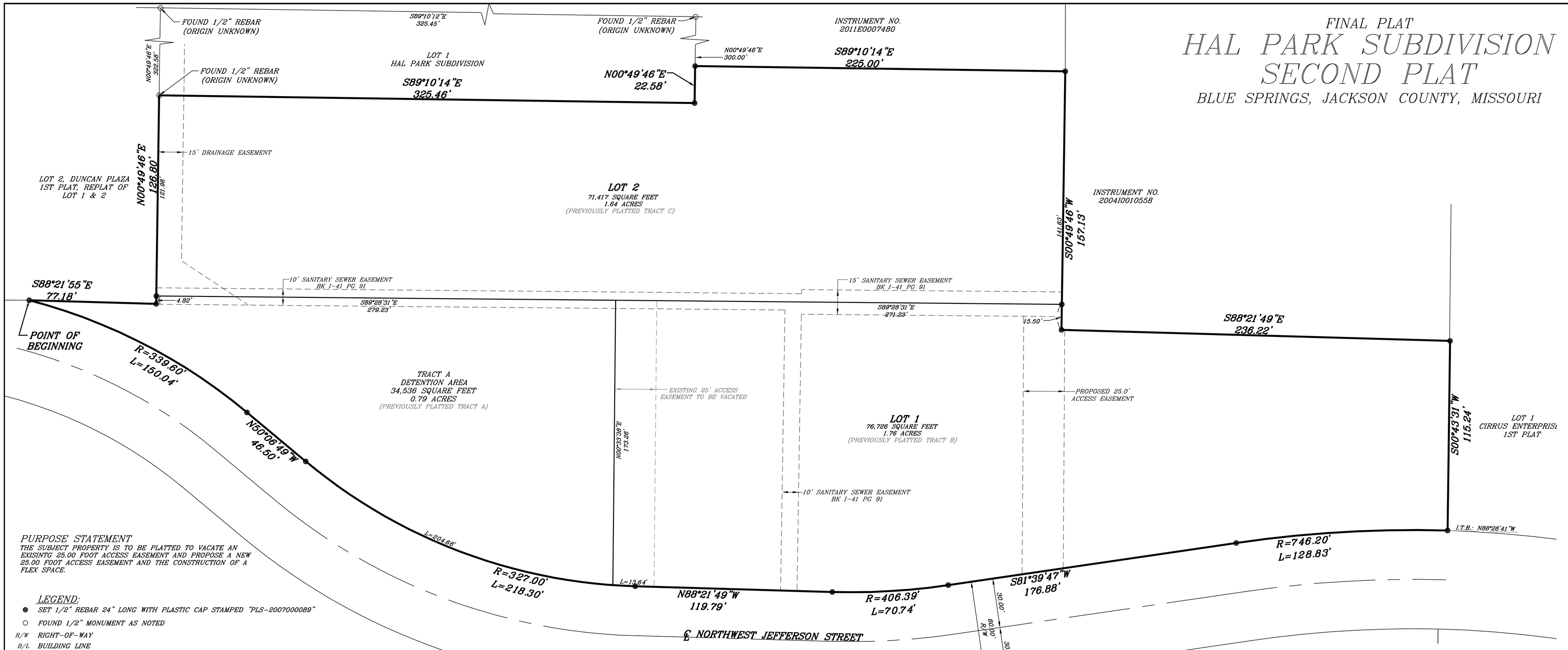
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1 inch = 300 feet

03/03/25

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FINAL PLAT
HAL PARK SUBDIVISION SECOND PLAT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



PURPOSE STATEMENT

THE SUBJECT PROPERTY IS TO BE PLATTED TO VACATE AN EXISINTG 25.00 FOOT ACCESS EASEMENT AND PROPOSE A NEW 25.00 FOOT ACCESS EASEMENT AND THE CONSTRUCTION OF A FLEX SPACE.

LEGEND:

- ● SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
- ○ FOUND 1/2" MONUMENT AS NOTED
- R/W RIGHT-OF-WAY
- B/L BUILDING LINE

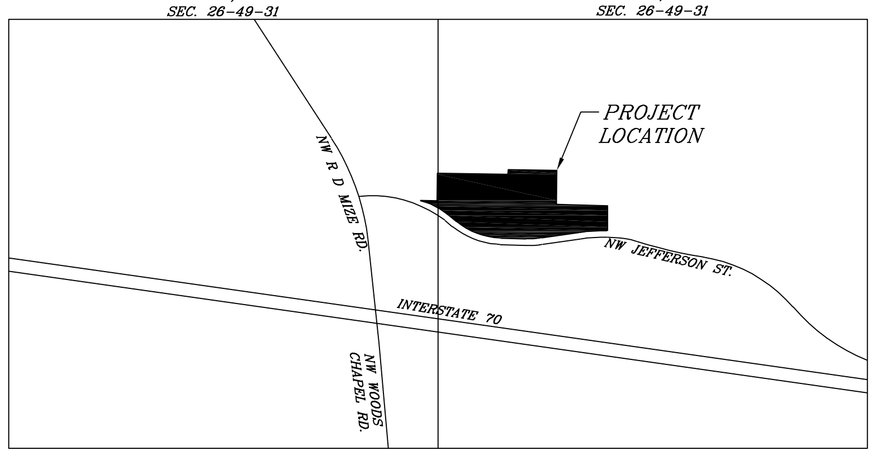
PROPERTY DESCRIPTION

CONTAINING 182,679 SQUARE FEET OR 4.19 ACRES

TRACT A, TRACT B AND TRACT C, HAL PARK SUBDIVISION, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE S88°21'55"E, ALONG NORTH LINE OF SAID TRACT A, A DISTANCE OF 77.18 FEET; THENCE N00°49'46"E, ALONG THE NORTHWESTERLY LINE OF SAID TRACT A AND ALONG THE WESTERLY LINE OF SAID TRACT C, A DISTANCE OF 126.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE S89°10'14"E ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 325.46 FEET; THENCE N00°49'46"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 22.58 FEET; THENCE S89°10'14"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 225.00 FEET OF THE NORTHEAST CORNER OF SAID TRACT C; THENCE S00°49'46"W, ALONG THE EASTERLY LINE OF SAID TRACTS C AND B, A DISTANCE OF 157.13 FEET; THENCE S88°21'49"E, ALONG THE NORTHERLY LINE OF SAID TRACT B, A DISTANCE OF 236.22 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE S00°43'31"W, ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 115.24 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT B, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JEFFERSON STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N88°26'41"W, A RADIUS OF 746.20 FEET, AN ARC DISTANCE OF 128.83 FEET; THENCE S81°39'47"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 176.88 FEET; THENCE WESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 406.39 FEET, AN ARC DISTANCE OF 70.74 FEET; THENCE N88°21'49"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 119.79 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 327.00 FEET, AN ARC DISTANCE OF 218.30 FEET; THENCE N50°06'49"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 46.50 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 339.60 FEET, AN ARC DISTANCE OF 150.04 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

NOT TO SCALE



SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM TITLE COMMITMENT NUMBER: AT-12305 ON DECEMBER 31, 2025.
2. THE BEARINGS SHOWN HEREON ARE ON MISSOURI STATE PLANE, WEST ZONE, NAD83 AS SHOWN ON THE PLAT OF HAL PARK SUBDIVISION, RECORDED AS INSTRUMENT NUMBER 2022E0098334, IN BOOK 1206 AT PAGE 86 AT THE JACKSON COUNTY RECORDER OF DEEDS.
3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 316 OF 625, MAP NUMBER 29095C0316G, REVISED ON JANUARY 20, 2017. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS "HAL PARK SUBDIVISION SECOND PLAT" AND SHALL CONSIST OF A TOTAL OF 3 TRACTS.

STREETS:
ALL STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS B/L AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET RIGHT-OF-WAY LINE.

DRAINAGE EASEMENT DEDICATION
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OF D.E." ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

DEDICATION OF DETENTION AREA
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS SUBDIVISION AND FROM PROPERTIES OUTSIDE THIS SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION AREA SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNERS OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. IN THE EVENT SAID LOT OWNERS SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION AREA, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID LOT OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED, AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

ACCESS EASEMENT DEDICATION: THE RIGHT OF ACCESS BETWEEN LOT 1 AND LOT 2 ON THIS PLAT ACCESS EASEMENT SHOWN HEREON IS HEREBY GRANTED.

IN TESTIMONY WHEREOF:

MATT HENDRICKSON, OWNER OF THE PROPERTY SHOWN HEREON HAS SUBSCRIBED THEIR NAME THIS_____DAY OF_____, 2025.

_____
MATT HENDRICKSON

BE IT REMEMBERED THAT ON THIS_____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE PERSON, WHOM EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

STATE OF MISSOURI)
SS)
COUNTY OF_____)

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

CITY/COUNTY SIGNATURES:

APPROVED BY THE BLUE SPRINGS CITY COUNCIL ON _____, 2025 BY ORDINANCE NO. _____.

SIGNED, _____
CHRIS HENNING, PLANNING COMMISSION CHAIR

SIGNED, _____
CHRIS LIEVSAY, MAYOR

SIGNED, _____
ERIN FORD, CITY CLERK

SIGNED, _____
MIKE MALLON, DIRECTOR OF COMMUNITY DEVELOPMENT

SIGNED, _____
CITY ENGINEER

SIGNED, _____
JACKSON COUNTY ASSESSOR'S OFFICE

GRAPHIC SCALE

30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER PLS-2007000089
PROFESSIONAL LAND SURVEYOR

REV. 2/24/2025
DATE

R.L. Buford & Associates, LLC
LAND SURVEYING — DEVELOPMENT CONSULTANTS
ALL AUTHORITY & LICENSE NOS. LS-2010031977
MO CERT. OF AUTHORITY & LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR KIMLEY HORN
9400 NW JEFFERSON ST.
BLUE SPRINGS, MISSOURI 64015

SEC.-TWP.-RGE.	COUNTY	JOB NO.
26-49-31	JACKSON	J-25009
DATE	FIELD BOOK & PAGE	
1/17/2025	LOOSE LEAF	
		DRAWN BY
		ASC

FINAL PLAT

© COPYRIGHT 2025 R.L. BUFORD & ASSOCIATES, LLC
E:\A-JACKSON COUNTY\J-25009 KIMLEY HORN BLUE SPRINGS FLEX SPACE FINAL PLAT\DWG\J-25009 REV_2-14-2025.DWG 2/24/2025

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PF-01-25-9466; SPDR-01-25-9467
PC MEETING:	3/10/2025
CC MEETING:	3/17/2025
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	Shantele Frie

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

Tommy's Express Car Wash
Project Name

509 NW Missouri Hwy 7 — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

See attachment — **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
Use Car Lot		Commercial		.72	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Kevin Uhl	Frontier Investments	816-977-6322	kevinu@meyerbro.com

Address	City	State	Zip Code
800 E 101st Terrace	Kansas City	MO	64131

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 — **Applicant Signature**

01/23/24 — **Date**

Name of Property Owner	Phone	Email Address
Phillip Zou	660-909-3116	zou88@yahoo.com

Address	City	State	Zip Code
PO Box 62317	Irvine	CA	92602

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 — **Property Owner Signature**

Date

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01/24/2025 8:04:42 AM

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

PROJECT DESCRIPTION:

Project would include the demolition of the existing site features, existing building, and construction of a 110' long tunnel express car wash with associate 14 exterior vacuum stalls and 2-lane pay system.

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01/24/2025 8:04:44 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Patrick Joyce, P.E.	Kimley-Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
patrick.joyce@kimley-horn.com	(816) 281-7687		

DEVELOPER

Name	Company Name		
Matthew Hendrickson	Capital Builders, LLC		
Address	**City**	**State**	**Zip**
1507 NE Wall St	Lee's Summit	MO	64086
Email	**Phone**	**Fax**	
matt@capitalbuilderskc.com	(816) 694-1369		

ENGINEER

Name	Company Name		
Patrick Joyce, P.E.	Kimley-Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
patrick.joyce@kimley-horn.com	(816) 281-7687		

ARCHITECT

Name	Company Name		
Jacob Littrell, RA, LEED AP BD+C	SixTwentyOne		
Address	**City**	**State**	**Zip**
1705 Summit St	Kansas City	MO	64108
Email	**Phone**	**Fax**	
jacob@sixtwentyone.com	(816) 609-8633		

SURVEYOR

Name	Company Name		
			66061
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

Name	Company Name		
Erica Flad, PLA, LEED GA	Landworks Studio		
Address	**City**	**State**	**Zip**
102 S Cherry St.	Olathe	KS	66061
Email	**Phone**	**Fax**	
erica@landworksstudio.com	(913) 780-6707		

ATTORNEY

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

OTHER CONTACT

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

Received
01/24/2025 8:04:44 AM

Introduced by Councilmember _____ BILL NO. 5296
(PF-01-25-9466)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR HAL PARK SUBDIVISION SECOND PLAT, BLUE SPRINGS, JACKSON COUNTY, MISSOURI (FLEX SPACES II)

WHEREAS, on January 23, 2025, the Applicant, Patrick Joyce of Kimley-Horn, submitted a Planning Application on behalf of the property owner, Matthew Hendrickson, for the Final Hal Park Subdivision Second Plat for the development of Flex Spaces II; and

WHEREAS, on March 10, 2025 the Planning Commission voted unanimously in favor of the Final Plat for Hal Park Subdivision Second Plat (Flex Spaces II) and recommends approval to the City Council where the Commission; and

WHEREAS, on March 17, 2025, the City Council approved Hal Park Subdivision Second Plat Final Plat.

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

Section 1. The Final Plat of Hal Park Subdivision Second Plat, Blue Springs, Jackson County, Missouri, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number (PF-01-25-9466) submitted to the Planning Commission at its March 10,2025 meeting included 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, except for the following modifications approved by the General Development Plan.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The required 5-ft ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy.
4. Prior to Building Occupancy, the following must occur:
    a. All public improvements as required by Public Works.
    b. Landscaping must be installed per the approved plan or financially guaranteed.

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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 24, 2025

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

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

ISSUE/REQUEST

Staff presentation and passage of a Bill declaring as surplus City-owned real property located near the northeast corner of NE 20th Street and NE Jefferson Street, east of the Faurecia development, and authorizing the City Administrator to sign a deed transferring the property to Valley Oaks Investments, L.L.C.

BACKGROUND/JUSTIFICATION

The City is the owner of the real property that was originally platted as Lot 2, Faurecia Plat Subdivision. Lot 2 was intended to provide a location for a future public street to help facilitate the development of an industrial and business park in the surrounding area. The property has an existing dilapidated and unsafe building on the premises.

At the time of the subsequent approval and construction of the Blue Springs Logistics development, the City determined that the best location of a public street to help serve all of the surrounding properties was in the location of the constructed NE 27th Street. As a result, the need for Lot 2, Faurecia Plat to be a public street is no longer necessary. The size, shape and configuration of Lot 2 make it unsuitable for development.

On July 15, 2024, the City Council approved the Blue Springs Business and Technology (Blue Springs Industrial) development by Ordinance No. 5339, a development proposed by the developer, Valley Oaks Investments, L.L.C., which included the incorporation of the City-owned property into the overall business park development.

Under Section 115.165 of the Code of Ordinances of the City, the City deems it to be in the best interest of the City to not require a competitive bid process for the sale of the land since the property has a unique or enhanced value because of its accessibility, configuration, location, size or use, as determined by the City Council and the use of the property; it is in the public interest to sell the property to a particular entity. As consideration for the transfer of the property to Valley Oaks Investments, L.L.C., the developer will demolish the existing building on the premises.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 17, 2025	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. Faurecia Final Plat 2. Bill with Special Warranty Deed attached as Exhibit A.

REVIEWED BY:

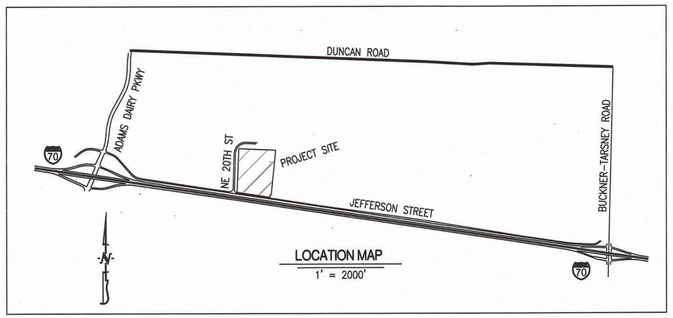
Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***Jennifer Baird***	City Administrator:

Attachment 1

2018E0027761

FILED FOR RECORD IN JACKSON COUNTY, MISSOURI
ROBERT KELLY, RECORDER OF DEEDS

170530-FAURECIA



LOCATION MAP
1" = 2000'

FINAL PLAT
FAURECIA PLAT

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



SCALE: 1"=100'
0 50 100 200

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

LEGEND:

E	EXISTING
S	SET
o	1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
(M)	MEASURED DISTANCE
(REC)	RECORDED DISTANCE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF BLUE SPRINGS IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CITY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN. BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF BLUE SPRINGS FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF BLUE SPRINGS FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "FAURECIA PLAT".

IN WITNESS WHEREOF, CITY OF BLUE SPRINGS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERIC JOHNSON, CITY ADMINISTRATOR, WITH SEAL TO BE AFFIXED THIS 20 DAY OF March, 2018.

CITY OF BLUE SPRINGS

ERIC JOHNSON, CITY ADMINISTRATOR

STATE OF MISSOURI
COUNTY OF Jackson } SS

ON THIS 20 DAY OF March, 2018 BEFORE ME PERSONALLY APPEARED ERIC JOHNSON, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE CITY ADMINISTRATOR OF SAID CITY OF BLUE SPRINGS, MISSOURI AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CITY OF BLUE SPRINGS, MISSOURI.

6-7-20

NOTARY PUBLIC - NOTARY SEAL - STATE OF MISSOURI

KAREN FINDORA
My Commission Expires
June 7, 2020
Johnson County
Commission #16883629

APPROVED:

CARSON ROSS, MAYOR

LYNN BANKS, PLANNING COMMISSION

CITY OF BLUE SPRINGS MISSOURI CORPORATE SEAL

SHERYL MORGAN, CITY CLERK

SCOT ALLEN, DIRECTOR OF COMMUNITY DEV.

THOMAS DEGENHARDT, P.E., CITY ENGINEER

Eric Barr Jackson County GIS
4-2-18

CROSS ACCESS EASEMENT:

THE OWNER(S) OF LOT 2, FAURECIA PLAT, HEREBY GRANTS EASEMENT OF ACCESS, OVER, ACROSS AND UPON THE PAVED AREAS OF THE LOTS AND PARCELS FOR THE INGRESS AND EGRESS OF ALL OWNERS, OCCUPANTS AND THEIR GUESTS AND INVITEES OVER, ACROSS AND UPON AREAS DESIGNED AS CROSS ACCESS EASEMENT OR ACCESS EASEMENT. BY THE GRANTING O THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT THE GRANTOR FROM DEVELOPING THE PROPERTY OR FROM THE LAYING OUT, ESTABLISHING, AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM THE BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION WHICH WOULD PROHIBIT VEHICULAR AND/OR PEDESTRIAN ACCESS ALONG THE DESIGNATED AREA.

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY JACKSON COUNTY FLOOD PLAIN MAPS. PANEL NO. 29095C0316G DATED: JANUARY 20, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
3. RECORD TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 1480621, DATED DECEMBER 9, 2017.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO BLUE SPRINGS, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OF THERE OVER AND STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BLUE SPRINGS, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITIY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

LANDSCAPE EASEMENT DEDICATION:

AREAS DESIGNATED AS "LANDSCAPE EASEMENT" OR "L.E." ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LANDSCAPE PLANTINGS, VISUAL SCREENING BERMS, AND THE LIKE. NO FENCE, WALL PLANTING, STRUCTURE, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID LANDSCAPE EASEMENT WITHOUT THE APPROVAL OF SAID DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF BLUE SPRINGS. THE LAWN PORTION OF SUCH L.E. AREA SHALL BY MAINTAINED CONTINUOUSLY BY THE OWNER OF ANY SUCH LOT ACROSS WHICH A L.E. IS DEDICATED.

DRAINAGE EASEMENT DEDICATION:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D.E." ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO FENCE, WALL PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO OBSTRUCTIONS MY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

DETENTION EASEMENT:

AREAS DESIGNATED AS "DETENTION EASEMENT" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS PLAT AND FROM PROPERTIES OUTSIDE THIS PLAT. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IIN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION EASEMENT SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNER(S) OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION EASEMENT. IN THE EVENT SAID LOT OWNER(S) SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION EASEMENT, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNER(S) PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID OWNER(S) FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE PLAT FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION EASEMENT WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

STATE PLANE COORDINATE TABLE

PROPERTY CORNER	GROUND NORTHING	GROUND EASTING	GRID NORTHING	GRID EASTING
⟨1⟩	1042510.5710	2865140.4387	1042415.0754	2864877.9872
⟨2⟩	1041192.4758	2864974.3188	1041097.1009	2864711.8825
⟨3⟩	1041331.4113	2864053.6498	1041236.0237	2863791.2979
⟨4⟩	1042552.5014	2864103.5730	1042457.0019	2863841.2165
⟨5⟩	1042500.3141	2865394.0722	1042404.8194	2865131.5975

GRID COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SPCS), NAD 1983, WEST ZONE.

SCALE FACTOR IS 0.999084 (REFERENCE STATION JA-140). ALL COORDINATES IN THE ABOVE TABLE ARE IN FEET.

CERTIFICATION:

I HEREBY CERTIFY THAT IN FEBRUARY OF 2018, I COMPLETED A SURVEY AND PLAT FOR RAYMOND A. AND LANA S. CRAIN OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST, JACKSON COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY WARRANTY DEED RECORDED IN INSTRUMENT #2000I0037006 AND BEING PART OF A SURVEY RECORDED IN BOOK 46, PAGE 8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND WITH THE NORTH LINE THEREOF, N 87°41'05"W, 253.84 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF SAID SURVEY, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH LINE AND WITH SAID TRACT 1 THEREOF, S 5°47'20"W, 1259.53 FEET; THENCE N 81°19'25"W, 28.95 FEET; THENCE S 8°32'40"W, 70.14 FEET TO THE NORTH RIGHT OF WAY LINE FOR NORTH OUTER ROAD (JEFFERSON STREET); THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 81°25'05"W, 461.27 FEET TO THE SOUTHEAST CORNER OF TRACT 2 OF SAID SURVEY; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE LINES OF SAID TRACT 2, N 8°34'50"E, 70.00 FEET; THENCE N 81°27'15"W, 70.00 FEET; THENCE S 8°34'40"W, 70.00 FEET TO SAID NORTH RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE LEAVING SAID TRACT 2 AND WITH SAID NORTH RIGHT OF WAY LINE, N 81°25'05"W, 399.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST RIGHT OF WAY LINE FOR NE 20TH STREET, N 2°20'30"E, 1222.11 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THEREOF, S 87°41'05"E, 1037.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.08 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI - DAVID W. BORDEN - NUMBER LS-2002000244 - REGISTERED LAND SURVEYOR

DAVID W. BORDEN, PLS-2002000244

3-5-18
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF March, 2018.

KENNETH FARRIS — NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

DEVELOPER:

LANDMARK BLUE SPRINGS, LLC.
6735 VISTAGREEN WAY
ROCKFORD, ILLINOIS 61107

OWNER:

CITY OF BLUE SPRINGS, MISSOURI
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015

STATE OF MISSOURI - DAVID W. BORDEN - NUMBER LS-2002000244 - REGISTERED LAND SURVEYOR

DAVID W. BORDEN
REGISTERED LAND SURVEYOR
RLS - 2002000244

3-5-18

FAURECIA PLAT

A FINAL PLAT LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:	SCALE:
2/28/2018	1" = 100'
PROJECT:	DRAWN BY:
170530	DWB

CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

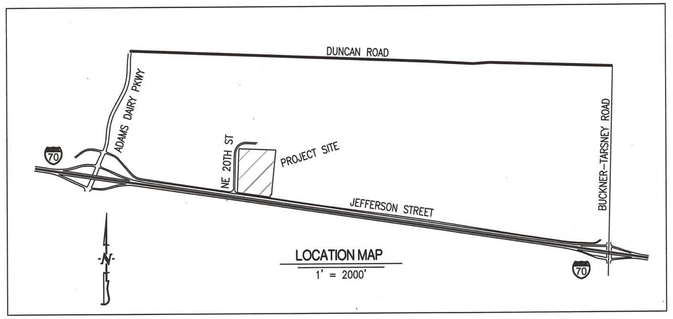
170530

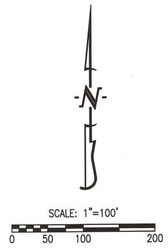
FILED FOR RECORD IN JACKSON COUNTY, MISSOURI
ROBERT KELLY, RECORDER OF DEEDS

170530-FAURECIA

FINAL PLAT
FAURECIA PLAT

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

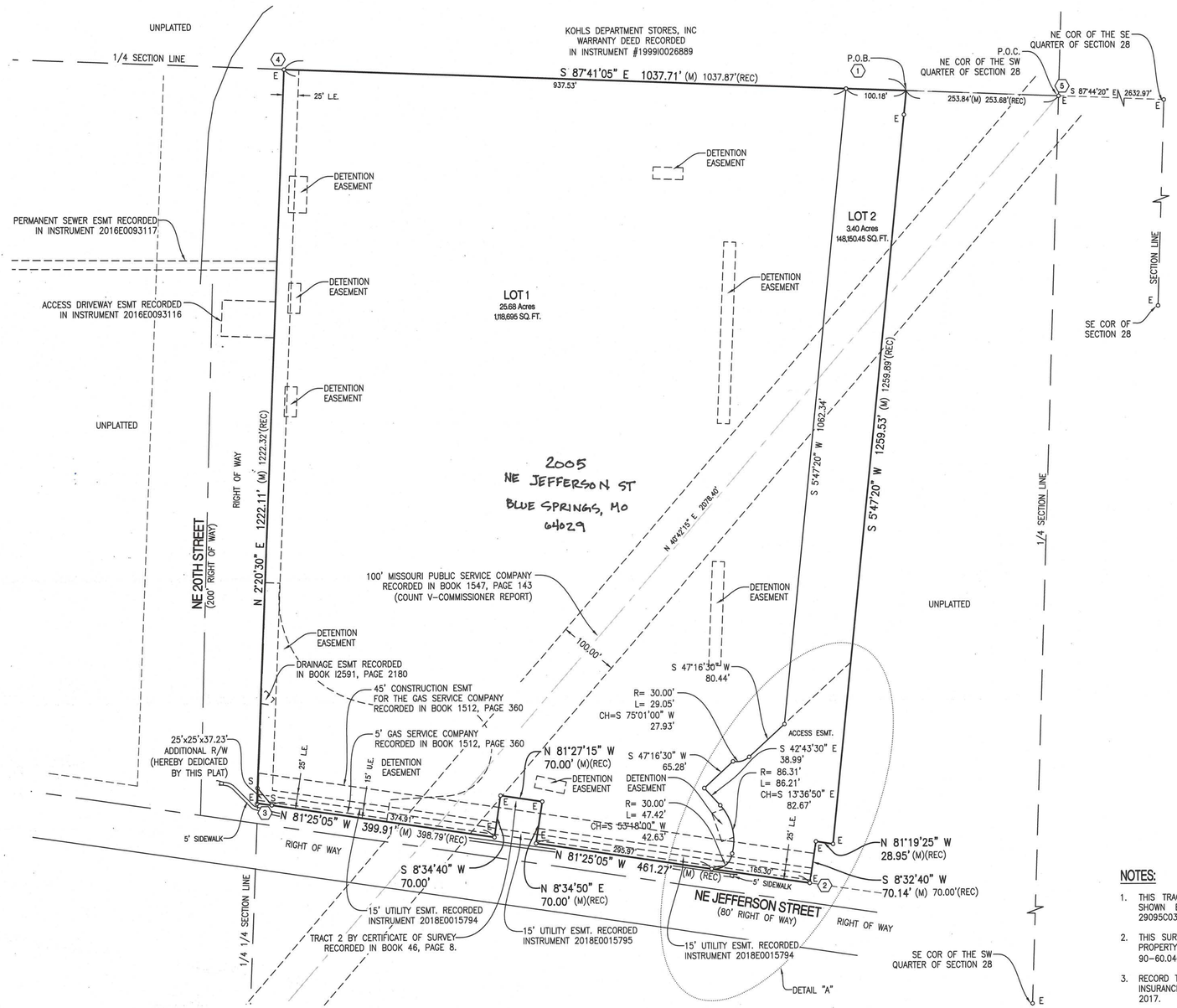


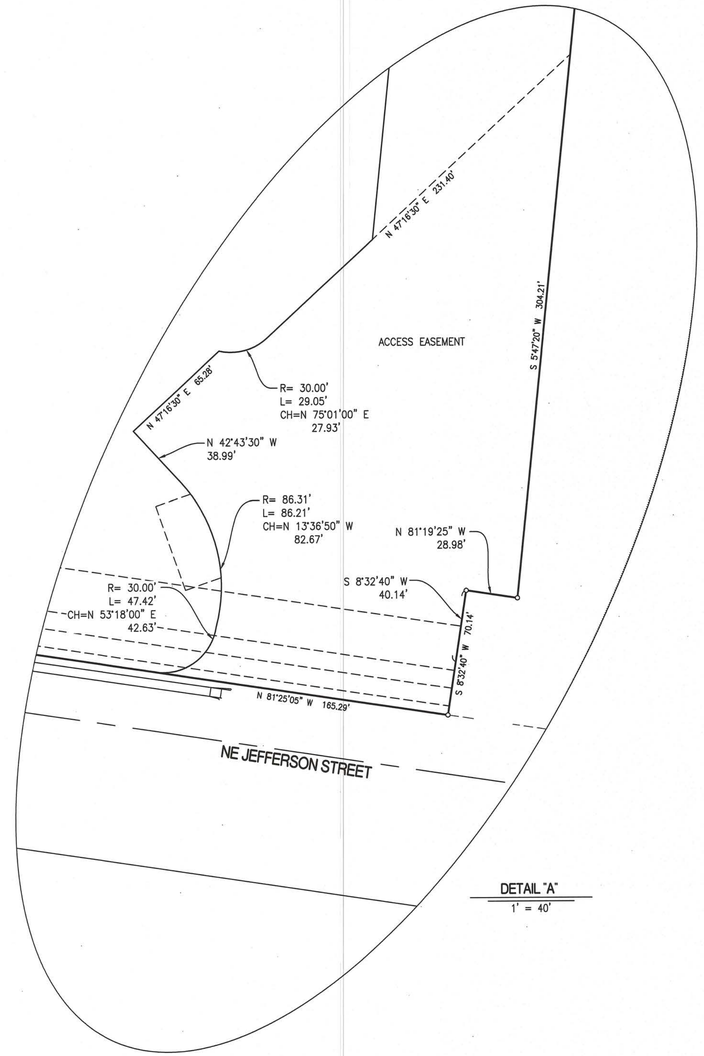


BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WEST ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT





DETAIL "A"
1" = 40'

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY JACKSON COUNTY FLOOD PLAIN MAPS. PANEL NO. 29095C0316G DATED: JANUARY 20, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
3. RECORD TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 1480621, DATED DECEMBER 9, 2017.

STATE OF MISSOURI
DAVID W. BORDEN
NUMBER LS-2002000244
REGISTERED LAND SURVEYOR
DAVID W. BORDEN
REGISTERED LAND SURVEYOR
RLS - 2002000244
3-5-18

FAURECIA PLAT

A FINAL PLAT LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:	SCALE:
2/28/2018	1" = 100'
PROJECT:	DRAWN BY:
170530	DWB

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
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170530

Introduced by Councilmember _____ BILL NO. 5297

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN CITY-OWNED REAL PROPERTY AS SURPLUS AND AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A DEED CONVEYING LAND TO VALLEY OAKS INVESTMENTS, L.L.C. FOR LAND ADJACENT TO THE BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL) PROPERTY

WHEREAS, the City of Blue Springs, Missouri, (City) deems it to be in the best interest of the City to designate a parcel of City-owned real property as surplus: Lot 2, Faurecia Plat Subdivision, City of Blue Springs, County of Jackson, State of Missouri, generally located at the intersection of NE Jefferson Street and NE 20th Street; and

WHEREAS, under Section 115.165 of the Code of Ordinances of the City, the City deems it to be in the best interest of the City to not require a competitive bid process for the sale of the land since the property has a unique or enhanced value because of its accessibility, configuration, location, size or use, as determined by the City Council and the use of the property; it is in the public interest to sell the property to a particular entity; and

WHEREAS, the City has owned the property since 2017, which was purchased to facilitate the Faurecia development and held the property for the potential future location of a public street that is no longer necessary due to the construction of NE 27th Street as part of the Blue Springs Logistics development; and

WHEREAS, the Blue Springs Business and Technology Park development was approved for a General Development Plan by the City Council by Ordinance No. 5339 on July 15, 2024, which included the subject property as part of the General Development Plan; and

WHEREAS, the City is seeking to allow the property to be utilized for a purpose other than the planned street, by merging it with the adjacent property to the east for the approved Blue Springs Business and Technology Park development; and

WHEREAS, the unique size, shape and configuration of the property does not make it suitable for a stand-alone development and is best served to be merged with an adjacent property; and

WHEREAS, the City, in consideration of transferring the property to Valley Oaks Investment, L.L.C., as the developer, desires to have the existing dilapidated and unsafe structure on the property demolished by the developer.

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

Section 1. Lot 2, Faurecia Plat Subdivision, City of Blue Springs, County of Jackson, State of Missouri is hereby declared to be surplus real property.

Section 2. The City Administrator of the City of Blue Springs, Missouri, is hereby authorized to sign the “Special Warranty Deed,” a copy of which is attached hereto as Exhibit “A” and incorporated herein.

Section 3. The City is further authorized to take all actions required in accomplishing the transfer of the property set forth in the aforementioned deed.

Section 4. Prior to the issuance of the first building permit for the first building in the Blue Springs Business and Technology Park or within 30 days following the recording of the deed transferring the property to Valley Oaks Investments, L.L.C., the existing dilapidated and unsafe structure on the subject property shall be demolished in accordance with all City Codes.

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

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A
SPECIAL WARRANTY DEED

MISSOURI SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the ____ day of _____ 2025, by and between **CITY OF BLUE SPRINGS, MISSOURI**, a charter city incorporated and exercising governmental functions and powers pursuant to the Constitution and the Revised Statutes of the State of Missouri, having an address of 903 W. Main Street Blue Springs, Missouri 64015 ("**Grantor**") and **VALLEY OAKS INVESTMENTS, L.L.C.**, a Missouri limited liability company ("**Grantee**"), whose mailing address is 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029.

WITNESSETH that the GRANTOR, for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the said GRANTEE, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the GRANTEE, the following described Real Estate, situated in the County of Jackson, and State of Missouri, to-wit:

The legal description contained within **Exhibit A**, attached hereto.

SUBJECT TO: Any and all taxes and assessments, general and special, not yet due and payable, and e*asements, restrictions, declarations, reservations, agreements, instruments and all other matters of record.*

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining unto the said Grantee and unto its successors and assigns forever; Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrances done or suffered by, through or under Grantor, except as above stated; and that it will warrant and defend the title of the said premises unto Grantee and unto its successors and assigns forever, against the lawful claims and demands against Grantor and Grantor's successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through, or under Grantor, except as set forth above.

[*Signature Page Follows*.]

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed the day and year first above written.

GRANTOR:

CITY OF BLUE SPRINGS, MISSOURI

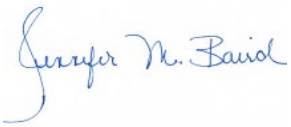
By: _____
Christine Cates, City Administrator

(SEAL)

ATTEST:

_____
City Clerk

APPROVED AS TO FORM



_____
Jennifer Baird, City Attorney

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____ known to me to be the person who executed this Special Warranty Deed, and acknowledged to me that she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal of my office in _____ the day and year last above written.

My Commission Expires: [Seal]

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

All of Lot 2, Faurecia Plat, a subdivision of land in Blue Springs, Jackson County, Missouri.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 11, 2025

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

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

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for Blue Springs Business and Technology Park (PF-01-25-9468) located at 2305 NE Jefferson Street.

BACKGROUND/JUSTIFICATION

The applicant, Bryan Rahn of Valley Oaks Investments L.L.C., on behalf of the property owner, is requesting approval of a Final Plat for Blue Springs Business and Technology Park. The property consists of two lots containing 10.70 +/- acres and two Tracts of land containing 3.72 +/- acres. The property is zoned "LI" (Light Industrial).

The project involves constructing a 67,500 square-foot industrial building (Building 1) designed to accommodate multiple tenants on Lot 1. The developer will construct internal roads, sidewalks, public improvements, and a detention basin. This development includes three access points along the north side of NE Jefferson Street. A 6-foot ADA-Compliant sidewalk will be constructed at the west entrance of Building 1, ensuring connectivity to NE Jefferson Street and access throughout the site. Additionally, sidewalks will extend along the north side of Lot 1, facilitating future connections with future development phases. A 5-foot ADA-Compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy.

The Final Plat for Blue Springs Business and Technology Park is in substantial conformance with the Blue Springs Business and Technology Park Preliminary Plat considering the lot, layout, and access.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Immediate	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat with two 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.
2. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.
3. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County
4. Prior to recording the Final Plat, the Access Easement shown therein must be updated to grant access to the City, in language to be approved by City staff.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	March 11, 2025
Action:	Recommended Approval of the Final Plat (8 Aye, 0 Nay)

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map, Site Location Zoning Map; Final Plat; Application
2. Bill approving the Final Plat

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***James Newell***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW
STAFF REPORT

Meeting Dates:	Planning Commission: March 10, 2025 City Council: March 17, 2025 (Final Plat Only)
Project Name:	***Blue Springs Business and Technology Park***
Site Location:	2305 NE Jefferson Road
Project Request:	**SPDR-01-25-9469**; Site Plan Design Review for approval of a Building 1 located in Blue Springs Business and Technology Park **PF-01-25-9468**; Final Plat of Blue Springs Business and Technology Plat consists of two (2) lots containing 10.70 +/- acres and two (2) Tracts of land containing 3.72 +/- acres.

Applicant: Bryan Rahn │ Valley Oaks Investments LLC
Property Owner: Valley Oaks Investments LLC │Bryan Rahn
Staff Planner: Shantele Frie │ Associate Planner

Project Description: The applicant is seeking approval for a Site Plan Design Review and a Final Plat for the property located at 2305 NE Jefferson Street. The project involves constructing a 67,500 square-foot industrial building (Building 1) designed to accommodate multiple tenants on Lot 1 within the Blue Springs Industrial Final Plat. Additionally, the developer will construct internal roads, sidewalks, public improvements, and a detention basin. The Final Plat includes two lots totaling approximately 10.70 acres and two tracts of land covering approximately 3.75 acres.

Staff Recommendation: Staff recommends approval with conditions of the Site Plan Design Review and Final Plat. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
08/01/2022	City Council	Subject property was annexed into City Of Blue Springs (ORD NO.5136)
07/8/2024	Planning Commission	Recommended approval of Rezoning (RZ-05-24-9161), General Development Plan (GDP-05-24-9162) Approval of Preliminary Plat (PP-05-24-9163)
07/15/2024	City Council	Approved Rezoning (RZ-05-24-9161), General Development Plan (GDP-05-24-9162) Approval of Preliminary Plat (PP-05-24-9163)

Future Applications: The Final Plat must be recorded at Jackson County before the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI"- Light Industrial	Kohls Distribution
South:	N/A	Interstate 70
East:	"LI"-Light Industrial	Industrial-Blue Springs Logistics (PepsiCo)
West:	"LI"-Light Industrial	Industrial- Faurecia

SITE PLAN DESIGN REVIEW & FINAL PLAT ANALYSIS

The site plan design review process coordinates development projects within the public realm and with adjacent sites and specifically demonstrates how new projects meet the development and design standards of this Development Code.

Preservation: Most of the lot is open agricultural land with minimal vegetation and trees. There are trees along the property lines that could create natural buffers between adjacent properties if preserved. There is also a significant drainage swale that bisects the property from north to south. The existing trees could be credited toward the total landscaping point system.

Phasing: The site proposed will be developed in multiple phases.

Streets & Sidewalks: The development plans includes three access points along the north side of NE Jefferson Street. A 6-foot ADA-compliant sidewalk will be constructed at the west entrance of Building 1, ensuring connectivity to NE Jefferson Street and access throughout the Building 1 site. Additionally, the sidewalk will extend along the north side of Lot 1, facilitating future connections with subsequent development phases. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.

Traffic: A Traffic Impact Study has been completed to determine how this development will influence traffic along NE Jefferson Road, Adams Dairy Parkway, 20th Street, 27th Street, and the interchange with I-70. The study indicated that the purposed development would have some impact on the street network with acceptable levels of service but with some slightly higher delay times.

Stormwater: The development plans include an expansion of the existing stormwater management basin. Tract A is designated as the detention easement for Lot 1 and Lot 2. The project must comply with the latest edition of APWA 5600 for detention and water quality, as required by the City. Design procedures for each water quality BMP are specified in the MARC BMP Manual. All overflow flow and detention areas must be contained within the designated drainage easement.

Sanitary Sewer: Sanitary sewer is available through existing sewer infrastructure on the site. The existing sanitary sewer line that bisects the property. The sanitary sewer line will need to be

relocated to accommodate the proposed building on site. The developer will be responsible for extending the sanitary sewer service to the existing infrastructure.

Open Space: The "LI" zoning district is exempt from the open space system requirements.

Land Use: The proposed land use includes multiple permitted land uses in the "LI" zoning district, including manufacturing, warehousing, wholesale, and distribution.

Building Typology: The proposed development is classified as a "General Industrial Building" which is permitted in "LI" zoning district. General Industrial Buildings are defined as buildings designed to accommodate light industrial or general industrial functions at a variety of scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use. The applicable development standards for the building types are provided in the table below

General Industrial Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	≥ 75-ft.
Lot Area	N/A	577,099.44 sq ft
Front & Corner Side Setback	40-ft. min.	113.74-ft.
Side Setback	20-ft. min.	≥ 50.21-ft.
Rear Setback	20-ft. min	164.65-ft.
Building Height	45-ft. max.	38-ft
Building Coverage	85% of lot area max.	35.1%
Frontage Type	Buffer Edge	Buffer Edge

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Industrial Use/Warehouse	Building is 67,500 sq feet Warehouse is not to exceed 1 per 1,000 sf = 68 spaces	58 parking spaces are provided in front of buildings 6 parking spaces in front of over head doors 58 total spaces warehouse 23 total spaces office

Bike parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
Industrial Use	3% of the number of employees based on the largest shift (20 employees)	6 Bicycle Space Bike Rack

Pedestrian Access: Pedestrian access features a 6-foot sidewalk connecting to the public sidewalk on NE Jefferson Street and an 8-foot sidewalk adjacent to building walls and parking areas. The site plan confirms compliance with all pedestrian access requirements outlined in the previously approved General Development Plan.

Architectural Character: The site plan indicates that Building 1 will be approximately 71,250 square feet. The exterior will primarily feature tilt-up concrete with varied colors and patterns to enhance both horizontal and vertical visual appeal on all four sides. Entrances will incorporate storefront-style windows and metal canopies. The architectural design and materials meet and exceed the minimum Non-Residential Design Standards.

Frontage & Landscaping: The applicant has provided a landscape plan for the site that meets all landscaping, buffering, and frontage requirements. The developer is preserving several existing trees and proposing to plant various trees and shrubs throughout the available green space.

Landscape Area	Required Units / PUs (plant units)	Proposed Units / PUs (plant units)
South buffer: (NE Jefferson Rd)	*Buffer B-15 feet-618 PUs*	*Buffer B-15 feet-620 PUs*
North buffer: Adjacent to "LI" zoning	*Buffer B-15 feet- 657 PUs*	*Buffer B-15 feet-660PUs*
East buffer: (NE 27th Street)	*Buffer B-15 feet min- 218PU's*	*Buffer B-15 feet min-220 PUs*
Parking lot landscaping:	*120 PU's*	*121 PU's*
Total Plant Units:	**1613 PU's**	**1621 PU's**

**Any overages on property line buffers can be counted towards open space landscaping plant units.

Outdoor Lighting: The applicant has provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with Section 407.060. **It must meet the minimum average light output across the site and the maximum light output at the property line allowed by the Code.**

Screening: In accordance with Section 407.090.H, all roof-mounted and ground level equipment shall be completely screened from view. Roof screens, ground level screens, and enclosures, when used, shall be coordinated with the building to maintain a unified appearance. **Any proposed screening shall be shown on the building permit plans and is subject to administrative review by staff prior to issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy for the addition.**

Signage: Building-mounted signage is proposed on the building and shown for illustrative purposes only. Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process. If proposed signage does not meet the current requirements, the applicant may request a Master/ Alternative Sign Plan, which the Planning Commission would review.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

STAFF RESPONSE: The plan meets the requirements of the Development Code.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

   STAFF RESPONSE: There are no specific design and development policies or standards applicable to the site.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: There are no additional site-specific conditions necessary to meet the intent and design objectives of the applicable development standards.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

   STAFF RESPONSE: The application meets the criteria for all other reviews needed to build the project as proposed.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the Site Plan Design Review with the conditions as listed at the end of the staff report.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

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

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

   STAFF RESPONSE: The final plat is in substantial compliance with the proposed preliminary plat considering the lot, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff.

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

   STAFF RESPONSE: After final plat is approved construction plans will be submitted and reviewed for accuracy.

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

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

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

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

6. The recommendations of professional staff.

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

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

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan Design Review application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A building permit is required to be approved prior to construction of the new building addition.
3. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.

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

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.

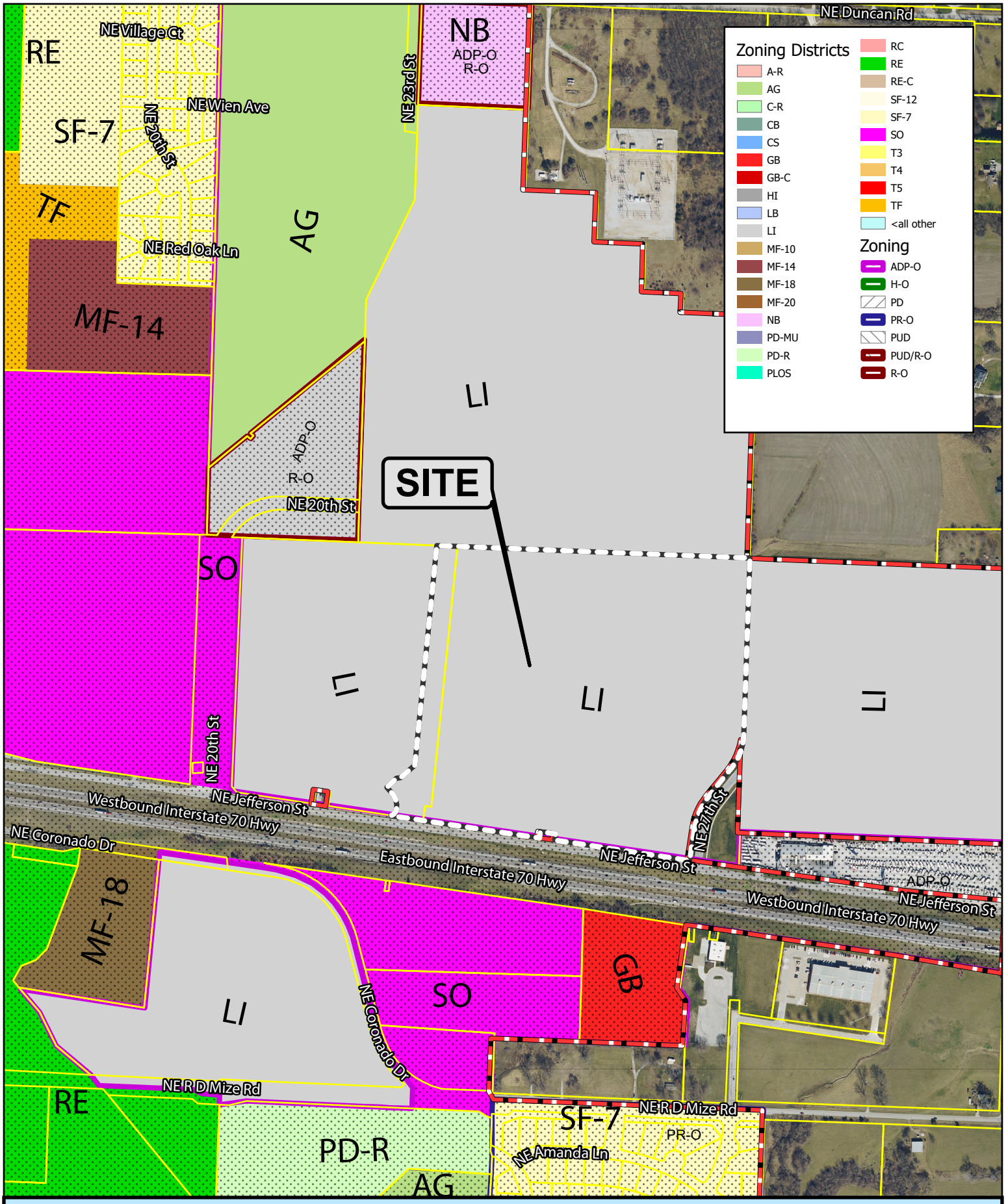


SPDR-01-25-9469 / PF-01-25-9468
Parcel # 36-600-04-32-00-0-00-000
36-600-04-29-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 808 feet

03/03/25



The City of Blue Springs Missouri

SPDR-01-25-9469 / PF-01-25-9468
Parcel # 36-600-04-32-00-0-00-000
36-600-04-29-01-0-00-000
SITE LOCATION ZONING MAP

N

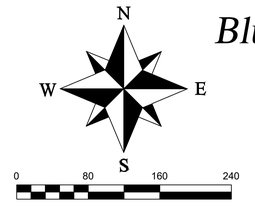
1 inch = 600 feet

03/03/25

Final Plat

Blue Springs Business and Technology Park

Part of the Southeast 1/4 and Southwest 1/4
Section 28, Township 49 North, Range 30 West
Blue Springs, Jackson County, Missouri



SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Blue Springs Logistics, Document No. 2021E0006877.
(B). Final Plat of Faurecia Plat, Document No. 2018E0027761.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). Title report from First American Title Insurance Company. Commitment No. 1599746, Dated October 22, 2021 at 8:00 AM.

4). Bearings shown hereon are based upon bearings shown on the Final Plat of Faurecia Plat, Document No. 2018E0027761.

5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

7). The subject property surveyed lies within a flood zone designated zone (X), areas located outside the 100 year flood plain, per F.E.M.A. Community Panel No. 29095C0430 G Effective date: January 20, 2017.

8). The Cross Access Easement dedicated in Faurecia Plat, Document No. 2018E0027761, grants Blue Springs Industrial Easement of access over, across and upon the paved areas of the lots and parcels for the ingress and egress of all owners, occupants and their guests and invitees.

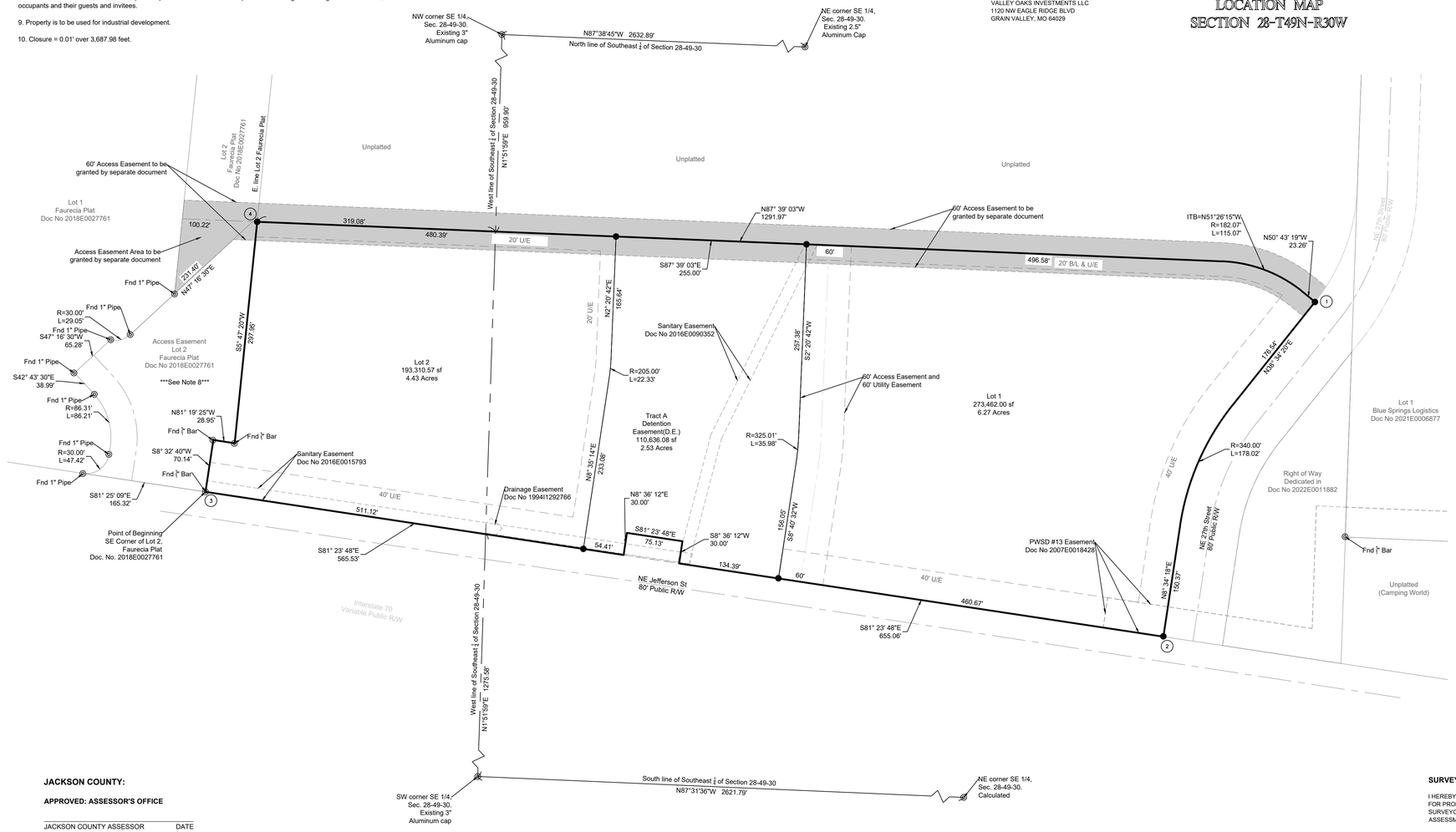
9. Property is to be used for industrial development.

10. Closure = 0.01' over 3,687.98 feet.

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	317465.531	873785.655
2	317328.975	873723.822
3	317388.054	873333.329
4	317498.217	873354.389
JA 134	312470.096	862368.274

Coordinates Shown in Meters

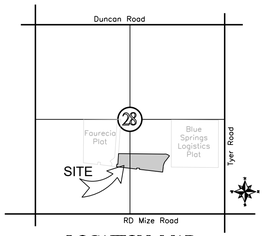


LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- Ⓕ State Plane Coordinate
- U/E Utility Easement
- B/L Building Setback Line
- D.E. Detention Easement
- P/E Access/Pedestrian Easement

OWNER/DEVELOPER:
VALLEY OAKS INVESTMENTS LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029



LOCATION MAP
SECTION 28-T49N-R30W

PROPERTY DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF FAURECIA PLAT, A SUBDIVISION AS RECORDED IN DOC. NO. 2018E0027761; THENCE S81°23'48"E, A DISTANCE OF 565.53 FEET; THENCE N8°36'12"E, A DISTANCE OF 30.00 FEET; THENCE S81°23'48"E, A DISTANCE OF 75.13 FEET; THENCE S8°36'12"W, A DISTANCE OF 30.00 FEET; THENCE S81°23'48"E, A DISTANCE OF 655.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 27TH STREET; THENCE N8°34'18"E, A DISTANCE OF 150.37 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 178.02 FEET; THENCE N38°34'20"E, A DISTANCE OF 176.54 FEET; THENCE N50°43'19"W, A DISTANCE OF 23.26 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N51°26'15"W AND HAVING A RADIUS OF 182.07 FEET, AN ARC DISTANCE OF 115.07 FEET; THENCE N87°39'03"W, A DISTANCE OF 1291.97 FEET TO A POINT ON THE EAST LINE OF SAID FAURECIA PLAT; THENCE S5°47'20"W, A DISTANCE OF 297.95 FEET; THENCE N81°19'25"W, A DISTANCE OF 28.95 FEET; THENCE S8°32'40"W, A DISTANCE OF 70.14 FEET TO THE POINT OF BEGINNING.
CONTAINING 577,408.65 SQ. FT. OR 13.25 ACRES, MORE OR LESS.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "SANITARY EASEMENTS" (S.E.), "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

DETENTION EASEMENT:
AREAS DESIGNATED AS "DETENTION EASEMENT"(D.E.), ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS PLAT AND FROM PROPERTIES OUTSIDE THIS PLAT. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION EASEMENT SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNER(S) OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION EASEMENT. IN THE EVENT SAID LOT OWNER(S) SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION EASEMENT, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNER(S) PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID OWNER(S) FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE PLAT FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION EASEMENT WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE .

IN TESTIMONY WHEREOF:

VALLEY OAKS INVESTMENTS LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__.

_____
_____.

NOTARY CERTIFICATION
STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ OF VALLEY OAKS INVESTMENTS LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____
CHRIS HENNING, PLANNING COMMISSION CHAIR

APPROVED BY THE COMMUNITY DEVELOPMENT OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____
MIKE MALLON, SENIOR DIRECTOR OF CITY DEVELOPMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____
,CITY ENGINEER

APPROVED BY THE GOVERNING BODY OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____ ATTEST:_____
CHRIS LIEVSAY, MAYOR ERIN FORD, CITY CLERK

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

_____
JACKSON COUNTY ASSESSOR DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	
2-14-25	Comment letter dated 2-6-2025
2-26-25	Comment letter dated 2-24-2025

Part of the Southeast and Southwest 1/4 of Section 28, Township 49 North, Range 30 West Blue Springs, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE
1 OF 1	28	49N	30W
DRAWN BY		SCALE	COUNTY
M. Schlicht, PLS, PE		1"=80'	Jackson
JOB NO.		DATE OF PREPARATION	
Blue Springs Ind		January 23, 2025	

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
— ENGINEERING & SURVEYING —
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PF-01-25-9468; SPDR-01-25-9469
PC MEETING:	3/10/2025
CC MEETING:	3/17/2025
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	Shantele Frie

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

Blue Springs Business and Technology Park
Project Name

2305 NE JEFFERSON RD — Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
LI			INDUST. MANUF.	1	

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Bryan Rahn — VALLEY OAKS INVESTMENTS LLC — 816-229-8115 — bryan@countryclub-homes.com
Name of Applicant — **Company** — **Phone** — **Email Address**

1120 NW EAGLE RIDGE BLVD — GRAIN VALLEY — MO — 64029
Address — **City** — **State** — **Zip Code**

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

X _____ 1/14/25
Applicant Signature — **Date**

VALLEY OAKS INVESTMENTS LLC — 816-229-8115 — BRYAN@COUNTRYCLUB-HOMES.COM
Name of Property Owner — **Phone** — **Email Address**

1120 NW EAGLE RIDGE BLVD — GRAIN VALLEY — MO — 64029
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 _____ 1/14/25
Property Owner Signature — **Date**

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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:

See attached plans
Site plan and design review
Final plat

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01/23/2025 4:46:51 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Bryan Rahn	Valley Oaks Investments LLC		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-229-8115		

DEVELOPER

Name	Company Name		
VALLEY OAKS INVESTMENTS LLC	VALLEY OAKS INVESTMENTS LLC		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-229-8115		

ENGINEER

Name	Company Name		
Matt J. Schlicht	Engineering Solutions		
Address	**City**	**State**	**Zip**
50 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
mschlicht@es-kc.com	816-623-9888	816-623-9849	

ARCHITECT

Name	Company Name		
NATHAN BOEN	POWELL CWM		
Address	**City**	**State**	**Zip**
3200 S. ST. RT. 291 BLDG 1	INDEPENDENCE	MO	64057
Email	**Phone**	**Fax**	
nboen@powellcwm.com	816-642-2435		

SURVEYOR

Name	Company Name		
Matt J. Schlicht	Engineering Solutions		
Address	**City**	**State**	**Zip**
50 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
mschlicht@es-kc.com	816-623-9888	816-623-9849	

LANDSCAPE ARCHITECT

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

ATTORNEY

Name	Company Name		
CURT PETERSON	POLSINELLI PC		
Address	**City**	**State**	**Zip**
900 W 48TH PLACE SUITE 900	KANSAS CITY	MO	64112
Email	**Phone**	**Fax**	
CPetersen@Polsinelli.com	913-234-7458		

OTHER CONTACT

Name	Company Name		
TONY WARD	VALLEY OAKS INVESTMENTS LLC		
Address	**City**	**State**	**Zip**
1120 EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
tony@COUNTRYCLUB-HOMES.COM	816-229-8115		

Received
01/23/2025 4:46:51 PM

Introduced by Councilmember _____ BILL NO. 5298
(PF-01-25-9468)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on January 23, 2025, the Applicant, Bryan Rahn of Valley Oaks Investments, L.L.C., submitted a Planning Application on behalf of the property owner, Valley Oaks Investments, L.L.C., for the Blue Springs Business and Technology Park Final Plat; and

WHEREAS, on March 10, 2025, the Planning Commission voted unanimously in favor of the Blue Springs Business and Technology Park Final Plat and recommends approval to the City Council; and

WHEREAS, on March 17, 2025, the City Council approved the Blue Springs Business and Technology Park Final Plat.

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

Section 1. The Final Plat of the Blue Springs Business And Technology Park, Blue Springs, Jackson County, Missouri, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number (PF-01-25-9468) submitted to the Planning Commission at the March 10, 2025 meeting included 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.
2. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.
3. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
4. Prior to recording the Final Plat, the Access Easement shown therein must be updated to grant access to the City, in language to be approved by City staff.

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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 14, 2025

SUBMITTED BY: Joshua Alexander **DEPARTMENT: Economic Development**

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

ISSUE/REQUEST

Flaherty & Collins Properties Developer and Project Lead David Wingerson and Principal Developer Ryan Cronk will present a proposal for the redevelopment of 3.4+ acres at the southwest end of Downtown Blue Springs on Main Street (1304 & 1308 W Main Street), also known as the Lumberyard. Upon completion of the presentation, a Resolution designating the developer and authorizing city staff to prepare a Funding Agreement and negotiate a Development, Performance and Sale Agreement with Flaherty & Collins Properties is in order.

BACKGROUND/JUSTIFICATION

On March 18, 2024, the City Council approved the Downtown Master Plan by Resolution No. 22-2023. At the August 19, 2024, City Council meeting, the Downtown Master Plan Implementation Task Force presented recommendations to the City Council for next steps to implement the new Downtown Master Plan. Subsequently, the City Council directed staff to bring forward a bill to declare the approximately 4-acre property, commonly known as the Lumberyard , (Yard Area), as surplus and to issue an RFP for development. Ordinance 5362 was approved by the City Council on September 3, 2024 requesting the City Council to declare the City-owned property on Main Street at the former lumberyard site Jackson County Parcels: 35-710-31-02-00-0-00-000, 35-710-31- 05-00-0-00-000, 35-710-35-11-00-0-00-000, and 35-710-30-01-02-0-00-000 as surplus and authorized staff to solicit offer for sales and development via the RFP process. The former fuel station, parcel 35-710-31-02-00-0-00-000, was purchased with Community Development Block Grant Funds and therefore, this parcel must be sold at current fair market value.

The City of Blue Springs posted a Request for Proposal (RFP) on the City's website on September 3, 2024. The RFP was also directly emailed to a regional and national email group of approximately 50 development firms. The RFP sought a developer to plan, prepare, and commission a feasible redevelopment plan for 3.4+ acres at the southwest end of Downtown Blue Springs on Main Street, with a deadline for receipt of the proposals to the City Clerk was December 3, 2024.

The City received two proposals: one from Flaherty & Collins Properties and the other from Luxe One, LLC.

An RFP Review Team consisting of eight voting members: Mayor Chris Lievsay, Councilmember Jerry Kaylor, Councilmember Susan Culpepper, Councilmember Kent Edmondson, City Administrator Christine Cates, Assistant City Administrator Dennis Dovel, Senior Director of City Development Mike Mallon, and Executive Director of the Blue Springs Chamber of Commerce Lara Vermillion.

The RFP Review Team met with both development teams on February 11. Flaherty & Collins Properties presented in the morning, followed by a site visit. Luxe One, LLC presented in the afternoon, with a site visit afterward. At the conclusion of the afternoon session, the team deliberated and scored the two proposals. The Flaherty & Collins Properties proposal received the highest score.

A Resolution designating the developer, authorizing City staff to prepare a Funding Agreement and negotiate a Development Performance and Sale Agreement outlining the City and the Developer's respective obligations and establish the standards and conditions governing the development of the subject property.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 17, 2025	May 17, 2025

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

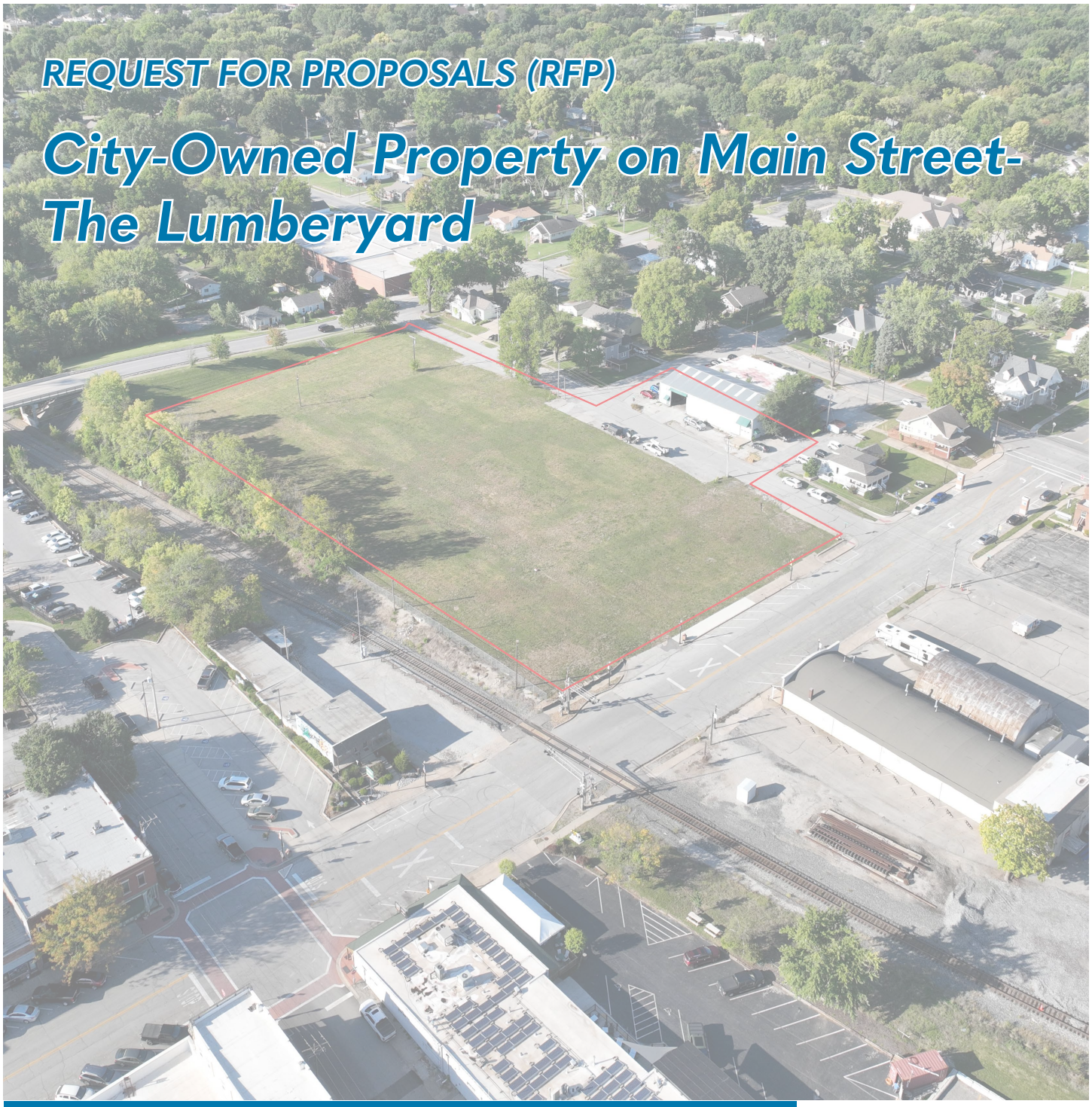
City-owned property Lumberyard RFP

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Request for Proposals (RFP) Purchase of City-owned Property on Lumberyard, Issued: September 3, 2024
2. Flaherty & Collins Properties RFP Response
3. Flaherty & Collins Properties RFP Review Team Presentation
4. Flaherty & Collins Properties City Council Presentation
5. Resolution

REVIEWED BY:

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



REQUEST FOR PROPOSALS (RFP)

City-Owned Property on Main Street- The Lumberyard

September 3, 2024 - RFP Issued
December 3, 2024 - Deadline for proposals

CITY OF BLUE SPRINGS, MO
City Development Department
903 W. Main St., Blue Springs, MO 64015
816-228-0124 I www.bluespringsgov.com

ABOUT BLUE SPRINGS

Blue Springs was founded by pioneers in 1827 along the cooling spring waters of the Little Blue River. In the last two decades the city has grown to more than 60,000 residents, holding the distinction of being the 10th largest city in Missouri. It offers all the excitement of metropolitan-style shopping and nightlife, with world-class sporting events, international conventions, all within a 25-minute drive, but when the day is through, the people of Blue Springs agree, there's no other place they would rather call home.



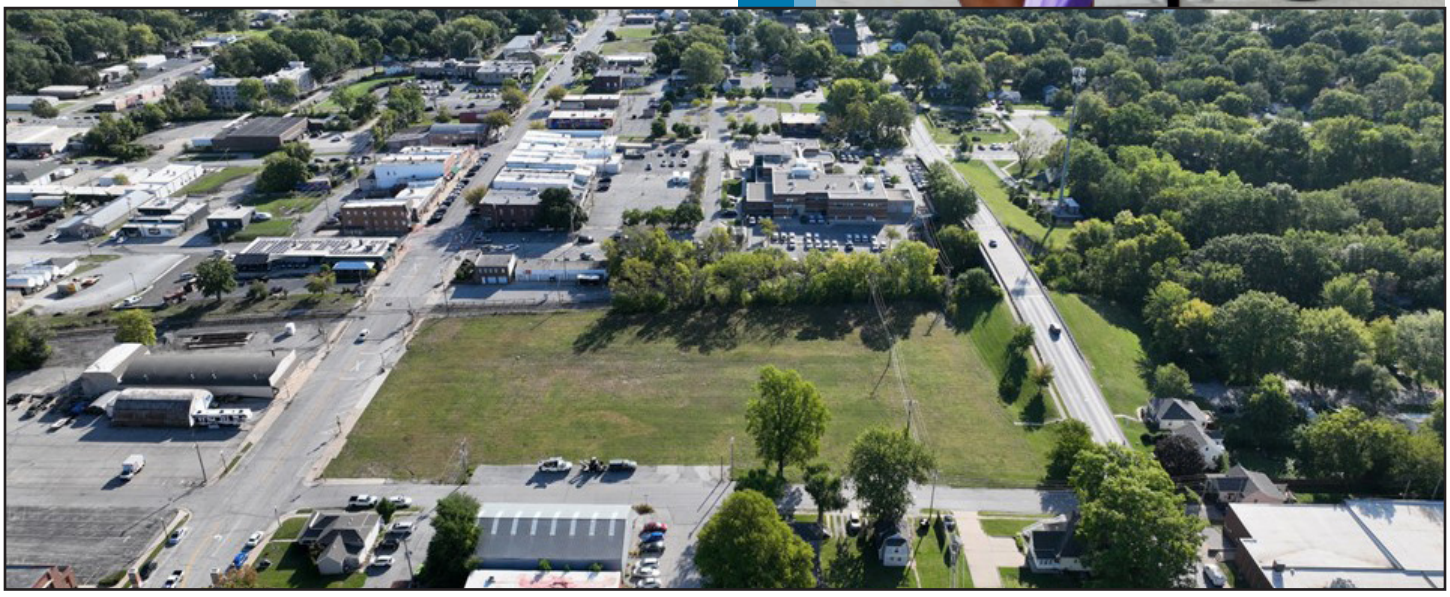


BLUE SPRINGS AMENITIES

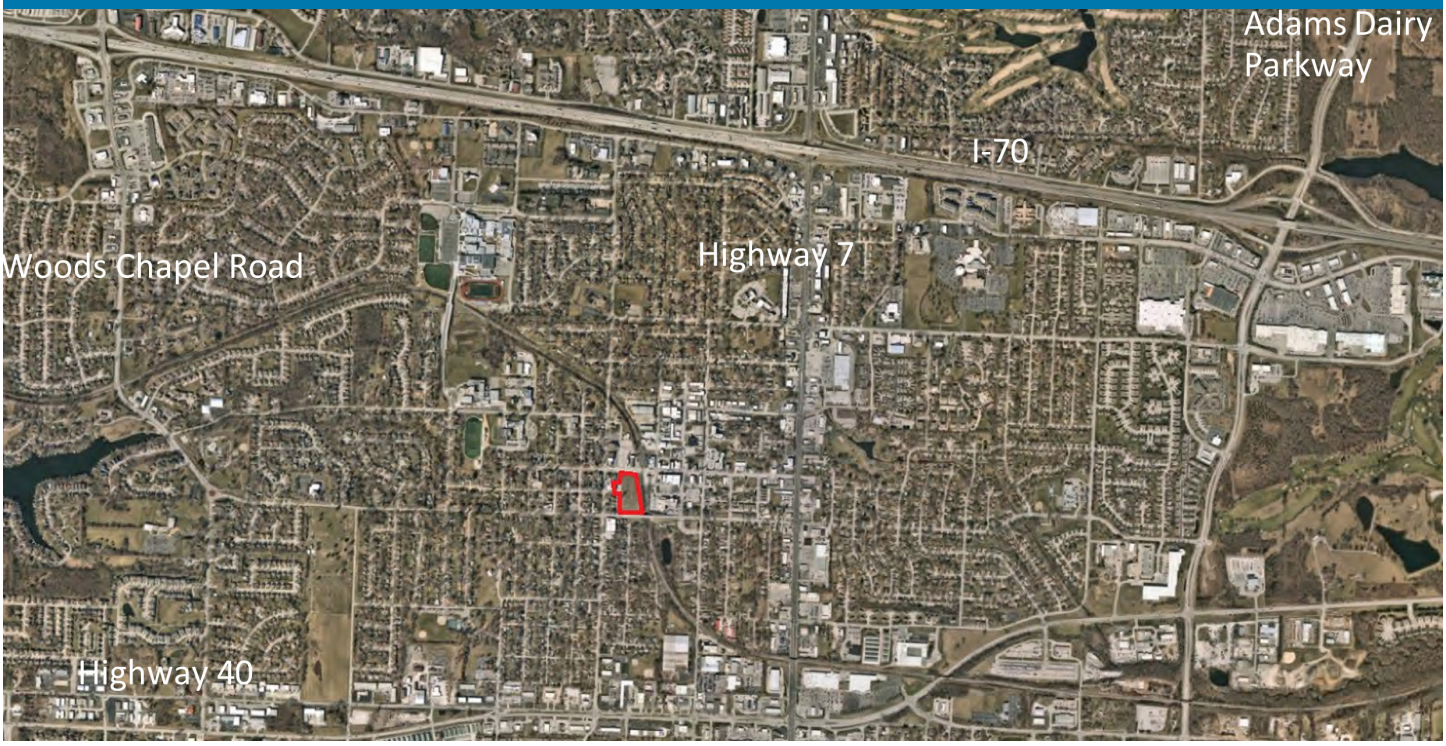
Located on Interstate 70, less than a half hour from downtown Kansas City, there is an energized, fast-growing place that knows the meaning of community. Blue Springs enjoys the benefits of:

- High-quality housing
- Central location
- Excellent health care
- Hiking trails
- Nationally recognized schools
- Outdoor recreation opportunities
- Parks

All of these are included in the many reasons families choose to live in Blue Springs! These amenities provide the foundation of a quality lifestyle for its residents.



PROJECT OVERVIEW



The Request for Proposals ("RFP") is being issued by the City of Blue Springs, Missouri ("City").

In compliance with the City's policy on the sale of City-owned property, staff has prepared a Request for Proposals (RFP) calling for submissions on the purchase and development of the property.

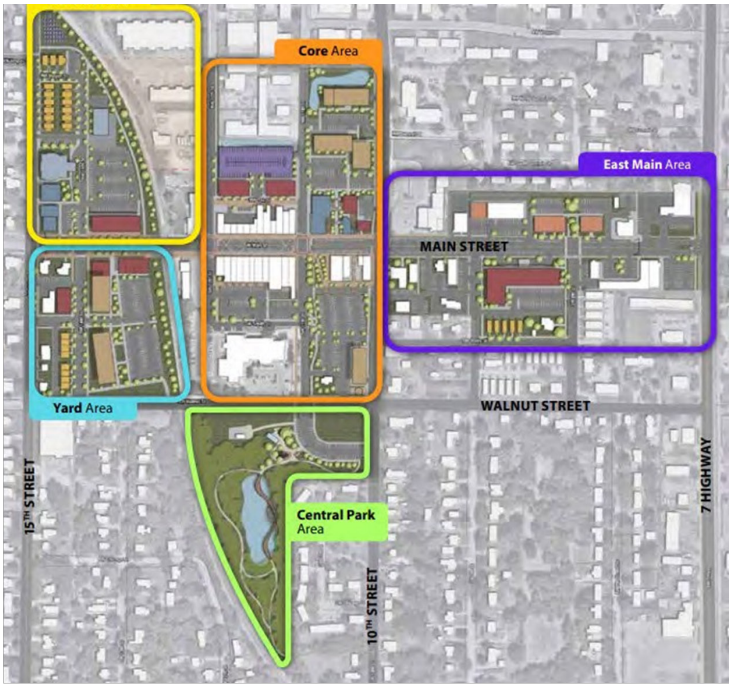
The RFP has been amended from previous issued RFPs, to reflect the recently adopted Downtown Master Plan concepts for the property that include a vibrant, unique destination and sense of place that offers a mix of uses, including commercial and residential

GENERAL INFORMATION AND CONDITIONS

1. The City of Blue Springs is accepting proposals from interested parties with the intention to purchase and develop city-owned property.
2. The property for consideration consists of four parcels totaling nearly 3.6 acres in size located on the southeast intersection of Main Street and SW 14th Street in Downtown Blue Springs.
3. Bids must be placed for all lots.
4. The City is seeking a qualified party with the interest, resources and experience to purchase and develop the parcel in a manner that would be a desirable addition to Downtown Blue Springs.
5. Preference will be given to proposals which outline a use of the parcels in the near future.
6. The City reserves the right to accept or reject any and all proposals for the best interest of the City.

PROJECT AREA BACKGROUND

This property, consisting of the Yard Area, is part of the newly adopted Blue Springs Downtown Master Plan that was approved in March 2024. The site is bounded by railroad tracks on the east, Walnut Street to the south, 14th Street to the west, and Main Street to the north. There is also an ancillary property across 14th Street to the west that is included. In total, the project covers approximately 3.6 acres.





DESCRIPTION OF PROJECT AND REQUIREMENTS

I. Project Background and Goals

The Blue Springs community has a vision for a vibrant, mixed-use downtown that is the economic and social heart of the community. The concept has been achieved through years of intense community discussion, including Downtown Alive!, several citizens' visioning efforts and the efforts of various community partners, including the Blue Springs Chamber of Commerce. Several successful projects in Downtown Blue Springs have created momentum for redevelopment and this project will be integral to fulfilling the vision for downtown.

The site is located at 1304 West Main Street and was purchased by the City of Blue Springs in 2012. The property was utilized for several municipal purposes and was demolished at the City's expense in 2022, except for one building to be demolished upon selection of a developer. The gas station on the property was purchased with Community Development Block Grant funds and must sold for fair market value.

The zoning on the property is T-4, "General Urban", under the Downtown Development Code (DDC), which is predominantly residential in context, typically the largest zone within a community. It allows for the widest variety of housing choice. The preference is for the site to be developed in a manner that meets the intent and concepts outlined for the Yard Area in the Downtown Master Plan and that creates for a distinct destination and that fosters a vibrant, 24-hour downtown area with a combination of land uses. As a result, rezoning the property will almost certainly be required to allow for the flexibility in the design and development of the property while allowing retail, restaurant, office, government, business services and/or entertainment uses that may be included to add to the mix of uses in the central business district area. The T-5, "Urban Center" zoning designation in the DDC provides for a denser, mixed-use context, typically located near the center of a pedestrian shed or as a corridor along important thoroughfares. Given the prominence of the site, and opportunity to blend multiple uses into a singular development, the T-5 zoning district may be an appropriate zoning designation for the property. Applications for a rezoning either to the T-5 classification or to a Planned Development zoning, shall be initiated and completed by the Developer under the guidance and with the cooperation of City staff to accommodate the finalized development agreement under the direction of the City Council.






VILLAGE





II. Site Information:

The property for consideration consists of four parcels on located southeast of the intersection of Main Street and 14th Street in Blue Springs, Missouri. Bids will only be accepted for those wishing to purchase all lots. The subject property is zoned T-4 in the Downtown Zoning overlay district.
The Jackson County parcel numbers and sizes are as follows:

- Parcel Number: 35-710-31-02-00-0-00-000 (0.15 Acres)
- Parcel Number: 35-710-30-01-02-0-00-000(0.21 Acres)
- Parcel Number: 35-710-31-05-00-0-00-000 (1.49 Acres)
- Parcel Number: 35-710-35-11-00-0-00-000(1.75 Acre)

Please see attached aerial map for more information regarding the location of the parcels.

III. Proposal Content:

All proposals must address the following areas:

1. Transmittal Letter: The transmittal letter should include:
   - Name, title, and contact information of the individual or individuals with the authority to bind the Developer.
   - Signature of individual or individuals representing the Developer.
   - Address and legal form of the Developer.
   - A statement that, if selected, the Developer will negotiate in good faith with the City.
   - A statement that the Developer is not in arrears in the payment of any obligation due and owing to the State of Missouri, the City of Blue Springs, of Jackson County, including tax payments and employee benefits, and that it shall not become so during the term of the agreement, if selected.
   - A statement that the proposal is valid for a minimum of 120 days from the submission deadline.
   - A statement that Developer will conform and accept responsibility for compliance with all applicable federal, state, and local laws, ordinances, and regulations.

2. Statement of Qualifications: The City seeks a Developer with extensive experience and a track record of success and delivering the objectives outlined in Section 4. Developers should include in their submissions a summary that demonstrates the Developer understands the requirements of this RFP

and a description as to how the Developer proposes to integrate the requirements of this RFP into the project.

3. Availability: A statement on the availability and commitment of Developer and assigned professional who will undertake the project.

4. Qualifications and Experience: Provide a summary of the Project Team's experience with projects similar to the proposed project. Descriptions of previous projects should include the following: total land and building area, scope, location, development value, duration of project from inception to completion; role of Project Team members during project execution, and client references, including authorization to contact references.

5. Project Plan: Submit a conceptual description of the proposed project that includes the intended uses for the proposed development for the Project Area and size of the uses. It is important the Developer describes how this project will meet the development goal outlined in Section I. An estimated timeline for project implementation and conceptual layout should be included. The City anticipates negotiating a development agreement with the preferred Developer that will require the Developer to submit additional materials and successfully complete the City's development application process.

6. Sale Price: The proposal will include the nature of ownership the Developer is requesting and include the amount the Developer is willing to pay for the Project Area. Please provide a letter of support showing proof of funds.

7. Public-Private Partnership: The proposal should include a statement indicating whether the proposed development would be contingent upon any local or state government support or action other than review and approval of the development application. Any request for incentives must include a pro forma to outline the financial assumptions and projections of the proposed development, which shall outline the funding gap to be bridged with public incentives and estimated ROI with and without incentives.

8. Disclosure and Non-Collusion Certification: Proposal will disclose any personal or professional interest which could be a possible conflict of interest in contracting with the City. The proposal must include a properly completed and executed Non-Collusion certification.

IV. Evaluation Criteria:

Developers interested in being considered should submit seven (7) hard copies and one electronic copy of the proposal by 5 p.m. December 3, 2024, to following address:
City Development Director
City of Blue Springs 903 West Main Street
Blue Springs, MO 64015

Proposals will be evaluated on the following criteria:

- Purchase Price
- Developer qualifications, experience, and creative vision.
- The capacity of the development proposal to bring to life the concepts and intent outlined in the Downtown Master Plan for a mixed-use development with commercial and residential land uses
- Quality of conceptual development plan and compatibility with development objectives.
- Developer financial capabilities and the ability to successfully execute a project from concept to completion and ongoing operation.

- Ability of the proposal to support and/or encourage further development in the area and along Adams Dairy Corridor.

V. Proposed Process and Timeline:

- RFP Issued: September 4, 2024
- RFP Due date: December 3, 2024
- Proposal review by City Council: December 2024/January 2025
- Notification to preferred Developer and development agreement negotiations: February/March 2025

VI. Conditions and Limitations:

By submitting a proposal in response to this RFP, the respondent expresses its intent to comply with the established timeline. In addition, the respondent accepts the evaluation process and methodology, as well as acknowledges and accepts that the determination of "the most qualified and capable" Developer will require subjective judgments. The City reserves the right to request clarification of information provided in proposals as a response to this RFP without changing the terms of this RFP. The City has the right, in its sole and absolute discretion, to reject any and all proposals received in response to this RFP and to cancel this RFP at any time, for any or no reason, prior to entering into any binding agreements. Responses to this RFP vest no legal or binding rights in the Developers nor does it or is it intended to impose any legally binding obligations upon the City, officials or employees of the City unless and until final legal binding agreements are negotiated and executed. This RFP does not commit the City to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the selected Developer and the City.

Any commitment made by the City will be subject to the appropriation of funds by the City Council to carry out any such commitments and the execution of a contract acceptable to the City. The City will not be responsible for any costs incurred by the Developers or Project Team member related to any response to this RFP and will not reimburse any costs to the Developer or Project Team member.

Before submitting a bid, bidders should carefully examine the site, and fully inform themselves to the existing conditions. To schedule a time, contact Mike Mallon at (816) 228-0124 to make arrangements.

VII. Exhibits and Resources

- Exhibit "A" Non-Collusion Certification
- General Conditions
- Map of Project Area (attachment)
- Blue Springs Downtown Master Plan- **https://www.bluespringsgov.com/2441/Downtown-Master- Plan-2024**



GENERAL CONDITIONS GOVERNING RESPONSES AND SUBSEQUENT CONTRACTS



1. SCOPE: The following terms and conditions, unless otherwise modified by the City of Blue Springs within this document, shall govern the submission of proposals and subsequent contracts. The City of Blue Springs reserves the right to reject any proposal that takes exception to these conditions.
2. DEFINITIONS AS USED HEREIN:
   c. The term “request for proposal” means a solicitation of a formal, sealed proposal.
   d. The term “respondent” means the person, firm, bidder or corporation who submits a formal sealed proposal.
   e. The term “City” means City of Blue Springs, MO.
   f. The term “City Council” means the governing body of the City of Blue Springs, MO.
   g. The term “contractor” means the respondent awarded a contract under this proposal.
3. COMPLETING PROPOSAL: All information must be legible. Any and all corrections and/or erasures must be initialed. Each proposal must be signed in ink by an authorized representative of the respondent and required information must be provided. Contents of the proposal submitted by the successful respondent of this RFP will become part of any contract award as a result of this solicitation.
4. REQUEST FOR INFORMATION: Any requests for clarification of additional information deemed necessary by any respondent to present a proper proposal shall be submitted in writing to the City of Blue Springs, 903 W. Main Street Blue Springs, MO 64015, referencing this RFP number, a minimum of five (5) calendar days prior to the proposal submission date. Any request received after the above stated deadline will not be considered. All requests received prior to the above stated deadline will be responded to in writing by the City in the form of an addendum addressed to all prospective respondents.
5. CONFIDENTIALITY OF PROPOSAL INFORMATION: Each proposal must be submitted in or under cover of a sealed envelope to provide confidentiality of the information enclosed. The envelope should be sealed and clearly marked with RFP number and the name of the project. All proposals and supporting documents will remain confidential until a final contract has been executed. Information that discloses proprietary or financial information submitted in response to qualification statements will not become public information. This is in accordance with the Missouri Sunshine Law.
6. SUBMISSION OF PROPOSAL: Proposals are to be sealed and submitted to the City of Blue Springs, 903 W. Main Street, Blue Springs, MO 64015, prior to the date and time indicated on the cover sheet. At such time, all proposals received will be formally opened. The opening will consist of only the name

and address recording of respondents.

7. ADDENDA: All changes, additions and/or clarifications in connection with this proposal will be issued by the Purchasing office in the form of a WRITTEN ADDENDUM. SUBMIT EQUAL NUMBER OF SIGNED ADDENDUM WITH THE NUMBER OF PROPOSALS REQUIRED. Verbal responses and/or representations shall not be binding on the City.
8. LATE PROPOSALS AND MODIFICATION OR WITHDRAWALS: Proposals received after the date and time indicated on the cover sheet shall not be considered. Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are resubmitted or modified must be sealed and submitted to the Purchasing Office prior to the proposal submission deadline. Each respondent may submit only one (1) response to this proposal.
9. BONDS: When a Bond is required it shall be executed with the proper sureties, through a company licensed to operate in the State of Missouri, and hold a current Certificate of Authority as an acceptable surety under 31 CFR Part 223 (and be listed on the current U.S. Department of the Treasury Circular 570 and have at least A Best's rating and a FPR9 or better financial performance rating per the current A.M. Best Company ratings.)
10. NEGOTIATION: The City reserves the right to negotiate any and all elements of this proposal.
11. TERMINATION: Subject to the provisions below, any contract derived from this Request For Proposal may be terminated by either party upon thirty (30) days advance written notice to the other party; but if any work or service hereunder is in progress, but not completed as of the date of termination, then said contract may be extended upon written approval of the City until said work or services are completed and accepted.
    a. TERMINATION FOR CONVENIENCE: In the event that the contract is terminated or canceled upon request and for the convenience of the City, without the required thirty (30) days advance written notice, then the City shall negotiate reasonable termination costs, if applicable.
    b. TERMINATION FOR CAUSE: Termination by the City for cause, default or negligence on the part of the contractor shall be excluded from the foregoing provision; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived in the event of Termination for Cause.
    c. TERMINATION DUE TO UNAVAILABILITY OF FUNDS IN SUCCEEDING FISCAL YEARS: When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, the contract shall be canceled and the contractor shall be reimbursed for the reasonable value of any nonrecurring costs incurred but not amortized in the price of the supplies or services delivered under the contract.
12. TAX EXEMPT: The City and its Agencies are exempt from State and local sales taxes. Sites of all transactions derived from this proposal shall be deemed to have been accomplished within the State of Missouri.
13. SAFETY: All practices, materials, supplies, and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, State and/or local safety or environmental codes.
14. RIGHTS RESERVED: The City reserves the right to reject any or all proposals, to waive any minor informality or irregularity in any proposal, and to make award to the response deemed to be most advantageous to the City.
15. RESPONDENT PROHIBITED: Respondents are prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this proposal or any resultant agreement or its rights, title, or interest therein or its power to execute such agreement to any other person, company or corporation without the previous written approval of the City.
16. DISCLAIMER OF LIABILITY: The City, or any of its agencies, will not hold harmless or indemnify any

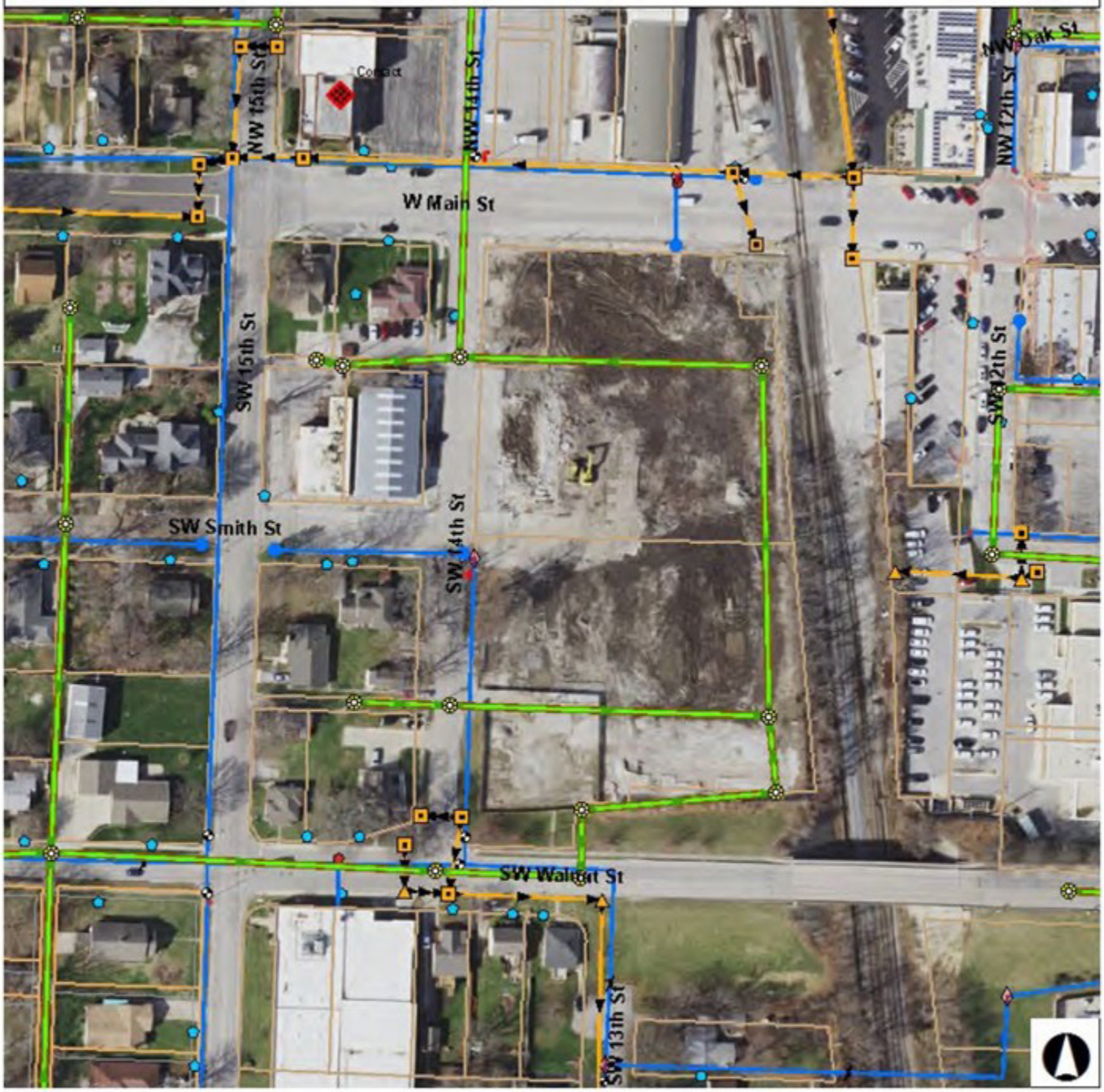




respondent for any liability whatsoever.

17. HOLD HARMLESS: The contractor shall agree to protect defend, indemnify, and hold the City Council, City of Blue Springs, MO, its officers, commissions, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character resulting from the error, omission or negligent act of the contractor, its agents, employees or representatives, in the performance of the contractor's duties under any agreement resulting from award of this proposal.
18. LAW GOVERNING: All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Missouri.
19. ANTI-DISCRIMINATION CLAUSE: No respondent on this request shall in any way, directly or indirectly discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. DOMESTIC PRODUCTS: The City of Blue Springs follows Section 34.353, RSMo that requires each contract for the purchase or lease of manufactured goods or commodities by the City, and each contract made by the City for construction, alteration, repair, or maintenance of any public works shall contain a provision that any manufactured goods or commodities used or supplied in the performance of that contract or any subcontract thereto shall be manufactured or produced in the United States.
21. CONFLICTS: No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Federal conflict of interest regulations and applicable provisions of Sections 105.450 – 105.496 shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.
22. DEBARMENT: By submission of its response, the Contractor certifies that neither it nor its principals is presently debarred or suspended by any Federal Department or agency, including listing in the U.S. General Services Administrations List of Parties Excluded from Federal Procurement or Non-Procurement programs; or if the amount of this response is equal to in excess of $100,000, that neither it nor its principals nor its subcontractors receiving sub-awards equal to or in excess of $100,000 is presently disbarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by an Federal Department , agency or prevision of law. If the Contractor is unable to certify any of the statements in this certification, the responder must attach an explanation to its response.

Blue Springs, MO



Legend

- City Limits
- Lift_Stations
- Manholes
- Meters
- San_Line
- Sewer_Misc
- San Nodes
- Abandoned valve
- B01-LBVS
- CAP
- Contact
- GP EDGEWOOD
- GP HICKORY WOOD
- GP HIDDEN POINTE
- GF
- Inc
- Ov
- Pri
- Discha
- Storm_
- Storm

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Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT 2

FLAHERTY & COLLINS
PROPERTIES



REQUEST FOR PROPOSAL (RFP)

PURCHASE OF CITY-OWNED PROPERTY ON MAIN STREET
THE LUMBERYARD

PRESENTED TO:
City of Blue Springs, Mo
City Development Department
903 W Main St.
Blue Springs, MO 64015

PROJECT CONTACT:
David Wingerson
Developer
dwingerson@flco.com
816.812.1153

TRANSMITTAL LETTER

FLAHERTY & COLLINS PROPERTIES

DEVELOPMENT – CONSTRUCTION – MANAGEMENT
One Indiana Square, Suite 3000 Indianapolis, IN 46204
317.816.9300 317.816.9301 www.flco.com

Dear City of Blue Springs:

Flaherty & Collins Properties (F&C) is pleased to submit our response to the Request for Proposal for the Purchase of City-Owned Property on Main Street – The Lumberyard. We believe our extensive experience and proven track record makes us the best and most uniquely qualified developer to execute and deliver upon this redevelopment. If selected, F&C commits to delivering a high-quality, mixed-use, development in a timely and efficient manner.

If selected, F&C will negotiate in good faith with the City and will conform and accept responsibility for compliance with all applicable federal, state, and local laws, ordinance, and regulations. F&C is not in arrears in the payment of any obligation due and owing to the State of Missouri, City of Blue Springs, of Jackson County, including tax payments and employee benefits, and shall not become so during the term of this agreement. This proposal is valid for 120 days from submission.

The materials to follow provide more detail to support each of these points:

Corporate Experience — F&C, which has over 450 employees, has developed 35 affordable projects and 30 market rate projects over the past 15 years, currently manages over 14,000 units in 9 states, and has been involved with the construction of over 17,000 apartment units in 20 states. In addition, F&C has developed, or is developing, over 400,000 square feet of retail space, 25,000 square feet of office space and 9,000 structured parking spaces. F&C is fully integrated with in-house development, construction, and property management professionals and can structure, procure, and close complex deals with multi-layered financing.

Team Members — The senior management team assigned to the project has over 200 years of combined experience in real estate development. The project team has extensive experience and a proven track record with dozens of similar housing developments.

Financing Capacity — F&C has proven its ability to raise debt and equity financing and structure complicated public-private partnerships. We have the financial strength to bring transactions to a successful closing, partially attributed to our strong, long- standing relationships with numerous banks and equity providers.

Certainty of Execution — For the reasons above and in the materials throughout, Blue Springs, Missouri can feel secure that if Flaherty & Collins Properties is selected, not only will the project be completed, but it will be done in a first-class manner and as promised.

While certainty of execution has always been an important requirement in public-private partnerships, it is particularly true in these unique and uncertain times. Our execution in the last 24 months has not skipped a beat and is unmatched. Since 2020, Flaherty & Collins has closed eleven projects in Indiana, Kansas City, Connecticut, Ohio, Illinois, and Florida, totaling over $600,000,000 in development costs.

For these reasons, this team is the best and most qualified development team to fulfill the City of Blue Springs' goals and objectives for the Riverfront. Thank you for allowing us the opportunity to provide this RFP response and we look forward to working with you.

Sincerely,

David Flaherty,
CEO
Flaherty & Collins Properties
211 N Pennsylvania STE 3000
Indianapolis, IN 46204
317.816.9300
dflaherty@flco.com

FORM OF ORGANIZATIONS
F&C Development, LLC; Flaherty & Collins Management, Inc.; Flaherty & Collins Construction, Inc.

David Wingerson
Developer/Representative
Flaherty & Collins Properties
1660 Genessee St.
Kansas City, MO 64102
816.812.1153

dwingerson@flco.com

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01

STATEMENT OF QUALIFICATIONS & AVAILABILITY

STATEMENT OF QUALIFICATIONS & AVAILABILITY

With a combined experience of over 200 years, the senior leadership team at F&C has an extensive and proven track record of closing complex deals with multi-layered financing. In addition, F&C is one of the most experienced development firms when it comes to public-private-partnerships. Included in this RFP are examples of complex deals the project team involved in this proposal have completed or is in the process of completing. Additionally, we have included a chart that outlines additional projects completed by F&C and their financing sources to further show how we are able to execute such complex deals.

F&C specializes in infill development with often unique and challenging project sites. Often, our developments are seen as pioneering and we are able to see the opportunity and vision in development sites that others may not. In addition, F&C has been a catalyst for the creation or revitalization of neighborhoods across the country. By delivering new, upscale, high-quality housing F&C has been able to create downtown atmospheres such as Gladstone, Missouri and revitalize historic neighborhoods such as the Stockyards District and Parade Park in Kansas City, Missouri.

In this RFP you will find examples of mixed-use properties we have developed that exemplify our ability to successfully take a project from concept to completion and operation and believe we can deliver an exceptional development that not only adds much needed density to Downtown Blue Springs but aids in Blue Springs abilities to attract new residents, employers and employees by providing the first-class housing these individuals seek.

With the completion of the development outlined in this RFP, F&C aims to add density, walkability and vibrancy to Downtown Blue Springs. Simultaneously, the added resident base Downtown will help the local businesses while also aiding in the City's ability to attract new businesses to the area. As previously mentioned, F&C specializes in this type of development and fully understands the City's goals outlined within the RFP. We believe we are the most experienced Developer to complete this project and will commit to delivering an exceptional development for the residents, employers and City of Blue Springs.

F&C has an extensive amount of in-house experience with these types of developments. Below is a list of F&C representatives and their roles who will be dedicated to the completion of this development:

David Wingerson
Title: Developer/Project Lead
Responsibilities: Day to Day project lead. Will lead development team from start to finish. Direct contact on incentives, financing, design, construction and overall development vision.
Availability: 90%

David Flaherty
Title: CEO
Responsibility: Assistance with overall financials. Will provide personal guaranty on construction debt and act as Manager of the to be established single asset entity upon award of the RFP.
Availability: 10%

Ryan Cronk
Title: Principal
Responsibility: Will ensure quality of design while assisting with incentive negotiations and financing.
Availability: 20%

Brandon Bogan
Title: President of Design
Responsibility: Will oversee architectural and engineering consultants to ensure design upholds F&C standards as well as all local, state and federal building codes.
Availability: 20%

Owners Representative/Project Manager (TBD)
Responsibilities: Responsible for overseeing local general contractor (TBD) and ensuring construction is completed on time and within budget.
Availability: 100% upon construction commencement

02

QUALIFICATIONS & EXPERIENCE

FIRM OVERVIEW

Flaherty & Collins Properties (F&C) is the most active mixed-use, multi-family developer in the Midwest, with over one-half billion dollars currently in development in Kansas City, Missouri; Cincinnati, Columbus, Cleveland Heights, Cleveland, Ohio; Indianapolis, La Porte, Lawrenceburg, Indiana; Cape Coral, Florida; Tulsa, Oklahoma; Washington, D.C., Bridgeport, Connecticut, and East Peoria, Lisle, Mundelein, Illinois.

A full-service, fully integrated company, F&C consists of three main departments: Development, Construction and Management. The talented and experienced professionals at F&C specialize in complex urban infill deals that have a public-private component.

Formed in 1993 by David. M. Flaherty and Jerry Collins, F&C has been consistently ranked as a Top 50 developer nationally for the past ten years for multi-family developments based on number of units built. Currently, F&C manages over 14,000 units across nine states.

F&C has earned Accredited Management Organization (AMO®) designation from the Institute of Real Estate Management (IREM®). This designation is given to an exclusive group of companies that meets rigorous standards.

With over 470 employees, Flaherty & Collins focuses on building trust, managing long-term partnerships and developing strong communication channels.

$2B+	105	17,116	470+	353
developed	properties developed	multifamily units	employees	properties managed

LOCATION

211 Pennsylvania Street, Suite 3000, Indianapolis, IN 46204
P: 317.816.9300 | F: 317.816.9310
www.flco.com

SERVICES

Development, Preconstruction & Design, Construction and Management of Market Rate, Affordable, Mid- and High-Rise, Historic Rehabilitation, Multifamily-over-Retail Housing; Compliance, Marketing, Human Resources, Accounting

FORM OF ORGANIZATIONS

F&C Development, LLC; Flaherty & Collins Management, Inc.; Flaherty & Collins Construction, Inc.

FEDERAL IDS

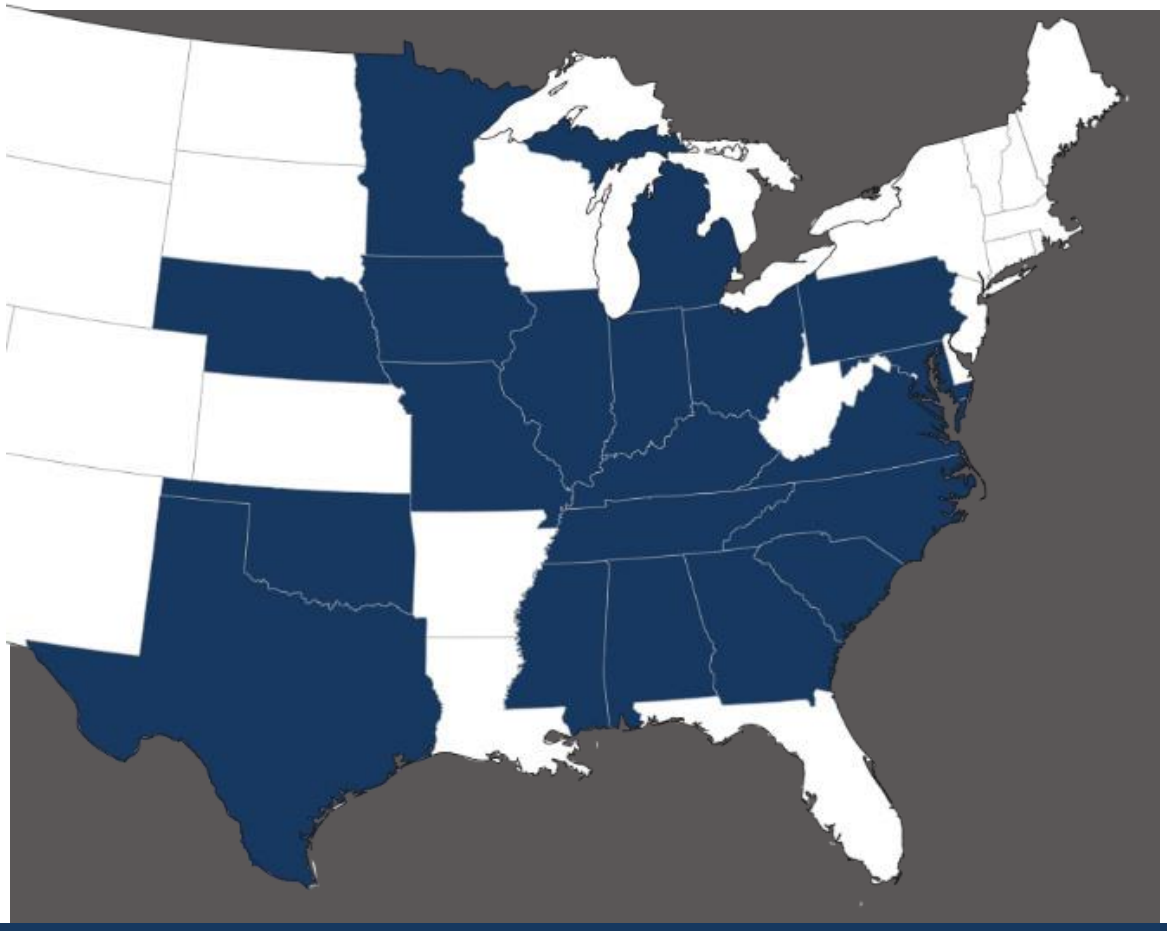
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35-2184775
35-2088780

EXECUTIVE LEADERSHIP

David M. Flaherty – Chief Executive Officer
Michael Collins, CPM – President, Property Management
Derek Hammond, CPA – Chief Financial Officer
Michael Fox – President, Construction
Chris Kirles – Chief Operating Officer

FIRM EXPERIENCE

SINCE 1993, F&C HAS DEVELOPED, CONSTRUCTED, AND/OR MANAGED IN THE FOLLOWING STATES:



- ALABAMA
- CONNECTICUT
- FLORIDA*
- GEORGIA
- ILLINOIS*
- INDIANA*
- IOWA
- KANSAS*
- KENTUCKY*
- MARYLAND
- MICHIGAN
- MINNESOTA*
- MISSISSIPPI
- MISSOURI*
- NEBRASKA
- NORTH CAROLINA
- OHIO*
- OKLAHOMA
- PENNSYLVANIA
- SOUTH CAROLINA
- TENNESSEE
- TEXAS
- VIRGINIA
- WASHINGTON D.C.*

*STATES WE CURRENTLY MANGE IN

CURRENT PORTFOLIO

94
PROPERTIES

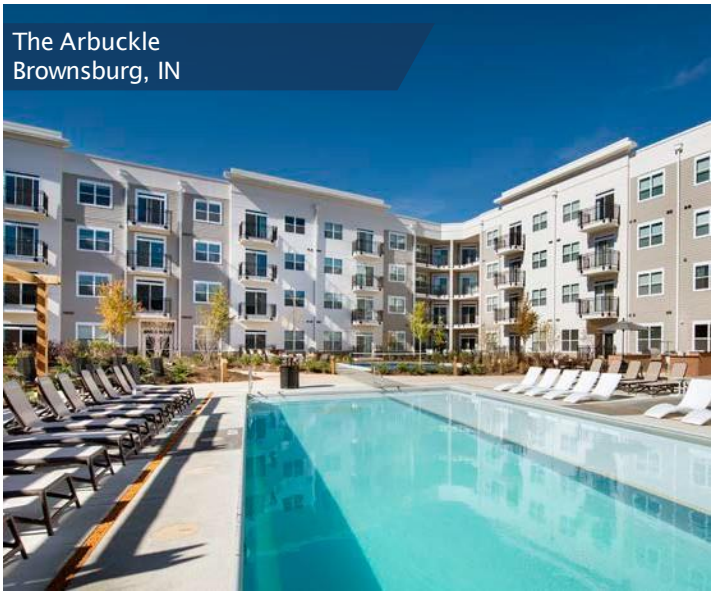
17,000+
MULTIFAMILY UNITS

DEVELOPMENT & CONSTRUCTION

DEVELOPMENT — Flaherty & Collins Development specializes in creating vibrant, sustainable, and innovative communities across the United States. With a rich history spanning several decades, Flaherty & Collins has established itself as a leader in the industry, known for its commitment to quality, integrity, and community engagement. We have extensive experience using a variety of products, including: conventional construction loans, mezzanine debt, joint venture, private equity, tax-exempt bonds, 501 (c) 3 bonds, LIHTC tax credits, HOME, AHP, HOPE VI and other associated affordable housing.

One of the key strengths of Flaherty & Collins is its ability to collaborate effectively with various stakeholders, including local governments, community organizations, investors, and residents. By fostering strong relationships and engaging in transparent communication, the company ensures that its projects align with the needs and aspirations of the communities they serve. Whether it's mixed-use developments, multifamily housing, commercial properties, or urban revitalization projects, Flaherty & Collins has the expertise and experience to deliver successful outcomes.

Furthermore, the firm places a strong emphasis on innovation, constantly seeking out new ideas, technologies, and approaches to enhance the quality and efficiency of its projects. This dedication to innovation has enabled Flaherty & Collins to stay at the forefront of the industry and adapt to evolving market trends and challenges.


The Arbuckle
Brownsburg, IN


The Yards
Kansas City, MO

CONSTRUCTION — With a wealth of experience in the construction industry, Flaherty & Collins Construction Services offers comprehensive solutions tailored to meet the unique needs of each project. From pre-construction planning and budgeting to on-site management and post-construction support, the company provides end-to-end services to ensure successful project delivery within budget and on schedule.

One of the distinguishing features of Flaherty & Collins Construction Services is its commitment to excellence in craftsmanship and attention to detail. The company employs a team of skilled professionals who are dedicated to upholding the highest standards of quality and integrity throughout every phase of the construction process

Through collaborative partnerships with architects, engineers, subcontractors, and clients, Flaherty & Collins Construction fosters a culture of teamwork and communication, enabling seamless coordination and efficient project execution. The company's collaborative approach ensures that client expectations are met or exceeded while adhering to budgetary constraints and project timelines.

PROPERTY MANAGEMENT

PROPERTY MANAGEMENT — Flaherty & Collins Properties (F&C) is a premier property management company dedicated to providing unparalleled service across a diverse portfolio of 85 properties spanning eight states. With a commitment to excellence, F&C specializes in the seamless management of residential and mixed-use properties, ensuring the highest standards of maintenance, tenant satisfaction, and overall asset performance.

With a strategic presence, F&C brings a deep understanding of regional markets and industry trends. Our proactive approach to property management is driven by cutting-edge technology, transparent communication, and a relentless commitment to delivering results.

Experience the difference of working with a property management company that goes above and beyond to exceed expectations, ensuring peace of mind and success in every aspect of property ownership.

AWARD WINNING TEAMS

F&C Properties took home several awards throughout 2023, including three at The Midwest Multifamily Conference (MMC) hosted by the Indiana Apartment Association (IAA)



THE LANDING
OUTSTANDING REGIONAL COMMUNITY OF THE YEAR



DEPOT AT NICKEL PLATE
BEST COMMUNITY RESIDENT RETENTION PROGRAM



360 MARKET SQUARE
BEST COMMUNITY WEBSITE

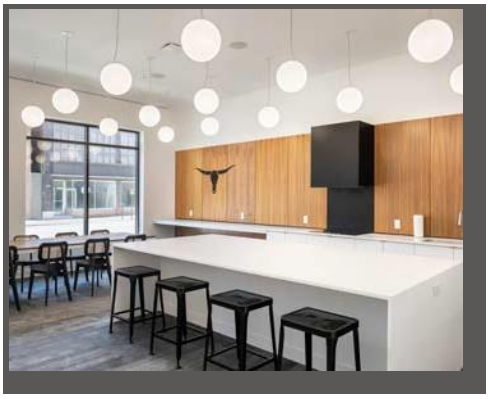
FIRM EXPERIENCE – KANSAS CITY

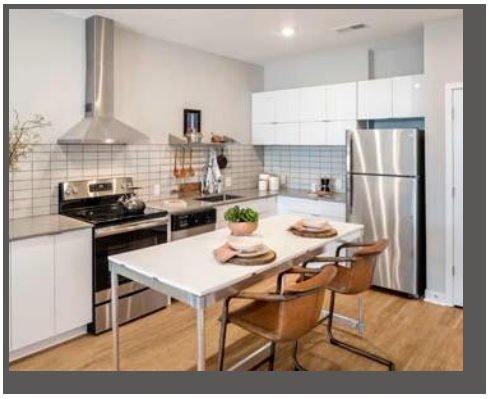


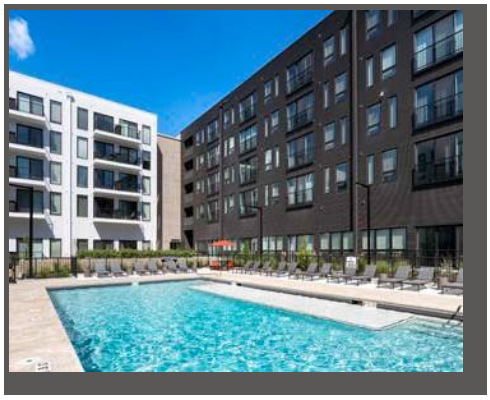
THE YARDS

KANSAS CITY, MO

PROJECT TEAM	Ryan Cronk Project Lead	Brandon Bogan Design Lead	David Wingerson Development Associate
TOTAL SQUARE FEET	Residential – 235,000 sq. ft. Retail – 3,000 sq. ft.		
TOTAL UNITS	230 Luxury Market Rate Units		
DEVELOPMENT COST	$41,000,000		
TIMELINE	Inception: Early 2018 Construction Completion: March 2020		
PROJECT REFERENCE	Patrick King, Vice President, Southern Bank (816) 459-4000 pking@bankwithsouthern.com		







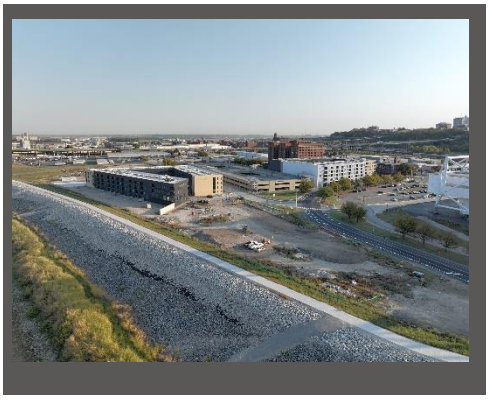
FIRM EXPERIENCE – KANSAS CITY

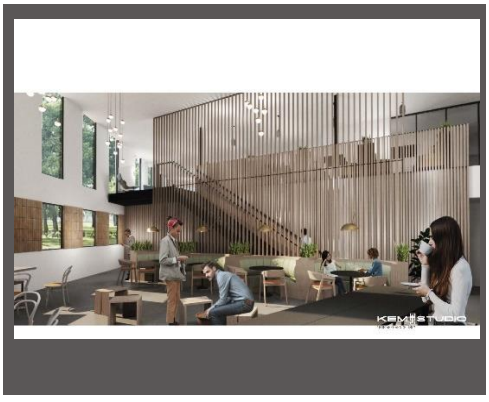


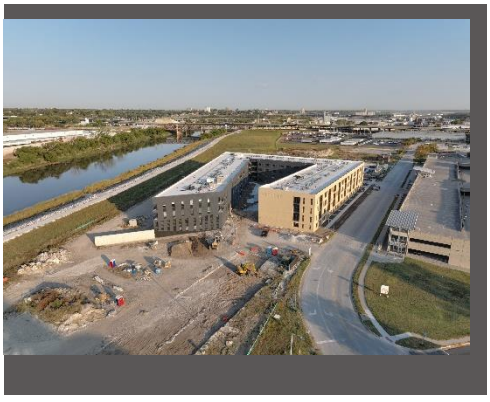
THE HELM

Kansas City, KS

PROJECT LEAD	Ryan Cronk Project Lead	Brandon Bogan Design Lead	David Wingerson Development Associate
TOTAL SQUARE FEET	Residential – 218,461 sq. ft. Retail – Future 7,000 sq. ft.		
TOTAL UNITS	224 Units		
DEVELOPMENT COST	$57,000,000		
TIMELINE	Inception: March 2020 Construction Completion: March 2025		
PROJECT REFERENCE	Patrick King, Vice President, Southern Bank (816) 459-4000 pking@bankwithsouthern.com		







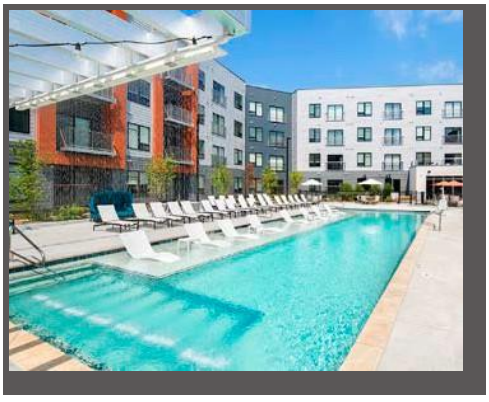
FIRM EXPERIENCE – KANSAS CITY



UNION AT BERKLEY RIVERFRONT

KANSAS CITY, MO

PROJECT LEAD	Ryan Cronk Project Lead	Brandon Bogan Design Lead
TOTAL SQUARE FEET	Residential – 467,160 sq. ft. Retail – 13,222 sq. ft.	
TOTAL UNITS	407 Luxury Market Rate Units	
DEVELOPMENT COST	$80,000,000	
TIMELINE	Inception: 2015 Construction Completion: 2018	
PROJECT REFERENCE	Jon Stephens, President & CEO Port KC 816.559.3728 jstephens@portkc.com	







FIRM EXPERIENCE – KANSAS CITY



BELLWETHER

KANSAS CITY, MO

PROJECT LEAD	Ryan Cronk Project Lead	Brandon Bogan Design Lead	David Wingerson Development Associate
TOTAL SQUARE FEET	Residential – 235,899 sq. ft. Retail – 12,000 sq. ft.		
TOTAL UNITS	181 units		
DEVELOPMENT COST	$112,000,000		
TIMELINE	RFP Award: December 2019 Construction Timeline: Q2, 2025 – Q2 2027		
PROJECT REFERENCE	Jon Stephens, President & CEO Port KC 816.559.3728 jstephens@portkc.com		







FIRM EXPERIENCE – BRIDGEPORT, CT



THE AUGUST AT STEELPOINTE HARBOR

BRIDGEPORT, CT

PROJECT LEAD	Ryan Cronk Project Lead	Brandon Bogan Design Lead	David Wingerson Development Associate
TOTAL SQUARE FEET	Residential - 243,936 sq. ft.		
TOTAL UNITS	420 Units |		
DEVELOPMENT COST	$190,000,000		
TIMELINE	Inception: 2021 Construction Timeline: March 2024 – April 2026		
PROJECT REFERENCE	David Larsen Old National Bank 763.347.8439 David.Larsen@oldnational.com		







F&C PROJECT TEAM

FLAHERTY & COLLINS



DAVE FLAHERTY
Chief Executive Officer
317.819.1555
dflaherty@flco.com



DAVID WINGERSON
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dhammond@flco.com



BRANDON BOGAN
Vice President, Design
317.694.1554
dhammond@flco.com



MICHAEL FOX
President, Construction
317.564.3008
mfox@flco.com



MICHAEL COLLINS
President, Property Management
317.819.2701
mcollins@flco.com

PUBLIC-PRIVATE-PARTNERSHIP EXPERIENCE

Financial statements can be provided upon request. The included charts show F&C's capability to finance complex, public-private-partnerships including the municipal subsidy types and amounts acquired to complete theses often-times multi-layered deals.

		Financing Sources		
Project Name	Total Development Cost	Owner	Municipality Partner	Municipality Subsidy
360 Market Square	$121,000,000	$96,600,000	City of Indianapolis	$23,400,000
4th & Race	$80,000,000	$62,500,000	City of Cincinnati	$17,500,000
Ninety7Fifty	$65,000,000	$40,000,000	Village of Orland Park	$25,000,000
Axis	$74,483,000	$59,483,000	City of Indianapolis	$15,000,000
The Heights at Linden Square	$26,333,000	$14,333,000	City of Gladstone	$12,000,000
The Depot at Nickel Plate	$40,753,232	$26,233,044	City of Fishers	$14,520,188
The Boulevard at Oakley Station I and II	$39,200,000	$36,200,000	City of Cincinnati	$17,400,000
Cosmopolitan on the Canal	$38,500,000	$35,500,000	City of Indianapolis	$3,000,000
The Residence at The COR	$33,875,000	$21,975,000	City of Ramsey	$11,900,000
2700 University	$53,671,846	$20,038,979	City of St. Paul	$14,993,897
Union | Berkley Riverfront Park	$80,000,000	$53,000,000	City of Kansas City	$27,000,000
The Breakwater (New Albany)	$24,937,849	17,350,000	City of New Albany	$7,587,849
306 Riverfront (Kokomo)	$25,970,026	$13,100,000	City of Kokomo	$12,870,026
Stonewater at the Riverwalk	$28,000,000	$17,500,000	City of Elkhart	$10,500,000
The Mill at Ironworks Plaza (Mishawaka)	$42,000,000	$27,000,000	City of Mishawaka	$15,000,000
The Arbuckle	$37,500,000	$21,500,000	City of Brownsburg	$16,000,000
River Haus	$42,000,000	$33,000,000	City of Covington	$9,000,000

PUBLIC-PRIVATE-PARTNERSHIP EXPERIENCE

Financial statements can be provided upon request. The included charts show F&C's capability to finance complex, public-private-partnerships including the municipal subsidy types and amounts acquired to complete theses often-times multi-layered deals.

		Financing Sources		
Project Name	Total Development Cost	Owner	Municipality Partner	Municipality Subsidy
The Yards	$41,000,000	$33,000,000	City of Kansas City	$8,000,000
The Ascent at Top of the Hill	$80,000,000	$57,000,000	City of Cleveland Heights	$23,000,000
The Banks	$38,770,000	$28,044,600	City of La Porte	$10,725,400
ONE at The Peninsula	$85,000,000	$65,000,000	City of Columbus & Franklin County Finance	$20,000,000
Whiskey River	$31,500,000	$15,650,000	City of Lawrenceburg	$15,850,000
The Taylor	$43,000,000	$30,000,000	City of Columbus, IN	$13,000,000
The Helm	$52,000,000	$36,000,000	City of Kansas City	$11,000,000
The Cove at 47th	$103,000,000	$73,400,000	City of Cape Coral	$10,350,000
The Marquee	$65,000,000	$47,500,000	City of Cleveland Heights	$17,500,000

PUBLIC-PRIVATE-PARTNERSHIP EXPERIENCE

Financial statements can be provided upon request. The included charts show F&C's capability to finance complex, public-private-partnerships including the municipal subsidy types and amounts acquired to complete theses often-times multi-layered deals.

		Financing Sources	
Project Name	Subsidy Type	Construction Lender	Total Funds
360 Market Square	TIF / City Land	Bank of Ozarks	$121,000,000
4th & Race	Tax Abatement, Reduced Parking Rates, Free Air Rights, TIF	Merchants Bank	$80,000,000
Ninety7Fifty	TIF / Land / Other / Impact Fees / Bonds	Village of Orland Park	$65,000,000
Axis	TIF	PNC	$74,483,000
The Heights at Linden Square	TIF / City Land / Sales Tax	Fifth / Third	$26,333,000
The Depot at Nickel Plate	TIF / City Land / Impact Fees	BMO	$40,753,232
The Boulevard at Oakley Station	Tax Abatement / TIF	BMO	$39,200,000
Cosmopolitan on the Canal	Tax Abatement	Regions	$38,500,000
The Residence at The COR	TIF / Land / Impact Fees / Mezz	PNC	$33,875,000
2700 University	TIF / TOD Grant / HOME	BMO / Western / LISC	$53,671,846
Union | Berkley Riverfront Park	Property & Sales Tax Abatement / Tenant Lease	TCF	$80,000,000
The Breakwater (New Albany)	TIF / DINO Tax Credit / Impact Fees	First Merchants Bank	$24,937,849
306 Riverfront (Kokomo)	TIF / City Land / DINO Tax Credit / Other	BMO	$25,970,026
Stonewater at the Riverwalk	Land / TIF / Economic Dev. Funds / Industrial Recovery Tax Credits	1st Source	$28,000,000
The Mill at Ironworks (Mishawaka)	Land / TIF / Regional Cities Funds	Centier Bank	$42,000,000
The Arbuckle	Land / TIF / Waiver of Fees / EDIT	Busey Bank	$37,500,000
River Haus	Land / Industrial Revenue Bond (IRB)	TCF / CORE / PACE	$42,000,000

PUBLIC-PRIVATE-PARTNERSHIP EXPERIENCE

Financial statements can be provided upon request. The included charts show F&C's capability to finance complex, public-private-partnerships including the municipal subsidy types and amounts acquired to complete theses often-times multi-layered deals.

		Financing Sources	
Project Name	Subsidy Type	Construction Lender	Total Funds
The Yards	Land / Property & Sales Tax Abatement	Citizen's Bank & Trust	$41,000,000
The Ascent at Top of the Hill	TIF / Land	Goldman Sachs	$80,000,000
The Banks	TIF / Land / Environmental Clean-up / Sidewalk Grant	Lake City Bank	$38,770,000
Whiskey River	Land / Utility Grant / TIF	Busey Bank	$31,500,000
ONE at The Peninsula	Property Tax Abatement / Sales Tax Exemption	First National Bank of Omaha	$85,000,000
The Taylor	TIF / Land	Busey Bank	$43,000,000
The Helm	TIF	Southern Bank	$52,000,000
The Cove at 47th	TIF	Huntington National Bank, Centier Bank, First Financial Bank	$103,000,000
The Marquee	TIF / Land / Free Garage	First National Bank of Omaha	$65,000,000

03

PROJECT PLAN

PROJECT PLAN

The Lumberyard Development is envisioned as a transformation of the vacant site into a dense, active, mixed-use development. Through the addition of over 200 upscale multifamily units, F&C will be delivering a permanent resident base to the Downtown market. With the additional first floor commercial space, F&C aims to further activate Main Street as the commercial corridor for Downtown. In addition F&C has multiple visions for the existing maintenance site along 14th Street and will work closely with the City of Blue Springs to further define what that space can be. F&C currently envisions this space to be additional upscale rowhomes to add residential density downtown but also see's this as a valuable space for additional commercial space such as pickleball with a beer garden to further activate the Downtown environment.

LUMBERYARD MIXED-USE DEVELOPEMNT

The Lumberyard is the gateway moment for those traveling Downtown from 15th Street and West. The rail line that separates this property from Historic Downtown will transform the former yard that was once the commerce engine for Blue Springs into and active, distinct neighborhood. The five-story, approximately 210-unit building will boast a heightened first floor amenity and commercial space along Main Street with added street parking to continue the look and feel along the Main Street corridor. The commercial space will also add an outdoor patio along the rail line to fully tie the project back into the core area of Downtown. The U-Shaped building along Main Street will also create a unique-to-market outdoor amenity space for residents inclusive of a resort style pool, outdoor kitchens, fire pits and ample outdoor seating areas. The design is purposeful in its intent to shield the parking from Main Street and 14th Street to further enhance the street fronts and aid in the creation of a walkable, active Downtown Development.

In addition, F&C will work with the City of Blue Springs to identify the best use for the Maintenance Building site. F&C has the ability to add approximately 4 to 6 high end townhomes/rowhomes to the site to further increase the density along 14th street and tie into the existing fabric of homes to the South. F&C also see's this as viable commercial space for a small operator to add a unique concept to the market. This includes idea's such as a pickleball court with beer-garden or an active dog park for all of the Downtown residents to enjoy. As mentioned, F&C will work with the City of Blue Springs to deliver a concept that not only enhances the Lumberyard Development, but is a benefit for the Downtown businesses and residents as a whole.

OUTDOOR AMENITY EXAMPLES





PROJECT PLAN

PROGRAMMING SUMMARY

UNIT MIX:
Studio Units: 21 Averaging 420 sq. ft.
One Bedroom: 127 Units Averaging 750 sq. ft.
Two Bedroom: 64 Units Averaging 1,100 sq. ft.
Total Residential Units: 212 Units Averaging 988 sq. ft.

SITE PROGRAMMING:
Total Residential Sq. Ft.: 225,830 sq. ft.
Total Commercial/Retail Sq, Ft,: Approximately 5,000 sq. ft.
Clubhouse Sq. Ft.: Approximately 8,000 sq. ft.
Parking: 209 Total Stalls

INTERIOR AMENITY EXAMPLES





UNIT FINISH EXAMPLES





DEVELOPMENT SCHEDULE

MILESTONE	COMPLETION DATE	TIMEFRAME
RFP Award	January 2025	
Incentive Negotiations/Entitlements	July 2025	6 – Months
Schematic Design (SD)	September 2025	8 –Months from RFP award
Full City Approvals	October 2025	1 – Month from SD Completion
Construction Documents (CD) / Financing Procurement	June 2026	8 – Months from City approval
Bidding, Permitting, Financial Closing	July 2026	1 – Month from CD completion
Construction Commencement	July 2026	To Occur with financial closing
First Units Complete	January 2028	18 – Months from Construction Commencement
Construction Completion	July 2028	24 – Month full construction timeline

SITE PLAN







THE LUMBERYARD

Envisioned as a gateway project, this distinct Lumberyard destination offers a mixed-use environment to foster and support Blue Springs' vision for downtown's vibrancy and prosperity. This mixed-use community brings density with 211 apartment units, apartment amenity space, 5,000 sf of commercial space (which could include entertainment, retail, dining), and an additional area on the lot west of 14th Street that could include row houses, an off-leash dog park, or a beer garden with pickleball courts.

- The apartment units are divided between two buildings, sited to shield the parking lot from Main and 14th Street. The site is further buffered with trees along the east and south of the site. The u-shape plan of the mixed-use buildings allows for a south facing exterior amenity space for the apartment complex.
- An expansive commercial storefront and apartment amenity space lines the ground floor along Main Street. A pocket patio space along the rail line provides a flexible opportunity for commercial space.
- Diagonal street parking brings continuity to the Lumberyard, consistent with the look and feel of the existing downtown parking.

PROGRAM

209-PARKING STALLS

211-APARTMENTS

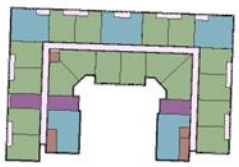
AMENITY SPACE

COMMERCIAL SPACE ON MAIN

5-ROW HOUSES



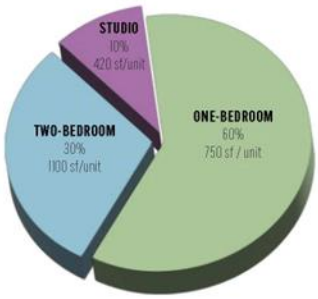
LUMBERYARD SITE PLAN | FLOOR PLAN | GROUND LEVEL





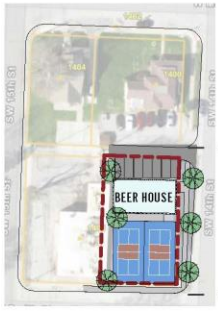
FLOOR PLAN | LEVELS 2-5





UNIT MIX

SITE PLAN



ALTERNATE 1
BEER HOUSE & PICKLEBALL COURTS



ALTERNATE 2
OFF-LEASH DOG PARK



PROGRAM ALTERNATES | LOT WEST OF 14TH STREET



AERIAL VIEW LOOKING SOUTHEAST

Diagonal street parking brings continuity to the Lumberyard, consistent with the look and feel of the existing downtown parking. Rendering illustrates the row house option (at right) for the lot west of 14th Street.

RENDERINGS



AERIAL VIEW LOOKING WEST

Building siting screens parking from 14th and Main Street.
A landscape buffer of trees shelters residents from Walnut and the rail line.



AERIAL VIEW LOOKING SOUTHWEST

Glassy streetfront commercial and apartment amenity spaces face Main Street.
Across the street (at right), there is a suggestion of future potential sister building.

04

SALE PRICE

SALE PRICE

Using the market price as outlined by the Jackson County Appraiser for the Properties outlined in the RFP, F&C has determined a fair market value of the approximately 3.6 acre development site to be $1,969,500. A full break out per parcel is outlined below:

Parcel #	Acreage	Value
35-710-31-02-00-0-00-000	0.15	$135,000
35-710-30-01-02-0-00-000	0.21	$277,500
35-710-31-05-00-0-00-000	1.49	$821,300
35-710-35-11-00-0-00-000	1.75	$735,700
TOTAL	3.6	$1,969,500

Parcel Number 35-710-02-00-0-00-000 is believed to be the gas station property purchased by the City of Blue Springs using Community Development Block Grant Funds. F&C agrees to pay the fair market price for this parcel in accordance with the requirements outlined in the RFP. Using Jackson County public record, it is assumed the property was purchased for $135,000. F&C will work with the City of Blue Springs to determine the fair market value of the property.

Due to the significant financial gap outlined in section 05 of this proposal, F&C would recommend the City consider contributing the land value, with the exception of the property purchased with the Block Grant funds, to the project to help lessen the financial gap.

05

PUBLIC-PRIVATE-PARTNERSHIP

Incentives

As outlined in the financial proforma included in this RFP, the development will be contingent upon the successful procurement of local and/or state financial incentives. F&C is developing to a 7.15% return on cost and currently has an economic gap of $21,523,865 to achieve this yield. The incentive snapshot below gives an example of how F&C would look to close the economic gap. F&C has a long history of experience in finding creative solutions to deliver projects of this nature. These include; property tax abatement, Tax Increment Financing, Community Improvement District financing, acquiring land at no cost, sales tax exemption on construction materials, waived municipal fee's, municipal partnerships for financing and more.

INCENTIVE SNAPSHOT

Current Economic Gap	$21,523,865
Developer Required Return on Cost	7.15%
Developer Current Return on Cost w/out Incentives	4.47%
Proposed Incentives:	
Land at No Cost	$1,834,500
NPV Tax Abatement | 25 Yrs. 95%	$7,096,301
Additional Subsidy	$12,593,064
Developer Return on Cost w/ Incentives	7.15%

Total Incentive Request	**$21,523,865**
% of Development Cost	**38%**

**For example only. F&C will work closely with the City of Blue Springs to finalize all incentives necessary for the Development*

FINANCIAL MODEL

Project: Lumberyard
Location: Blue Springs, MO

Prepared By: DW
Date: December 2, 2024

MULTIFAMILY INCOME	Unit SF	Number of Units	Unit Mix	Rents	Monthly	Annual	Living Area SF	Rent/ SF
Studio	420	21	10%	1,225	25,725	308,700	8,820	2.92
One Bedroom / One Bath	750	127	60%	1,375	174,625	2,095,500	95,250	1.83
Two Bedroom / Two bath	1,100	64	30%	1,850	118,400	1,420,800	70,400	1.68
	-	-	0%	-	-	-	-	-
TOTAL	**823**	**212**	**100%**	**$1,504**	**$318,750**	**$3,825,000**	**174,470**	**$1.83**
Vacancy				5.00%	($15,938)	($191,250)		
EFFECTIVE MULTIFAMILY INCOME					**$302,813**	**$3,633,750**		

RETAIL INCOME	Area SF	Rent/SF	Monthly	Annual
Retail	5,000	$ 19.00	7,917	95,000
Vacancy	10.0%	$ (1.90)	(792)	(9,500)
TOTAL EFFECTIVE INCOME - RETAIL			**$7,125**	**$85,500**

OTHER INCOME	# of Units	Rents	Monthly	Annual
Garages	40	75.00	3,000	34,200
Retail Parking	0	50.00	-	-
Phone/Cable Income	212	0.00	-	-
Late Fees/NSF	212	0.00	-	-
Application/Administration Fees	212	0.00	-	-
Pet Registration & Monthly Fee	212	0.00	-	-
Floor & View Premiums	0	0.00	-	-
Miscellaneous	212	190.00	40,280	483,360
TOTAL			**$43,280**	**$517,560**
Vacancy		6.00%	(2,597)	(31,054)
EFFECTIVE OTHER INCOME			**$40,683**	**$486,506**

TOTAL EFFECTIVE INCOME - MULTIFAMILY		**$343,496**	**$4,120,256**

OPERATING EXPENSES - MULTIFAMILY			Unit/Year	Annual	
Operating Expenses			4,500	954,000	
Property Insurance			500	106,000	
Property Taxes			2,500	530,000	($7,096,301.09)
TOTAL OPERATING EXPENSES			**$7,500**	**$1,590,000**	
Replacement Reserves			250	53,000	
TOTAL EXPENSES	*Percentage of Gross Income*	*39.88%*	**$7,750**	**$1,643,000**	

NET OPERATING INCOME - MULTIFAMILY		**$2,477,256**
TOTAL NET OPERATING INCOME		**$2,562,756**

ECONOMIC VALUE	Value Calculation	Cap Rate on Construction
Net Operating Income	2,562,756	
Market Capitalization Rate	5.25%	
Income Based Value	48,814,408	
Total Development Cost	57,366,612	**4.47%**

USES OF FUNDS			Total	/Unit	/NSF
To Purchase Land			**$1,969,500**	**$9,290.09**	**$11.29**
Site Work & Flood Premium	-		-	0.00	0.00
Residential & Site Work			43,460,000	205000.00	249.10
Parking Hard Costs			-	0.00	0.00
Retail Hard Costs	$100 /sq. ft.		500,000	2358.49	2.87
Total Hard Construction Cost			**$43,960,000**	**$207,358**	**$251.96**
Architectural & Engineering					
Architectural and Engineering Fees	4.50%		1,978,200	9,331	11.34
Architectural Services Fees			150,000	708	0.86
Construction Period Costs					
Real Estate Attorney			75,000	354	0.43
Construction Loan Legal			100,000	472	0.57
Construction Loan Lender			100,000		
Title and Recording			65,000	307	0.37
Construction Interest	6.50%	50.00%	1,105,000	5,212	6.33
Financing Fee - Equity	0.00%		-	-	-
Financing Fee - Mezzanine	0.00%		-	-	-
Financing Fee - Construction	1.00%		296,838	1,400	1.70
Furnishings and Equipment			792,750	3,739	4.54
Other Period Costs					
Taxes			100,000	472	0.57
Lease-up Incentive	$300		63,600	300	0.36
Retail Leasing Commissions	10	6.00%	57,000	269	0.33
Capitalized Lease-up Marketing			75,000	354	0.43
Working Capital / Travel			165,000	778	0.95
City Connection/Impact Fees/Permits			150,000	250	0.86
Tenant Improvements	$75		375,000	1,769	2.15
Market Study			-	-	-
Appraisal			10,000	47	0.06
Insurance			450,000	2,123	2.58
Land Broker Fee	0.00%		-	-	-
Organizational (e.g. Partnership)			12,000	57	0.07
Construction Management	1.00%		439,600	2,074	2.52
Development Contingency	5.00%		2,198,000	10,368	12.60
Total Development Cost			**$54,687,488**	**$257,031**	**$312.88**
Developer Overhead	5.00%		2,679,124	12,637	$15.36
TOTAL USES			**$57,366,612**	**$269,668**	**$328**

SOURCES OF FUNDS	Total	/Unit	/SF
Developer Contribution	35,842,747	169,070	205.44
Municipal Subsidy	21,523,865	101,528	123.37
TOTAL SOURCES	**$57,366,612**	**$270,597**	**$328.81**

Required Yield/Return-on-Cost	**7.15%**
Maximum Development Cost	$35,842,747

06

DISCLOSURE & NON-COLLUSION CERTIFICATION

NON-COLLUSIVE CERTIFICATE

State of Missouri)
S.S.
County of _____)

David M. Flaherty, being first duly sworn, deposes and says that:

1. They are the (owner, partner, officer, representative, or agent) of , the Bidder that has submitted the attached Bid;

2. They are fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such bid is genuine and is not a collusive or sham bid; and that all statements made, and fact set out in the Proposal are true and correct;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest including this affidavit, has in any way colluded, considered, connived, or agreed, directly or indirectly with any other bidder, firm, or person, to submit a sham bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract; or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm, or person to fix the price or prices in the attached Bid or of any other bidder, or to fix the overhead, profit, or cost element of the Bid price of the other bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Blue Springs or any person interested in the Proposed Contact.

5. The price or prices quoted in the attached Bid are fair and proper, and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit; and

6. They further certify that Bidder is not financially interested in or financially affiliated with any other bidder on this project.

7. No Councilmember, City Manager, Director of Finance and Administration, City Procurement Manager, or any City employee, either direct or indirect, is financially interested in the Bid submitted to the City pursuant to this invitation, nor is the Bidder a City employee or board member whose bid creates a conflict of interest, and further Bidder certifies that no member or officer of its firm or corporation is an officer or employee of the City. A conflict of interest would arise if any person named in this section is in a position to affect either the decision to solicit bids or the selection of the successful Bidder. All applicable federal regulations and provisions of RSMo. Section 105.450 et seq. shall not be violated.

Signed: _____

Title: Manager

Subscribed and sworn to before me this 2 day of December, 2024.

_____
Notary Public

My Commission expires: 9/26/2032

Cary N. Lee
Notary Public, State of Indiana
Hendricks County
Commission Number NP0759068
My Commission Expires
09/26/2032

07

APPENDIX

Lumberyard North

F&C's goal with this RFP is to create residential density for Downtown Blue Springs. Through our evaluation of the Downtown Market, it came to our attention that there is City Owner land to the North of Main Street. F&C would like to discuss the best use for this parcel as well as the potential to acquire and develop the privately owned parcel to the North of Main Street.

In doing so, we believe we can deliver an exception product, fully building out the Western entrance along Main Street. If acquired, F&C would propose reducing the overall building height from 5-stories on the Southern Lumberyard parcels to 4-stories overall. By adding additional development to the North of Main Street, the overall unit count would be unaffected or slightly increase. F&C would also propose adding additional commercial along Main Street within the Northern building to extend the commercial corridor West.

By converting to a 4-story product, F&C would be reducing construction costs significantly ultimately lowering the economic gap as compared to the 5-story proposal. In turn, this would lessen the incentive request needed to complete the development while simultaneously offering a complete build out of the Western property along Main Street.

F&C is confident in our ability to deliver an exception product for the City of Blue Springs through either proposed option and is dedicated to working with the City to identify a final development plan that achieves the City's goals and F&C's goals. The below and following page contains the financial assumptions with the development plan described above.

INCENTIVE SNAPSHOT - OPTION II

Economic Gap	$15,799,874
Developer Required Return on Cost	7.15%
Developer Current Return on Cost w/out Incentives	5.04%
Proposed Incentives:	
Land at No Cost	$1,834,500
NPV Tax Abatement | 25 Yrs. 95%	$6,528,597
Additional Subsidy	$7,436,777
Developer Return on Cost w/ Incentives	7.15%
Total Incentive Request	**$15,799,874**
% of Development Cost	**30%**

FINANCIAL MODEL

Project: Lumberyard
Location: Blue Springs, MO

Prepared By: DW
Date: December 2, 2024

MULTIFAMILY INCOME	Unit SF	Number of Units	Unit Mix	Rents	Monthly	Annual	Living Area SF	Rent/ SF
Studio	420	21	10%	1,225	25,725	308,700	8,820	2.92
One Bedroom / One Bath	750	127	60%	1,375	174,625	2,095,500	95,250	1.83
Two Bedroom / Two bath	1,100	64	30%	1,850	118,400	1,420,800	70,400	1.68
	-	-	0%	-	-	-	-	-
TOTAL	823	212	100%	$1,504	$318,750	$3,825,000	174,470	$1.83
Vacancy				5.00%	($15,938)	($191,250)		
EFFECTIVE MULTIFAMILY INCOME					$302,813	$3,633,750		

RETAIL INCOME	Area SF	Rent/SF	Monthly	Annual
Retail	10,000	$ 19.00	15,833	190,000
Vacancy	10.0%	$ (1.90)	(1,583)	(19,000)
TOTAL EFFECTIVE INCOME - RETAIL			$14,250	$171,000

OTHER INCOME	# of Units	Rents	Monthly	Annual
Garages	40	75.00	3,000	34,200
Retail Parking	0	50.00	-	-
Phone/Cable Income	212	0.00	-	-
Late Fees/NSF	212	0.00	-	-
Application/Administration Fees	212	0.00	-	-
Pet Registration & Monthly Fee	212	0.00	-	-
Floor & View Premiums	0	0.00	-	-
Miscellaneous	212	190.00	40,280	483,360
TOTAL			$43,280	$517,560
Vacancy		6.00%	(2,597)	(31,054)
EFFECTIVE OTHER INCOME			$40,683	$486,506

TOTAL EFFECTIVE INCOME - MULTIFAMILY			$343,496	$4,120,256

OPERATING EXPENSES - MULTIFAMILY			Unit/Year	Annual
Operating Expenses			4,500	954,000
Property Insurance			500	106,000
Property Taxes			2,300	487,600
TOTAL OPERATING EXPENSES			$7,300	$1,547,600
Replacement Reserves			250	53,000
TOTAL EXPENSES	*Percentage of Gross Income*	*38.85%*	$7,550	$1,600,600

NET OPERATING INCOME - MULTIFAMILY			$2,519,656
TOTAL NET OPERATING INCOME			$2,690,656

ECONOMIC VALUE	Value Calculation	Cap Rate on Construction
Net Operating Income	2,690,656	
Market Capitalization Rate	5.25%	
Income Based Value	51,250,598	
Total Development Cost	53,431,432	5.04%

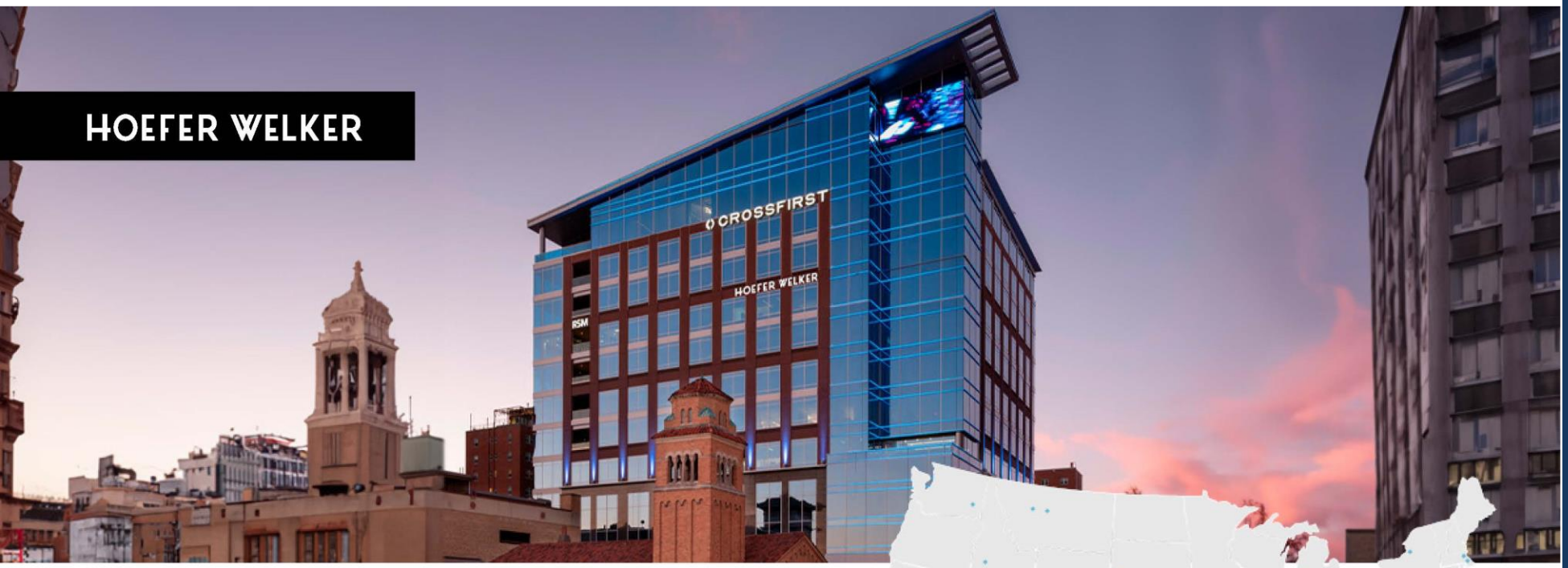
($6,528,597.00)

USES OF FUNDS			Total	/Unit	/NSF
To Purchase Land			$1,969,500	$9,290.09	$11.29
Site Work & Flood Premium	-		-	0.00	0.00
Residential & Site Work			39,220,000	185000.00	224.80
Parking Hard Costs			-	0.00	0.00
Retail Hard Costs	$100 /sq. ft.		1,000,000	4716.98	5.73
Total Hard Construction Cost			$40,220,000	$189,717	$230.53
Architectural & Engineering					
Architectural and Engineering Fees	4.50%		1,809,900	8,537	10.37
Architectural Services Fees			150,000	708	0.86
Construction Period Costs					
Real Estate Attorney			75,000	354	0.43
Construction Loan Legal			100,000	472	0.57
Construction Loan Lender			100,000		
Title and Recording			65,000	307	0.37
Construction Interest	6.50%	50.00%	1,040,000	4,906	5.96
Financing Fee - Equity	0.00%		-	-	-
Financing Fee - Mezzanine	0.00%		-	-	-
Financing Fee - Construction	1.00%		311,652	1,470	1.79
Furnishings and Equipment			792,750	3,739	4.54
Other Period Costs					
Taxes			100,000	472	0.57
Lease-up Incentive	$300		63,600	300	0.36
Retail Leasing Commissions	10	6.00%	114,000	538	0.65
Capitalized Lease-up Marketing			75,000	354	0.43
Working Capital / Travel			165,000	778	0.95
City Connection/Impact Fees/Permits			150,000	250	0.86
Tenant Improvements	$75		750,000	3,538	4.30
Market Study			-	-	-
Appraisal			10,000	47	0.06
Insurance			450,000	2,123	2.58
Land Broker Fee	0.00%		-	-	-
Organizational (e.g. Partnership)			12,000	57	0.07
Construction Management	1.00%		402,200	1,897	2.31
Development Contingency	5.00%		2,011,000	9,486	11.53
Total Development Cost			$50,936,602	$239,338	$291.38
Developer Overhead	5.00%		2,494,830	11,768	$14.30
TOTAL USES			$53,431,432	$251,106	$306

SOURCES OF FUNDS	Total	/Unit	/SF
Developer Contribution	37,631,558	177,507	215.69
Municipal Subsidy	15,799,874	74,528	90.56
TOTAL SOURCES	$53,431,432	$252,035	$306.25

Required Yield/Return-on-Cost	**7.15%**
Maximum Development Cost	$37,631,558

HOEFER WELKER

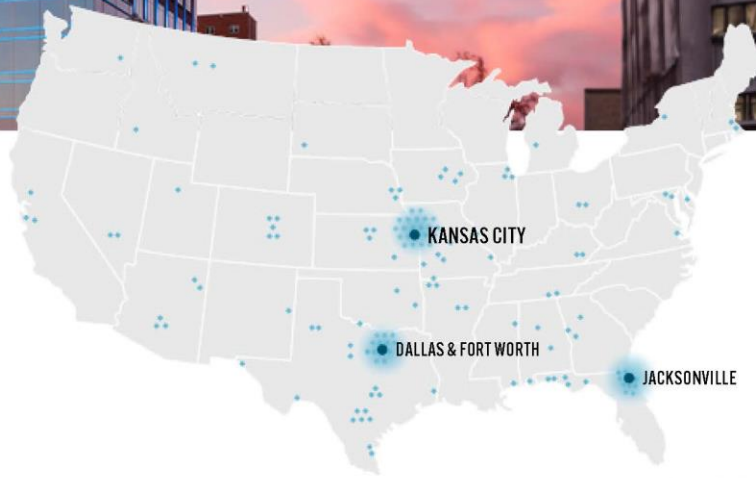


MIXED-USE
MULTI-FAMILY
HOSPITALITY
ENTERTAINMENT
RETAIL
WORKPLACE

DESIGNED TO DO MORE

Hoefer Welker is guided by a passion to be of value to our clients and a dedication to the craft of building. Curious to our core, we never stop asking questions to seek innovative solutions. We listen to understand your business, process, culture, and brand — and infuse that discovery into every design detail. That's how we bring brilliant, responsible solutions to your project and create buildings that are designed to do more.

Founded in 1996, Hoefer Welker is a progressive design firm providing performance-driven architecture, planning, engineering, and interior design services for commercial (hospitality, entertainment, retail, multi-family, mixed-use), healthcare, education, and government clients across the United States from offices in Kansas City, Dallas, Fort Worth, and Jacksonville.



25M+ SF OF COMMERCIAL DESIGN

KC BUSINESS JOURNAL 2021 BEST PLACES TO WORK

AIA KANSAS CITY 2021 FIRM AWARD

BLUE SPRINGS, MO THE LUMBERYARD 12.03.24

EXAMPLE PROJECTS


BANK OF AMERICA | 322K SF | RESIDENTIAL OVER HOSPITALITY


800 GRAND | 654K | RESIDENTIAL OVER RETAIL


FORD ON BAY | 356K SF | RESIDENTIAL OVER HOSPITALITY


GRANDSCAPE | 2.3M SF | MIXED-USE


CAMPUS VILLAGE | 800K SF | RESIDENTIAL OVER RETAIL


FRISCO SQUARE | 1M SF | LUXURY MIXED-USE DESTINATION


THE RESIDENCES AT GALLERIA | 374K SF | RESIDENTIAL


THE ENCORE | 1M SF | RESIDENTIAL OVER HOSPITALITY



THE VUE | 285K SF | RESIDENTIAL & PARKING

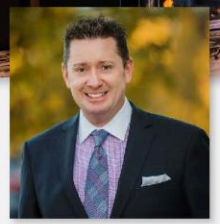

APEX AT CITY PLACE | 425K | RESIDENTIAL & RETAIL


KATZ ON MAIN | 190K SF | RESIDENTIAL & PARKING


ASPIRIA | 6.4M SF | MIXED-USE REDEVELOPMENT

OUR DESIGNS DRAW PEOPLE IN AND MAKE THEM FEEL WELCOME. THEY SPEAK THE LANGUAGE OF A CITY, ITS SPIRIT, AND ITS CULTURE.


THE RESIDENCES AT GALLERIA | 374K SF | RESIDENTIAL



Project Executive

ROB WELKER

EDUCATION
Bachelor of Science
Business Administration
Saint Louis University

CERTIFICATION
Design-Build
Institute of America

AFFILIATIONS
American Society for
Healthcare Engineering

Downtown KC Council
Executive Committee
and Board of Directors

International Council
of Shopping Centers

Kansas City Area
Development Council
Board of Directors

Urban Land Institute

As President and Partner, Rob provides leadership in managing the business and cultivating new opportunities. In the last few years, Rob has been instrumental in leading and master planning 15 new mixed-use developments in the greater Kansas City area and in the Dallas Metroplex. These signature developments encompass retail, restaurants, entertainment, hotels, office space and multi-family units spanning 1,100 acres. He is an advocate of placemaking that meets clients' needs and establishes an emotional connection with those who use it. Through interactive sessions he is able to develop branding and marketing strategies that translate into an executable plan that creates a viable and truly unique destination.


Apex at CityPlace
Overland Park, Kansas | 442K sf
370-Units | 756-Cars


800 Grand
Kansas City, Missouri | 654K sf
25-Story Mixed-Use Tower



The Vue
Overland Park, Kansas | 285K sf
219 Units | 338-Cars


Grandscape
The Colony, Texas | 2.3M sf
Multi-Family = 448K sf | 433 Units


800 GRAND | KANSAS CITY, MO | 683K | RESIDENTIAL OVER RETAIL



Project Designer

KEVIN BERMAN AIA, NCARB

EDUCATION
Bachelor of Architecture and
Urban Design,
University of Kansas

Graduate Study - New York Art &
Architecture,
Theory and Criticism at Cooper
Union

Graduate Study - Italy Historic
Preservation Structure, Facade
Study & Reconstruction

REGISTRATIONS
Registered Architect: MO, KS, FL,
NV, CA, GA, MT, WY, AL

CERTIFICATION
National Council of Architectural
Registration Boards

AFFILIATIONS
American Institute of Architects

Urban Land Institute

Kevin is the Design Director and Partner-in-Charge of the Commercial Studio. His work includes entitlements, urban design, mixed-use, multi-family, commercial office, and retail. Over many years and many millions of square feet of development, Kevin's experience allows him to create a project that is the best of all of us, representing the client's goals and visions, and supporting the needs of the community. Through interactive sessions he is able to develop branding and marketing strategies that translate into an executable plan that creates a viable and truly unique destination.


The Encore
Kansas City, Missouri | 1M+ sf
Multi-Family = 400-Units | 1795-Cars


The Residences at Galleria
Overland Park, Kansas | 374K sf
322-Units | 456-Cars


The Vue
Overland Park, Kansas | 285K sf
219 Units | 338-Cars


Katz on Main
Kansas City, Missouri | 190K sf
192-Units | 165-Cars



WESTIN HOTEL | HOUSTON, TEXAS | 276-KEYS, RETAIL, RESTAURANTS, BARS, BALLROOM, POOL



Project Manager

BRIAN CRAWFORD AIA, NCARB

EDUCATION
Masters of Architecture,
University of Kansas

REGISTRATION
Registered Architect: KS

CERTIFICATION
National Council of Architectural
Registration Boards

AFFILIATIONS
American Institute of Architects

Brian is passionate about creating and revitalizing destination spaces. He brings a strong background designing and managing multi-family, retail, hospitality, and commercial projects. A team leader with strong initiative, Brian is devoted to growth, learning, mentorship, and team-based culture. He brings extensive experience in managing projects, teams, financials, and consultants for a variety of commercial project types and sizes.



Hilton Garden Suites
Anaheim, California
225-Keys | 2-Stories Parking



800 Grand
Kansas City, Missouri | 654K sf
25-Story Mixed-Use Tower



Campus Village
Las Vegas, Nevada | 800K sf
Residential, Retail, Office, Parking



Marriott Scarlet Hotel
Lincoln, Nebraska
154-Keys | Fitness, Restaurant, VIP Bar



PROJECT CLAYTON MULTI-FAMILY | 733K SF | 322 UNITS



Design Architect

BILL MCBRIDE RA

EDUCATION
Bachelor of Architecture
University of Kansas

REGISTRATIONS
Registered Architect: MO

Highly revered in the architectural community for his skillful artistry, Bill has worked for 30 years with more than a hundred architectural firms to communicate design concepts. Exclusively with Hoefer Welker for the last 12 years, he uses his unique design talents in painting, hand sketching, and 3D modeling to design buildings and bring clients' visions to life with accurate and realistic watercolor and sketchwork illustrations.



Campus Village
Las Vegas, Nevada | 800K sf
Residential, Retail, Office, Parking



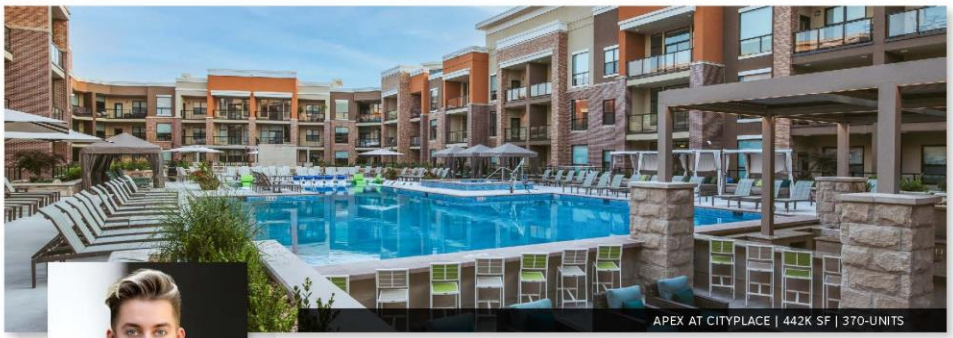
The Residences at Galleria
Overland Park, Kansas | 374K sf
322-Units | 456-Cars



The Vue
Overland Park, Kansas | 285K sf
219 Units | 338-Cars



Katz on Main
Kansas City, Missouri | 190K sf
192-Units | 165-Cars





Designer

MATTHEW BAUMANN ASSOC. AIA

EDUCATION
Masters of Architecture
Kansas State University

AFFILIATIONS
Associate
American Institute of Architects

Intent on elevating our built environment with sustainable and energy conscious design, Matthew brings a discerning eye and a dedication to excellence to every project he touches. He creates various degrees of place-making through his attention to the finer details, drawing on his breadth of experience in early conceptual planning, design development, construction documentation, and energy reporting. His spatial craft and skill with 3D modeling software transports clients into a fully realized understanding of their project that holistically considers its aspirations, budget, and functional objectives.



The Residences at Galleria
Overland Park, Kansas | 374K sf
322-Units | 456-Cars



800 Grand
Kansas City, Missouri | 654K sf
25-Story Mixed-Use Tower



Freight House Village
Kansas City, Missouri | 315K sf
250-Units | 10K Retail



Metcalf Village
Overland Park, Kansas | 40 Acres
906-Units | 35K Commercial







COST
$39M

SIZE
285,000 sf
219 Units
9,000 sf Retail
10,000 sf Amenities
Parking Structure | 338-Cars

SCHEDULE
Design Start: April 2015
Completion: 2019

TEAM MEMBERS
Hoefer Welker:
Master Planning, Architectural Design, Interior Design, Construction Administration
Rob Welker, Kevin Berman, Bill McBride, Matthew Baumann

REFERENCE
Hunt Midwest
Mike Bell
816.455.2500
mbell@huntmidwest.com

THE VUE

Overland Park, Kansas

Situated in downtown Overland Park, The Vue provides an urban mixed-use lifestyle at its best, taking advantage of the heart of this historic district. Convenient, walkable access is available to the downtown business district, library, farmer's market, and the local community center.

The project site falls within the Vision Metcalf Corridor Plan and is governed by its form-based code which drove many of the specific density, parking, setbacks and allowed uses for the project. This project enhanced the goal of the Corridor Plan and ensure the vision of density, public vehicular circulation and walkable streets throughout the area is met. The Vue team met these goals, and gained approvals while making the development proforma work for our client.

Located within blocks of several office buildings, retail outlets, a community center and one of the top-rated high schools in the area, this five-story multi-family complex offers an attached parking garage and a courtyard with a pool. With retail shops at street level, The Vue is a convenient and upscale place to live and play.

Whether working out in the fitness center, relaxing in the clubhouse, walking the dog, or checking email from the outdoor terrace overlooking downtown, residents will enjoy an active and fully connected lifestyle.











COST
$69M

SIZE
692,519 sf
370 Units
18,500 sf Retail
2-Story Amenity Area
756-Car Parking Structure

SCHEDULE
Design Start: April 2018
Completion: August 2021

TEAM MEMBERS
Hoefer Welker:
Master Planning, Architectural Design, Interior Design, Construction Administration

Rob Welker, Kevin Berman, Bill McBride, Matthew Baumann

REFERENCE
Block Real Estate
Brad Simma
816.756.1400
bsimma@BlockLLC.com

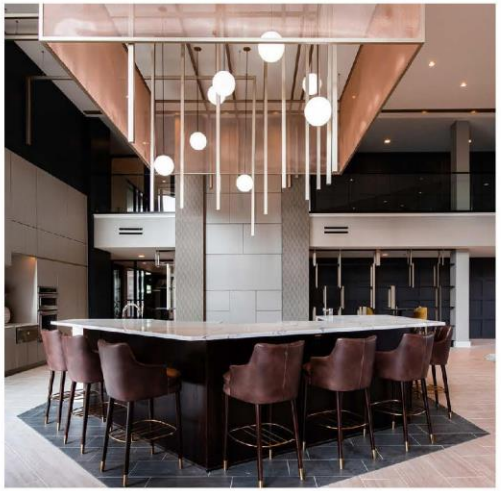
APEX AT CITY PLACE

Overland Park, Kansas

The Apex at CityPlace mixed-use complex encompasses 13 buildings, including 370 luxury apartment homes and office buildings complemented by 18,500 sf of retail space.

The 4- and 5-story podium apartments are designed with two garage levels, and 25 unique floor plans (studios, two-bedroom units, and townhomes). The apartments feature high-end gourmet kitchens with stainless steel appliances and quartz countertops, deep soaking tubs with tile surrounds, and covered balconies and patios.

The massive multifamily complex offers two large courtyards, infinity pools and a swim-up hot tub bar, a fitness center (with yoga and cycle studios, a massage room, and a salon), a Zen Garden, an outdoor game center, dining and wine clubs with a social lounge, an indoor movie theater, a dog spa and dog park, flex working spaces, and a 24-hour mini-market. The Apex also includes 18,500 square feet of ground-level retail space, delivering an urban flair of bustling shops for residents.









COST
$250M

SIZE
654,000 sf
300 Units
24,000 sf Retail
580-Car Parking Structure

SCHEDULE
Design Start: August 2023
Completion: January 2028 Est.

TEAM MEMBERS
Hoefer Welker:
Master Planning, Architectural Design, Interior Design, Construction Administration

Rob Welker, Kevin Berman, Brian Crawford, Bill McBride, Matthew Baumann

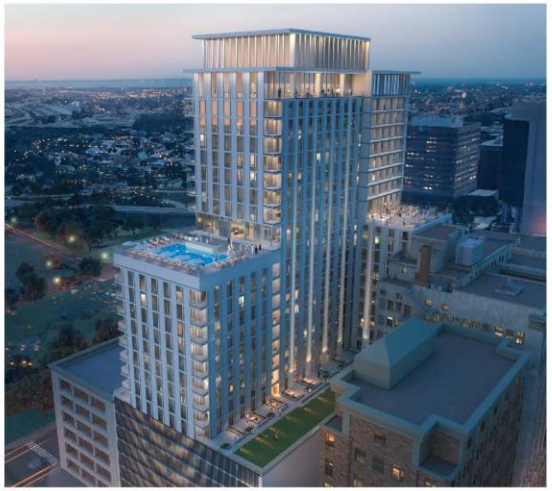
REFERENCE
The BR Companies
Ryan Sullivan
954.963.4880
rsullivan@brco.com

800 GRAND

Kansas City, Missouri

800 Grand is a once-in-a-generation multifamily project designed to help realize the full development of Grand Boulevard through to the T-Mobile Center and Power and Light District. The a 25-story tower peaks at 385 feet above grade, and will become the tallest new development built in downtown Kansas City in years.

The project includes more than 300 apartments and about 24,000 square feet of ground-floor retail intended to create a strong street presence. Amenities include a gym, coworking space and a rooftop pool with incredible skyline views to the north and south.





FLAHERTY & COLLINS
PROPERTIES



REQUEST FOR PROPOSAL (RFP)

PURCHASE OF CITY-OWNED PROPERTY ON MAIN STREET
THE LUMBERYARD

PRESENTED TO:
City of Blue Springs, Mo
City Development Department
903 W Main St.
Blue Springs, MO 64015

PROJECT CONTACT:
David Wingerson
Developer
dwingerson@flco.com
816.812.1153

www.flco.com

THE LUMBERYARD



BLUE SPRINGS, MISSOURI

FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

CONTENTS



- TEAM & EXPERIENCE
- MASTER PLAN & COMMUNITY ENGAGEMENT
- THE DESIGN
- FINANCIAL SUMMARY
- Q&A DISCUSSION



Team & Experience

THE LUMBERYARD TEAM

DEVELOPER

FLAHERTY & COLLINS



DAVE FLAHERTY
CEO



DAVID WINGERSON
Developer,
Project Contact



RYAN CRONK
Prinicpal



BRANDON BOGAN
VP, Design



MICHAEL FOX
President,
Construction



MICHAEL COLLINS
President,
Property Management

ARCHITECT

HOEFER WELKER



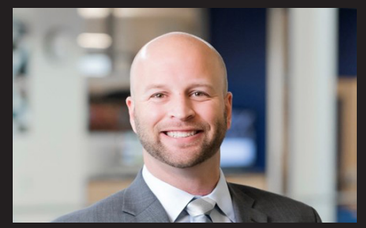
ROB WELKER
Project Executive



KEVIN BERMAN
Project Designer



MICHAEL GOSLINGA
Design Architect

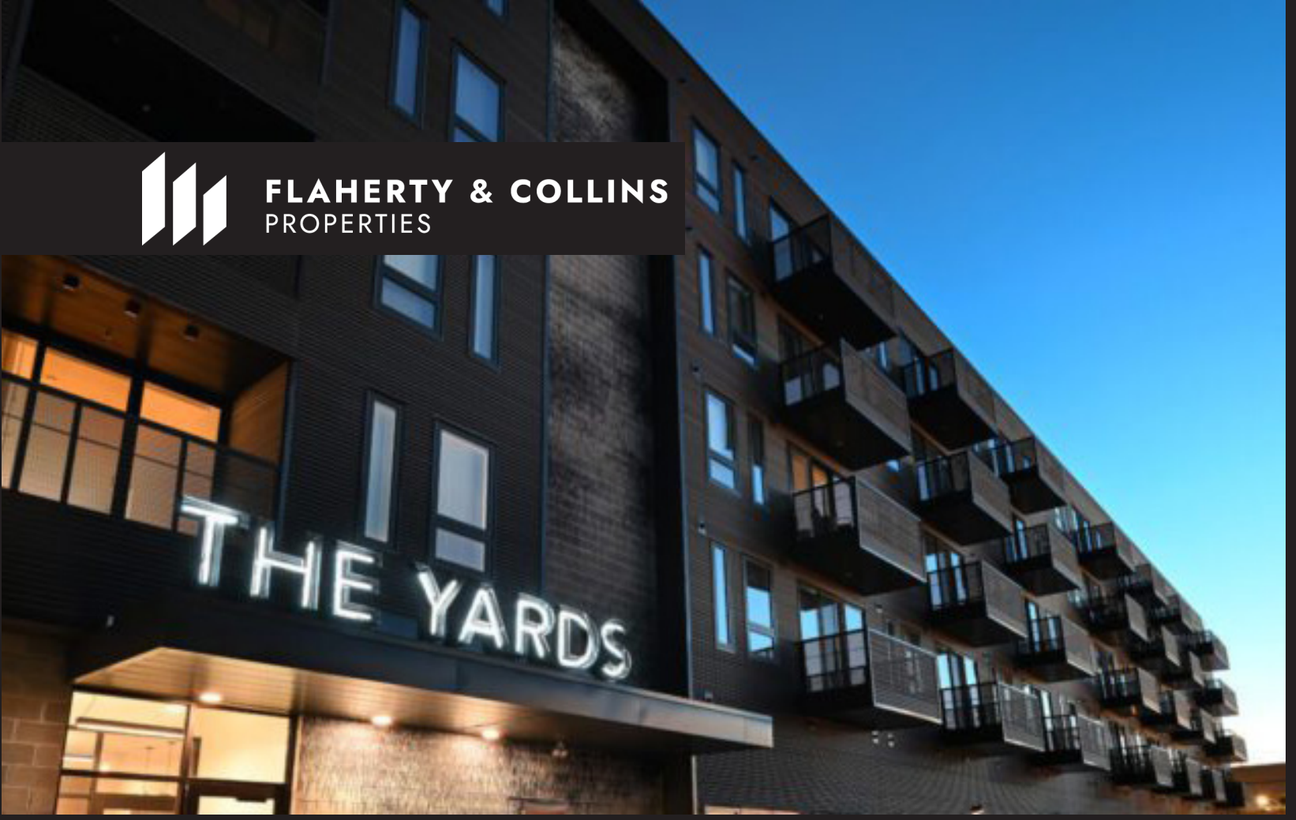


BRIAN CRAWFORD
Project Manager



MATTHEW BAUMANN
Designer

FLAHERTY & COLLINS
PROPERTIES



LEADING THE INDUSTRY IN PROPERTY DEVELOPMENT

MIXED-USE

URBAN IN-FILL

MARKET RATE

AFFORDABLE





30 YEARS IN BUSINESS

22 MILLION+ SF DEVELOPED

$1.1 TRILLION DEVELOPMENT VALUE

17 THOUSAND UNITS DEVELOPED

105 PROPERTIES DEVELOPED



ALABAMA

CONNECTICUT

FLORIDA*

GEORGIA

ILLINOIS*

INDIANA

MISSISSIPPI

MISSOURI*

NEBRASKA

NORTH CAROLINA

OHIO*

OKLAHOMA

EXPERIENCE

IOWA

KANSAS*

KENTUCKY*

MARYLAND

MICHIGAN

MINNESOTA*

PENNSYLVANIA

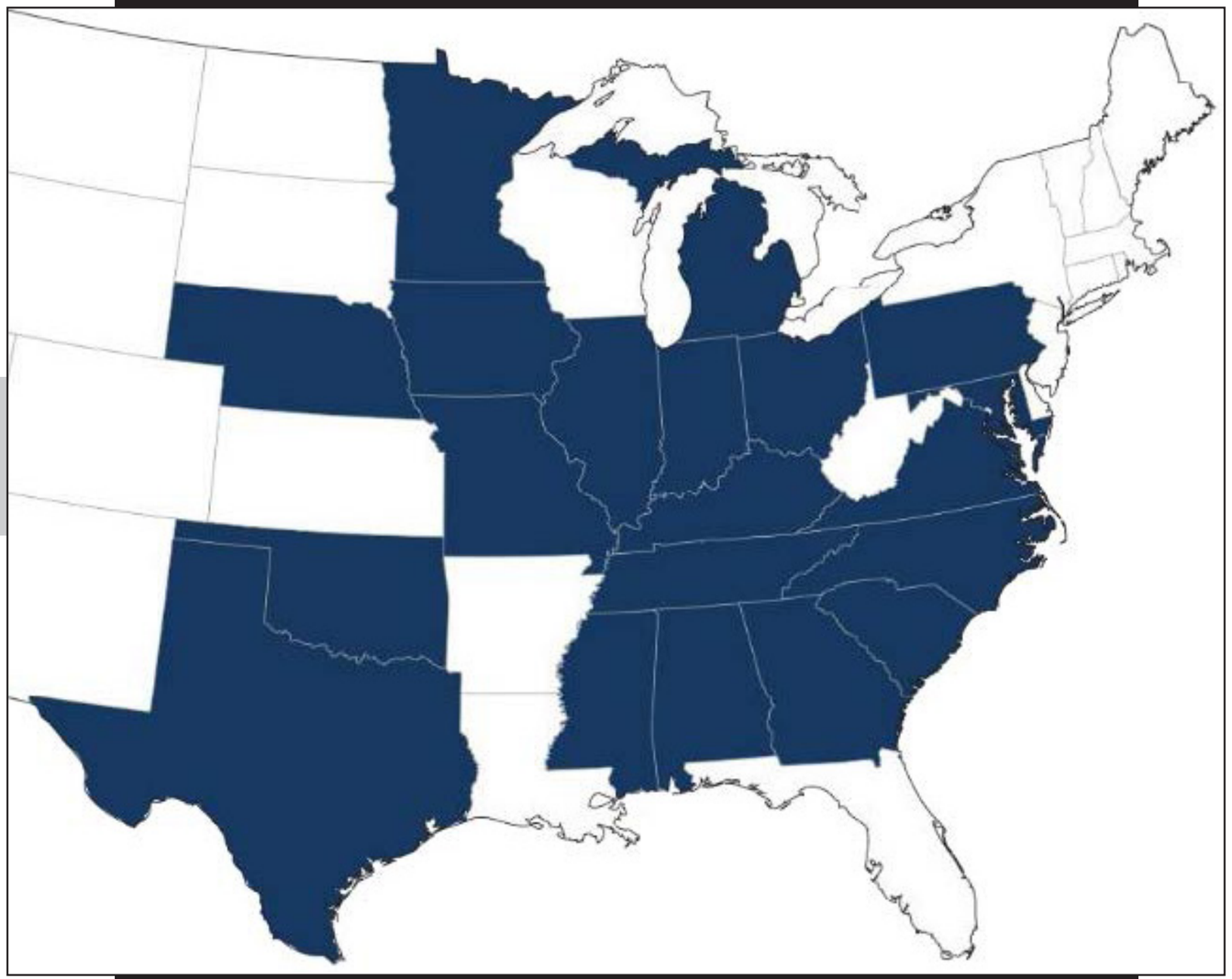
SOUTH CAROLINA

TENNESSEE

TEXAS

VIRGINIA

WASHINGTON, DC*

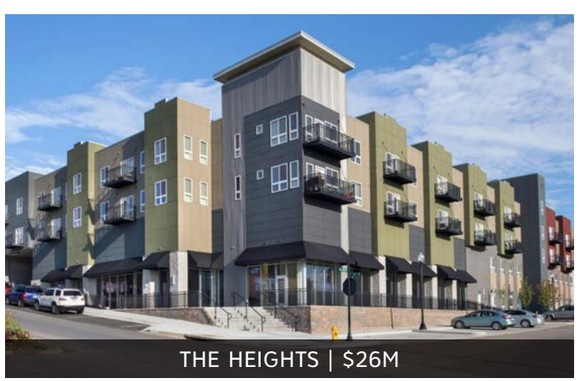


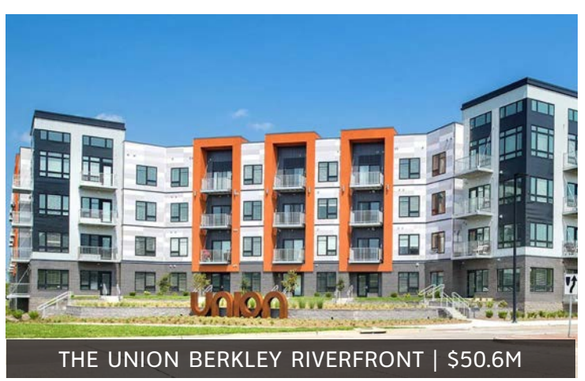
*STATES WE CURRENTLY MANAGE IN

FLAHERTY & COLLINS PROPERTIES

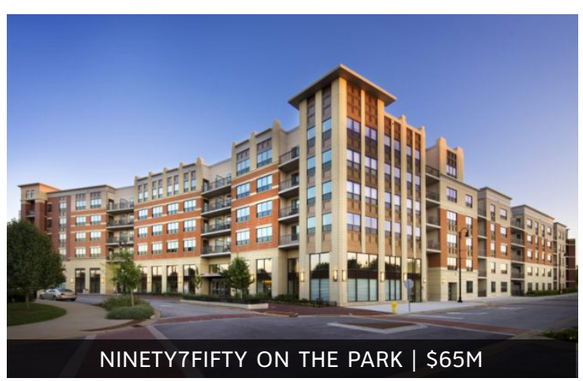
SIMILAR PROJECTS


THE YARDS | $41M


THE HEIGHTS | $26M

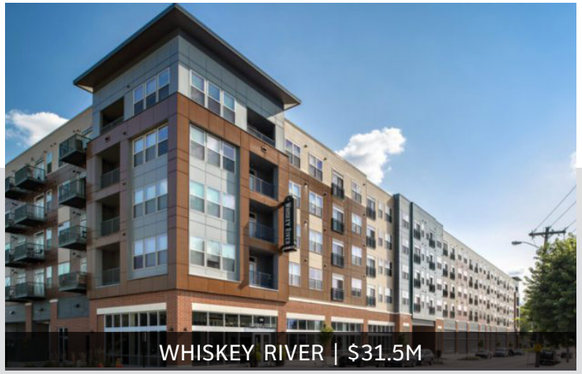


THE UNION BERKLEY RIVERFRONT | $50.6M


NINETY7FIFTY ON THE PARK | $65M

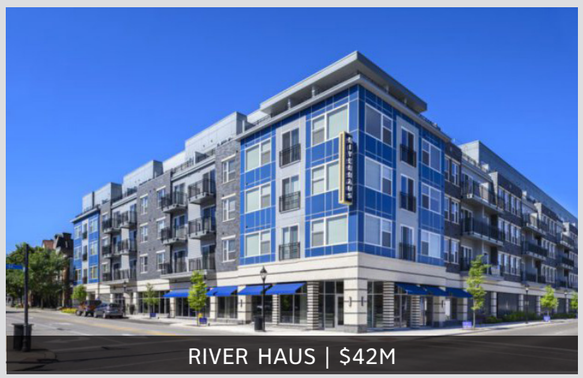


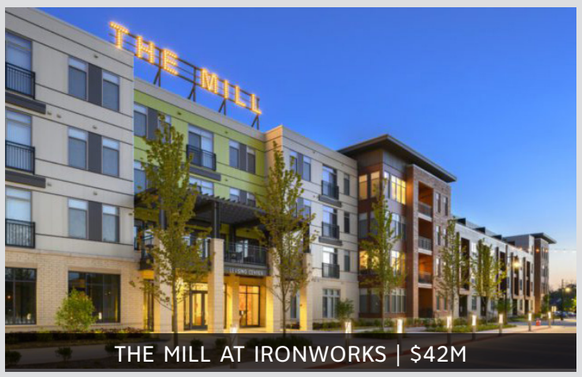
BOULEVARD AT OAKLEY STATION | $53.6M


WHISKEY RIVER | $31.5M

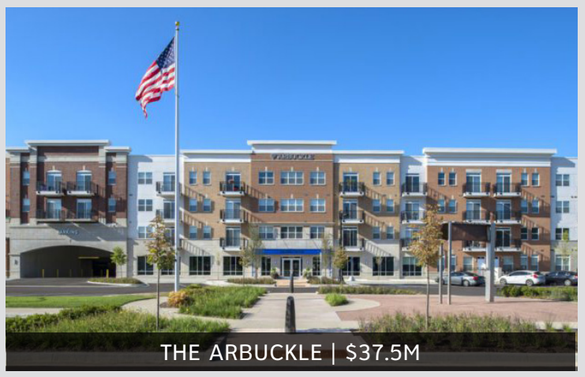

THE HELM | $47M


BELLWEATHER | $112M


RIVER HAUS | $42M



THE MILL AT IRONWORKS | $42M


THE ARBUCKLE | $37.5M


THE DEPOT AT NICKLEPLATE | $40.7M

PUBLIC PRIVATE PARTNERSHIP EXPERIENCE

PROJECT NAME	SUBSIDY TYPE	MUNICIPALITY SUBSIDY	DEVELOPMENT TOTAL COSTS
360 Market Square	TIF/City Land	$23,400,000	$119,400,000
4th & Race	Tax Abatement, Reduced Parking Rates, Free Air Rights, TIF	$17,500,000	$80,000,000
Ninety7Fifty	TIF/Land/Other/Impact Fees/Bonds	$25,000,000	$65,000,000
Axis	TIF	$15,000,000	$74,483,000
The Heights Linden Square	TIF/City Land/Sales Tax	$12,000,000	$26,333,000
The Depot at Nickel Plate	TIF/City Land/Impact Fees	$14,520,188	$40,753,232
The Boulevard at Oakley Station I&II	Tax Abatement/TIF	$17,400,000	$53,600,000
Cosmopolitan on the Canal	Tax Abatement	$3,000,000	$38,500,000
The Residence at The COR	TIF/Land/Impact Fees/Mezz	$11,900,000	$33,875,000
2700 University	TIF/TOD Grant/HOME	$14,993,897	$35,032,876
Union | Berkley Riverfront Park	Property & Sales Tax Abatement/ Tenant Lease	$27,000,000	$80,000,000
The Breakwater (New Albany)	TIF/DINO Tax Credit/Impact Fees	$7,587,849	$24,937,849
306 Riverfront (Kokomo, IN)	TIF/CityLand/DINO Tax Credit/Other	$12,870,026	$25,970,026
The Arbuckle	Land/TIF/Waiver of Fees/EDIT	$16,000,000	$37,500,000
Stonewater at the Riverwalk	Land/TIF/Economic Development Funds/ Industrial Recovery Tax Credits	$10,500,000	$28,000,000
The Mill at Ironworks	Land/TIF/Regional Cities Funds	$15,000,000	$42,000,000
River Haus	Land/Industrial Revenue Bond (IRB)	$9,000,000	$42,000,000
The Yards	Land/Property & Sales Tax Abatement	$8,000,000	$41,000,000
The Ascent at Top of the Hill	TIF/Land	$23,000,000	$80,000,000
The Banks	TIF/Land/Environmental Clean-Up/ Sidewalk Grant	$10,725,400	$38,770,000
Whiskey River	Land/Utility Grant/TIF	$15,850,000	$31,500,000
One at the Peninsula	Property Tax Abatement/ Sales Tax Exemption	$20,000,000	$85,000,000
The Taylor	TIF/Land	$13,000,000	$43,000,000
The Helm	TIF	$11,000,000	$47,000,000
The Cove at 47th	TIF	$10,350,000	$83,750,000
The Marquee	TIF/Land/Free Garage	$17,500,000	$65,000,000

TOTAL
DEVELOPMENT COST
$1,362,404,983

TOTAL
INCENTIVES
$382,097,360

FINANCIAL PARTNERS

WELLS FARGO
nationwide
U.S. Department of Housing and Urban Development
Lake City Bank Member FDIC
OLD NATIONAL
WebsterBank
Fifth Third Bank
J.P.Morgan
Western & Southern Financial Group
German American Banking | Insurance | Investments
Equity Bank
Allianz
PNC
First Merchants Bank
Huntington
KeyBank
Busey Bank Business | Wealth Management | Personal
first financial bank
NATIXIS BEYOND BANKING
BMO
fnbo First National Bank of Omaha
Goldman Sachs
Regions
Fannie Mae
BankOZK
Freddie Mac We make home possible®
Enterprise Bank & Trust MEMBER FDIC









ANCHOR DEVELOPMENT PROJECT TO REVITALIZE DOWNTOWN

URBAN FEEL, SUBURBAN LOCATION

DENSITY AT A MODERATE SCALE

THE HEIGHTS

GLADSTONE, MISSOURI

$31M

224-UNITS

202K SF RESIDENTIAL

10K SF RETAIL | SUMMIT GRILL

338-CAR SURFACE PARKING











ANCHOR DEVELOPMENT PROJECT TO REVITALIZE DOWNTOWN

URBAN FEEL, SUBURBAN LOCATION

DENSITY AT A MODERATE SCALE

THE UNION

KANSAS CITY, MISSOURI

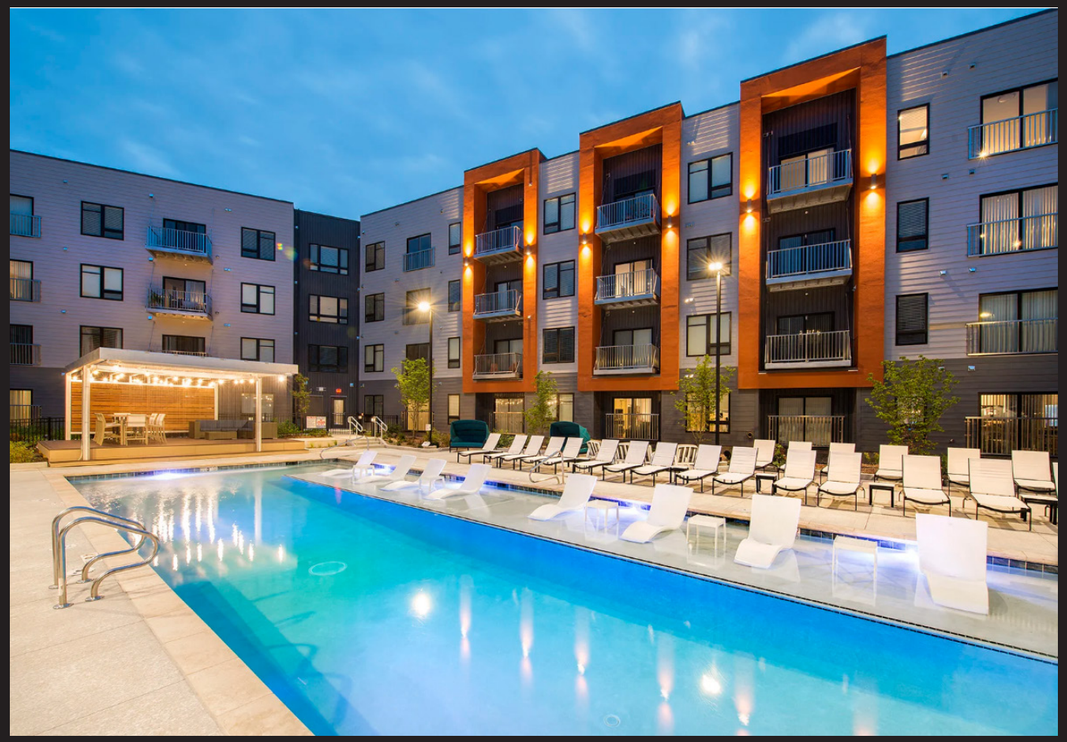
$80M

408-UNITS

236K SF RESIDENTIAL

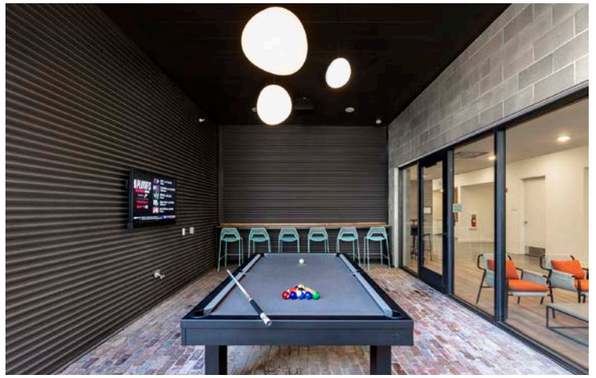
16K RETAIL











ANCHOR DEVELOPMENT PROJECT TO REVITALIZE STOCKYARDS DISTRICT

URBAN FEEL

DENSITY AT A MODERATE SCALE

THE YARDS

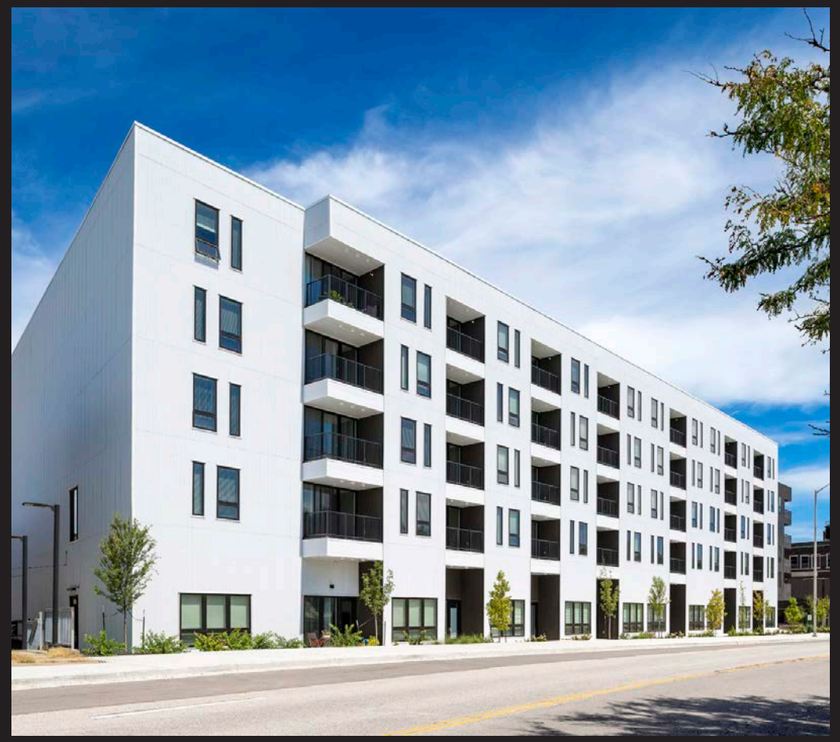
KANSAS CITY, MISSOURI

$41M

230-UNITS

200K SF RESIDENTIAL

3K SF RETAIL











ANCHOR DEVELOPMENT PROJECT
TO REVITALIZE DOWNTOWN

URBAN FEEL, SUBURBAN LOCATION

DENSITY AT A MODERATE SCALE

THE HELM

KANSAS CITY, KANSAS

$54M

224-UNITS

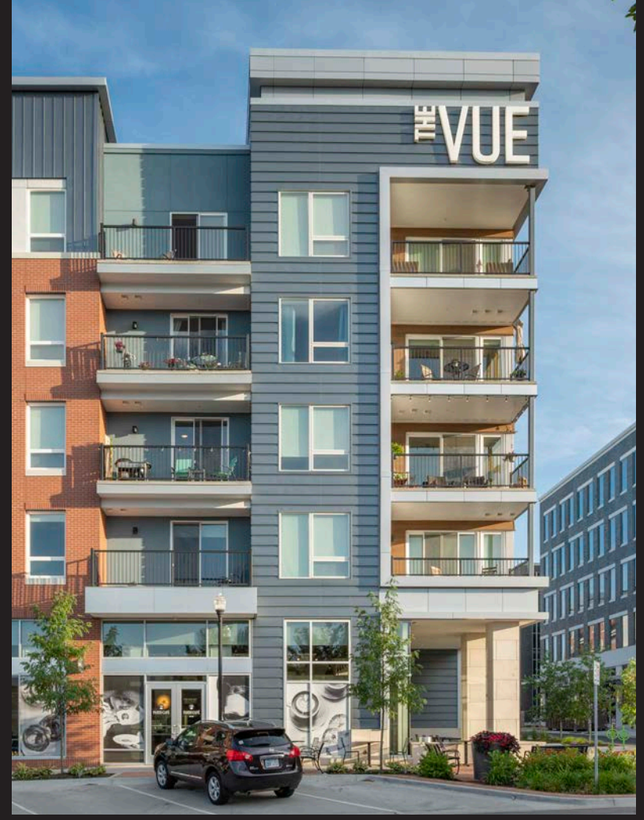
170K SF RESIDENTIAL





HOEFER WELKER





25+ MILLION SF OF DEVELOPMENT DESIGN

#2 RANKED ARCHITECTURE FIRM IN KC - KCBJ

#46 RANKED AE FIRM IN THE NATION - BDC GIANTS

AIA KANSAS CITY FIRM AWARD

DESIGNED TO DO MORE

MIXED-USE

MULTI-FAMILY

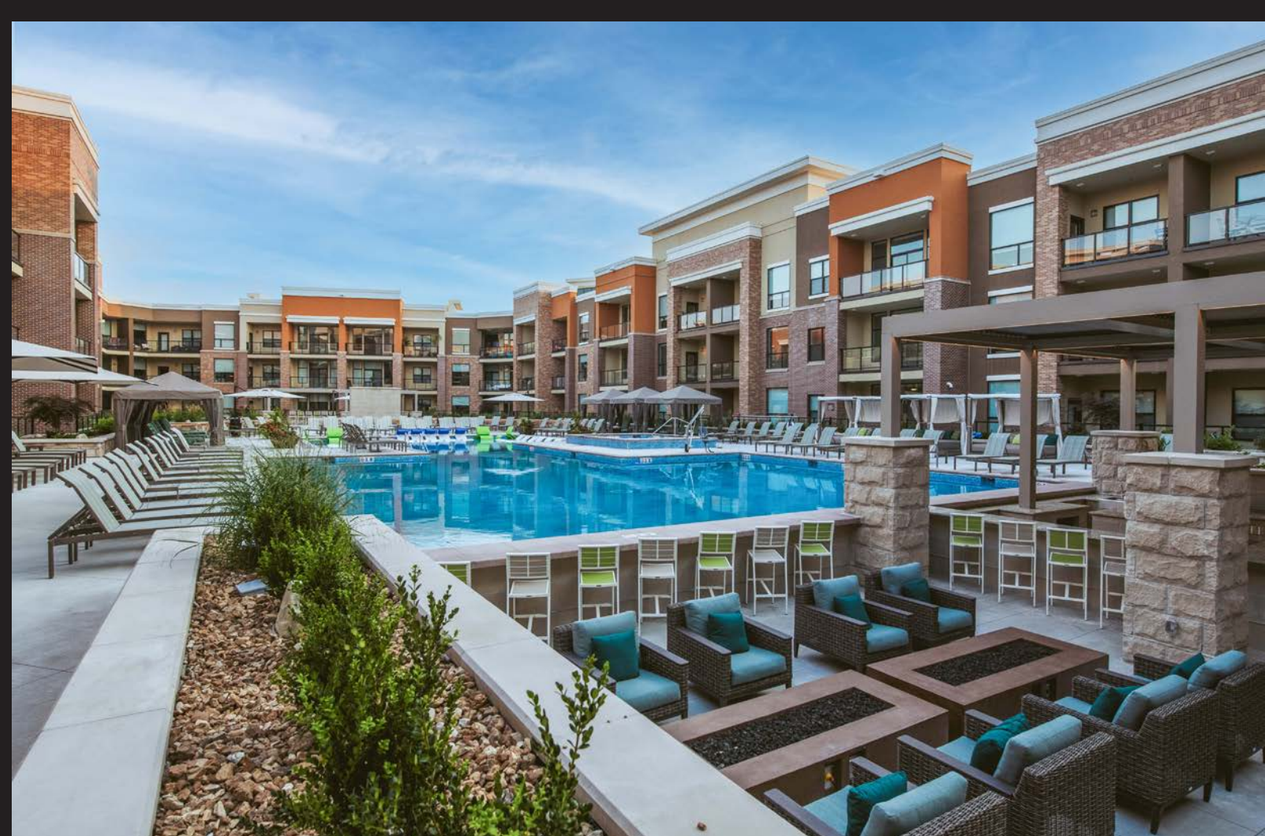
HOSPITALITY

ENTERTAINMENT

RETAIL

WORKPLACE





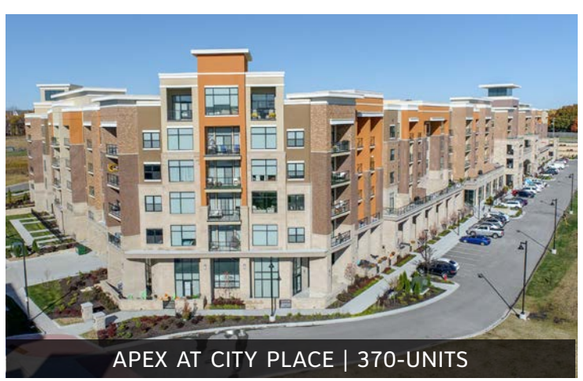
HOEFER WELKER

SIMILAR PROJECTS


HEART OF AMERICA | 464-UNITS



THE VUE | 219-UNITS


APEX AT CITY PLACE | 370-UNITS


GRANDSCAPE | 433-UNITS

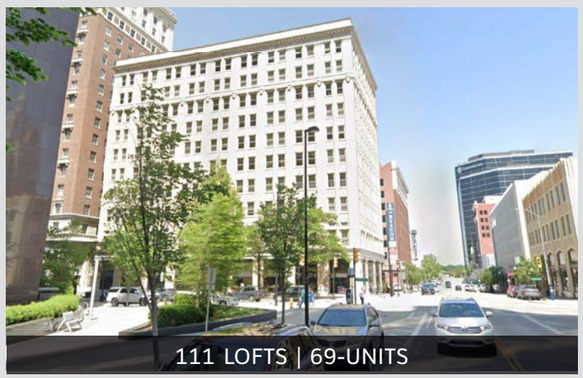

METCALF VILLAGE | 182-UNITS



CARSON TOWERS | 225-UNITS


RESIDENCES AT GALLERIA | 322-UNITS


LUMBERYARD | 230-UNITS


111 LOFTS | 69-UNITS



FREIGHT HOUSE VILLAGE | 250-UNITS


METCALF VILLAGE | 762-UNITS


KATZ ON MAIN | 185-UNITS







ANCHOR DEVELOPMENT PROJECT TO REVITALIZE DOWNTOWN

FORM-BASED CODE

URBAN FEEL, SUBURBAN LOCATION

DENSITY AT A MODERATE SCALE

THE VUE

OVERLAND PARK, KANSAS

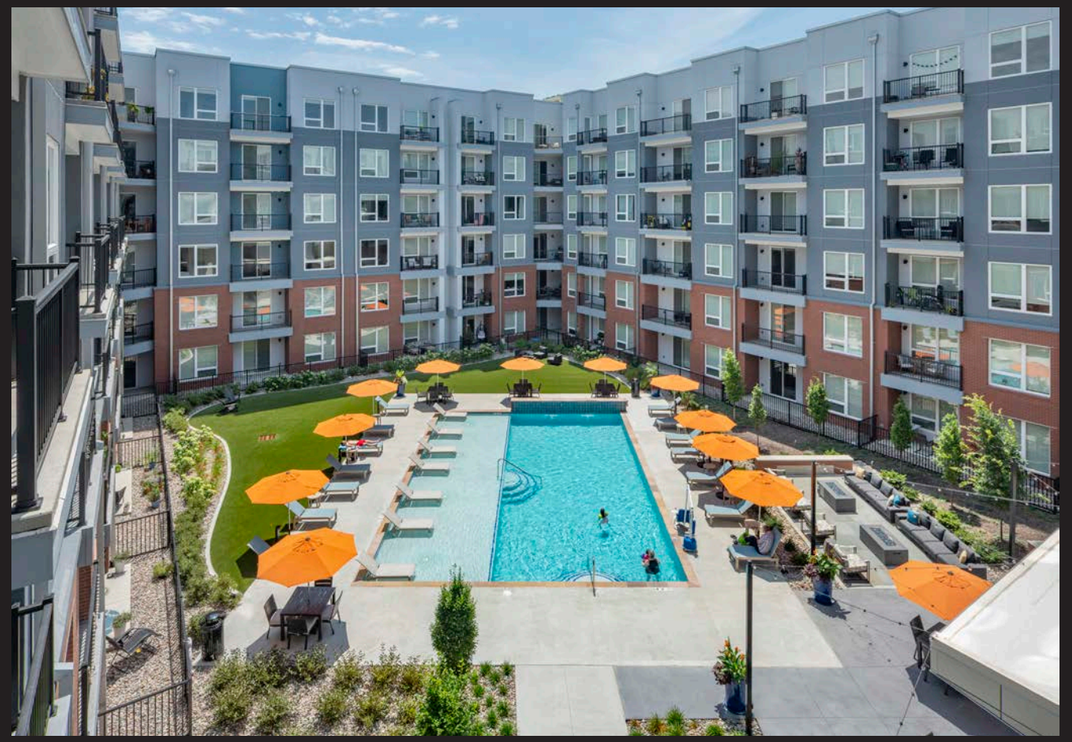
285K SF

219-UNITS

9K RETAIL

10K AMENITIES

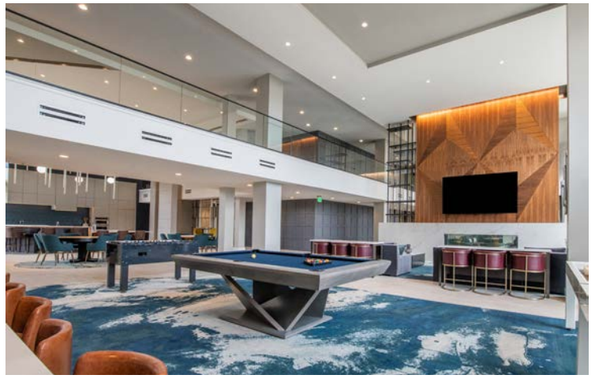
338-CAR PARKING STRUCTURE











MIXED-USE DEVELOPMENT

RETAIL + RESIDENTIAL

DENSITY AT A MODERATE SCALE

APEX AT CITYPLACE

OVERLAND PARK, KANSAS

425K SF

370-UNITS

18.5K RETAIL

2-STORY AMENITY AREA

756-CAR PARKING STRUCTURE









MIXED-USE DEVELOPMENT

NATURAL EXTENSION
OF COMMUNITY

RETAIL + RESIDENTIAL +
ENTERTAINMENT

DENSITY AT A MODERATE SCALE

THE RESIDENCES at GALLERIA

OVERLAND PARK, KANSAS

285K SF

168-UNITS

9K RETAIL

6.5K AMENITIES

213-CAR PARKING STRUCTURE





CARSON TOWERS

OVERLAND PARK, KANSAS

343K SF

225-UNITS

9K RETAIL

6.5K AMENITIES

213-CAR PARKING STRUCTURE





MIXED-USE DEVELOPMENT

RETAIL + RESIDENTIAL + ENTERTAINMENT

DENSITY AT A MODERATE SCALE









MIXED-USE DEVELOPMENT

RETAIL + RESIDENTIAL

DENSITY AT A MODERATE SCALE

METCALF VILLAGE

OVERLAND PARK, KANSAS

952K SF

881-UNITS

25 TOWNHOMES

35K RETAIL & DINING

1,076-CAR PARKING



SUSTAINABILITY
IT'S NOT WHAT WE DO, IT'S WHO WE ARE.

PEOPLE



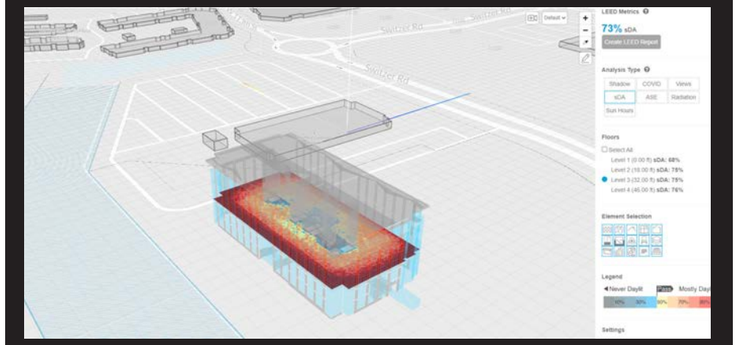
ACCREDITED PROFESSIONALS: LEED, WELL, GREEN GLOBES

KC CLIMATE & ENVIRONMENTAL COUNCIL

USGBC LEADERSHIP ADVISORY BOARD

GBI ENERGY COMMITTEE

DESIGN



WELLNESS, PERFORMANCE,ENVIRONMENT

COVE.TOOL ANALYSIS

LIFE CYCLE COST ANALYSIS

WUFI ANALYSIS

INCENTIVE OPPORTUNITIES

OPERATIONS



INTERNAL GREEN STUDIO

AIA 2030 SIGNATORY

AIA MATERIALS PLEDGE SIGNATORY

PROJECT REPORTING



Masterplan & Community Engagement

YOU WILL PLAY AN INTEGRAL ROLE IN THE DESIGN OF YOUR DEVELOPMENT





BUILD TRUST

SHARE KNOWLEDGE & EXPERIENCE

PROBLEM SOLVE TOGETHER

UNIQUE DESIGN FOR BLUE SPRINGS

FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

LUMBERYARD DEVELOPMENT GOALS



Promote Mixed-Use Engaging Development

Enhance Downtown Main Street

Increase Business Opportunities

Improve Pedestrian & Bicycle Accessibility / Safety

Create a Distinct Blue Springs Downtown Identity

A Destination for Commerce, Culture, & Street Life

DOWNTOWN
BLUE SPRINGS
MASTER PLAN

COMMUNITY GOALS

DEVELOPMENT

More Diverse
Business Mix

Residential
Development

Redevelopment
& Reuse

Stimulate
Private Investment

COMMUNITY

Attract Customers

Retain Pedestrian
Scale Atmosphere

Create Memories

Enhance
Undeveloped Spaces

Enhance Central Park

FUNCTIONAL

Improve
Parking Availability
& Convenience

Make Downtown
More Walkable

Update
Wayfinding System

DOWNTOWN BLUE SPRINGS MASTER PLAN



ENSURE THAT DOWNTOWN IS SUPPORTED AND CONNECTED

- Understand the potential changes in land use
- Identify strategies to improve mobility, safety, and parking
- Imagine aesthetic improvements to strengthen the area's image











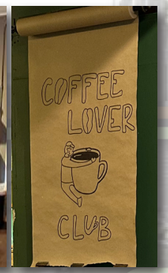
ACTIVE CENTRAL CITY NODE

MAIN STREET













CENTRAL PARK



15TH STREET

7 HIGHWAY



The Design

PROJECT UNDERSTANDING

CATALYST TO REVITALIZE DOWNTOWN

ALIGN WITH THE CITY'S VISION FOR THE YARD

VIBRANT MIXED-USE DESTINATION

REZONE FOR FLEXIBILITY

URBAN FEEL, SUBURBAN LOCATION

WALKABILITY

PUBLIC GREEN SPACE

DENSITY AT A MODERATE SCALE



PROPOSED PROJECT

MIXED-USE DEVELOPMENT

211 Dwelling Units & Amenties

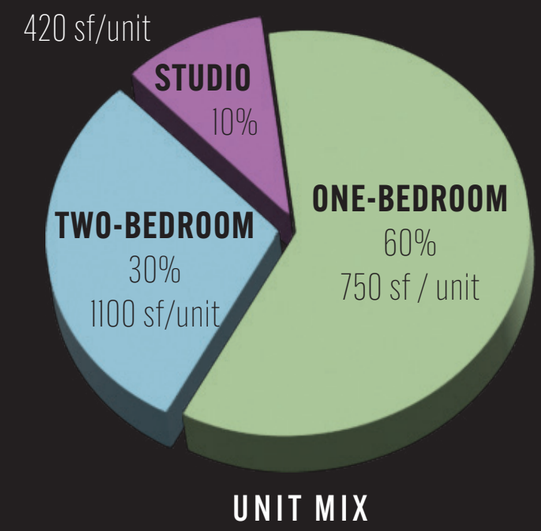
5,000 SF Retail + Food & Beverage

209 On-Street Parking Spaces

5 Rowhouses (Alt: off-leash dog park, beer garden, pickleball courts)

LUMBERYARD SITE PLAN





UNIT MIX

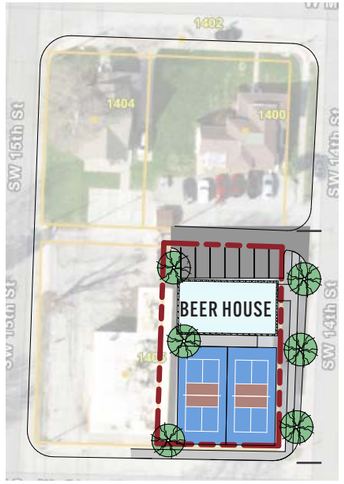
- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM
- ROW HOUSES
- AMENITY
- RETAIL
- FUTURE RETAIL
- STAIRS/ELEVATOR

N

DENSITY

VARIETY OF UNIT TYPES

VARIETY OF HOUSING TYPES



ALTERNATE 1
BEER HOUSE &
PICKLEBALL COURTS



ALTERNATE 2
OFF-LEASH DOG PARK



N

PROGRAM ALTERNATES | LOT WEST OF 14TH STREET



AERIAL VIEW LOOKING WEST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHWEST

OUTDOOR AMENITIES

INTERIOR AMENITIES

UNIT FINISHES

FOR YOUR
CONSIDERATION



PROPOSED 5-STORY OPTION



FRAMING MAIN
4-STORY OPTION

FRAMING MAIN

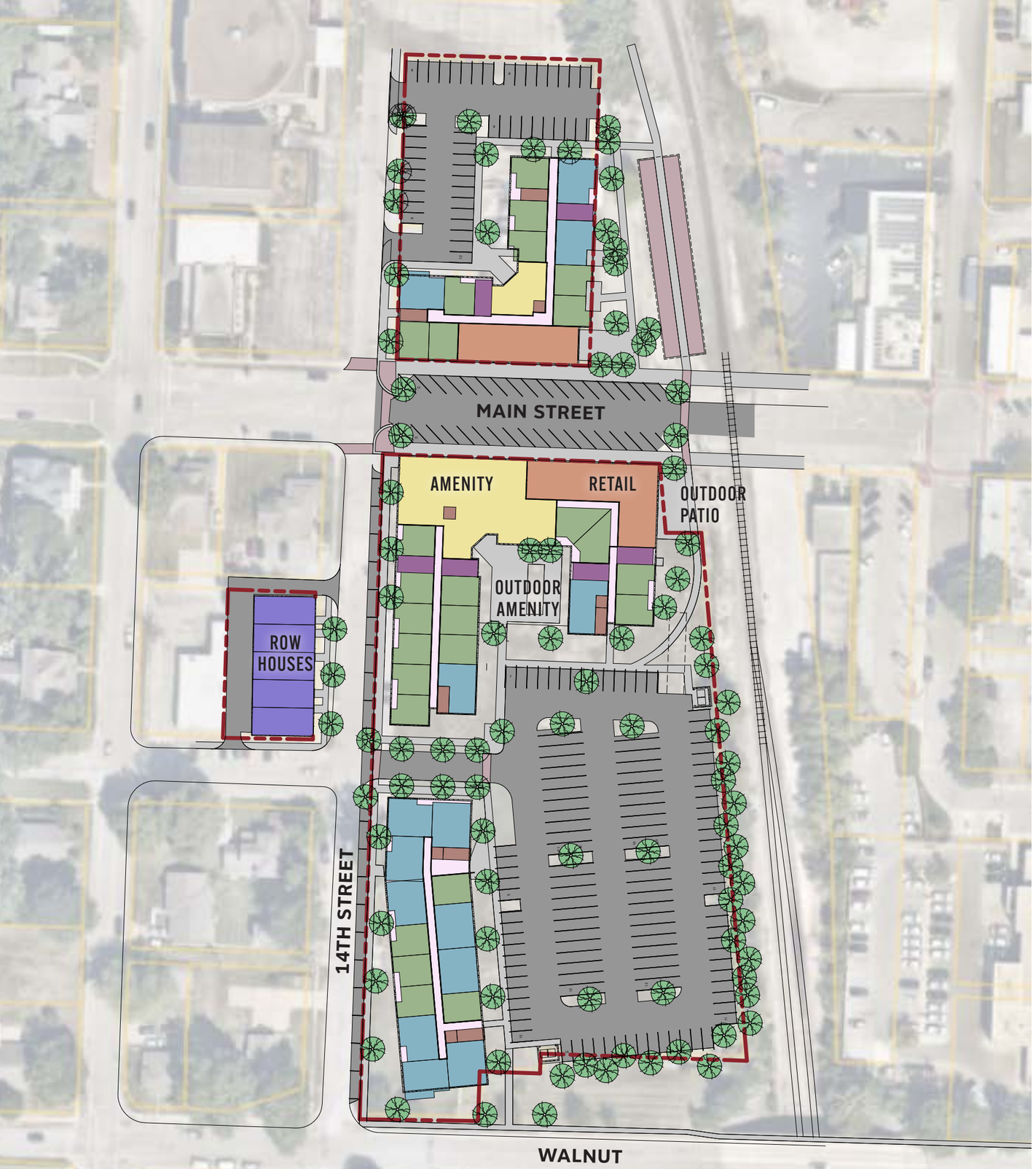
MIXED-USE DEVELOPMENT

238 Dwelling Units & Amenties

5,000 SF Retail + Food & Beverage

261 On-Street Parking Spaces

5 Rowhouses (Alt: off-leash dog park, beer garden, pickleball courts)



- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM
- ROW HOUSES
- AMENITY
- RETAIL
- FUTURE RETAIL
- STAIRS/ELEVATOR

N



4-STORY AERIAL VIEW LOOKING WEST



4-STORY AERIAL VIEW LOOKING SOUTHEAST



4-STORY AERIAL VIEW LOOKING SOUTHWEST



Financial Summary

DEVELOPMENT COST

5-STORY



Total Units	212
Total Development Cost	$57,366,612
Cost Per Unit	$269,668
Sources of Funds	
Developer Contribution	$35,842,747
Municipal Subsidy	$21,523,865

4-STORY



Total Units	238
Total Development Cost	$59,258,544
Cost Per Unit	$248,185
Sources of Funds	
Developer Contribution	$41,791,952
Municipal Subsidy	$17,466,591

**For example only. F&C will work closely with the City of Blue Springs to finalize all incentives necessary for the Development*

5-STORY



Current Economic Gap	$21,523,865
Developer Required Return on Cost	7.15%
Developer Current Return on Cost w/out Incentives	4.47%
Proposed Incentives:	
Land at No Cost	$1,834,500
NPV Tax Abatement | 25 Yrs. 95%	$7,096,301
Additional Subsidy	$12,593,064
Developer Return on Cost w/ Incentives	7.15%

Total Incentive Request	**$21,523,865**
% of Development Cost	**38%**
Per Unit Incentive Request	**$101,528**

4-STORY



Economic Gap	$17,466,591
Developer Required Return on Cost	7.15%
Developer Current Return on Cost w/out Incentives	5.04%
Proposed Incentives:	
Land at No Cost	$1,834,500
NPV Tax Abatement | 25 Yrs. 95%	$7,329,273
Additional Subsidy	$8,302,817
Developer Return on Cost w/ Incentives	7.15%

Total Incentive Request	**$17,466,591**
% of Development Cost	**29%**
Per Unit Incentive Request	**$73,389**

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INCENTIVE



ECONOMIC IMPACT

212-230 RESIDENTIAL UNITS

300-350 NEW DOWNTOWN RESIDENTS

5,000 SF OF NEW DOWNTOWN COMMERCIAL SPACE

ANCHOR FOR DOWNTOWN BLUE SPRINGS

ENHANCEMENT OF AN ACTIVE, WALKABLE, URBAN LIFESTYLE WITHIN BLUE SPRINGS

SALE PRICE

Parcel #	Acreage	Value
35-710-31-02-00-0-00-000	0.15	$135,000
35-710-30-01-02-0-00-000	0.21	$277,500
35-710-31-05-00-0-00-000	1.49	$821,300
35-710-35-11-00-0-00-000	1.75	$735,700
TOTAL	3.6	$1,969,500



LUMBERYARD DEVELOPMENT



FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

- 30 YEARS EXPERIENCE
- LONG-TERM HOLDERS
- FOCUS ON PIONEERING PROJECTS
- CATALYST FOR FUTURE DEVELOPMENT & INVESTMENT INTO BLUE SPRINGS

THE LUMBERYARD

Q&A

BLUE SPRINGS, MISSOURI

FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

THE LUMBERYARD

BLUE SPRINGS, MISSOURI

FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

CONTENTS



- TEAM & EXPERIENCE
- MASTER PLAN & COMMUNITY ENGAGEMENT
- THE DESIGN
- FINANCIAL SUMMARY
- Q&A DISCUSSION



Team & Experience

THE LUMBERYARD TEAM

DEVELOPER

FLAHERTY & COLLINS



DAVE FLAHERTY
CEO



DAVID WINGERSON
Developer,
Project Contact



RYAN CRONK
Prinicpal



BRANDON BOGAN
VP, Design



MICHAEL FOX
President,
Construction



MICHAEL COLLINS
President,
Property Management

ARCHITECT

HOEFER WELKER



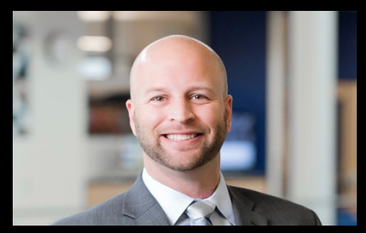
ROB WELKER
Project Executive



KEVIN BERMAN
Project Designer



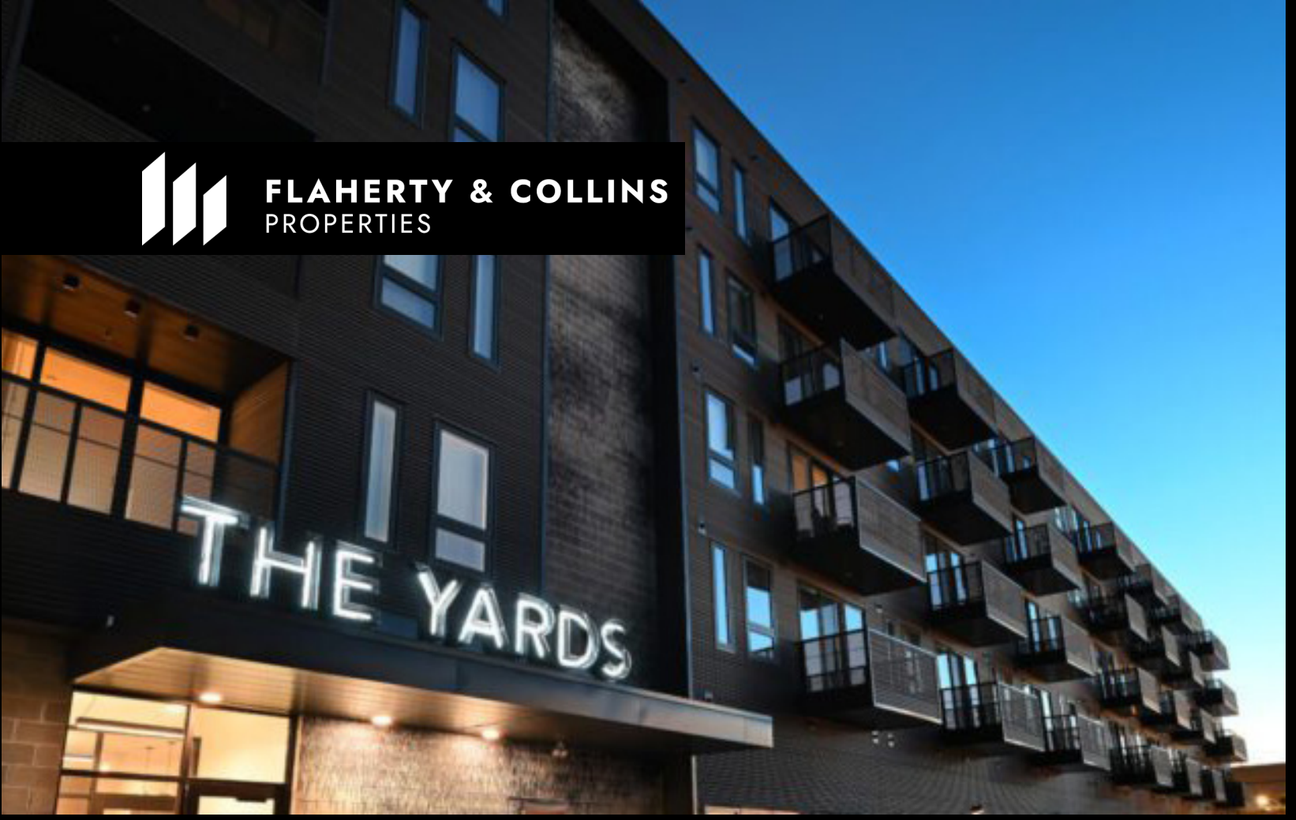
MICHAEL GOSLINGA
Design Architect



BRIAN CRAWFORD
Project Manager



MATTHEW BAUMANN
Designer



FLAHERTY & COLLINS
PROPERTIES



30 YEARS IN BUSINESS

22 MILLION+ SF DEVELOPED

$1.1 TRILLION DEVELOPMENT VALUE

17 THOUSAND UNITS DEVELOPED

105 PROPERTIES DEVELOPED

LEADING THE INDUSTRY IN PROPERTY DEVELOPMENT

MIXED-USE

URBAN IN-FILL

MARKET RATE

AFFORDABLE





ALABAMA

CONNECTICUT

FLORIDA*

GEORGIA

ILLINOIS*

INDIANA

MISSISSIPPI

MISSOURI*

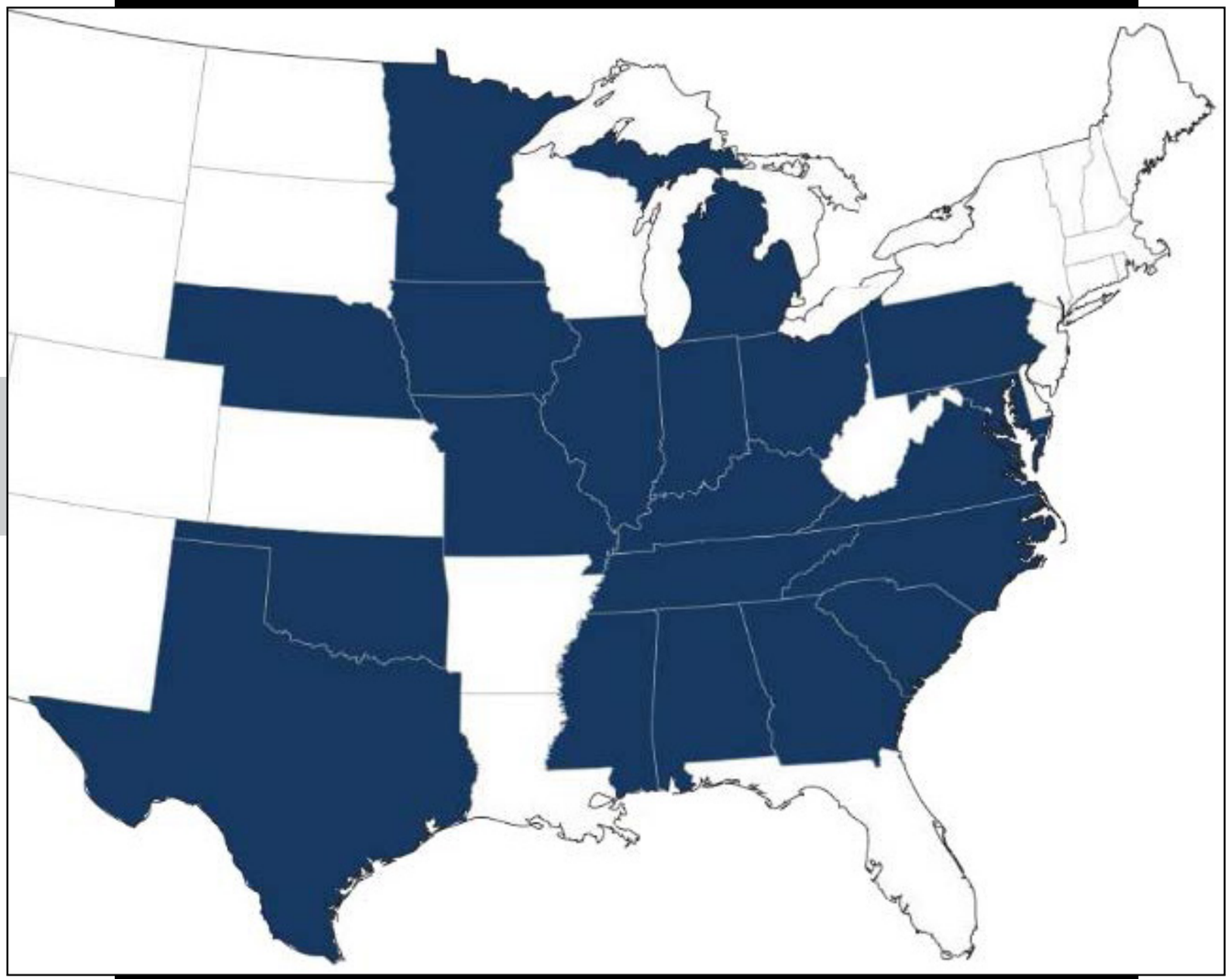
NEBRASKA

NORTH CAROLINA

OHIO*

OKLAHOMA

EXPERIENCE



IOWA

KANSAS*

KENTUCKY*

MARYLAND

MICHIGAN

MINNESOTA*

PENNSYLVANIA

SOUTH CAROLINA

TENNESSEE

TEXAS

VIRGINIA

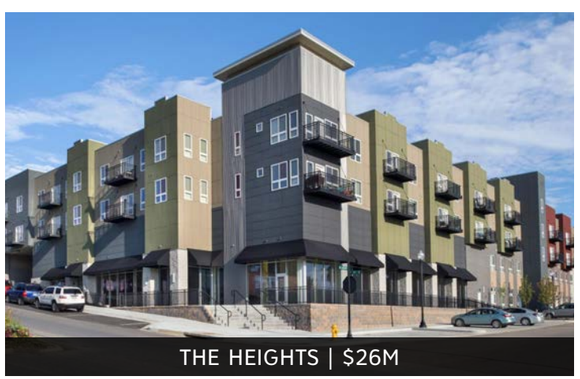
WASHINGTON, DC*

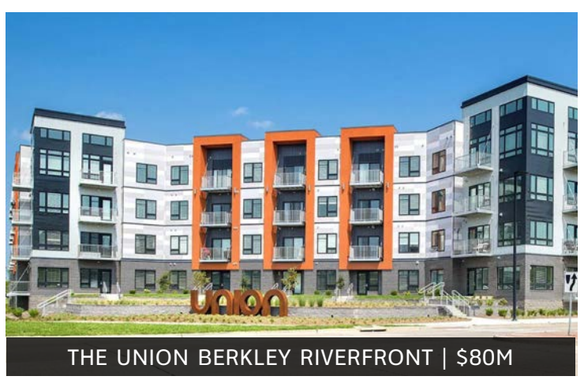
*STATES WE CURRENTLY MANAGE IN

FLAHERTY & COLLINS PROPERTIES

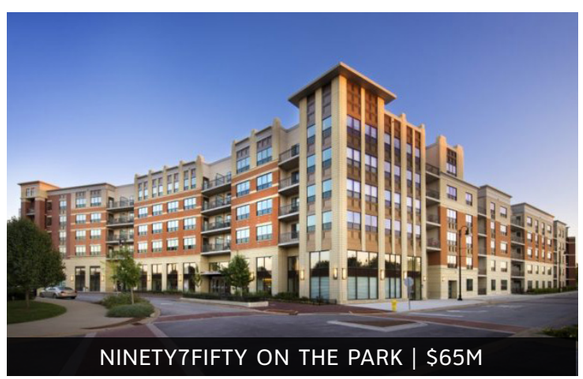
SIMILAR PROJECTS


THE YARDS | $41M


THE HEIGHTS | $26M



THE UNION BERKLEY RIVERFRONT | $80M

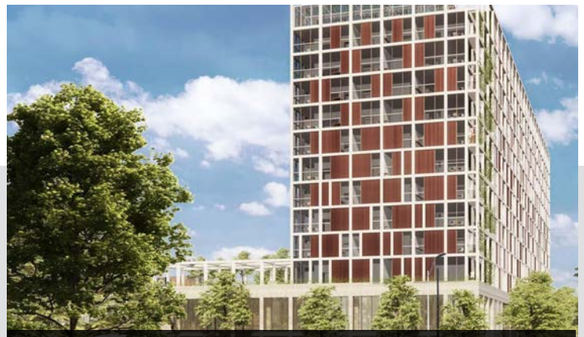

NINETY7FIFTY ON THE PARK | $65M

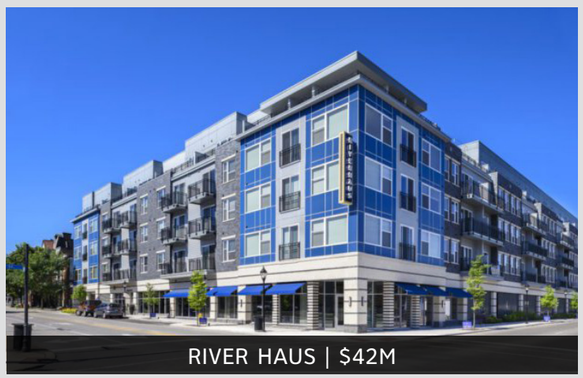


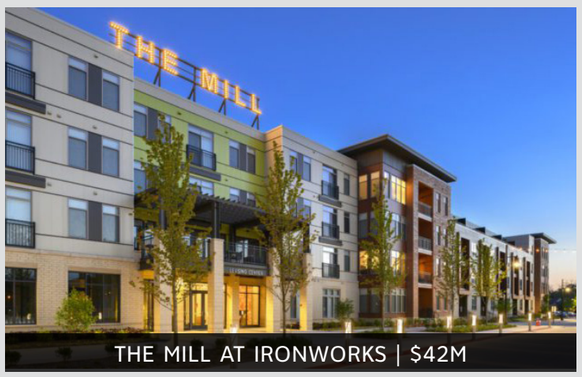
BOULEVARD AT OAKLEY STATION | $53.6M


WHISKEY RIVER | $31.5M


THE HELM | $47M


BELLWEATHER | $112M


RIVER HAUS | $42M



THE MILL AT IRONWORKS | $42M


THE ARBUCKLE | $37.5M


THE DEPOT AT NICKLEPLATE | $40.7M

PUBLIC PRIVATE PARTNERSHIP EXPERIENCE

PROJECT NAME	SUBSIDY TYPE	MUNICIPALITY SUBSIDY	DEVELOPMENT TOTAL COSTS
360 Market Square	TIF/City Land	$23,400,000	$119,400,000
4th & Race	Tax Abatement, Reduced Parking Rates, Free Air Rights, TIF	$17,500,000	$80,000,000
Ninety7Fifty	TIF/Land/Other/Impact Fees/Bonds	$25,000,000	$65,000,000
Axis	TIF	$15,000,000	$74,483,000
The Heights Linden Square	TIF/City Land/Sales Tax	$12,000,000	$26,333,000
The Depot at Nickel Plate	TIF/City Land/Impact Fees	$14,520,188	$40,753,232
The Boulevard at Oakley Station I&II	Tax Abatement/TIF	$17,400,000	$53,600,000
Cosmopolitan on the Canal	Tax Abatement	$3,000,000	$38,500,000
The Residence at The COR	TIF/Land/Impact Fees/Mezz	$11,900,000	$33,875,000
2700 University	TIF/TOD Grant/HOME	$14,993,897	$35,032,876
Union | Berkley Riverfront Park	Property & Sales Tax Abatement/ Tenant Lease	$27,000,000	$80,000,000
The Breakwater (New Albany)	TIF/DINO Tax Credit/Impact Fees	$7,587,849	$24,937,849
306 Riverfront (Kokomo, IN)	TIF/CityLand/DINO Tax Credit/Other	$12,870,026	$25,970,026
The Arbuckle	Land/TIF/Waiver of Fees/EDIT	$16,000,000	$37,500,000
Stonewater at the Riverwalk	Land/TIF/Economic Development Funds/ Industrial Recovery Tax Credits	$10,500,000	$28,000,000
The Mill at Ironworks	Land/TIF/Regional Cities Funds	$15,000,000	$42,000,000
River Haus	Land/Industrial Revenue Bond (IRB)	$9,000,000	$42,000,000
The Yards	Land/Property & Sales Tax Abatement	$8,000,000	$41,000,000
The Ascent at Top of the Hill	TIF/Land	$23,000,000	$80,000,000
The Banks	TIF/Land/Environmental Clean-Up/ Sidewalk Grant	$10,725,400	$38,770,000
Whiskey River	Land/Utility Grant/TIF	$15,850,000	$31,500,000
One at the Peninsula	Property Tax Abatement/ Sales Tax Exemption	$20,000,000	$85,000,000
The Taylor	TIF/Land	$13,000,000	$43,000,000
The Helm	TIF	$11,000,000	$47,000,000
The Cove at 47th	TIF	$10,350,000	$83,750,000
The Marquee	TIF/Land/Free Garage	$17,500,000	$65,000,000

TOTAL DEVELOPMENT COST

$1,362,404,983

TOTAL INCENTIVES

$382,097,360

FINANCIAL PARTNERS





THE HEIGHTS

AT LINDEN SQUARE

228 TOTAL UNITS

STUDIO, 1-BED, 2-BED

10,000 SF COMMERCIAL

QUICK FACTS

~ RESIDENTS PER UNIT | 1.5

~ RESIDENT AGE | 33

36% OF RESIDENTS BETWEEN THE AGES OF 20-30

ATTRACTED BUSINESSES
- FAIRFIELD HOTEL
- SUMMIT GRILL
- STONE CANYON PIZZA
- OVER FLOW COFFEE
- IWERX



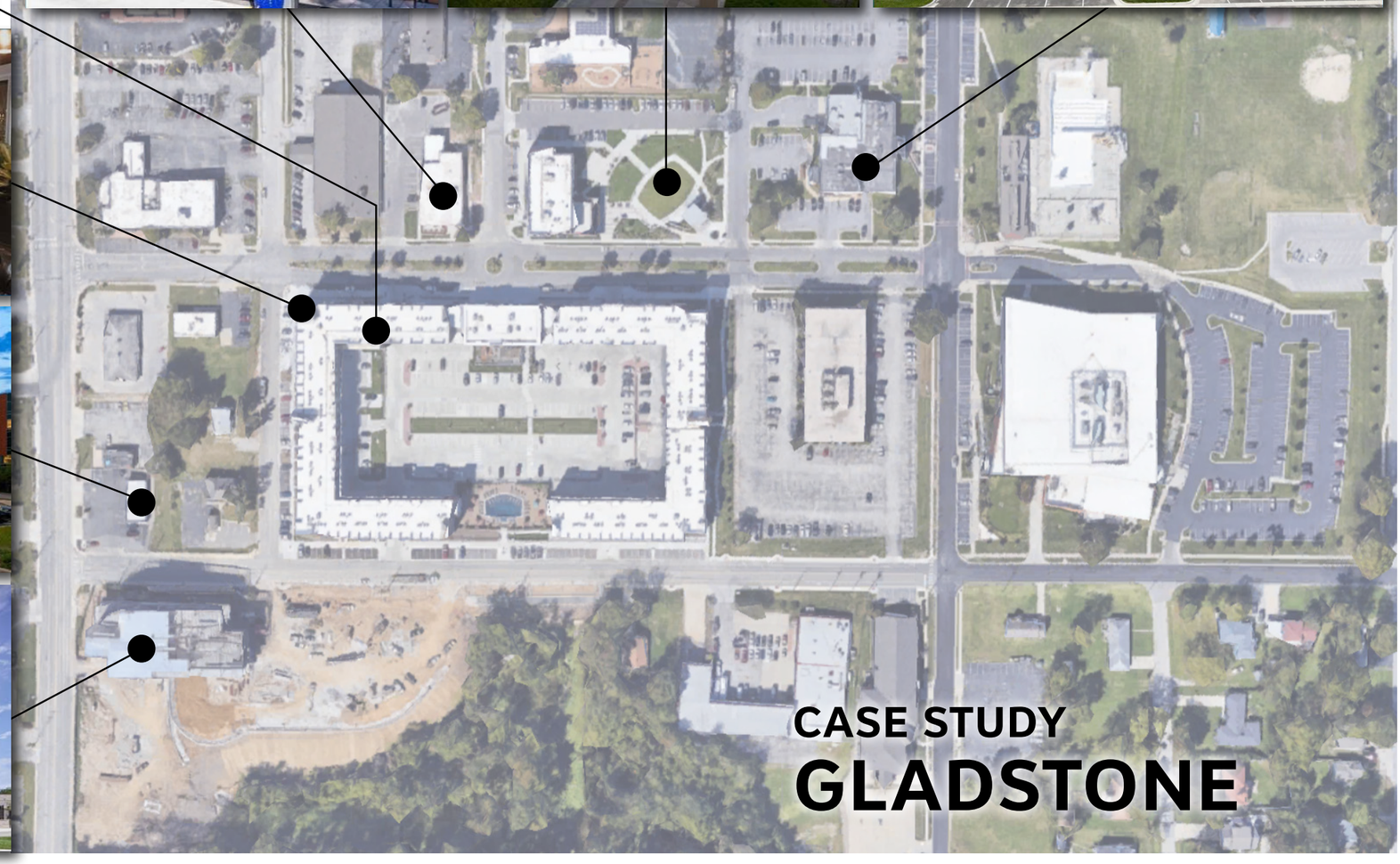












CASE STUDY

GLADSTONE

POPULATION | 27,329

MEDIAN HOUSEHOLD INCOME | $72,134

HOEFER WELKER





25+ MILLION SF OF DEVELOPMENT DESIGN

#2 RANKED ARCHITECTURE FIRM IN KC - KCBJ

#46 RANKED AE FIRM IN THE NATION - BDC GIANTS

AIA KANSAS CITY FIRM AWARD

DESIGNED TO DO MORE

MIXED-USE

MULTI-FAMILY

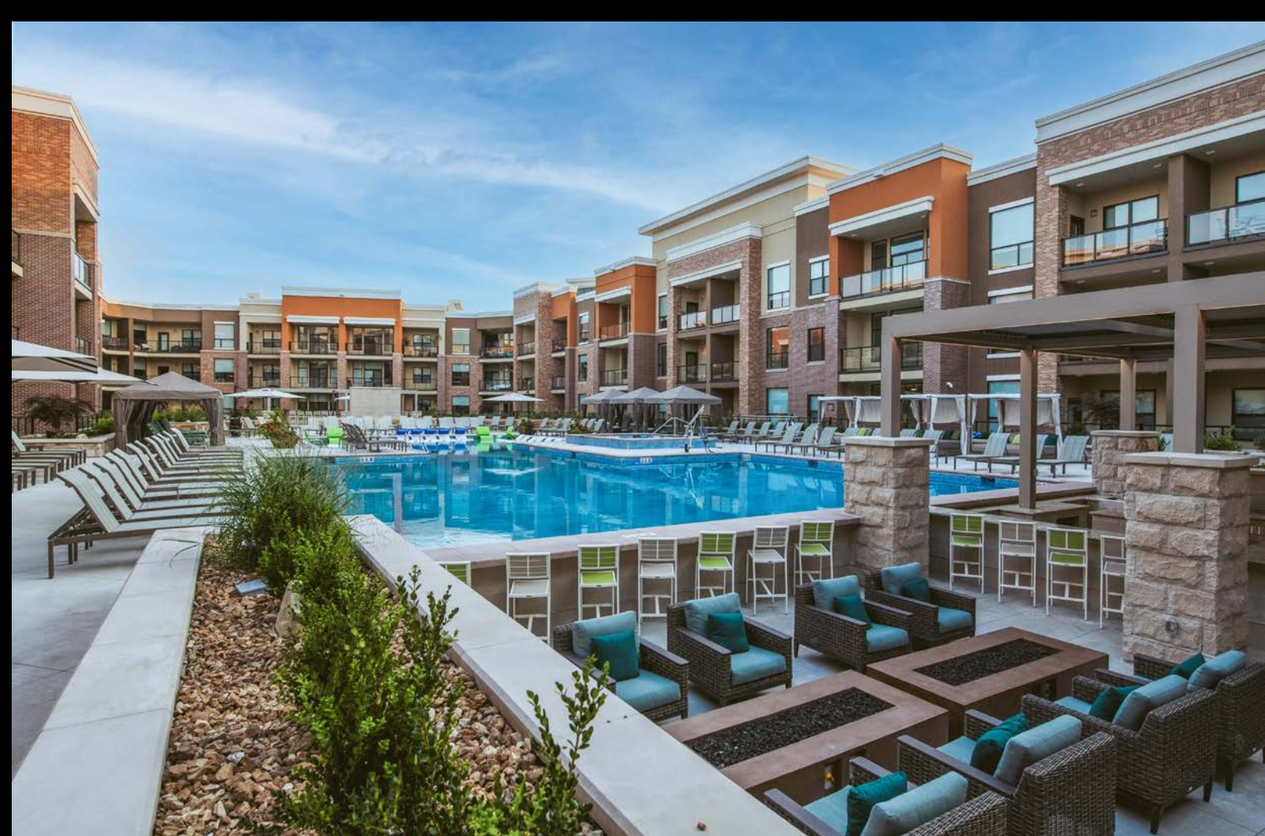
HOSPITALITY

ENTERTAINMENT

RETAIL

WORKPLACE





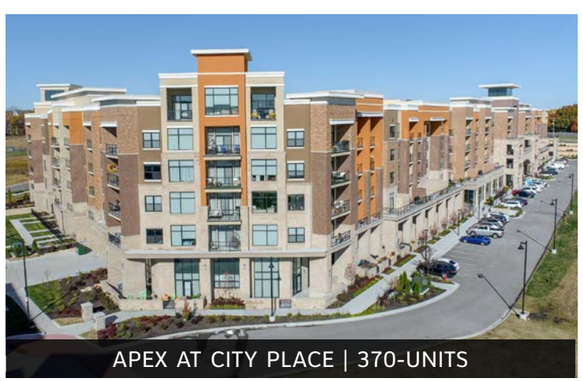
HOEFER WELKER

SIMILAR PROJECTS


HEART OF AMERICA | 464-UNITS



THE VUE | 219-UNITS


APEX AT CITY PLACE | 370-UNITS


GRANDSCAPE | 433-UNITS

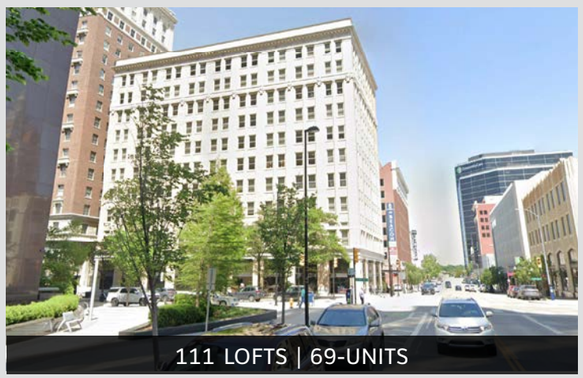

METCALF VILLAGE | 182-UNITS



CARSON TOWERS | 225-UNITS


RESIDENCES AT GALLERIA | 322-UNITS


LUMBERYARD | 230-UNITS


111 LOFTS | 69-UNITS



FREIGHT HOUSE VILLAGE | 250-UNITS


METCALF VILLAGE | 762-UNITS


KATZ ON MAIN | 185-UNITS







ANCHOR DEVELOPMENT PROJECT TO REVITALIZE DOWNTOWN

FORM-BASED CODE

URBAN FEEL, SUBURBAN LOCATION

DENSITY AT A MODERATE SCALE



THE VUE

OVERLAND PARK, KANSAS

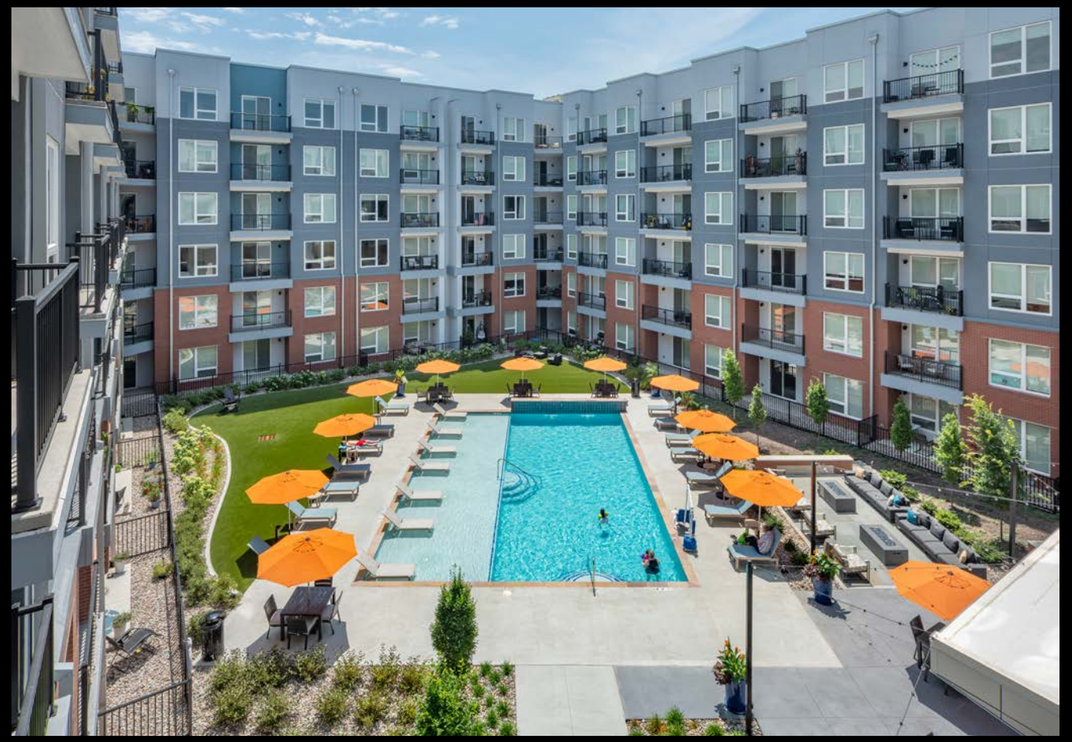
285K SF

219-UNITS

9K RETAIL

10K AMENITIES

338-CAR PARKING STRUCTURE





SUSTAINABILITY
IT'S NOT WHAT WE DO, IT'S WHO WE ARE.

PEOPLE



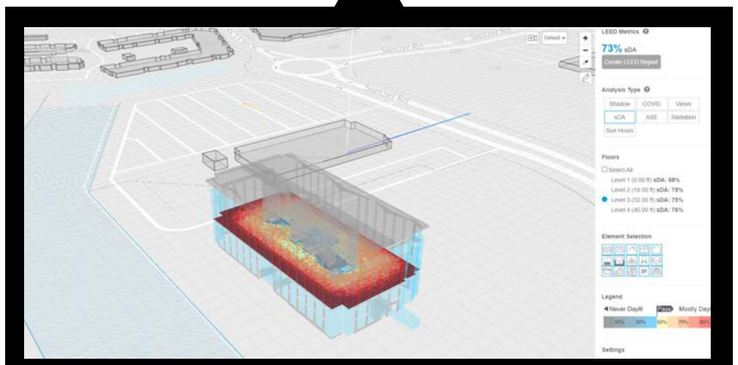
ACCREDITED PROFESSIONALS:
LEED, WELL, GREEN GLOBES

KC CLIMATE &
ENVIRONMENTAL COUNCIL

USGBC LEADERSHIP
ADVISORY BOARD

GBI ENERGY COMMITTEE

DESIGN



WELLNESS,
PERFORMANCE,ENVIRONMENT

COVE.TOOL ANALYSIS

LIFE CYCLE COST ANALYSIS

WUFI ANALYSIS

INCENTIVE OPPORTUNITIES

OPERATIONS



INTERNAL GREEN STUDIO

AIA 2030 SIGNATORY

AIA MATERIALS PLEDGE
SIGNATORY

PROJECT REPORTING



Masterplan & Community Engagement

YOU WILL PLAY AN INTEGRAL ROLE IN THE DESIGN OF YOUR DEVELOPMENT





BUILD TRUST

SHARE KNOWLEDGE & EXPERIENCE

PROBLEM SOLVE TOGETHER

UNIQUE DESIGN FOR BLUE SPRINGS

FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

LUMBERYARD DEVELOPMENT GOALS



Promote Mixed-Use Engaging Development

Enhance Downtown Main Street

Increase Business Opportunities

Improve Pedestrian & Bicycle Accessibility / Safety

Create a Distinct Blue Springs Downtown Identity

A Destination for Commerce, Culture, & Street Life

DOWNTOWN
BLUE SPRINGS
MASTER PLAN

COMMUNITY GOALS

DEVELOPMENT

More Diverse
Business Mix

Residential
Development

Redevelopment
& Reuse

Stimulate
Private Investment

COMMUNITY

Attract Customers

Retain Pedestrian
Scale Atmosphere

Create Memories

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Undeveloped Spaces

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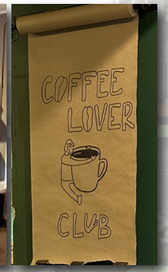
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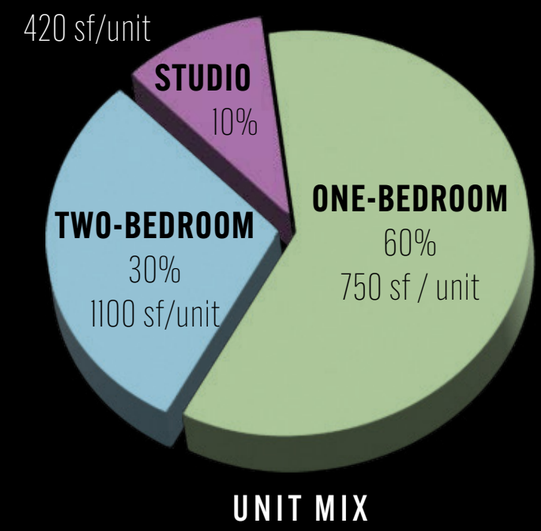
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LUMBERYARD SITE PLAN





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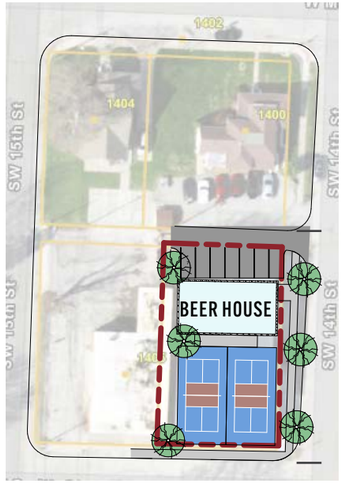
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N

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VARIETY OF HOUSING TYPES



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OFF-LEASH DOG PARK



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AERIAL VIEW LOOKING WEST



AERIAL VIEW LOOKING SOUTHEAST



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OUTDOOR AMENITIES

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5,000 SF OF NEW DOWNTOWN COMMERCIAL SPACE

ANCHOR FOR DOWNTOWN BLUE SPRINGS

ENHANCEMENT OF AN ACTIVE, WALKABLE, URBAN LIFESTYLE WITHIN BLUE SPRINGS

SALE PRICE

Parcel #	Acreage	Value
35-710-31-02-00-0-00-000	0.15	$135,000
35-710-30-01-02-0-00-000	0.21	$277,500
35-710-31-05-00-0-00-000	1.49	$821,300
35-710-35-11-00-0-00-000	1.75	$735,700
TOTAL	3.6	$1,969,500



LUMBERYARD DEVELOPMENT



FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

- 30 YEARS EXPERIENCE
- LONG-TERM HOLDERS
- FOCUS ON PIONEERING PROJECTS
- CATALYST FOR FUTURE DEVELOPMENT & INVESTMENT INTO BLUE SPRINGS

THE LUMBERYARD

Q&A

BLUE SPRINGS, MISSOURI

FLAHERTY & COLLINS PROPERTIES

HOEFER WELKER

Resolution No. 17-2025

A RESOLUTION DESIGNATING FLAHERTY & COLLINS PROPERTIES AS THE DEVELOPER FOR CITY-OWNED PROPERTY AT THE LUMBERYARD, AND AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE A FUNDING AGREEMENT AND NEGOTIATE A DEVELOPMENT PERFORMANCE AND SALE AGREEMENT RELATED TO THE LUMBERYARD REDEVELOPMENT REQUEST FOR PROPOSALS

WHEREAS, Ordnance No. 5362, approved September 3, 2024, declared the City-owned property south of W Main Street and generally east of SW 14th Street at the former lumberyard site and the former service/fuel station site (1308 W. Main Street and 1304 W. Main Street) Jackson County Parcels: 35-710-31-02-00-0-00-000, 35-710-31- 05-00-0-00-000, 35-710-35-11-00-0-00-000, and 35-710-30-01-02-0-00-000 as surplus and directed staff to solicit offer for sales and development; and

WHEREAS, the City of Blue Springs posted a Request for Proposal (RFP) on the City's website on September 3, 2024 seeking a developer to plan, prepare, and commission a feasible redevelopment plan for 3.4+ acres at the southwest end of Downtown Blue Springs on Main Street, with a deadline for receipt of the proposals to the City Clerk was December 3, 2024. The RFP was also emailed to a regional and national email group of approximately 50 development firms; and

WHEREAS, the City received two proposals: Flaherty & Collins Properties and Luxe One, LLC; and

WHEREAS, the RFP Team met on February 11, 2025 to listen to presentations, conduct site visits, and score the proposals with the Flaherty & Collins Properties proposal receiving the highest score.

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

Section 1. That the City Council designates Flaherty & Collins Properties as the developer for City-owned property south of W Main Street and generally east of SW 14th Street at the former lumberyard site.

Section 2. That the City Council authorizes City staff to prepare a Funding Agreement and negotiate a Development Performance and Sale Agreement to assist both the City and Developer by setting out the obligations of both parties and the various standards and conditions that will control development of the subject property.

Section 3. City staff is hereby authorized to work with the developer, its legal representatives and others, to draft and submit all documents necessary for City Council review and final consideration of a Development Performance and Sale Agreement.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 17th day of March 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 20, 2025

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

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

ISSUE/REQUEST

Councilmembers Tholen and Edmondson will lead a discussion on alternatives and potential City Code amendments relating to the parking of a commercial vehicle on private property in residential zoning districts. Upon conclusion of the discussion, a motion is in order to direct staff for potential City Code amendments.

BACKGROUND/JUSTIFICATION

The current City Code Section 365.080 Parking in Residential Zones prohibits the parking or storage of any commercial vehicle which is licensed for over six tons on any street, highway, public or private property in any residentially zoned district within the City of Blue Springs, Missouri. Such commercial vehicles include flatbed trucks, dump trucks, utility wreckers, boom trucks, bucket trucks, tandem axle trucks, cab and chassis trucks.

Councilmembers Tholen and Edmondson will lead a discussion for Council to consider a Code amendment to allow for the parking of such vehicles in residentially zoned private property to allow property owners who use such trucks as part of their business. A few of the considerations that will be discuss

Staff researched multiple other cities' codes related to the parking of commercial vehicles in residential zones. Most cities prohibit the parking of commercial vehicles in residential zoning districts, except for those being actively used for construction purposes, deliveries, or providing services to a property. The definition of commercial vehicles varies across cities, with some using a gross vehicle weight definition and others having height and length of vehicle restrictions.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 18, 2025	N/A

STAFF RECOMMENDATION

There is no staff recommendation as this is a discussion item only.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Copy of City Code Section 365.080
2. Other cities' regulations of parking of commercial vehicles.

REVIEWED BY:

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

City of Blue Springs, MO
Thursday, February 20, 2025

Chapter 365. Stopping, Standing or Parking Restricted or Prohibited on Certain Streets

Section 365.080. Parking In Residential Zones.

[R.O. 1996 § 365.080; CC 1968 § 20-47; Ord. No. 1581 §§ 1 — 3, 11-17-1986; Ord. No. 3034 § 1, 2-2-1998; Ord. No. 4540 § 1, 4-20-2015; Ord. No. 5065, 12-6-2021]

A. Parking And/Or Storage Restrictions.

1. It shall be unlawful to:

a. Park or store any travel trailer, camping or pop-up camper that is longer than twenty (20) feet designed or intended to be pulled behind a motorized vehicle on any street or highway;

b. Park or store any recreational vehicle, whether or not motorized and operational, flatbed trailer, enclosed trailer, boat trailer, or boat, on any street or highway for more than twenty-four (24) hours or on any street or highway within one thousand (1,000) feet, measured radially, at any parking space on any other street or highway the recreational vehicle, trailer, or boat was previously parked at or on within the past forty-eight (48) hours;

c. Park or store any commercial vehicle which is licensed for over six (6) tons on any street or highway or public or private property in any residentially zoned district within the City of Blue Springs, Missouri; or

d. Park on any street or highway or public or private property in any residentially zoned district any of the following: flatbed trucks, dump trucks, utility wreckers, boom trucks, bucket trucks, tandem axle trucks, cab, and chassis trucks. This does not preclude the parking of standard pickups.

2. Exception: Limited parking is permissible during loading and unloading or during the time necessary to carry out a service upon property in the block any of the vehicles enumerated herein are is parked, and the parking of construction vehicles on an active construction site is also permitted.

B. For purposes of this Section:

1. A recreational vehicle is a motor vehicle primarily designed, or modified to serve, as a temporary living quarters for recreational camping or travel use regardless of its actual use at the time of parking or storage on a street or highway.

2. A travel trailer, camping or pop-up camper means a vehicular, portable structure built, designed, or modified to be carried or pulled by any type of vehicle (whether located on or off such vehicle), and to be used as a temporary dwelling for travel, recreational or vacation purposes.

3. A camping or pop-up camper is primarily designed, modified or utilized for temporary living quarters as in the case of travel, recreation or vacation, and which does not have motive power of its own, but is designed to be drawn by another vehicle.

4. A commercial vehicle is any motor vehicle used in or by a business in furtherance of the business or any vehicle licensed as a commercial vehicle.

C. The operation or use of a motor vehicle in violation of the provisions of this Section shall be prima facie evidence that said motor vehicle was at the time of such violation controlled, operated and used by the owner thereof.

D. If any vehicle is found in violation of any provision in this Section, the owner or person in whose name said vehicle is registered in the records of any City, County, or State shall be held prima facie responsible for such violation, if the driver thereof is not present.

[1] *Cross Reference: See Sch. V, Commercial Vehicles And Trucks.*

Commercial Vehicle Parking Regulation in Residential Zones

Lee's Summit, MO
Restricted Vehicles. No motor vehicles designed or regularly used for carrying freight, merchandise, or other property or more than (8) passengers and that is licensed in excess of (1) ton gross vehicle weight shall be stored or parked in a residential district, except for deliveries or as otherwise allowed per Table 302.11.1.

Raymore, MO
Parking of the following vehicles is prohibited in residential zoning districts:

1. Semi-trailer truck, also known as a semi-tractor truck or road tractor.

2. Cargo trailer, semi-trailer, or similar vehicle that can be connected to or pulled by a semi-trailer truck.

3. Any vehicle rated as a Class 5 or higher under the US Department of Transportation Federal Highway Administration Vehicle Inventory and Use Survey standards.

4. Overnight parking of a school bus, charter bus or similar vehicle.

5. Any vehicle with a bucket lift, dumping capability, tow truck, low or high-profile cab over engine, or similar vehicle.

Belton, MO
A combination based on weight and CDL requirement. If it weighs more than 12,000 lbs but doesn't require a CDL, it is typically been allowed as long as it's not out of place in the neighborhood.

Independence, MO
Off-street parking in residential districts may be used solely for the parking of passenger motor vehicles. No trucks may be parked in residential districts, except for vehicles actively being used for deliveries and trucks that are licensed for a gross vehicle weight of no more than 12,000 pounds and that have a length of no more than 22 feet.14-501-09-E.Commercial vehicles, as defined by this Chapter, shall not be parked on any residential zoned lot except for the expressed temporary purposes of making deliveries (e.g., moving van) of goods or services.14-501-09-F.Emergency vehicles, such as police, fire and ambulance, shall be exempt from these requirements. For the purpose of this section, tow trucks will not be considered emergency vehicles.14-501-09-G.No buses of any kind shall be parked on any residentially-zoned lot. However, religious assembly, institutional or community service uses, as permitted in a residential district, may park buses on their lots in conjunction with their services and activities.

Parkville, MO
It shall be unlawful for the driver, owner or operator of any bus, truck, tractor, trailer, house-trailer, tractor-trailer, truck-trailer combination or mobile homes to park or cause to be parked in any street in a residential district, as defined in Section 300.010 of this Title, except that an operator may park said vehicle while actually or continuously engaged in loading or unloading; provided, however, that said vehicle may be parked in front of a place of business in such district during business hours of said business, but subject to all ordinances regulating parking at said location. A truck which weighs twelve thousand (12,000) pounds or less in aggregate will be permitted to operate and park in residential districts subject to other provisions of this Chapter.

Liberty, MO
Sec. 20-121.1. - Truck parking prohibited in residential areas.

It shall be unlawful for the driver, owner or operator of any bus, recreational vehicle, truck of one ton or more, truck tractor, trailer, tractor trailer, or truck trailer combination to park or cause to be parked such vehicle for longer than two (2) hours at any one time on any street in a residential district as described in the zoning ordinances of the city, being district R-1A through R-7 inclusive; provided, however, that said vehicles may be parked in conjunction with the conduct of business in such district during normal business hours of said business, but subject to all other ordinances regulating parking at said location. No notice or sign reflecting said prohibition shall be required to be posted.

Gladstone, MO
302.8.2 Commercial motor vehicle. No person shall park or allow to be parked a commercial motor vehicle upon any residential lot or premises, improved or unimproved, in the city. Exceptions:

1.City-owned and -operated vehicles; services vehicles owned by utility companies while in the process of services or maintenance; construction vehicles while being used in conjunction with construction or maintenance authorized by the jurisdiction having authority.

2.For the purpose of making delivery or pickup provided such vehicles are not left continuously parked between the hours of 9:00pm and 7:00am local time.

3.Pickup trucks rated at 1-ton (907 kg) or more that are owned and operated for the personal use, non-business related, of the individual who owns said pickup truck.

4.A commercial motor vehicle rated at 1-ton or less.

Grandview, MO
(e)Passenger car, passenger van, pickup truck, motorcycle, recreational vehicle or recreational equipment: means a vehicle (1) licensed for use on public streets or waterways, (2) designed primarily for the transportation of people, not equipment, freight, or other vehicles, and (3) sold primarily to individuals for personal use. These vehicles shall not be longer than 22 feet, exceed a height of 8 feet, or exceed a width of 8 feet, except recreational vehicles and boats. Included under this definition are commercial vehicles that mount apparatus including aerial buckets or platforms (e.g., "cherry pickers"), towing booms, welding equipment, and mechanical lifts or arms designed to assist in loading and unloading freight shall be permitted if the base vehicle upon which the apparatus is mounted does not exceed the length of 22 feet, a height of 8 feet, or a width of 8 feet. No more than one (1) commercial vehicle meeting the established size limit may be parked or stored on a residential property. Tow trucks, tractor trailers, or tractor trailer cabs are prohibited is residential districts

Kansas City, MO
88-810-341 - COMMERCIAL VEHICLES

Any motor vehicle having at least one of the following attributes:

1.Having a gross weight, whether loaded or unloaded, in excess of 18,000 pounds or exceeding 22 feet in length and designed to carry passengers for hire, or to haul or tow vehicles, freight, or merchandise; or

2.Any tractor, backhoe, blade, bucket, bulldozer, compactor, crane scraper, excavator, front-end loader, or other contractor's equipment or attachment; or

3.Any tow truck, dump truck, step van, refuse or garbage truck, bus, semi-tractor cab or trailer, or other similar vehicle; or

4.Any agricultural tractor, farm implement or attachment, moving equipment or attachment, brush hog, trimmer, spreader and other lawn, landscape and turf maintenance equipment or attachments, or other similar equipment

Shawnee, KS
10.02.010 - Definitions

N. Commercial Vehicle shall mean, when applied to provisions other than Chapter 10.04 of this Code, a vehicle designed or used to transport property or passengers if:

1. The vehicle is registered to a business or displays business markings and is licensed as a truck with a registered weight capacity of more than sixteen thousand pounds (16,000) pursuant to Chapter 8 of the Kansas Statutes or any amendments thereto; or

2. The vehicle is designed to transport sixteen (16) or more persons, including the driver; or;

3. The vehicle contains hazardous materials and is required to be placarded in accordance with 49 C.F.R. 172, subpart F, effective January 1, 1991 and any amendments thereto; or

4. The vehicle, or the combined length of a vehicle and an attached trailer, including any permanently mounted equipment, exceed twenty-four (24) feet in length, or eight (8) feet in height, or eight (8) feet in width. This definition shall not include a motor home parked in compliance with Title 17 and Title 15 of the Shawnee Municipal Code, or a passenger conversion van; or

5. The vehicle is of the following type regardless of their registered weight, dimensions or markings: flatbed truck, dump truck, tow truck, cement mixer, bus, or utility wrecker; and

6. This definition shall not include implements of husbandry, authorized emergency vehicles and/or those vehicles currently owned and operated by federal, state and local governmental authorities.

10.20.070 - Commercial Vehicles—Parking or Storing Prohibited.

No person shall park, store or keep a commercial vehicle, in any area of the City, public or private, provided, commercial vehicles may be parked on private or public parking areas for the purpose of loading or unloading, being actively involved in on-going construction or maintenance on the property, or being used to patronize the particular business, church or other facility. It is unlawful for any property owner or the person having the possession of real property to authorize or permit a violation of this section to occur upon the property they own or possess.

A. The provisions of this section shall not apply to commercial vehicles stored within a building or garage.

B. The provisions of this section shall not apply to commercial vehicles used in the operation of the business when stored or parked in an area depicted in an approved site plan for that business.

C. The provisions of this section shall not apply to a business where the business operates a new and/or used retail vehicle dealership and display of such vehicles is otherwise in compliance with an approved site plan for that business.

D. The provisions of this section shall not apply to commercial vehicles parked on the site of or adjacent to the site of an ongoing approved public improvement project.

E. The provisions of this section shall not apply to commercial trailers parked in a loading berth depicted on an approved site plan.

F. The provisions of this section shall not apply to commercial vehicles used in the operation of a daycare, school or church for the transportation of members or clients.

G. The provisions of this section shall not apply to those vehicles exempted prior to the effective date of this ordinance by a majority vote of the Governing Body.

H. The provisions of this section shall not apply to a City sponsored event.

Smithville, MO and Parkville, MO (similar)
Chapter 360. Trucks, Trailers and Other Large Vehicles

Section 360.050. Parking Truck, Trailer or Other Large Vehicles in Residential District.

It shall be unlawful for the driver, owner or operator of any bus, truck, tractor, trailer, house-trailer, tractor-trailer, truck-trailer combination or mobile homes to park or cause to be parked in any street in a residential district, as defined in Section 300.010 of this Title, except that an operator may park said vehicle while actually or continuously engaged in loading or unloading; provided, however, that said vehicle may be parked in front of a place of business in such district during business hours of said business, but subject to all ordinances regulating parking at said location. A truck which weighs twelve thousand (12,000) pounds or less in aggregate will be permitted to operate and park in residential districts subject to other provisions of this Chapter.

Chapter 355. Operating, Stopping, Standing or Parking Prohibited in Specified Places

Section 355.025. City Parking Lots.

[Ord. No. 1532 §1, 9-5-1995; Ord. No. 1965 §1, 7-24-2001]

A. In any City parking lot the following restrictions shall apply:

1. Commercial trucks or trailers licensed over twelve thousand (12,000) pounds shall not be parked overnight.

2. No vehicle shall be parked continuously for more than seventy-two (72) hours.

B. Overtime parking may be allowed in special circumstances; such authorized parking shall be designated by the placement of a special permit in the front window of the vehicle, said permit to be signed by the Chief of Police and specify the beginning and expiration dates of the permit.

C. In issuing such special permit, the City of Parkville does not assume any liability for the loss of or damage to the vehicle or its contents.

Lenexa, KS and Kearney, MO
COMMERCIAL VEHICLE: Any vehicle that meets one or more of the following specifications: A designated weight specification in excess of 10,000 pounds; length is longer than twenty three feet (23’); height is taller than eight feet (8’); width is wider than nine feet (9’); any flatbed trucks, dump trucks, utility wreckers, or tow trucks; any vehicle designed to transport 16 or more passengers including the driver; any vehicle with permanently mounted equipment, such as aerial buckets or platforms, welding equipment, mechanical or hydraulic devices designed to

assist in loading and unloading freight; or any vehicle designed for and commonly used in construction. This definition does not include Devices as defined herein.

3. Commercial Vehicles: No person shall park a Commercial Vehicle, as defined in Section 3-8-B-7-B, on any public street, avenue, alley or other public right-of-way and any private street or private property in a Residential Zoning District for more than two (2) consecutive hours except as follows:

a. In emergency situations;

b. The Commercial Vehicle is actively engaged in legitimate loading or unloading activities;

c. The Commercial Vehicle is present as a part of lawfully permitted construction or service call actively underway on adjacent property;

d. The Commercial Vehicle is making routine deliveries to adjacent property;

e. The Commercial Vehicle is located within a completely enclosed structure.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 24, 2025

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

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

ISSUE/REQUEST

Councilmembers Culpepper and Brummel will lead a discussion on alternatives and potential City Code amendments for the keeping of backyard hens in the City. Upon conclusion of the discussion, a motion is in order to give staff direction for potential City Code amendments to be brought back to City Council on April 7, 2025.

BACKGROUND/JUSTIFICATION

Councilmembers Culpepper and Brummel would like to have additional discussion relating to the keeping of backyard hens in the City. Recently, other cities, including Pleasant Hill, have adopted regulations for the keeping of backyard hens/chickens. In August 2024, a new State Law went into effect prohibiting Homeowner's Associations (HOA's) from regulating backyard chickens, provided they follow certain regulations relating to the number of chickens and how they are kept. There is currently a lawsuit to block the enforcement of the State Law that is set for a hearing in May.

Specifically, the Councilmembers would like to discuss the proposed Code Amendments from November 18, 2024, Bill 5277, which proposed City Code amendment for regulations of backyard hens in the City based upon the City of Lee's Summit City Code for chickens, with the inclusion of female ducks. Additionally, the Councilmembers would like to see regulations that:

1. Make the maximum height of a backyard hen coop of 8'
2. Require annual permitting and inspections similar to those required in Pleasant Hill
3. Add an effective date of ordinance of 120 days after passage to allow time for HOA's to modify their covenants, if necessary, as well as allow time for the City to develop the permitting and inspection processes

Backyard chickens have been discussed and reviewed numerous times since 1999. A timeline of events is included below. Most recently, Bill 5277 was presented to Council on November 18, 2024 which proposed City Code amendment for regulations of backyard hens in the City based upon the City of Lee's Summit City Code for chickens, with the inclusion of female ducks. The Bill failed by a vote of 3 – Aye, 4 - No

Date	Action Taken	Explanation
11/01/1999	Ord 3179	Amended Chapter 215 of the code to add sections to define animal, preclude the raising of livestock in residential areas without a conditional use, and to require owners of animals to immediately remove defecated fecal matter from property other than their own.

05/08/2012	None	Discussion at Public Safety Citizen Advisory Board meeting. Unanimously recommended no change to existing Ordinance.
03/26/2013	None	Memo and research regarding Urban Chicken Ordinances for surrounding cities prepared by Staff.
03/20/2017	None	Citizens spoke in favor of allowing chickens at a Council Meeting.
10/01/2018	Ord 4769	Amended Section 215.125 of the code to include poultry as farm animals and livestock that are not allowed in any residentially zoned district unless approved as a conditional use.
01/27/2020	CUP Denied	The City has received one application for a conditional use permit to allow chickens. It was denied by the Planning Commission.
07/17/2023	None	Citizens spoke in favor of allowing backyard hens at a Council Meeting.
09/05/2023		City Council discussion regarding backyard chickens and City Council directed staff to bring back an Ordinance amending the City Code to allow backyard chickens
10/02/2023		Pursuant to Section 9.2 of the Blue Springs Home Rule Charter, an Affidavit of Petitioner's Committee for Citizens for Blue Springs for Backyard Hens was filed with the City which included a proposed Bill amending the Code of Ordinances
11/06/2023		City Council discussion regarding backyard chickens and Motion approved to Direct Staff to discontinue research and drafting of Bill related to backyard chickens until further direction from the Council.
01/03/2024		After re-reviewing the initial Petition and Amended Petition, the Jackson County Election Board verified 2,462 signatures, leaving 416 signatures required to constitute a valid Petition.
01/16/2024	Failed	Bill 5177, A Call for Election – Backyard Hens failed. City Council directed staff to bring forward City Code amendments to allow backyard chickens in the City for the March 4, 2024 City Council meeting.
3/4/2024	Failed	Bill 5196, Code Amendment relating to Backyard Chickens
11/18/24	Failed	Bill 5277, Code Amendment relating to Backyard Hens

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
March 17, 2025	N/A

STAFF RECOMMENDATION

There is no staff recommendation as this is a discussion item only.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Copy of Failed Bill 5277 City Code Amendments Related to Backyard Hens, November 18, 2024
2. Copy of Pleasant Hill, MO City Code Amendments regulating backyard chickens

REVIEWED BY:

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

Introduced by Councilmember _____ BILL NO. 5277

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 215: DOGS, CATS, ANIMALS AND DANGEROUS ANIMALS OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, ADDING SECTION 215.127: REGULATION OF BACKYARD HENS

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

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

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

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

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

WHEREAS, at the same January 16, 2024 meeting, City Council directed staff to bring forward an Ordinance amending the City Code to regulate Backyard Hens in the City; and

WHEREAS, at the March 4, 2024 City Council meeting, Bill No. 5196 amending the City Code to outline a set of regulations failed by a vote of 2-5 of and City Council voted to not adopt the regulations; and

WHEREAS, at the November 18, 2024 City Council meeting, Staff presented a new Ordinance that is similar to surrounding cities and allows for backyard hens, and proposes amendments similar to those in other cities, as well as allowing for female ducks.

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

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

Section 1. That Chapter 215 Dogs, Cats, Animals and Dangerous Animals of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a Section,

to be numbered 215.127: Regulation of Backyard Hens which said Section reads as follows:

Section 215.127. Regulation Of Backyard Hens

A. Purpose

The purpose of these regulations is to provide for the allowance of backyard hens upon single residential properties in the City, or upon an agricultural property of less than 3 acres being used for residential purposes, there is a need to regulate and set minimum standards for the keeping of such backyard hens in order to mitigate any detrimental impact to neighboring properties and to protect the public health, safety, and welfare of the residents of the City.

B. Applicability

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

C. Definitions

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

Backyard Hen

Shall mean Gallus gallus domesticus of the female sex and female ducks. This definition does not include male chickens or roosters, or other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, or other waterfowl, all of which are not permitted under this Section. This Section only allows hens as defined herein and does not allow any other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, or waterfowl, are not permitted under this Chapter.

Backyard hen Coop or Coop

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

Backyard hen Run or Run

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

Backyard hen Tractor or Tractor

Shall mean a movable backyard hen coop lacking a floor.

Humane standards of care

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

Nuisance

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

D. Number and type of backyard hens allowed.

1. The maximum number of backyard hens allowed is six (6) per tract of land regardless of how many dwelling units are on the track.
2. Only female backyard hens are allowed. There is no restriction on the backyard hen species, as defined in Section 245.160, Nuisances Enumerated.
3. Subparts 1. and 2. of this subsection shall not apply when the backyard hen(s) kept are four hundred (400) feet or more from the residence of any other inhabitant.

E. Non-commercial use only.

It shall be unlawful to engage in backyard hen breeding or fertilizer production for commercial purposes.

F. Enclosures.

1. Backyard hens must be kept in an enclosure or fenced area at all times. During daylight hours, backyard hens may be allowed outside of their backyard hen pens in a securely fenced yard if under supervision as defined in herein. Backyard hens shall be secured within a henhouse or backyard hen tractor during non-daylight hours.
2. Enclosures must be kept in a clean, dry, odor-free, neat and sanitary condition at all times.
3. Henhouses, backyard hen tractors and backyard hen pens must provide adequate ventilation and adequate sun and shade and must be impermeable to rodents, wild birds and predators, including dogs and cats.
4. Henhouses and backyard hen tractors shall be designed to provide safe and healthy living conditions for the backyard hens while minimizing adverse impacts to other residents in the neighborhood.
5. A henhouse or backyard hen tractor shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator and bird proof wire of less than one inch openings.

G. Materials.

1. The materials used in making a henhouse or backyard hen tractor shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal or similar materials is prohibited.
2. Materials used shall be impervious to moisture so that the surface does not permit the absorption of fluids. This may be accomplished by sealing with paint, or using a material that is impervious to moisture by nature, i.e., plastic, metal, concrete, glazed faced tile, etc. The surface shall be routinely maintained. If paint is peeling, it must be repainted to seal the surface.
3. Henhouses and backyard hen tractors shall be well maintained.

H. Location.

1. No henhouse, backyard hen tractor or backyard hen pen shall be placed in any area of property that is considered frontage, as defined by Title IV, Unified Development Code, .
2. Henhouses, backyard hen tractors and backyard hen pens must be located at least ten (10) feet from the property line and at least forty (40) feet from any adjacent residential dwelling, church, school, or place of business.

I. Henhouse and backyard hen tractor size.

1. The minimum size of any henhouse or backyard hen tractor shall be two (2) square feet per backyard hen.
2. The maximum size of any structure henhouse or backyard hen tractor shall be four (4) square feet per backyard hen.
3. The interior roosting area of any henhouse or backyard hen tractor shall be not less than two (2) feet in height.
4. The exterior height of any henhouse or backyard hen tractor, including any risers or pedestals, shall not to exceed ten (10) feet.
5. A backyard hen pen shall consist of sturdy wire fencing. The pen must be covered with wire, aviary netting, or solid roofing.
6. Subparts 1 through 6. of this section shall not apply when backyard hen(s) are kept four hundred (400) feet or more from the residence of any other inhabitant.

J. Backyard Hens at large.

1. Backyard hens shall not be allowed to run at large. It shall further be unlawful to picket or tie any such animal in any of the streets of the City for the purpose of grazing or feeding.
2. No dog, cat or other domesticated animal, which kills a backyard hen running at large will, for that reason alone, be considered a dangerous or prohibited animal.

K. Odor and noise impacts.

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

L. Predators, rodents, insects, and parasites.

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

M. Feed and water.

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

N. Waste storage and removal.

The backyard hen owner must provide for the storage and removal of backyard hen manure. All stored manure shall be covered in a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed. The henhouse, backyard hen tractor and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.

O . Unlawful acts.

1. It shall be unlawful for any person to keep backyard hens in violation of any provision of this article.
2. It shall be unlawful for any owner, renter or leaseholder of property to allow backyard hens to be kept on the property in violation of the provisions of this article.

P. Violation.

1. It shall be unlawful for any person to keep backyard hens in violation of any provision of this article.
2. It shall be unlawful for any owner, renter or leaseholder of property to allow backyard hens to be kept on the property in violation of the provisions of this article.
3. Any person who shall violate a provision of Chapter 215.127 or fail to comply therewith, or with any of the requirements thereof, in addition to any other remedy or action available to the City or Codes Administrator, shall be punished, upon conviction, pursuant to Section 100.080(C) of the Blue

Springs Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

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

It shall be unlawful for any person to own, keep or harbor more than four (4) adult animals over the age of six (6) months in a zoned residential neighborhood. Five (5) or more animals will constitute a commercial kennel and require proper zoning and an occupational license issued by the City License Collector. Backyard Hens as permitted by Section 215.127 do not count towards the Number of Animals contained within this Section.

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

No livestock or farm animals, including poultry, except as otherwise permitted under Section215.127 Backyard Hens, even if considered pets by the owner, shall be kept in any residentially zoned district within the City of Blue Springs unless they are allowed and approved as a conditional use pursuant to Title IV of the Code of Ordinances, City of Blue Springs, Missouri.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 18th day of November, 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Agenda Item Cover Sheet

Agenda Title:

- Bill No. 25-02 - An Ordinance Amending Chapter 8 of the Code of Ordinance of the City of Pleasant Hill, Missouri Relating to the Keeping of Chickens

Department/Contact Person:

- Mayor King
- Tommy Wright, Police Chief
- Shelby Teufel, City Administrator

Background Information:

- The City of Pleasant Hill hosted a Town Hall to seek citizen input on backyard chickens on October 17, 2024. As a result of the town hall, a citizen approached the City Council on October 28, 2024 asking for consideration to allow backyard chickens. Mayor King presented draft regulations at the November 25, 2024 City Council meeting and the Council further continued this discussion on January 27th.
- The proposed bill is presented to the City Council for consideration and adoption.
- The bill is set to take effect on Monday, March 31, 2025.

Financial Information:

- None, as presented

Staff Recommendation:

- The bill does not currently establish a fee for registration but allows for collection of a registration fee if desired by Council. If desired, staff would recommend the fee be set at $6, consistent with other animal licenses.

Attachments:

- Bill No. 25-02

BILL NO. 25-02 **ORDINANCE NO. _____**

AN ORDINANCE AMENDING CHAPTER 8 OF THE CODE OF ORDINANCES OF THE CITY OF PLEASANT HILL, MISSOURI RELATING TO THE KEEPING OF CHICKENS.

WHEREAS, the City Council desires to amend the City Code to provide regulations for the citizens of Pleasant Hill to own, keep, harbor, and maintain chickens.

WHEREAS, the City Council deems that such regulations are deemed expedient for the public health, welfare, and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT HILL, MISSOURI, AS FOLLOWS:

Section 1. That Chapter 8, Article I, Section 8-1 of the Code of Ordinances for the City of Pleasant Hill, Missouri, is hereby amended to include the following definitions:

Chicken means Gallus domesticus of the female sex. This definition does not include male chickens or roosters, or other fowl, such as, but not limited to, peacocks, turkeys, guinea fowls, ducks, or waterfowl, all of which are not permitted under this Chapter.

Chicken Coop or Coop means an enclosed and roofed immobile structure for housing chickens which provides shelter from the elements.

Chicken Run or Run means an enclosed outside yard or area for keeping chickens.

Chicken Tractor or Tractor means a movable chicken coop lacking a floor.

Humane standards of care shall include, but shall not be limited to, an animal's accessibility to food and water, proper medical attention, proper shelter from the elements, and clean animal waste areas with regular waste removal.

Section 2. That the following definitions in Chapter 8, Article I, Section 8-1, of the Code of Ordinances for the City of Pleasant Hill, Missouri, are hereby amended to read as follows:

Department means the animal control unit, police department, or code enforcement division, as appropriate, of the City of Pleasant Hill, Missouri.

Public nuisance means any animal (or group of animals which contains any animal) which:

(1) Molests any passerby or chases passing vehicles including bicycles;
(2) Attacks any other animal;
(3) Is in heat and not properly confined as provided in section 8-59;
(4) Is at large in violation of section 8-57;
(5) Damages public or private property;

(6) Vocalizes in an excessive fashion which is hereby defined as continuous or untimely so as to disturb the sleep or peace of an individual who is a neighbor (a neighbor, for this purpose, is hereby defined as an individual residing in a residence structure which is within 100 yards of the property on which the animal is kept or harbored);
(7) Causes injury to people;
(8) Threatens or causes a condition which endangers public health;
(9) Causes obnoxious odors;
(10) Creates an environment attractive to other animals, rodents, or insects; or
(11) Impedes refuse collection by ripping any bag or tipping any container of such.

Section 3. That Chapter 8, Article I, Section 8-3 of the Code of Ordinances for the City of Pleasant Hill, Missouri, is hereby amended to read as follows:

No person shall own or harbor geese, ducks, turkeys, or other fowl or livestock of any kind, including hogs, horses, mules, asses, cattle, goats, sheep, etc., in the city limits in any area other than is presently zoned for the purpose. No owner, keeper, or harborer of chickens, geese, ducks, turkeys or other fowl shall permit fowl or livestock to run unrestrained outside of the enclosure of such owners, keepers or harborers in the city. The owning and harboring of chickens shall only be as prescribed in Chapter 8, Article V and areas that are presently zoned for the purpose.

Section 4. That Chapter 8, Article V of the Code of Ordinances for the City of Pleasant Hill, Missouri, is hereby adopted as a new Article V to read as follows:

DIVISION 1. – Keeping of Chickens
Sec. 8-176. – Keeping of Chickens permitted.

(a) It shall be unlawful for any person to keep or otherwise maintain chickens upon any property being used for residential purposes unless the chickens are kept in accordance with the provision of this Chapter.

(b) It shall further be unlawful for any owner, renter, or leaseholder of any such property to allow chickens to be kept or maintained in or upon such property in violation of the provisions of this Chapter.

(c) It shall be unlawful to engage in chicken breeding or fertilizer production for commercial purposes upon any property being used for residential purposes.

(d) Chickens shall only be kept upon property which is the principal residence of the owner of the chickens. Tenants and renters of the property may keep chickens in accordance with the provisions of this Chapter only with the consent of the property owner.

Sec. 8-177. - General Requirements
(a) The general requirements for keeping chickens are that such keeping will not create a nuisance in the surrounding neighborhood, that humane care will be provided, and that

the premises where the chickens are kept are suitable for the keeping of chickens and are in conformity with all City regulations and ordinances. General requirements include:

1. Chickens shall be kept or maintained at all times in a safe and sanitary manner.
2. The chicken coop in which the chickens are kept or confined shall be adequately ventilated and is so constructed and maintained that the chickens are kept in a clean and sanitary condition.
3. The health and well-being of the chickens shall not in any way be endangered by the manner of keeping or confinement.
4. The keeping of the chickens shall not harm the surrounding neighborhood or disturb the peace and quiet of the surrounding neighborhood.
5. The keeping of the chickens shall not cause fouling of the air by offensive odors and thereby create or cause unreasonable annoyance or discomfort to neighbors or others in close proximity to the premises where the chickens are kept.
6. The chickens shall not unreasonably annoy humans, endanger the life, health or safety of other animals or persons or substantially interfere with the rights of citizens to the enjoyment of life or property.
7. The chickens shall not be allowed to run at large, shall not damage or deposit excretory matter upon the property of anyone other than their owner, and shall not molest or intimidate pedestrians or passersby.
8. The chickens shall not make disturbing noises, including but not limited to, continued and repeated or untimely crowing, whining, growling, crying, or other utterances causing unreasonable annoyance, disturbance or discomfort to neighbors and others who are in close proximity to the premises where the chickens are kept, or otherwise be offensive or dangerous to the public health, safety, or welfare, by virtue of their behavior, number, type, or manner of keeping.
9. Live slaughter of chickens is prohibited on residential property.
10. For the purposes of this Chapter, any dog attacking a chicken running at large shall not be construed as a dangerous animal based upon the attack of the chicken.
11. It shall further be unlawful to picket or tie any such chicken in any of the streets or rights-of-way of the City for the purpose of grazing or feeding.
12. The keeping of the chickens shall adhere to the Performance Standards set forth in Division 2.

DIVISION 2. - Performance Standards

Sec. 8-178. - Types and Numbers of Chickens

(a) This Chapter allows chickens as defined in Section 8-1. Other fowl, such as, but not limited to roosters, peacocks, turkeys, guinea fowls, ducks or waterfowl, are not permitted under this Chapter.
(b) The maximum allowable number of chickens shall be limited to five (5).
(c) The keeping of roosters is prohibited; chicks that are at least 18 weeks old and known to be roosters must be removed by the property owner.

Sec. 8-179. - Location Requirements

(a) Subject to the provisions of this Chapter, chickens are allowed to be owned, kept, harbored, and maintained on residentially-zoned properties developed with a detached single-family dwelling
(b) Chickens are not allowed in R-2, R-3, or higher density residential zoning classifications developed with duplexes or other types of multi-family dwelling units.
(c) Chapter 8, Article V does not apply to properties within an Agricultural (A) zoning designation; refer to guidelines for livestock within an A zoning classification.

Sec. 8-180. - Setback Requirements for Chicken Coops, Mobile Pens and Runs

(a) No chicken coop, chicken tractor or chicken pen shall be placed in any area of property that is considered frontage or a side yard.
(b) Chicken coops, chicken tractors and chicken pens must be located at least ten (10) feet from the property line and at least fifty (50) feet from any adjacent residential dwelling, church, school, or place of business, other than that of the owner.

Sec. 8-181. - Chicken Coops and Enclosures

(a) Chickens must be provided a secure and well-ventilated chicken coop. Mobile pens or chicken tractors shall not be used as the primary chicken coop.
(b) Chicken coops and chicken tractors shall be designed to provide safe and healthy living conditions for the chickens while minimizing adverse impacts to other residents in the neighborhood.
(c) A chicken coop or chicken tractor shall be enclosed on all sides and shall have a roof and doors. Access doors must be shut and locked at night. Open windows and vents must be covered with predator and bird proof wire with less than one-inch openings.
(d) The materials used in making a chicken coop or chicken tractor shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials.
    1. The use of scrap, waste board, sheet metal or similar materials is prohibited.
    2. Materials used shall be impervious to moisture so that the surface does not permit the absorption of fluids. This may be accomplished by sealing with paint, or using a material that is impervious to moisture by nature, i.e., plastic, metal, concrete, tile, etc.
    3. All surfaces shall be routinely maintained as defined in Chapter 59-202, Property Maintenance Code, Exterior Structure Maintenance.
(e) Chicken coops and enclosures shall be made available for inspection by an Animal Control Officer, Police Officer, or Code Enforcement Officer to investigate complaints or concerns about welfare of animals.
(f) The floor area of the chicken coop or a combination of the floor area and attached pen area shall equal at least 10 square feet of area per chicken.
(g) No chicken coop, mobile pen or run shall exceed 100 square feet or have an overall height to exceed 8 feet from grade.
(h) Chickens shall be housed in a chicken coop, attached pen or detached mobile pen whenever they are unattended by the keeper. During daylight hours, when attended by the

keeper, the chickens are allowed to be out of the enclosure in a completely fenced-in yard. Chickens shall not be allowed to run at large.

(i) The chicken owner shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an Animal Control officer, Police Officer, or Code Enforcement Officer.

(j) All grain and food stored for the use of chickens shall be kept in rodent-proof containers.

Sec. 8-182. - Storage and removal of Chicken Manure

(a) The chicken owner must provide for the storage and removal of chicken manure. All stored manure shall be contained in a fully enclosed structure with a roof or lid over the entire structure.

(b) No more than 3 cubic feet of manure shall be stored at one time. All other chicken manure not used for composting or fertilizing shall be regularly removed in a manner complying with all applicable federal, state and local regulations.

(c) The chicken coop, chicken tractor and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.

Sec. 8-183. - Removal of Chickens and Chicken Coops

(a) Upon recommendation of the Animal Control Officer and/or the Codes Enforcement Officer, the removal of chickens and/or chicken coops may be ordered by the Municipal Court upon a showing any of the following:

1. The chickens' place of keeping constitutes a nuisance to the surrounding neighbors.
2. Chickens running at large.
3. Humane standards of care are not being met by the owner.
4. A failure to meet or to continue to meet any applicable Performance Standard or requirement of this Chapter.
5. In the event it is reasonably necessary to protect against an immediate threat or danger to public health or safety.
6. Failure to comply with any provision of this Chapter shall be considered good cause for removal of chickens and/a chicken coop, chicken tractor, or run.

Sec. 8-184. - Immediate Removal of Chickens

(a) If the Animal Control Officer, or law enforcement officer or Code Enforcement Officer, in the absence of an animal control officer, believes that there exists an imminent threat to the safety and welfare of a chicken, may remove or have removed the chicken(s) to a temporary shelter until the case can be heard through the Municipal Court.

(b) Chickens "at large" shall be considered an imminent threat to the safety and welfare of the chicken, as they are exposed to possible predators and other hazardous situations and may be removed by an Animal Control Officer, or law enforcement officer or Code Enforcement Officer for the safety of the animal.

(c) Costs for the shelter and upkeep of the animals will be at the City's expense until the case is adjudicated.

Sec. 8-185 - Impoundment; Notice; Destruction

(a) Chickens found running at large or not under control, or abandoned or in violation of provisions set forth herein, shall be seized and impounded in a humane manner by the humane officer or any police officer. Impoundment may be in any registered coup, pound, animal shelter or licensed veterinary clinic.

(b) The City shall use reasonable means to identify and locate the owner, or if the owner is unknown, written notice shall be posted for five consecutive days at a conspicuous place at the animal shelter and such notice shall describe the chicken and the place and time of taking.

(c) If a chicken is not redeemed by the owner within seven working days after impoundment, the chicken may be disposed of by a painless method approved by the Humane Society of the United States.

Division 3 - LICENSE

Sec. 8-186 - Required; application

(a) No person shall own, keep, harbor, or maintain chickens within the city without first registering the property where the chickens are owned, kept, harbored, or maintained as herein provided. A license shall be required for each property that keeps, harbors, or maintains chickens.

(b) Written application for a chicken license shall be made to the finance department, on a form provided by the finance department.

(c) The finance director is authorized to promulgate appropriate rules and regulations in order to establish and administer a program in which veterinarian clinics serve as a place where citizens can apply for and obtain licenses provided under this chapter. Subject to a service contract, participating veterinarian clinics may collect the application fees and a portion of such fees may be retained by a participating veterinarian clinic for providing such services in relation to this program.

Sec. 8-187 - Fees

(a) The annual license fees for chickens shall be as provided in the city fee schedule.

Sec. 8-188 - Term

(a) All chicken licenses shall be issued for one year and run from January 1 to December 31.

Sec. 8-189 - Transfer; fee

(a) In the event a permit holder moves from one residence to another and chickens are relocated, each permit holder shall provide a change of address update to the City within thirty (30) days of relocation at no additional charge.

Section 5. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 6. That this Ordinance shall be in full force and effect on March 31, 2025.

Section 7. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

Section 8. That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

Passed and adopted by the City Council of the City of Pleasant Hill, Missouri, this _____ day of _____, 202__.

_____
John King, Mayor

ATTEST:

_____
Jodie Beatty, City Clerk