CITY COUNCIL MEETING – AGENDA #2
April 21, 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.

1. Call meeting to order

2. Confirmation of a Quorum

3. City Clerk Administer Oath of Office to Jeremy Rowan for District 3 Councilmember

4. Consent Agenda

   All matters under Item 4, 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. Approve Liquor License for Blue Sky Liquor and Tobacco LLC
   b. Approve Liquor License for Frankies Italian Restaurant LLC
   c. Adopt Resolution No. 26-2025 authorizing submission of an application to the Missouri Blue Shield Program
   d. Board and Commission Appointments
   e. Council Liaison Appointments

5. Election of Mayor Pro Tempore

6. Public Hearing – Blue Springs High School Rezoning (RZ-03-25-9502)

7. Introduction and readings of Bill No. 5307 approving the Blue Springs High School Rezoning (RZ-03-25-9502)

8. Introduction and readings of Bill No. 5308 approving the Blue Springs High School Final Plat for (PF-03-25-9504)

9. Public Hearing – Asphaltic Surfaces General Development Plan (GDP-03-25-9506) and Conditional Use Permit (CUP-03-25-9507)

10. Introduction and readings of Bill No. 5309 approving the Asphaltic Surfaces General Development Plan (GDP-03-25-9506)

11. Introduction and readings of Bill No. 5310 approving the Asphaltic Surfaces Conditional Use Permit (CUP-03-25-9507)

12. Public Hearing – 500 R.D. Mize Offices Conditional Use Permit (CUP-03-25-9505)

13. Introduction and readings of Bill No. 5311 approving 500 R.D. Mize Offices Conditional Use Permit (CUP-03-25-9505)

14. Public Hearing – Blue Springs Hy-Vee Vacation (VAC-03-25-9508)

15. Introduction and readings of Bill No. 5312 approving the Blue Springs Hy-Vee Vacation (VAC-03-25-9508)

16. Introduction and readings of Bill No. 5313 approving the Blue Springs Hy-Vee Final Plat (PF-03-25-9509)

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

18. Presentation – Public Official Liability Training

19. 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.**

20. Councilmember Comments

21. Mayoral Comments

22. Adjourn

Miscellaneous Items

Public Safety Citizen Advisory Board Meeting – Tuesday, April 22, 6:00 PM
Planning Commission Meeting – Monday, April 28, 6:30 PM
City Council Meeting – Monday, May 5, 6:00 PM
Park Commission Meeting – Tuesday, May 6, 6:00 PM
Planning Commission Meeting – Monday, May 12, 6:30 PM
Public Arts Commission Meeting – Wednesday, May 14, 4:00 PM
Land Bank Meeting – Monday, May 19, 3:00 PM
City Council Meeting – Monday, May 19, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Friday, April 18, 2025.

Erin Ford
City Clerk

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

FROM: Dennis Dovel
Assistant City Administrator

DATE: April 18, 2025

SUBJECT: Agenda Explanations – Meeting #2

Item 4a – Liquor License for Blue Sky Liquor and Tobacco LLC
Approve a new liquor license for Blue Sky Liquor and Tobacco LLC located at 1418 NW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales. The location was formerly occupied by Hydroponic Garden Consulting Inc. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 4b – Liquor License for Frankies Italian Restaurant LLC
Approve a new liquor license for Frankies Italian Restaurant LLC located at 1800 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors by the drink for consumption on premises and Sunday Sales. The location was formerly occupied by Tuscany's Fine Italian Dining. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Item 4c – Application for Missouri Blue Shield Program
Adopt a Resolution authorizing submission of an application to the Missouri Blue Shield Program administered by the Missouri Department of Public Safety. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 4d – Board and Commission Appointments
Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A slate of 2025 appointments and reappointments will be submitted to Council for approval. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 4e – Council Liaison Appointments
Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments, the Mayor appoints all members of committees, boards, and commissions, with the advice and consent of the majority of the Council. The slate of 2025 Council representative and liaison appointments and reappointments are submitted to Council for approval. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 5 – Election of Mayor Pro Tempore

Pursuant to Article III, City Council, Section 3.6 of the Blue Springs Home Rule Charter, the City Council will annually elect from among its members a mayor pro tempore to assume the powers and duties of the Mayor during the absence or disability of the Mayor. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Items 6, 7 & 8 – Blue Springs High School Rezoning and Final Plat

A public hearing is being held at the request of the applicant, Christopher Koch, Hollis+Miller Architects, on behalf of the property owner, Blue Springs R-IV School District, for the consideration to rezone from "RE" (Residential Estate) to "SF-7/PD" (Single-Family/Planned Development) for the property located at 901 NW 19th Street (Lot 4) (RZ-03-25-9502).The applicant is also requesting approval of a Final Plat (PF-03-25-9504) to add Lot 4 to Blue Springs High School Harvest Addition. Upon conclusion of the public hearing, a Bill rezoning the property to "SF-7/PD" (Single-Family/Planned Development), and a Bill approving the Final Plat will be ready for introduction and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

Items 9, 10 & 11 – Asphaltic Surfaces General Development Plan and Conditional Use Permit

The applicant, Patrick Joyce, on behalf of the property owner, Jake Robbins, is requesting approval of a General Development Plan (GDP-03-25-9506) to construct a new building with associated parking and drives as well as a Conditional Use Permit (CUP-03-25-9507) to allow for the Building or Construction Contractor (With Machinery, Equipment, or Storage) land use in a "GB" General Business Zoning District at 1050 SW Cemetery Road. Upon conclusion of the public hearing Bills approving the General Development Plan and a Conditional Use Permit will be ready for introduction and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information

Item 12 & 13 – 500 R.D. Mize Offices Conditional Use Permit

The applicant, Robert Clifton, on behalf of the property owner, Clifton RE LLC, is requesting approval of a Conditional Use Permit (CUP) allowing the Building or Construction Contractor land use on a property located at 500 NW RD Mize. Upon conclusion of public hearing, a Bill approving the Conditional Use Permit (CUP-03-25-9505), will be ready for introduction and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information

Item 14, 15 & 16 – Hy-Vee Final Plat and Vacation

The applicant, Brad Sonner, on behalf of the property owner, Hy-Vee Inc. contact Jeff Stein, is requesting approval of a Final Plat for Blue Springs Hy-Vee 3rd Plat (PF-03-25-9509) for proposed subdivision of the existing Hy-Vee Lot and approval of a Vacation (VAC-03-25-9508) to vacate a water main easement generally located at 625 SW 40 Highway. Upon conclusion of the public hearing a Bill approving the Vacation and a Bill approving the Final Plat, will be ready for introduction and readings. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information

Item 18 – Presentation – Public Official Liability Training

City Attorney Jennifer Baird will present a PowerPoint presentation regarding Public Official Liability Training to the Mayor and City Council. Refer to Council Information Form from City Attorney Jennifer Baird for additional information.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 31, 2025

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

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

ISSUE/REQUEST

Approve a new liquor license for Blue Sky Liquor and Tobacco LLC located at 1418 NW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off premises (weekdays only) and Sunday Sales. The location was formerly occupied by Hydroponic Garden Consulting Inc.

BACKGROUND/JUSTIFICATION

The Managing Agent for Blue Sky Liquor and Tobacco LLC is AD Saleh Ali Obadi located at 1317 NW 6th Terrace Apt 3, Blue Springs, MO 64014.

FINANCIAL IMPACT

Contractor:	Blue Sky Liquor and Tobacco LLC
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-2025
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 4/2/2025
Revenue to be Received:	$112.50
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 22, 2025	June 30, 2025

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director City Development) are on file in the Business Services Division. Individual statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this license, copy of the current lease, and a photo of the Managing Agent are on file with the Business Services Division.
2. Application for a Business License is on file with the Business Services Division

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***Lori Turner***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 31, 2025

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

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

ISSUE/REQUEST

Approve a new liquor license for Frankies Italian Restaurant LLC located at 1800 SW 7 Highway, Blue Springs, MO 64014 to sell intoxicating liquors by the drink for consumption on premises and Sunday Sales. The location was formerly occupied by Tuscany's Fine Italian Dining.

BACKGROUND/JUSTIFICATION

The Managing Agent for Frankies Italian Restaurant LLC is Faruk Kerleshi located at 616 NE 5th Street Apt A, Blue Springs, MO 64014.

FINANCIAL IMPACT

Contractor:	Frankies Italian Restaurant LLC
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2024-2025
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 4/2/2025
Revenue to be Received:	$187.50
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 22, 2025	June 30, 2025

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ON FILE WITH THE BUSINESS SERVICES DIVISION

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and approvals from Mike Mallon (Senior Director City Development) are on file in the Business Services Division. Individual statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this license, copy of the current lease, and a photo of the Managing Agent are on file with the Business Services Division.
2. Application for a Business License is on file with the Business Services Division

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***Lori Turner***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 21, 2025

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

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

ISSUE/REQUEST

Adopt a Resolution authorizing submission of an application to the Missouri Blue Shield Program administered by the Missouri Department of Public Safety.

BACKGROUND/JUSTIFICATION

The Missouri Blue Shield Program is part of the Governor's Safer Missouri initiative. Achieving the Blue Shield designation allows communities to access state grants for law enforcement training and equipment. The Missouri Department of Public Safety (DPS) is administering the Missouri Blue Shield Program. Applications should be made by an official from the jurisdiction seeking the Blue Shield designation in coordination with the jurisdiction's chief law enforcement officer. The application requires passage of a Resolution demonstrating a commitment to public safety, including reducing violent crime within the jurisdiction.

Among the Blue Shield designation eligibility criteria are:

- Extraordinary investments in public safety funding;
- Community policing initiatives or local partnerships to invest in and/or improve public safety;
- Law enforcement officer recruitment and retention program;
- Demonstrated effectiveness in reducing crime or innovative programs that attempt to reduce crime;
- Participation in regional anti-crime task forces, or a commitment to be a willing partner with these in the future; and
- Compliance with Missouri crime reporting and traffic stop data requirements and other related statutes

Blue Shield cities must maintain their commitments each year to retain the Blue Shield designation via annual reporting on ongoing efforts to support public safety to DPS. Once local governments are approved for a Blue Shield designation, they will receive a public relations toolkit to showcase their community's commitment to public safety. The Blue Springs Police Department meets all the requirements as defined in the application. If this Resolution is approved, application to the Missouri Blue Shield Program will be made by the June 1 , 2025 deadline.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
June 1, 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. Application Requirements
2. Resolution

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***N/A***
Legal: ***James Newell***	Assistant City Administrator: ***Dennis Dovel***

Program Requirements

The below requirements must be met to be acknowledged as a Missouri Blue Shield Community. Required documentation for the application is noted below the requirement.

1. The local government's governing body shall adopt a resolution demonstrating its commitment to public safety, including a commitment to reduce violent crime within its jurisdiction.
   - Upload the local government's resolution document.

2. The local government has made extraordinary investments in public safety in the last 5 years or has included extraordinary funding for public safety in the current budget.
   - Upload a signed letter from the treasurer indicating increases in law enforcement personnel or budget.

3. The community has participated in policing initiatives.
   - Select from a list of community policing initiatives.

4. The local government's law enforcement agency has a police officer recruitment and retention program.
   - Upload the policy.

5. The local government has partnered with local stakeholders in a joint effort to invest in and/or improve public safety in a significant way.
   - Describe the partnership or upload supporting documentation.

6. The local government has demonstrated effectiveness in reducing crime or created innovative programs that attempt to reduce crime.
   - Describe the program or upload supporting documentation.

7. The local government's law enforcement agency participates in regional anti-crime task forces, or has a demonstrated commitment to be a willing partner with them in the future.
   - Describe the law enforcement agency's participation or upload a letter in intent to participate in regional anti-crime task forces.

8. The local government's law enforcement agency is committed to proactive policing practices
   - Select from a list of proactive policing practices.

9. The local government's law enforcement agency must be in compliance with at least the following statutes: sections 43.505, 43.544, 590.030, 590.650.3, 590.700, and 590.1265, RSMo.
   - Attest to compliance with the above statutes.

10. The local government should also include a summary of their law enforcement agency's recent accomplishments and goals for the coming year and five years.
    - Describe the law enforcement agency's recent accomplishments.
    - Describe the local government's goals in supporting and investing in its local law enforcement agency.

Resolution No. 26-2025

A RESOLUTION APPROVING SUBMISSION OF AN APPLICATION TO THE MISSOURI BLUE SHIELD PROGRAM ADMINISTERED BY THE MISSOURI DEPARTMENT OF PUBLIC SAFETY

WHEREAS, the City of Blue Springs intends to apply for Blue Shield Community designation; and

WHEAREAS, the Missouri Blue Shield Program is part of the Safer Missouri initiative administered by the Missouri Department of Public Safety (DPS); and

WHEREAS, achieving the Blue Shield designation allows communities to access state grants for law enforcement training and equipment; and

WHEREAS, law enforcement is essential for the safety and security of Blue Springs citizens, and visitors; and

WHEREAS, engagement between the community and law enforcement plays a critical role in reducing crime by fostering trust between residents and law enforcement; and

WHEREAS, public safety is the responsibility of communities at large – not just sworn peace officers, and requires commitment from local leaders; and

WHEREAS, community buy-in and accountability plays a significant role in influencing criminal activity within a community; and

WHEREAS, the City of Blue Springs is committed to public safety and the reduction of violent crime; and

WHEREAS, the City of Blue Springs' commitment to enhance public safety, foster law enforcement support, and encourage community partnerships related to public safety are worth encouraging, supporting, and recognizing.

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 apply for the Missouri Blue Sheild Program.

Section 2. City staff is directed to perform all tasks necessary to make such application to the Missouri Department of Public Safety.

Section 2. 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 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 10, 2025

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

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

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A slate of 2025 appointments and reappointments will be submitted to Council for approval.

BACKGROUND/JUSTIFICATION

A list of Mayoral appointments and reappointments to the City's boards and commissions is as follows:

Appearance Review Committee:

Reappoint:	Alan Ware
New Appointment:	Bob Frost, Chair
	David Smith, Vice Chair

Development Advisory Commission:

Reappoint:	Travis Hagewood
	Travis Graham, Planning Commission Rep.
	Orion Berridge, Chair
	Travis Hagewood, Vice Chair

Economic Development Council:

Reappoint:	Becky Nace, Chair
New Appointment:	Joey Connaughty
	Roy Boyd, Vice Chair

Historic Preservation Commission:

Reappoint:	Jennifer Rischel Smith, Planning Commission Liaison
	Pam Albarelli
	Ryan Crider
New Appointment:	Ryan Crider, Chair
	Pam Albarelli, Vice Chair

Main Center Redevelopment Corporation:

Reappoint:	Gailen Snyder
	Jennifer Hauschild
	Jacob Grecco, II
	Trevor Goodwin

	Roger Corbin
New Appointment:	Roger Corbin, Chair
	Jacob Greco II, Vice Chair
Park Commission:	
Reappoint:	Tony Lopez
	Ken Horrell
	Nick Tepesch
	Tony Lopez, Chair
	Brian Markworth, Vice Chair
Planning Commission:	
Reappoint:	Chad Sanderson
	Chris Henning
Public Art Commission:	
Reappoint:	Ramon Magee
	Kathy Cornelius, Vice Chair
New Appointment:	Sarah Laub
	Ramon Magee, Chair
Public Safety Citizens' Advisory Board:	
New Appointment:	Drew Koehler
	Kyle Boyce
	Matt Calhoun, Chair
Solid Waste Management Commission:	
Reappoint:	Ann Leinn Gibson
	David Mann, Chair
	Ann Leinn Gibson, Vice Chair

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 1, 2025	Varies based on appointment term

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Erin Ford***	Budget: ***N/A***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 10, 2025

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

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

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments, the Mayor appoints all members of committees, boards, and commissions, with the advice and consent of the majority of the Council. The slate of 2025 Council representative and liaison appointments and reappointments are submitted to Council for approval.

BACKGROUND/JUSTIFICATION

The list of the Mayor's 2025 City Council appointments and reappointments to serve as representatives and liaisons for the City's Boards and Commissions effective May 1 are as follows:

Community Development Block Grant Advisory Board (voting members):
Councilmember Kaylor
Councilmember Tholen
Councilmember Brummel

Economic Development Council
Councilmember Ericson

Development Advisory Commission:
Councilmember Brummel

Historic Preservation Commission:
Councilmember Tholen

Park Commission:
Councilmember Edmondson

Public Art Commission:
Councilmember Brummel

Public Safety Citizens' Advisory Board:
Councilmember Tholen

Solid Waste Management Commission:
Councilmember Rowan

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
May 1, 2025	April 30, 2026

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Erin Ford***	Budget: ***N/A***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 10, 2025

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

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

ISSUE/REQUEST

Pursuant to Article III, City Council, Section 3.6 of the Blue Springs Home Rule Charter, the City Council will annually elect from among its members a mayor pro tempore to assume the powers and duties of the Mayor during the absence or disability of the Mayor.

BACKGROUND/JUSTIFICATION

Mayor Lievsay will accept nominations from the floor for a Councilmember to serve the one-year term of Mayor Pro Tempore. The Mayor Pro Tempore serves as the liaison to the Planning Commission.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 21, 2025	April 20, 2026

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Erin Ford***	Budget: ***N/A***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
April 21, 2025

EXHIBITS FOR PUBLIC HEARING

BLUE SPRINGS HIGH SCHOOL LOT 4
REZONING
(RZ-03-25-9502)

EXHIBIT #1 City Council Information Form dated April 15, 2025 with the following attachments: Staff reports with attachments: Application with Attachments; Affidavit of Publication in the Examiner on March 29, 2025; 185' Notification Map; Names/Addresses of property owners within 185 ft pf site; Copy of letter sent to said property owners; Title IV, Land Use Section-Blue Sprngs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference), Bill approving Rezoning of Lot 4, Blue Springs High School Harvest Addition and Bill approving the Final Plat of Blue Springs High School Harvest Addition

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 15, 2025

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

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

ISSUE/REQUEST

A public hearing is being held at the request of the applicant, Christopher Koch, Hollis+Miller Architects, on behalf of the property owner, Blue Springs R-IV School District, for the consideration to rezone from "RE" (Residential Estate) to "SF-7/PD" (Single-Family/Planned Development) for the property located at 901 NW 19th Street (Lot 4) (RZ-03-25-9502).The applicant is also requesting approval of a Final Plat (PF-03-25-9504) to add Lot 4 to Blue Springs High School Harvest Addition. Upon conclusion of the public hearing, a Bill rezoning the property to "SF-7/PD" (Single-Family/Planned Development), and a Bill approving the Final Plat will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval to rezone the subject property from "RE" (Residential Estate) to "SF-7/PD" (Single-Family/Planned Development) to facilitate the expansion of the existing school campus boundaries. The subject property, located at 901 NW 19th Street (Lot 4), lies on the north side of NW Ashton Drive, directly north of the main campus of Blue Springs High School. The application does not propose any new structures or changes in the current land use. The site requires a Planned Development zoning as part of the campus plan for Blue Springs High School since all three lots included in the campus are greater than 30 acres and the building type is prominent civic.

The proposed land use for the property is classified as "School-Elementary, Middle, or High" which is allowed by right in the "SF-7" (Single-Family) zoning district. The applicant is not proposing any new structures on Lot 4, and the existing parking lot will remain unchanged. The existing road network (NW Ashton Drive and NW 19th Street) is adequate to accommodate traffic generated by the current land use. ADA-compliant sidewalks currently exist along NW Ashton Drive and NW 19th Street. The Final Plat is in substantial compliance with the proposed Preliminary Plat considering the lot, layout, and access.

The Planning Commission held a Public Hearing on Monday, April 14, 2025, and Planning Commission voted to recommend approval of the Rezoning and Final Plat. Planning Commission also approved the Preliminary Plat.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 22, 2025	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning application.

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Unified Development Code, unless otherwise approval by the Planned Development
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	April 14, 2025
Action:	Recommended approval of the Rezoning: 9 Aye, 0 no Approved the Preliminary Plat: 9 aye, 0 no Recommended approval of the Final Plat: 9 aye, 0 no

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff reports with attachments: Application with Attachments; Affidavit of Publication in the Examiner on March 29, 2025; 185' Notification Map; Names/Addresses of property owners within 185 ft pf site; Copy of letter sent to said property owners; Title IV, Land Use Section-Blue Sprngs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving Rezoning of Lot 4, Blue Springs High School Harvest Addition
3. Bill approving the Final Plat of Blue Springs High School Harvest Addition

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***James Newell***	Assistant City Administrator: ***Dennis Dovel***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 14, 2025 City Council: April 21, 2025
Project Name:	***Blue Springs High School-Lot 4***
Site Location:	901 NW 19th Street
Project Request:	**RZ-03-25-9502**; Rezoning from "RE" (Residential Estate) to "SF-7/PD" (Single-Family/ Planned Development) **PP-03-25-9503**; Preliminary Plat for Blue Springs High School-Lot 4 is replating for the purpose of expanding the existing school campus. **PF-03-25-9504**; Final Plat with a total combined 69.45 +/- acres

Applicant: Christopher Koch | Hollis+Miller Architects
Property Owner: Blue Springs R-IV School District | Seth Shippy
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting the rezoning of an approximately 4.93 +/- acres parcel from "RE" (Residential Estate) to "SF-7/PD" (Single-Family/Planned Development) to facilitate the expansion of the existing school campus boundaries. The subject property, located at 901 NW 19th Street, lies on the north side of NW Ashton Drive, directly north of the main campus of Blue Springs High School. This application does not propose any new structures or changes in land use. The applicant is also requesting approval of a Preliminary Plat/Final Plat to add Lot 4 to Blue Springs High School Campus.

Staff Recommendation: Staff recommends approval with conditions of the Rezoning, Preliminary Plat, and Final Plat applications. Conditions are identified under each application.

Previous Actions:

Date	Review Body	Action
11/19/2001	City Council	Approved a Final Plat for Blue Springs High School 1st Plat on 38.30 +/- acres. (Ordinance No 3431)
03/14/2005	Planning Commission	Approved a Site Plan Design Review (SPD-6-2005) for a 7,500-sf commons addition, bleachers, and track field.
06/27/2005	Planning Commission	Approved a Master/Alternative Sign Plan (ASP-11-2005) for exterior scoreboards signage.
01/12/2009	Planning Commission	Approved a Preliminary Plat (PP-2-09-2055) for the 38.35 +/- acre site.
01/12/2009	Planning Commission	Approved a Site Plan Design Review (SPDR-12-08-2009) for 72,270-sf building addition
02/11/2009	Board of Adjustment	Approved a Variance (VAR-1-09-2027) to allow a building permit to be issued without a Final Plat and to allow the west parking lot to be retained without curbing along the perimeter.
08/24/2009	Planning Commission	Recommend approval Final Plat (PF-07-09-2261) for Blue Springs High School.
09/08/2009	City Council	Approved Final Plat of Blue Springs High School
09/14/2009	Planning Commission	Approved a Master/Alternative Sign Plan (ASP-8-09-2281) for four walls and one monument sign.
01/14/2019	Planning Commission	Approved a Site Plan Design Review (SPDR-12-8-6714)

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business	Copper Oak PUD
South:	Right-of-Way	NW Ashton Drive
East:	"SO/SF-7"	West Gate Center/ Single-Family Residential
West:	"SF-7/SO"	Calvary Baptist Church/ Parking Lot

REZONING ANALYSIS

Existing Zoning: "RE" Residential Estate
Existing Land Use: Vacant Parking lot
Proposed Zoning: "SF-7/PD" (Prominent Civic- Blue Springs High School)
Proposed Land Use: Expansion to Blue Springs High School Campus

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

The *Future Land Use Policy Map* designates the subject property as "Neighborhood":

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

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

Institutional/Civic: Areas for administration and operations of entities that serve a broader community mission, such as community centers, schools, places of assembly or worship, medical facilities, or government functions.

Rezoning: The intent of the "SF-7" zoning district is defined in Section 404.080, as follows:

The SF-7, Single-Family District is intended to accommodate and protect moderate density residential development as part of the overall neighborhood development patterns identified in the Comprehensive Plan. Application of this district that provide neighborhood services and amenities and other housing options that are part of larger mixed-density neighborhoods.

Section 404.080 references the land uses and building types permitted in the "SF-7" zoning district. Additionally, Section 404.080 defines specific performance and design standards. The applicant is requesting to permit a Prominent Civic Building type in the "SF-7" zoning district, which is the existing building type on the subject property.

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

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

   STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as providing Neighborhoods with institutional/civic spaces.

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

   STAFF RESPONSE: The intent of the "PD" zoning district is to encourage innovative and unique developments. The site is required a Planned Development as part of the campus plan for Blue Springs High School since all three lots included in the campus are greater than 30 acres and the building type is prominent civic.

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

   STAFF RESPONSE: Approval of the rezoning will not negatively impact the character of the area since the site is currently utilized for an institutional/civic use.

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

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

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

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

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

STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The use is existing and is not proposed to be changed. The request is to rezone Lot 4 to "SF-7/PD" to match the existing zoning of the main campus of Blue Springs High School.

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

   STAFF RESPONSE: The requested zoning change is justified by a change in conditions since the existing zoning was designated. The property has to be rezoned to be included in the Planned Development for the Blue Springs High School campus plan.

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

   STAFF RESPONSE: Staff believes this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

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

PLAT ANALYSIS PLAT ANALYSIS

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

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

Land Use & Density: The proposed land use for the property is classified as "School-Elementary, Middle, or High" which is allowed by right in the "SF-7" zoning district.

Phasing: As one (1) lot, this will be platted and developed in one (1) phase.

Building Typology: The proposed building is classified as a Prominent Civic Building which is allowed in the "SF-7" zoning district if done through a Planned Development. The building type is defined as "a building designed for a significant civic, institutional or public use, with the building design and site design creating a focal point for the surrounding area." The building type standards are as follows:

Prominent Civic Building

Standard	Requirement
Frontage Width	150-ft. min.
Lot Area	2.5 to 30 acres; larger lot sizes permitted only as part of a campus plan through the planned development process
Front Setback	20-ft. Minimum
Side Setback	25-ft. Minimum
Rear Setback	25-ft. Minimum
Building Height	52-ft. up to 4 stories; up to 75-ft. may be permitted with a conditional use review or through planned development
Building Coverage	50% of lot area max.
Frontage Type	Yard and setback; terrace
Design Standards	Building coverage = 50% of lot area maximum. No parking shall be located within 25 feet of a side or rear property line. Non-residential design standards in Section 407.090 shall apply to all applications of this building type.

Architectural Character: The applicant does not propose any new structures on Lot 4, and the existing parking lot will remain unchanged.

Parking: School parking requirements are subject to a "Schedule C" parking study to determine the appropriate number of parking spaces to accommodate staff, students, and visitors, based on maximum enrollment.

Streets & Sidewalks: The existing road network (NW Ashton Drive and NW 19th Street) is adequate to accommodate traffic generated by the current use.

Pedestrian Access: ADA-compliant sidewalks currently exist along NW Ashton Drive and NW 19th Street.

Stormwater Requirements:

Public stormwater improvements are not required for this project, as there is no increase in the site's total impervious area. Consequently, no detention or water quality measures are necessary with this application.

Sanitary Sewer: No impacts to the sanitary sewer system are anticipated, as no new structures or changes to the existing lot are proposed.

Signage: Schools are treated as a governmental agency and are exempt from signage regulations and permitting.

Frontage & Landscaping: No additional landscaping is required for this site.

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

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

   STAFF RESPONSE: The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of Neighborhood area.

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

   STAFF RESPONSE: The proposed Preliminary Plat is in compliance with the requirements of the Development Code.

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

   STAFF RESPONSE: The plan is proposed to be developed in one phase.

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

   STAFF RESPONSE: This project does not require preliminary reports, but the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

   STAFF RESPONSE: The application does not deter any existing of future development on adjacent properties.

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

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

7. The recommendations of professional staff.

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

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

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 specification 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 any construction plans will need to 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 Rezoning application.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.

Staff recommends approval of the Final Plat application with the following two (2) conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.

2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.



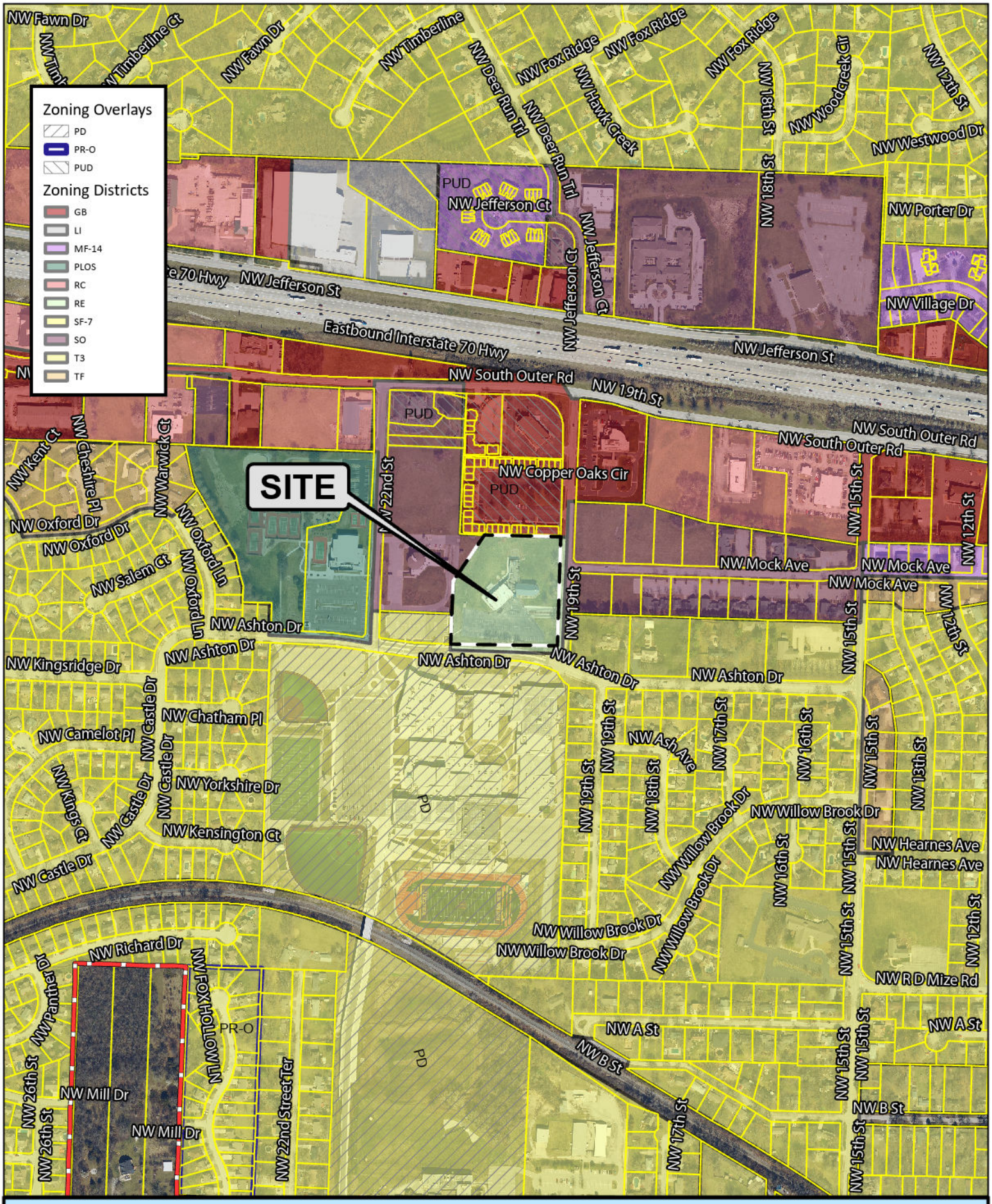
The City of Blue Springs Missouri

RZ-03-25-9502 - PP-03-25-9503 - PF-03-25-9504
901 NW 19TH STREET
Parcel# 35-630-09-05-00-0-00-000
AERIAL LOCATION MAP

N

Not To Scale

03/24/25



The City of Blue Springs Missouri

RZ-03-25-9502 - PP-03-25-9503 - PF-03-25-9504
901 NW 19TH STREET
Parcel# 35-630-09-05-00-0-00-000
SITE ZONING MAP

N

Not To Scale

03/24/25

PROPERTY DESCRIPTION:

LOT 4: ALL THAT PART OF OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024E0002754 AS RECORDED AT JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON THE EAST LINE OF SAID LOT AND IT NORTHERLY PROJECTION N02°33'27"E A DISTANCE OF 280.00'; THENCE N34°15'59"E A DISTANCE OF 247.45' TO A POINT ON THE SOUTH LINE OF COPPER OAKS, A SUBDIVISION OF RECORD AT BOOK I 43, PAGE 131 IN SAID JACKSON COUNTY, MISSOURI; THENCE ON SAID LINE S87°52'41"E A DISTANCE OF 340.00' TO A POINT ON THE WEST RIGHT OF WAY OF 19TH ST, AS NOW ESTABLISHED; THENCE ON SAID RIGHT OF WAY S02°38'26"W A DISTANCE OF 483.84' TO A POINT ON THE NORTH RIGHT OF WAY OF NW ASHTON DRIVE, AS NOW ESTABLISHED; THENCE ON SAID LINE N88°34'23"W A DISTANCE OF 469.44' TO THE POINT OF BEGINNING, CONTAINING 4.93 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

PROPERTY IS CURRENTLY ZONED RE. PROPOSED ZONING WILL BE SF-7/PD.
PROPOSED USE IS TO BE PART OF HIGH SCHOOL CAMPUS.

NOTES:

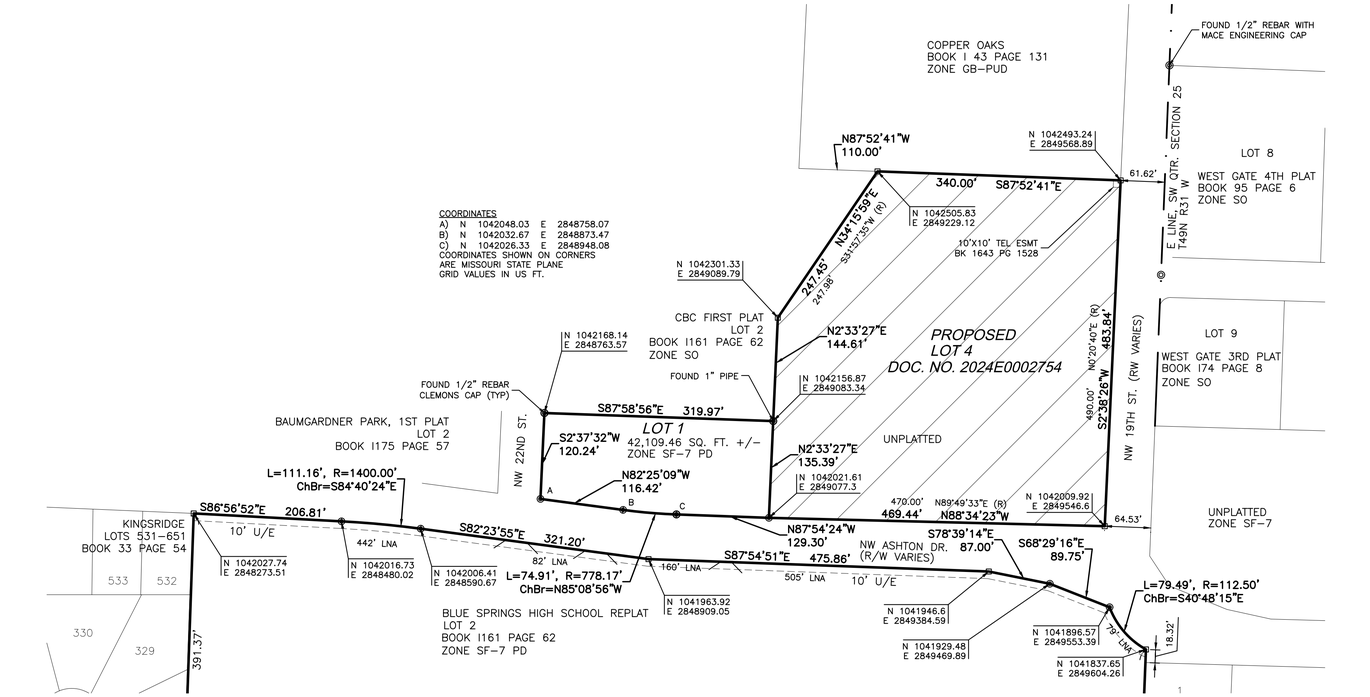
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COORDINATES SHOWN ON CORNERS AR GRID VALUES IN US FT.

TITLE INFORMATION TAKEN FROM THOMSON-AFFINITY TITLE COMPANY REPORT, FILE NO. 238568, EFFECTIVE DEC. 3RD, 2024.

PROPERTY IS LISTED AS ZONE X, HAVING A 0.2% CHANCE OR LESS CHANCE OF ANNUAL FLOOD PER THE FEMA FLOOD INSURANCE RATE MAP 29095C0318G EFFECTIVE 1/20/17.

MONUMENTATION

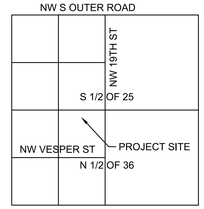
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●	SET 1/2" REBAR WITH MKEC PLASTIC CAP
◎	FOUND MONUMENT AS NOTED
⊡	SET 5/8" REBAR WITH MKEC ALUMINUM CAP
B/S	BUILDING SETBACK
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
LNA	LIMIT OF NO ACCESS
(R)	RECORD
(M)	MEASURED
R/W	RIGHT OF WAY



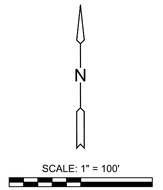
REZONING EXHIBIT

Part of the SW 1/4, Sec. 25, T49N, R31W, 5th P.M. City of Blue Springs, Jackson County, MO.

LOT 4, BLUE SPRINGS HIGH SCHOOL HARVEST ADDITION



VICINITY MAP 1"=2000'
SECTION 25, T49N, R 31 W
SECTION 36, T49N, R 31 W



MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210 • 913.317.9390
Survey No. 2006027138

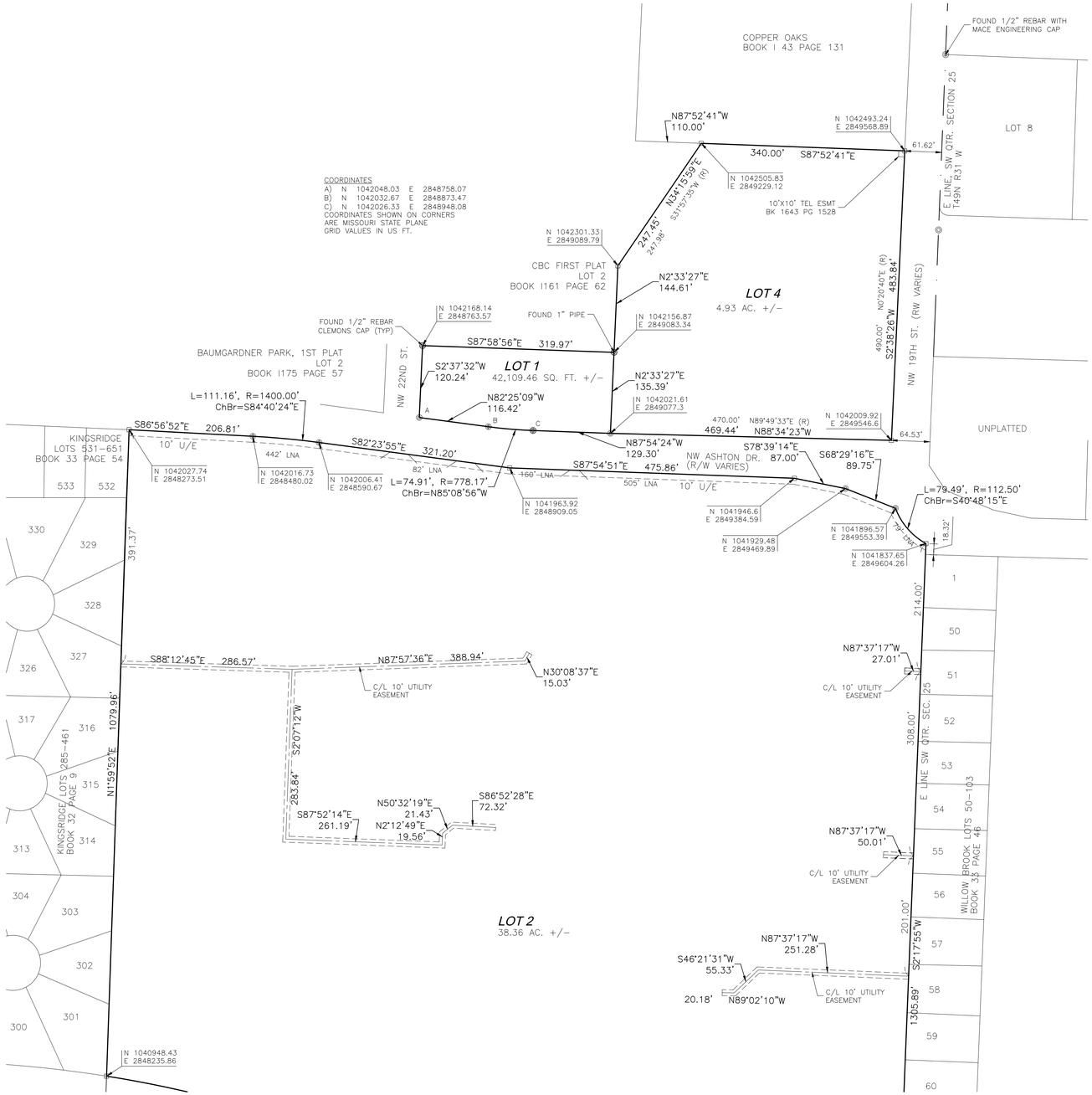
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Received
03/31/2025 9:02:25 AM

FINAL PLAT

BLUE SPRINGS HIGH SCHOOL HARVEST ADDITION

A REPLAT OF LOT 1, CBC FIRST PLAT, LOT 1, BLUE SPRINGS HIGH SCHOOL, BOTH IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 49N, RANGE 31 W OF THE 5TH PRINCIPAL MERIDIAN AND UNPLATTED LAND IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49N, RANGE 31W OF SAID MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI.



PROPERTY DESCRIPTIONS:

LOT 1: LOT 1 OF CBC FIRST PLAT, A SUBDIVISION OF RECORD AT BOOK I 161, PAGE 62 IN JACKSON COUNTY, MISSOURI

LOT 2: LOT 1 OF BLUE SPRINGS HIGH SCHOOL, A SUBDIVISION OF RECORD AT BOOK I 128, PAGE 85 IN JACKSON COUNTY MISSOURI

LOT 3: ALL THAT PART OF THE NW QUARTER OF SECTION 36, TOWNSHIP 49N, RANGE 31W DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 24, LASATER'S BLUE SPRINGS ADDITION, A SUBDIVISION OF RECORD AT BOOK 19, PAGE 79 IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION N2°15'25"E A DISTANCE OF 1281.07' TO THE NORTHEAST CORNER THEREOF; THENCE S88°07'36"E A DISTANCE OF 40.45'; THENCE N2°32'45"E A DISTANCE OF176.37' TO A POINT ON THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1860.08', A CHORD BEARING OF S63°32'54"E AND AN ARC LENGTH OF 302.81'; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF S58°53'04"E A DISTANCE OF 638.94'; THENCE DEPARTING SAID LINE S2°19'21"W A DISTANCE OF 1022.09' TO A POINT ON THE NORTH RIGHT OF WAY OF NW VESPER ST, AS NOW ESTABLISHED; THENCE ALONG SAID LINE N87°55'37"W A DISTANCE OF 875.67' TO THE POINT OF BEGINNING, CONTAINING 25.20 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LOT 4: ALL THAT PART OF OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024E0002754 AS RECORDED AT JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON THE EAST LINE OF SAID LOT AND ITS NORTHERLY PROJECTION N02°33'27"E A DISTANCE OF 280.00'; THENCE N34°15'59"E A DISTANCE OF 247.45' TO A POINT ON THE SOUTH LINE OF COPPER OAKS, A SUBDIVISION OF RECORD AT BOOK I 43, PAGE 131 IN SAID JACKSON COUNTY, MISSOURI; THENCE ON SAID LINE S87°52'41"E A DISTANCE OF 340.00' TO A POINT ON THE WEST RIGHT OF WAY OF 19TH ST, AS NOW ESTABLISHED; THENCE ON SAID RIGHT OF WAY S02°38'26"W A DISTANCE OF 483.84' TO A POINT ON THE NORTH RIGHT OF WAY OF NW ASHTON DRIVE, AS NOW ESTABLISHED; THENCE ON SAID LINE N88°34'23"W A DISTANCE OF 469.44' TO THE POINT OF BEGINNING, CONTAINING 4.93 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

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:

"BLUE SPRINGS HIGH SCHOOL HARVEST ADDITION".

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 TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

DETENTION AREA

AREA DESIGNATED ON THE ACCOMPANYING PLAT AS "TRACT A" (DETENTION EASEMENT) IS 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 EASEMENT SHALL BE IN ACCORDANCE WITH 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 SHALL 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 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 THE 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 THE 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.

STREETS:

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED AS THOROUGHFARES ARE HEREBY DEDICATED TO THE CIT Y OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, FOR ITS USE AND THAT OF ITS DESIGNEES OR DULY AUTHORIZED AGENTS.

RIGHTS OF ENTRANCE:

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR THE PURPOSES OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO

THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL; PROVIDED HOWEVER, SUCH RIGHTS OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER BLUE SPRINGS, MISSOURI, NOR THE UNITED

STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

LIMITS OF NO ACCESS:

THE UNDERSIGNED OWNER HEREBY RELINQUISHES ANY AND ALL RIGHTS OF INGRESS AND/OR EGRESS TO/FROM THE ABOVE DESCRIBED PROPERTY TO/FROM NW ASHTON DR. DESIGNATED HEREON AS "LIMITS OF NO ACCESS (L.N.A.)". THIS PROVISION CAN BE RELEASED, CHANGED OR ALTERED BY THE CITY COUNCIL UPON RECOMMENDATION BY THE CITY ENGINEER.

MONUMENTATION

△	SECTION CORNER MONUMENT AS NOTED
●	SET 1/2" REBAR WITH MKEC PLASTIC CAP
◎	FOUND MONUMENT AS NOTED
⊡	SET 5/8" REBAR WITH MKEC ALUMINUM CAP
B/S	BUILDING SETBACK
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
LNA	LIMIT OF NO ACCESS
(R)	RECORD
(M)	MEASURED
R/W	RIGHT OF WAY

N

SCALE: 1" = 100'

0 100 200

MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210 • 913.317.9390
Survey No. 2006027138

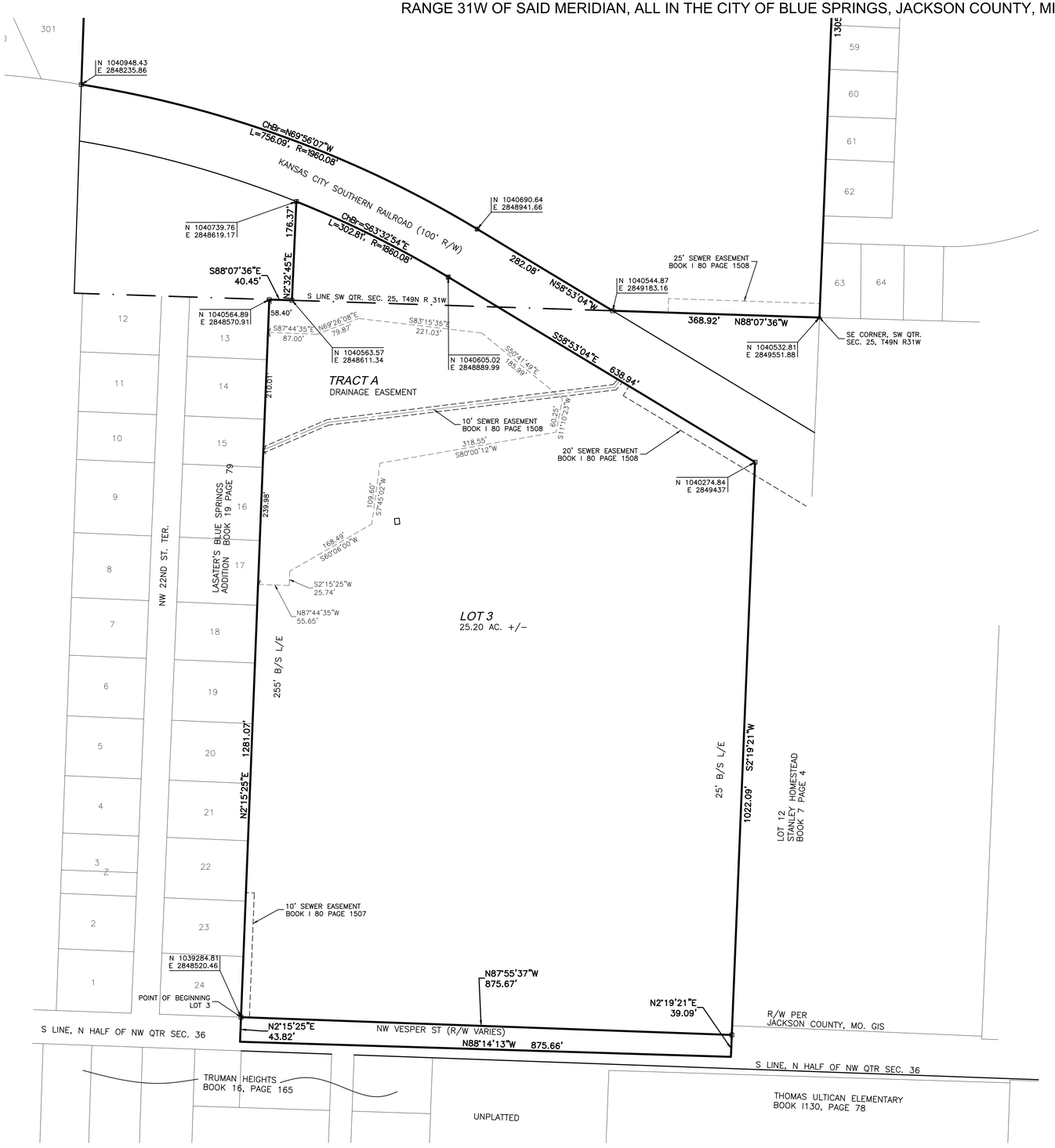
J:\Projects\2022\2201010296_Perfection_Jacobs 135th and Cemetal\05 _220296 CAD SHTS\05 Civil\Plat\Second Addition\220296_a_2nd.dwg 01/17/2025 08:00:21 AM CST

Received
03/31/2025 9:02:01 AM

FINAL PLAT

BLUE SPRINGS HIGH SCHOOL HARVEST ADDITION

A REPLAT OF LOT 1, CBC FIRST PLAT, LOT 1, BLUE SPRINGS HIGH SCHOOL, BOTH IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 49N, RANGE 31 W OF THE 5TH PRINCIPAL MERIDIAN AND UNPLATTED LAND IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49N, RANGE 31W OF SAID MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI.



NOTES:

BASIS OF BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE MODOT GRS NETWORK, MISSOURI STATE PLANE, WEST ZONE IN US FEET. COORDINATES SHOWN ON CORNERS AR GRID VALUES IN US FT.

TITLE INFORMATION TAKEN FROM THOMSON–AFFINITY TITLE COMPANY REPORT, FILE NO. 238568, EFFECTIVE DEC. 3RD, 2024.

PURPOSE STATEMENT:
THIS PROPERTY IS BEING REPLATTED FOR THE PURPOSE OF EXPANDING THE EXISTING SCHOOL CAMPUS.

PROPERTY IS ZONED SF–7/PD.

PROPERTY IS LISTED AS ZONE X, HAVING A 0.2% CHANCE OR LESS CHANCE OF ANNUAL FLOOD PER THE FEMA FLOOD INSURANCE RATE MAP 29095C0318G EFFECTIVE 1/20/17.

CITY OF BLUE SPRINGS:
THIS IS TO CERTIFY THAT THE PLAT OF "BLUE SPRINGS HIGH SCHOOL REPLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF BLUE SPRINGS, MISSOURI THIS _____ DAY OF 202__, BY ORDINANCE NO. _____.

_____ _____
CHRIS LIEVSAY, MAYOR

_____
MIKE MALLON, SR. DIRECTOR
CITY DEVELOPMENT

_____
ERIN FORD, CITY CLERK

_____
CITY ENGINEER

_____
CHRIS HENNING, CHAIRMAN
PLANNING COMMISSION

_____
APPROVED BY JACKSON COUNTY GIS DEPARTMENT

I JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PROPERTY SHOWN HEREON UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.
FIELD WORK PERFORMED APRIL 20TH, 2020.

_____
JAMES W. SINCOX MO PLS 2521

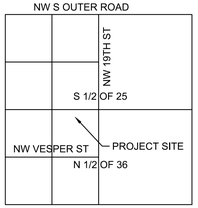
IN WITNESS THEREOF:
REORGANIZED SCHOOL DISTRICT NO. 4 OF JACKSON COUNTY, MISSOURI HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF_____, A.D. 202___.

_____
CHARLIE BELT, ASSISTANT SUPERINTENDENT–OPERATIONS

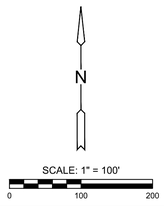
NOTARY CERTIFICATION:
STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)
ON THIS _____ DAY OF _____, A.D. 202___
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLIE BELT, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE ASSISTANT SUPERINTENDENT–OPERATIONS OF THE BLUE SPRINGS SCHOOL DISTRICT AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID DISTRICT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC



VICINITY MAP 1"=2000'
SECTION 25, T49N, R 31 W
SECTION 36, T49N, R 31 W



MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210 • 913.317.9390
Survey No. 2006027138

J:\Projects\2020\2201010096_Perkins-Jacobs 135th and Central\08 - 2202096 CAD\SHTS\05 Civil\Plat\Second Add\2202096_a_2ndAmd 01/17/2025 08:00:21 AM CST

Received
03/31/2025 9:02:07 AM

The City of Blue Springs Missouri

Planning Application

903 W. Main Street, Blue Springs, MO 64015 | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 03-07-2022*	
CASE #:	
PC MEETING:	4.14.2025
CC MEETING:	4.21.2025
BOA MEETING:	N/A
NEWSPAPER:	3.29.2025
NOTICE LETTERS:	3.28.2025
PLANNER:	Shantele Frie

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

BLUE SPRINGS HIGH SCHOOL - LOT 4
Project Name

901 NW 19TH STREET — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

SEE ATTACHED — 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
RE	RESIDENTIAL ESTATE	SF-7 PD	PROMINENT CIVIC	5.93	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 (*if more than 1 property owner – see page 2*)

Name of Applicant	Company	Phone	Email Address
CHRISTOPHER KOCH	HOLLIS + MILLER ARCHITECTS	816.442.7700	CKOCH@HOLLISANDMILLER.COM

Address	City	State	Zip Code
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108

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

X _____ 02.26.2025
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
BLUE SPRINGS R-IV SHCOOL DISTRICT	816.916.4709	SSHIPPY@BSSD.NET

Address	City	State	Zip Code
1801 NW VESPER STREET	BLUE SPRINGS	MO	64015

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

X _____ 02.26.2025
Property Owner Signature — Date

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02/27/2025 4:18:17 PM

ADDITIONAL PROPERTY OWNER SIGNATURES *(if project boundaries include more than 1 owner)*

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

X

Property Owner Signature	Date

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code

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

X

Property Owner Signature	Date

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).	

BRIEF PROJECT DESCRIPTION ***(separate narrative required for all applications)*****:**

PROPOSED REZONING OF 901 NW 19TH STREET AND INCULDE IN BLUE SPRINGS HIGH SCHOOL PLAT. NO NEW STRUCTURES OR USE PROPOSED, EXISTING PARKING LOTS TO REMAIN.

Received
02/27/2025 4:18:20 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
CHRISTOPHER KOCH, AIA	HOLLIS + MILLER ARCHITECTS		
Address	**City**	**State**	**Zip**
1828 WALNUT STREET, SUITE 922	KANSAS CITY	MO	64108
Email	**Phone**	**Fax**	
CKOCH@HOLLISANDMILLER.COM	816.769.9089		

DEVELOPER

Name	Company Name		
SETH SHIPPY (OWNER'S REPRESENTATIVE)	BLUE SPRINGS R-IV SCHOOL DISTRICT		
Address	**City**	**State**	**Zip**
1801 NW VESPER STREET	BLUE SPRINGS	MO	64108
Email	**Phone**	**Fax**	
SSHIPPY@BSSD.NET	816.916.4709		

ENGINEER

Name	Company Name		
DAVID RATLEY, PE	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
DRATLEY@MKEC.COM	913.317.9390		

ARCHITECT

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

SURVEYOR

Name	Company Name		
JIM SINCOX	MKEC ENGINEERING		
Address	**City**	**State**	**Zip**
11827 W 112TH STREET	OVERLAND PARK	KS	66210
Email	**Phone**	**Fax**	
JSINCOX@MKEC.COM	913.317.9390		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
02/27/2025 4:18:20 PM

CURRENT PROPERTY DESCRIPTIONS

901 NW 19TH STREET: *(UNPLATTED)*

RNG-31 TWP-49 SEC-25; PT OF NE 1/4 OF SW 1/4 DAF: BEG AT SW COR OF SD 1/4 1/4; TH N 146.19' TH E 1270.47' TO TRU POB TH N 490' TH W 340'; TH S 31 DEG W 247.98' TH S 280' TH E 470' TO; TRU POB (EX PT IN RDS)

Received
02/27/2025 4:18:20 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

I, Deidre Stevens-DiGiovanni, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 29, 2025

Printer's Fee: $136.93

Deidre Stevens-DiGiovanni

Agent

VERIFICATION

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

State of New Jersey
County of Burlington

Signed or attested before me on this: 04/02/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-03-25-9502
Blue Springs
High School Lot 4
901 NW 19th Street
Parcel
 # 35-630-09-05-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 14, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Christopher Koch, Hollis+Miller, on behalf of the property owner, Blue Springs R-IV School District, for approval to rezone from "RE" (Residential Estate) to "SF-7/PD" (Single-Family/Planned Development) for the 5.93 +/- acres school parking lot development located at 901 NW 19th Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

131 IN SAID JACKSON COUNTY, MISSOURI; THENCE ON SAID LINE S87"52'41 ""E A DISTANCE OF 340.00' TO A POINT ON THE WEST RIGHT OF WAY OF 19TH ST, AS NOW ESTABLISHED; THENCE ON SAID RIGHT OF WAY S02"38'26"W" A DISTANCE OF 483.84' TO A POINT ON THE NORTH RIGHT OF WAY OF NW ASHTON DRIVE, AS NOW ESTABLISHED; THENCE ON SAID LINE N88"34'23"W" A DISTANCE OF 469.44' TO THE POINT OF BEGINNING, CONTAINING 4.93 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

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

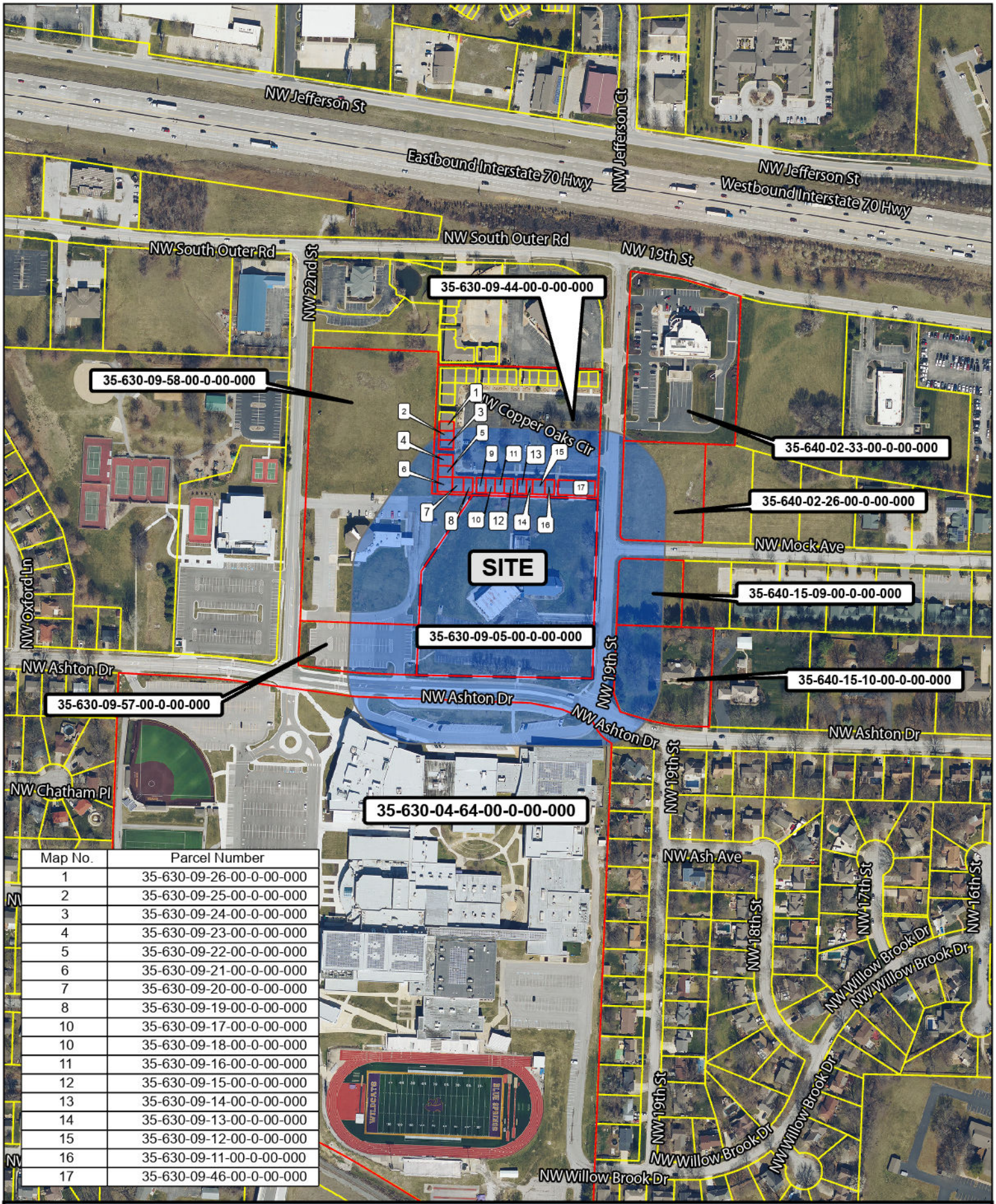
The City Council of the City of Blue Springs will also hold a public hearing on the above noted **Rezoning (RZ-03-25-9502)** on **Monday, April 21, 2025 at 6:00 p.m.** in the Council Chambers

the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 29, 2025

3321280



Map No.	Parcel Number
1	35-630-09-26-00-0-00-000
2	35-630-09-25-00-0-00-000
3	35-630-09-24-00-0-00-000
4	35-630-09-23-00-0-00-000
5	35-630-09-22-00-0-00-000
6	35-630-09-21-00-0-00-000
7	35-630-09-20-00-0-00-000
8	35-630-09-19-00-0-00-000
10	35-630-09-17-00-0-00-000
10	35-630-09-18-00-0-00-000
11	35-630-09-16-00-0-00-000
12	35-630-09-15-00-0-00-000
13	35-630-09-14-00-0-00-000
14	35-630-09-13-00-0-00-000
15	35-630-09-12-00-0-00-000
16	35-630-09-11-00-0-00-000
17	35-630-09-46-00-0-00-000

The City of Blue Springs Missouri

RZ-03-25-9502 - PP-03-25-9503 - PF-03-25-9504
901 NW 19TH STREET
Parcel# 35-630-09-05-00-0-00-000
185' BUFFER MAP

N

Not To Scale

03/24/25

Blue Springs, Missouri
Community Development

March 28, 2025

Ref: Public Hearing: Rezoning | RZ-03-25-9502
"Blue Springs High School Lot 4
901 NW 19th Street
Parcel # 35-630-09-05-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Christopher Koch, Hollis+Miller, on behalf of the property owner, Blue Springs R-IV School District, for approval to rezone from "RE" (Residential Estate) to "SF-7 PD" (Single-Family Planned Development) for the 5.93 +/- acres school parking lot development located at 901 NW 19th Street.

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

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

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

Planning Commission - Monday, April 14, 2025 @ 6:30 p.m.
&
City Council – Monday, April 21, 2025 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

FirstName	Address1	Address2	City	State	Zip
SAGE DOOR OFFICES LLC	PO BOX 167		GRAIN VALLEY	MO	64029
KELLER JACQUELINE M	709 NW 10TH ST		BLUE SPRINGS	MO	64015
LIGURIAN PROPERTIES LLC	1912 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
THE LANTERN ROOM LLC	1914 NW COOPER OAKS		BLUE SPRINGS	MO	64015
BROWN COMMERCIAL PROPERTIES LLC	1920 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
BROWN COMMERICAL PROPERTIES LLC	1920 NW COPPER OAKS CIR	UNIT A	BLUE SPRINGS	MO	64015
SCHWOPE ROGER L & DEANNA R-TRUSTEES	1805 NW ASHTON DR		BLUE SPRINGS	MO	64015
XF REALTY LLC	PO BOX 963		BLUE SPRINGS	MO	64013
JLST HOLDING LLC	1922 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
ROYER JEFFREY S & BEVERLY J	1944 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
ROYER JEFFREY S & BEVERLY J	1944 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
SAGE DOOR OFFICES LLC	PO BOX 167		GRAIN VALLEY	MO	64015
FISCHER GERALD L & GLETA GAIL	8121 S HARDSAW RD		OAK GROVE	MO	64075
SAGE DOOR OFFICES LLC	PO BOX 167		GRAIN VALLEY	MO	64029
REORGANIZED SCHOOL DIST #4	1801 W VESPER ST		BLUE SPRINGS	MO	64015
BLUE SPRINGS PSYCHOLOGICAL SERVICES LLC	1924 COPPER OAKS CIR		BLUE SPRINGS	MO	64015
SAGE DOOR OFFICES LLC	PO BOX 167		GRAIN VALLEY	MO	64029
REORGANIZED SCHOOL DISTRICT NO 4	1801 VESPER BLUE SPRINGS, MO 64015		BLUE SPRINGS	MO	64015
SCHWOPE ROGER L & DEANNA R-TRUSTEES	1805 NW ASHTON DR		BLUE SPRINGS	MO	64015
WEST ROBIN L | WEST OLIVIA L	37402 PINK HILL RD		OAK GROVE	MO	64075
CALVARY BAPTIST CH OF BLUE SPRINGS INC	900 NW 22ND ST		BLUE SPRINGS	MO	64015
LIGURIAN PROPERTIES LLC	1912 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
LIGURIAN PROPERTIES LLC	1912 NW COPPER OAKS CIR		BLUE SPRINGS	MO	64015
WARD GEORGE T & JEANETTE C TRUSTEE	1100 WOODS CHAPEL RD		BLUE SPRINGS	MO	64015
REORGANIZED SCHOOL DISTRICT NO 4	1801 VESPER		BLUE SPRINGS	MO	64015
COMMUNITY AMERICA CREDIT UNION	9777 RIDGE DR		LENEXA	KS	66219

Introduced by Councilmember _____ BILL NO. 5307
(RZ-03-25-9502)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "SF-7" (SINGLE-FAMILY DISTRICT) TO "SF-7/PD" (SINGLE-FAMILY DISTRICT/PLANNED DEVELOPMENT)

WHEREAS, proper application having been made for rezoning of property hereinafter described; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held April 14, 2025, which Commission, after said hearing, recommended that the application for rezoning be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 21, 2025; and

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

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

Section 1. The following described tract of real estate is hereby rezoned from "SF-7" (Single-Family District) to "SF-7/PD" (Single-Family/Planned Development). The site is legally described as:

LOT 4: ALL THAT PART OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024E0002754 AS RECORDED AT JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 ; THENCE ON THE EAST LINE OF SAID LOT AND IT NORTHERLY PROJECTION N02°33'27"E A DISTANCE OF 280.00', THENCE N34°15'59"E A DISTANCE OF 247.45' TO A POINT ON THE SOUTH LINE OF COPPER OAKS, A SUBDIVISION OF RECORD AT BOOK I 43, PAGE 131 IN SAID JACKSON COUNTY, MISSOURI; THENCE ON SAID LINE S87°52'41"E A DISTANCE OF 340.00' TO A POINT ON THE WEST RIGHT OF WAY OF 19TH STREET, AS NOW ESTABLISHED; THENCE ON SAID RIGHT OF WAY S02°38'26"W A DISTANCE OF 483.84' TO A POINT ON THE NORTH RIGHT OF WAY OF NW ASHTON DRIVE, AS NOW ESTABLUSHED; THENCE ON SAID LINE N88°34'23"W A DISTANCE OF 469.44' TO THE POINT OF BEGINNING, CONTAINING 4.93 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

Section 2. 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.

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5308
(PF-03-25-9504)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR BLUE SPRINGS HIGH SCHOOL HARVEST ADDITION

WHEREAS, on February 26, 2025, the Applicant, Christopher Koch of Holler+Miller Architects, on behalf of Blue Springs R-IV School District, submitted a Planning Application for the Final Plat Blue Springs High School Harvest addition; and

WHEREAS, on April 14, 2025, the City Planning Commission held a regularly scheduled meeting where the Commission voted unanimously in favor of the Final Plat and sent their recommendation of approval to the City Council; and

WHEREAS, on April 21, 2025, the City Council approved the Blue Springs High School Harvest Addition Final Plat; and

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

Section 1. The Final Plat of Blue Springs High School Harvest Addition, 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-03-25-9504 submitted to the Planning Commission at it April 14, 2025, meeting including the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to building permit issuance, the Final Plat must be approved and 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 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
April 21, 2025

EXHIBITS FOR PUBLIC HEARING

ASPHALTIC SURFACES
GENERAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT
(GDP-03-25-9506) AND (CUP-03-25-9507)

EXHIBIT #1 City Council Information Form dated April 15, 2025 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 29, 2025; 185 ft. Notification Map; Names/addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference), Bill approving the General Development Plan and Bill approving the Conditional Use Permit

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 15, 2025

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

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

ISSUE/REQUEST

The applicant, Patrick Joyce, on behalf of the property owner, Jake Robbins, is requesting approval of a General Development Plan (GDP-03-25-9506) to construct a new building with associated parking and drives as well as a Conditional Use Permit (CUP-03-25-9507) to allow for the Building or Construction Contractor (With Machinery, Equipment, or Storage) land use in a "GB" General Business Zoning District at 1050 SW Cemetery Road. Upon conclusion of the public hearing Bills approving the General Development Plan and a Conditional Use Permit will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The subject property is addressed 1050 SW Cemetery Road and consists of 2.18 acres. The applicant is requesting approval of a General Development Plan (GDP) for Asphaltic Surfaces. The proposed storage of an above-ground fuel tank is an accessory use and is included in the scope of the GDP.

The applicant is also requesting a Conditional Use Permit (CUP) to operate their asphalt paving contractor business (Building or Construction Contractor land use). The fuel tank will need to be permitted separately.

The applicant is requesting three alternative development standards to the site location:

1. Allow for the overnight parking of company vehicles in the front or street side of the building.
2. Allow a front or street facing building façade with overhead doors to face an arterial or collector street.
3. Allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback.

The General Development Plan and Conditional Use Permit are being reviewed and approved first. A Preliminary Plat, Site Plan Design Review, and Final Plat are later required to be approved, and the Final Plat recorded at Jackson County, prior to the issuance of building permits.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 22, 2025	N/A

STAFF RECOMMENDATION

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Prior to issuance of a building permit, a Preliminary Plat, Final Plat, and Site Plan and Design Review will be required to be reviewed and approved.
3. Ensure the eastbound left turn lane on Hwy 40 at White Cemetery Road will be shown graphically on the future Site Plan and Design Review application.
4. The proposed above ground fuel tank will need to be permitted separately. However, a building permit will not be able to be applied for until the Preliminary Plat, Final Plat, and Site Plan and Design Review has been reviewed and approved.
5. Staff recommends that the requested deviations from 405.050(A)(31)(c)(1)(b) and 405.050(A)(31)(c)(1)(c) be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property and front or street-facing building façade with overhead doors to face an arterial or collector street. Staff also recommends that the requested deviation from UDC 405.060(A)(3)(a**)** be approved to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback**.**

Staff recommends approval of the Conditional Use Permit application with the following three conditions:

1. Approval based on the representation of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specificities by the Alternative Development Standards.
2. The Conditional Use Permit allows the “Construction or Building Contractor (With Machinery, Equipment, Or Storage)” land use to be allowed at the property addressed 1050 SW Cemetery Road.
3. Temporary storage of materials and equipment is only allowed for one (1) year. The allowance of temporary storage of materials and equipment is allowed during the duration of the construction of the proposed building. If no Certificate of Occupancy is issued within one year from the time the Conditional Use Permit is approved, then temporary storage of material and equipment will no longer be allowed on site.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	April 14, 2025
Action:	Recommend approval of the General Development Plan and Alternative Development Standards with five (5) staff conditions: 9 Aye, 0 No

	Recommend approval of the Conditional Use Permit with three (3) staff conditions. 9 Aye 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 29, 2025; 185 ft. Notification Map; Names/addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the General Development Plan
3. Bill approving the Conditional Use Permit

REVIEWED BY:

Requesting Director: **Mike Mallon**	Budget: ***N/A***
Legal: ***James Newell***	Assistant City Administrator: ***Dennis Dovel***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 14, 2025 City Council: April 21, 2025
Project Name:	***Asphaltic Surfaces***
Site Location:	1050 SW Cemetery Road
Project Request:	**GDP-03-25-9506**; General Development Plan to construct a new building with associated parking and drives. The site will be utilized as a Building or Construction Contractor (With Machinery, Equipment, or Storage) business, with the building designed as a general industrial facility. **CUP-03-25-9507**; Conditional Use Permit to allow for the Building or Construction Contractor (With Machinery, Equipment, or Storage) land use in a "GB" General Business Zoning District.

Applicant: Patrick Joyce / Kimley-Horn and Associates
Property Owner: Jake Robbins / Asphaltic Surfaces LLC
Staff Planner: Christopher Willis, Associate Planner

Project Description: The applicant is requesting approval of a General Development Plan for Asphaltic Surfaces. The subject property is addressed 1050 SW Cemetery Road and consists of 2.18 acres. The applicant is also requesting a Conditional Use Permit (CUP) to operate their asphalt paving contractor (Building or Construction Contractor land use) business. The proposed storage of an above ground fuel tank is an accessory use and is included in the scope of the GDP. The fuel tank will need to be permitted separately.

Staff Recommendation: Staff recommends approval with conditions of the General Development Plan and the Conditional Use Permit application. Conditions are identified at the end of the report.

Previous Actions:

Date	Review Body	Action
09/25/2023	Planning Commission	Recommended approval of Rezoning (RZ-06-23-8813) from "GB" (General Business) to "LI" (Light Industrial)
09/25/2023	Planning Commission	Recommended approval of a General Development Plan for a 6,670-sf. warehouse building.
09/25/2023	Planning Commission	Approval of a Preliminary Plat for a one (1) lot subdivision on +/- 2.18 acres.
10/02/2023	City Council	Denied approval of a Rezoning (RZ-06-23-8813) from "GB" (General Business) to "LI" (Light Industrial).
10/02/2023	City Council	Denied approval of a General Development Plan (GDP-06-23-8814) for a 6,670-sf. warehouse building.

Future Applications: The General Development Plan and Conditional Use Permit will be reviewed individually the first application. A Preliminary Plat, Site Plan Design Review, and Final Plat are required to be approved, and the Final Plat recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)

North:	"LI/PUD" (Light industrial/Planned Unit Development)	Various Industry Light Land Use
South:	"GB" (General Business)	Storage, Residential Warehouse
East:	"RC" (Regional Commercial)	Building or Construction Contractor (With Machinery, Equipment, or Storage)
West:	"LI" (Light Industrial)	Industry Light

GENERAL DEVELOPMENT PLAN ANALYSIS

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

Land Use: A Conditional Use Permit has been requested for approval to approval the proposed land use, Building or Construction Contractor (With Machinery, Equipment, Or Storage), to be located within the "GB" General Business zoning district located at 1050 SW Cemetery Road.

Building Typology: The proposed development is classified as an "General Industrial," 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 district or any specific use limitations for the intended use." The applicable development standards are provided in the table below with one requested modification highlighted.

General Industrial

Standard	Requirement	Proposed
Frontage Width	75-ft min.	Cumulative total of all three frontage widths is +/- 910.42 sf.
Lot Area	N/A	94,958 sf.
Front Setback	40-ft min.	106.1-ft.
Side Setback	10-ft. min.	153.2-ft. (North side) 75.5-ft. (South side)
Corner Side	40-ft. min.	N/A
Rear Setback	20-ft. min	69.4-ft.
Building Coverage	85% max.	3.35%
Building Height	45-ft. max. in "LI"; 60-ft. max. in "HI"	22-ft.
Frontage Type	Buffer Edge	Buffer Edge

Architectural Character: The site includes a two-story building. The proposed building will have a combination of Cornado Stone and concealed fastener white metal panels. The color of the Cornado Stone will be determined later, as well as the color of a smaller portion metal panels in an "L" shape that will provide an accent to the proposed stone. **The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section**

407.090. Final building and site design will be reviewed through the Site Plan Design Review process.

Parking: The applicant is proposing 14 regular parking spaces and 1 ADA space as well, and all parking stalls meet the minimum size requirements. Vehicular parking is required and proposed as follows.

Land Use	Required	Provided
Indoor Storage, warehousing, equipment servicing, or manufacturing area	Not to exceed 1 space per 1,000-sf. (7.6 stalls)	14 regular parking spaces, 1 ADA parking space

Bike parking will be evaluated during the Site Plan Design Review.

Land Use	Required	Provided
Industrial	3% of the number of employees based on largest shift	**Will be reviewed in Site Plan Design Review.**

Streets & Sidewalks: The development proposes an ingress and egress access point from SW Cemetery Road. No new sidewalk will be constructed as part of the scope of this project.

Pedestrian Access: The applicant has proposed an internal sidewalk; the 8' internal sidewalk begins at the northern end of the proposed building near the ADA parking stall and access and runs south past the most southern portion of the building and terminates near the southern end of the proposed parking lot.

Traffic: MoDot will require off-site improvements in the form of an additional eastbound left turn lane on 40 Hwy. The scope of this project did not require a full traffic impact analysis. **MoDot has requested the applicant to provide a memorandum which requires a site plan , traffic counts, turn lane charts, trip generation tables, and other requirements.**

Stormwater: The proposed development includes a 7,600 building with associated parking and drives. The applicant has had previous conversations with the City of Blue Springs, and it has been agreed upon that the acceptable increase in impervious area for this site without detention is 10%. The proposed development (an impervious area exhibit has been included in the Planning Commission Packet) results in a net increase of 1,205 square feet of impervious area from 44,216 square feet to 45,421 square feet, which equates to a 1.27% increase in the overall impervious surface compared to the existing conditions. These calculations have been updated due to a minor change in the site plan due to the proposed sanitary sewer easement. The applicant has proposed a 15' storm sewer easement to surround the existing storm line on site.

Sanitary Sewer: Gravity sanitary sewer is located on both the southern and eastern portion of the property. The applicant has noted on the site plan provided that the existing sanitary sewer manholes on site will be undisturbed. The applicant has proposed a 15' sanitary sewer easement on the site plan, that will surround the existing sanitary sewer line on the eastern and southern property. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Signage: Signs shown in the rendering are not finalized. All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

Frontage & Landscaping: The applicant has provided a colored site plan that includes conceptual landscaping plan for the site and is being provided for concept purposes only. Additional details and plant units may be needed to meet landscaping requirements. **Landscaping requirements will be reviewed in greater detail with the PD Final Plan/Site Plan Design Review with a final landscape plan.** The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units / PUs (plant units)	Proposed Plant Units (PU)
South buffer: Adjacent to HWY 40 (Arterial) – Buffer Type B: 15' min.	15' minimum requires 45 PUs per 100 LF = 250' LF/0.45 = 113 PUs	88 PUs
East buffer: Adj. to "RC" zoning / Buffer A (7-ft. min.)*	7' minimum requires 45 Pus per 100 LF = 330' LF/0.45 = 149 PUs	178 PUs
North buffer: Adj. to Hwy 40 (Arterial) – Buffer Type B: 15' min.	15' minimum requires 45 units per 100 LF = 380' LF/0.45 = 171 PUs	145 PUs
West buffer: Adj. to cemetery road (minor collector) – Buffer type B: 15' min.	15' minimum requires 45 Pus per 100 LF = 330 LF/0.45 = 149 PUs	72 PUs
Parking lot landscaping:	2 PUs per uncovered space = 15 spaces x 2=30 PUs	133 PUs
Total Plant Units Required:	**612 PUs**	**616 PUs**

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

Open Space: Per the "GB"-General Business zoning district standards, designated open space is twelve (12) percent.

Preservation: The site has existing impervious surface that has previously been used for parking.

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

Modifications Requested: The applicant is proposing the following modifications through the PD Standards (OR ALTERNATIVE DEVELOPMENT STANDARDS) related to either the building type ("General Industrial") or selected base zoning district ("GB" – General Business) regulations and development standards:

- **Per 405.050(A)(31)(c)(1)(b) – Deviation from this section to allow for the overnight parking of company vehicles in the front or street side of the building.**
- **Per 405.050(A)(31)(c)(1)(c) – Deviation from this section to allow a front or street-facing building façade with overhead doors to face an arterial or collector street.**
- **Per 405.060(A)(3)(a) – Deviation from this section to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback.**

Review Criteria: *Alternative Development Standards shall be reviewed according to the following criteria:*

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

   STAFF RESPONSE: The proposed alternative development standards will allow for the proposed building design, and parking area for storage of equipment and company vehicles, to be occupied by users that are in general alignment with the adjacent Light Industrial land uses.

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

   STAFF RESPONSE: The proposed Alternative Development Standards are requested to allow for the overnight parking of company vehicles in the front or street side of the building. The proposed layout of the proposed building, staff parking, and parking for company vehicles requires relief from UDC 405.050(A)(31)(c)(1)(b). The proposed front or street-facing building façade with overhead doors to face an arterial or collector street requires relief from UDC 405.050(A)(31)(c)(1)(c). The proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback requires relief from UDC 405.060(A)(3)(a)**.** Additionally, this property falls under the City's Comprehensive Plan C1 Specific Plan, C1: Land Use & Development Plan. Specifically, under the C1 Plan the properties designated land use would be mixed use employee dominant.

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

   STAFF RESPONSE: As the applicant has requested Alternative Development standards to allow for the overnight parking of company vehicles in the front or street side of the building, a front or street-facing building façade with overhead doors to face an arterial or collector street due to the site layout, and allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback. The ADS(s) are consistent with this Chapter of the UDC.

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

   STAFF RESPONSE: Staff recognizes that the proposed site layout will be consistent with neighboring properties that are light industrial in nature and allow for parking of company vehicle and storage of equipment on site and front or street-facing building façade with overhead doors to face an arterial or collector street.

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

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

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

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

   STAFF RESPONSE: The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant is requesting three (3) deviations from the UDC.

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

   STAFF RESPONSE: The applicant has submitted a Conditional Use permit application to run concurrently with the General Development Plan application, to allow for the Building or Construction Contractor (With Machinery, Equipment, or Storage) land use in a “GB” General Business Zoning District.

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

   STAFF RESPONSE: The general development plan complies with all applicable use, development standards, and design standards set forth in this Code.

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

   STAFF RESPONSE: The existing facilities and services are in place to serve the development.

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

   STAFF RESPONSE: The general development plan is sensitive to the existing land uses and is compatible with existing adjacent land use designations.

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

   STAFF RESPONSE: The general development plan will provide orderly physical growth of the City.

CONDITIONAL USE PERMIT ANALYSIS

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

Special Use Standards: Per UDC Section 405.050(31) the following regulations shall apply to all Building and Construction Contractor land uses.

a. All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to less-intensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building to maintain a unified appearance.

Staff Response: The applicant has acknowledged this requirement. The contractor does intend to store equipment on this site but will screen with an opaque fence as required.

b. Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.

Staff Response: This criterion is not applicable to the application.

c. When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:

(1) Unless otherwise approved as part of the conditional use permit process;

(a) No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on side or rear facades of a building.

Staff Response: The applicant is requesting an Alternative Development Standard from this criterion. The applicant is proposing a front and street facing façade with overhead doors facing an arterial or collector.

(b) All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.

Staff Response: The applicant is requesting an Alternative Development Standard from this criterion. They have stated that they have company vehicles, trailers, and equipment that will need to be parked overnight at their place of business. However, through the General Development Plan application, the applicant is providing adequate parking for Staff, storage of company vehicles and equipment, and site circulation. Staff supports this deviation.

(c) The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Staff Response: The applicant has acknowledged this criterion. The applicant has not proposed any alterations that would alter the essential

character or negatively impact the building, site, or surrounding properties and businesses.

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

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

   STAFF RESPONSE: The application will allow the entire site (1050 SW Cemetery Rd) to be used as by the Building and Construction Contractor land use as approved by this CUP and will be in conformance with the Unified Development Code (UDC). It both supports the existing zoning of the property and the abutting districts.

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

   STAFF RESPONSE: No further development is being proposed beyond the scope of this project.

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

   STAFF RESPONSE: Staff has not identified any additional site-specific conditions necessary to meet the purposes and intent of this development code.

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

   STAFF RESPONSE: Staff does not believe that the allowance of overnight parking of company vehicles in the front or street side of the building will have a negative impact on the public realm. Adjacent properties with light industrial land uses have company vehicles that are parked overnight.

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

   STAFF RESPONSE: There are adequate drainage, utilities, and other public facilities onsite.

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

   STAFF RESPONSE: The proposed building, landscape, and site design will be compatible with the character of the area.

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

STAFF RESPONSE: The proposed use is industrial in nature which is in alignment with existing uses of the neighboring properties. Staff does not anticipate negative impacts on adjacent properties.

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

   STAFF RESPONSE: Staff has not identified any aspect of this proposed project that would prevent future development or use of the neighboring property as required by the Unified Development Code (UDC).

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

   STAFF RESPONSE: Staff has not identified any negative impacts affecting the long-range plans for this specific site and surrounding area. The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with the conditions listed below.

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

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following three (3) conditions:

1. Approval based on the representation of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specificities by the Alternative Development Standards.
2. The Conditional Use Permit allows the “Construction or Building Contractor (With Machinery, Equipment, Or Storage)” land use to be allowed at the property addressed 1050 SW Cemetery Road.
3. Temporary storage of materials and equipment is only allowed for one (1) year. The allowance of temporary storage of materials and equipment is allowed during the duration of the construction of the proposed building. If no Certificate of Occupancy is issued within one year from the time of Conditional Use Permit is approved, then temporary storage of material and equipment will no longer be allowed on site.

Staff Recommendation:

Staff recommends approval of the General Development Plan application with the following five (5) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Prior to issuance of a building permit, a Preliminary Plat, Final Plat, and Site Plan and Design Review will be required to be reviewed and approved.

3. Ensure the eastbound left turn lane on Hwy 40 at White Cemetery Road will be shown graphically on the future Site Plan and Design Review application.
4. The proposed above ground fuel tank will need to be permitted separately. However, a building permit will not be able to be applied for until the Preliminary Plat, Final Plat, and Site Plan and Design Review has been reviewed and approved.
5. Staff recommends that the requested deviations from 405.050(A)(31)(c)(1)(b) and 405.050(A)(31)(c)(1)(c) be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property and front or street-facing building façade with overhead doors to face an arterial or collector street. Staff also recommends that the requested deviation from UDC 405.060(A)(3)(a**)** be approved to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback**.**



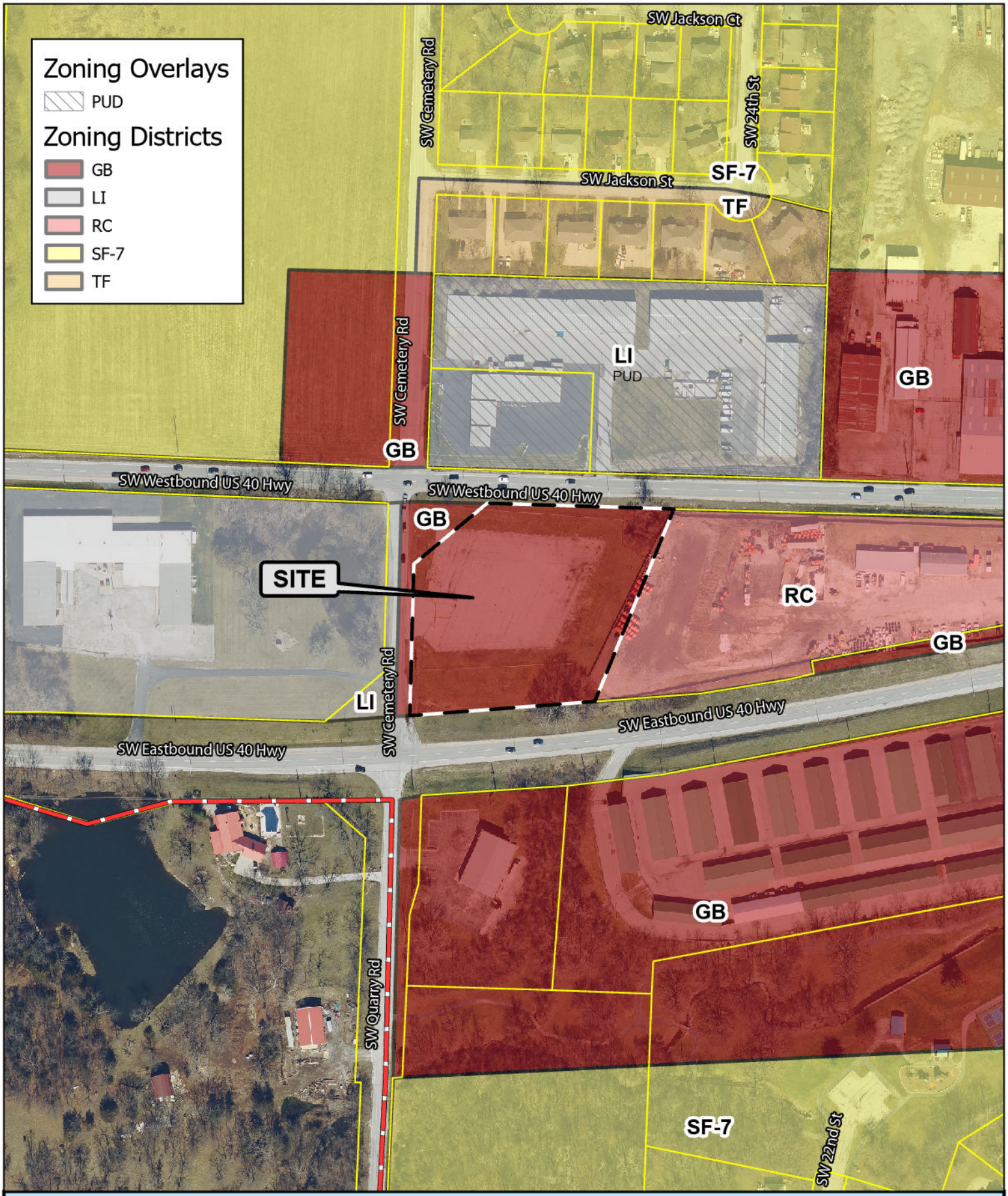
The City of Blue Springs Missouri

GDP-03-25-9506 - CUP-03-25-9505
1050 SW Cemetery Rd
Parcel# 42-120-01-04-00-0-00-000
AERIAL SITE LOCATION MAP

N

Not To Scale

03/25/25

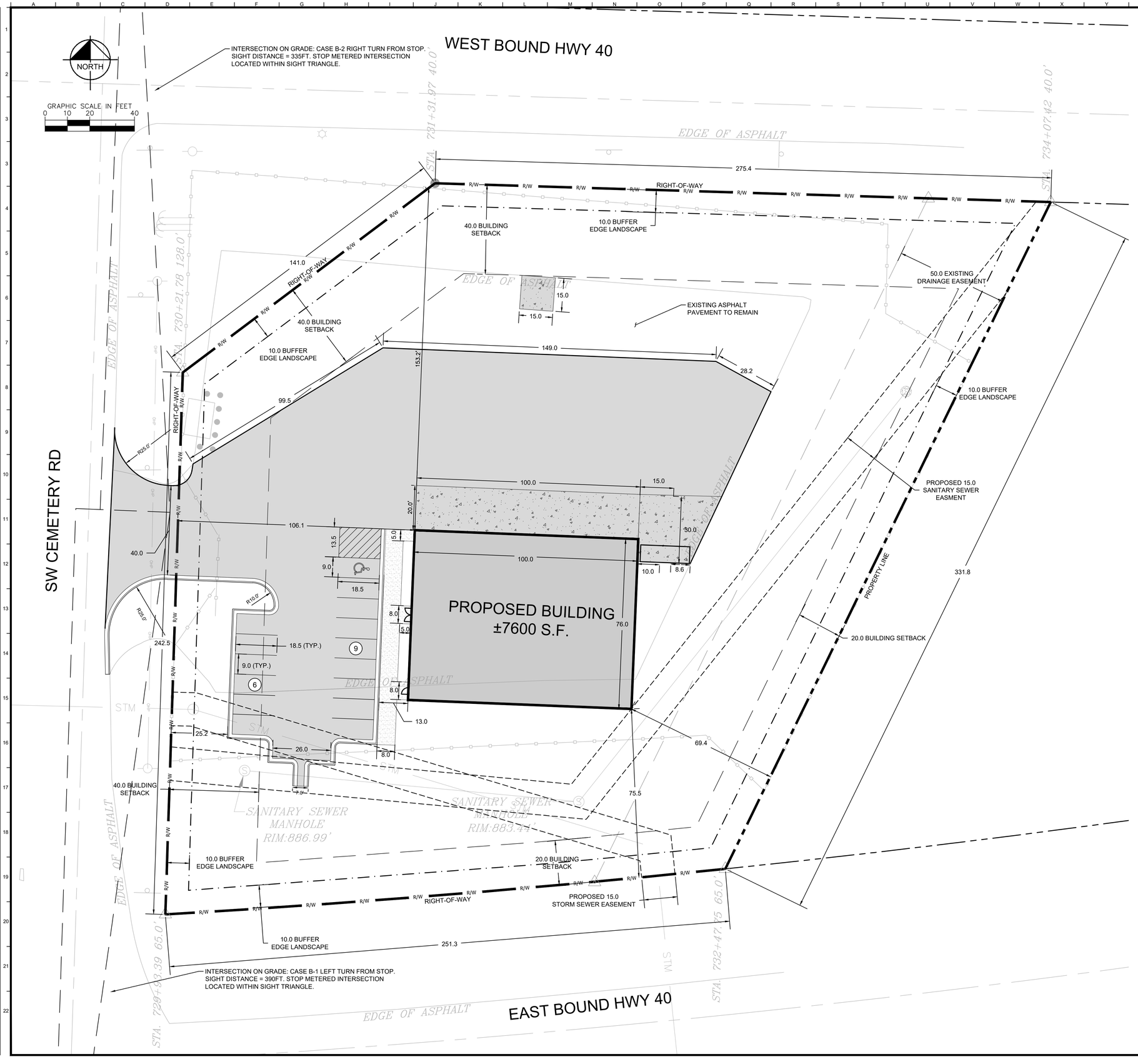


GDP-03-25-9506 - CUP-03-25-9505
1050 SW Cemetery Rd
Parcel# 42-120-01-04-00-0-00-000
ZONING SITE LOCATION MAP

N

Not To Scale

03/25/25



SITE PLAN NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.
12. SITE WILL CONFORM TO ENHANCED STREETSCAPE FRONTAGE BUFFER (MIN. 10FT).
13. REFER TO PAVING AND STRIPING NOTES ON SHEET C###.

PROPOSED USE

CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE) APPROVED IN GB ZONING PER CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT CODE § 404.140. PROPOSED USE IS CONSISTENT WITH EXISTING ZONING. PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "GB" GENERAL BUSINESS.

PAVEMENT NOTES

ALL OFF-STREET PARKING AND LOADING AREAS, EXCEPT THOSE REQUIRED FOR SINGLE-FAMILY OR DUPLEX USES, SHALL BE SURFACED WITH:

1. FIVE (5) INCHES OF CONCRETE;
2. SIX (6) INCHES OF ASPHALT; OR
3. THREE (3) INCHES OF ASPHALT COMBINED WITH EIGHT (8) INCHES OF AGGREGATE BASE AND SUBGRADE BASE.

LANDSCAPING NOTE

REFER TO LANDSCAPE PLANS.

SITE PLAN LEGEND

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER (CG-1)

SITE DATA

SITE AREA: 94,958 SF (2.18 AC)

SITE	
MIN LOT AREA:	N/A
IMPERVIOUS AREA:	45,421 SF (47.83%)
PERVIOUS AREA:	48,888 SF (52.17%)
SETBACKS	
FRONT SETBACK:	40-FT
NORTH SIDE SETBACK:	40-FT
SOUTH SIDE SETBACK:	20-FT
REAR SETBACK:	20-FT
BUILDING	
TOTAL BUILDING AREA:	7,600 SF (3.35% COVERAGE)
MAX BUILDING AREA:	85% COVERAGE
BUILDING HEIGHT:	22-FT
MAX BUILDING HEIGHT:	45-FT
MIN. FRONTAGE WIDTH:	75-FT
PARKING	
REQUIRED STALL COUNT	9
STANDARD STALL COUNT	14
ADA STALL COUNT	1
TOTAL STALL COUNT	15

ZONING

EXISTING: GENERAL BUSINESS (GB)
PROPOSED: GENERAL BUSINESS (GB)

CURRENT USE

PARKING LOT

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EXPIRES: 12/31/24

SCALE: AS NOTED
DESIGNED BY: LG
DRAWN BY: LG
CHECKED BY: PJ

ASPHALTIC SURFACES
PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 3/26/2025
KHA PROJECT NO. ---
SHEET NUMBER C300

Drawing name: G:\Marketing\Proposals\Asphaltic Surfaces\03-DWG\Sheet\Exhibits\SITE PLAN.dwg C300 SITE PLAN Apr 08, 2025 11:54am by logan.green
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GENERAL DEVELOPMENT PLAN

FOR

ASPHALTIC SURFACES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

NW $\frac{1}{4}$ SECTION 1, TOWNSHIP 48N, RANGE 31W

PROJECT TEAM

OWNER/DEVELOPER:
ASPHALTIC SURFACES LLC
908 NW VESPER STREET
BLUE SPRINGS, MO 64015
CONTACT: JACOB ROBBINS
TEL: (816) 313-5466
EMAIL: JAKE@ASPHALTICSURFACES.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150,
KANSAS CITY, MO 64105
CONTACT: PATRICK JOYCE, P.E.
TEL: (785) 550-8994
EMAIL: PATRICK.JOYCE@KIMLEY-HORN.COM
SECONDARY CONTACT: LOGAN GREEN
TEL: (816) 281-7669
EMAIL: LOGAN.GREEN@KIMLEY-HORN.COM

ARCHITECT:
BNB DESIGN
115 N NETTLETON AVE.
BONNER SPRINGS, KS 66012
CONTACT: ERIN BARDON
TEL: (913) 422-5762
EMAIL: EBARDON@BNBDESIGN.COM

UTILITY AND GOVERNING AGENCY CONTACTS

SANITARY & WATER:
CITY OF BLUE SPRINGS
ENGINEERING DIVISION
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

STORMWATER:
CITY OF BLUE SPRINGS
PUBLIC WORKS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

STREETS:
CITY OF BLUE SPRINGS
NATHAN LEA
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

TELEPHONE:
AT&T
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
TEL: (816) 275-1550

ELECTRIC:
EVERGY
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

GAS:
SPIRE, INC.
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED FEBRUARY 6, 2025.

PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF BLUE SPRINGS, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095CO318G EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

ADA NOTE

ALL SIDEWALKS, HANDICAP STALLS, AND HANDICAP UNLOADING AREAS SHALL HAVE 2% MAXIMUM CROSS SLOPE, AS CONSTRUCTED. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS AND NOTIFY ENGINEER IF DISCREPANCY OCCURS.

SIGNAGE NOTE

NO NEW SIGNAGE IS BEING PROPOSED AT THIS TIME. EXISTING SIGNAGE SHALL REMAIN.

GENERAL SITE NOTES

CURRENT ZONING: GENERAL BUSINESS (GB)

PROPOSED ZONING: GENERAL BUSINESS (GB)

CURRENT LAND USE: PARKING LOT

PROPOSED LAND USE: CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE)

OFF-SITE IMPROVEMENTS NOTE

IN COORDINATION WITH MODOT, AN EASTBOUND LEFT TURN LANE SHALL BE CONSTRUCTED ON HIGHWAY 40 APPROACHING CEMETERY RD BY THE DEVELOPER.

GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF BLUE SPRINGS, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
6. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
7. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
8. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
9. ANY EXISTING OR PROPOSED STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

APPROXIMATE TOTAL ACREAGE: 2.18 AC

WATERSHED: EAST FORK LITTLE BLUE RIVER



LOCATION MAP

SCALE: 1" = 150'

NORTH

APPROVED BY:

DATE

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SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C200	EXISTING CONDITIONS
C300	SITE PLAN
C400	GRADING PLAN
C500	UTILITY PLAN
L100	LANDSCAPE PLAN
SP100	COLORED LANDSCAPE PLAN
A100	ARCHITECTURAL ELEVATIONS

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 804.23 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 275.45 FEET; TO A POINT 40 .00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42: THENCE SOUTH 23 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.58 FEET, THRU A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 36 SECONDS, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.78; THENCE NORTH 50 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING.

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EXPIRES: 12/31/24

SCALE: AS NOTED
DESIGNED BY: AG
DRAWN BY: AG
CHECKED BY: PJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009030032
PROFESSIONAL ENGINEER
3-26-2025

ASPHALTIC SURFACES
PRELIMINARY - NOT FOR CONSTRUCTION

COVER SHEET

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

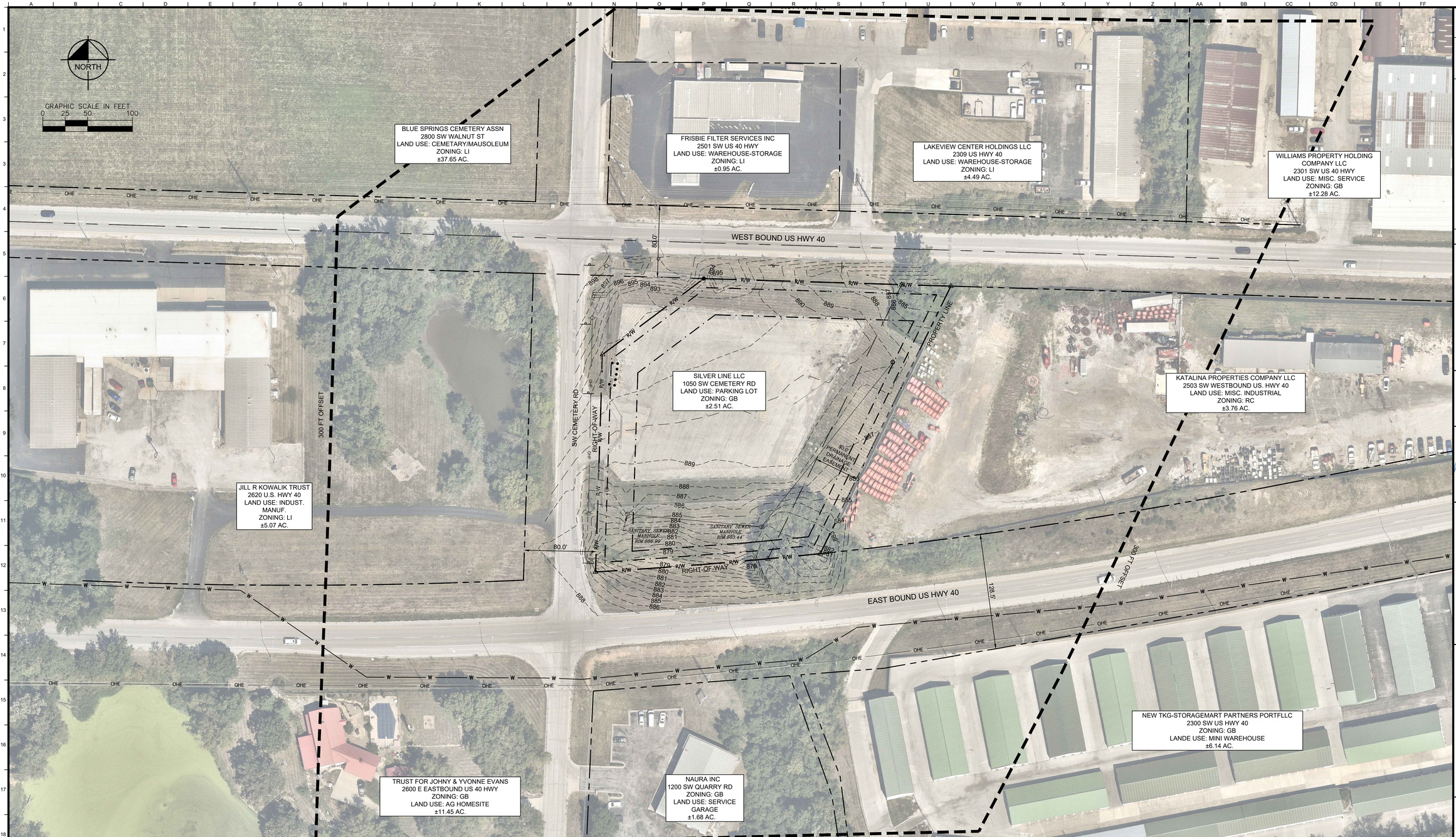
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EXISTING CONDITIONS LEGEND

- 1015 — EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING FENCE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE

PROJECT SITE

WATER DISTRICT: CITY OF BLUE SPRINGS

FIRE DISTRICT: CENTRAL FIRE DISTRICT

NOTE: AERIAL IMAGERY IS FROM NEARMAPS AND IS WAS NOT THE RESULT OF A TOPOGRAPHICAL SURVEY. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

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PROFESSIONAL ENGINEER
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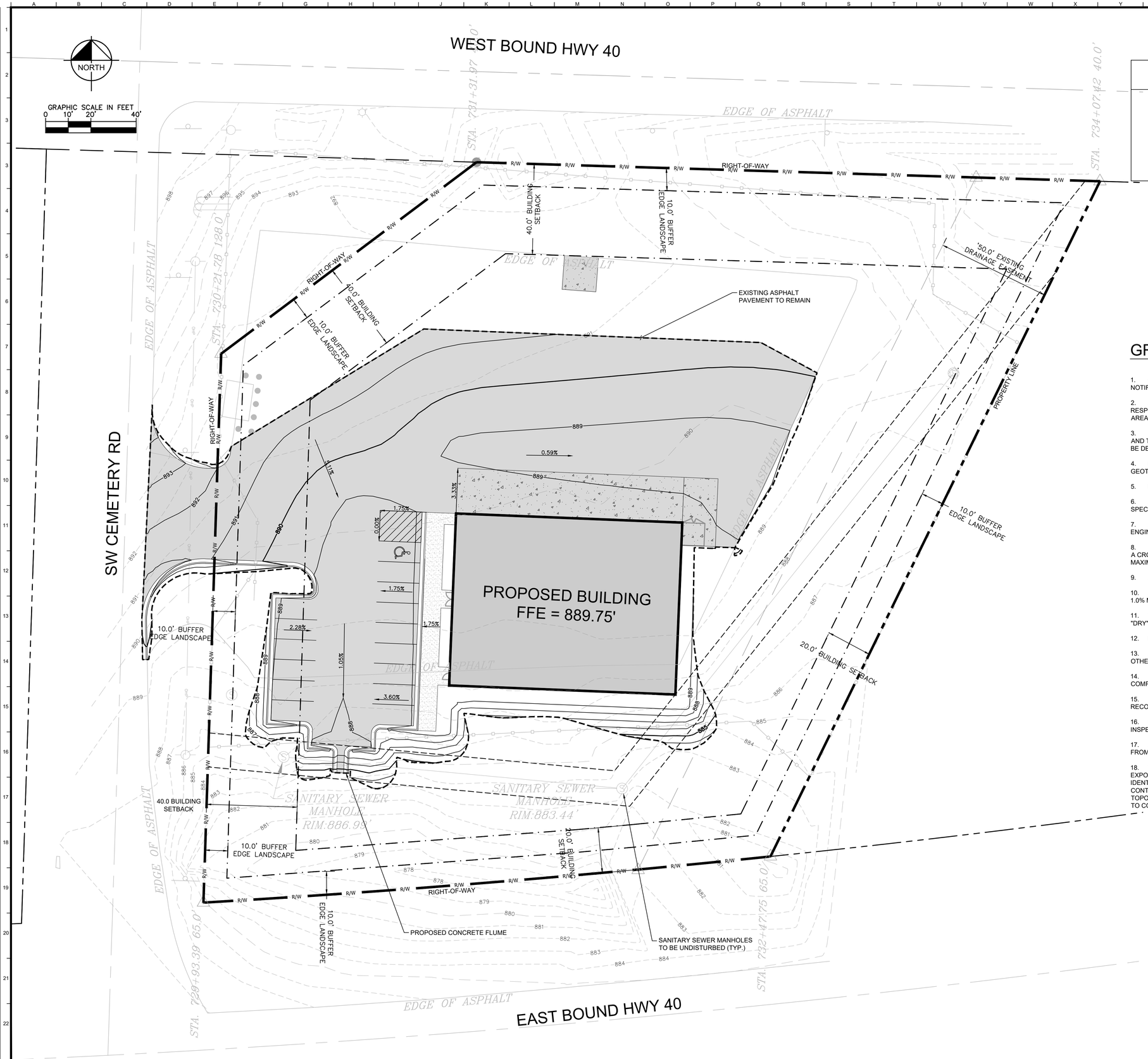
EXISTING CONDITIONS

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GRADING PLAN LEGEND

- LIMITS OF DISTURBANCE
- 1015 — EXISTING CONTOUR
- 1015 — PROPOSED CONTOUR
- X.XX% — SLOPE ARROW
- CONCRETE CURB & GUTTER (CG-1)

LIMITS OF DISTURBANCE: ±0.92 AC

GRADING PLAN NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
3. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
4. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
5. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1
6. ALL FILL MATERIAL AND TRENCH BACKFILL SHALL BE IN COMPLIANCE WITH THE CITY SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
7. ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR OR ENGINEER.
8. ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 0.5% MINIMUM, AND 2.0% MAXIMUM.
9. ALL CURB RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%
10. ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
11. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
12. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
13. ALL EXISTING UTILITY BOXES, HANDHOLES, MANHOLES VALVE BOXES, METERS AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISHED GRADE
14. ALL DISTURBED LIMITS SHALL BE RE-SEEDED OR LANDSCAPED UPON PROJECT COMPLETION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
15. ALL GRADING AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CITY REQUIRED INSPECTIONS, MATERIAL TESTING, AND SPECIAL INSPECTIONS.
17. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF FROM THE SITE.
18. THE CONTRACTOR SHALL COORDINATE ALL TESTING AND APPROVAL FOR IMPORT AND EXPORT OF MATERIAL TO THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND EXPOSING ALL POTENTIAL UTILITY CONFLICTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ACKNOWLEDGE THAT EXISTING UTILITY INFORMATION IS FROM TOPOGRAPHICAL SURVEY. CONSTRUCTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

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ASPHALTIC SURFACES

1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 3/26/2025

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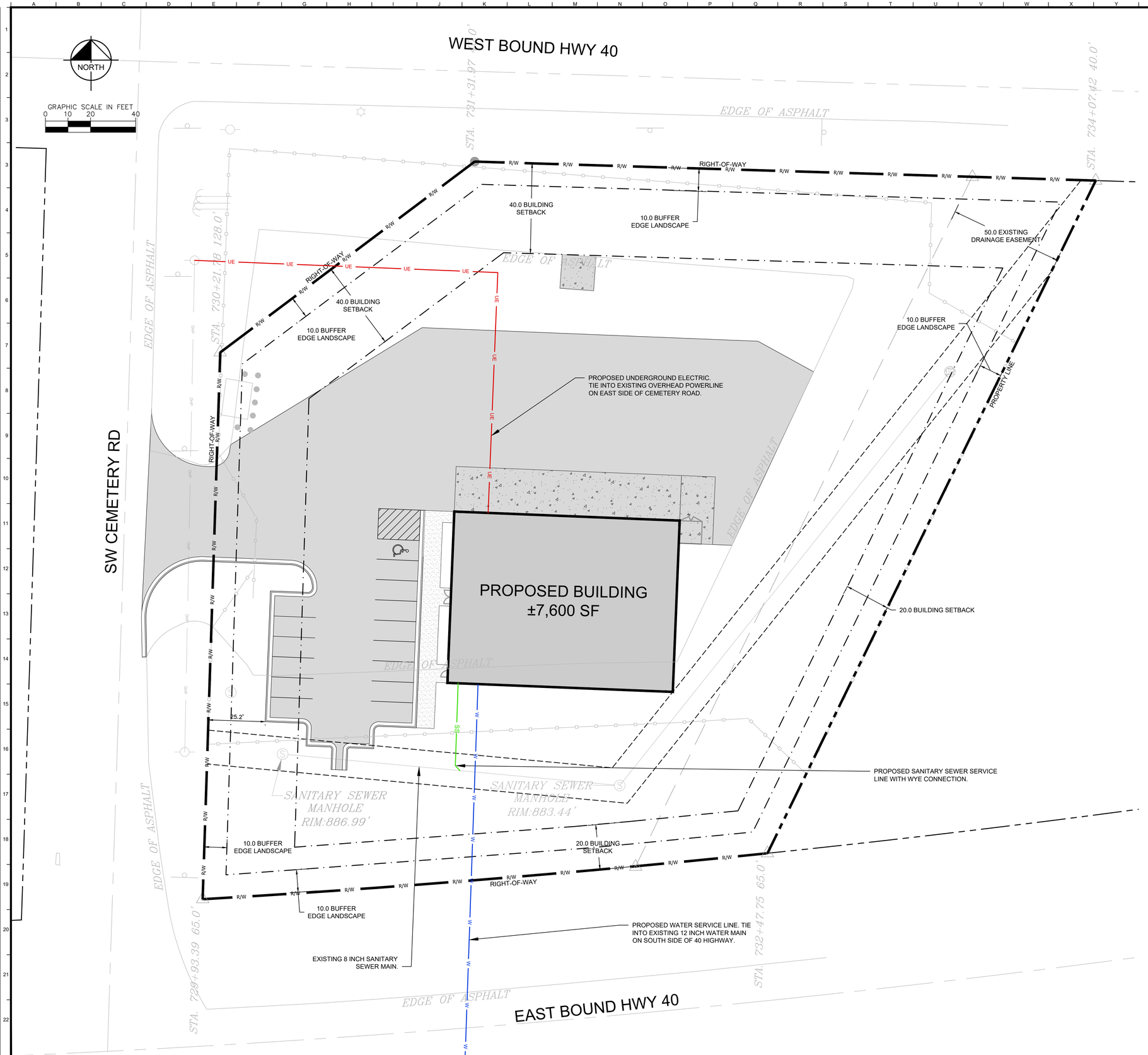
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UTILITY PLAN LEGEND

SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC LINE
SS	EXISTING SANITARY SEWER

UTILITY PLAN NOTES

1. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES AND DETAILS OF THE CITY OF BLUE SPRINGS, MISSOURI AND UTILITY PROVIDERS.
2. ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL NOT CONNECT TO THE SANITARY SEWER.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE CITY OF BLUE SPRINGS, MISSOURI, UDO ONCE EXACT LOCATIONS ARE DETERMINED.

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STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009030032
PROFESSIONAL ENGINEER
3-26-2025

ASPHALTIC SURFACES

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UTILITY PLAN

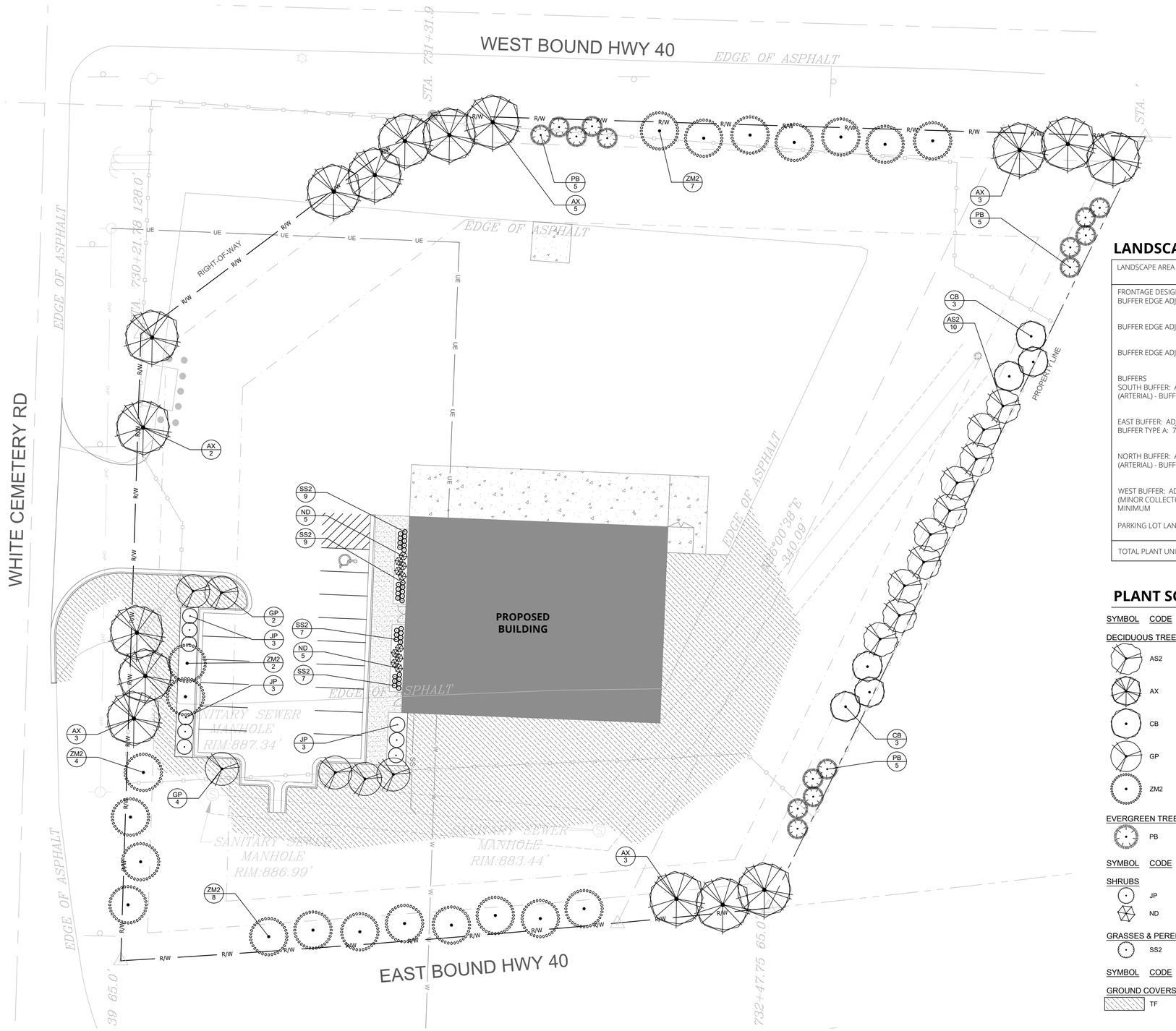
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1 LANDSCAPE PLAN
SCALE = 1" = 20'

NORTH
0 20' 40'
GRAPHIC SCALE 20'

LANDSCAPE REQUIREMENTS SUMMARY

LANDSCAPE AREA	REQUIRED PLANT UNITS (PU)	PROPOSED PLANT UNITS (PU)
FRONTAGE DESIGN BUFFER EDGE ADJACENT TO WB HWY 40	1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 6 TREES	6 TREES
BUFFER EDGE ADJACENT TO CEMETERY ROAD	1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 3 TREES	3 TREES
BUFFER EDGE ADJACENT TO EB HWY 40	1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 4 TREES	4 TREES
BUFFERS SOUTH BUFFER: ADJACENT TO HWY 40 (ARTERIAL) - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 PUs PER 100 LF = 250' LF / 0.45 = 113 PUs	88 PUs
EAST BUFFER: ADJACENT TO RC ZONING - BUFFER TYPE A: 7' MINIMUM	7' MINIMUM REQUIRES 45 PUs PER 100 LF = 330' LF / 0.45 = 149 PUs	178 PUs
NORTH BUFFER: ADJACENT TO HWY 40 (ARTERIAL) - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 UNITS PER 100 LF = 380' LF / 0.45 = 171 PUs	145 PUs
WEST BUFFER: ADJACENT TO CEMETERY ROAD (MINOR COLLECTOR) - BUFFER TYPE B: 15' MINIMUM	15' MINIMUM REQUIRES 45 PUs PER 100 LF = 330 LF / 0.45 = 149 PUs	72 PUs
PARKING LOT LANDSCAPING	2 PUs PER UNCOVERED SPACE = 15 SPACES x 2 = 30 PUs	133 PUs
TOTAL PLANT UNITS	612 PUs	616 PUs

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AS2	10	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"CAL	
	AX	16	PACIFIC SUNSET MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM	B & B	2"CAL	
	CB	6	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS`	B & B	2"CAL	
	GP	6	PRINCETON SENTRY® MAIDENHAIR TREE / GINKGO BILOBA 'PNI 2720'	B & B	2"CAL	
	ZM2	21	MUSASHINO SAWLEAF ZELKOVA / ZELKOVA SERRATA `MUSASHINO`	B & B	2"CAL	
EVERGREEN TREES						
	PB	15	BACHERI COLORADO SPRUCE / PICEA PUNGENS 'BACHERI'	B & B		6` TALL
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
SHRUBS						
	JP	9	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA `SEA GREEN`	5 GAL		
	ND	10	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL		
GRASSES & PERENNIALS						
	SS2	32	JAZZ LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM `JAZZ`	1 GAL		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	TF	12,114 SF	TALL FESCUE / TURF TYPE TALL FESCUE BLEND	SEED		

landworks STUDIO
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

BLUE SPRINGS
ASPHALTIC SURFACES
1050 Canterbury Road
Blue Springs, MO 64015

current submittal
PRELIMINARY DEVELOPMENT PLAN
issued: 03.26.2025

revisions

Date	No.

professional seal

LANDSCAPE PLAN
L100

PLOTTED BY: ERICA FLAD
File Path: p:\25-034 asphaltic surfaces - blue springs, mo\25-034 cad\25-034 current\25-034_L100_LSCP_CURRENT.DWG
PLOTTED ON: Wednesday, March 26, 2025 11:02:33 AM FILE NAME: 25-034_L100_LSCP_CURRENT.DWG

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.

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03/27/2025 11:22:26 AM



1 LANDSCAPE PLAN

SCALE = 1" = 20'

NORTH

0 20' 40'

GRAPHIC SCALE 20'

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.

landworks STUDIO
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

BLUE SPRINGS
ASPHALTIC SURFACES

1050 Canterbury Road
Blue Springs, MO 64015

current submittal

PRELIMINARY DEVELOPMENT PLAN

issued: 03.26.2025

revisions

Date	No.

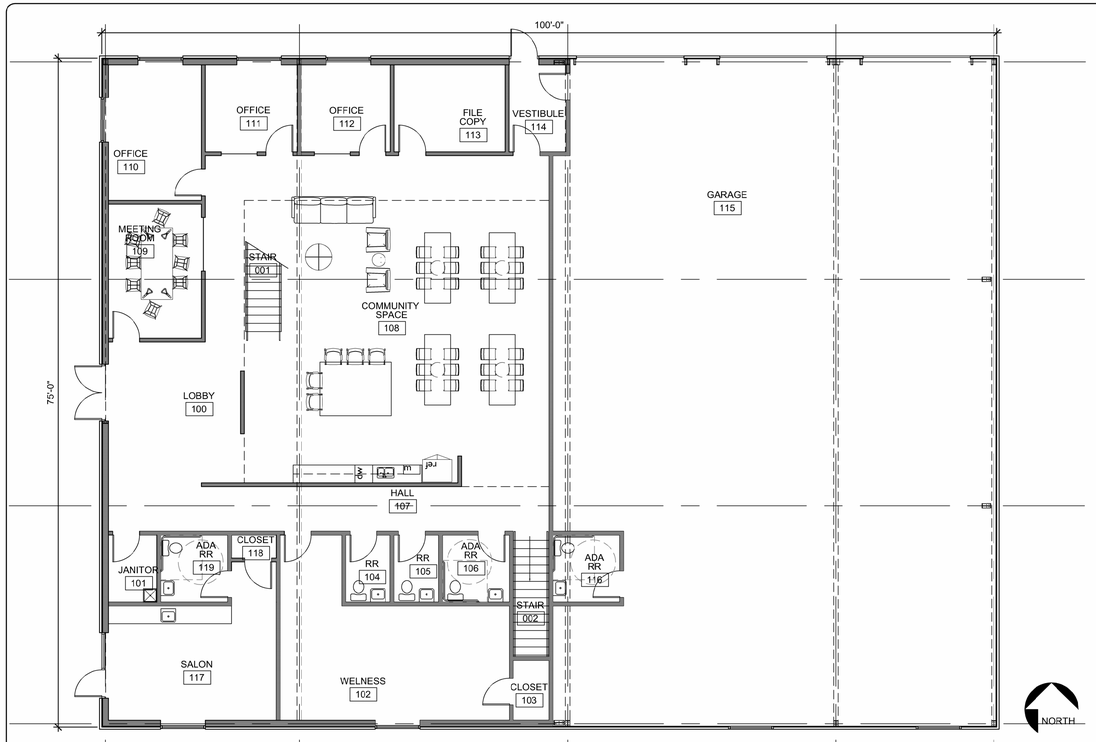
professional seal

SITE PLAN RENDERING

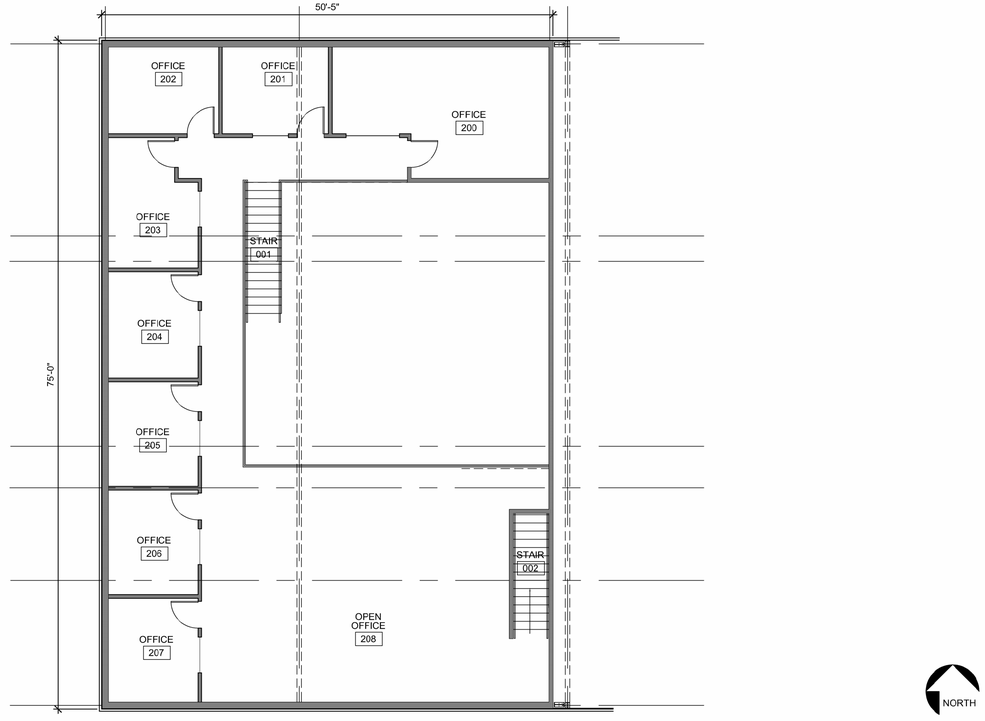
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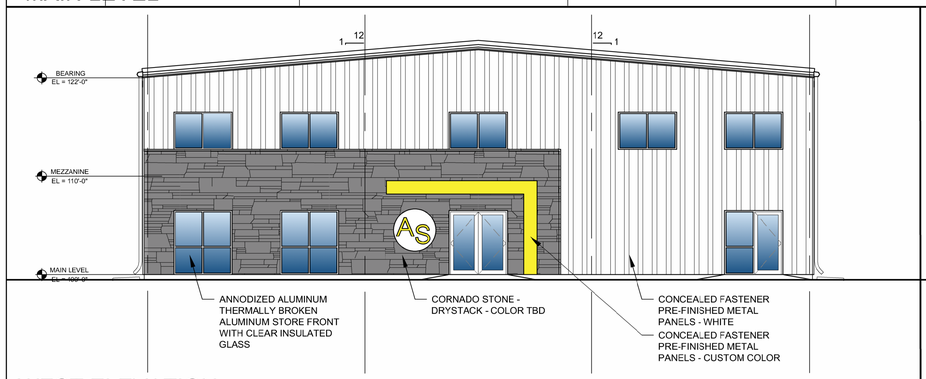
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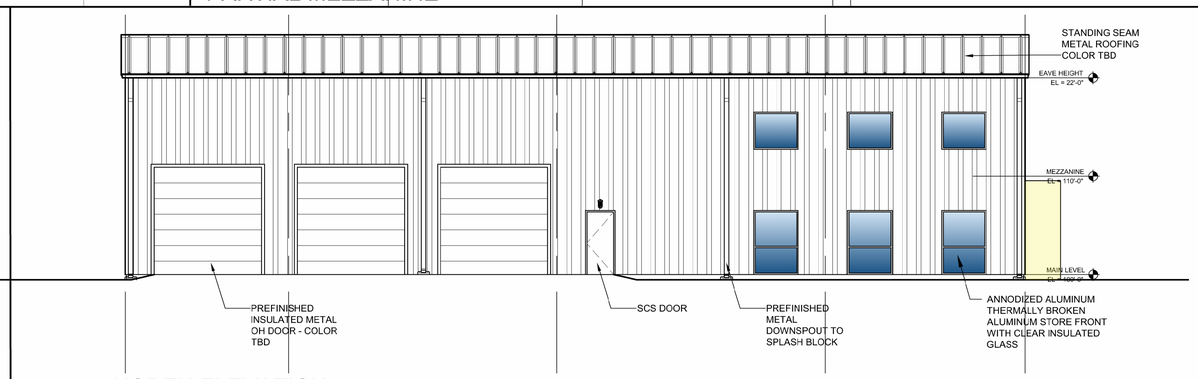
MAIN LEVEL



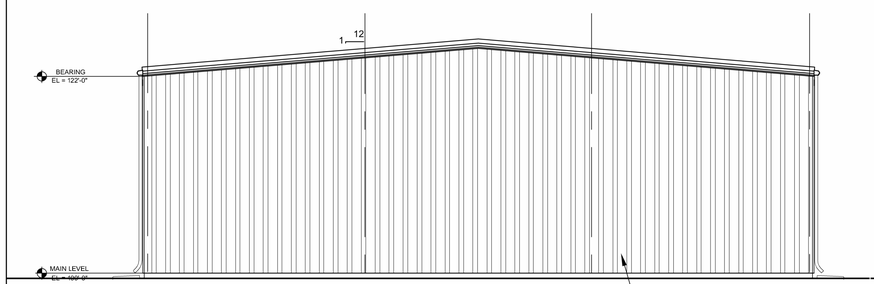
PARTIAL MEZZANINE



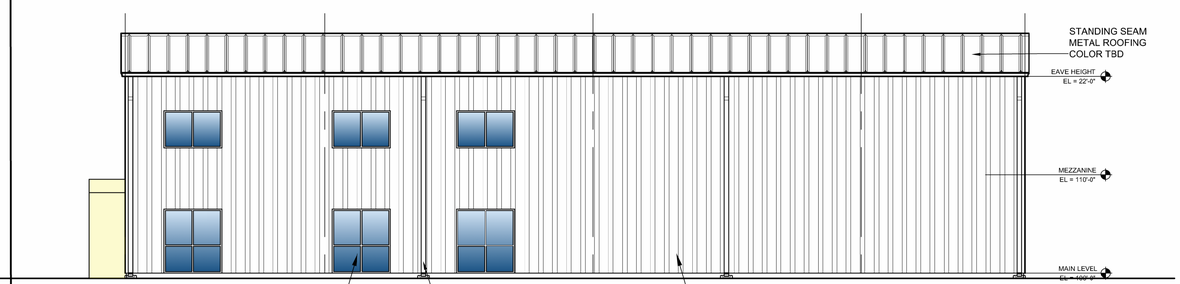
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

SCALE $\frac{1}{8}$" = 1'-0"

bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

ASPHALTIC SURFACES
WHITE CEMETERY AND EAST BOUND HWY 40
BLUE SPRINGS, MO

ISSUE DATE: 2/27/2025

PRELIMINARY ARCHITECTURAL ELEVATIONS & PLANS

Received
03/27/2025 11:22:26 AM

ASPHALTIC SURFACES - DRAINAGE MEMO

March 26th, 2025

RE: Asphaltic Surfaces
General Development Plan
1050 Cemetery Rd,
Blue Springs, MO 64015
NE 1/4, SECTION 1, TOWNSHIP 48N, RANGE 31W

To whom it may concern:

The proposed development at 1050 SW Canterbury Rd currently consists of a vacant parking lot. The following table outlines the impervious area calculations for both the existing and proposed conditions.

Table 1: Impervious Area Analysis

EXISTING CONDITIONS: TOTAL AREA = 94,958 SF IMPERVIOUS AREA = 44,216 SF IMPERVIOUS PERCENTAGE = 46.56%
PROPOSED CONDITIONS: TOTAL AREA = 94,958 SF IMPERVIOUS AREA = 45,421 SF IMPERVIOUS PERCENTAGE = 47.83%
IMPERVIOUS AREA INCREASE (SF) = 1,205 SF IMPERVIOUS AREA INCREASE (%) = 1.27%

Kimley»Horn

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03/27/2025 11:21:44 AM

Previous conversations have been had with the City of Blue Springs, MO, and it has been agreed upon that the acceptable increase in impervious area for this site without detention is 10%. The proposed development (see attached impervious area exhibit) results in a net increase of 1,205 square feet of impervious area, which equates to a 1.27% increase in the overall impervious surface compared to the existing conditions. These calculations have been updated due to a minor change in the site plan due to the proposed sanitary sewer easement.

If any questions or concerns arise, please contact me.

Sincerely,

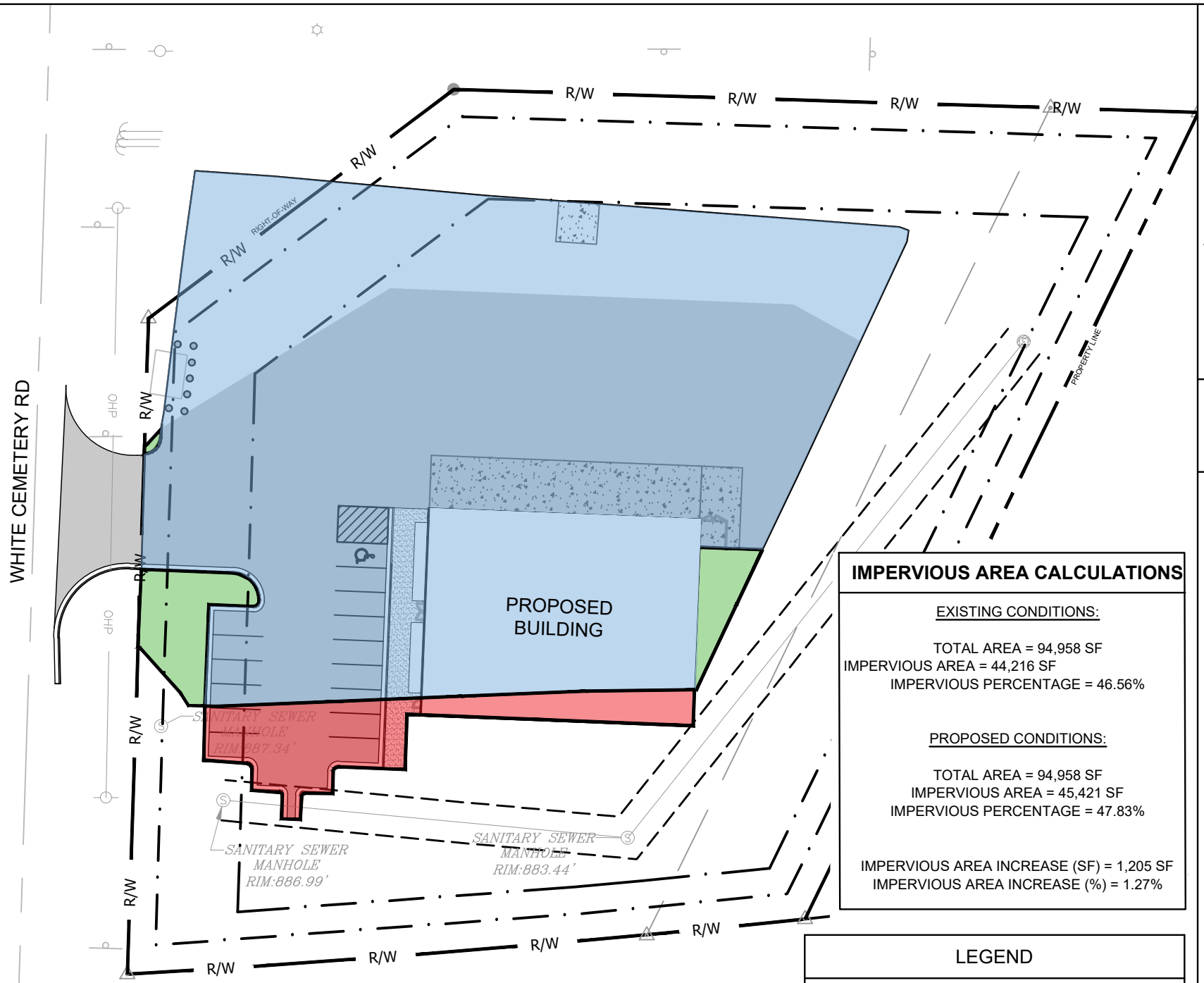


Patrick Joyce, P.E. | Senior Project Manager

Kimley-Horn & Associates, Inc.

Kimley»Horn

Received
03/27/2025 11:21:47 AM



IMPERVIOUS AREA CALCULATIONS

EXISTING CONDITIONS:

TOTAL AREA = 94,958 SF
IMPERVIOUS AREA = 44,216 SF
IMPERVIOUS PERCENTAGE = 46.56%

PROPOSED CONDITIONS:

TOTAL AREA = 94,958 SF
IMPERVIOUS AREA = 45,421 SF
IMPERVIOUS PERCENTAGE = 47.83%

IMPERVIOUS AREA INCREASE (SF) = 1,205 SF
IMPERVIOUS AREA INCREASE (%) = 1.27%

LEGEND

- EXISTING IMPERVIOUS AREA TO REMAIN
- EXISTING IMPERVIOUS AREA TO BE REMOVED
- PROPOSED IMPERVIOUS AREA

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 Pennsylvania Ave Suite 150, Kansas City, MO 64105
PHONE: 816-652-0350 WWW.KIMLEY-HORN.COM

IMPERVIOUS AREA EXHIBIT

ASPHALTIC SURFACES
BLUE SPRINGS, MO

SHEET NUMBER

EX. 1

Received
03/27/2025 11:21:47 AM

Summary of Asphaltic Surfaces LLC

Asphaltic Surfaces has been in business since 2019. The location will house roughly 25 employees who will either office or work out of our warehouse before going to our various job sites. We are requesting Alternative Development Standards for the Following UDC requirements:

405.050 (A)(31) Special Use Standards for Building or Construction Contractor

a) All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to less-intensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building to maintain a unified appearance.
    a. Response: Acknowledged - the contractor does intend to store equipment on this site but will screen with an opaque fence as required.
b) Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.
    a. Response: This is not applicable
c) When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:
    a. Unless otherwise approved as part of the conditional use permit process;
        i. No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on the side or rear facades of a building.
            1. Response: Acknowledged
    b. All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.
        i. Response: We are requesting deviation from this item. We have company vehicles, trailers, and equipment that we would need to park overnight at our place of business.
    c. The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.
        i. Response: Acknowledged.

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03/27/2025 11:22:03 AM

It is our understanding this site was originally a MODOT commuter lot but has been transacted multiple times with previous owners utilizing the parking lot to station vehicles and other items without proper approvals. We have been working with the Blue Springs planning department to ensure our use, our building, and all other ordinances required by the city of Blue Springs are met. We are planning on installing appropriate utilities and infrastructure for the site's needs.

Our hours of operation will be normal business hours and will have low traffic impact for the area.

Construction timeline: As soon as permits are in place, construction is expected to begin and will last 10-12 months.

We feel this will be an addition to the area and receiving proper permissions in order to do so will be a benefit to the community of Blue Springs.

Received
03/27/2025 11:22:05 AM

BLUE SPRINGS FLEX SPACE - NARRATIVE

February 27th, 2025

RE: Asphaltic Surfaces
General Development Plan
1050 SW Cemetery Rd
Blue Springs, MO 64015
NE 1/4, SECTION 1, TOWNSHIP 48N, RANGE 31W

To Whom It May Concern:

The proposed development at 1050 SW Cemetery Rd consists of the addition of 1 building totaling 7,600 square feet, with 13 parking stalls and associated drives. The proposed use of the property falls under the permitted uses for General Business (GB) Zoning. The proposed development is similar to the existing surrounding uses. The adjacent business light industrial, industrial manufacturing, service garage, mini warehouses, and warehouse-storage, which are compatible with the proposed development. Traffic generation is very light and should have little impact on the adjacent street network. The proposed intersection is situated approximately equidistant from both intersections of SW Cemetery Rd and 40 HWY. Per the city's pre-application meeting notes, intersection sight triangle analysis has been performed for the proposed development entrance (Refer to Sheet C300).

Sincerely,

Patrick Joyce, P.E.

Senior Project Manager, Kimley-Horn and Associates

Kimley»Horn

Received
02/28/2025 7:48:23 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 #:	GDP-03-25-9506
PC MEETING:	4.14.2025
CC MEETING:	4.21.2025
BOA MEETING:	N/A
NEWSPAPER:	3.29.2025
NOTICE LETTERS:	3.28.2025
PLANNER:	Chris Willis

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

1050 SW Cemetery Rd, Blue Springs, MO 64015

Project Name

Asphaltic Surfaces

Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Separate Document

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
General Business	Vacant	General Business	Office/Warehouse	2.18	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
Patrick Joyce	Kimley-Horn & Associates	(785) 550-8994	Patrick.Joyce@Kimley-Horn.com

Address	City	State	Zip Code
805 PENNSYLVANIA AVE. SUITE 150	Kansas City	MO	64105

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 Patrick Joyce
Applicant Signature **Date**

Name of Property Owner	Phone	Email Address
Jake Robbins	(816) 204-5634	Jake@asphalticsurfaces.com

Address	City	State	Zip Code
908 NW Vesper St	Blue Springs	MO	64015

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

X
Property Owner Signature 2/27/25 **Date**

Received
02/28/2025 7:48:28 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:

The project site, located at 1050 SW Cemetery Rd, spans 2.18 acres and is zoned as General Business. Presently, the site is vacant and used as a parking lot. Surrounding properties consist of a mix of Light Industrial and General Business Zones.

The proposed development includes the construction of a new building with associated parking and drives. The site will be utilized as an office/warehouse space, with the building designed as a general industrial facility.

Received
02/28/2025 7:48:29 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Patrick Joyce	Kimley-Horn & Associates		
Address	**City**	**State**	**Zip**
805 PENNSYLVANIA AVE. SUITE 150	Kansas City	MO	64015
Email	**Phone**	**Fax**	
Patrick.Joyce@Kimley-Horn.com	(785) 550-8994		

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@elevatedventuresgroup.com	(816) 694-1369		

ENGINEER

Name	Company Name		
Patrick Joyce	Kimley-Horn & Associates		
Address	**City**	**State**	**Zip**
805 PENNSYLVANIA AVE. SUITE 150	Kansas City	MO	64015
Email	**Phone**	**Fax**	
Patrick.Joyce@Kimley-Horn.com	(816) 652-0350		

ARCHITECT

Name	Company Name		
Erin Bardon	BNB Design		
Address	**City**	**State**	**Zip**
115 N Nettleton Ave.	Bonner Springs	KS	66012
Email	**Phone**	**Fax**	
ebardon@bnbdesign.com	(913) 422-5762		

SURVEYOR

Name	Company Name		
Robert Young	R.L. Buford & Associates, LLC		
Address	**City**	**State**	**Zip**
201 Main St, Suite #6	Parkville	MO	64152
Email	**Phone**	**Fax**	
rob@rlbuford.com	(816) 741- 6152		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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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 #: CUP-03-25-9507
PC MEETING: 4.14.2025
CC MEETING: 4.21.2025
BOA MEETING: N/A
NEWSPAPER: 3.29.2025
NOTICE LETTERS: 3.28.2025
PLANNER: Chris Willis

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

Asphaltic Surfaces
Project Name

1050 SW Cemetery Rd, Blue Springs, MO 64015 — Separate Document
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

GB	Vacant	GB	Office/Warehouse	2.18	1
Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

LAND USE
- [x] 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

Patrick Joyce	Kimley-Horn and Associates	(785) 550-8994	patrick.joyce@kimley-horn.com
Name of Applicant	Company	Phone	Email Address

805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
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 Patrick Joyce — 2/28/2025
Applicant Signature — Date

Jake Robbins	(816) 204-5634	Jake@asphalticsurfaces.com
Name of Property Owner	Phone	Email Address

908 NW Vesper St	Blue Springs	MO	64015
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 — 2/28/2025
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:

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The proposed development includes the construction of a new building with associated parking and drives. The site will be utilized as an office/warehouse space, with the building designed as a general industrial facility.

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02/28/2025 10:28:34 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Patrick Joyce	Kimley-Horn & Associates		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
patrick.joyce@kimley-horn.com	(785) 550-8994		

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@elevatedadventuresgroup.com	(816) 694-1369		

ENGINEER

Name	Company Name		
Patrick Joyce	Kimley-Horn & Associates		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave, Suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
patrick.joyce@kimley-horn.com	(785) 550-8994		

ARCHITECT

Name	Company Name		
Erin Bardon	BNB Design		
Address	**City**	**State**	**Zip**
115 N Nettleton Ave	Bonner Springs	KS	66012
Email	**Phone**	**Fax**	
ebardon@bnbdesign.com	(913) 422-5762		

SURVEYOR

Name	Company Name		
Robert Young	R.L Buford & Associates, LLC		
Address	**City**	**State**	**Zip**
201 Main St, Suite #6	Parkville	MO	64152
Email	**Phone**	**Fax**	
rob@rlbuford.com	(816) 741-6152		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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PUBLIC NOTICE

General Development Plan | GDP-03-25-9506
Conditional Use Permit | CUP-03-25-9507
"Asphaltic Surfaces"
1050 SW Cemetery Road
Parcel # 42-120-01-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 14, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Patrick Joyce, Kimley-Horn Associates, on behalf of the owner, Jake Robbins of Asphaltic Surfaces. The applicant has applied for a General Development Plan for the construction of a new building with associated parking and drives on 2.18 +/- located at 1050 SW Cemetery Road. The site will be utilized as an office/warehouse space, with the building designed as a general industrial facility. The applicant has applied for a Conditional use Permit to operate a Building or Construction Contractor with (Machinery, Equipment, or Storage) land use at the site. The property is zoned "GB" General Business, which a Conditional Use Permit is required for the proposed land use. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

SEC-01 TWP-48 RNG-31 NW 1/4 --- PT NW 1/4 DAF: BEG NW COR SD 1/4 TH S 00 DEG 32 MIN 57 SEC E ALG W LI SD SEC 40' TH N 89 DEG 14 MIN 45 SEC E 804.23' TO TRU POB. TH CONT N 89 DEG 14 MIN 45 SEC E; 275.45' TH S 23 DEG 30 MIN 24 SEC W 331.82' TH SWLY ALG CRV RI DIST 58.73' R 5664.58' TH CONT SWLY ALG CRV RI DIST 192.74' R 192.74' TH N 00 DEG 37 MIN 00 SEC W 242.54' TH N 50 DEG 38 MIN 04 SEC E; 141.02' TO TRU POB (AS SHOWN ON 2019 CERT SUR IN BK 47 PG 69).

CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-03-25-9506 & Conditional Use Permit/ CUP-03-25-9507 on **Monday, April 21, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 29, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
03/26/2025

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

I, Puloma Ghosh, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 29, 2025

Printer's Fee: $158.91

Puloma Ghosh

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Signed or attested before me on this: 04/01/2025

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE
General Development Plan
I GDP-03-25-9506
Conditional Use Permit
CUP-03-25-9507
"Asphaltic Surfaces"
1050 SW Cemetery Road
Parcel
 # 42-120-01-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 14, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Patrick Joyce, Kimley-Horn Associates, on behalf of the owner, Jake Robbins of Asphaltic Surfaces. The applicant has applied for a General Development Plan for the construction of a new building with associated parking and drives on 2.18 +/- located at 1050 SW Cemetery Road. The site will be utilized as an office/warehouse space, with the building designed as a general industrial facility. The applicant has applied for a Conditional use Permit to operate a Building or Construction Contractor with (Machinery, Equipment, or Storage) land use at the site. The property is zoned "GB" General Business, which a Conditional Use Permit is required for the proposed land use. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

SEC-01 TWP-48 RNG-31 NW 1/4 --- PT NW 1/4 DAF: BEG NW COR SD 1/4 TH S 00 DEG 32 MIN 57 SEC E ALG W LI SD SEC 40' TH N 89 DEG 14 MIN 45 SEC E 804.23' TO TRU POB. TH CONT N 89 DEG 14 MIN 45 SEC E; 275.45' TH S 23 DEG 30 MIN 24 SEC W 331.82' TH SWLY ALG CRV RI DIST 58.73' R 5664.58' TH CONT SWLY ALG CRV RI DIST 192.74' R 192.74' TH N 00 DEG 37 MIN 00 SEC W 242.54' TH N 50 DEG 38 MIN 04 SEC E; 141.02' TO TRU POB (AS SHOWN ON 2019 CERT SUR IN BK 47 PG 69).

CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis,
Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-03-25-9506 & Conditional Use Permit/ CUP-03-25-9507 on **Monday, April 21, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 29, 2025

3321230



The City of Blue Springs Missouri

GDP-03-25-9506 - CUP-03-25-9505
1050 SW Cemetery Rd
Parcel# 42-120-01-04-00-0-00-000
185' BUFFER MAP

N

Not To Scale

03/25/25

OBJECTID	Parcel Number	Situs Address	Situs City	Situs Zip	Situs State	Owner Info	Owner Address	
1	42-120-04-61-01-4-00-000	1200 SW QUARRY RD	BLUE SPRINGS	64015	MO	NAURA INC	21338 W 112TH TER OLATHE, KS 66061	
2	42-120-02-03-00-0-00-000	2620 E US 40 HWY	BLUE SPRINGS	64015	MO	JILL R KOWALIK TRUST DATED 1-16-2020	25702 E SHADYBROOK LN LEE'S SUMMIT, MO 64086	
3	42-120-01-04-00-0-00-000	1050 SW CEMETERY RD	BLUE SPRINGS	64015	MO	SILVER LINE LLC	4317 SE TROTTER DR LEES SUMMIT, MO 64082	
4	42-120-04-63-00-0-00-000	2300 SW EASTBOUND US 40 HWY	BLUE SPRINGS	64015	MO	NEW TKG-STORAGEMART PARTNERS PORTFLLC	215 N STADIUM BLVD STE 207 COLUMBIA, MO 65203	
5	42-120-01-03-02-0-00-000	2503 SW WESTBOUND US 40 HWY	BLUE SPRINGS	64015	MO	KATALINA PROPERTIES COMPANY LLC	1924 NE CATALINA AVE LEES SUMMIT, MO 64064	
6	35-730-07-04-00-0-00-000	2800 SW WALNUT ST	BLUE SPRINGS	64015	MO	BLUE SPRINGS CEMETERY ASSN	903 MAIN ST BLUE SPRINGS, MO 64015	
7	35-730-10-21-02-0-00-000	2501 SW US 40 HWY	BLUE SPRINGS	64015	MO	FRISBIE FILTER SERVICES INC	PO BOX 520095 INDEPENDENCE, MO 64052-0095	
8	35-730-10-21-01-0-00-000	2309 SW US 40 HWY	BLUE SPRINGS	64015	MO	LAKEVIEW CENTER HOLDINGS LLC	PO BOX 6193 LEAWOOD, KS 66206	

Blue Springs, Missouri
Community Development

March 28, 2025

Ref: Public Hearing: General Development Plan | GDP-03-25-9506
Conditional Use Permit | CUP-03-25-9507
"Asphaltic Surfaces"
1050 SW Cemetery Road
Parcel # 42-120-01-04-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Patrick Joyce of Kimley-Horn Associates, on behalf of owner Jake Robbins of Asphaltic Surfaces. The applicant has applied for a General Development Plan for the construction of a new building with associated parking and drives on 2.18 +/- acres located at 1050 SW Cemetery Road. The site will be utilized as an office/warehouse space, with the building designed as a general industrial facility. The applicant has applied for a Conditional Use Permit to operate a Building or Construction Contractor with (Machinery, Equipment, or Storage) land use at the site. The property is zoned "GB" General Business, which a Conditional Use Permit is required for the proposed land use.

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

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

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

Planning Commission - April 14, 2025 @ 6:30 p.m.
&
City Council – Monday, April 21, 2025 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS

Introduced by Councilmember _____ BILL NO. 5309
(GDP-03-25-9506)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN WITH ALTERNATIVE DEVELOPMENT STANDARDS LOCATED AT 1050 SW CEMETERY ROAD

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

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 14, 2025 which Commission, after said hearing, recommended that the application for the General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 21, 2025; and.

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

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

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

Section 1. The following described tract of real estate is hereby declared subject to the General Development Plan approved by this Ordinance. The site is legally described as:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CHY OF BLUE SPRINGS, JACKSON COUN1Y, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 804.23 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 275.45 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42; THENCE SOUTH 23 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40

EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.58 FEET, THRU A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 36 SECONDS, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.78; THENCE NORTH 50 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING.

Section 2. The land covered within this General Development Plan contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 14, 2025, meeting and to the City Council at its April 21, 2025, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

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

2. Prior to issuance of a building permit, a Preliminary Plat, Final Plat, and Site Plan and Design Review will be required to be reviewed and approved.

3. Ensure the eastbound left turn lane on Hwy 40 at White Cemetery Road will be shown graphically on the future Site Plan and Design Review application.

4. The proposed above ground fuel tank will need to be permitted separately. However, a building permit will not be able to be applied for until the Preliminary Plat, Final Plat, and Site Plan and Design Review has been reviewed and approved.

5. Staff recommends that the requested deviations from 405.050(A)(31)(c)(1)(b) and 405.050(A)(31)(c)(1)(c) be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property and front or street-facing building façade with overhead doors to face an arterial or collector street. Staff also recommends that the requested deviation from UDC 405.060(A)(3)(a) be approved to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback.

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

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do

not affect the intent of this Ordinance, as determined by the City Clerk, 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 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5310
(CUP-03-25-9507)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CONDITIONAL USE PERMIT TO ALLOW THE "BUILDING OR CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, AND STORAGE)" LAND USE IN THE "GB" GENERAL BUSINESS ZONING DISTRICT LOCATED AT 1050 SW CEMETERY ROAD

WHEREAS, proper application having been made to approve a Conditional Use Permit (CUP) for property hereinafter described; and

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 14, 2025 which Commission, after said hearing, recommended that the application for the Conditional Use Permit be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 21, 2025; and

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

WHEREAS, the City of Blue Springs, Missouri has determined that the Conditional Use Permit is appropriate at this location and be approved.

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

Section 1. The following described tract of real estate is hereby declared subject to the Conditional Use Permit approved by this Ordinance. The site is legally described as:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CHY OF BLUE SPRINGS, JACKSON COUN1Y, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 804.23 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 275.45 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE

STATION 734+07.42; THENCE SOUTH 23 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.58 FEET, THRU A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 36 SECONDS, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.78; THENCE NORTH 50 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING.

Section 2. The land covered within this Conditional Use Permit contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 14, 2025, meeting and to the City Council at its April 21, 2025, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representation of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specificities by the Alternative Development Standards.

2. The Conditional Use Permit allows the “Construction or Building Contractor (With Machinery, Equipment, Or Storage)” land use to be allowed at the property addressed 1050 SW Cemetery Road.

3. Temporary storage of materials and equipment is only allowed for one (1) year. The allowance of temporary storage of materials and equipment is allowed during the duration of the construction of the proposed building. If no Certificate of Occupancy is issued within one year from the time of Conditional Use Permit is approved, then temporary storage of material and equipment will no longer be allowed on site.

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

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
April 21, 2025

EXHIBITS FOR PUBLIC HEARING

500 RD MIZE OFFICES
CONDITIONAL USE PERMIT
(CUP-03-25-9505)

EXHIBIT #1 City Council Information Form dated April 15, 2025 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 29, 2025; 185 ft. Notification Map; Names/addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference) and Bill approving the Conditional Use Permit

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 15, 2025

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

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

ISSUE/REQUEST

The applicant, Robert Clifton, on behalf of the property owner, Clifton RE LLC, is requesting approval of a Conditional Use Permit (CUP) allowing the Building or Construction Contractor land use on a property located at 500 NW RD Mize. Upon conclusion of public hearing, a Bill approving the Conditional Use Permit (CUP-03-25-9505), will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

Prior to November 7, 2022, the City did not allow the Building or Construction Contractor land use in the "GB" General Business zoning district. Ordinance 5163 was approved by the City Council, which allows the Building or Construction Contractor land use in the "GB" General Business zoning district with an approved CUP.

The applicant is requesting approval of a Conditional Use Permit to operate their Construction/Real Estate (Building or Construction Contractor land use) business, Clifton RE LLC ,that provides services such as HVAC, electrical, plumbing, and general contracting , at 500 NW RD Mize. A CUP is required for Building or Construction Contractor land uses in the "GB" General Business zoning district. The applicant has met all requirements of the United Development Code (UDC) Special Use Standards for this land use.

The location of this property is just south of RD Mize and surrounded by properties to the east and west also zoned "GB". Most of these properties have existing land uses of retail or office, which also have similar site design and layout as 500 NW RD Mize. Staff does not anticipate negative impacts on adjacent properties.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 22, 2025	N/A

STAFF RECOMMENDATION

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
   The Conditional Use Permit allows the "Building or Construction Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 500 NW RD Mize.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	April 14, 2025
Action:	Recommend approval of the Conditional Use Permit with two (2) conditions: 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 29, 2025; 185 ft. Notification Map; Names/addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the Conditional Use Permit

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***James Newell***	Assistant City Administrator: ***Dennis Dovel***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 14, 2025 City Council: April 21, 2025
Project Name:	**500 RD Mize Office Building**
Site Location:	500 NW RD Mize RD
Project Request:	**CUP-03-25-9505**; Conditional Use Permit to Allow for the Building or Construction Contractor (With machinery, Equipment, Or Storage) land use in a "GB" General Business Zoning District.

Applicant: Robert Clifton/ Clifton RE
Property Owner: Clifton RE LLC
Staff Planner: Christopher Willis, Associate Planner

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to operate their Construction/Real Estate (Building or Construction Contractor land use) company, Clifton RE LLC, at 500 NW RD Mize Road. The proposed scope of this Conditional Use Permit (CUP) is to request the entire site, 500 NW RD Mize, allow for a Building or Construction Contractor (With Machinery, Equipment, or Storage) within the "GB" General Business zoning district.

The City's Unified Development Code Section 405.050 provides Special Use Standards for this land use classification. These will have to be met as part of the CUP process, along with the approved CUP.

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

Previous Actions:

Date	Review Body	Action
06/06/1988	City Council	Approved The Final Plat of The Springs, 3rd Plat, Lots 7 Thru 15.

Future Applications: No future applications are required currently.
Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"TF" (Two-Family) & "SF-7" (Single Family)	Duplex & Church
South:	"GB" (General Business)	Office
East:	"GB" (General Business)	Retail Store
West:	"GB" (General Business)	Miscellaneous Service

CONDITIONAL USE PERMIT ANALYSIS

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses that due to their varying design and operational characteristics of the use or

due to conditions in the area are not generally appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location.

Special Use Standards: Per UDC Section 405.050(31) the following regulations shall apply to all Building and Construction Contractor land uses.

a. All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to less-intensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building to maintain a unified appearance.

Staff Response: The applicant has stated that this criterion is not currently applicable.

b. Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.

Staff Response: The applicant has stated that this criterion is not currently applicable.

c. When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:

(1) Unless otherwise approved as part of the conditional use permit process;

(a) No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on side or rear facades of a building.

Staff Response: The applicant has acknowledged this requirement and has stated that this criterion is not applicable.

(b) All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.

Staff Response: The applicant has acknowledged this requirement and has stated that this criterion is not applicable.

(c) The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Staff Response: The applicant has acknowledged this criterion. The applicant has not proposed any alterations that would alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Land Use

& Density: The approval of a CUP will allow for the proposed land use, Building or Construction Contractor (With Machinery, Equipment, or Storage), to be located within the "GB" General Business zoning district located at 500 NW RD Mize.

Building Typology: The existing commercial building will remain as is, no changes are proposed.

Architectural Character: The existing building has a tan brick exterior façade with a blue metal roof.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Office or Administrative Area	1 per 300 square feet, but in no case greater than 1 space per 200 square feet 16 spaces Required	28 spaces

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail or Office Uses	0 (Legal Non-Conforming)	0 (Legal Non-Conforming)

The site as it exists today, already meets the required parking spaces as well as the required parking stall sizes. Given this site is already developed, the layout is constrained and has legal non-conforming status.

Streets & Sidewalks: The site has two existing access points. One along NW RD Mize that provides access to the northern parking area for the site. Another along NW 5th Street that provides access to the southern parking area for the site. There is existing sidewalk along the RD Mize frontage. Given the current CUP request is not proposing to modify the existing developed site, the construction of additional sidewalk will not be required.

Pedestrian Access: No pedestrian access improvements are required with this proposal.

Traffic: This CUP application will not warrant any traffic studies or street improvements.

Stormwater: The proposed use will use existing stormwater on site.

Sanitary Sewer: This site has existing sanitary sewer, which will serve the site.

Signage: Any proposed sign will be reviewed through an Administrative Sign Permit so long as they meet the Sign Code.

Frontage & Landscaping: The building and site are existing, and the applicant has stated that no site expansion/modification is being proposed. No improvements to the frontage or landscape areas will be required.

Open Space: As no changes will be made to the existing site, open space will not be impacted.

Preservation: The applicant has not proposed any modifications to the existing developed site.

Phasing: The applicant has not proposed any modifications to the existing developed site.

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

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

   STAFF RESPONSE: The application will allow the entire site (500 NW RD Mize) to be used by the Building and Construction Contractor land use as approved by this CUP and will be in conformance with the United Development Code (UDC). It both supports the existing zoning of the property and the abutting districts.

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

   STAFF RESPONSE: No additional development is being proposed.

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

   STAFF RESPONSE: Staff has not identified any additional site-specific conditions necessary to meet the purposes and intent of this development code.

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

   STAFF RESPONSE: Staff has not identified any design or functions of streetscapes and relationships of building and site elements to the streetscape that would have a negative impact on the public realm.

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

   STAFF RESPONSE: There are existing drainage and utility facilities on site. There are no proposed changes or additions, and existing facilities will be capable of handling the proposed demand and/or impacts to the site.

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

   STAFF RESPONSE: No substantial modifications are being proposed to the existing developed site.

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

   STAFF RESPONSE: The location of this property is just south of RD Mize and surrounding by properties to the east and west also zoned “GB”. Most of these properties have existing land uses of retail or office, which also have similar site

design and layout as 500 NW RD Mize. Staff does not anticipate negative impacts on adjacent properties.

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

   STAFF RESPONSE: Staff has not identified any aspect of this proposed project that would prevent future development or use of the neighboring property as required by the United Development Code (UDC).

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

   STAFF RESPONSE: Staff has not identified any negative impacts affecting the long-range plans for this specific site and surrounding area.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with conditions listed below.

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

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following two (2) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Conditional Use Permit allows the “Construction or Building Contractor (With Machinery, Equipment, Or Storage)” land use to be allowed at the property addressed 500 NW RD Mize.



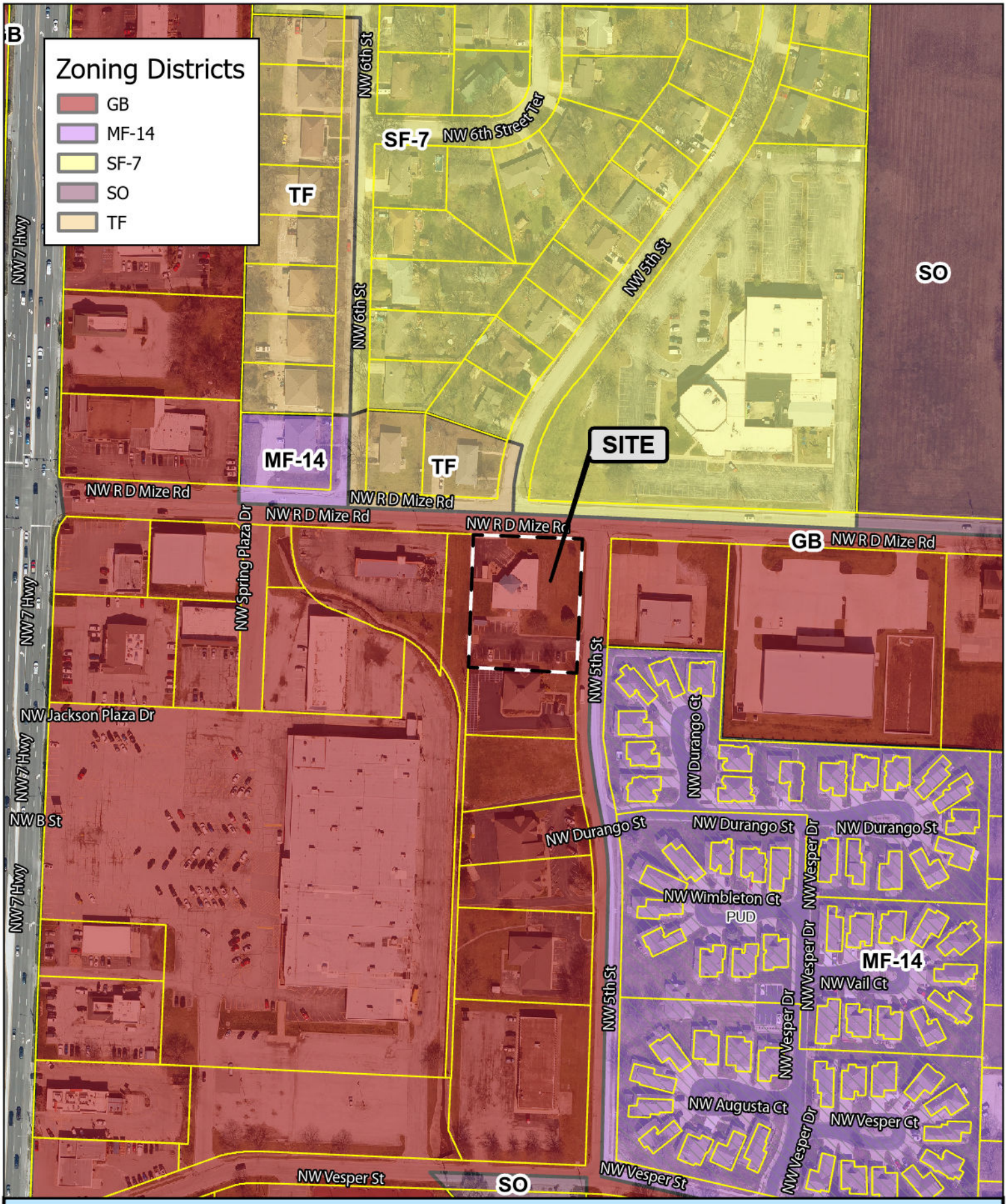
The City of Blue Springs Missouri

CUP-03-25-9505
500 NW R D Mize
Parcel# 36-920-01-54-00-0-00-000
AERIAL LOCATION MAP

N

Not To Scale

03/25/25



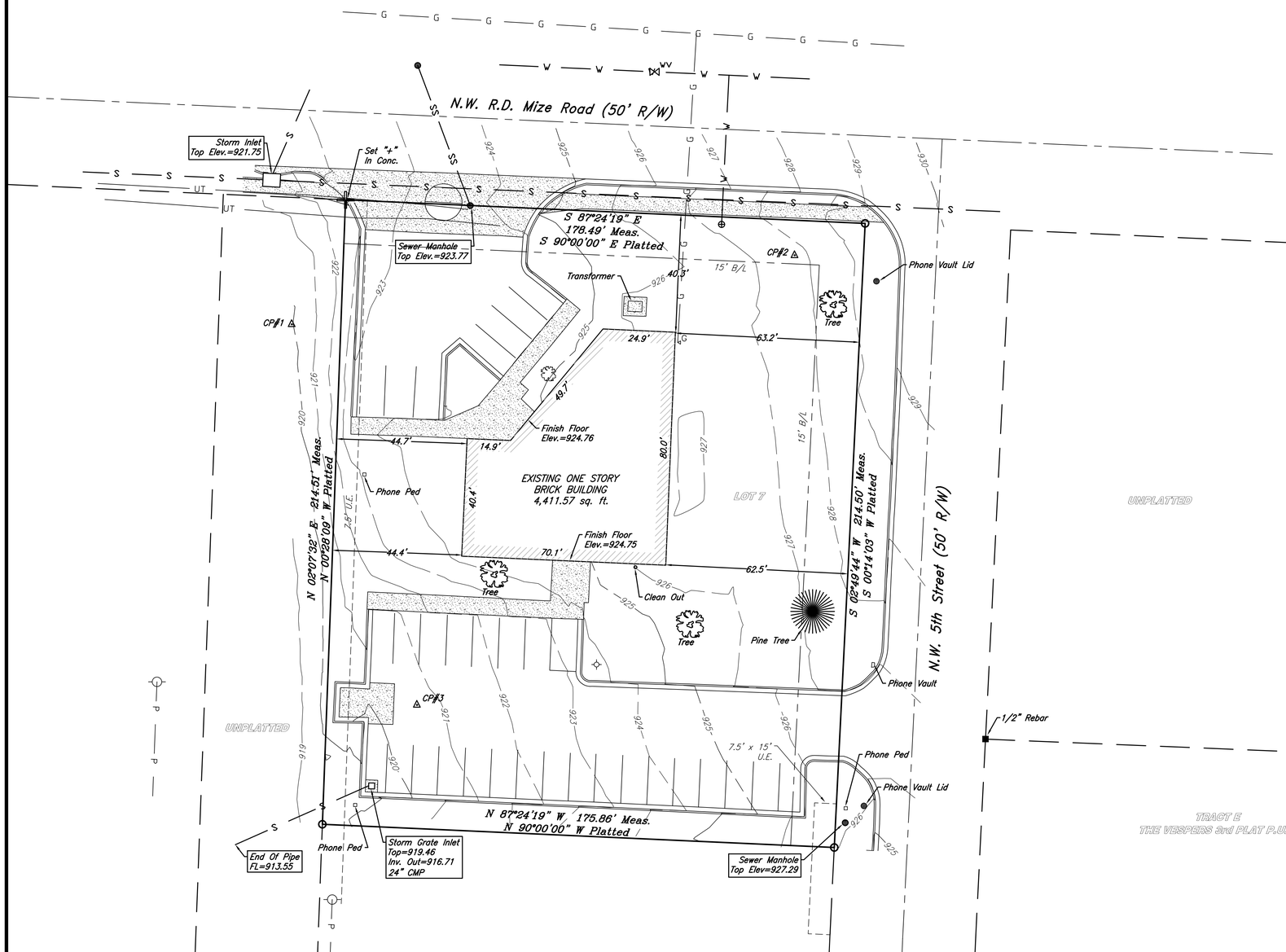
The City of Blue Springs Missouri

CUP-03-25-9505
500 NW R D Mize
Parcel# 36-920-01-54-00-0-00-000
SITE ZONING MAP

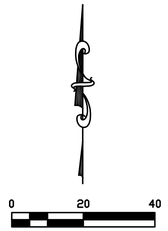
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Not To Scale

03/25/25

500 N.W. R.D. Mize Road, Blue Springs, Jackson County, Missouri 64014



DESCRIPTION:
LOT 7, THE SPRINGS THIRD PLAT, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.



SCALE: 1"=20'
DATE: MARCH 11, 2025

LEGEND

- POWER POLE
- WATER VALVE
- TRANSFORMER
- WATER METER
- MANHOLE
- STREET LIGHT
- GAS METER
- FIRE HYDRANT
- P — OVERHEAD POWER LINES
- EXISTING REBAR
- TELEPHONE PEDESTAL
- YARD LIGHT
- EXISTING "+" CUT IN CONCRETE
- X — EXISTING FENCE
- E — UNDERGROUND POWER LINE
- SS — EXISTING SANITARY SEWER
- S — EXISTING STORM SEWER
- W — EXISTING WATER LINE
- TV — EXISTING CABLE LINE
- UT — UNDERGROUND PHONE LINE
- SET 1/2" REBAR & PLASTIC CAP MO PLS #1958

MISSOURI STATE PLANE COORDINATE SYSTEM
NAVD 1988, Missouri West Zone (FEET)

MISSOURI STATE PLANE COORDINATES				
Point #	Northing	Easting	Elevation	Description
1	1,040,284.84	2,854,159.95	919.94	1/2" REBAR & CAP MEC
2	1,040,308.53	2,854,332.52	927.68	SET 80 D NAIL
3	1,040,154.18	2,854,202.92	920.71	SET MAG NAIL

Thomas Clemons
Area Surveyors
2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 sirvey@kc.rr.com

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES AS SHOWN, AND THAT IT IS IN COMPLIANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THOMAS W. CLEMONS P.L.S. NO. 1958

THOMAS W. CLEMONS NUMBER LS-1958 DUPLICATED LAND SURVEYOR

Received
03/27/2025 11:25:02 AM

CUP Narrative

1. Written Narrative:

Clifton Homes (Clifton RE) is a Construction/Real Estate company who provides services such as HVAC, Electrical, Plumbing, and General Contracting. The property found at 500 NW RD Mize will be the general place of business where daily administrative duties will take place along with accounting, showrooms, meetings, and other office tasks. At this time no materials, equipment, supplies or tools will be housed at this location, however for future uses there may be an additional unit built to store office material, but not at this time.

405.050 (A)(31) Special Use Standards for Building or Construction Contractor

a. All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to less-intensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building to maintain a unified appearance.
This is not applicable currently

b. Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.
This is not applicable currently

c. When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:

(1) Unless otherwise approved as part of the conditional use permit process;

(a) No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on the side or rear facades of a building.

Response: Acknowledged and not applicable.

(b) All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.

Response: Acknowledged and not currently applicable.

(c) The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Response: Acknowledged.

2. No expansion of the site is currently being proposed, attached is an aerial image in place.

Received
03/27/2025 11:24:52 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 #:	CUP-03-25-9505
PC MEETING:	4.14.2025
CC MEETING:	4.21.2025
BOA MEETING:	N/A
NEWSPAPER:	3.29.2025
NOTICE LETTERS:	3.28.2025
PLANNER:	Chris Willis

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

500 RD Mize - Office Building
Project Name

500 NW RD Mize
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
GB	Commercial			0.85	1

APPLICATION (*check all that apply*)

LAND USE
- [x] 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
Robert Clifton	Clifton RE	816 804 1110	Rob@Clifton-homes.com

Address	City	State	Zip Code
509 NW 5th St	Blue Springs	MO	64014

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 — Date

Name of Property Owner	Phone	Email Address
Clifton RE LLC	8168520080	Noah@Cliftonre.com

Address	City	State	Zip Code
509 NW 5th St	Blue Springs	MO	64014

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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02/27/2025 4:19:27 PM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

PROJECT DESCRIPTION:

Proposed land use of Building or Construction Contractor land use be permitting on a conditional basis in the General Business zoning district.

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02/27/2025 4:19:29 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Jeb Fairchild — Name
Clifton RE LLC — Company Name
Address
City
State
Zip
Jeb@cliftonre.com — Email
316 253 2550 — Phone
Fax

DEVELOPER

Name
Company Name
Address
City
State
Zip
Email
Phone
Fax

ENGINEER

Matt Smith — Name
Solara Design Group LLC — Company Name
Address
City
State
Zip
Matt.smith@Solara-AE.com — Email
623-332-7603 — Phone
Fax

ARCHITECT

Name
Company Name
Address
City
State
Zip
Email
Phone
Fax

SURVEYOR

Name
Company Name
Address
City
State
Zip
Email
Phone
Fax

LANDSCAPE ARCHITECT

Name
Company Name
Address
City
State
Zip
Email
Phone
Fax

ATTORNEY

Name
Company Name
Address
City
State
Zip
Email
Phone
Fax

OTHER CONTACT

Marshall A. Dupree — Name
Clifton Homes — Company Name
Address
City
State
Zip
marshall@bfrhub.com — Email
816-916-0883 — Phone
Fax

Received
02/27/2025 4:19:29 PM

PUBLIC NOTICE

Conditional Use Permit | CUP-03-25-9505
"500 RD Mize Office Building"
500 NW RD Mize
Parcel # 36-920-01-54-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 14, 2025, at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Robert Clifton of Clifton RE LLC. The applicant has applied for a Conditional Use Permit to operate a Building or Construction Contractor (with machinery, Equipment, or Storage) land use at 500 NW RD Mize. The property is zoned "GB" General Business, which a Conditional use Permit is required for the proposed land-use. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

THE SPRINGS THIRD PLAT; LOT 7

CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUP-03-25-9505 on **Monday, April 21, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 29, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
03/26/2025

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Kevin King, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 29, 2025

Printer's Fee: $103.12

Kevin King

_____

Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 04/02/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE
Conditional Use Permit
CUP-03-25-9505 "500 RD Mize Office Building"
500 NW RD Mize
Parcel #36-920-01-54-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, April 14, 2025, at 6:30 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Robert Clifton of Clifton RE LLC. The applicant has applied for a Conditional Use Permit to operate a Building or Construction Contractor (with machinery, Equipment, or Storage) land use at 500 NW RD Mize. The property is zoned "GB" General Business, which a Conditional use Permit is required for the proposed land-use. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

THE SPRINGS THIRD PLAT;
LOT 7
CITY OF BLUE SPRINGS

Planning Commission
By: Christopher Willis,
Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit/ CUP-03-25-9505 on Monday, April 21, 2025, at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 29, 2025

3321210



The City of Blue Springs Missouri

CUP-03-25-9505
500 NW R D Mize
Parcel# 36-920-01-54-00-0-00-000
185' BUFFER MAP

N

Not To Scale

03/25/25

OBJECT ID	Parcel Number	Situs Address	Situs City	Situs Zip	Situs State	Owner	Owner Address
1	36-920-01-40-01-1-00-000	520 NW 7 HWY	BLUE SPRINGS	64014	MO	321 HOLDINGS LLC	1440 NW VIVION RD KANSAS CITY, MO 64118
2	36-430-04-17-00-0-00-000	700 NW 6TH ST UNIT B	BLUE SPRINGS	64014	MO	DONNABOB LLC	308 NW 16TH ST BLUE SPRINGS, MO 64015
3	36-920-01-52-00-0-00-000	505 NW 5TH ST	BLUE SPRINGS	64014	MO	PROPERTY MANAGEMENT OF KC LLC	PO BOX 145 BLUE SPRINGS, MO 64013
4	36-920-01-44-00-0-00-000	610 NW R D MIZE RD	BLUE SPRINGS	64014	MO	MOANL610 LLC	8695 COLLEGE BLVD STE 200 OVERLAND PARK, KS 66210
5	36-920-01-54-00-0-00-000	500 NW R D MIZE RD	BLUE SPRINGS	64014	MO	CLIFTON RE LLC	36 N ST LAKE LOTAWANA, MO 64086
6	36-920-01-45-05-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	MO	MOANL610 LLC	8695 COLLEGE BLVD STE 200 OVERLAND PARK, KS 66210
7	36-920-18-02-00-0-00-000	420 NW R D MIZE RD	BLUE SPRINGS	64014	MO	PARTNERSHIP PROPERIES INC	PO BOX 4122 OLATHE, KS 66063
8	36-910-17-51-00-0-00-000	313 NW DURANGO ST	BLUE SPRINGS	64014	MO	THE VESPERS PUD OWNERS ASSOC INC	405 NW VESPER DR BLUE SPRINGS, MO 64014

9	36-430-14-11-00-0-00-000	425 NW R D MIZE RD	BLUE SPRINGS	64014	MO	HARVEST BAPTIST CHURCH OF BLUE SPRINGS	425 NW R D MIZE RD BLUE SPRINGS, MO 64014
10	36-920-18-43-00-0-00-000	516 NW DURANGO CT	BLUE SPRINGS	64014	MO	CASLAVKA SHIRLEY & DONALD TRUSTEES	516 NW DURANGO CT BLUE SPRINGS, MO 64014
11	36-920-18-40-00-0-00-000	509 NW DURANGO CT	BLUE SPRINGS	64014	MO	LANTS LEON & DOROTHY	509 NW DURANGO CT BLUE SPRINGS, MO 64014
12	36-920-18-39-00-0-00-000	505 NW DURANGO CT	BLUE SPRINGS	64014	MO	TALLEY MARCIA K	505 NW DURANGO CT BLUE SPRINGS, MO 64014
13	36-920-18-42-00-0-00-000	517 NW DURANGO CT	BLUE SPRINGS	64014	MO	ESTELL GERALD W	517 NW DURANGO CT BLUE SPRINGS, MO 64014
14	36-920-18-41-00-0-00-000	513 NW DURANGO CT	BLUE SPRINGS	64014	MO	DAVIS JUDITH I	513 NW DURANGO CT BLUE SPRINGS, MO 64014
15	36-430-04-19-00-0-00-000	703 NW 5TH ST	BLUE SPRINGS	64014	MO	WILLIAMS KATHLEEN R & MITCHELL KEITH | WILLIAMS TARYN JEAN	703 NW 5TH ST BLUE SPRINGS, MO 64014 | 703 NW 5TH ST BLUE SPRINGS, MO 64014
16	36-920-01-32-00-0-00-000	450 NW 7 HWY	BLUE SPRINGS	64014	MO	BLUE SPRINGS FIRST LLC	2250 CALLE TIARA LA JOLLA, CA 92307
17	36-430-04-18-00-0-00-000	700 1/2 NW 5TH ST	BLUE SPRINGS	64014	MO	SIXTH CENTURY LLC	1325 NE HILLTOP DR BLUE SPRINGS, MO 64014
18	36-920-01-53-00-0-00-000	509 NW 5TH ST	BLUE SPRINGS	64014	MO	PROPERTY MANAGEMENT OF KC LLC	PO BOX 145 BLUE SPRINGS, MO 64013

Blue Springs, Missouri
Community Development

March 28, 2025

Ref: Public Hearing: Conditional Use Permit| CUP-03-25-9505
500 R D Mize Office Building
500 NW R D Mize Rd
Parcel # 36-920-01-54-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Robert Clifton of Clifton RE LLC. The applicant has applied for a Conditional Use Permit to operate a Building or Construction Contractor with (Machinery, Equipment, or Storage) land use at 500 NW RD Mize Rd. The property is zoned "GB" General Business, which a Conditional Use Permit is required for the proposed land-use.

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

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

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

Planning Commission - Monday, April 14, 2025 @ 6:30 p.m.
&
City Council – Monday, April 21, 2025 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Introduced by Councilmember _____ BILL NO. 5311
(CUP-03-25-9505)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE "BUILDING OR CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, AND STORAGE)" LAND USE IN THE "GB" GENERAL BUSINESS ZONING DISTRICT LOCATED AT 500 NW RD MIZE IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR CLIFTON RE LLC

WHEREAS, proper application having been made to approve a Conditional Use Permit (CUP) for property hereinafter described; and

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 14, 2025 which Commission , after said hearing, recommended that the application for the Conditional Use Permit be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 21, 2025; and

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

WHEREAS, the City of Blue Springs, Missouri has determined that the Conditional Use Permit is appropriate at this location and be approved.

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

Section 1. The following described tract of real estate is hereby declared subject to the Conditional Use Permit approved by this Ordinance. The site is legally described as:

LOT 7, THE SPRINGS THIRD PLAT

Section 2. The land covered within this Conditional Use Permit and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 14, 2025, meeting and to the City Council at its April 21, 2025 meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

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

2. The Conditional Use Permit allows the "Building or Construction Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 500 NW RD Mize.

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

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
April 21, 2025

EXHIBITS FOR PUBLIC HEARING

HY-VEE 3RD PLAT
VACATION
(VAC-03-25-9508)

EXHIBIT #1 City Council Information Form dated April 15, 2025 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 29, 2025; 185 ft. Notification Map; Names/addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference), Bill approving the Vacation and Bill approving the Final Plat

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 15, 2025

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

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

ISSUE/REQUEST

The applicant, Brad Sonner, on behalf of the property owner, Hy-Vee Inc. contact Jeff Stein, is requesting approval of a Final Plat for Blue Springs Hy-Vee 3rd Plat (PF-03-25-9509) for proposed subdivision of the existing Hy-Vee Lot and approval of a Vacation (VAC-03-25-9508) to vacate a water main easement generally located at 625 SW 40 Highway. Upon conclusion of the public hearing a Bill approving the Vacation and a Bill approving the Final Plat, will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval of a Final Plat for Blue Springs Hy-Vee 3rd Plat (PF-03-25-9509), a proposed subdivision of the existing Hy-Vee Lot into three separate lots 1A, 2A and 3A on 8.86 +/- acres of property.

The intent of this plat is to resubdivide the existing Lot 1, Blue Springs Hy-Vee – Second Plat, Lot 1 into Blue Springs Hy-Vee 3rd Plat, creating Lot 1A, Lot 2A, and Lot 3A.

The proposed Hy-Vee 3rd Plat is compatible with the Preliminary Plat (PP-3-10-2541) that was approved on July 26, 2010. The Final Plat proposal will not affect any other site elements.

The proposed Final Plat meets the minimum standards described in UDC Section 403.050. The applicant will be dedicating both private and public easements through the Final Plat.

The applicant is also requesting approval of a Vacation of a water main easement at the C Store generally located at 625 SW US 40 Highway. The existing main water easement is proposed to be vacated from Lot 2A. A new 15' public water main easement will be dedicated with the proposed Blue Springs Hy-Vee 3rd Plat. This will ensure that proposed public water easement will surround all necessary waterline infrastructure.

Proof of recorded documents is required prior to issuance of building permits.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
April 22, 2025	N/A

STAFF RECOMMENDATION

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits.
5. A building permit can't be applied for on the proposed Lot 1A, until a separate Site Plan and Design Review has been done for that lot.

Staff recommends approval of the Vacation application with the following two (2) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The vacation document (s) shall be recorded at Jackson County prior to approval of a building permit.
    a. If Blue Springs Hy-Vee 3rd Plat Final Plat is not recorded within one (1) year, this vacation should be null and void.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	April 14, 2025
Action:	Recommended approval of the Final Plat with five conditions: 9 Aye, 0 No Recommended approval of the Vacation with two conditions: 9 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on March 29, 2025; 185 ft. Notification Map; Names/addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference)
2. Bill approving the Vacation
3. Bill approving the Final Plat

REVIEWED BY:

Requesting Director: **Mike Mallon**	Budget: ***N/A***
Legal: ***James Newell***	Assistant City Administrator: ***Dennis Dovel***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 14, 2025 City Council: April 21, 2025
Project Name:	***Hy-Vee 3rd Plat***
Site Location:	36-930-10-22-00-0-00-000 & 36-930-10-23-00-0-00-000 (625 SW US 40 Hwy & 730 SW 7 Highway)
Project Request:	**PF-03-25-9509**; Final Plat for a proposed subdivision of the existing Hy-Vee Parcels to create (3) three separate lots. **VAC-03-25-9508**; Vacation to vacate a water main easement generally located at 625 SW 40 Highway. The existing water main easement is proposed to be vacated from Lot 2.

Applicant: Brad Sonner / Olsson
Property Owner: Hy-Vee Inc. Attn: Jeff Stein
Staff Planner: Christopher Willis, Associate Planner

Project Description: The applicant is requesting approval of a Final Plat for a proposed subdivision of the existing Hy-Vee parcels to create (3) separate lots on 8.86 +/- acres of property. The applicant is also requesting approval to vacate a water main easement generally located at 625 SW 40 Hwy. The existing water main easement is proposed to be vacated from Lot 2. A new 15' public water easement will be dedicated with the proposed 3rd Plat.

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

Previous Actions:

Date	Review Body	Action
07/26/2010	Planning Commission	Approved a Preliminary Plat (PP-03-10-2541) for Blue Springs Hy-Vee 1st Plat.
07/26/2010	Planning Commission	Approved a Site Plan Design Review (SPDR-04-10-2565) for Hy-Vee, an 85,00-sf. grocery store.
07/26/2010	Planning Commission	Recommended approval of a Final Plat (PF-03-10-2539) for Blue Springs Hy-Vee 1st Plat.
08/16/2010	City Council	Approved Final Plat (PF-03-10-2539) (Ordinance No. 4309).
04/09/2012	Planning Commission	Approved a Conditional Use Permit (CUP-03-12-3335) and a Site Plan and Design Review (SPDR-03-12-3336) for Hy-Vee C-Store.
09/10/2019	Planning Commission	Approved an Administrative Site Plan and Design Review to construct an approximately 900-sf. drive-thru building for Hy-Vee Aisles Online.
01/06/2020	Administrative Approval	Approved re-plat of Hy-Vee property to include the former +/- acre Arby's parcel.
11/23/2021	Planning Commission	Approved an Administrative Site Plan and Design Review to construct an approximately 900-sf. drive-thru building for Hy-Vee Aisles Online.

Future Applications: No future application are required for the scope of this project.
Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" (Light Industrial) & "GB" (General Business)	Residential/Commercial & Service Garage
South:	"GB" (General Business)	Commercial
East:	"GB" (General Business)	Commercial
West:	"GB" (General Business) & "RC" (Regional Commercial)	Commercial & Warehouse Storage

FINAL PLAT ANALYSIS

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

Final Plat Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050. The applicant will be dedicating both private and public easements through the plat. There is an existing water main easement that is proposed to be vacated from Lot 2. A new water easement in a different location will be dedicated on the plat. Proof of recorded documents are required prior to issuance of building permits.

Land Use : The existing land use of the is "Supermarket (40,000+ Square Feet)" which is defined as a retail use that sells wide range food products and other consumer products for household needs. The larger format allows this use to serve broad community or regional needs as part of large-scale commercial areas. Building formats have over forty thousand (40,000) square feet and are typically part of general commercial building types. This land use is allowed by right in "GB" (General Business) Zoning District. There is also an existing land use of "Service Station, Automotive" which is allowed as a Conditional Use in "GB". A Conditional Use to allow said use, was approved on April 9, 2012 by the Planning Commission.

Building Typology: Both the existing supermarket building and convenience store will not be altered or modified in any way. No changes are proposed.

Architectural Character: Both existing buildings on the property will remain unchanged, and no modifications to the architectural character are proposed.

Parking: The proposed subdivision of the property into three (3) separate lot will not affect the existing parking on site. The site already has adequate parking for both the "Supermarket (40,000+ Square Feet)" and "Service Station, Automotive" land uses.

Streets & Sidewalks: The existing site has three (3) existing access points. There is an access point off Hwy 7 on the west side of the property. There are two (2) existing access points off Hwy 40, a main entrance on the south side of the property and another entrance on the southwest corner of the property. There is existing sidewalk along the west side of the property along

Highway 7. There is also existing sidewalk along the south and southwest corner of the property along Hwy 40.

Pedestrian Access: Internal pedestrian access is existing as the site is fully developed. No modification is proposed.

Traffic: The scope of this project will not affect traffic flow. A Traffic Impact Study is not required.

Stormwater: As the site is already developed, existing stormwater management systems are in place**.** However, given that the existing Hy-Vee parcels are proposed to be subdivided into three (3) separate lot, a private 10' drainage easement by separate instrument has been proposed to give service from the proposed Lot 3A to proposed Lot 2A and Lot 1A.

Sanitary Sewer: Gravity sanitary sewer is existing on site. A proposed 20' Public Sanitary Sewer Easement is proposed on the western side of the property, to grant sanitary sewer access from the proposed Lot 3A to proposed lot 1A. A 10' Public Sanitary Sewer Easement is proposed on the eastern side of the property, to grant sanitary sewer access from the proposed lot 3A to proposed Lot 2 A.

Signage: No signs are proposed as part of this project. If any signs are proposed in the future, they must be reviewed administratively and must follow the appropriate permitting process.

Frontage & Landscaping: The site is existing and fully developed. The scope of this project will not affect the frontage type and landscaping.

Open Space: As the site is existing and the scope of the project will not change the layout, open space will not be affected. It's worth mentioning that the required open space for "GB" is twelve percent (12%).

Preservation: The applicant has not proposed any modifications to the existing developed site.

Phasing: The proposed subdivision of existing Hy-Vee parcels into three (3) separate lots will be completed through the Final Plat process. No phasing is proposed.

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 plan is compatible with the Preliminary Plat (PP-3-10-2541 that was approved on Jul 26, 2010. While the proposed Blue Springs Hy-Vee 3rd Plat (PF-03-25-9509) is proposing to subdivide two (2) existing parcels into three (3) separate lots, no other site elements will be affected.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Given the site is already developed and no modifications are proposed, no constructions plans are required per the scope of this project.

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

   STAFF RESPONSE: No public improvements are required per the scope of this project.

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 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 with conditions of the Final Plat.

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

VACATION ANALYSIS

Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, PUD final plan or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated. If the application is not submitted by all such owners, that fact shall be noted on the application along with the names and addresses of all adjoining owners who are not a party to the application.

Public Loss: The applicant is proposing a new public water easement through the proposed Final Plat Blue Springs Hy-Vee 3rd Plat. Due to the new water easement being dedicated , staff does not anticipate a public loss as the new easement will surround all the necessary waterline infrastructure.

Private Impact: The private rights of adjacent property owners will not be impacted by the proposed vacation. A portion of the existing 15’ public water easement is proposed to be vacated. Another portion of the existing 15’ public water easement will remain. A new 15’ public water easement will be dedicated via the proposed Final Plat Blue Springs Hy-Vee 3rd Plat. There will also be a 15’ private water easement to be dedicated with the above-mentioned Final Plat. This will ensure that proposed public and private water easements will surround all necessary waterline infrastructure.

Public Notice: Legal notice has been provided as required. The public notice was provided through publication in a newspaper of general circulation, letters were provided to property owners within 185-ft. of the site, and public notice signs were displayed on the property.

Review Criteria: *The City Council, in its sole discretion, may decide to approve or disapprove an application for a vacation and in rendering its decision may use the following review criteria for an application for vacation:*

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan, or any official plan or program developed under the guidance of the Comprehensive Plan.

2. Compliance with the requirements of this Development Code. In particular the vacation is consistent with the intent and design objectives of the subdivision design standards.

   STAFF RESPONSE: The vacation is consistent with the intent and design objectives of the subdivision design standards. A portion of the existing public water easement will be vacated, and both a public and private water easement will be dedicated via the plat to ensure that all existing waterline infrastructure will be in an easement.

3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, open spaces, blocks, lots, and public utilities and facilities.

   STAFF RESPONSE: The vacation reflects sound planning and urban design principles. Staff does not believe there will be an impact to current and future streets, open spaces, blocks, lots, and public utilities and facilities. A new public water easement will be dedicated to the City of Blue Springs Missouri via Blue Springs Hy-Vee 3rd Plat. A private water easement just north of the proposed public water easement will be established via separate instrument.

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

   STAFF RESPONSE: There have not been any impacts identified by specific studies or technical report. Staff does not believe this vacation will have a negative impact.

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

   STAFF RESPONSE: This application does not deter any existing or future development on adjacent property seeing as the surrounding land has already been developed.

6. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

STAFF RESPONSE: All resulting lots and parcels are able to meet the intent and objectives of the General Business zoning district and development standards.

7. The application meets the public interest and is not otherwise for the sole benefit of one (1) property owner or project.

   STAFF RESPONSE: The application meets the public interest as it proposes to vacate an existing public water easement, while dedicating a new public water easement via the proposed Blue Springs Hy-Vee 3rd Plat (PF-03-25-9509).

8. No private rights will be injured or endangered by the application.

   STAFF RESPONSE: Staff does not believe any private rights will be injured or endangered by this application.

9. The street or alley to be vacated no longer serves a public purpose.

   STAFF RESPONSE: This is not applicable as the proposed vacation application does not include the vacation of a street or alley.

10. The recommendations of professional staff.

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

11. Other information which may come to its attention.

    STAFF RESPONSE: None.

In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, good and welfare, including the requirement for easements. The Director of Community Development shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation shall become effective.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits.
5. A building permit can't be applied for on the proposed Lot 1A, until a separate Site Plan and Design Review has been done for that lot.

Staff Recommendation:

Staff recommends approval of the Vacation application with the following two (2) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit.
    a. If Blue Springs Hy-Vee 3rd Plat Final Plat is not recorded within one (1) year, this vacation shall be null and void.



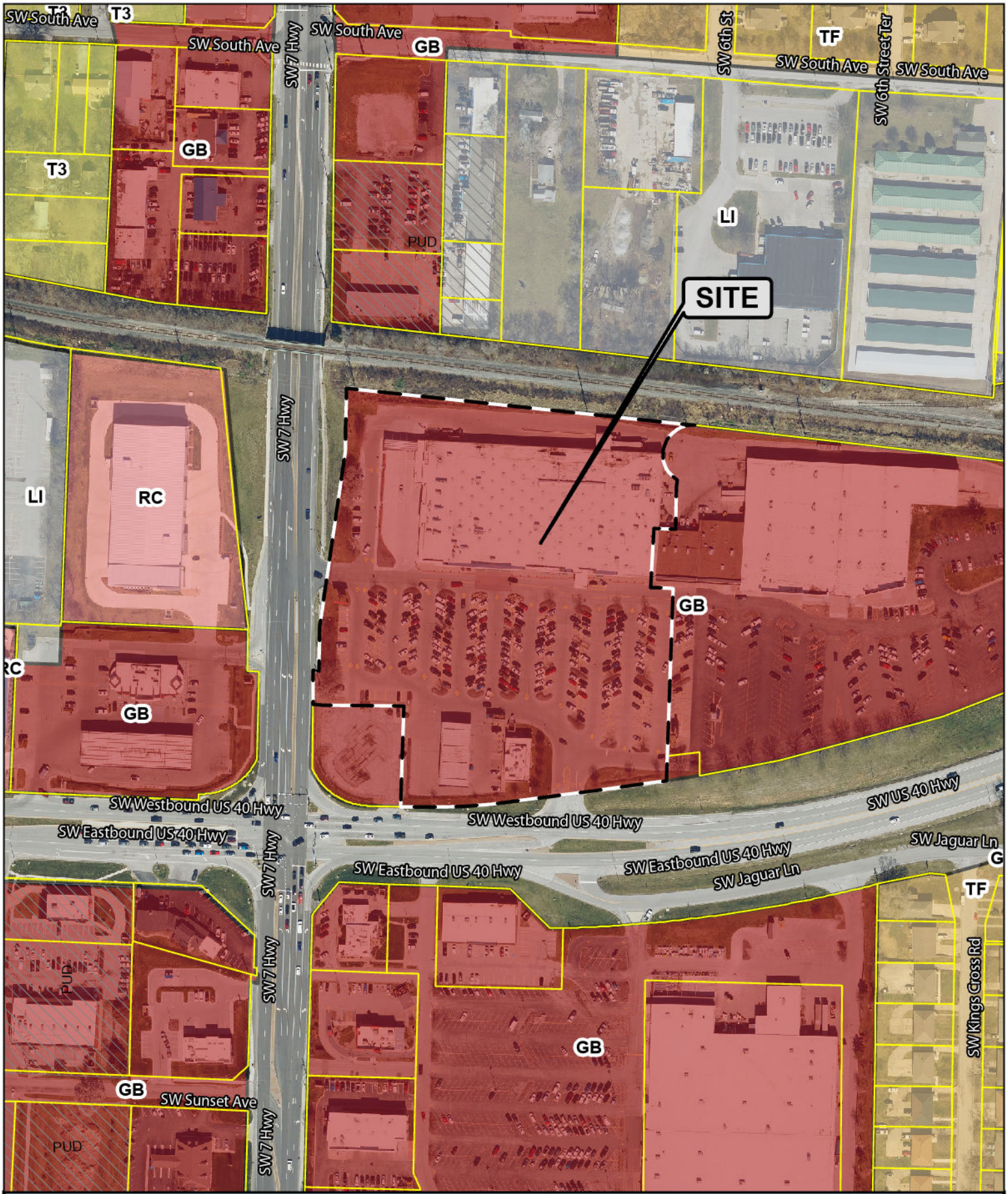
The City of Blue Springs Missouri

PF-03-25-9509
625 SW US 40 HWY
Parcel# 36-930-10-20-00-0-00-000, 36-930-10-22-00-0-00-000
AERIAL LOCATION MAP

N

Not To Scale

03/25/25



The City of Blue Springs Missouri

PF-03-25-9509
625 SW US 40 HWY
Parcel# 36-930-10-20-00-0-00-000, 36-930-10-22-00-0-00-000
SITE ZONING MAP

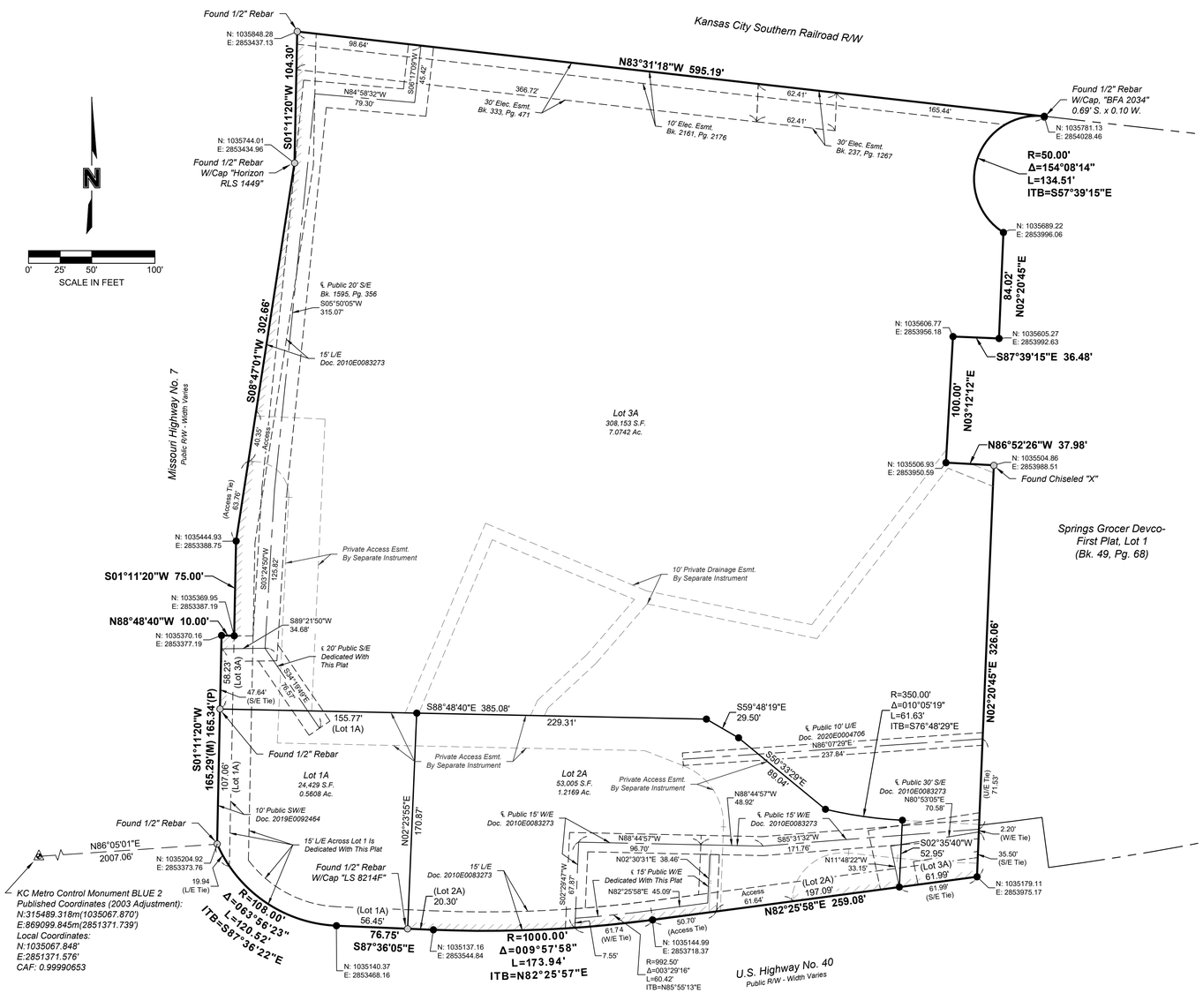
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03/25/25

Final Plat

Blue Springs Hy-Vee - Third Plat

A Minor Replat of Lot 1, Blue Springs Hy-Vee - Second Plat, Lot 1, a subdivision lying in the Southwest Quarter of Section 31, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri.



Lot Summary Table		
Lot 1A	24,429 S.F.	0.5608 Ac.
Lot 2A	53,005 S.F.	1.2169 Ac.
Lot 3A	308,153 S.F.	7.0742 Ac.
Total	385,587 S.F.	8.8519 Ac.

Surveyor's Notes

1. *Basis of Bearings - Held North 83°31'18" West along the North line of Lot 1, Blue Springs Hy-Vee - Second Plat, Lot 1, referenced to the Missouri Coordinate System of 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet. Rotate bearings of Blue Springs Hy-Vee - Second Plat, Lot 1, clockwise 02°27'22" to match as-surveyed bearings.*
2. *According to the FEMA Flood Insurance Rate Map Number 29095C0319G, Effective January 20, 2017, the Subject Property lies within "OTHER AREAS, Zone X", defined as "Areas determined to be outside the 0.2% annual chance floodplain."*
4. *Subject Property contains 385,587 Square Feet or 8.8519 Acres, more or less.*
5. *This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.*
6. *Subject Property was last conveyed in Documents 2010E0083275, 2010E0083276, and 2010E0083277.*
7. *Cross Access Easement across all property in this subdivision was dedicated in Book 1854, Page 827, and is blanket in nature.*
8. *The Subject Property is being replatted to add additional lots to separate multiple stuctures from common ownership.*

Property Description

Lot 1, Blue Springs Hy-Vee - Second Plat, Lot 1, a platted subdivision lying in the Southwest Quarter of Section 31, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, containing 385,587 Square Feet, or 8.8519 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 subdivision shall be hereafter known as "Blue Springs Hy-Vee - Third Plat".

Landscape Easements:
Areas designated as "Landscape Easement" or "L/E" are hereby restricted such that no building may be placed or maintained in said Landscape Easement without the approval of the City Engineer of the City of Blue Springs, Missouri.

Sanitary Easements:
An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the City of Blue Springs, Missouri.

Water Line Easements:
An easement or license to lay, construct, alter, repair, replace and operate one or more water lines and all appurtenances convenient for the use of water lines, together with the right of ingress and egress, over and through those areas designated as "Water Line Easement" or "W/E" on this plat is hereby dedicated to the City of Blue Springs, Missouri.

The undersigned Owner hereby relinquishes any and all rights of ingress and egress to the above described property within the bounds designated as "Limits of No Access" or "LNA". This provision can be released, changed or altered by the City Council upon recommendation by the City Engineer. Limits of No Access abutting U.S. Highway 40 established in Book 1563, Page 1191. Limits of No Access abutting Missouri Highway No. 7 as per Blue Springs Hy-Vee - First Plat, Lot 1.

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, Hy-Vee, Inc., an Iowa Corporation has caused this instrument to be executed by a duly authorized representative of said company, on this _____ day of _____, 2025.

Signature: _____
Printed Name: _____
Vice President

Signature: _____
Printed Name: _____
Secretary

State of Iowa)
)SS:
County of Polk)

BE IT REMEMBERED that on this _____day of _____, 2025, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came _____, Vice President of Hy-Vee, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Iowa, and _____, Assistant Secretary of said Corporation who are personally known to me to be the same persons who executed as such officers the within instrument of behalf of said Corporation, and such persons duly acknowledged the execution of the same to the act and deed of said Corporation.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

Approvals

City of Blue Springs, Missouri Approvals

This hereby certifies that the accompanying plat of Blue Springs Hy-Vee - Third Plat was submitted to and approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this _____day of _____, 2025, by Ord. No. _____.

_____ _____
Chris Lievsay, Mayor *Erin Ford, City Clerk*

_____ _____
Chris Henning, Planning Commission Chair *Mike Mallon, Senior Director of Community Development*

Signature: _____
Printed Name: _____
Public Works Director

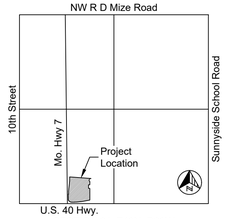
Certification

I hereby certify that the within Final Plat of "Blue Springs Hy-Vee - Third Plat", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

_____
Michael J. Bogina, PLS-2022043970
Olsson, LC-366
mjbogina@olsson.com

LEGEND

○	FOUND MONUMENT AS DESCRIBED
●	SET 5/8"x24" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
(M)	MEASURED DIMENSION - THIS SURVEY
(P)	PREVIOUSLY PLATTED DIMENSION
L/E	LANDSCAPE EASEMENT
S/E	SANITARY SEWER EASEMENT
SW/E	SIDEWALK EASEMENT
U/E	UTILITY EASEMENT
W/E	WATERLINE EASEMENT
▨	LIMITS OF NO ACCESS



VICINITY MAP
SCALE: 1" = 2000'

Property Owner/Prepared For:
Hy-Vee, Inc.
5820 Westown Parkway
West Des Moines, IA 50266

Prepared By:
Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Survey
Missouri COA #000366

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY
1	2024.10.09	Added additional lot.	CRS
2	2024.12.04	Revised per City comments.	CRS
3	2025.02.07	Revised location map	CRS
4	2025.02.28	Added separate instrument easements.	CRS
5	2025.03.25	Revised lot layout and per City comments.	CRS
6	2025.04.15	Removed waterline vacation.	CRS

Final Plat
Blue Springs Hy-Vee - Third Plat

A Minor Replat of Lot 1, Blue Springs Hy-Vee - Second Plat, Lot 1, a platted subdivision lying in the Southwest Quarter of Section 31, Township 49 North, Range 30 West

2024

Blue Springs, Jackson County, Missouri

drawn by: CRS
designed by:
project no.: 024-03343
date: 07.19.2024

SHEET
1 of 1

F:\2024\03001-03500\024-03343\40-Design\Survey\SRVY\Sheets\VOID\Plat With Lot 2 Revised Past Manhole\V_FPLAT_02403343.dwg
DATE: Apr 15, 2025 9:29am USER: csprague

EXHIBIT "A"
(Page 1 of 2)

Project No.: 024-03343
Blue Springs Hy-Vee
February 10, 2025
V_EXH05_WATR_VACA_024-03343

Water Easement Vacation Description:

All that part of the existing Water Easement as established in Doc.# 2010E0083273, being a strip of land 15.00 feet in width, lying 7.50 feet on both sides of the following described centerline, whose sidelines are lengthened or foreshortened to terminate at their respective boundary lines, being all that part of Lot 1, Blue Springs Hy-Vee - Second Plat, Lot 1, a subdivision in the Southwest Quarter of Section 31, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, more particularly described by Michael J. Bogina, Missouri PLS-2022043970 of Olsson, LC-366 on February 10, 2025, as follows:

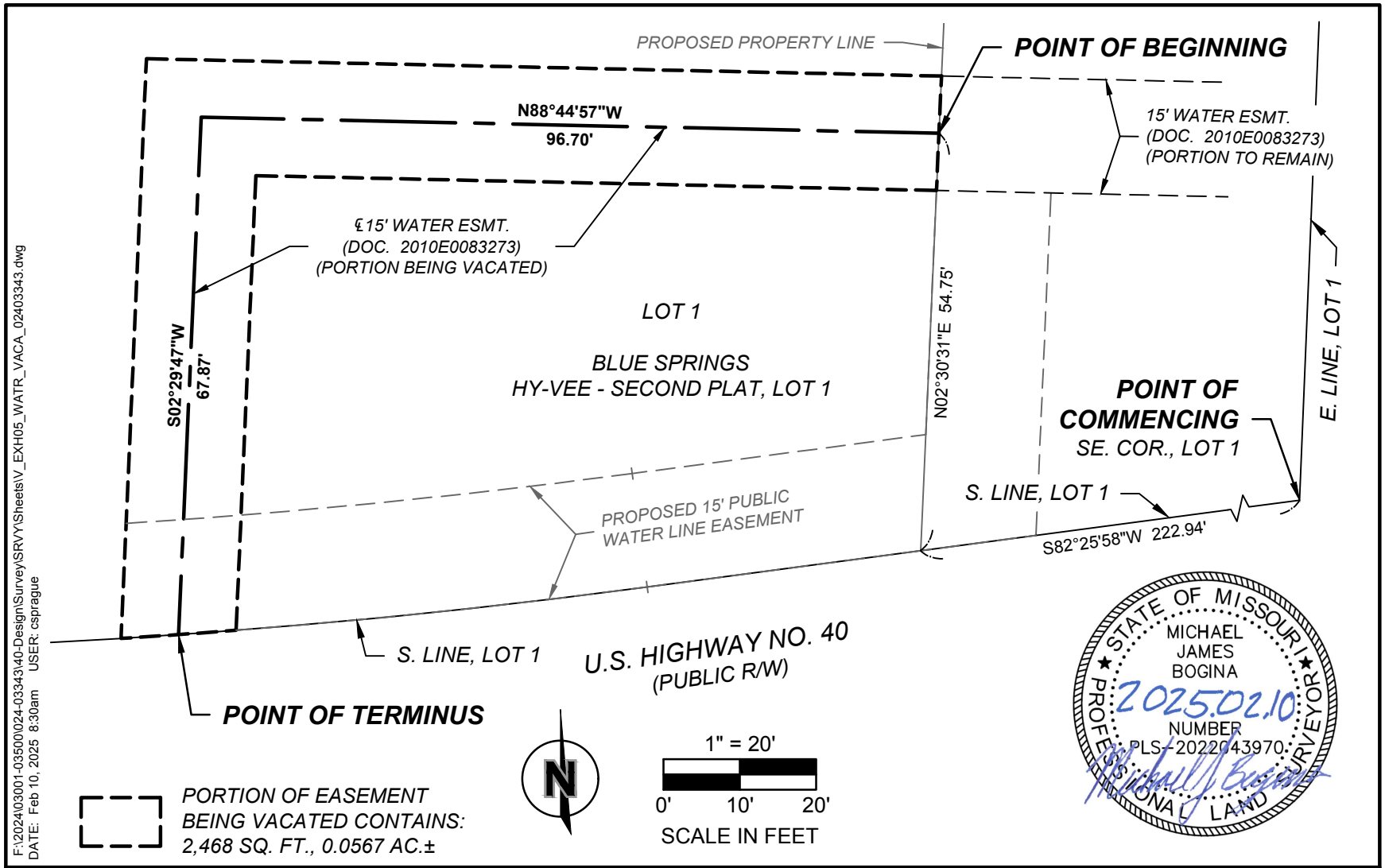
COMMENCING at the Southeast corner of said Lot 1; thence South 82 degrees 25 minutes 58 seconds West, on the South line of said Lot 1, a distance of 222.94 feet to a point; thence departing said South line, North 02 degrees 30 minutes 31 seconds East a distance of 54.75 feet to a point on the centerline of said existing Water Easement, the POINT OF BEGINNING; thence North 88 degrees 44 minutes 57 seconds West, on said centerline, a distance of 96.70 feet to a point; thence South 02 degrees 29 minutes 47 seconds West, continuing on said centerline, a distance of 67.87 feet to a point on the South line of said Lot 1, the POINT OF TERMINUS, containing 2,468 Square Feet, or 0.0567 Acres, more or less.

(As depicted on EXHIBIT "A", Page 2 of 2, attached and incorporated herein.)



Olsson, Inc.
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

Received
03/03/2025 10:37:00 AM



F:\2024\03001-03500\024-03343\40-Design\Survey\SRVY\Sheets\V_EXH05_WATR_VACA_02403343.dwg
DATE: Feb 10, 2025 8:30am USER: csprague

PROJECT NO: 024-03343	Water Line Easement Vacation	olsson	7301 West 133rd Street Suite 200 Overland Park, KS 66213 olsson.com TEL 913.381.1170 Olsson - Survey Missouri COA #000366	EXHIBIT "A" Page 2 of 2
DRAWN BY: CRS				
DATE: 02.07.2025				

Received
03/03/2025 10:37:01 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 #:	PF-03-25-9509
PC MEETING:	4.14.2025
CC MEETING:	4.21.2025
BOA MEETING:	N/A
NEWSPAPER:	3.29.2025
NOTICE LETTERS:	3.28.2025
PLANNER:	Chris Willis

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

Blue Springs Hy-Vee Third Plat
Project Name

36-930-10-23-00-0-00-000, 36-930-10-22-00-0-00-000 See 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
GB	Commercial	GB	Commercial	8.85	3

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
Brad Sonner	Olsson	913.381.1170	bsonner@olsson.com

Address	City	State	Zip Code
7301 W. 133rd St., Suite 200	Overland Park	KS	66213

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 Brad Sonner — Digitally signed by Brad Sonner DN: C=US, E=bsonner@olsson.com, CN=Brad Sonner Date: 2024.10.30 09:32:50-05'00' — 2/27/24
Applicant Signature | **Date**

Name of Property Owner	Phone	Email Address
Hy-Vee Inc. attn: Jeff Stein	515.267.2819	jstein@hy-vee.com

Address	City	State	Zip Code
5820 Westown Pkwy	West Des Moines	IA	50266

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 Jeff Stein — Digitally signed by Jeff Stein DN: C=US, E=jstein@hy-vee.com, O="Hy-Vee, Inc.", OU=Engineering Dept, CN=Jeff Stein Date: 2024.10.30 13:06:32-05'00' — 2/27/24
Property Owner Signature | **Date**

Received
03/03/2025 10:43:56 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:

Subdivision of the existing Hy-Vee Parcels to create 3 lots.

Received
03/03/2025 10:43:58 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Brad Sonner	Olsson		
Address	**City**	**State**	**Zip**
7301 W. 133rd St., Suite 200	Overland Park	KS	66213
Email	**Phone**	**Fax**	
bsonner@olsson.com	913.381.1170		

DEVELOPER

Name	Company Name		
Jeff Stein	Hy-Vee Inc.		
Address	**City**	**State**	**Zip**
5820 Westown Pkwy	West Des Moines	IA	50266
Email	**Phone**	**Fax**	
jstein@hy-vee.com	515.267.2819		

ENGINEER

Name	Company Name		
Same as Project Lead			
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ARCHITECT

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

SURVEYOR

Name	Company Name		
Same as Project Lead			
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
03/03/2025 10:43:58 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 #:	VAC-03-25-9508
PC MEETING:	4.14.2025
CC MEETING:	4.21.2025
BOA MEETING:	N/A
NEWSPAPER:	3.29.2025
NOTICE LETTERS:	3.28.2025
PLANNER:	Chris Willis

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

Blue Springs Hy-Vee Third Plat
Project Name

36-930-10-23-00-0-00-000, 36-930-10-22-00-0-00-000 See 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
GB	Commercial	GB	Commercial	8.85	3

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
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- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
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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
Brad Sonner	Olsson	913.381.1170	bsonner@olsson.com

Address	City	State	Zip Code
7301 W. 133rd St., Suite 200	Overland Park	KS	66213

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 Brad Sonner — Digitally signed by Brad Sonner DN: C=US, E=bsonner@olsson.com, CN=Brad Sonner Date: 2024.10.30 09:32:50-05'00' — 2/27/25
Applicant Signature | **Date**

Name of Property Owner	Phone	Email Address
Hy-Vee Inc. attn: Jeff Stein	515.267.2819	jstein@hy-vee.com

Address	City	State	Zip Code
5820 Westown Pkwy	West Des Moines	IA	50266

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 Jeff Stein — Digitally signed by Jeff Stein DN: C=US, E=jstein@hy-vee.com, O="Hy-Vee, Inc.", OU=Engineering Dept, CN=Jeff Stein Date: 2024.10.30 13:06:32-05'00' — 2/27/25
Property Owner Signature | **Date**

Received
03/03/2025 10:43:51 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
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☐	**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:

Vacation of existing water main easement

Creation of new water main easement

Received
03/03/2025 10:43:53 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Brad Sonner	Olsson		
Address	**City**	**State**	**Zip**
7301 W. 133rd St., Suite 200	Overland Park	KS	66213
Email	**Phone**	**Fax**	
bsonner@olsson.com	913.381.1170		

DEVELOPER

Name	Company Name		
Jeff Stein	Hy-Vee Inc.		
Address	**City**	**State**	**Zip**
5820 Westown Pkwy	West Des Moines	IA	50266
Email	**Phone**	**Fax**	
jstein@hy-vee.com	515.267.2819		

ENGINEER

Same as Project Lead

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

ARCHITECT

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

SURVEYOR

Same as Project Lead

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
03/03/2025 10:43:53 AM

PUBLIC NOTICE

Vacation | VAC-03-25-9508
"Blue Springs Hy-Vee 3rd Plat"
625 SW 40 Hwy
Parcel # 36-930-10-22-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 14, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Brad Sonner, Olsson, on behalf of the property owner, Hy-Vee Inc. The applicant has applied for a Vacation, to vacate a water main easement generally located at 625 SW 40 Highway. The existing water main easement is proposed to be vacated from Lot 2 via the proposed Blue Springs Hy-Vee 3rd Plat. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

BLUE SPRINGS HY-VEE 1ST PLAT LOT 1---LOT 1 (ALSO KNOWN AS PT LOT 1 CERT SURV BK T49 PG 76)

CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Vacation / VAC-03-25-9508 on **Monday, April 21, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 29, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
03/26/2025

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

I, Deidre Stevens-DiGiovanni, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 29, 2025

Printer's Fee: $111.57

Deidre Stevens-DiGiovanni

Agent

VERIFICATION

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

State of New Jersey
County of Burlington

Signed or attested before me on this: 04/02/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Vacation I VAC-03-25-9508
"Blue Springs Hy-Vee
3rd Plat"
625 SW 40 Hwy
Parcel
 # 36-930-10-22-00-0-00-000

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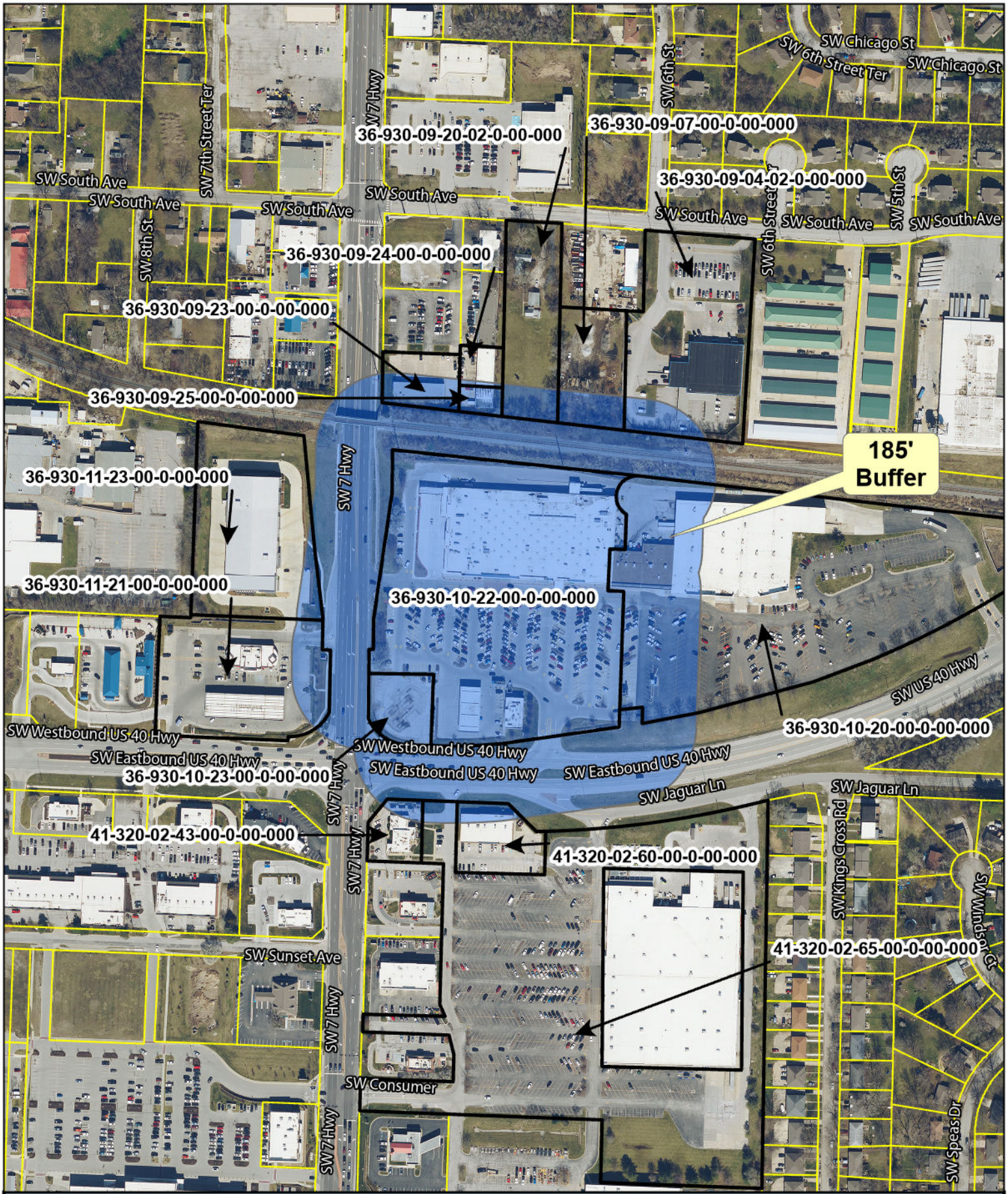
CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis,
Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Vacation / VAC-03-25-9508 on **Monday, April 21, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 29, 2025

3321360



The City of Blue Springs Missouri

VAC-03-25-9508
625 SW US 40 HWY
Parcel# 36-930-10-22-00-0-00-000
185' BUFFER MAP

N

Not To Scale

03/25/25

1	36-930-09-07-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	MO	BROOM LEASING LLC
2	36-930-09-04-02-0-00-000	500 SW SOUTH AVE	BLUE SPRINGS	64014	MO	UNITED STATES POSTAL SERVICE
3	36-930-09-23-00-0-00-000	630 SW 7 HWY	BLUE SPRINGS	64014	MO	SCOTT VICTOR ROBIN & JANICE
4	36-930-09-20-02-0-00-000	604 SW SOUTH AVE	BLUE SPRINGS	64014	MO	FICHMAN KENNETH B & ROSE D-TR
5	36-930-10-20-00-0-00-000	605 SW US 40 HWY	BLUE SPRINGS	64014	MO	BLUE SPRINGS DEVELOPERS INC
6	36-930-09-24-00-0-00-000	620 SW 7 HWY	BLUE SPRINGS	64014	MO	ACR BUILDING CENTER LLC
7	41-320-02-60-00-0-00-000	620 SW EASTBOUND US 40 HWY	BLUE SPRINGS	64014	MO	WP4 LLC
8	41-320-02-65-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64014	MO	WMBS HOLDINGS INC | BLUE S ROAD INVESTORS LLC
9	36-930-09-25-00-0-00-000	624 SW 7 HWY	BLUE SPRINGS	64014	MO	SCOTT VICTOR ROBIN & JANICE M
10	41-320-02-43-00-0-00-000	900 S EASTBOUND US 40 HWY	BLUE SPRINGS	64014	MO	AKTK INVESTMENTS LLC
11	36-930-10-22-00-0-00-000	625 SW US 40 HWY	BLUE SPRINGS	64014	MO	HYVEE INC
12	36-930-10-23-00-0-00-000	730 SW 7 HWY	BLUE SPRINGS	64014	MO	HYVEE INC
13	36-930-11-23-00-0-00-000	715 SW 7 HWY	BLUE SPRINGS	64015	MO	PS MID-WEST ONE LLC
14	36-930-11-21-00-0-00-000	705 SW WESTBOUND US 40 HWY	BLUE SPRINGS	64015	MO	QUIKTRIP CORP

Blue Springs, Missouri
Community Development

March 28, 2025

Ref: Public Hearing: Vacation | VAC-03-25-9508
Blue Springs Hy-Vee 3rd Plat
625 SW 40 Highway
Parcel # 36-930-10-22-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Brad Sonner of Olsson, on behalf of owner Hy-Vee Inc. The applicant has applied for a Vacation, to vacate a water main easement generally located at 625 SW 40 Highway. The existing water main easement is proposed to be vacated from Lot 2 via the proposed the proposed Blue Springs Hy-Vee 3rd Plat.

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

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

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

Planning Commission - Monday, April 14, 2025 @ 6:30 p.m.
&
City Council – Monday, April 21, 2025 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Introduced by Councilmember _____ BILL NO. 5312
(VAC-03-25-9508)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION TO VACATE A WATER MAIN EASEMENT GENERALLY LOCATED AT 625 SW 40 HIGHWAY (HY-VEE)

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

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 14, 2025 which Commission, after said hearing, recommended that the application for the Vacation be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 21, 2025; and.

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

WHEREAS, the City of Blue Springs, Missouri has determined that the Vacation is appropriate at this location and be approved.

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

Section 1. The following described tract of real estate is hereby declared subject to the Vacation approved by this Ordinance. The site is legally described as:

LOT 1, BLUE SPRINGS HY-VEE – SECOND PLAT, LOT 1

Section 2. The land covered within this Vacation and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Vacation approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Vacation shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 14, 2025, meeting and to the City Council at its April 21, 2025, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Vacation, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

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

development standard contained in the UDC.

2. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit.
    a. If Blue Springs Hy-Vee 3rd Plat Final Plat is not recorded within one (1) year, this vacation shall be null and void.

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

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 21st day of April 2025.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5313
(PF-03-25-9509)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR BLUE SPRINGS HY-VEE 3RD PLAT FOR A PROPOSED SUBDIVISION OF THE EXISTING HY-VEE LOT GENERALLY LOCATED AT 625 SW 40 HIGHWAY

WHEREAS, proper application having been made to approve a Final Plat (PF) for property, The intent of this plat is to resubdivide the existing Lot 1, Blue Springs Hy-Vee – Second Plat, Lot 1 into Blue Springs Hy-Vee 3rd Plat, creating Lot 1A, Lot 2A, and Lot 3A, hereinafter described; and

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on April 14, 2025 which Commission, after said hearing, recommended that the application for the Final Plat be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 21, 2025; and.

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

WHEREAS, the City of Blue Springs, Missouri has determined that the Final Plat is appropriate at this location and be approved.

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

Section 1. The following described tract of real estate is hereby declared subject to the Final Plat approved by this Ordinance. The site is legally described as:

LOT 1, BLUE SPRINGS HY-VEE – SECOND PLAT, LOT 1

Section 2. The land covered within this Final Plat and contained within the area described by Section 1 of this Ordinance, may be used in compliance with the Final Plat approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Final Plat shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its April 14, 2025, meeting and to the City Council at its April 21, 2025, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Final Plat, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits.
5. A building permit can't be applied for on the proposed Lot 1A, until a separate Site Plan and Design Review has been done for that lot.

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

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 21st day of April 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: April 1, 2025

SUBMITTED BY: Jennifer Baird **DEPARTMENT: City Attorney**

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

ISSUE/REQUEST

City Attorney Jennifer Baird will present a PowerPoint presentation regarding Public Official Liability Training to the Mayor and City Council.

BACKGROUND/JUSTIFICATION

The City's liability insurance is provided by Travelers Insurance. Liability training is essential for public officials to navigate their responsibilities effectively and protect themselves and the City from potential legal issues. Liability training for Council is recommended every two years or sooner if there have been changes to the membership of the Council.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

None, this is a presentation for the Mayor and Council, no action is required

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Public Official Liability Presentation

REVIEWED BY:

Requesting Director: ***N/A***	Budget: ***N/A***
Legal: ***Jennifer Baird***	Assistant City Administrator: ***Dennis Dovel***

Attachment 1

City of Blue Springs
Public Officials Liability Training

The City of Blue Springs Missouri

Lauber Municipal Law
Serving those who serve the public

Presented by
Jennifer Baird
April 21, 2025

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Overview

- Basics of Municipal Law
- Ethics and Conflicts of Interest
- Missouri Sunshine Law
- City Council Roles and Responsibilities
- Practical Tips



2

Municipal Law Basics

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Classification and Form of Missouri Municipalities

- **Home Rule Charter**
  - City makes its own "organic" law (like its own constitution)
  - Authorized in Mo. Const. Art VI, § 19
  - Have "all powers that the General Assembly could confer"
  - Population 5,000+
  - Specific statutes found at Chapter 82, RSMo
- **Special Charter Cities**
  - No population requirement
  - These cities had individual legislative powers provided by the General Assembly prior to 1875
  - Specific statutes at Chapter 81, RSMo
- **Third Class Cities**
  - Population 3,000 – 30,000
  - Three forms:
    - Mayor-Council (Ch. 77, RSMo)
      - Also authorized to have City Administrator
    - Commission (Ch. 78, RSMo)
    - City Manager (two formats) (Ch. 78 RSMo)
      - Manager runs administration of the City
      - 5-member City Council is legislature- elects Mayor from its own members







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Classification and Form of Missouri Municipalities

Lauber Municipal Law

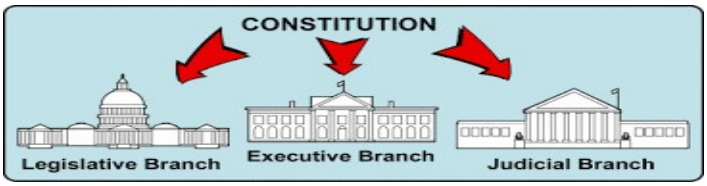


- **Fourth Class Cities**
  - Most common type of city in Missouri
  - Population 500-3,000
  - Mayor + Board of Alderman (2 each from at least 2 wards)
  - Mayor – City Administrator – Board of Aldermen
  - Mayor only votes in ties
  - Specific statutes at Chapter 79
- NO FIRST OR SECOND CLASS CITIES- repealed in 1975 because there weren't any.
- **Towns and Villages**
  - Terms mean the same thing
  - Board of Trustees
  - Elects their own Chairman of the Board (like a Mayor)
  - Specific statutes at Chapter 80 RSMo
- **Special Districts**
  - Schools, Roads, Levees, Drainage, Water, Sewer, Library, Ambulance, Fire Protection, CIDs, TDDs

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Types of Decision Making

Lauber Municipal Law



- ***Legislative***: Making the Rules (i.e., passing ordinances to set policy)
- ***Administrative***: Applying the Rules (i.e., granting or denying building permit)
- **Judicial**: Interpreting the rules (i.e., reviewing the application of the legislative rules to specific facts)

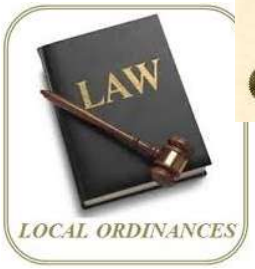
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Compare/Contrast Ordinances and Resolutions

Lauber Municipal Law

- Ordinances are the legislative acts of a governmental body
  - Creates a new local law and authority for local government agents to act
- Resolutions are administrative acts of a governmental body
  - A mere expression of opinion
  - No real distinction between a resolution and an approved motion





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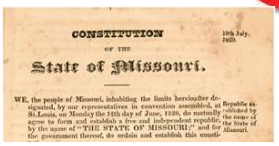
Ordinance Requirements

Lauber Municipal Law









The Public Purpose

- Adopted by a legally existing governing body
- Governing body has power to act
- Ordinance is within scope of powers
- Ordinance has reasonable, definite, certain terms
- Adopted in the required form and using proper procedure
- In harmony with constitution and existing laws
- Serves a public purpose

Source: I Mo. Local Government Law § 4.39 (MoBar 3d ed. 2002, 2008)

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Resolutions

Lauber Municipal Law

- Deal with matters of special or temporary character
- Exception - Resolution to increase expenditures over budgeted amount
- Do not require formalities of procedure
- Mayoral veto power
- Recording of the ayes and nays





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Parliamentary Procedure and Rules of Order

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- Rules for decorum, respect and conduct
- Making meetings meaningful
- Robert's Rules of Order is not required by statute
  - In fact, not well suited to small governing bodies at all
- Many alternatives exist



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Ethics and Conflicts of Interest

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Prohibited Acts

§105.452, RSMo– Elected or Appointed Officials

- Act or refrain from acting because of an offer to pay
- Use or disclose confidential information obtained in office or employment for financial gain
- Favorably act on a matter specifically designed to provide "special monetary benefit"
- Use decision-making authority for financial gain
- Advocate for an appointment in exchange for value









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Prohibited Acts

§105.458, RSMo– Members of Governing Bodies









For Individuals:

- Perform service for the political subdivision for pay (from the political subdivision) other than compensation for official duties
- Sell, rent, or lease property to the political subdivision
  - *Unless under $500 per transaction or $5,000 per year*
  - *Unless competitively bid and official's bid was lowest received*
- Attempt to influence the decision of the political subdivision when result might be performance of service or property transaction

For Business Entities Where Member Has More than 10% Interest:

- Perform service for the political subdivision for pay (from the political subdivision) other than compensation for official duties
- Engage in property transaction with the political subdivision
- Exceptions:
  - *Under $500 per transaction or $5,000 per year*
  - *Unless competitively bid and official's bid was lowest received*

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Prohibited Acts

§105.461, RSMo– Recording a Member's Interest in a Proposed Ordinance

- Applies to members of political subdivision's governing body
- Substantial personal or private interest
- File written report of the nature of the interest with city clerk
  - Before passing upon the ordinance
- Deemed compliant if personal financial disclosure on file addresses the issue





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Nepotism





- Mo Const. Art. VII, § 6
- Applies to public officers and public employees
- Cannot name or appoint relatives within the 4th degree of consanguinity or affinity
- Do not reappoint or vote on the appointment or employment of existing employees
- Violation of nepotism prohibition will result in automatic forfeiture of office– can't "fix" the problem

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Appearance of Impropriety

- Generally
  - Not a legal conflict of interest
  - Potential to become a conflict of interest or viewed as an ethical conflict by others
- What should you do if you think there is a conflict?
  - Talk to city attorney about potential conflict
  - Disclose potential conflict on the record
  - Balance appearance of impropriety with duty to vote
  - Abstain from voting, leave the table (if possible)
  - Do not participate in the discussion (watch body language)







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Blue Springs Specific Rules – Conflict of Interests

- Section 12.1 Personal Financial Interest (City Charter)

[Any elected or appointed officer, employee or member of any Board or Commission of the City who has a substantial interest, direct or by reason of ownership of stock in any corporation, in any contract with the City or in the sale or purchase of any land, material, supplies or services to or from the City or to a contractor supplying the City shall make known that interest in writing to the City Council and shall refrain from voting upon or otherwise participating in the capacity as a City Officer or employee in the making of such sale or purchase or in the making or performance of such contract. Any City Officer or employee who willfully conceals such a substantial financial interest or willfully violates the requirements of this Section shall be guilty of malfeasance in office or position and shall forfeit their office or position. Violation of this Section with the knowledge express or implied of the person or corporation contracting with or making a sale to the City shall render the contract or sale voidable by the City Administrator or the City Council.]

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Blue Springs Specific Rules - Conflict of Interests

- Disclosures Required
  - Chapter 117 of Blue Springs' Code requires [The City's current provisions regarding Conflicts of Interest and Disclosure Reports are on file in the office of the City Clerk. Said provisions are authorized under Section 105.450 et seq., RSMo., and must be reenacted every two (2) years.]

The City of Blue Springs Missouri

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Missouri Sunshine Law

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What is Missouri's Sunshine law?

- Chapter 610 of the Revised Statutes of Missouri
- Originally enacted in 1973
- Intended to open governmental meetings, records, and votes to the public
- Interpreting the Sunshine Law
  - All meetings and records are open unless an exception allows them to be closed §610.011.1
  - Law is to be liberally construed towards openness
  - Exceptions narrowly construed §610.011.1
  - If in doubt, public body can seek judicial opinion or an attorney general opinion, or an opinion by its own counsel



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What the Sunshine Law Isn't

- Not a "right to know"
  - Only an ability to find out
- Not a requirement that government justify its policies
- Not a substitute for an educated public
- Not the same as FOIA

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Public Meeting Procedures





- Notice
- Tentative agenda
- Reasonable time and place
- Minutes
- Emergency meetings
- Electronic meetings

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Closed meetings, records, and votes

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- **Legal actions, causes of action, or litigation, including privileged communications with attorneys**
- **Real estate transactions**
- **Personnel and employment matters**
- Preparations for negotiations with employees
- Competitive bid specs prior to publication
- Sealed bids
- Individually identifiable personnel records

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Closed Meeting and Voting Procedures

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- Listed on agenda
- Motion to go in to closed session
- Stay on topic
- Only roll call votes
- Keep basic minutes
- Motion to go out of closed session
- Put reportable actions on the record



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City Council Roles and Responsibilities

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Practical Role of City Council

- Represent the public
- Develop and evaluate policies and programs
- Maintain fiscal integrity
- Determine services
- Ensure accountability and transparency

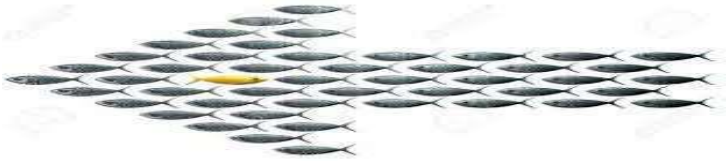


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Role of Councilmen

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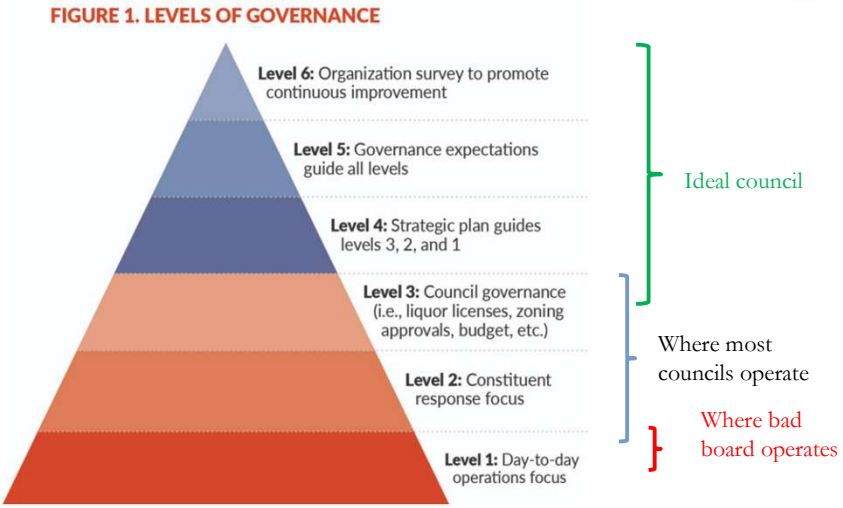
- Individual Councilmen have little or no power
- Ultimately the City Council has all the power



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Proper Role of Governing Bodies

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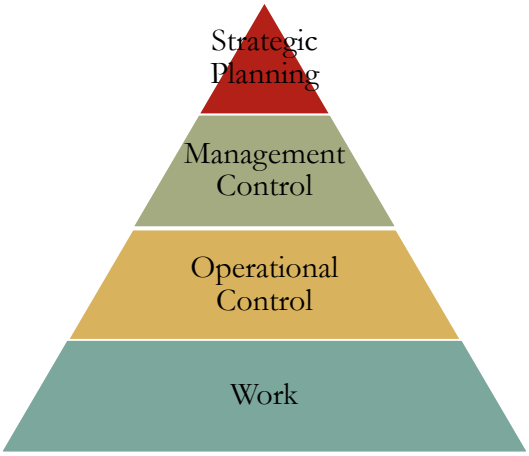
Level 6 Governance provides a model for high operational performance
By Mike Letcher, ICMA-CM | Aug 01, 2021 | PM MAGAZINEARTICLE

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Public Administration 101

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4
3
2
1



- Most governing bodies spend most of their time in levels 2 and 3
- Most spend little time in level 1
- Result:
  - Staff are frustrated by micro-managing
  - Decisions are not being made by most skilled
  - No strategy

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Governing Body-Staff Flight Analogy

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Practical Tips

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Practical Advice

- **Trust City Staff** – They have a stake in the game, too. Don't berate staff in a public meeting. There is a time and place to challenge decisions made by staff.
- **Give Fair Warning** – If you know you are going to bring up an issue that you want a complete and satisfactory answer to, let staff know in advance you will be bringing it up at the public meeting.
- **Involve your City Attorney before you make a legal decision** - The cost is minimal compared to the cost involved with getting your city attorney involved after the decision has been made.
- **Call a "time out"** – If during a public hearing, you have question regarding a legal aspect of an issue and you don't know if you can or should discuss it in public, call a recess to confer with your attorney.
- **Decorum** – Always be polite, show respect to other City Council members, staff and the audience. Always address the chair (Mayor) and use titles or last names (for example "Mr. Mayor, I will be voting in favor of Councilman Long's bill because …"). Also, pay attention and don't look at your phone while the speaker is addressing the Mayor and Council.

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Contact Information



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Scan with your smart phone QR reader

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About the Firm

Lauber Municipal Law, LLC, was established for the purpose of serving local governmental entities of all types and sizes. We can serve your community as its general counsel (City Attorney) or as special counsel for technical issues like economic development incentive approvals, annexation, elections, impeachments, and appellate work..

Our goal through Lauber Municipal Law, LLC, is to meld our previous experience together to provide a high-quality, "big firm" work product, while providing the flexibility, personal responsiveness, and cost effectiveness of a small firm. We completely understand public entities' needs to obtain the most effective representation possible while considering the fact that these services are compensated from a budget made up of public funds. As the motto for Lauber Municipal Law, LLC, states: We are proud to serve those who serve others. Our sincere desire is to make that job easier and less stressful for the elected officials and administrative staffs of these entities.

The choice of a lawyer is an important decision and should not be based solely on advertisements. This disclosure is required by rule of the Missouri Supreme Court.

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