BLUE SPRINGS
MISSOURI

CITY COUNCIL MEETING
Monday, April 6, 2026, 6:00 PM

Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith Street
Blue Springs, Missouri 64015
This meeting can be viewed live on the City's website at
https://www.bluespringsgov.com/CityMeetingsLive

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

Agenda

1. Call meeting to order and Pledge of Allegiance

2. Confirmation of a Quorum

3. Consent Agenda

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

a. Minutes of March 16, 2026, City Council meeting and March 30, 2026 City Council Work Session

b. Resolution No. 025-2026 approving a Disposition of Records

c. Liquor License for Quik Stop located at 301 SW 7 Hwy

d. Resolution No. 026-2026 approving purchase of a freightliner with snow upfit

e. Resolution No. 027-2026 approving a settlement participation form for the national opoid litigation settlements.

f. Resolution No. 028-2026 appointing Successor Directors to the Colonial Gardens Community Improvement District

g. Resolution No. 029-2026 approving the Code of Ethics and Conduct for Elected and Appointed Officials

4. **Proclamation** – Glitter Girls and Company National Dance Alliance National Champions

5. **Public Hearing** – Luxe Two Rezoning (RZ-01-26-9776) and Planned Development Concept Plan (PDC-01-26-9775) – **To be continued to May 4, 2026**

6. **Public Hearing** – Sullivan Ranch Rezoning Plan (RZ-02-26-9805) and General Development (GDP-02-26-9806)

7. Introduction and readings of Bill No. 5391 approving a Rezoning (RZ-02-26-9805) for Sullivan Ranch

8. Introduction and readings of Bill No. 5392 approving a General Development Plan (GDP-02-26-9806) for Sullivan Ranch

9. **Public Hearing** – McAtee Meadows General Development Plan (GDP-12-25-9747)

10. Introduction and readings of Bill No. 5393 approving a McAtee Meadows General Development Plan (GDP-12-25-9747)

11. **Public Hearing** – McAtee Village General Development Plan (GDP-12-25-9749)

12. Introduction and readings of Bill No. 5394 approving a McAtee Village General Development Plan (GDP-12-25-9749)

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

14. Introduction and readings of Bill No. 5395 amending the Code of Ordinances related to Hotel/Motel Tiers

15. Introduction and readings of Bill No. 5396 authorizing a permanent utility easement agreement with Spire for City owned property within the vacated Whitney Street right-of-way

16. Introduction and readings of Bill No. 5397 approving a budget amendment

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

18. Councilmember Comments

19. Mayoral Comments

20. Adjourn

Upcoming Meetings

Park Commission Meeting – April 7, 6:00 PM

Public Arts Commission Meeting – April 8, 4:00 PM

Planning Commission Meeting – April 13, 6:30 PM

Economic Development Council – April 15, 8:15 AM

Land Bank – April 20, 3:00 PM

City Council Meeting – April 20, 6:00 PM

Planning Commission Meeting – April 27, 6:30 PM

Public Safety Citizen's Advisory Board Meeting – April 28, 6:00 PM

World Cup Task Force Meeting – May 4, 10:00 AM

City Council Meeting – May 4, 6:00 PM

Information Only

Recently added reports on file in the City Clerk's office:

Communications Department Annual Report

Human Resources Annual Report

Public Art Commission Annual Report

This agenda was posted at City Hall and on the City's website on Thursday, April 2, 2026.

Erin Ford, City Clerk

BLUE SPRINGS
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EXPLANATIONS

DATE: April 2, 2026

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

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3b – Disposition of Records

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

Item 3c – Liquor License for Quick Stop

Approve a new liquor license for MW Petroleum LLC dba Quick Stop located at 301 SW 7 Hwy Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off the premises (weekdays only) and Sunday Sales. The location was formerly occupied by MIRZA KHAN 2 LLC dba EVERYDAY 301. Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Item 3d – Purchase of Freightliner with Snow Upfit

Adopt a Resolution approving a purchase in the amount of $121,317 from J & D Equipment Inc dba American Equipment Co and $110,654 from PTG Missouri LLC dba Premier Truck Group of Kansas City for a total of $231,971, for a 2026 Freightliner 108SD with Snow Upfit, CIP project ST-24. Refer to Council Information Form from Assistant Director of Public Works Operations Nate Lea for additional information.

Item 3e – Opioid Settlement Participation

Adopt a Resolution approving a settlement participation form with six remnant defendants in national opioid litigation settlements. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 3f –Colonial Gardens Community Improvement District Successor Directors

Adopt a Resolution appointing Successor Directors to the Colonial Gardens Community Improvement District. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 3g – Code of Ethics and Conduct for Elected and Appointed Officials

Adopt a Resolution approving the City of Blue Springs Code of Ethics and Conduct for Elected and Appointed Officials. Refer to Council Information Form from Mayor Lievsay for additional information.

Items 5 – Luxe Two Rezoning and Planned Development Concept Plan Continuance

The Applicant, David Williams on behalf of the property owner, City of Blue Springs is requesting the public hearing for consideration of a Rezoning and Planned Development Concept Plan (RZ-01-26-9776) (PDC-01-26-9775) be continued to the May 4, 2026 City Council meeting. A motion to continue is in order.

Items 6, 7 & 8 – Sullivan Ranch Rezoning and General Development Plan

A public hearing is being held at the request of the applicant, Charles J. Robinson, CJR Development, on behalf of the property owner Land Bank of Blue Springs Missouri, to rezone property from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single Family Residential District) (RZ-02-26-9805) for 70.15 +/- acres Sullivan Ranch development located east of SE Wyatt Road and east of SE Litchford Road and a General Development Plan (GDP-02-26-9806) to construct 151 large lot single family residential homes, open space tracts, and amenities. Upon conclusion of the public hearing, a Bill rezoning the property to "SF-12" and a Bill approving the General Development Plan will be ready for introductions and readings. Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Items 9 & 10 – McAtee Meadows General Development Plan

A Public Hearing is being held at the request of the Applicant, Chad McAtee, for consideration to approve the General Development Plan McAtee Meadows located at 707 SW South Avenue to allow the development of a twelve (12) lot single-family subdivision on approximately 0.92 +/- acres (GDP-12-25-9747). Upon conclusion of the Public Hearing, a bill approving the General Development Plan will be ready for introduction and readings. Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Items 11 & 12 – McAtee Village General Development Plan

A Public Hearing is being held at the request of the Applicant, Chad McAtee, for consideration to approve the General Development Plan for McAtee Village, located at 412 SW 9th Street to allow four single-family residential homes on approximately 0.41 +/- acres (GDP-12-25-9749). Upon conclusion of the Public Hearing, a bill approving the General Development Plan will be ready for introduction and readings. Refer to Council

Information Form from Interim Director of City Development Nic Hutchison for additional information.

Item 14 – Code Amendment Related to Hotel/Motel Tiers

Passage of a Bill Amending Chapter 655 Hotels, Motels, Etc. Section 655.010 Definitions; Rules of Construction, City of Blue Springs, Missouri, and adding section 655.130 Refusal to Register to the Code of Ordinances, City of Blue Springs, Missouri. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 15 – Spire Permanent Utility Easement

Passage of a Bill authorizing the Mayor to execute a permanent utility easement agreement with Spire Missouri, Inc. for a ten (10) foot wide easement across City-owned property located within the vacated Whitney Street right-of-way (NW Oak Street). Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Item 16 – Budget Amendment

Bill amending the 2025-26 annual budget increasing the previously adopted and amended budget of $112,958,377 by $3,038,492 to $ 115,996,869. Refer to Council Information Form from City Administrator Christine Cates for additional information.

BLUE SPRINGS
MISSOURI

MINUTES OF MARCH 16, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 16, 2026 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Kent Edmondson

Jeremy Rowan

STAFF ATTENDANCE

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

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The City Clerk confirmed a quorum of the Council was present.

DRAFT

CONSENT AGENDA

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

- Minutes of the March 2, 2026 City Council Meeting
- **Resolution No. 023-2026** approving a contract with BC Mowing and Tilling, LLC, for City right of way mowing services.
- **Resolution No. 024-2026** approving a contract with KAT Excavation, Inc. for the construction of Wyatt Road from 7 Highway to Adams Dairy Parkway.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Mayor Lievsay – Aye

PRESENTATION – PROCLAMATIONS

Mayor Lievsay and Council recognized Blue Springs High School State Champion wrestler Jackson Paulsen and Musco Give Back Award recipient Exceptionals softball.

PRESENTATION – CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT APRIL 7 ELECTION

Mayor Lievsay amended the Agenda order to move the Presentation from Central Jackson County Fire Protection District Fire Chief Kirk Lair. Information was presented regarding the two fire district questions on the April 7, 2026 ballot.

PUBLIC HEARING – MCATEE VILLAGE – MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:14 p.m. and advised the Council that the applicant, Chad McAtee, requested the public hearing for consideration of a single-family subdivision on 0.412+/- acres (GDP-12-25-9749) be continued to the April 6, 2026 City Council meeting.

Councilmember Kaylor moved to continue the public hearing on March 16, 2026 to the April 6, 2026 Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

PUBLIC HEARING – MONI'S DAY CARE CONDITIONAL USE PERMIT

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit allowing the operation of Daycare use on a 0.39+/- acres property generally located at 9305 SW Orca Court at 6:14 p.m. (CUP-01-26-9786). The City Clerk entered two exhibits into the record.

STAFF REPORT

Associate Planner Logan Day reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

The applicant, Monireh Ghorbanpour and associate Masha Mehrafei, addressed questions from Council.

IN OPPOSITION TO

Staci Parker spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:28 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5388 – MONI'S DAY CARE CONDITIONAL USE PERMIT

Councilmember Kaylor introduced Bill Number 5388 approving the Conditional Use Permit allowing the operation of Daycare use on a 0.39+/- acres property generally located at 9305 SW Orca Court (CUP-01-26-9786). City Clerk Erin Ford made the first reading of Bill No. 5388 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5388 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and **failed** with a vote of 0-7.

PUBLIC HEARING – UNIFIED CODE AMENDMENT RELATING TO SHORT TERM RENTALS

Mayor Lievsay opened the Public Hearing at 6:31 p.m. to consider an amendment to the Unified Development Code to establish a regulatory framework for Short-Term Rentals in the City of Blue Springs (UDCT-01-26-9774). The City Clerk entered one exhibit into the record.

STAFF REPORT

Associate Planner Shantele Frie reviewed the details of the proposed Unified Code Amendment and addressed questions from the Council.

IN OPPOSITION TO

Lara Wade and Anita Cordell spoke in opposition.

The Mayor hearing no further comments for or against, closed the public hearing at 6:48 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5389 – UNIFIED CODE AMENDMENT RELATING TO SHORT TERM RENTALS

Councilmember Kaylor introduced Bill Number 5389 approving an amendment to the Unified Development Code to establish a regulatory framework for Short-Term Rentals in the City of Blue Springs (UDCT-01-26-9774). City Clerk Erin Ford made the first reading of Bill No. 5389 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5389 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried with a voice vote of 5-2 with Councilmembers Kaylor and Ericson voting no.

MOTION TO CONTINUE

Councilmember Ericson moved to continue the item to the April 20, 2026 City Council with additional language related to safety standards. Motion seconded by Councilmember Kaylor and failed with a voice vote of 2-5 with Councilmembers Brummel, Tholen, Edmondson, Rowan and Mayor Lievsay voting no.

SECOND READING – BILL NUMBER 5389

Ms. Ford made the second reading of Bill Number 5389 by title. Councilmember Edmondson moved to adopt Bill Number 5389 upon its second reading and give it ORDINANCE Number 5485, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Tholen – Aye

Brummel – Aye

Ericson – No

Edmondson – Aye

Rowan – No

Kaylor – No

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5390 – PROHIBITING SALE OF INTOXICATING HEMP AND KRATOM TO MINORS

Councilmember Kaylor introduced Bill Number 5390 amending the Code of Ordinances prohibiting the sales of Intoxicating Hemp and Kratom products to any person under the age of 21. City Clerk Erin Ford made the first reading of Bill No. 5390 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5390 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson.

MOTION TO AMEND

Councilmember Ericson moved to Amend the Bill to add the language from Section 225.195 B.1c to the Intoxicating Hemp section. Motion seconded by Councilmember Brummel and carried unanimously.

FIRST READING, AS AMENDED

The first reading, as amended carried with a vote of 6-1 with Councilmember Ericson voting no.

SECOND READING – BILL NUMBER 5390, AS AMENDED

Ms. Ford made the second reading of Bill Number 5390 by title. Councilmember Edmondson moved to adopt Bill Number 5390 upon its second reading and give it ORDINANCE Number 5486, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Edmondson – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Mayor Lievsay - Aye

COUNCILMEMBER COMMENTS

Mayor Lievsay, Councilmembers Rowan and Brummel spoke to 6th graders at Moreland Ridge Middle School as part of government week.

MAYORAL COMMENTS

- Senior Olympics was a successful event at Vesper Hall.
- The St. Patrick's Day Parade will be held on March 17 at 9:00 AM
- Powell Gardens – Colonial Garden will be opening March 20
- Municipal Election will be held on April 7

CLOSED SESSION

At 7:16 p.m., Councilmember Ericson moved for the Council go into closed session pursuant to Section 610.021(1), (3) and (13) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its

representative and legal counsel relating to Litigation and Personnel and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Kaylor and carried with the following:

VOTE

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Mayor Lievsay – Aye

March 16, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

MINUTES OF MARCH 30, 2026 CITY COUNCIL WORK SESSSION

MEETING INFORMATION

A Work Session of the City Council of the City of Blue Springs, Missouri, was held on Monday, March 30, 2026 at 6:00 p.m. in the Journagan Room of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Kent Edmondson

Jeremy Rowan

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, Assistant City Administrator Dennis Dovel, Assistant to the City Administrator George Schmitz, Police Chief Bob Muenz, Communications Manager Brian Spano, Parks and Recreation Director Justin Stuart, Interim Director of City Development Nicholas Hutchison, Senior Director of Finance Karen Van Winkle, Codes Administrator Jake Farrell, Community Services Bureau Office Alex McIntyre, Assistant Director Parks Services Fieldhouse Derek Mayden, Information Technology Director John Schwenk, Marketing Coordinator Sarah Brewer, City Attorney

DRAFT

Jennifer Baird, Superintendent of Fieldhouse and Aquatics Michael Cox and City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00p.m. and the City Clerk confirmed a quorum of the Council was present.

PARKS MASTER PLAN

BerryDunn Representative Ryan Hegreness provided an overview of the Parks, Recreation and Open Space Master Plan and addressed questions from the City Council and Park Commission. A copy of the presentation was not previously included in the Agenda packet and is attached to these Minutes hereto.

HOTEL/MOTEL TIER PRESENTATION

Community Services Bureau Officer Alex McIntyre and Assistant to the City Administrator George Schmitz provided information regarding the Blue Springs Code of Ordinances Hotel/Motel Tier System and addressed questions from City Council.

STRATEGIC PLAN PROGRESS REPORT

Assistant to the City Administrator George Schmitz provided information about the 2026 Strategic Plan Progress Report and addressed questions from City Council.

ADJOURN

At 7:19 p.m., there was no further business to come before the Council, Mayor Lievsay declared the Work Session Adjourned.

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Erin Ford, City Clerk



Blue Springs Parks, Recreation, and Open Space Master Plan

Draft Plan Presentation

BerryDunn

BLUE SPRINGS MISSOURI

March 30, 2026

Community Engagement

- Over 145,000 points of contact through signage, social media, advertisements, email, pop-up engagements, website visits, surveys, and meeting attendees



Figure 1.2.1: Points of Contact

Outreach Method	Points of Contact
Facility Signage	78,840*
Social Media	36,000
Email Marketing	21,000
Pop-Up Engagements	4,380
Activity Guide	3,000
Social Pinpoint Visits	933
Statistically Valid Survey	455
Community Survey (Non-Validated)	740
City Website Visits	107
Stakeholder Interview Attendees	35
Total	**145,490**





Statistically Valid Survey Key Findings

- 90% of households used parks or facilities in the past 12 months
- 91% rated facility quality as excellent or good

VISITS

Blue Springs 90%
Household that visited parks or recreation facilities or amenities during the past year.

National Average 81%
Household that visited parks or recreation facilities or amenities during the past year.

QUALITY

Blue Springs 91%
Households rating parks and recreation facilities and amenities conditions as “good” or “excellent.”

National Average 82%
Households rating parks and recreation facilities and amenities conditions as “good” or “excellent.”

Park Service Areas & Gap Analysis

- Blue springs is slightly below average for quantity of parks (not size), with a need for additional parks as the city grows.
- By all comparisons (region, population, budget, size) Blue Springs is at or above peers for parkland per 1,000 residents (10.43 acres).
- This number is significantly higher (192.13 acres) when access to non-Blue Springs managed properties is considered.

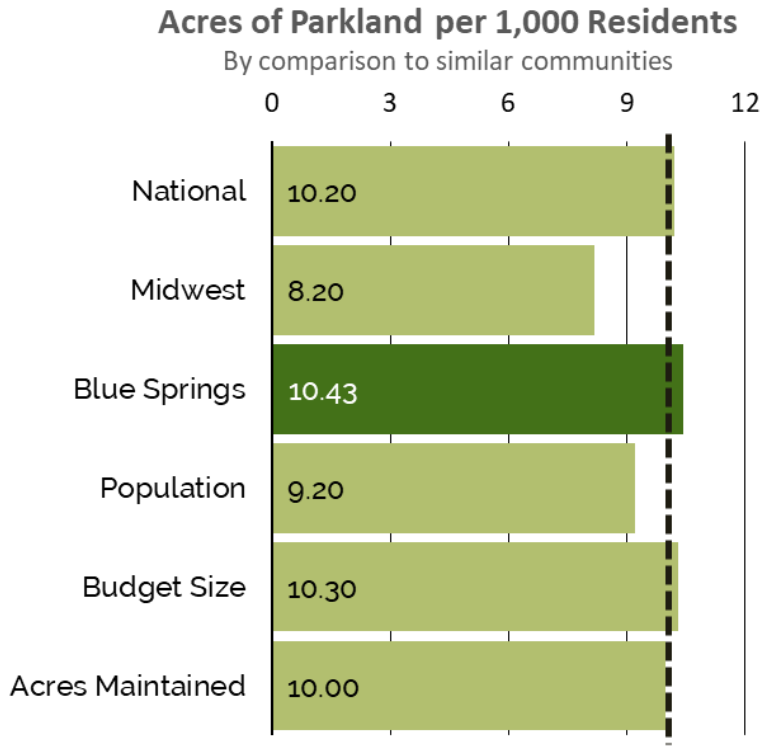
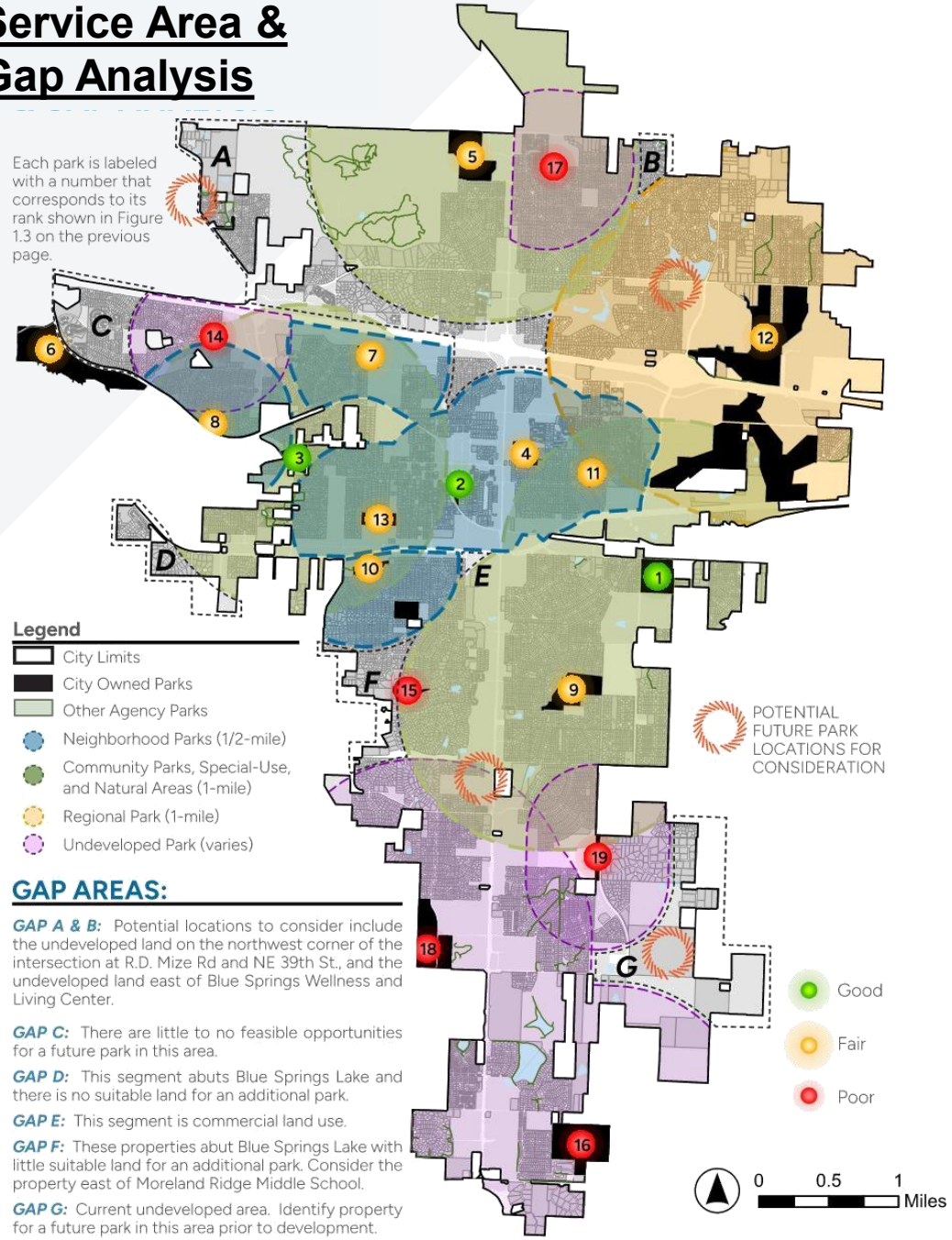


Table 1.2 Level of service Summary	City of Blue Springs Parks	All parks Regardless of Ownership
Current Population	59,337	59,337
Number of Parks	19	25
Park Acres	618.83	11,369.4
Residents Per Park	3,186	2,373
Current LOS (acres per 1,000)	10.43	192.13
Similar Communities Average Comparison (acres per 1,000)	9.58	9.58

Service Area & Gap Analysis



GAP AREAS:

GAP A & B: Potential locations to consider include the undeveloped land on the northwest corner of the intersection at R.D. Mize Rd and NE 39th St., and the undeveloped land east of Blue Springs Wellness and Living Center.

GAP C: There are little to no feasible opportunities for a future park in this area.

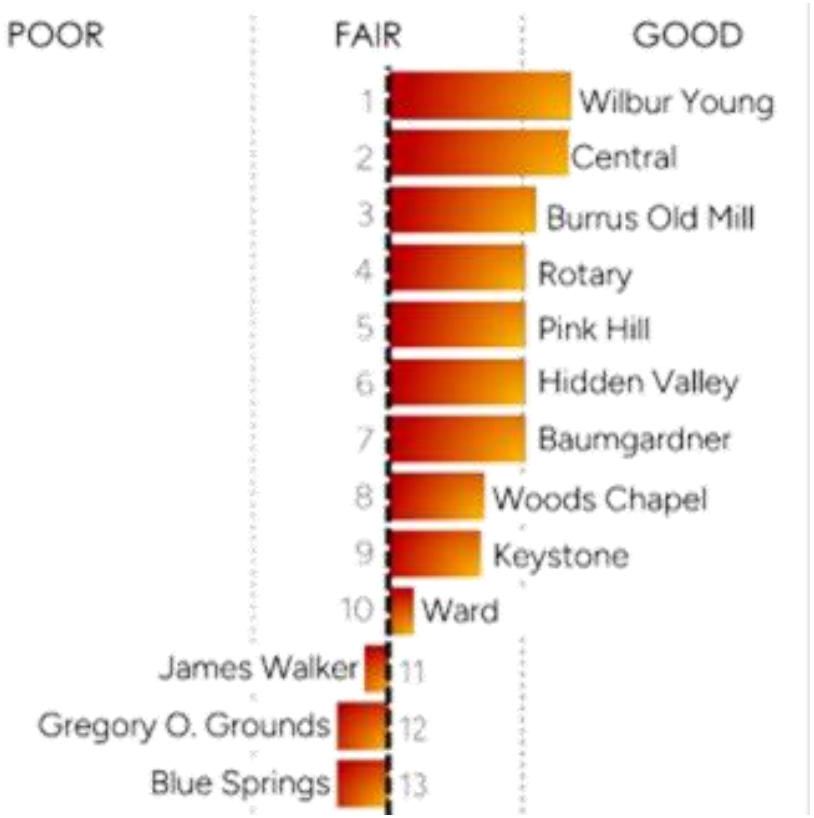
GAP D: This segment abuts Blue Springs Lake and there is no suitable land for an additional park.

GAP E: This segment is commercial land use.

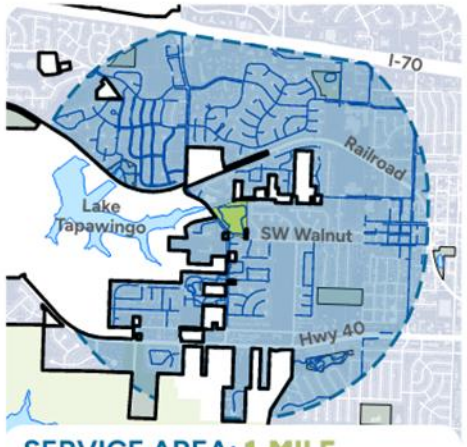
GAP F: These properties abut Blue Springs Lake with little suitable land for an additional park. Consider the property east of Moreland Ridge Middle School.

GAP G: Current undeveloped area. Identify property for a future park in this area prior to development.

Level of Quality



BURRUS OLD MILL PARK





SERVICE AREA: 1-MILE
WALKABILITY SCORE: 63

PARK FACTS

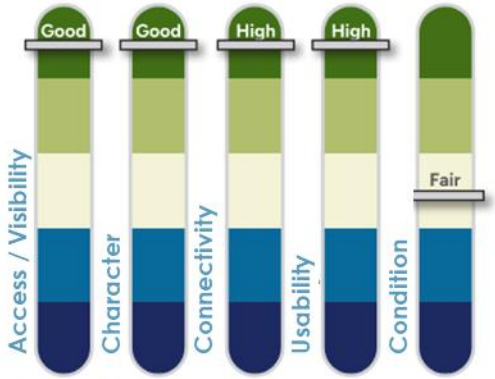
Location: 112 NW Woods Chapel Rd
Park Type: Community Park
Park Size: 16.68 acres

Description: Home to the City's only splash pad Burrus Old Mill Park is incredibly popular. This park also includes a paved walking loop, several shelters, inclusive playground, sport courts, and practice ball fields. During the summer months, the splash pad-playground combo are full to the brim with happy children.

Inventory of Amenities:

Shelter	2	Restroom Building	✓
Playground	✓	Skate Park	✓
Splash Pad	✓	Loop Path	✓
Baseball Field	1		
Basketball Court	1		
Sand Volleyball Court	1		

LEVEL OF QUALITY



Overall: **GOOD**



RECOMMENDATIONS

Recommendations:

- Landscape Improvements
- Renovate Old Town Site Monument
- Playground Surfacing Repairs

CIP BUDGET NEEDS: $121,250

Recommended Improvements: $59,000

ADA Accessibility Improvements: $62,250

BURRUS OLD MILL PARK

RESTROOM

Location: 3098 NW Vesper Street
Facility Size: 200 sq. ft.
Approximate Age: <5 years

Description: Burrus Old Mill Park restroom facility is a newly completed structure with brand new fixtures and finishes that have been vandalized. The drinking fountain is missing a button, automatic door openers do not work, soap dispensers and door pulls are missing. If not for the vandalism, this structure would be in overall Good condition.

Overall: **FAIR**



Priority of Building Elements:

Substructure	N/A
Exterior Shell	N/A
Exterior Accessibility	N/A
Interior Accessibility	N/A
Interior Finishes	5
Interior Furnishings	4
Systems Electrical	N/A
Lighting	N/A
Systems HVAC	N/A
Systems Plumbing	N/A
Systems Fire Protection	N/A
Systems Special Systems	N/A

Recommendations:

- replace toilet accessories
- repair door hardware





FACILITY ASSESSMENTS

A high-level conditions assessment was conducted on existing building facilities within the park system. The following building elements were assessed:

1. *Substructure*
2. *Exterior Shell*
3. *Exterior Access*
4. *Interior Access*
5. *Interior Finishes*
6. *Interior Furnishings*
7. *Systems Electrical*
8. *Lighting*
9. *Systems HVAC*
10. *Systems Plumbing*
11. *Systems Fire Protection*
12. *Systems Special Systems*

Building conditions were assessed and given an overall rating of Good, Fair, or Poor. The following prioritization rating system was applied to each of the twelve elements listed above:

Priority 1: Currently critical requiring immediate action (safety hazard, stop accelerated deterioration, return element to operation)

Priority 2: Potentially critical if not corrected soon, will become critical (intermittent operations, rapid deterioration, potential life safety hazard)

Priority 3: Necessary but not critical that requires appropriate attention to preclude deterioration

Priority 4: Recommended

Priority 5: Appearance only

Priority 6: Does not meet current codes/standards (grandfathered)

CAPITAL NEEDS BY PARK:

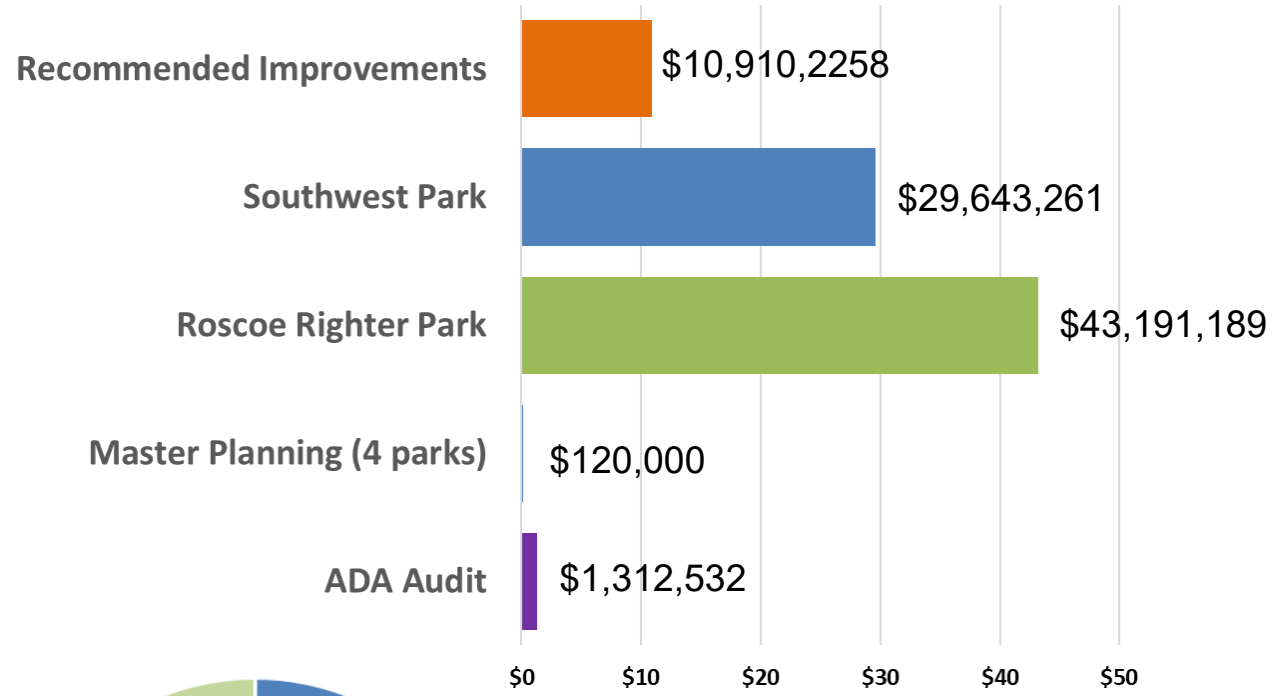
The following opinion of costs were determined based on recommendations for each park and is provided for reference in determining annual budgets and future capital improvement plans.

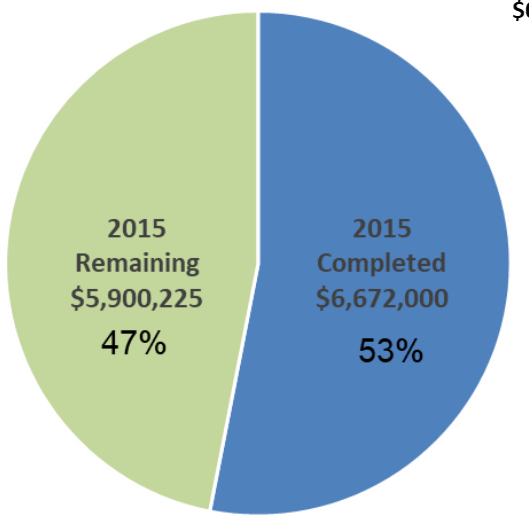
A - 2015 CIP:	$5,900,225
B - 2025 CIP:	$5,010,000
C - Master Plans:	$72,954,450
D - ADA:	$1,312,532
Total Needs:	$85,177,207
Annually (10-Years):	$8,517,721

	BAUMGARDNER PARK	***$1,410,100***
A	Trails	$25,000
A	Parking Lot Repavement	$11,500
A	Shelter Repairs	$85,000
A	Add Picnic Tables	$27,000
A	Add Trash Cans	$21,600
A	Add Benches	$8,400
A	Field Renovation	$55,000
A	Sand Volleyball Court Renovation	$8,000
A	New Drinking Fountain	$4,000
A	Add Restrooms	$125,000
A	New Signage	$15,000
A	Fence Improvements	$16,000
A	Landscape Improvements	$6,000
A	Drainage Improvements	$20,000
B	Post-Tension Tennis Court Renovation (x5 courts)	$400,000
B	Playground & Surfacing Renovation	$400,000
D	2025 ADA Improvements (Skulski)	$48,100

	BLUE SPRINGS PARK	***$1,298,200***
A	Shelter 1 Replacement	$192,500
A	Shelter 2 Replacement	$65,500
A	Add Picnic Tables	$27,000
A	Add Benches	$8,400
A	Add Trash Cans	$21,600
A	Sand Volleyball Court Renovation	$0
A	New Playground	$100,000
A	Softball Field Improvements	$100,000
A	New Landscape Beds	$10,000
A	New Concession Building	$0

SUMMARY OF CIP NEEDS FOR PARKS



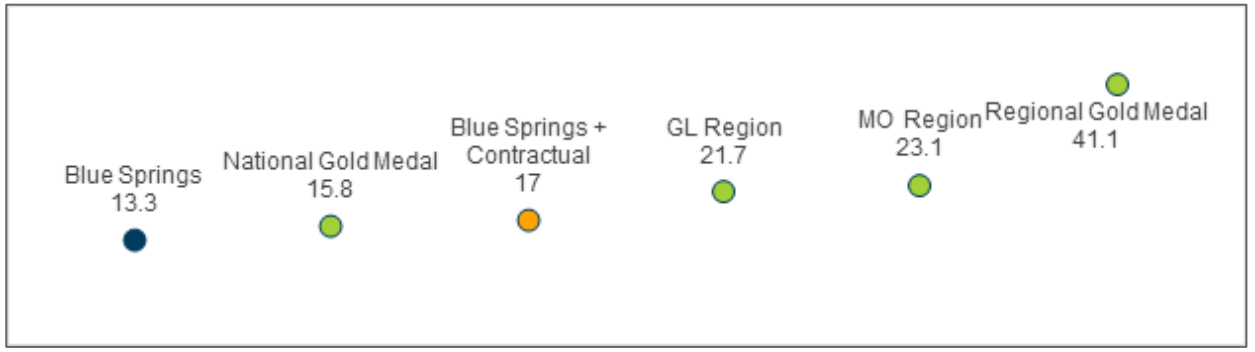


Benchmarking

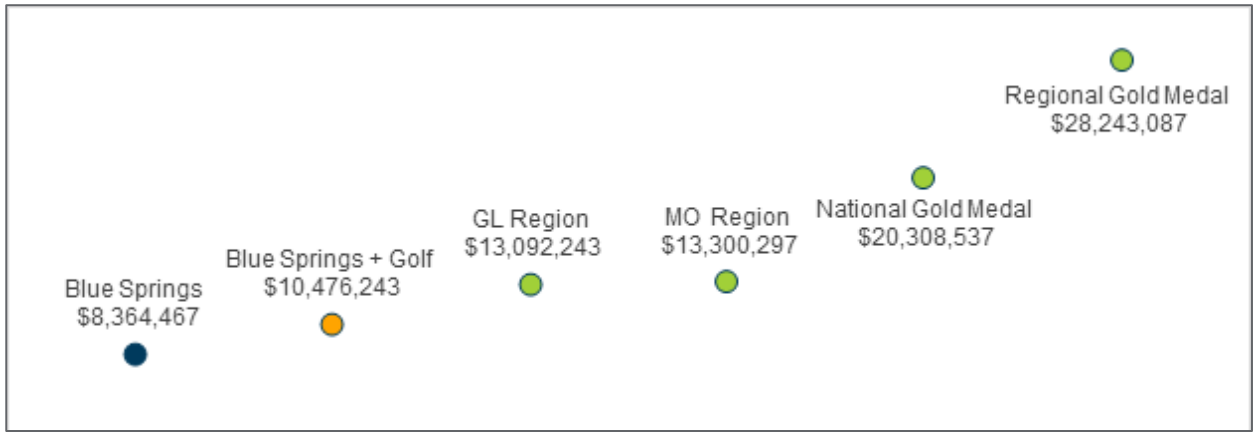
Compared to regional peers:

- Slightly Lower FTEs per 10,000
- Lower operating budget
- Higher capital budget

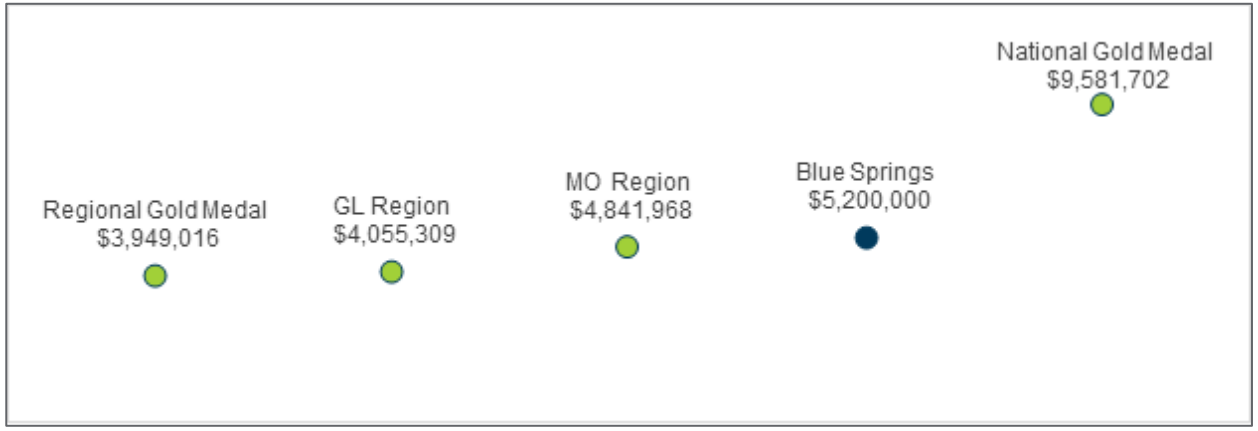
FTEs Per 10,000 Population



Agency Operating Budget

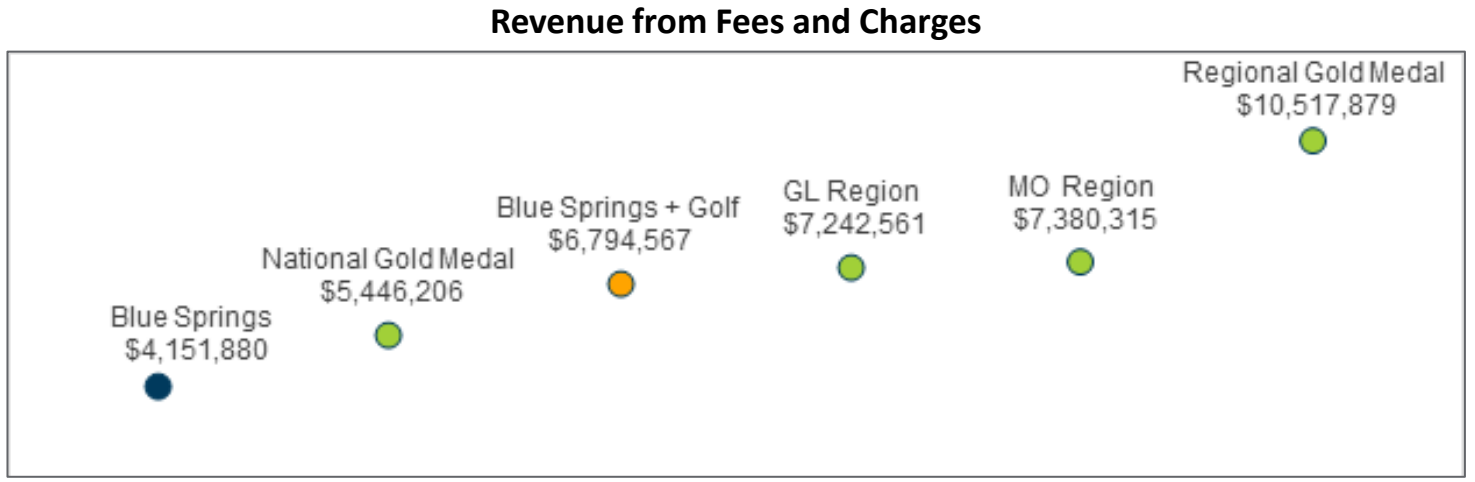


Agency Capital Budget

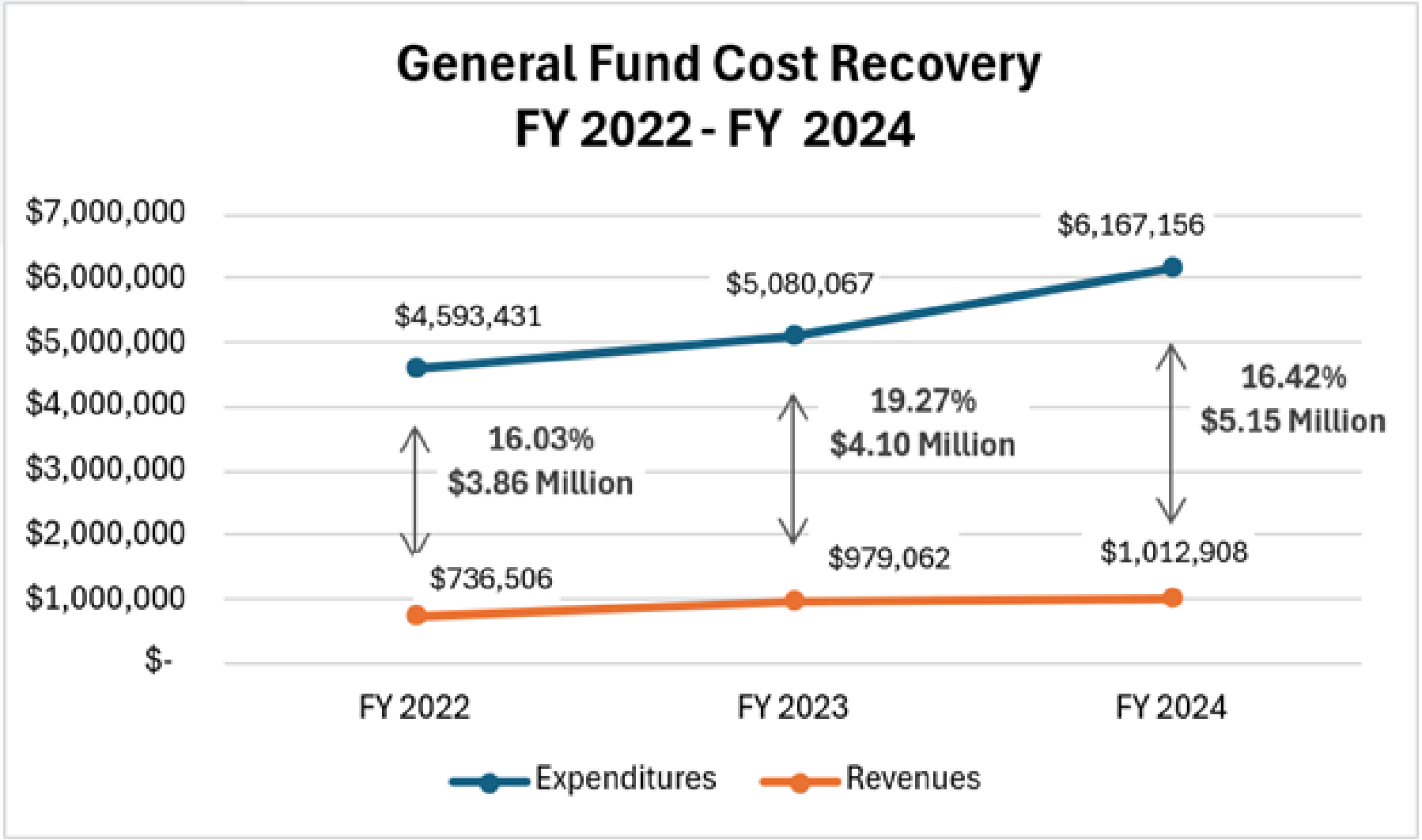


Benchmarking

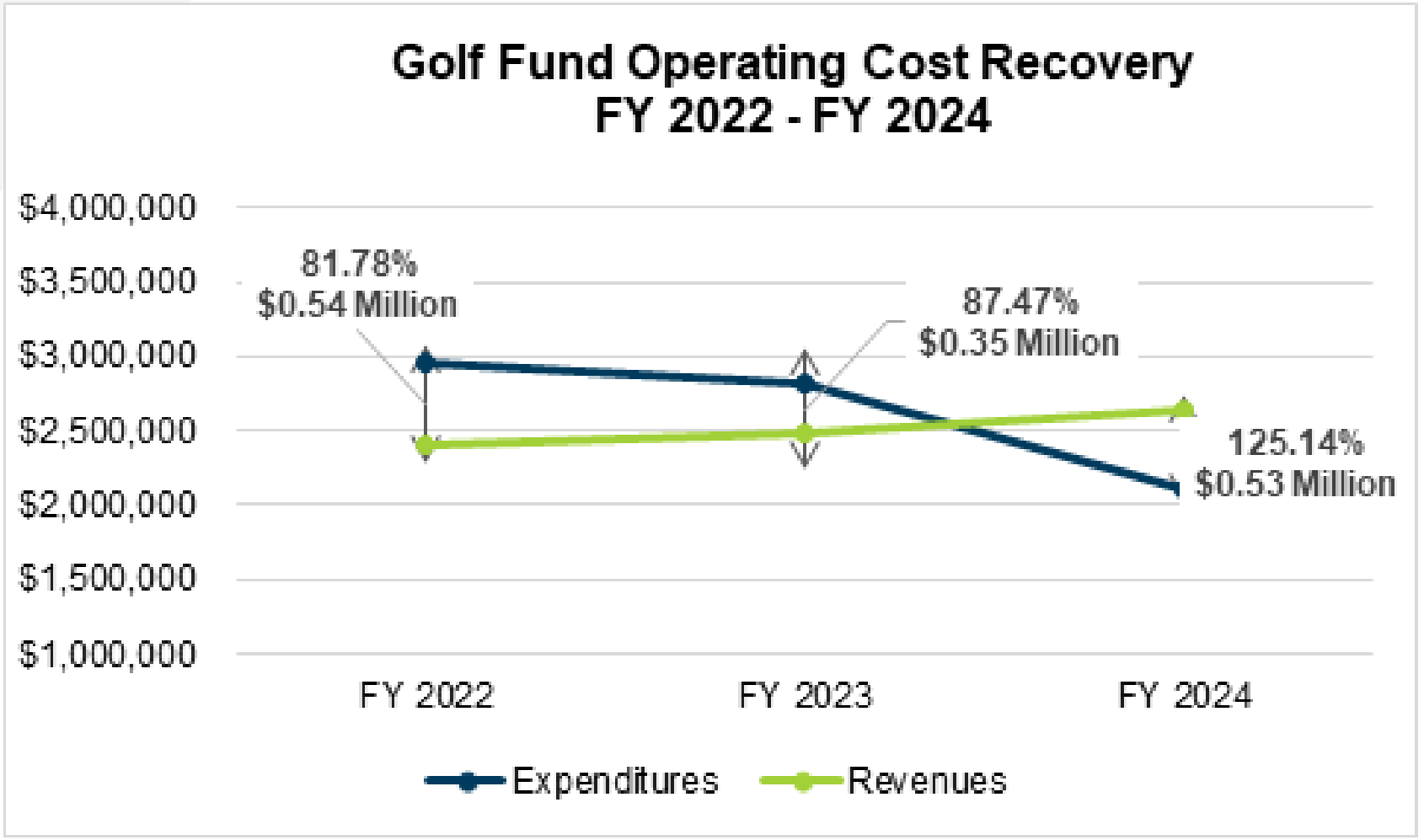
- Revenue generation ($6.8M) is on par with regional peers and higher than National Gold Medal award-winning peers.
- Blue Springs also benefits from a ½ cent Park Sales Tax ($5.4M), used for Capital Projects.



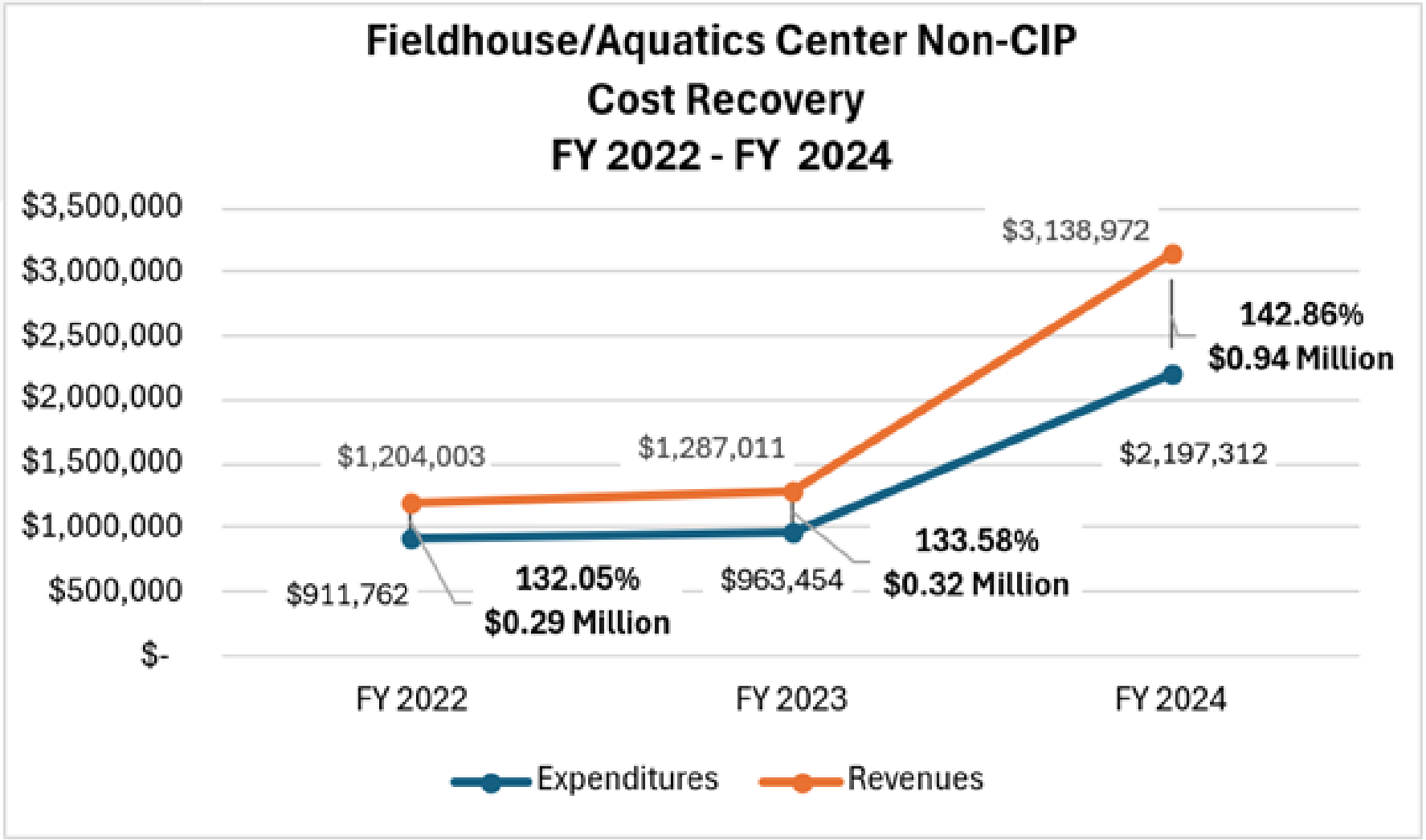
Financial Analysis: General Fund Cost Recovery



Financial Analysis: Golf Fund Cost Recovery

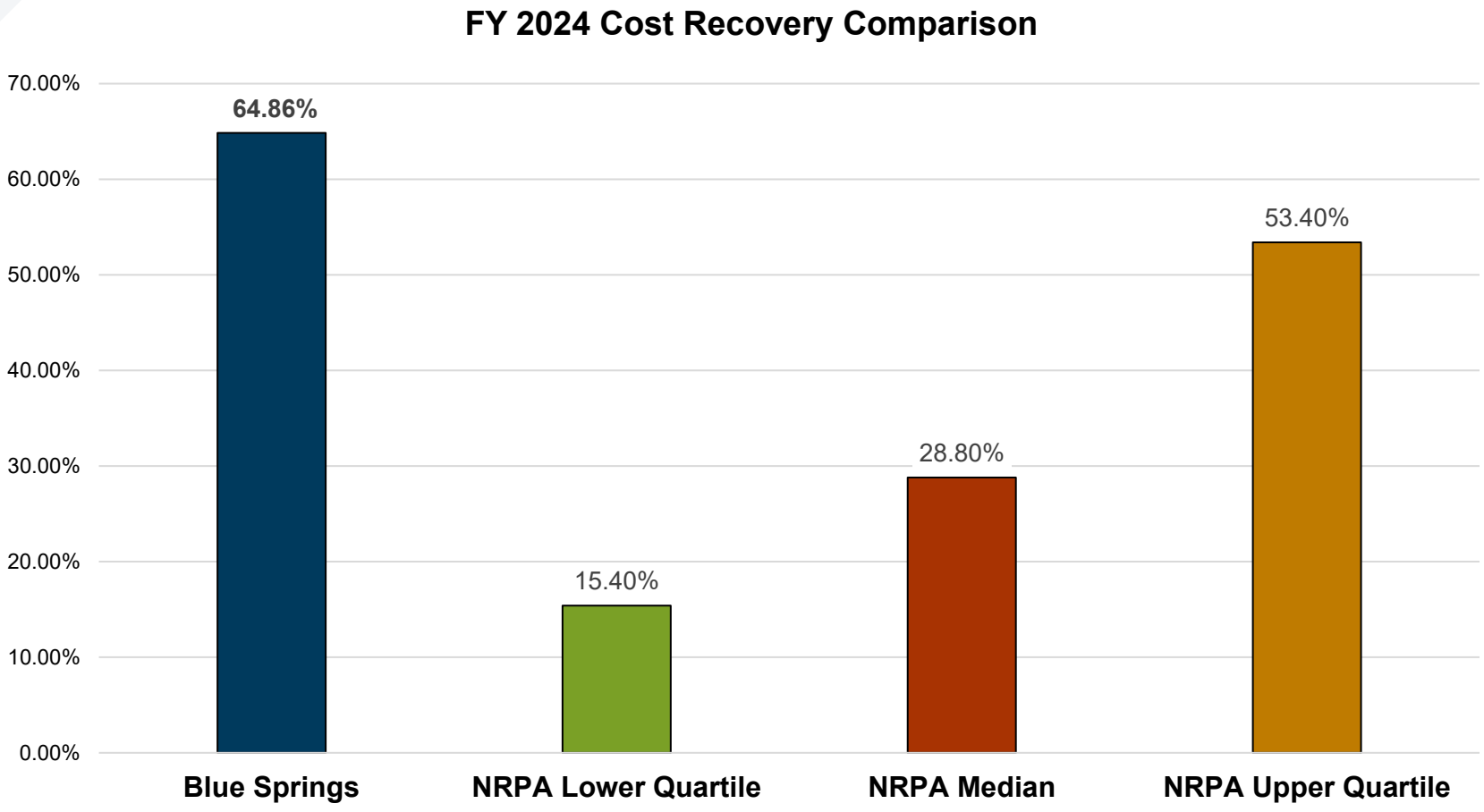


Financial Analysis: Carson Ross Community Recreation Complex Cost Recovery



Financial Analysis Key Findings

- Combined operating cost recovery is high compared to nationwide benchmarks.



Summaries of Findings & Needs

Based on Community Input & Analysis

Facility & Program Needs		
High Priority	**Medium Priority**	**Lower Priority**
More trails, better connectivity	Outdoor fitness	Low-income opportunities
Special events	Fishing areas	Water access
Additional park and open space	Improved accessibility	Indoor pool space
Pickleball courts	Water-based recreation	Nature programs
Senior programs and activity spaces / Vesper Hall	Additional assets in South	Amphitheater
Increased park maintenance	More natural areas	Adult fitness programs
Updated park bathrooms	More playground areas	Toddler/childcare programs
Additional splash pads	Outdoor ice rink	Dog parks
Inclusive programming	Teen spaces	More shaded areas
Operational Needs		
High Priority	**Medium Priority**	**Lower Priority**
Improved marketing	Additional storage	Expanded pool hours
Safety in parks	Updated technology	Extended bathroom hours and year-round access
	Additional funding and alignment of expectations with available resources	Tourism focus (encourage visitation from outside the city)

Project Approach: Overview

In October we had conversations with Councilors and conducted visioning workshops with staff and the Blue Springs Park Commission.



Council Conversations: Key Themes (October 7–8, 2025)

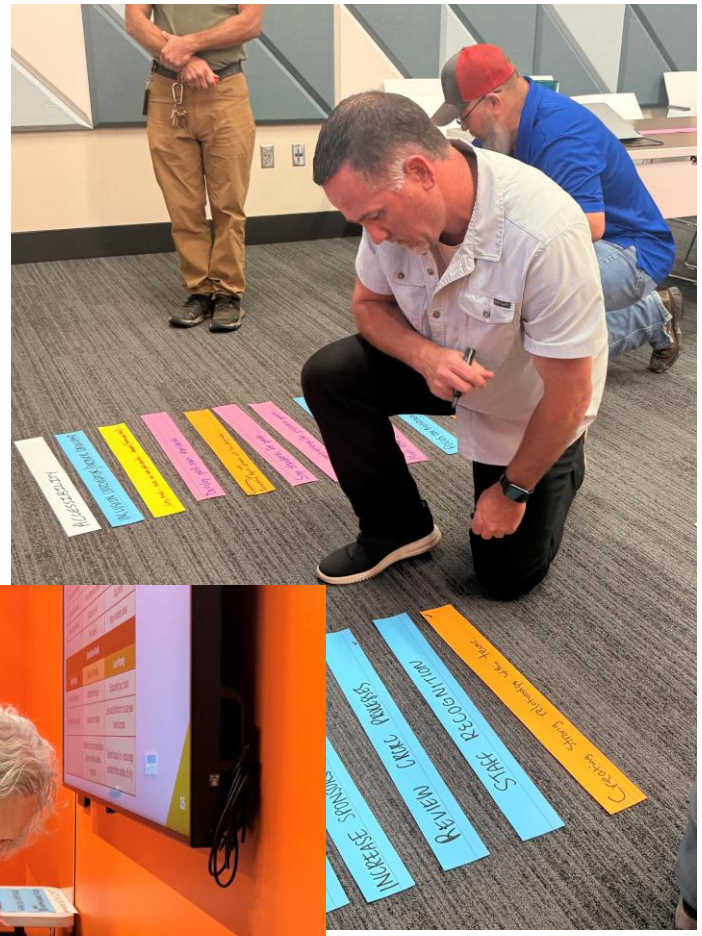
- **Community Investment & Quality of Life**
  - Strong link between parks, schools, and community pride.
  - Desire to maintain high-quality amenities and showcase progress.
- **Growth & Connectivity**
  - Landlocked city → vertical growth downtown.
  - Emphasis on walkability and north-south connectivity.
- **Maintenance First**
  - Prioritize upkeep of existing parks over expansion.
  - Extend use through infrastructure upgrades.
- **Strategic Vision & Accountability**
  - Importance of delivering on promises.
  - Transparent communication to residents about progress.
- **Emerging Needs**
  - Senior population growth.
  - Amenities like pickleball, dog parks, shaded areas.
  - Evaluate staffing and technology for maintenance efficiency.

Developing Objectives

Staff and commissioners developed and categorized draft objectives based on engagement and analysis findings.







Blue Springs Parks, Recreation, and Open Space Strategic Plan

Aligns with the Blue Springs Strategic Plan and translates the City's overarching mission and vision into actionable priorities, goals, and objectives for parks, recreation, and open space.

Blue Springs Strategic Priorities:

- Downtown Revitalization
- Balanced Growth
- Community Identity
- Infrastructure
- Community Safety and Wellbeing
- Organizational Health



Blue Springs Parks, Recreation, and Open Space Strategic Plan

Blue Springs Parks and Recreation Mission:
We deliver exceptional parks, programs, and amenities that are accessible, sustainable, and celebrated as key community assets that enhance life and support community vitality.

Blue Springs Parks and Recreation Vision:
We create exceptional recreational, cultural, and natural experiences that enrich the quality of life for our community today and for future generations.

Parks & Recreation Strategic Priorities:

- High Quality of Life
- Community Identity
- Accessibility
- Increased Awareness
- Balanced Growth
- Organizational Health



Strategic Priority Goal Statements

- **High Quality of Life:** Foster a vibrant and inclusive community where all residents enjoy enriching experiences, equitable opportunities, and a high quality of life.
- **Accessibility:** Ensure every resident can participate in community life by advancing affordability, inclusivity, and access across programs, facilities, and experiences.
- **Community Identity:** Strengthen community identity by fostering local pride, celebrating achievements, and creating distinctive experiences that unite residents and enhance the City's reputation.
- **Increased Awareness:** Increase community engagement and program participation by delivering clear, consistent, and innovative communications that build awareness, strengthen connections, and enhance the city's brand presence.
- **Balanced Growth:** Promote sustainable and equitable growth by revitalizing community spaces, optimizing use of facilities, and ensuring access to diverse recreational opportunities for all residents.
- **Organizational Health:** Advance organizational excellence to ensure delivery of high-quality services and positive outcomes for both staff and the community.

Project Approach: Overview

We are moving from a draft plan to a final, designed plan document for Park Commission review in April and plan completion and a staff implementation workshop in May.



Thank You!



BerryDunn

BLUE SPRINGS MISSOURI

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 26, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Erin Ford

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

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

BACKGROUND

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Immediately
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A.

REVIEWED BY

Requesting Director: Erin Ford

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 25-2026

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

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

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

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

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

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

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

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar

nature that do not affect the intent of this 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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

Exhibit A

BLUE SPRINGS
MISSOURI

Disposition of Records

Disposition List

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

BOX No. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media and content captured through third-party cameras, excluding records that have been retained for official investigative or other legal purpose	Ongoing per policy
N/A	02/28/2026 - 03/31/2026	All employee emails in Sent Items, Deleted Items, Junk, and Clutter Folders	04/06/2026
PW-1	2006	Equipment Spec Book Submitals, Snow Removal Quotes	06/01/2011
PW-2	1987-2000	Independence and KC Water Contracts, Misc Contract	12/31/2010
PW-3	2006-2007	Binders of Submittals Bioxide Contract and Equipment Manuals	12/31/2012
PW-4	2013-2019	Equipment and Truck Bids	12/31/2024
PW-8	2010-2011	Correspondence, Receipts for Fuel	12/31/2016
PW-9	2013-2023	Uniform invoices	12/31/2025
PW-10	2014-2015	Sludge removal, Trip Hazard, Storm Drain, and purchases	12/31/2025
PW-13	2005-2006	Ace CIPP Repairs, VHS tapes and reports	12/31/2009
PW-15	2002-2014	Daily Water usage, Water Quality Reports	12/31/2019
PW-16	1999-2003	CIPP Repaires, VHS tapes and reports, Smoke tests	12/31/2006
PW-17	1975-2007	Water district contracts, sewer agreements	12/31/2017

PW-19	2006-2007	Bioxide project manuals	12/31/2012
PW-20	2006-2007	Bid Submittal binders, project and equipment manuals	12/31/2012
PW-21	1999	CIPP repairs video footage	12/31/2002
PW-22	2007-2012	CIPP Repairs, VHS and DVD tapes and reports, Smoke Tests	12/31/2015
PW-23	2013-2015	Backflow inspections	12/31/2020

Approved by Resolution 25-2026

To be completed by Records Manager:

STATE OF MISSOURI
COUNTY OF JACKSON
CITY OF BLUE SPRINGS

I, Erin Ford, Records Manager, City of Blue Springs, a municipal Corporation within and for said County and State aforesaid, do hereby certify that the attached is a true and complete enumeration of records which will be destroyed by recycling, throwing away, deleting, or shredding.

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Blue Springs, Missouri, at its office in Blue Springs, Missouri, on this _____ day of _____ _____, 20___.

_____

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

Council Meeting Date: April 6, 2026

Agenda Item #: 3c

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 17, 2026

ITEM TYPE: Other

SUBMITTED BY: Joelle Williams

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: N/A

ITEM DESCRIPTION

Approve a new liquor license for MW Petroleum LLC dba Quick Stop located at 301 SW 7 Hwy Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption off the premises (weekdays only) and Sunday Sales. The location was formerly occupied by MIRZA KHAN 2 LLC dba EVERYDAY 301.

BACKGROUND

The Managing Agent for MW Petroleum LLC dba Quick Stop is Noelhy Ozaeta located at 148 S Hawthorne Ave Independence, MO 64053.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	MW Petroleum LLC dba Quick Stop
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2025-26
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 3/19/2026
Additional Funds Needed:	N/A
Funding Source/Account #:	N/A
Revenue to be Received:	$149.99
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 7, 2026
Estimated End Date	February 28, 2027
Years and Months Contract in effect	10 Months

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ON FILE WITH CITY DEVELOPMENT

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 Nic Hutchison (Interim Director Community 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 Service Division.
2. Application for a Business License is on file with the Business Services Division.

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 5, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Nathan Lea

CONTRACT NUMBER: -

DEPARTMENT: Public Works

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

Adopt a Resolution approving a purchase in the amount of $121,317 from J & D Equipment Inc dba American Equipment Co and $110,654 from PTG Missouri LLC dba Premier Truck Group of Kansas City for a total of $231,971, for a 2026 Freightliner 108SD with Snow Upfit, CIP project ST-24.

BACKGROUND

A Snowplow/Dump Truck was approved in the CIP Project ST-24 for the 2025-2026 fiscal year. The City's Public Works Department secured quotations for a 2026 Freightliner 108SD from PTG Missouri LLC dba Premier Truck Group of Kansas City through utilization of the Mid American Regional Council (MARC), Resolution 95-2006, and quotations for the Snow Upfitting from J & D Equipment Inc dba American Equipment Co through utilization of a Piggyback Clause from the City of Kansas City's Contract EV2959-1. The purchase price of the truck from PTG Missouri LLC dba Premier Truck Group of Kansas City is $110,654. The total price of the Snow Upfitting from J & D

Equipment Inc dba American Equipment Co is $121,317. This brings the total cost of the truck to $231,971.

This new 2026 108SD with Snow Upfit will be added to the City's Public Works Departments existing fleet to be utilized during snow removal operations.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	J & D Equipment Inc dba American Equipment Co PTG Missouri LLC dba Premier Truck Group of Kansas City
Amount of Request/ Contract:	$231,971
Amount Budgeted:	$230,0669
Budget Year:	FY 2025-26
Funding Source/Account #:	310-32000-540450 ST-24
Account Balance:	$231,971 Date: 3/23/2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	December 30, 2026
Years and Months Contract in effect	9 Months
Number of times renewable	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with quotes attached as Exhibits A and B.

REVIEWED BY

Requesting Director: Nathan Lea

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	Required	If not required, explain
Certificate of Insurance:	N/A	
E-Verify:	N/A	
Bond:	N/A	
IRS Form W-9	Yes	Finance Review: March 23, 2026
Bid/RFP/RFQ and Tabulation	No	
Bid Waiver: (less than three bids)	Yes	
Contractor address and email:	Yes	3250 Harvester Rd Kansas City, KS 66115 sales@americanequipment.us 8001 NE Parvin Rd Kansas City, MO 64161 lsetser@premiertruck.com
Project Exemption Certificate needed:	N/A	

RESOLUTION 26-2026

A RESOLUTION APPROVING THE PURCHASE OF A 2026 FREIGHTLINER 108SD FROM PTG MISSOURI LLC DBA PREMIER TRUCK GROUP OF KANSAS CITY AND SNOW UPFIT FROM J & D EQUIPMENT INC DBA AMERICAN EQUIPMENT CO

WHEREAS, the City of Blue Springs approved a Snowplow/Dump Truck in CIP Project ST-24 for the 2025-2026 fiscal year; and

WHEREAS, the Public Works Department prepared specifications and secured quotations for a 2026 Freightliner 108SD; and

WHEREAS, the Department secured quotations through the utilization of the Mid American Regional Council Resolution 95-2006 and now recommends that the City purchase a 2026 Freightliner 108SD from PTG Missouri LLC dba Premier Truck Group of Kansas City for Snow Removal Operations for the amount of $110,654; and

WHEREAS, the Public Works Department prepared specifications and secured quotations for Snow Upfitting for a 2026 Freightliner 108SD; and

WHEREAS, the Department secured quotations through the utilization of a Piggyback Clause from the City of Kansas City's Contract EV2959-1 and now recommends that the City purchase Snow Upfitting for a 2026 Freightliner 108SD from J & D Equipment Inc dba American Equipment Co for Snow Upfitting for Snow Removal Operations for the amount of $121,317.

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

Section 1. The City Administrator is hereby authorized to purchase from PTG Missouri LLC dba Premier Truck Group of Kansas City, 8001 NE Parvin Rd, Kansas City,

MO 64161, a 2026 Freightliner 108SD for the amount of $110,654, and from J & D Equipment Inc dba American Equipment Co, 3250 Harvester Rd, Kansas City, KS 66115, Snow Upfitting for a 2026 108SD for the amount of $121,317, for the total purchase amount of $231,971 as outlined in the quotes attached hereto as Exhibits A and B.

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

EXHIBIT A

Ver 4/25

Purchase Agreement and Acknowledgement

Premier Truck Group of Kansas City
8001 Parvin Road
Kansas City MO 64161
Phone: (816) 453-4400

Department: NEW
Contract Date: 11/17/2025
Deal Packet: DE-66210
Branch: 805
Salesperson: Lee Setser

Bill To: 382044
CITY OF BLUE SPRINGS, MO.
903 W MAIN ST
BLUE SPRINGS MO 64015-3709
P:(816) 228-0110

Ship To:
CITY OF BLUE SPRINGS, MO.
903 W MAIN ST
BLUE SPRINGS, MO 64015-3709

Stock#: VIN:TBD 1 New 2027 FREIGHTLINER 108SD PLUS Price: $110,254.00

Total Price	**$110,254.00**
Documentary Fee	$400.00
Total	**$110,654.00**
Net Total	**$110,654.00**

27MY Freightliner 108SD+ 39K GVW
MKCPP Bid Pkg 2024-068 Item # 9 w-options
Matching the previous chassis ordered in 2025 as closely as possible.

Tariff Tax is included in the price, as well as the Carb 24 warranty price change.

Prices subject to change and may include surcharges/fees relating to raw material prices, tariffs, or government mandated requirements (see attached Terms and Conditions). License & Registration costs are not included. Initials:

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO PURCHASERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES.
THIS NOTICE IS REQUIRED BY LAW.

The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Purchaser by the government, and is not required to be charged by the Dealer to the Purchaser.

THE UNDERSIGNED PURCHASER HEREBY OFFERS TO PURCHASE FROM YOU, THE DEALER, FOR THE STATED PRICE THE NEW VEHICLE(S) DESCRIBED HEREIN, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THIS PURCHASE AGREEMENT AND ACKNOWLEDGEMENT.

IMPORTANT: Read additional Terms and Conditions attached to this agreement.

EXECUTED BY THE PARTIES IN DUPLICATE, ONE COPY OF WHICH HAS BEEN DELIVERED TO THE PURCHASER WHO ACKNOWLEDGES AND ACCEPTS, SUBJECT TO LIMITED WARRANTY, WARRANTY DISCLAIMER AND LIMITATIONS OF LIABILITY AS SHOWN ON THE NEW VEHICLE OWNER'S WARRANTY REGISTRATION FORM.

Your business is always appreciated!

PURCHASER'S SIGNATURE TITLE DATE

ACCEPTED BY

CO-SIGNER'S SIGNATURE TITLE DATE

AUTHORIZED SIGNATURE

VENUE: It is agreed that this agreement is entered into in the State of Texas and is governed by the laws of the State of Texas.

Purchase Agreement Terms and Conditions

1. TRADE(S). Purchaser shall deliver trade(s) in the same condition as at time of inspection and appraisal by Dealer, other than reasonable wear and tear, except as disclosed in this Agreement. Purchaser represents that each truck shall be free and clear of all liens and encumbrances and warrants that the trade(s) be that type and condition described in this Agreement, including attachments hereto.

2. PRICING. If after the date of this Agreement, the manufacturer of a vehicle set forth above ("Vehicle") imposes any increase in the price of any Vehicle or imposes any surcharges, incremental fees or other increases to the factory invoices (whether relating to commodities, government mandated requirements, raw materials, tariffs, or otherwise), Dealer may make corresponding changes to the Pricing set forth above for the affected Vehicle and Purchaser shall be responsible for paying any applicable surcharges, fees or other increases. As a result, Purchaser acknowledges that the total prices for vehicles not in stock are estimated.

3. TERMS OF PAYMENT. Unless otherwise agreed, net payment shall be due on delivery. Late payments shall bear interest at the rate of 18% per annum, or the maximum permitted under law, whichever is less. If acceptance of delivery is delayed by Purchaser, payment shall become due on the date when Dealer is prepared to deliver. If the financial condition of Purchaser at any time does not, in the judgment of Dealer, justify continuance of the work to be performed by Dealer hereunder on the terms of payment as agreed upon, Dealer may suspend such work, or postpone delivery, and require such assurances of Purchaser's performance as Dealer deems adequate, including payment in advance, or Dealer may cancel this order and shall receive reimbursement for its reasonable and proper cancellation charges. In the event of bankruptcy or insolvency of Purchaser, voluntary or involuntary, Dealer shall be entitled to cancel any order then outstanding at any time and seek reimbursement for its reasonable and proper cancellation charges.

4. CANCELLATION. Purchaser may cancel this order only if Dealer is able to cancel said order with the manufacturer, and only upon written notice. Upon any cancellation or failure to accept delivery, Purchaser shall pay Dealer reasonable and proper cancellation charges and expenses.

5. TRANSFER LIMITATION. Purchaser represents and warrants that it is the intended end user of the Vehicle(s). Purchase further represents and warrants that the Vehicle(s), for a period of 12 months from the date of deliver of the Vehicle(s), will not be resold, re-leased, or otherwise transferred to another owner in any manner without the prior written consent of Dealer.

6. SALES AND OTHER TAXES. Unless otherwise specified herein, Dealer's price does not include federal excise, sales, use, or other taxes. Consequently, in addition to the price specified herein, the amount of any other excise, sales, use, or other tax applicable to the sale or use of the Vehicle(s) purchased hereunder shall be paid by Purchaser, or in lieu thereof, Purchaser shall provide Dealer with a tax exemption certificate acceptable to the taxing authorities.

7. DELIVERY. All Vehicle(s) furnished hereunder shall be delivered to Purchaser at the Dealer's dealership location or other location as designated in this Agreement. Unless otherwise provided, delivery will be made via carriers and routes designated by manufacturer with freight charges to be included in the purchase price. Delivery dates are approximate and are based upon receipt of all necessary information from Purchaser. Dealer shall not be liable for delays in delivery or manufacturing, or other causes beyond Dealer's control.

8. TECHNICAL CHANGES. Purchaser acknowledges that the manufacturer and Dealer reserve the right to change the specifications of the Vehicle(s) at any time without obligation to make such changes in other trucks previously delivered to Purchaser. In addition, manufacturer and Dealer reserve the right to make design changes and substitutions of materials subsequent to the receipt of the order which, in manufacturer's or Dealer's opinion, are necessary to improve the Vehicle. Purchaser agrees to accept any such changes as fulfillment of Dealer's obligations under this order.

9. REQUIRED EQUIPMENT. This order shall be deemed to include, whether or not specified herein, all equipment or accessories required by the National Highway Traffic Safety Act or other regulations in effect at the time of order receipt. It is agreed that any additional or different equipment not specified which is required at the time of delivery to meet the foregoing Act or other regulations will be added and the costs shall be paid by Purchaser.

10. TITLE AND REMEDIES. Until full payment by Purchaser of all amounts due hereunder, Dealer reserves the title to all Vehivle(s) furnished hereunder. If Purchaser defaults in payment or performance hereunder or becomes subject to insolvency, receivership, or bankruptcy proceedings, or makes an assignment for the benefit of creditors, or without the consent of Dealer voluntarily or involuntarily sells, transfers, leases, or permits any lien or attachment on the Vehicle(s) delivered hereunder, Dealer may treat all amounts then or thereafter owing hereunder by Purchaser as immediately due and payable (subject only to credits required by law) and Dealer may repossess said Vehicle by any means available by law and shall enjoy any and all other remedies of a secured creditor under the Uniform Commercial Code. Purchaser shall execute and deliver to Dealer such financing statements and other documents as Dealer may deem appropriate to evidence, perfect, and protect the priority of its security interest in the Vehicle(s) subject to this order.

11. GENERAL

- Any assignment by Purchaser of this order or any rights hereunder, without written consent of Dealer, shall be void.
- Clerical errors in this order may be automatically corrected by giving written notice thereof to Purchaser by a duly authorized representative of Dealer.
- No waiver, alteration, or modification of any of the provisions hereof shall be binding unless and until in writing and signed by a duly authorized representative of Dealer.
- To the extent not covered by other terms herein, including terms of warranty and limitation of liability, etc., the provisions of the Uniform Commercial Code shall govern this sale.
- This Agreement (including by reference the provisions set out in manufacturers standard warranty or warranties) shall constitute the entire Agreement between Purchaser and Dealer, and no understandings or obligations not expressly set forth herein or in manufacturer's standard warranty or warranties are binding upon Purchaser or Dealer.
- In the event that any provision of this Agreement is judicially deemed unenforceable under applicable law, the validity or enforceability of the remaining provisions will be interpreted, where possible, to sustain its legality and enforceability.

ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Upon Dealer delivering or causing a Vehicle to be delivered to Purchaser, Purchaser assumes the entire risk of loss of, or damage to, such Vehicle from any and every cause whatsoever. Purchaser agrees to indemnify, defend, and hold harmless Dealer from and against any and all claims, actions, issues, costs (including resonable attorney's fees) and liabilities (including without limitation Dealer's negligence) arising out of : (a) Purchaser's or others' use of the Vehicle(s) after Purchasr takes possession thereof, or (b) any injuries suffered by Purchaser's employees or drivers related to the Vehicle(s).

The Purchaser Agrees to the Terms and Conditions and Warranty Acknowledgement Listed Above: Initials: _____

Trade Terms and Conditions

DOCUMENTATION:

- A valid certificate of title in the name of the Dealer must be provided with each vehicle being traded in.
- The above title must show all liens filed against the truck which can be verified at time of trade.
- A valid copy of Form 2290 (Federal Highway Use Tax) showing proof of payment of all past and current taxes must be provided with each vehicle.
- If major repairs have been performed recently, copies of invoices or repair orders will be required for repair verification to prospective purchaser.

TIRES, WHEELS & BRAKES:

- Matched tread steer tires will be required to have at least 50% (11/32") original tread depth with normal tread wear patterns.
- Matched tread drive tires must be: ☐ original tread only (no re-caps). ☐ Re-cap or original tread tires are acceptable.
- Matched tread drive tires will be required to have a minimum of 11/32" if original tread or 15/32" tread depth if recaps. Tires must exhibit even tread wear patterns.
- All tires and wheels must be of the same size and be capable of passing at State and Federal DOT inspections.
- Brakes must have a minimum of 50% lining remaining. Vehicle braking system must be capable of passing all State and Federal DOT inspections.

EXTERIOR CONDITION:

- Vehicle's cab, hood, bumper, and air fairings (top and side) should be free of damage. If damage exists, the maximum allowable (including paint) will be $250.00.
- All cab glass must be serviceable and capable of passing all State and Federal DOT inspections.
- Frame rails must be capable of passing all State and Federal DOT inspections.

INTERIOR CONDITION:

- Cab interior controls should be in good operating condition. Seats, carpet, and upholstery should be in good condition and show no more than normal wear and tear based on the age and mileage of the vehicle.

MECHANICAL COMPONENTS:

- Engine should be free from defects and oil leaks and be capable of passing a dynamometer test for power and blow by based on specific engine manufacturers published standards.
- Vehicles electrical, HVAC, and if applicable, auxiliary power unit (APU), should be in good working order.
- Transmission, clutch, drivelines, and rear axles should be in good working condition and be capable of passing all State and Federal DOT inspections.

PAYOFF ADJUSTMENTS:

- If the payoff balance of the trade(s) should exceed the approximate payoff amount used for this transaction, the Purchaser agrees to pay the difference between the approximate payoff and the actual payoff amount of the vehicle(s) traded. If the payoff balance of the trade(s) is less than the approximate payoff amount used for this transaction, the Dealer agrees to refund the difference to the Purchaser.

DELIVERY OF TRADE(S):

☐ The Purchaser will deliver the trade(s) to: _____

☐ The Dealer will pick up the trade(s) from: _____

- This transaction will not be complete unless the trade(s) has been received per the trade terms and conditions listed above.
- The Terms of Payment conditions on Pg. 2, Section 2 of this Agreement will apply if the delivery of the trade(s) is late or delayed due to trade terms.
- Delivery of the new vehicle(s) will coincide with receipt of the trade(s) unless other delivery arrangements have been agreed to by both parties.

☐ Other delivery arrangements: _____

_____

The Purchaser Agrees to the Terms and Conditions and Warranty Acknowledgement Listed Above: Initials: ☐

EXHIBIT B

American
EQUIPMENT CO.
3250 Harvester Road
Kansas City, Kansas 66115
(Phone) 913-342-1450 (Fax) 913-342-1377
sales@americanequipment.us

QUOTATION

DATE	Quotation #
1/5/2026	010526/7RK

NAME / ADDRESS	TO CONFIRM ORDER
City of Blue Springs 903 Main Blue Springs, MO 64015	Quote Accepted by _____ Date _____ P.O. # _____

LEAD TIME	TERMS	REP	FOB	PHONE	FAX #
	Due on Rece...	REK		816-228-0197	

QTY	ITEM	DESCRIPTION	U/M	COST	Total
1	300	Pricing based on City of Kansas City, MO Contract # EV2959: Warren WXL-10 Stainless Steel Dump Body: - 1/2 cabshield - telescopic hoist - 28" 7 gauge 304 stainless steel sides - 36" 7 gauge 304 stainless steel double-acting tailgate with air operated latch - 1/4" AR-450 floor - fold-up stainless ladder - Force America constant mesh pto hydraulic system with Patrol Commander Ultra 5100EX Control - stainless steel hydraulic lines run to front for plow and to rear for spinner / conveyor - mudflaps in front / rear of duals - (2) d-rings welded to top of tailgate - oval LED S/T/T and LED B/U lights mounted in rear posts - set of oval LED strobes in front bumper - (2) LED strobes in rear posts - (2) LED strobes in cab shield front and sides - LED Plow lights mounted on hood with stainless brackets - Aero electric tarper with mesh tarp - b/u alarm - 7 pole RV style & 7 pole round pin trailer plugs - electric brake controller - 3/4" pull-plate with 30 ton pintle, d-rings - installation		65,864.00	65,864.00

Quoted by Ryan Keith	**Total**

American
EQUIPMENT CO.
3250 Harvester Road
Kansas City, Kansas 66115
(Phone) 913-342-1450 (Fax) 913-342-1377
sales@americanequipment.us

QUOTATION

DATE	Quotation #
1/5/2026	010526/7RK

NAME / ADDRESS	TO CONFIRM ORDER
City of Blue Springs 903 Main Blue Springs, MO 64015	Quote Accepted by _____ Date _____ P.O. # _____

LEAD TIME	TERMS	REP	FOB	PHONE	FAX #
	Due on Rece...	REK		816-228-0197	

QTY	ITEM	DESCRIPTION	U/M	COST	Total
1	300	Monroe MP36R10-IST 10' Snowplow: - dual compression spring trip - carbide cutting edge - rubber snow deflector - curb guards - parking jack - 36" cable markers - UQH truck and plow hitch		21,473.00	21,473.00
1	300	Monroe10' Stainless Steel Hydrauic Spreader: - dual 7" augers with feedback sensor - top screens - inverted V - tailgate latchbar - 4" stainless winches with 4" straps - spreader stand - (2) LED work lights on rear of spreader		33,980.00	33,980.00

Quoted by Ryan Keith

Total $121,317.00

This quote is valid for 30 days. Applicable taxes not included.

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 20, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Christine Cates

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Community Safety

ITEM DESCRIPTION

Adopt a Resolution approving a settlement participation form with six remnant defendants in national opioid litigation settlements.

BACKGROUND

The City was notified by the National Opioids Settlements Notice and Claims Administrator on March 5, 2026, that the City is eligible to opt in to this opioid settlement. In 2021, the City authorized settlement participation forms in the litigation against Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceutica, Inc., McKesson Corporation, Cardinal Health, Inc., and Amerisource Bergen Corporation, in 2023 against Teva, Allergan, Walmart, Walgreens, and CVS, and in 2024 against Kroger.

The City has now received notice from the settlement's Notice and Claims Administrator,

Rubris, Inc., of a new national opioid settlement with six regional distributors and dispensers (the “Six Remnant Defendants Settlement”), including Associated Pharmacies, Inc., J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc.

This settlement is an “opt-in” settlement that is available directly to eligible entities and does not include allocations to states or state attorneys general. Instead, settlement proceeds will be distributed directly to participating subdivisions.

If approved, the six remnant defendants Settlement will result in a combined payment of approximately $97.6 million to participating entities nationwide for purposes of opioid abatement. Payments under this settlement are expected to be made as a one-time distribution to each participating entity.

The National Settlements effectively define "Opioid Remediation" as including care, treatment, and other programs and expenditures designed to 1.) address the misuse and abuse of opioid products, 2.) treat or mitigate opioid use or related disorders, or 3.) mitigate other alleged effects of, including on those injured as a result of, the opioid epidemic.

To participate in the settlement and receive funds, the City must execute a Combined Subdivision Participation and Release Form, which includes a release of claims against the named defendants (the City has no direct claims). The deadline to opt in to the six remnant defendants settlement is May 4, 2026.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	May 4, 2026

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Docusign instructions
2. Settlement overview
3. Resolution approving settlement with participation form attached as Exhibit A.

REVIEWED BY

Requesting Director: Christine Cates

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

7900 Westpark Drive
Suite A100
McLean, VA 22102
(571) 397-2050
www.rubris.com

Opioids: Notice and Claims Administrator
Participation Agreement: Docusign Instructions
Updated March 9, 2026

Settlement Participation form for the Six Remnant Defendants National Opioid Settlement will be issued by the Notice and Claims Administrator, Rubris Inc, via Docusign for all entities that are eligible to participate in this settlement.

Please add dse_na3@docusign.net and opioidsparticipation@rubris.com to your "safe" list, so emails do not go to spam/junk folders. Please monitor your email for the Participation Form and instructions.

The Docusign email will have the following subject, sender, and recipients:

Item	**Description**
Subject	Action Required: Six Remnant Defendants National Opioid Settlement - CL-12345
Address of Sender	dse_na3@docusign.net
Sender	Opioids Implementation Administrator
Recipients	Entity and/or Attorney contacts who receive settlement notice

All questions related to participation agreements should be sent to opioidsparticipation@rubris.com. If an email recipient responds to the email from Docusign, their response will be sent to this email address. Rubris is monitoring and managing all requests to this email account.

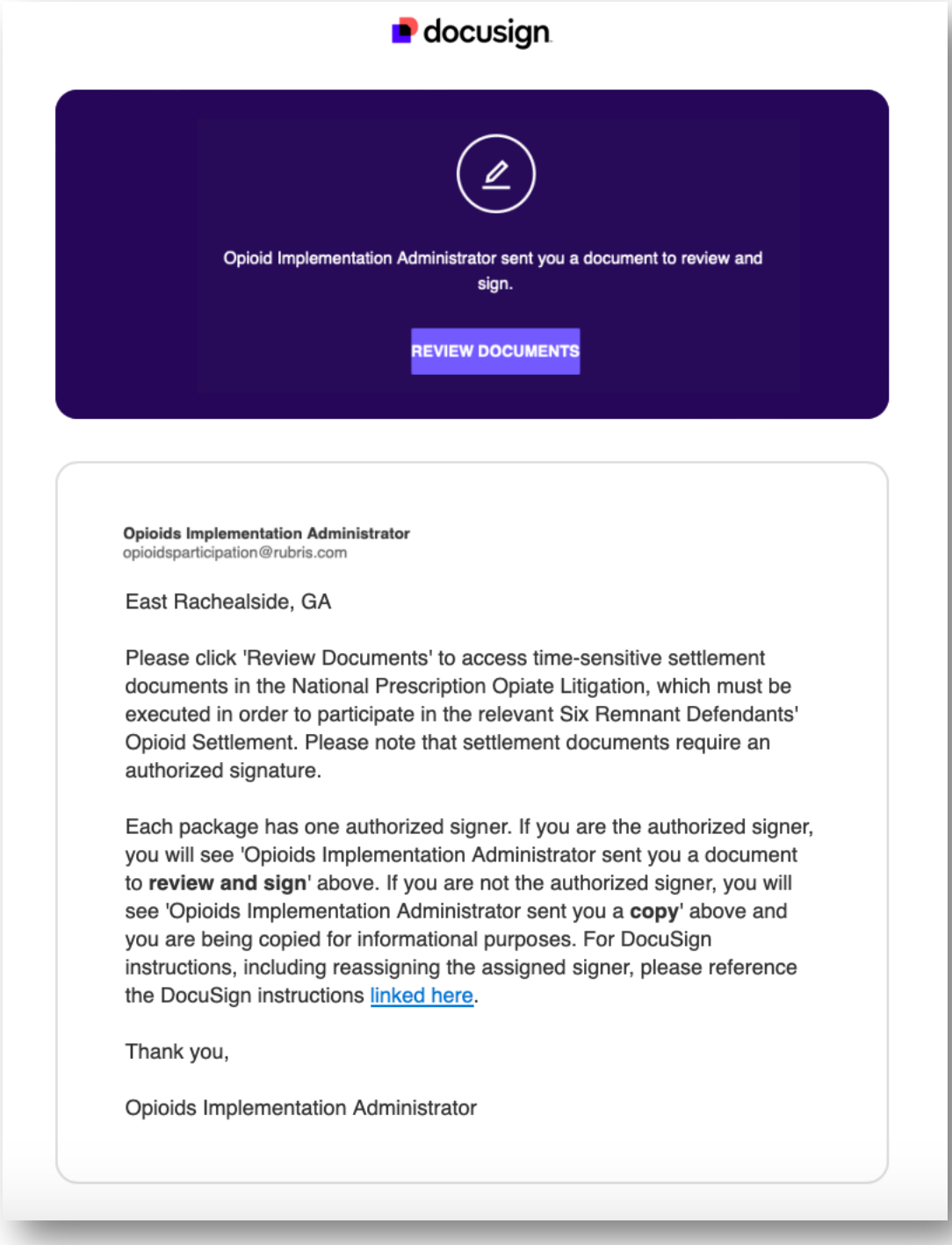
Below are the instructions for reviewing and executing a Participation Agreement via Docusign.

Step	**Comments**
Step 1: Click on "Review Documents"	After clicking this button, a new browser window will open where you can begin the Docusign process
Step 2: If you are the authorized signer, click on "Agree" and "Continue"	If you are not the authorized signer, click on "Other Options" and select "Assign to Someone Else" Instructions for "Assign to Someone Else" are outlined on page 6 of this document.
Step 3: Review the cover letter	
Step 4: Confirm the Entity Name and State are correct and enter the Entity Details in the box at the top of Page 1 of the Participation Agreement	Fields with a blue outline are required
Step 5: Sign the Participation Agreement	Signature, Name, and Title are required for the Participation Agreement; The date will auto populate by Docusign

Steps for Reviewing and Executing Documents via Docusign

Step 1: Click on “Review Document”

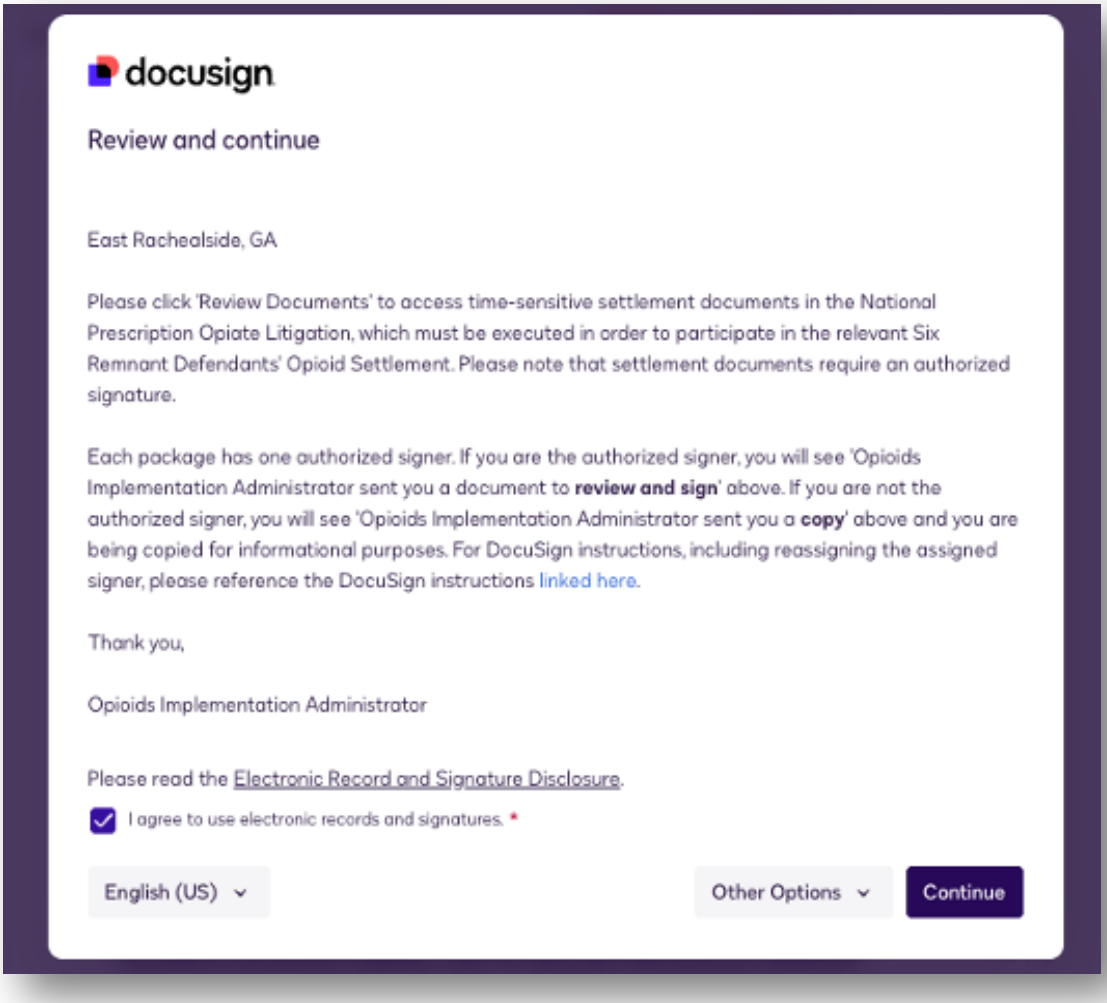
After clicking this button, a new browser window will open where you can begin the Docusign process



Step 2: If you are the assigned signer, click on “Agree” and “Continue”

If you are not the assigned signer, click on “Other Options” and select “Assign to Someone Else”

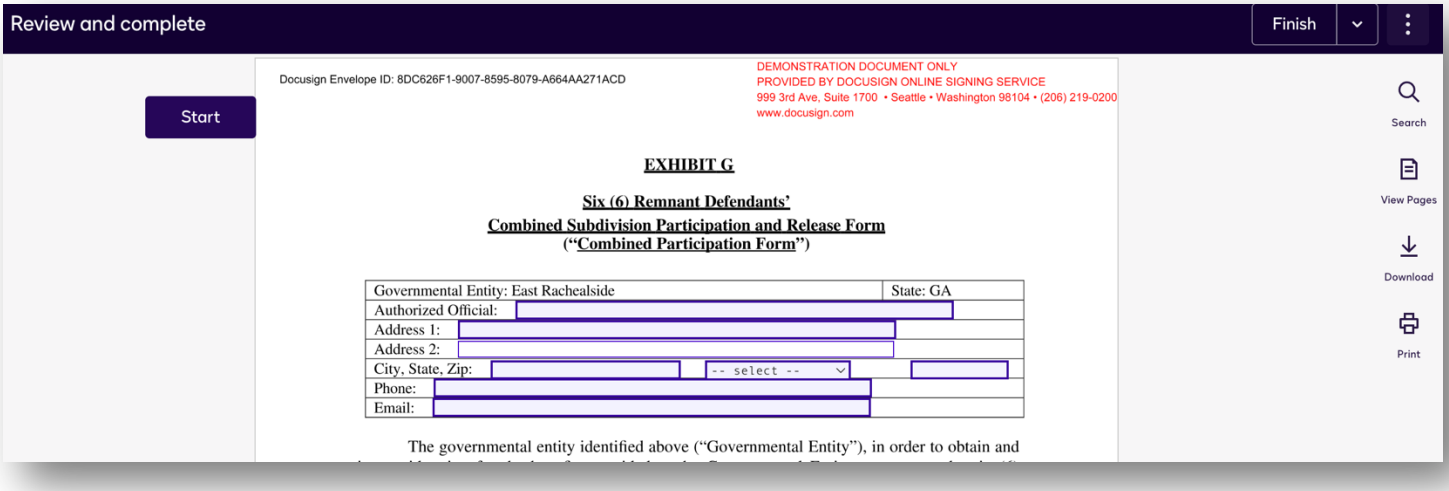
Please Note: The “Assigned Signer” was determined by using from the previous wave of settlements. If you received this as the “Assigned Signer”, but believe this to be incorrect, you may assign it to someone else. Instructions for “Assign to Someone Else” are outlined on page 6 of this document.



Step 3: Review the cover letter

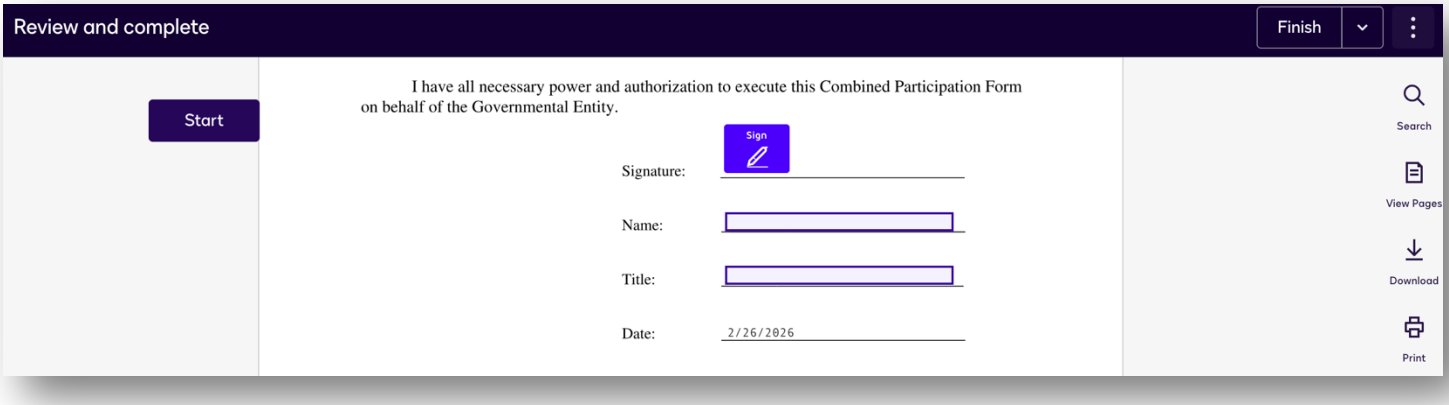


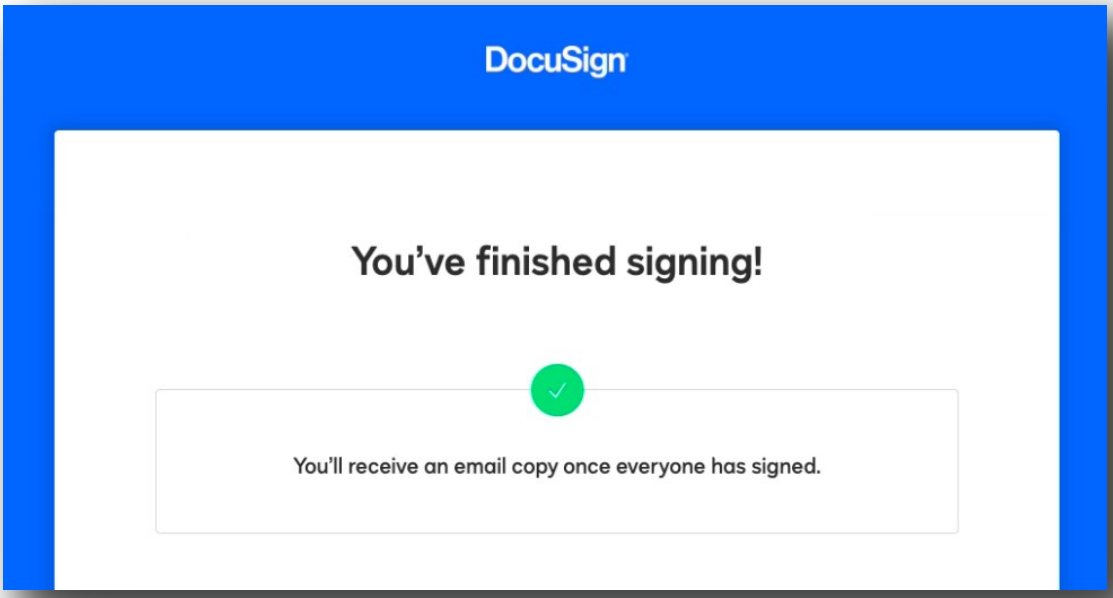
Step 4: Confirm the Entity Name and State are correct and populate Entity Details in the box at the top of Page 1 of the Participation Agreement



Step 5: Sign the Participation Agreement

Signature, Name, and Title are required; The date will be auto populated by DocuSign. Select “Finish” to send all completed documents.



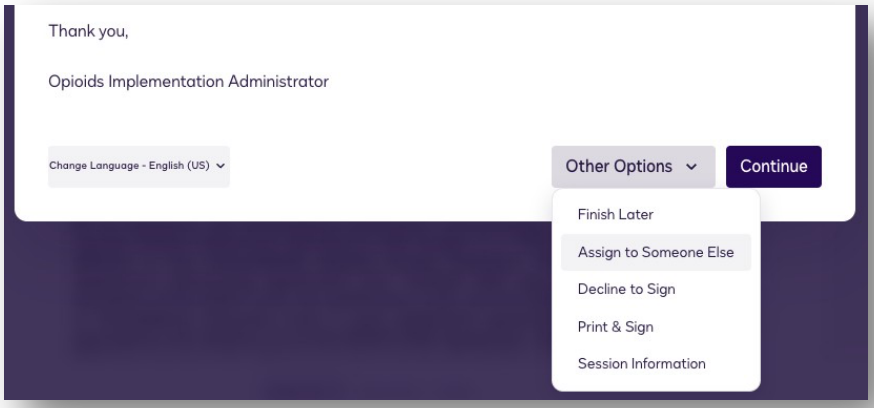


Once finished, all contacts will receive an email copy for their records.

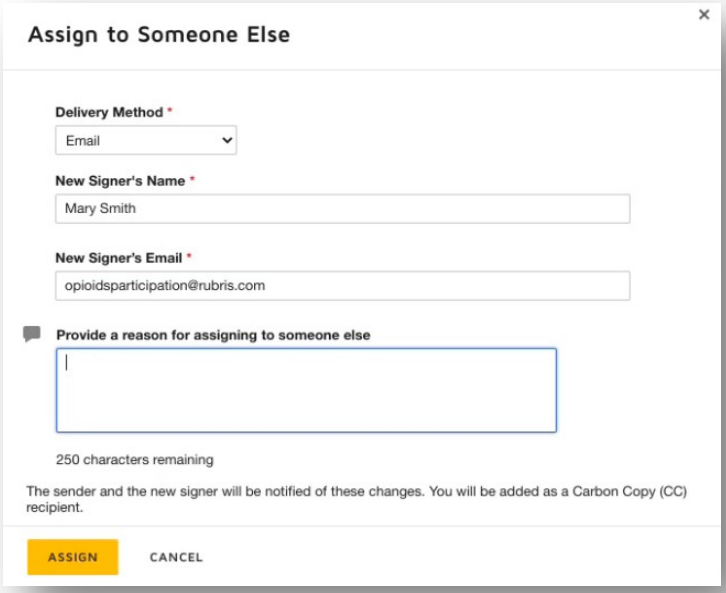
Steps to “Assign to Someone Else”

Step 1: Select “Other Options”

Step 2: Select “Assign to Someone Else”



Step 3: Enter the requested information for the Assigned Signer and click “Assign”
The new signer will be notified. You will be copied on all Docusign emails sent to the new signer.



National Opioids Settlements: Six Remnant Defendants
Notice and Claims Administrator
opioidsparticipation@rubris.com

To: Blue Springs city, MO
Reference Number: CL-2018671

THIS SETTLEMENT OVERVIEW CONTAINS IMPORTANT INFORMATION ABOUT THE SIX REMNANT DEFENDANTS NATIONAL OPIOID SETTLEMENT

SIX REMNANT DEFENDANTS SETTLEMENT OVERVIEW

A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants). There is one settlement agreement covering the combined settlement with the Six Remnant Defendants.

If effectuated, the proposed Remnant Defendants Settlement will result in the the Six Remnant Defendants paying a combined $97,625,000.00 in cash for purposes of abating the opioid epidemic. An Eligible Entity's participation in the Remnant Defendants Settlement, the Settlement will result in a one-time settlement payment to each Eligible Entity. The Settlement funds must be used for the *Core Strategies and Approved Uses* set forth in Exhibit D of the Remnant Defendant Settlement Agreement.

The Remnant Defendants Settlement does not include State Attorneys General or any amount allocated to a State. Rather, this Settlement will be distributed only and directly to any Eligible Entity that participates by signing and returning the *Combined Subdivision Participation and Release Form* by the deadline.

The allocation to participating entities will be calculated using the national Denver model but removing from the equation any amount that the Denver model would allocate to a State Attorney General or a State allocation. Specifically, the interstate allocation formula will be used to calculate what amount should go to all the subdivisions in each state and then apply the intrastate allocation as between all subdivisions who are either a litigating subdivision or a non-litigating subdivision with a population of 30,000 or more. Using that methodology, a national pro-rata percentage was created. That allocation percentage of participation is reflected in Exhibit E of the Remnant Defendant Settlement Agreement.



Eligible Entities must decide whether to participate by **Monday, May 4, 2026.**

WHO IS RUBRIS INC. AND WHAT IS THE NOTICE AND CLAIMS ADMINISTRATOR?

The Settlement provides that a Notice and Claims Administrator will provide notice and manage the collection of participation forms. Rubris, Inc. is the Notice and Claims Administrator for this new Settlement and was also retained for the prior national opioid settlements.

WHY IS YOUR ENTITY RECEIVING THIS NOTICE?

Your entity is eligible to participate in this Settlement. This Notice is also sent directly to counsel for each Eligible Entity if the Notice and Claims Administrator has their information. *If you are represented by an attorney with respect to opioid claims, please contact them.*

WHERE CAN YOU FIND MORE INFORMATION?

Detailed information about the Settlement may be found at:
https://nationalopioidsettlement.com

You are encouraged to review the Settlement Agreement terms and discuss the terms and benefits with your counsel. Each Eligible Entity will need to decide whether to participate in the proposed Settlement, and entities are encouraged to work through this process before the Monday, May 4, 2026, deadline.

HOW DO YOU PARTICIPATE IN THE SETTLEMENT?

The Settlement requires that each Eligible Entity take affirmative steps to "opt in" to the Settlement. You will receive the *Combined Subdivision Participation and Release Form* via DocuSign along with instructions from the Implementation Administrator. In order to participate in this Settlement, a person with authority must sign and return the required *Combined Subdivision Participation and Release Form*. DocuSign remains the preferred method of submission of the needed form.

The participation rate will be used to determine whether participation for each *Remnant Defendant* is sufficient to move forward. If the Settlement moves forward, your release will become effective as to that *Remnant Defendant*. If the settlement as to any *Remnant Defendant* does not move forward, the release as to that *Remnant Defendant* will not become effective.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: *dse_na3@docusign.net* and *opioidsparticipation@rubris.com*. Please monitor your email for the Participation Form and instructions.

All required documentation must be signed and returned on or before Monday, May 4, 2026. Upon effectuation of the Remnant Defendants Settlement, each Eligible Entity will be provided with a link to a portal where you will enter contact and payment information to receive settlement funds.

RESOLUTION 27-2026

A RESOLUTION APPROVING A SETTLEMENT PARTICIPATION FORM WITH SIX REMNANT DEFENDANTS IN THE NATIONAL OPIOID LITIGATION SETTLEMENT

WHEREAS, the City has been asked to participate in a nationwide settlement agreement in the opioid litigation against six remnant defendants; and

WHEREAS, settlement of the litigation will allow participating entities to begin meaningful changes to curb opioid addition, overdose, and death; and

WHEREAS, the settlement funds received by the participating entities must be used for opioid remediation; and

WHEREAS, the deadline to submit the executed Combined Subdivision Settlement Participation and Release Form is May 4, 2026.

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

Section 1. The City Council hereby approves the Combined Subdivision Settlement Participation and Release Form with six remnant defendants and authorizes the City Administrator to execute the form attached as Exhibit A, as well as any additional documents required.

Section 2. City staff is directed to perform all tasks necessary to implement the settlement with six remnant defendants.

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of April, 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

EXHIBIT G

Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form")

Governmental Entity: Blue Springs, City	State: MO
Authorized Official: Christine Cates, City Administrator	
Address 1: 903 West Main Street,	
Address 2:	
City, State, Zip: Blue Springs MO 64015	
Phone: 816-228-0111	
Email: ccates@bluespringsgov.com	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants' Settlement Agreement ("RDSA"), dated February 23, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).

2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at *https://nationalopioidsettlement.com/additional-settlements/*.

4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.

8. The Governmental Entity has the right to enforce the RDSA as provided therein.

9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.

11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: Christine Cates

Title: City Administrator

Date: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 27, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Christine Cates

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Community Identity

ITEM DESCRIPTION

Adopt a Resolution appointing Successor Directors to the Colonial Gardens Community Improvement District

BACKGROUND

The Colonial Gardens Community Improvement District (CID) was established on April 15, 2024 by Ordinance No. 5321 and appointed the initial Board of Directors. The Petition and the District's Bylaw provide for the Mayor to appoint Successor Directors of the District, with the consent of the City Council. The District Bylaws set forth that Successor Directors shall serve for a terms of four years.

By its Resolution No. 2026-01 (attached) the Colonial Gardens CID Board of Directors nominates the Mayor and appoints the following to serve as Successor Directors, each term to commence effective immediately through the dates listed below:

Successor Directors

- Cody Jolliff: 4 year term, 2026-2030, new appointment
- Donna Young: 4 year term, 2026-2030, new appointment
- Christine Cates: 4 year term, 2026-2030, reappointment
- Lara Vermillion: 4 year term, 2026-2030, reappointment, Disinterested Director

Interim Director

- George Schmitz: remainder of existing term, present - 2028

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	2030

STAFF RECOMMENDATION

Staff recommends approval.

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Colonial Gardens Community Improvement District Resolution 2026-01
2. Resolution appointing Successor Directors

REVIEWED BY

Requesting Director: Christine Cates

Administration: George Schmitz

Budget: N/A

Legal: Rouse P.C.

City Administrator: Christine Cates

RESOLUTION 28-2026

A RESOLUTION APPOINTING THE SUCCESSOR DIRECTORS TO THE COLONIAL GARDENS COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, the Colonial Gardens Community Improvement District (CID) was established on April 15, 2024 by Ordinance No. 5321, creating the Colonial Gardens Community Improvement District; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council; and

WHEREAS, the Petition provides the specific qualifications for the Successor Directors; and

WHEREAS, the nominees meet the requirements imposed by the Petition and by the Community Improvement District Act..

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

Section 1. That the following persons are hereby appointed as Successor Directors to the Colonial Gardens Community Improvement District, each term to commence effective immediately through the dates listed below:

Successor Directors

- Cody Jolliff: 4 year term, 2026-2030, new appointment
- Donna Young: 4 year term, 2026-2030, new appointment
- Christine Cates: 4 year term, 2026-2030, reappointment
- Lara Vermillion: 4 year term, 2026-2030, reappointment, Disinterested Director

Interim Director

- George Schmitz: remainder of existing term, 2028

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

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

COLONIAL GARDENS COMMUNITY IMPROVEMENT DISTRICT

Resolution 2026:01
Electing Interim Director and Approving Slate of Successor Directors
Adopted March 19, 2026

WHEREAS, per Ordinance No. 5321 ("Ordinance"), adopted April 15, 2024, and pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo, as amended ("Act"), the City Council of the City of Blue Springs, MO approved the Petition to Establish the Colonial Gardens Community Improvement District ("Petition"), and created the Colonial Gardens Community Improvement District ("District"); and

WHEREAS, the District was formed for the purposes as defined in the Petition; and

WHEREAS, the current members of the Board of Directors are as follows:

JESSICA TINDER (4 year term – 2024-2028)
MIKE MALLON (4 year term – 2024-2028)
PAUL ABUGATTAS (2 year term – 2024-2026)
JUSTINA SETINA (2 year term – 2024-2026)
CHRISTINE CATES (2 year term – 2024-2026)
LARA VERMILLION (2 year term- 2024-2026)

WHEREAS, pursuant to the Petition, the Board of Directors is authorized to elect interim directors to fill a vacancy; and

WHEREAS, pursuant to the Petition, District directors are to be appointed by the Mayor of Blue Springs with the consent of the City Council; and

WHEREAS, Paul Abugattas and Justina Setina, whose terms expire in 2026, intend to resign as Directors and Officers for the District. Cody Jolliff is nominated to replace Paul Abugattas and Donna Young is nominated to replace to Justina Setina. The terms of Christine Cates and Lara Vermillion also expire in 2026; and

WHEREAS, the District desires to elect George Schmitz as an interim director to replace Mike Mallon for the remainder of his term expiring in 2028; and

WHEREAS, the District desires to submit to the City Clerk for appointment by the Mayor of Blue Springs with the consent of the City Council the following successor director slate for each to serve new four-year terms to expire in 2030:

CODY JOLLIFF (4 year term – 2026-2030)
DONNA YOUNG (4 year term – 2026-2030)
CHRISTINE CATES (4 year term – 2026-2030)
LARA VERMILLION (4 year term- 2026-2030)

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS THAT:

Section 1. George Schmitz is elected as an interim director to serve the remainder of Mike Mallon's term expiring in 2028.

Section 2. The following successor director slate is approved:

CODY JOLLIFF (4 year term – 2026-2030)
DONNA YOUNG (4 year term – 2026-2030)
CHRISTINE CATES (4 year term – 2026-2030)
LARA VERMILLION (4 year term- 2026-2030)

Section 3. Successor directors shall each serve new four-year terms to expire 2030.

Section 4. The officers and legal counsel are authorized and directed to submit the approved successor director slate to the City Clerk and to follow procedures for appointment by the Mayor with consent of City Council as set forth in Petition. Appointed successor directors shall serve as a member of the Board of Directors with all of the duties and powers as provided in the Petition and District's bylaws.

Section 5. The officers are authorized and directed to execute and deliver for and on behalf of the District such certificates, agreements, or documents that may be deemed necessary or desirable by such officers or the District's legal counsel and to perform all other acts as such officers or the District's legal counsel may deem necessary or appropriate in order to facilitate the intent of this Resolution, with such execution being conclusive evidence of the acceptability of the terms and conditions thereof.

Section 6. This Resolution takes effect immediately.

APPROVED:

Cody Jolliff, Chair

ATTEST:

Jessica Tinder, Secretary

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 2, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Mayor Lievsay

CONTRACT NUMBER: N/A

DEPARTMENT: City Council

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

Adopt a Resolution approving the City of Blue Springs Code of Ethics and Conduct for Elected and Appointed Officials.

BACKGROUND

The City of Blue Springs is committed to maintaining a respectful, collaborative, and transparent environment across all levels of leadership. All City employees are held to the standards outlined in the Workplace Respect and Civility Policy (HR Manual, March 2023.) The adoption of a City of Blue Springs Code of Ethics and Conduct for Elected and Appointed Officials helps align expectations across the organization by ensuring that elected officials also commit to the principles that staff are expected to follow.

This policy supports implementation of the 2025–2030 Strategic Plan, specifically strategic priority areas:

- Community Identity, which emphasizes the importance of strengthening civic culture and trust in City leadership through clear and consistent communication; and
- Organizational Health, which calls for creating an environment that encourages collaboration, integrity, and accountability.

Several of the City's Core values are also supported by this policy including:

- Collaboration & Community Engagement – Working Together for Impact – Strengthens relationships across departments and with the public.
- Integrity & Accountability – Earning Trust through Actions - Promotes ethical conduct and transparency in leadership
- Service – Serving with Purpose and Compassion – Reinforces a professional, responsive, and respectful approach to public service

By adopting this policy, the City Council reinforces its commitment to leading by example, supporting staff, and upholding the values that define how the City serves the community.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	No End Date

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with City Council Code of Ethics and Conduct for Elected and Appointed Officials attached as Exhibit A.

REVIEWED BY

Requesting Director: Mayor Lievsay

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 29-2026

A RESOLUTION APPROVING THE BLUE SPRINGS CODE OF ETHICS AND CONDUCT FOR ELECTED AND APPOINTED OFFICIALS

WHEREAS, the City of Blue Springs adopts this Code of Ethics and Conduct to assure that all elected and appointed officials, while exercising their office, conduct themselves in a manner that will instill public confidence and trust in the fair operation and integrity of Blue Springs's City government; and

WHEREAS, the Mayor and Council recognize that the citizens and businesses of Blue Springs are entitled to have fair, ethical and accountable local government; and

WHEREAS, the City of Blue Springs Code of Ethics and Conduct supports the implementation of the City of Blue Springs Strategic Plan 2025 – 2030's identified Priority Area of Community Identity, emphasizing the importance of strengthening civic culture and trust in City leadership through clear and consistent communication; and

WHEREAS, the City of Blue Springs Code of Ethics and Conduct also supports the Strategic Priority Area of Organizational Health, which calls for creating an environment that embodies the City's Core Values of community engagement, collaboration, integrity, service, and accountability; and

WHEREAS, the Code of Ethics and Conduct includes that elected and appointed officials will comply with both the letter and spirit of the laws and policies affecting the operations of government, are independent, impartial and fair in their judgment and actions, use their public office for the public good, not for personal gain, and conduct public deliberations and processes openly, unless required by law to be confidential, in an atmosphere of respect and civility.

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

Section 1. Adopt and approve the City of Blue Springs Code of Ethics and Conduct for Elected and Appointed Officials, attached hereto as Exhibit A

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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS

MISSOURI

CITY OF BLUE SPRINGS
CODE OF ETHICS AND CONDUCT
FOR
ELECTED AND APPOINTED
OFFICIALS

POLICY PURPOSE

The Blue Springs City Council adopts this Code of Ethics and Conduct to assure that all elected and appointed officials, while exercising their office, conduct themselves in a manner that will instill public confidence and trust in the fair operation and integrity of Blue Springs's City government.

A. ETHICS

The citizens and businesses of Blue Springs are entitled to have fair, ethical, and accountable local government. To this end, the public should have full confidence that their elected and appointed officials:

- Comply with both the letter and spirit of the laws and policies affecting the operations of government;
- Are independent, impartial and fair in their judgment and actions;
- Use their public office for the public good, not for personal gain; and
- Conduct public deliberations and processes openly, unless required by law to be confidential, in an atmosphere of respect and civility.

Therefore, Mayor, members of the City's City Council, and of all Boards, Committees, and Commissions shall conduct themselves in accordance with the following ethical standards. For ease of reference the term "member" refers to any member of the Blue Springs City Council, Mayor, or City Boards, Committees, and Commissions established by City ordinance or Mayor and City Council policy.

1. Act in the Public Interest.

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Blue Springs and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before them.

2. Comply with both the spirit and the letter of the Law and City Policy.

Members shall comply with the laws of the nation, the State of Missouri, and the City of Blue Springs in the performance of their public duties.

3. Conduct of Members.

The professional and personal conduct of members while exercising their office must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges, or verbal attacks upon the character or motives of other members of the City Council, Mayor Boards, Committees and Commissions, the staff, or public.

4. Respect for Process.

Members shall perform their duties in accordance with the processes and rules of order established by the Mayor and City Council.

5. Conduct at Public Meetings.

Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand.

6. Decisions Based on Merit.

Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations. When making adjudicative decisions (those decisions where the member is called upon to determine and apply facts peculiar to an individual case), members shall maintain an open mind until the conclusion of the hearing on the matter and shall base their decisions on the facts presented at the hearing and the law.

7. Communication.

For adjudicative matters pending before the body, members shall publicly disclose substantive information that is relevant to a matter under consideration by the body which they may have received from sources outside of the public decision-making process.

8. Conflict of Interest.

In order to assure their independence and impartiality on behalf of the common good and compliance with conflict-of-interest laws, members shall use their best efforts to refrain from creating an appearance of impropriety in their actions and decisions. Members shall not use their official positions to influence government decisions in which they have:

(a) a material financial interest,

(b) an organizational responsibility or personal relationship which may give the appearance of a conflict of interest, or

(c) a strong personal bias.

A member who has a potential conflict of interest regarding a particular decision shall disclose the matter to the City Legal Counsel and reasonably cooperate with the City Legal Counsel to analyze the potential conflict. If advised by the City Legal Counsel to seek advice from the Missouri Ethics Commission or other appropriate state agency, a member shall not participate in a decision unless and until he or she has requested and received advice allowing the member to participate. A member shall diligently pursue obtaining such advice. The member shall provide the Mayor and the City Legal Counsel a copy of any written request or advice and conform his or her participation to the advice given. In providing assistance to members, the City Legal Counsel represents the City and not individual members.

In accordance with the law, members shall disclose investments, interests in real property, sources of income, and gifts; and if they have a conflict of interest regarding a particular decision, shall not, once the conflict is ascertained, participate in the decision and shall not discuss or comment on the matter in any way to any person including other members unless otherwise permitted by law. When a member has a conflict of interest regarding a particular decision, the member should step down from the dais during the discussion and deliberation of the particular decision.

9. Confidential Information.

Members must maintain the confidentiality of all written materials and verbal information provided to members which is confidential or privileged. Members shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial, or other private interests.

10. Use of Public Resources.

Members shall not use public resources which are not available to the public in general

(e.g., City staff time, equipment, supplies, or facilities) for private gain or for personal purposes not otherwise authorized by law. All request for legal opinion shall be remitted to the City Administrator, who will determine if matter should be forwarded to Legal Counsel. The Mayor and City Council, not individual members, shall give staff direction regarding the allocation of City resources for substantial projects and modification to City code.

11. Representation of Private Interests.

In keeping with their role as stewards of the public interest, the Mayor and members of the City Council shall not appear on behalf of the private interests of third parties before the Mayor and City Council or any Board, Committee, Commission or proceeding of the City, nor shall members of Boards, Committees and Commissions appear before their own bodies or before the Mayor and City Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

12. Advocacy.

Members shall represent the official policies or positions of the Mayor and City Council, Board, Committee, or Commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Blue Springs, nor will they allow the inference that they do. The Mayor and City Council, Board, Committee, and Commission members have the right to endorse candidates for all Councilmembers' seats or other elected offices. It is inappropriate to mention or display endorsements during the Mayor and City Council meetings, or Board, Committee, and Commission meetings, or other official City meetings.

13. Policy Role of Members.

Members shall respect and adhere to the Mayor and City Council-City Administrator structure of Blue Springs City government as outlined in the Blue Springs City Code and Blue Springs Home Rule Charter. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by City staff, Boards, Committees and Commissions, and the public. Except as provided by the City Code, members shall not interfere with the administrative functions of the City, the professional duties of City staff or consultants to the City; nor shall they impair the ability of staff to implement City Council policy decisions.

14. Independence of Boards, Committees and Commissions.

Because of the value of the independent advice of Boards, Committees, and Commissions to the public decision-making process, the Mayor and members of the City Council shall refrain from using their position to unduly influence the deliberations or outcomes of Board, Committee, and Commission proceedings.

15. Positive Workplace Environment.

Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees to in no way create the perception of inappropriate direction to staff.

B. CONDUCT GUIDELINES

The Conduct Guidelines are designed to describe the manner in which elected and appointed officials should treat one another, City staff, constituents, and others they come into contact with while representing the City of Blue Springs.

1. Elected and Appointed Officials' Conduct with Each Other in Public Meetings

Elected and appointed officials are individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve and protect the present and the future of the community. In all cases, this common goal should be acknowledged even though individuals may not agree on every issue.

(a) Honor the role of the chair in maintaining order

It is the responsibility of the chair to keep the comments of members on track during public meetings. Members should honor efforts by the chair to focus discussion on current agenda items. If there is disagreement about the agenda or the chair's actions, those objections should be voiced politely and with reason, following procedures outlined in parliamentary procedure.

(b) Practice civility and decorum in discussions and debate

Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of debate by a free democracy in action. Free debate does not require nor justify, however, public officials to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments.

(c) Avoid personal comments that could offend other members

If a member is personally offended by the remarks of another member, the offended member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other member to justify or apologize for the language used. The chair will maintain control of this discussion.

(d) Demonstrate effective problem-solving approaches

Members have a public stage and have the responsibility to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.

2. Elected and Appointed Officials' Conduct with the Public in Public Meetings

Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice or disrespect should be evident on the part of individual members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public testimony.

(a) Be welcoming to speakers and treat them with care and gentleness.

While questions of clarification may be asked, the official's primary role during public testimony is to listen.

(b) Be fair and equitable in allocating public hearing time to individual speakers.

The chair will determine and announce limits on speakers at the start of the public hearing process.

(c) Practice active listening

It is disconcerting to speakers to have members not look at them when they are speaking. It is fine to look down at documents or to make notes but reading for a long period of time or gazing around the room gives the appearance of disinterest. Members shall try to be conscious of facial expressions and avoid those that could be interpreted as "smirking," disbelief, anger, or boredom.

(d) Maintain an open mind

Members of the public deserve an opportunity to influence the thinking of elected and appointed officials.

(e) Ask for clarification, but avoid debate and argument with the public

Only the chair – not individual members – can interrupt a speaker during a presentation. However, a member can ask the chair for a point of order if the speaker is off the topic or exhibiting behavior or language the member finds disturbing.

3. Elected and Appointed Officials' Conduct with City Staff

Governance of a City relies on the cooperative efforts of elected officials (including the Mayor), who set policy, appointed officials who advise the elected, and City staff who implement and administer the policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

(a) Treat all staff as professionals

Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.

(b) Do not disrupt City staff from their jobs

Elected and appointed officials should not disrupt City staff while they are in meetings, on the phone, or engrossed in performing their job functions in order to have their individual needs met. Do not attend City staff meetings unless requested by staff – even if the elected or appointed official does not say anything, his or her presence shows partiality, may intimidate staff, and hampers staff's ability to do their job objectively.

(c) Never publicly criticize an individual employee

Elected and appointed officials should never express concerns about the performance of a City employee in public, to the employee directly, or to the employee's manager. Comments about staff performance should only be made to the City Administrator through private correspondence or conversation. Appointed officials should make their comments regarding staff to the City Administrator or the Mayor.

(d) Do not get involved in administrative functions

Elected and appointed officials acting in their individual capacity must not attempt to influence City staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits.

(e) Do not solicit political support from staff

Per Section 12.2 of the City of Blue Springs Home Rule Charter, No City Officer, Board member, Councilmember, Commission member or employee shall directly or indirectly coerce, attempt to coerce, command, advise or solicit a City employee to pay, lend, or contribute anything of value to a committee,

organization, agency or person for the political or electoral purposes of any candidate for Blue Springs City Office. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

(f) No Attorney-Client Relationship

Members shall not seek to establish an attorney-client relationship with the City Legal Counsel, including his or her staff and attorneys contracted to work on behalf of the City. The City Legal Counsel represents the City and not individual members. Members who consult with the City Legal Counsel cannot enjoy or establish an attorney-client relationship with the attorney.

4. Mayor and City Council Conduct with Boards, Committees and Commissions

The City has established several Boards, Committees, and Commissions as a means of gathering more community input. Citizens who serve on Boards, Committees, and Commissions become more involved in government and serve as advisors to the Mayor and City Council. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

(a) If attending a Board, Committee or Commission meeting, be careful to only express personal opinions

Mayor and City Council members may attend any Board, Committee, or Commission meeting, which are always open to any member of the public. However, they should be sensitive to the way their participation – especially if it is on behalf of an individual, business or developer – could be viewed as unfairly affecting the process. Any public comments by the Mayor or a Councilmember at a Board, Committee, or Commission meeting should be clearly made as

individual opinion and not a representation of the feelings of the entire City Council.

(b) *Limit contact with Board, Committee and Commission members to questions of clarification*

It is inappropriate for a Councilmember to contact a Board, Committee, or Commission member to lobby on behalf of an individual, business, or developer, and vice versa. It is acceptable for Councilmembers to contact Board, Committee, or Commission members in order to clarify a position taken by the Board, Committee, or Commission.

(c) Respect that Boards, Committees, and Commissions serve the community, not individual Councilmember

The Mayor appoints individuals to serve on Boards, Committees, and Commissions, and the City Council approve such appointments. It is the responsibility of Boards, Committees, and Commissions to follow policy established by the Mayor and City Council. Board, Committee, and Commission members do not report to an individual Councilmember or the Mayor individually, nor should the Mayor or an individual Councilmember feel they have the power or right to threaten Board, Committee, and Commission members with removal if they disagree about an issue.

Appointment and re-appointment to a Board, Committee, or Commission should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official duties. A Board, Committee, or Commission appointment should not be used as a political "reward."

(d) Be respectful of diverse opinions

A primary role of Boards, Committees, and Commissions is to represent many points of view in the community and to provide the Mayor and City Council with advice based on a full spectrum of concerns and perspectives. Councilmembers may have a closer working relationship with some individuals serving on Boards, Committees, and Commissions, but must be fair and respectful of all citizens serving on Boards, Committees, and Commissions.

(e) Keep political support away from public forums

Board, Committee, and Commission members may offer political support to a Councilmember, but not in a public forum while conducting official duties. Conversely, Councilmembers may support Board, Committee, and Commission members who are running for office, but not in an official forum in their capacity as a Councilmember.

C. SANCTIONS

(a) Ethics Training for Local Officials

Councilmembers, as well as Board, Committee, and Commission Members who are out of compliance with State or City mandated requirements for ethics training shall not represent the City on intergovernmental assignments or Mayor and City Council subcommittees and may be subject to sanctions.

(b) Behavior and Conduct

The Blue Springs Code of Ethics and Conduct expresses standards of ethical conduct expected for the Mayor, members of the Blue Springs City Council,

Boards, Committees and Commissions. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government. The chairs of Boards, Committees, and Commissions and the Mayor and City Council have the additional responsibility to intervene when actions of members that appear to be in violation of the Code of Ethics and Conduct are brought to their attention.

Councilmembers:

Councilmembers who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Mayor and City Council, lose seniority or committee assignments (both within the City of Blue Springs and with intergovernmental agencies) or other privileges afforded by the Mayor and City Council. Serious infractions of the Code of Ethics or Code of Conduct could lead to other sanctions as deemed appropriate by the Mayor and City Council.

Individual Councilmembers should point out to the offending Councilmember perceived infractions of the Code of Ethics and Conduct. If the offenses continue, then the matter should be referred to the Mayor in private. If the Mayor is the individual whose actions are being questioned, then the matter should be referred to the Mayor Pro-Tem. It is the responsibility of the Mayor (or Mayor Pro-Tem) to initiate action if a Councilmember's behavior may warrant sanction. If no action is taken by the Mayor (or Mayor Pro-Tem), then the alleged violation(s) can be brought up with the full Mayor and City Council.

Board, Committee and Commission Members:

Counseling, verbal reprimands, and written warnings may be administered by the Mayor to Board, Committee, and Commission members failing to comply with City policy.

These lower levels of sanctions shall be kept private to the degree allowed by law. Copies of all written reprimands administered by the Mayor shall be distributed in memo format to the chair of the respective Board, Committee, or Commission, the City Legal Counsel, the City Administrator, and the Mayor and City Council.

The Mayor and City Council may impose sanctions on Board, Committee, and Commission members whose conduct does not comply with the City's policies. Such conduct is cause for removal from office. Any form of discipline imposed by the Mayor and City Council shall be determined by a ¾ vote of the Mayor and City Council, after written notice of the change(s) is(are) provided to the member, and after a noticed public meeting and such action shall be preceded by a report to the Mayor and City Council with supporting documentation.

Pursuant to Section 402.020 (b) of City Code and § 89.320, RSMO; the City Council may remove a Planning and Zoning Commissioner **for cause** stated in writing and after a public hearing by executive order of the Mayor after receiving the consent of a majority of the entire City Council or by a five-sevenths (5/7) vote of the City Council on its own initiative.

Pursuant to Section 402.030 (b) of City Code and § 89.080, RSMO; the Mayor and City Council may remove a Board of Zoning Adjustment member **for cause** upon written charges and after public hearing by executive order of the Mayor after receiving the consent of a majority of the entire City Council or by a five-sevenths (5/7) vote of the City Council on its own initiative.

When deemed warranted, the Mayor or majority of City Council may call for an investigation of Board, Committee, or Commission member conduct. Also, should the City Administrator or City Legal Counsel believe an investigation is warranted, they shall confer with the Mayor and City Council. The Mayor and City Council shall ask the City

Administrator or the City Legal Counsel to investigate the allegation and report the findings.

These sanctions are alternatives to any other remedy that might otherwise be available to remedy conduct that violates this code or state or federal law. In order to protect and preserve good government, any individual including the City Administrator and the City Legal Counsel after complying with Rule 4-1.2(f) of the Missouri Bar Rules of Professional Conduct, who knows or reasonably believes a member acts or intends or refuses to act in a manner that is or may be a violation of law reasonably imputable to the organization, or in a manner which is likely to result in substantial injury to the organization, may report the violation to the appropriate governmental authorities.

D. IMPLEMENTATION

The Code of Ethics and Conduct is intended to be self-enforcing and is an expression of the standards of conduct for members expected by the City. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

For this reason, this document shall be included in the regular orientations for candidates for Mayor, City Council, applicants to Board, Committee, and Commissions, and newly elected and appointed officials. Members entering office shall sign a statement (example below) acknowledging they have read and understand the Code of Ethics and Conduct. In addition, the Code of Ethics and Conduct shall be periodically reviewed by the Mayor and City Council, Boards, Committees, and Commissions, and updated as necessary.

E. ACKNOWLEDGEMENTS

I affirm that I have read and understand the City of Blue Springs Code of Ethics and Conduct for Elected and Appointed Officials.

_____ _____

Signature Date

BLUE SPRINGS
MISSOURI

CITY COUNCIL

April 6, 2026

EXHIBITS FOR PUBLIC HEARING

SULLIVAN RANCH

REZONING (RZ-02-26-9805) AND

GENERAL DEVELOPMENT PLAN (GDP-02-26-9806)

EXHIBIT #1 City Council Information Form dated Mach 24, 2026 with the following attachments: Staff report with attachments; Narrative with attachments; Affidavit of Publication in the Examiner on March 7, 2026; 185-foot Notification Map; Names/addresses of property owners within 185 ft of site; Copy of Resident Letter sent to property owners; Zoning Protest Petition Map; Title IV Land Use Section (by reference); Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference); City of Blue Springs Strategic Plan 2025-2030 (by reference), letters received regarding Sullivan Ranch Development and Bill approving the Rezoning

EXHIBIT 1
CITY COUNCIL
SULLIVAN RANCH
REZONING (RZ-02-26-9805) AND
GENERAL DEVELOPMENT PLAN (GDP-02-26-9806)
APRIL 6, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 24, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Shantele Frie

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

A public hearing is being held at the request of the applicant, Charles J. Robinson, CJR Development, on behalf of the property owner Land Bank of Blue Springs Missouri, to rezone property from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single Family Residential District) (RZ-02-26-9805) for 70.15 +/- acres Sullivan Ranch development located east of SE Wyatt Road and east of SE Litchford Road and a General Development Plan (GDP-02-26-9806) to construct 151 large lot single family residential homes, open space tracts, and amenities. Upon conclusion of the public hearing, a Bill rezoning the property to "SF-12" and a Bill approving the General Development Plan will be ready for introductions and readings.

BACKGROUND

The applicant is requesting approval to rezone the subject property from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single Family Residential District) for the

property located east of SE Wyatt Road and east of SE Litchford Road.

The applicant is also requesting approval of a General Development Plan to allow for 151 large lot single-family residential lots, seven open spaces with amenities, and a walking trail. The subdivision will consist of various elevations, color schemes, and masonry materials. The plan includes front-loaded garages with two-story conceptual elevations. The single-family homes will be a minimum livable floor area of 1,600 sq ft. The development will provide two access points - one located at E Wyatt Road and secondary access along S. Litchford Road-both providing direct access to the proposed Sullivan Ranch subdivision. Pedestrian connectivity will be enhanced through the installation of an eight-foot multi-use path along the south side of E Wyatt Road extension and a five-foot ADA compliant sidewalk along the north side of E Wyatt Road. Full roadway improvements will be required for the E Wyatt Road extension consistent with City roadway standards. S. Litchford Road will require half-road improvements, including the installation of curb, gutter, and sidewalks along the development frontage. In addition, S. Litchford Road should be modified as necessary to provide adequate sight distance from the proposed southern entrance, consistent with the submitted traffic study. Harris-Potts Road will also be required for half-road improvements along the development frontage, to include curb, gutter, and sidewalks.

Spanning a total of 70.15 +/- acres, the subdivision has a density of 2.10 dwelling units per acre, lower than the achievable densities if the property were developed in accordance with the 2014 Comprehensive Plan's S2 Specific Area Plan, which designates this subject property with a planned density of less than five dwelling units per acre. The City's Strategic Plan for 2025-2030 identifies "Balanced Growth" as a key strategic priority, reflecting the goal to expand and grow the community in a thoughtful and intentional manner that supports both residents and businesses. The plan emphasizes proactively identifying appropriate areas for different types of land uses, anticipating

infrastructure and service needs ahead of development, and aligning public investment with private sector opportunities. By taking this forward-looking approach the City aims to ensure that growth is supported by sufficient roads, utilities, parks, and other municipal services so that new neighborhoods and commercial areas function effectively and maintain the quality of life that existing residents value.

On March 23, 2026, the Planning Commission held a public hearing where the Rezoning and General Development Plan was not recommended.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 7, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning (RZ-02-26-9805).

Staff recommends approval of the General Development Plan (GDP-02-26-9806) with the following conditions:

1. Approval based on the representation of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless are requested and approved through the General Development Plan:

a. Established minimum lot standards that deviate from the "SF-12" zoning district standards, as outlined in the table, which include reductions to the minimum rear yard setback requirement to the following lots: 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31,32, 33, 34, 35, 36, 43, 44, 55, 56, 57, 58, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 102, 103, 104, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 147, 148.

b. Establish minimum lot standards that deviate from the "SF-12" zoning district standard as outlined in the table, which includes a request in lot width for the Cul-De-Sac front building line for the following lots: 34, 44, 45,81.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: March 24, 2026

Action: Recommended Rezoning: 3 Aye, 3 No

Recommended General Development Plan with conditions: 3 Aye, 3 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff report with attachments; Narrative with attachments; Affidavit of Publication in the Examiner on March 7, 2026; 185-foot Notification Map; Names/addresses of property owners within 185 ft of site; Copy of Resident Letter sent to property owners; Zoning Protest Petition Map; Title IV Land Use Section (by reference); Blue Springs Code of Ordinance (by reference); 2014 Comprehensive Plan (by reference); City of Blue Springs Strategic Plan 2025-2030 (by reference), letters received regarding Sullivan Ranch Development
2. Bill approving the Rezoning

3. Bill approving the General Development Plan for Sullivan Ranch

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 23, 2026

City Council Date: April 6, 2026

Project Name: Sullivan Ranch

Site Location: East of SE Wyatt Road and East of SE Litchford Road

(41-700-03-03-00-0-00-000) Northern Parcel 29.63 Acres

(54-100-02-02-00)-Southern Parcel 38.73 Acres

Applicant: Charles J. Robinson, CJR Development

Property Owner: Land Bank of Blue Springs Missouri

Staff Planner: Shantele Frie, Planner III

Project Request:

RZ-02-26-9805: Rezoning from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single-Family District).

GDP-02-26-9806: General Development Plan for the development of 151 Large Lot Single Family residential, open spaces, and amenities.

PP-02-26-9824: Preliminary Plat for 151 Large Lot Single-Family residential lots and seven (7) open space tracts on 70.15 +/- acres.

Project Description:

The applicant is requesting approval to rezone the subject property from "AG-C" (Agriculture-County) and establish initial zoning of "SF-12" (Large Lot Single-Family Residential District) for the property located east of SE Wyatt Road and East of SE Litchford Road. The applicant is also requesting approval of a General Development Plan for 151 Large-Lot Single-Family homes, seven (7) open space areas, and walking trails throughout the development. The final request is for approval of a Preliminary Plat for 151 Large-Lot Single-Family lots, open-space tracts, and amenities on 70.15 +/- acres.

Staff Recommendation:

Staff recommends approval of the Rezoning, and approval of the General Development Plan and Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
07/07/2003	City Council	Approved the Annexation (A-6-2002) of the property into the Blue Springs City Limits (Ord. 3578)
05/30/2007	Planning Commission	Recommended denial of the Rezoning (RZ-03-07-1006) and the Gibson Estates PR-O Concept Plan (PROC-03-07-1008) for 634 single-family lot development on 225 +/- acres.
09/05/2007	City Council	Denied the Rezoning (RZ-07-07-1216) and the Gibson Ridge PR-O Concept Plan (PROC-07-07-1215) for a 480 dwelling unit development on 225 +/- acres.

10/27/2025	Planning Commission	Recommended Denial of the Rezoning (RZ-07-25-9646) and the Sullivan Ranch General Development Plan (GDP-07-25-9647) for 218 single-family lot development on 70.15 +/- acres.
11/17/2025	City Council	Denied the Rezoning (RZ-07-25-9646) and the Sullivan Ranch General Development Plan (GDP-07-25-9647) for 218 single-family lot development on 70.15 +/- acres.

Future Applications:

The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the selling of individual lots or the issuance of building permits.

Adjacent Properties:

Direction	**Current Zoning**	**Current Land Use(s)**
North:	"AG-C" (Agriculture Unincorporated Jackson County)	Undeveloped County Land
South:	"AG-C" (Agriculture Unincorporated Jackson County) Right-of-Way	Undeveloped County Land Minor Collector (SE Harris-Potts Road)
East:	"AG-C" (Agriculture Unincorporated Jackson County)	Agriculture Homesite
West:	Right-of-Way "SF-12" (Large Lot Single Family Residential District)	Minor Collector (SE Litchford Road) Undeveloped (Hoot Owl Meadows)

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture-County)

Existing Land Use: Undeveloped Vacant Land

Proposed Zoning: "SF-12" (Large Lot Single Family Residential District)

Proposed Land Use: Detached Single-Family Housing

Comprehensive Plan:

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

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

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

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

Goal 1: Strengthen Individual Neighborhood Identities.

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

2. Enhance or build Gathering Places so that most homes are within a 5-10 min walk of at least one gathering place.

The Goal and Target most opposed to this development is found under the "investments" framework:

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

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

The subject property is located within the S2 Specific Area Plan as identified in the City of Blue Springs Comprehensive Plan. This area represents a key portion of the City's southern growth corridor and is designated as a Specific Plan Area intended to guide coordinated residential growth and neighborhood development. The S2 Specific Area Plan envisions the area as a collection of well-connected neighborhoods that balance new single-family residential development with the preservation of natural features and open spaces. The plan emphasizes strong neighborhood connectivity, diverse housing types and lot sizes, and the inclusion of parks, trails, and open spaces to promote a high quality of life.

The S2 Specific Area Plan designates this portion of the community for low-density residential development, with a planned density of less than five (5) dwelling units per acre. Future development within the S2 Specific Area Plan is expected to reflect the City's goal for orderly expansion, efficient infrastructure investment, and a high-quality neighborhood character. Proposed single-family developments in this area should align with these objectives through appropriate design, access, and open-space provisions that support the long-range vision for the southern portion of the community.

Detached Housing: Areas appropriate for detached houses on small to larger lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 15,000 square foot (1/4) acre range. Larger lots may be integrated into the pattern in limited applications to

add a variety of housing types and a transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distance of Gathering Places and the Neighborhood Center.

Strategic Plan 2025-2030:

The City's Strategic Plan for 2025-2030 identifies *"Balanced Growth"* as a key strategic priority, reflecting the goal of expanding the community in a thoughtful and intentional manner that supports both residents and businesses. The plan emphasizes proactively identifying appropriate areas for different land uses, anticipating infrastructure and service needs ahead of development, and aligning public investment with private-sector opportunities. By taking this forward-looking approach, the City aims to ensure that growth is supported by sufficient roads, utilities, parks, and other municipal services so that new neighborhoods and commercial areas function effectively and maintain the quality of life that existing residents value.

In this context, the development of the southern portion of the City via the South Area Sewer Neighborhood Improvement District (NID) serves as a concrete example of this balanced growth approach in practice. Established by the City in 2006 (with a related bond issuance in 2009) to finance and provide sanitary sewer infrastructure for approximately 1,530 acres of planned development, the NID ensures that essential utility capacity and infrastructure are in place before or concurrently with lot development and build-out. The NID requires that landowners/developers within the district enter into cooperative agreements to allocate sewer capacity. The City has effectively leveraged the NID to coordinate infrastructure readiness, phased growth, and service delivery in ways that align with the "Balanced Growth" Priority. The presence of the NID underscores how the City is guiding growth not just through zoning and land-use decisions, but also through infrastructure financing and capacity planning—thereby supporting a broader vision of preparing for and managing growth in a sustainable, service-oriented manner. The Neighborhood Improvement District (NID) anticipated the development of detached single-family housing on this property at a density consistent with the current proposal. The NID was sized accordingly and assessed based on this projected level of development.

Rezoning:

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

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

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 relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

    a. Staff finds the proposed rezoning is consistent with the 2014 Comprehensive Plan, which identifies this area as part of the City's Neighborhoods with Distinct Destinations and Gathering Places framework. The S2 Area Plan envisions this portion of the community as a series of well-connected, low-density residential neighborhoods with a planned density of less than five (5) dwelling units per acre. The plan emphasizes high-quality single-family residential development that is thoughtfully integrated with open spaces, pedestrian connections, and community amenities. The proposed rezoning supports this intent by facilitating detached single-family housing on neighborhood-scale lots in

a manner consistent with the City's long-range vision for the southern growth area.

Furthermore, the proposed rezoning aligns with the City of Blue Springs Strategic Plan (2025-2030) and its strategic priority of Balanced Growth, which emphasizes expanding and growing the City strategically and thoughtfully to serve both residents and businesses. This priority encourages the proactive identification of areas appropriate for various types of land uses and ensuring adequate services and infrastructure are in place to accommodate future growth. The proposed rezoning fulfills these objectives by promoting orderly and sustainable development that supports the City's vision of well-planned neighborhoods and cohesive community growth.

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

    a. Staff finds the application furthers the intent of the proposed zoning district by promoting compatible single-family residential development that aligns with the surrounding neighborhood character. SE Wyatt Road, classified as a major collector, will be extended through the center of the development, providing a well-connected internal street network and supporting future area circulation. Improvements to SE Litchford Road along the western boundary will enhance access and connectivity, allowing the development to transition smoothly and complement the adjacent Hoot Owl Meadows subdivision. Together, these improvements ensure that the proposed zoning supports both the site's internal functionality and the intent of the adjoining residential zoning districts.

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.

a. Staff finds that the approval of the proposed rezoning would establish a positive precedent that encourages the development of other vacant properties along SE Wyatt Road and SE Litchford Road. The pedestrian network provides basic internal connectivity and connections to future development in the area. Denying the application could discourage the development of properties that require establishing initial zoning to support the highest and best use.

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

a. The proposed development will be required to comply with all applicable provisions of the Unified Development Code (UDC). The subject property cannot be developed under the existing "AG-C" (Agriculture-County) zoning district, as this district does not allow for residential subdivision development at the proposed density. Therefore, a rezoning application is necessary prior to any development activity to establish an appropriate zoning designation consistent with the intended single-family residential use. Upon rezoning, the development will be required to meet all applicable UDC standards, including not limited to lot design, open space requirements, access and circulation, and utility and stormwater provisions.

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.

a. The City will be able to provide the necessary utilities and municipal services to support the proposed development. Public Water Supply

District No. 13 and the Southern Jackson County Fire Protection District will also be able to provide adequate water, sewer, and fire protection services to the site. Staff has reviewed the proposal and finds that the existing and planned infrastructure networks can accommodate the anticipated demand without adversely impacting service levels to surrounding properties.

6. The effect of approval of 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.

    a. Staff finds that the approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The investment in the site and in the city is likely to have a positive impact on the surrounding areas by providing additional residents and housing options.

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

    a. Staff finds that the requested zoning change from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single-Family Residential District) is justified by changing conditions in the surrounding area and consistent with the City's Comprehensive Plan and Future Land Use Map. The Comprehensive Plan designates this area for future single-family residential development, reflecting the community's intent to promote orderly residential growth in the southern portion of the City. The existing "AG-C" zoning designation no longer aligns with current development patterns or the long-range vision established for this portion of the community. Staff finds the

proposed zoning change to be reasonable and necessary to ensure consistency with the adopted Comprehensive Plan and surrounding land uses.

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

    a. Staff finds this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

    a. Based on the review criteria above, staff recommends approval of this rezoning.

General Development Plan & Preliminary Plat Analysis

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

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

Preliminary Plat Requirements:

The proposed Preliminary Plat meets the minimum standards described in Unified Development Code Section 403.050 and the submittal requirements set forth in the Preliminary Plat application.

Preservation:

The approximately 70.15 +/- acre property is currently undeveloped and characterized by dense vegetation, including existing brush, shrubbery, and mature trees. As part of the proposed development, a portion of the existing vegetation will need to be cleared to accommodate site grading, utility installation, and stormwater management improvements. This includes the construction of new detention basins designed to manage additional runoff generated by the development in compliance with City and APWA 5600 stormwater standards.

The applicant will be required to implement a comprehensive landscape plan consistent with the City's landscape and open space requirements. New landscaping will be incorporated throughout the site, including along street frontages, open space tracts, and within each individual lot.

Phasing:

The development is proposed in five (5) phases.

Streets & Sidewalks:

The proposed development will be served by two (2) access points—one (1) located along E. Wyatt Road and a secondary access along S. Litchford Road—both providing direct vehicular access to the proposed Sullivan Ranch subdivision. **Pedestrian connectivity will be enhanced through the installation of an 8-foot-wide multi-use path along the south side of the E Wyatt Road extension and a 5-foot-wide ADA-compliant sidewalk along the north side of E. Wyatt Road.**

Within the development, a 5-foot-wide ADA-compliant sidewalk will be provided along one (1) side of each internal street, consistent with the requirements of the Unified Development Code (UDC) for single-family residential subdivisions. These internal sidewalks will connect to the external sidewalk system and the planned walking trail on the east side of the development, providing continuous pedestrian circulation and access to designated open spaces.

Full roadway improvements will be required along E. Wyatt Road consistent with the City's roadway standards. The improvements shall include dedication of a 60-foot right-of-way and construction of the full roadway section. S Litchford Road will require half-

road improvements, including installation of curb and gutter with a sidewalk along the development frontage. In addition, S. Litchford Road shall be modified as necessary to provide adequate sight distance from the proposed southern entrance, consistent with the traffic study dated July 7, 2025. Harris-Potts Road will also require half-road improvements along the project frontage, including curb and gutter with installation of a minimum five (5) foot-wide ADA-compliant sidewalk. Sidewalks along both S Litchford Road and Harris-Potts Road shall meet ADA accessibility requirements and be constructed in accordance with City standards.

A Limit of No Access is required to be delineated and dedicated on all lots and tracts adjacent to S Litchford Road and S Harris-Potts Road. Sidewalks adjacent to tracts must be installed before approval of the Final Plat for each development phase. Sidewalks along lot frontages must be installed before issuance of a Certificate of Occupancy for each lot.

Traffic:

The proposed development will be served by an internal network of local streets with two points of access—one from S. Litchford Road and one from E. Wyatt Road. S. Litchford Road is classified as a Minor Collector, designed to accommodate traffic and provide connections between local streets and major collectors. E. Wyatt Road is classified as a Major Collector, intended to carry higher traffic volumes and facilitate movement between neighborhoods and arterial roadways.

The proposed subdivision includes 151 Large Lot Single-Family residential lots, which is expected to result in a modest increase in daily traffic. Based on the street classifications and existing roadway capacities, the additional traffic generated by the development is expected to remain well within the functional capacity of the surrounding roadway network after all improvements are completed. The proposed development is not expected to adversely impact traffic operation or reduce the level of service along E. Wyatt Road or adjacent roadways.

A preliminary Traffic Impact Study was completed as part of the initial review process. A follow-up Traffic Impact Study will be required while local schools are in session to capture a more accurate representation of peak traffic conditions and roadway operations. The results of the final study will be reviewed by City Staff prior to approval of Construction Infrastructure Plans to ensure appropriate mitigation measures are incorporated, if necessary.

Stormwater:

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

Sanitary Sewer:

A Neighborhood Improvement District (NID) was previously established to extend sanitary sewer service to this area. The available sewer capacity within the NID is limited based on the development assumptions and density allocations established at the time of its creation. The proposed number of sewer connections associated with this development can be adequately served by the existing NID sanitary sewer system.

The proposed Sullivan Ranch development is located within the Pump 7 service area, which was originally designed to serve approximately 223.62 acres and 669 single-family residential lots. The Sullivan Ranch development proposes 151 single-family residential lots, while the adjacent Hoot Owl Meadows subdivision to the west includes 231 single-family residential lots. Combined, these developments comprise 382 single-family residential lots within the Pump 7 service area. The City's long-range vision for this portion of the community has consistently identified it as a site for higher-density residential growth, with the goal of fully utilizing existing infrastructure and promoting efficient land-use patterns in the southern part of the city.

Gravity sanitary sewer service is available to the site; however, a licensed professional engineer or land surveyor will be required to verify that the sewer invert elevations are sufficient to provide gravity flow for this development prior to construction plan approval.

Land Use & Density:

The proposed land use for the site is "Detached Housing," defined as the use of a lot for a single principal dwelling unit that is not attached to any other dwelling unit. The

proposed development has a residential density of approximately 2.15 dwelling units per acre, which is consistent with the character and intent of the "SF-12" (Large Lot Single-Family Residential) zoning district.

Building Typology:

The "Detached House—Large Lot." Is the most appropriate building type for the development. The standards are listed in the table below:

Standard	**Requirement**	**Proposed**
Min. Lot Size	12,000 square feet to 1 acre	Minimum 12,000 square feet
Min. Lot Width	100 feet to 150 feet; minimum 80 feet for lots fronting on the radius of a cul-de-sac.	Minimum lot width 100-feet Minimum lot width 80
Front Setback	30-feet	30-feet
Corner Side Setback	30-feet corner side	30-feet
Side Setback	15-feet	15-feet
Rear Setback	30-feet	30-feet* except those noted below
Building Coverage	35% Max	35% Max
Building Height	35-ft	35-ft

CUL-DE-SAC LOTS REQUEST FOR WIDTH REDUCTION

Lot Number	**Building Line Width**
34	88-feet
44	83-feet
45	98-feet
81	96-feet

LOTS BACKING UP TO LANDSCAPE TRACTS FOR REQUEST FOR REAR YARD REDUCTION IN SETBACK

Lot Number	Request for Rear Yard Reduction of 30 feet
1	20-feet
2	20-feet
3	20-feet
4	20-feet
5	20-feet
6	20-feet
27	20-feet
28	20-feet
29	20-feet
30	20-feet
31	20-feet
32	20-feet
33	20-feet
34	20-feet
35	20-feet
36	20-feet
43	20-feet
44	20-feet
55	20-feet
56	20-feet
57	20-feet
58	20-feet
77	20-feet
78	20-feet
79	20-feet
80	20-feet
81	20-feet
82	20-feet
83	20-feet

84	20-feet
85	20-feet
86	20-feet
87	20-feet
88	20-feet
89	20-feet
90	20-feet
91	20-feet
92	20-feet
93	20-feet
102	20-feet
103	20-feet
104	20-feet
114	20-feet
115	20-feet
116	20-feet
117	20-feet
118	20-feet
119	20-feet
120	20-feet
121	20-feet
122	20-feet
123	20-feet
124	20-feet
125	20-feet
126	20-feet
127	20-feet
128	20-feet
147	20-feet
148	20-feet

** The request for the reduction for the rear yard setback would to provide adequate space for rear patios and decks for homes adjacent to the green space while maintaining the overall parcel boundary. The proposed improvements would extend toward the internal green space rather than encroaching on the exterior property lines of development.

Parking:

Single-Family Detached Housing requires two (2) off-street parking spaces per dwelling unit. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

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

Pedestrian Access:

All homes within the development will have direct pedestrian access to the public sidewalk from the front entrance. For homes with front-loaded garages, a connecting sidewalk will extend from the front door to the driveway, ensuring continuous access to the public sidewalk network. Staff finds this emphasis on pedestrian connectivity supports the intent of the development and contributes to a cohesive, walkable neighborhood design.

Open Space:

In accordance with the requirements of the "SF-12" (Large Lot Single-Family Residential District) zoning district, the applicant is required to provide a minimum of 10% open space, consistent with the Open Space Standards outlined in Section 406.030 of the Unified Development Code (UDC). For this development, the required open space equates to approximately 7 +/- acres. Based on the submitted General Development Plan, this requirement has been satisfied.

Street trees are required at a minimum ratio of one (1) tree per lot or tract. For lots or tracts with frontage greater than 100 feet, one (1) street tree is required for every fifty (50) feet of frontage, in accordance with City standards. **Illustrative details of amenities must be provided with the Site Plan Design Review. A final landscape plan must be submitted for review and approval with the Site Plan Design Review and must address landscaping in common tracts and street trees. The minimum number of plant units to meet landscape buffer requirements must also be provided.**

All required open-space amenities must be installed before the building is occupied. Additional open space details will be reviewed through the Site Plan Design Review process.

All required open space amenities shall be installed or financially guaranteed prior to approval of the Final Plat.

Open Space	Description
Tract A-0.20 acres	Open Space/ Landscape Buffer
Tract B- 0.68 acres	Open Space/Detention
Tract C- 0.04 acres	Open Space/Landscape Buffer
Tract D-0.03 acres	Open Space/Landscape Buffer Walking Trail
Tract E-0.97 acres	Open Space/Detention Walking Trail
Tract F-0.14 acres	Open Space/Detention Walking Trail
Tract G-0.20 acres	Open Space/Landscape Buffer
Tract H-0.05 acres	Open Space/Landscape Buffer
Tract I-0.37 acres	Open Space
Tract J-0.75 acres	Open Space/Landscape Buffer Walking Trail
Tract K-1.22 acres	Open Space/Detention Walking Trail
Tract L-0.35 acres	Open Space/Landscape Buffer

	Walking Trail
Tract M-0.94 acres	Open Space/Detention Walking Trail
Tract N-0.32 acres	Open Space/Landscape Buffer Walking Trail
Tract O-0.12 acres	Open Space/Landscape Buffer Walking Trail
Tract P-0.24 acres	Open Space/Landscape Buffer
Tract Q-0.61 acres	Open Space/Detention
Tract R-0.51 acres	Open Space/Landscape Buffer Walking Trail
Tract S-0.53 acres	Open Space
Tract T-0.16 acres	Open Space/Landscape Buffer Walking Trail
Tract U-0.08 acres	Open Space/Landscape Buffer Walking Trail
Tract V-0.37 acres	Open Space/Landscape Buffer
Tract W-0.12 acres	Open Space/Landscape Buffer Walking Trail
Tract X-0.24 acres	Open Space/Landscape Buffer Walking Trail
Total Area	**9.53 acres**

Architectural Character:

The applicant has provided conceptual elevations which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements.

Final architectural designs meeting the architectural design standards shall be provided for review and approval with Site Plan Design Review.

Minimum Livable Floor Area:

The adjacent Hoot Owl Meadows subdivision has an approved minimum livable floor area of 1,800 square feet. The applicant is proposing a minimum livable floor area of 1,600 square feet for all lots within the proposed development. Section 407.110 of the UDC allows the Planning Commission to classify subdivisions in a manner that minimizes the differences in dwelling sizes between adjoining neighborhoods and generally limits new subdivisions to no more than one classification below an abutting development unless a higher standard is requested. Because the proposed minimum is one step lower than Hoot Owl Meadows, it is consistent with the criteria for establishing a transition in dwelling sizes between subdivisions. The minimum livable floor area classification shall be clearly noted on the Final Plat prior to recording.

Frontage & Landscaping:

The applicant has provided a conceptual landscaping plan for the site. Additional details and plant units may be needed to meet landscaping requirements. All residential lots will be required to install a minimum of forty-five (45) plant units and sod or seed prior to final building inspections. **Landscaping requirements will be reviewed in greater detail with the Site Plan Design Review.**

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to Minor Collector (SE Harris Potts Road)	Buffer A- 20-foot width; 30 plant units per 100 linear feet.

East buffer: Adj. to unincorporated Jackson County	Tract A/Buffer A- 30 ft buffer with a walking trail. There is the requirement of 45 units per 100 feet.
North buffer: Adj. to unincorporated Jackson County	Tract A/Buffer A- 30 ft buffer with a walking trail. There is the requirement of 45 units per 100 feet.
West buffer: Adj. to "SF-12" zoning / Minor Collector SE Litchford Road	Tract A/Buffer A-10 ft buffer tract with 45 plant units per 100 feet**.**
Open Space:	1 PU/500-sf. of lot area (304920.) = **609 PUs**

Signage:

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 the Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

General Development Plan 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.

    a. Staff finds the proposed General Development Plan is consistent with the City's Comprehensive Plan and the Strategic Plan 2025-2030, which identifies this area for future single-family residential development. The existing or proposed utility services are adequate for the proposed development. The proposal conforms to all applicable provisions of the

Unified Development Code (UDC), and the applicant listed in the Staff Report has requested modifications. Furthermore, the proposed development supports the City's long-range planning vision for the southern portion of the community, which emphasizes accommodating higher-density residential growth in an orderly manner.

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.

    a. Staff finds the proposed General Development Plan is conditioned on the approval of a concurrent application for a Zoning Map Amendment and is consistent with the requested zoning of "SF-12" (Large Lot Single-Family Residential).

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 this development.

    a. Staff finds that the General Development Plan complies with applicable use, development, and design standards established in the Unified Development Code. The applicant has requested a modification to the rear yard setback requirement for the lots identified in the staff report, proposing a reduction from the required thirty (30) feet to twenty (20) feet. Staff has reviewed this request in the context of the overall development layout and design.

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

a. Staff finds that adequate public facilities and services are available to serve the proposed development. The applicant will be required to construct necessary public improvements and extend new infrastructure to support the development in accordance with City Standards. These improvements will ensure proper connectivity and service provisions for future residents.

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.

    a. Staff finds the General Development Plan is compatible with the existing adjacent land uses. Staff finds that the proposed design provides reasonable density and lot size consistent with surrounding development patterns. The project will be required to comply with all applicable buffering and landscaping standards to ensure appropriate transitions and minimize potential impacts on neighboring properties.

6. The General Development Plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

    a. Staff finds the General Development Plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks within the development in addition to connectivity to walking trails.

Preliminary Plat 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 development under the guidance of the Comprehensive Plan. In particular, the physical patterns, the arrangement of streets, blocks, lots, and open spaces, and public realm investments reflect the plan's principles and concepts.

    a. Staff finds the application is in accordance with the Comprehensive Plan as it pertains to physical patterns, arrangement of streets, blocks, lots, and open spaces, and public realm investments. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed meet all development and site design standards under the existing or proposed zoning.

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.

    a. Staff finds the proposed plan is in compliance with the requirements of this Development Code.

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

    a. The plan is proposed to be developed in five (5) phases.

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

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

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

    a. Staff finds that the proposed application does not hinder existing or anticipated future development, nor does it conflict with the goals and policies of the Comprehensive Plan. The proposal remains consistent with the City's adopted long-range planning objectives.

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

    a. Staff finds that the proposed design will not impede the construction or extension of existing or future public infrastructure within the area. The development layout allows for appropriate coordination with planned improvements and does not restrict future infrastructure expansion.

7. The recommendations of professional staff.

    a. Staff recommends approval of the Preliminary Plat with conditions.

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

Staff Recommendations:

Staff recommend approval of the Rezoning application.

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

1. Approval based on the representations of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless are requested and approved through the approval of the General Development Plan:

2. Established minimum lot standards that deviate from the "SF-12" zoning district standards, as outlined in the table, which include reductions to the minimum rear yard setback requirement to the following lots: 1,2,3,4,5,6,27,28,29,30,31,32,33,34,35,36,43,44,55,56,57,58,77,78,79,80,81,82,83,84, 85,86,87,88,89,90,91,92,93,102,103,104,114,115,116,117,118,119,120,121,122,123, 124,125,126,127,128,147,148.

3. Established minimum lot standards that deviate from the "SF-12" zoning district standard as outlined in the table, which includes a request for a reduction in lot width for the Cul-De-Sac front building line for the following lots: 34, 44,45,81.

Staff recommends approval of the Preliminary 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 UDC unless modified under the General Development Plan.

2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-02-26-9805) or General Development Plan (GDP-02-26-9806) is denied by the City Council.

3. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.

4. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.

5. All public infrastructure including offsite connection to lift station with easements prior to Final Plat approval.

6. Capacity of downstream culverts shall be evaluated per APWA and replaced as required.

7. Storm sewer improvements along Litchford Road and Harris-Potts Road shall be provided to meet APWA requirements for spread.

8. Improvements to Litchford Road shall include recommendations in Traffic Impact Study to meet minimum sight distance requirements.

9. Provide Final Drainage Study. Drainage Study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10, and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

10. Provide As-Built drawings prior to Final Plat approval.

11. Developer shall coordinate with Public Works Department regarding the proposed street lighting prior to Final Plat approval.

12. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.

    a. As required by MDNR land disturbance permit, storm water pollution prevention plan (SWPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.

13. A Maintenance Bond will be required following infrastructure acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

14. The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

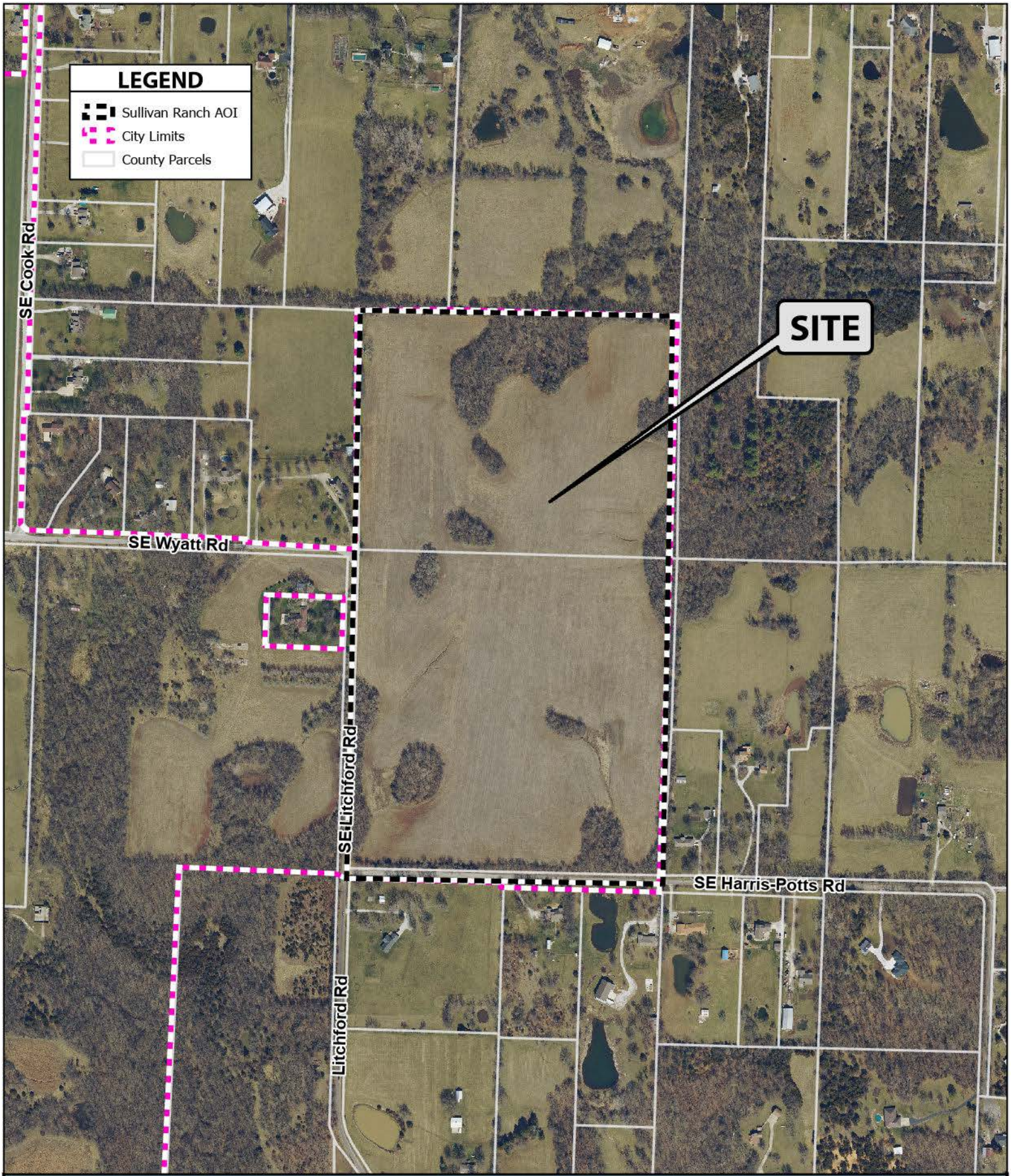
15. Acknowledgement of final acceptance by the local PWSD authority shall be submitted prior to Final Plat approval.

16. A sealed letter by a Registered Professional Engineer is the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

17. The developer shall construct full roadway improvements along E. Wyatt Road in accordance with City roadway standards, including dedication of a sixty (60) foot right-of-way and construction of the full roadway section.

18. The developer shall construct half-road improvements along S. Litchford Road along the development frontage, including installation of curb, gutter, and sidewalk.

19. The developer shall construct half-road improvements along Harris-Potts Road along the development frontage, including the installation of curb, gutter, and a minimum five (5) foot-wide ADA-compliant sidewalk.



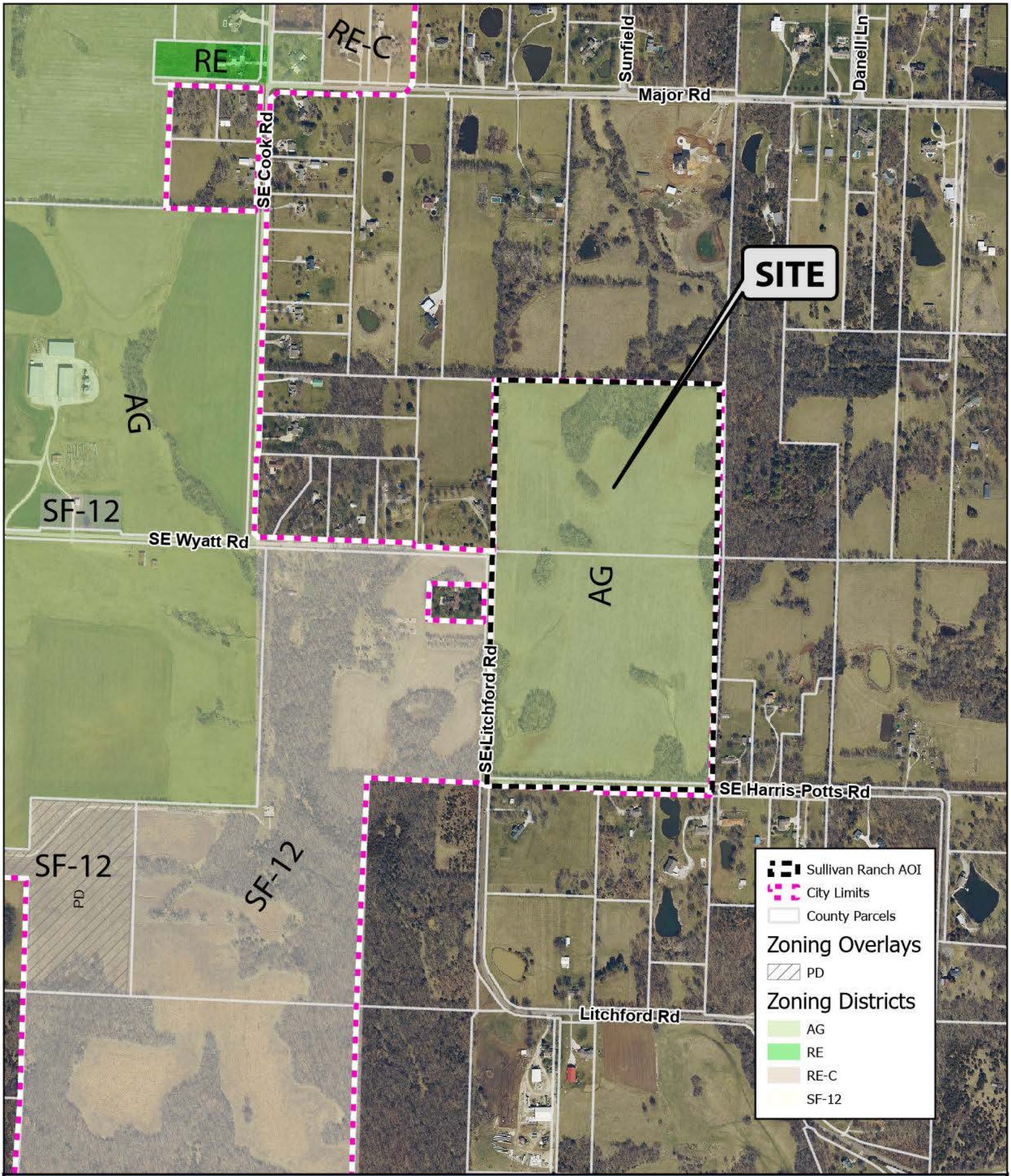
BLUE SPRINGS
MISSOURI

GDP-02-26-9806/ RZ-02-26-9805 / PP-02-26-9807
SULLIVAN RANCH
AERIAL LOCATION MAP

N

1" = 500'

Date: 03/05/26



BLUE SPRINGS
MISSOURI

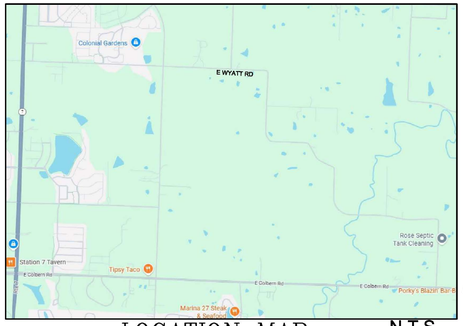
GDP-02-26-9806/ RZ-02-26-9805 / PP-02-26-9807
SULLIVAN RANCH
SITE LOCATION AND ZONING MAP

N

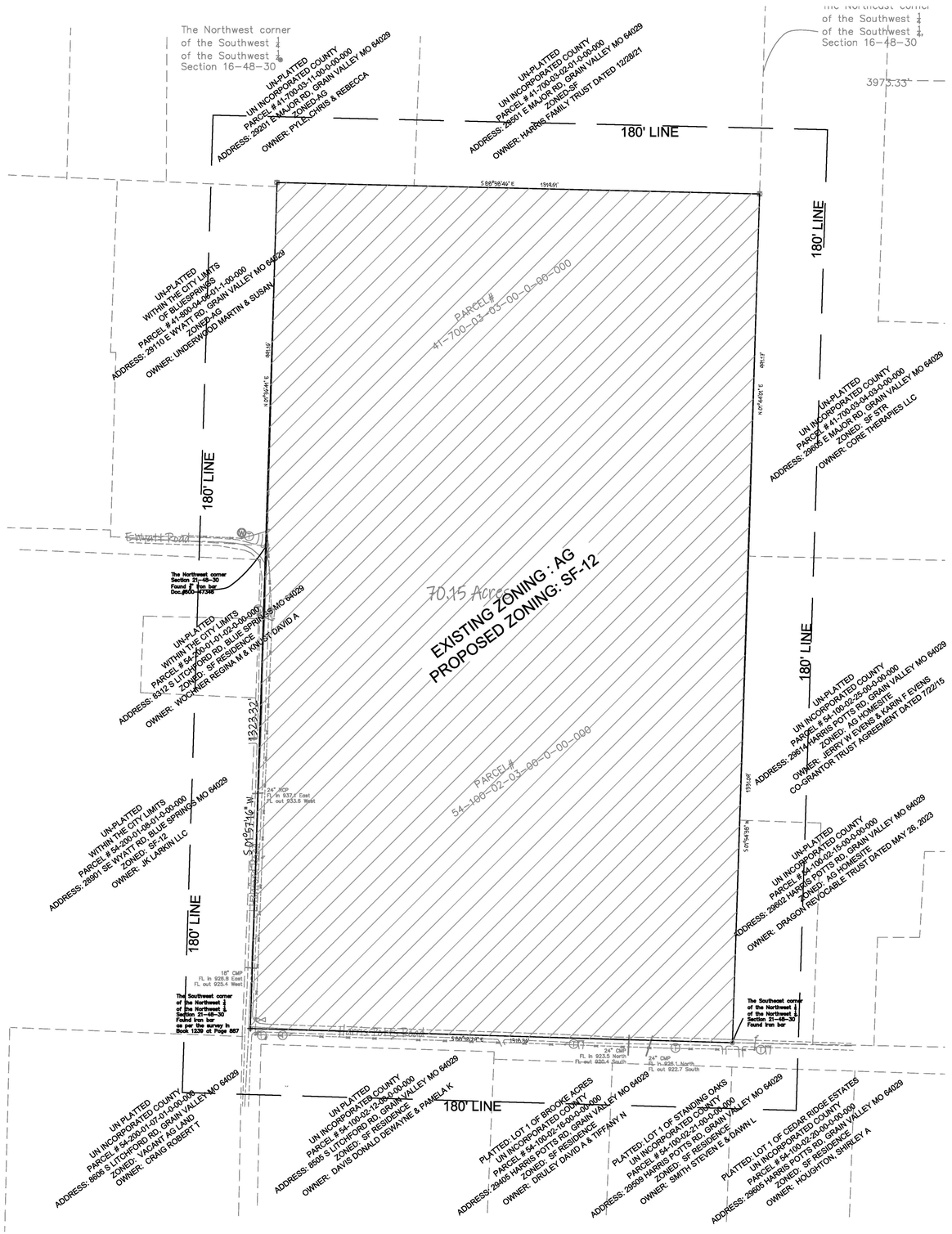
1" = 700'

Date: 03/05/26

RE ZONING PLAN "SULLIVAN RANCH"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



LOCATION MAP N.T.S.



DEVELOPER:

Legal Description
A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30 N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30 S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30 N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

DATE	REVISION	BY
2-28-26	PER COMMENTS	-

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5875
e-mail = rwalquist@quistengineering.com

REZONING PLAN
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

1ST SUBMITTAL SET
NOT FOR
CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

Received
03/03/2026 8:36:50 AM

6220 Blue Ridge Cutoff
STE 100
Raytown, MO 64133

T: (816) 652-2136
F: (817) 977-5320
E: info@cjrcg.com

Blue Springs City Planning
IMR Properties/CJR Builders
2/5/2026
Rezoning Written Narrative

REZONING WRITTEN NARRATIVE

Regarding Parcels:

2017-03-41-700-03-03-00-0-00-000 - Chapman Farms (Northern Parcel/29.63AC)
2017-04-54-100-02-03-00-0-00-000 - Chapman Farms (Southern Parcel/38.73AC)

Subject: Sullivan Ranch Development – Rezoning Written Narrative

To Whom it May Concern,

We are requesting to rezone the parcels listed above to bring our Sullivan Ranch development to life. It exists as a vacant agricultural parcel (AG) and we are proposing the rezoning to SF-12. This is in line with the cities plans as well as all surrounding properties being in line with the previously approved development to the West-Southwest of the parcels listed above.

The parcels propose a unique opportunity with the being included in the S2 section of the cities plan and having the topography that allows for the extension of East Wyatt Road, improvement of South Litchford Road, and the implementation of our proposed development which would not be brought to action with the existing agricultural zoning which has been left vacant.

The surrounding development in Hoot Owl and the development to the North Willow Tree set the tone for the area that our development will carry by continuing the growing sense of community in the area, aiding in the improvement of the infrastructure, and minimizing impact to schooling districts being divided between the Blue Springs and Lee's Summit districts.

All potential traffic conditions are studied and addressed in our traffic study and proposed improvements of the infrastructure in the area. Our supplemental traffic study is being performed while school is in session and will be submitted to further support the previous information provided from our SF-7 zoned traffic study.

Listed below is our legal description for our property, describing the exact location of our proposed development:

Legal Description
A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 16-48-30 N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 16-48-30; thence with the North line of said South

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02/06/2026 3:53:36 PM

6220 Blue Ridge Cutoff
STE 100
Raytown, MO 64133

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F: (817) 977-5320
E: info@cjrcg.com

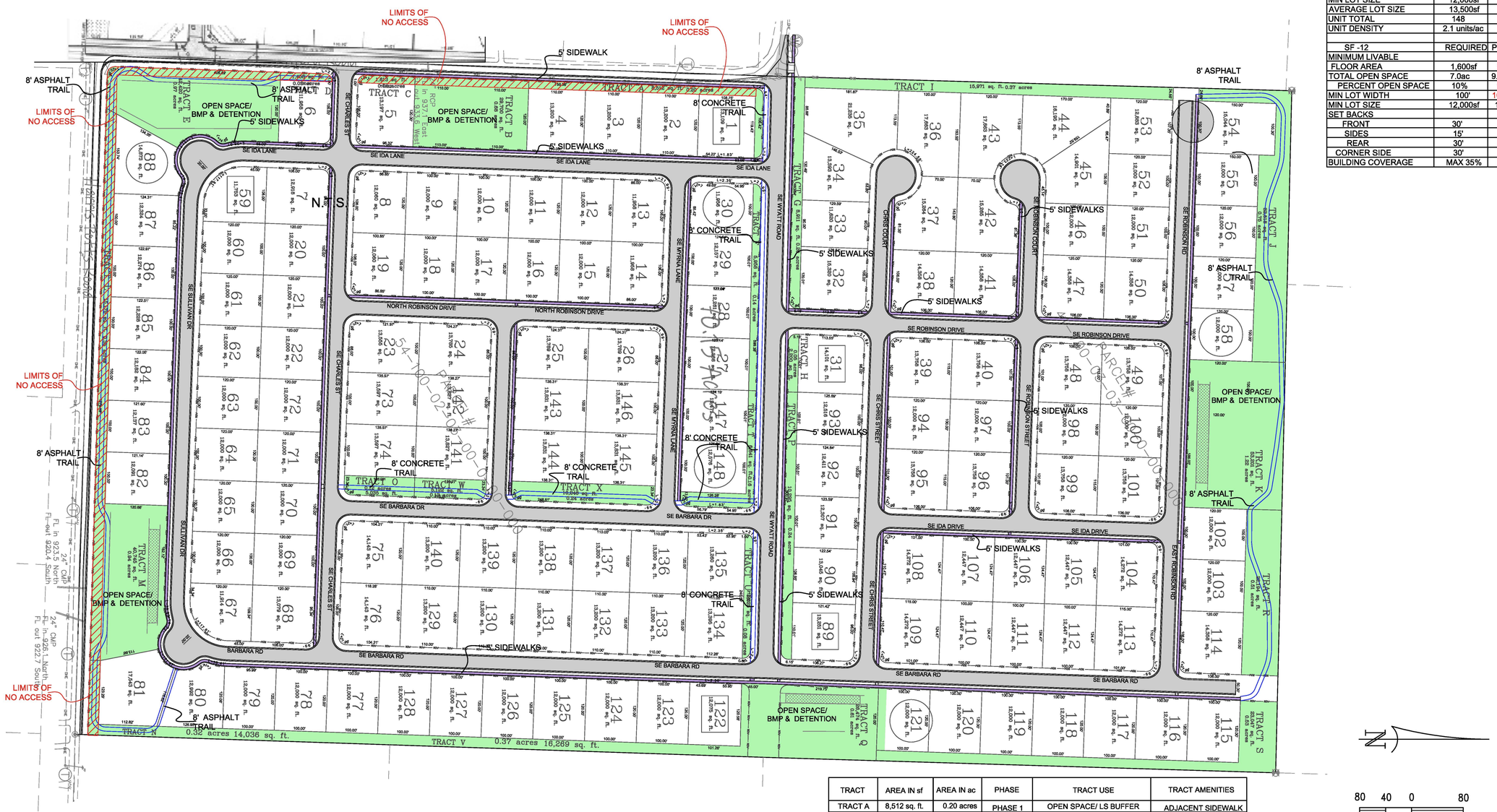
30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West $\frac{1}{2}$ of the Southwest$\frac{1}{4}$, Section 16-48-30; thence with the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 30-48-30 S01°44'01"W, 991.17' to the Northeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21-48-30; thence with the East line of said $\frac{1}{4}$, $\frac{1}{4}$ section S01°54'38"W, 1331.09' to the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21-48-30; thence with the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21-48-30 N88°18'29"W, 1318.36' to the Southwest corner of aforesaid $\frac{1}{4}$, $\frac{1}{4}$ section; thence with the West line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

Thank you kindly for your consideration in this proposal and we look forward to your correspondence.

Regards,
Alex

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GENERAL DEVELOPMENT PLAN
"SULLIVAN RANCH"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



SITE DATA:		
EXISTING ZONING	AG	
PROPOSED ZONING	SF-12	
OVERLAY DISTRICT	NONE	
SITE AREA	70.15	
DEDICATED ROW	16.54ac	
NET AREA	53.61ac	
TOTAL LOTS	148	
MIN LOT SIZE	12,000sf	
AVERAGE LOT SIZE	13,500sf	
UNIT TOTAL	148	
UNIT DENSITY	2.1 units/ac	
SF -12	REQUIRED	PROPOSED
MINIMUM LIVABLE		
FLOOR AREA	1,600sf	1,600sf
TOTAL OPEN SPACE	7.0ac	9.53ac
PERCENT OPEN SPACE	10%	14%
MIN LOT WIDTH	100'	100' ACCEPT AS NOTED
MIN LOT SIZE	12,000sf	12,000sf
SET BACKS		
FRONT	30'	30'
SIDES	15'	15'
REAR	30'	30' ACCEPT AS NOTED
CORNER SIDE	30'	30'
BUILDING COVERAGE	MAX 35%	MAX 35%

TRACT	AREA IN sf	AREA IN ac	PHASE	TRACT USE	TRACT AMENITIES
TRACT A	8,512 sq. ft.	0.20 acres	PHASE 1	OPEN SPACE/ LS BUFFER	ADJACENT SIDEWALK
TRACT B	29,700 sq. ft.	0.68 acres	PHASE 1	OPEN SPACE/ DETENTION	ADJACENT SIDEWALK
TRACT C	1,613 sq. ft.	0.04 acres	PHASE 1	OPEN SPACE/ LS BUFFER	ADJACENT SIDEWALK
TRACT D	1,458 sq. ft.	0.03 acres	PHASE 1	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT E	42,420 sq. ft.	0.97 acres	PHASE 1	OPEN SPACE/ DETENTION	ADJACENT TRAIL
TRACT F	5,958 sq. ft.	0.14 acres	PHASE 1	OPEN SPACE/ DETENTION	ADJACENT TRAIL
TRACT G	8,911 sq. ft.	0.20 acres	PHASE 2	OPEN SPACE/ LS BUFFER	ADJACENT SIDEWALK
TRACT H	2,200 sq. ft.	0.05 acres	PHASE 2	OPEN SPACE/ LS BUFFER	ADJACENT SIDEWALK
TRACT I	15,971 sq. ft.	0.37 acres	PHASE 2	OPEN SPACE	NONE
TRACT J	32,518 sq. ft.	0.75 acres	PHASE 2	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT K	53,201 sq. ft.	1.22 acres	PHASE 2	OPEN SPACE/ DETENTION	ADJACENT TRAIL
TRACT L	15,178 sq. ft.	0.35 acres	PHASE 3	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT M	40,745 sq. ft.	0.94 acres	PHASE 3	OPEN SPACE/ DETENTION	ADJACENT TRAIL
TRACT N	14,036 sq. ft.	0.32 acres	PHASE 3	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT O	5,035 sq. ft.	0.12 acres	PHASE 3	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT P	10,295 sq. ft.	0.24 acres	PHASE 4	OPEN SPACE/ LS BUFFER	ADJACENT SIDEWALK
TRACT Q	26,474 sq. ft.	0.61 acres	PHASE 4	OPEN SPACE/ DETENTION	ADJACENT SIDEWALK
TRACT R	22,194 sq. ft.	0.51 acres	PHASE 4	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT S	23,047 sq. ft.	0.53 acres	PHASE 4	OPEN SPACE	NONE
TRACT T	6,841 sq. ft.	0.16 acres	PHASE 5	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT U	3,525 sq. ft.	0.08 acres	PHASE 4	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT V	16,269 sq. ft.	0.37 acres	PHASE 5	OPEN SPACE/ LS BUFFER	NONE
TRACT W	5,122 sq. ft.	0.12 acres	PHASE 5	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
TRACT X	10,246 sq. ft.	0.24 acres	PHASE 5	OPEN SPACE/ LS BUFFER	ADJACENT TRAIL
	TOTAL AREA =	9.53 acres			

80 40 0 80
Scale In Feet
1"= 80'

REVISION	DATE	BY
-		
PER CITY COMMENTS	2-26-26	
PER CITY COMMENTS	3-13-26	

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

GENERAL DEVELOPMENT PLAN
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

1ST SUBMITTAL SET
NOT FOR
CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

GENERAL UTILITY PLAN
"SULLIVAN RANCH"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



N

200 100 0 200

Scale In Feet
1"= 200'

DATE	REVISION	BY
2-26-26	PER CITY COMMENTS	-

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5875
e-mail = rwalquist@quistengineering.com

GENERAL UTILITY PLAN
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

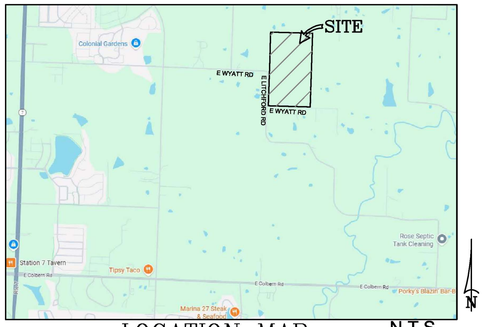
1ST SUBMITTAL SET
NOT FOR
CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

Received
03/03/2026 8:36:41 AM

PRELIMINARY PLAT
"SULLIVAN RANCH"
LOTS 1 THRU 148
BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:



LOCATION MAP N.T.S.

SYMBOL LEGEND

PROPOSED		EXISTING
MH	Manhole	MH
CI	Curb Inlet	CI
JB	Junction Box	JB
FI	Field Inlet	FI
FES	Flared End Section	FES
FH	Fire Hydrant	FH
BO	Blow Off	BO
WV	Water Valve	WV
WM	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

LINE LEGEND

PROPOSED		EXISTING
ST	Storm Line	ST
SAN	Sanitary Line	SAN
WTR	Water Line	WTR
	Building Line	BL
	Easement Line	
	5' City Sidewalk	
	2' Curb	
840	Contour	840
	Tree Line	
X	Fence Line	X
G	Gas Line	G
	Overhead Telephone Line	OHT
	Underground Telephone Line	UGT
	Overhead Electrical Line	OHE
	Underground Electrical Line	UGE
	8' HOA Walking Trail	

UN-PLATTED WITHIN THE CITY LIMITS OF BLUESPRINGS

UN INCORPORATED COUNTY

HALF RD IMPROVEMENT ALONG LITCHFORD RD

NO ACCESS EASEMENT ALONG LITCHFORD RD

1323.32'

HALF RD IMPROVEMENT ALONG LITCHFORD RD

UN INCORPORATED COUNTY

N 01°36'41" E 991.16'

50' ROW TO PROPERTY LINE

30' ROW EASEMENT

OPEN SPACE/ BMP & DETENTION

OPEN SPACE/ BMP & DETENTION

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

HALF RD IMPROVEMENT ALONG HARRIS POTTS RD

NO ACCESS EASEMENT ALONG HARRIS POTTS

UN INCORPORATED COUNTY

HALF RD IMPROVEMENT ALONG HARRIS POTTS RD

UN-PLATTED WITHIN THE CITY LIMITS OF BLUESPRINGS

HALF RD IMPROVEMENT ALONG HARRIS POTTS RD

UN-PLATTED AND UN INCORPORATED COUNTY

The Southwest Corner of the Southwest ¼ of Section 16-48-30 Found Iron Pin

UN INCORPORATED COUNTY

S 01°54'38" W 1331.09'

UN INCORPORATED COUNTY

60' ROW

N 01°44'01" E 991.17'

60' ROW

OPEN SPACE/ BMP & DETENTION

OPEN SPACE/ BMP & DETENTION

UN INCORPORATED COUNTY

SITE DATA:		
EXISTING ZONING	AG	
PROPOSED ZONING	SF-12	
OVERLAY DISTRICT	NONE	
SITE AREA	70.15	
DEDICATED ROW	16.54ac	
NET AREA	53.61ac	
TOTAL LOTS	148	
MIN LOT SIZE	12,000sf	
AVERAGE LOT SIZE	13,500sf	
UNIT TOTAL	148	
UNIT DENSITY	2.1 units/ac	
SF -12	REQUIRED	PROPOSED
MINIMUM LIVABLE FLOOR AREA	1,600sf	1,600sf
TOTAL OPEN SPACE	7.0ac	9.53ac
PERCENT OPEN SPACE	10%	14%
MIN LOT WIDTH	100'	100' ACCEPT AS NOTED
MIN LOT SIZE	12,000sf	12,000sf
SET BACKS		
FRONT	30'	30'
SIDES	15'	15'
REAR	30'	30' ACCEPT AS NOTED
CORNER SIDE	30'	30'
BUILDING COVERAGE	MAX 35%	MAX 35%

NOTE:

1. WYATT RD ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 32' WIDE WITH 60' ROW DEDICATED WITH 5' SIDEWALK ON ONE SIDE AND 8' TRAIL ON THE OTHER.
2. ALL OTHER PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
3. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
4. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.

CUL-DE SAC LOTS REQUEST FOR WIDTH VARENCE	
LOT NUMBER	BUILDING LINE WIDTH
34	88'
44	83'
45	98'
81	96'

LOTS BACKING UP TO LADSCAPING TRACTS REQUEST FOR REAR SET BACK VARENCE	
LOT NUMBER	REQUESTED REAR SET BACK
1	20'
2	20'
3	20'
4	20'
5	20'
6	20'
27	20'
28	20'
29	20'
30	20'
31	20'
32	20'
33	20'
34	20'
35	20'
36	20'
43	20'
44	20'
55	20'
56	20'
57	20'
58	20'
77	20'
78	20'
79	20'
80	20'
81	20'
82	20'
83	20'
84	20'

LOTS BACKING UP TO LADSCAPING TRACTS REQUEST FOR REAR SET BACK VARENCE	
LOT NUMBER	REQUESTED REAR SET BACK
85	20'
86	20'
87	20'
88	20'
89	20'
90	20'
91	20'
92	20'
93	20'
102	20'
103	20'
104	20'
114	20'
115	20'
116	20'
117	20'
118	20'
119	20'
120	20'
121	20'
122	20'
123	20'
124	20'
125	20'
126	20'
127	20'
128	20'
147	20'
148	20'

Legal Description

A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30 N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30 S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30 N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

80 40 0 80

Scale In Feet
1"= 80'

DATE	REVISION	BY
2-26-26	PRELIMINARY PLAT	-
2-26-26	REVISED COMMENTS	
3-13-26	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 500-5875
e-mail = rwquist@quistengineering.com

PRELIMINARY PLAT
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

1ST SUBMITTAL SET
NOT FOR CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, 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 Independence, 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 7, 2026

Printer's Fee: $236.38

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 03/10/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

PUBLIC NOTICE

**Rezoning | RZ-02-26-9805
General Development Plan | GDP-02-26-9806
"Sullivan Ranch Development"
E Wyatt Road and S. Litchford Road
Parcel # 41-700-03-03-00-0-00-000; Parcel #54-100-02-03-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 23, 2026 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, Charles J. Robinson, CJR, on behalf of the property owner, Land Bank of Blue Springs Missouri, for consideration to rezone from "AG" (Agriculture) to "SF-12" (Large Lot Single-Family District) (RZ-02-26-9805) for 69 +/- acres for a proposed development with a General Development Plan (GDP-02-26-9806) consisting of 151 large lot single-family located south of Wyatt Road and East of South Litchford Road. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

A TRACT OF LAND PARTLY IN SECTION 16 AND PARTLY IN SECTION 21, WHOLLY IN TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16-48-30; THENCE WITH THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 16-48-30, N01°36'41"E, 991.16' TO THE NORTHWEST CORNER OF THE SOUTH 30.00 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼, SECTION 16-48-30;

THENCE WITH THE NORTH LINE OF SAID SOUTH 30.00 ACRES, S88°38'46"E, 1319.51' TO THE NORTHEAST CORNER OF THE AFORESAID SOUTH 30.00 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼, SECTION 16-48-30; THENCE WITH THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 30-48-30, S01°44'01"W, 991.17' TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30; THENCE WITH THE EAST LINE OF SAID ¼, ¼ SECTION, S01°54'38"W, 1331.09' TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30; THENCE WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30, N88°18'29"W, 1318.36' TO THE SOUTHWEST CORNER OF AFORESAID ¼, ¼ SECTION; THENCE WITH THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 21-48-30, N01°57'16"E, 1323.32' BACK TO THE POINT OF BEGINNING.

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

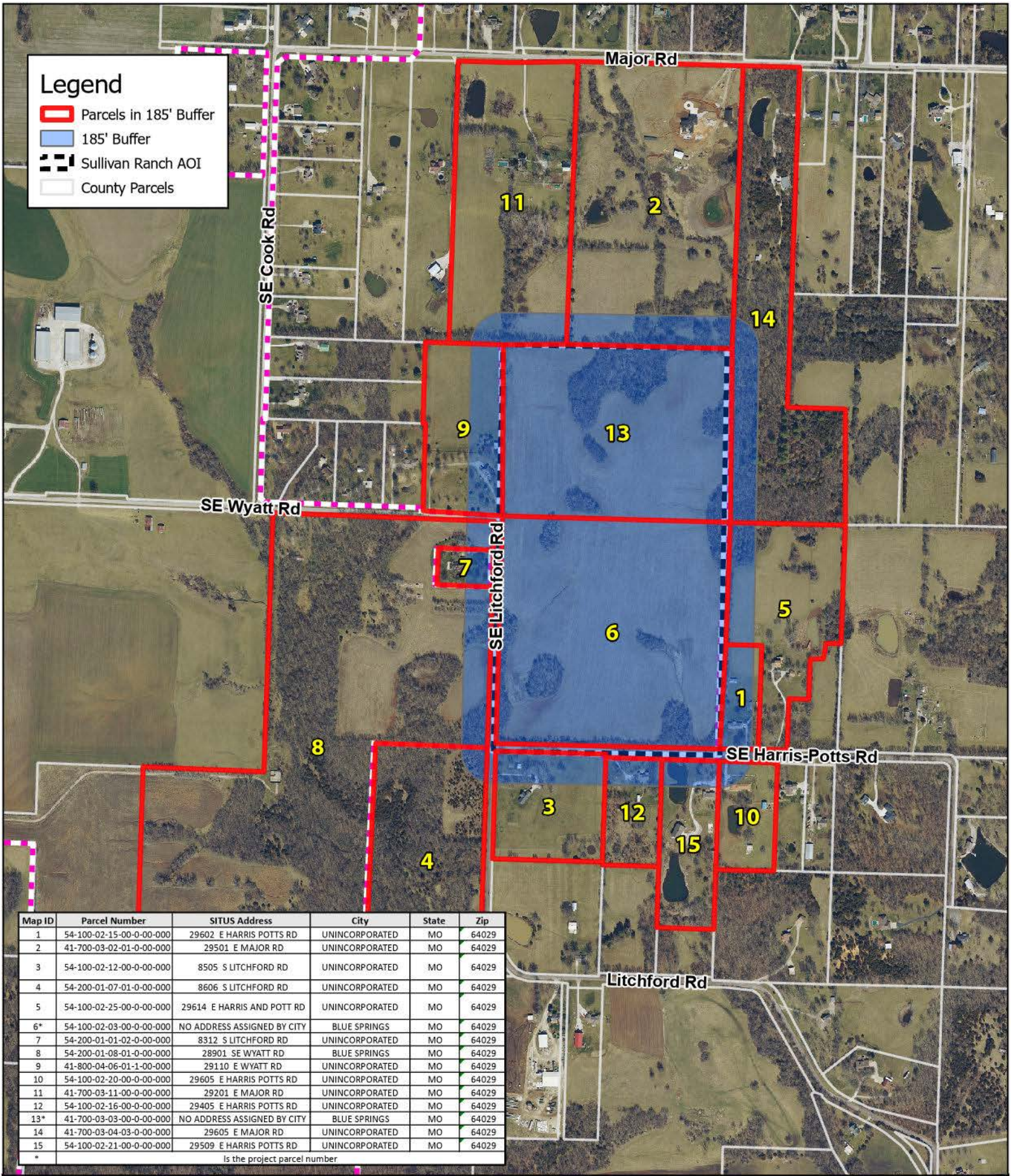
The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-02-26-9806 and Rezoning/RZ-02-26-9805 on **Monday, April 6, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 7, 2026
E-MAIL TO THE EXAMINER: legals@examiner.net
03/04/2026

Published in the Examiner, Mar 7, 2026

4356880



Map ID	Parcel Number	SITUS Address	City	State	Zip
1	54-100-02-15-00-0-00-000	29602 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
2	41-700-03-02-01-0-00-000	29501 E MAJOR RD	UNINCORPORATED	MO	64029
3	54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	MO	64029
4	54-200-01-07-01-0-00-000	8606 S LITCHFORD RD	UNINCORPORATED	MO	64029
5	54-100-02-25-00-0-00-000	29614 E HARRIS AND POTT RD	UNINCORPORATED	MO	64029
6*	54-100-02-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029
7	54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	MO	64029
8	54-200-01-08-01-0-00-000	28901 SE WYATT RD	BLUE SPRINGS	MO	64029
9	41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	MO	64029
10	54-100-02-20-00-0-00-000	29605 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
11	41-700-03-11-00-0-00-000	29201 E MAJOR RD	UNINCORPORATED	MO	64029
12	54-100-02-16-00-0-00-000	29405 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
13*	41-700-03-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029
14	41-700-03-04-03-0-00-000	29605 E MAJOR RD	UNINCORPORATED	MO	64029
15	54-100-02-21-00-0-00-000	29509 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
*	Is the project parcel number				

BLUE SPRINGS
MISSOURI

GDP-02-26-9806/ RZ-02-26-9805 / PP-02-26-9807
SULLIVAN RANCH
185' NOTIFICATION MAP

N

1" = 700'

Date: 03/05/26

FirstName	Address1	Address2	City	State	Zip
HARRIS FAMILY TRUST DATED 12/28/2021	2330 COLORADO DR		JOPLIN	MO	64804
UNDERWOOD MARTIN L & S SUSAN	29110 E WYATT RD		GRAIN VALLEY	MO	64029
S DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MIC	8505 S LITCHFORD RD		GRAIN VALLEY	MO	64029
PYLE CHRIS & REBECCA	29201 MAJOR RD		GRAIN VALLEY	MO	64029
CRAIG ROBERT T	8633 E 96TH TER		KANSAS CITY	MO	64134
DRULEY DAVID A & TIFFANY N	29405 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029
DRAGON REVOCABLE TRUST DATED MAY 26, 2023	29602 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029
WOCHNER REGINA M & KNUST DAVID A	8312 S LITCHFORD RD		GRAIN VALLEY	MO	64029
JK LARKIN LLC	PO BOX 457		BLUE SPRINGS	MO	64013
EVANS JERRY W & KARIN F	29614 E HARRIS-POTTS RD		GRAIN VALLEY	MO	64029
HOUGHTON SHIRLEY A	29605 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029
CORE THERAPIES LLC	316 NE OAK RIDGE DR		LEES SUMMIT	MO	64064
SMITH STEVEN E & DAWN L	29509 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029

Blue Springs, Missouri
Community Development

March 6, 2025

Ref: Public Hearing: Rezoning | RZ-02-26-9805
General Development Plan | GDP-02-26-9806
"Sullivan Ranch"
East of S Litchford and North of SE Harris-Potts Rd
Parcel # 41-700-03-03-00-0-00-000 & 54-100-02-03-00-0-00-000

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, Charles Robinson of CJR Development for consideration to rezone from "AG" (Agriculture) to "SF-12" (Single-Family) (RZ-02-26-9805) for the 69 +/- acres for a neighborhood development with a General Development Plan (GDP-02-26-9806) located North of SE Harris Potts Rd and East of Litchford Rd

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

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

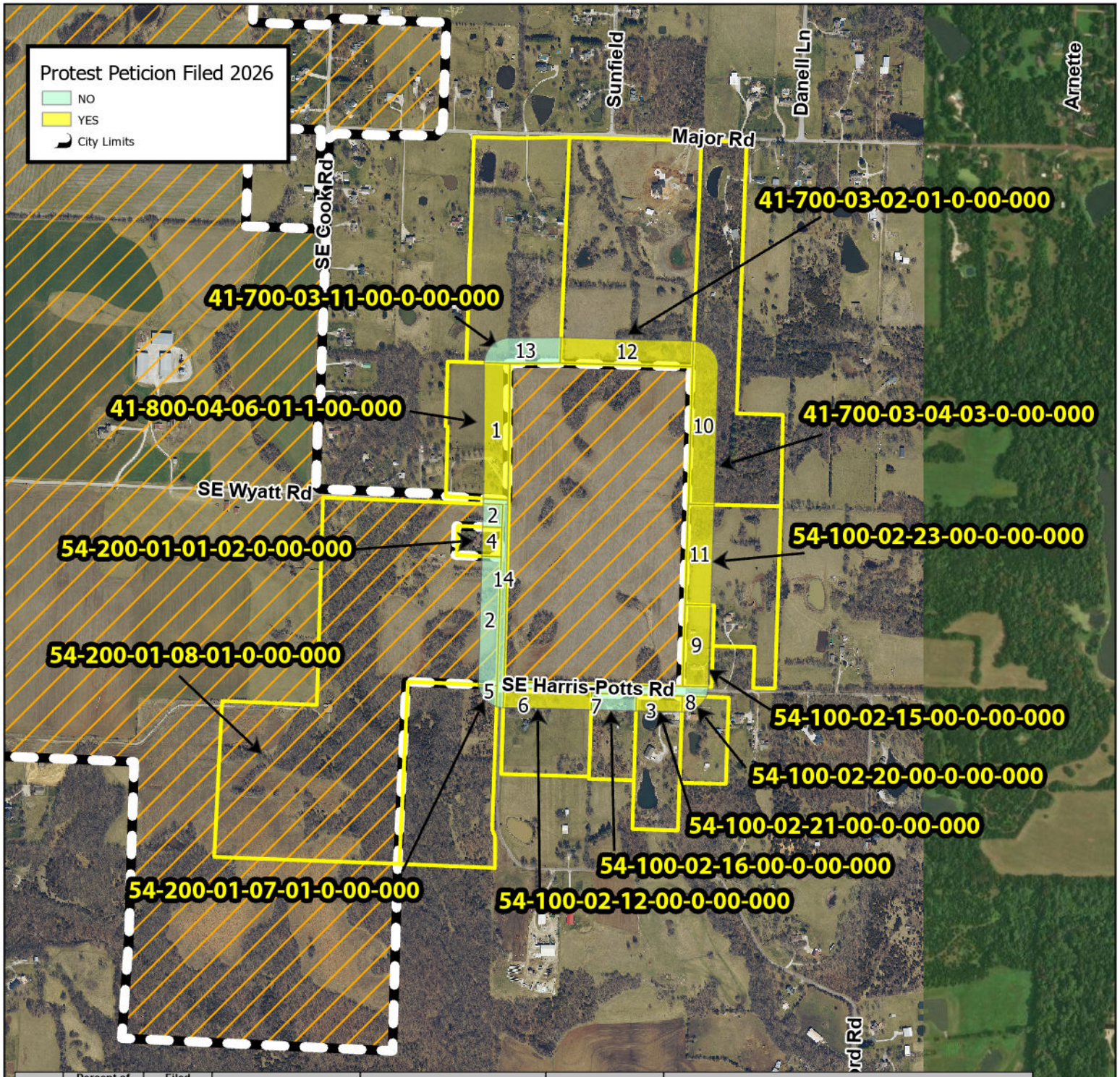
The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, March 23, 2026 @ 6:30 p.m.
&
City Council – Monday, April 6, 2026 @ 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



Map ID	Percent of Total	Filed Petition	Parcel Number	Situs Address	Situs City	Owner Name
1	12.36	YES	41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	UNDERWOOD MARTIN L & S SUSAN
3	2.65	YES	54-100-02-21-00-0-00-000	29509 E HARRIS POTTS RD	UNINCORPORATED	SMITH STEVEN E & DAWN L
4	2.05	YES	54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	WOCHNER REGINA M & KNUST DAVID A
6	6.18	YES	54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	DAVIS DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MICHAEL
8	0.98	YES	54-100-02-20-00-0-00-000	29605 E HARRIS POTTS RD	UNINCORPORATED	HOUGHTON SHIRLEY A
9	7.57	YES	54-100-02-15-00-0-00-000	29602 E HARRIS POTTS RD	UNINCORPORATED	DRAGON REVOCABLE TRUST DATED MAY 26, 2023
10	14.64	YES	41-700-03-04-03-0-00-000	29605 E MAJOR RD	UNINCORPORATED	CORE THERAPIES LLC
11	9.38	YES	54-100-02-23-00-0-00-000	29614 E HARRIS AND POTT RD	UNINCORPORATED	EVANS JERRY W & KARIN F
12	12.23	YES	41-700-03-02-01-0-00-000	29501 E MAJOR RD	UNINCORPORATED	HARRIS FAMILY TRUST DATED 12/28/2021
TOTAL	PERCENTAGE	68.0				

Parcels with the Map ID's of 1, 3, 4, 6, 8, 9, 10, 11, & 12 total 68.0%
This meets the threshold of 30% as established in 403.030 of the Unified Development Code

MAPC, local jurisdictions, Vantor

BLUE SPRINGS
MISSOURI

PROTEST PETITION MAP
Parcels # 41-700-03-3-00-0-00-000 &
54-100-02-3-00-0-00-000

N

1" = 1,000'

Date: 03/24/26

RECEIVED

By: [illegible] Date: 3/19/26 3:33pm

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-_02-26-9805_____, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) HARRIS FAMILY TRUST DATED 12/28/2021_____
ADDRESS or COUNTY PARCEL # ___41-700-03-02-01-0-00-000
Signature_____
Print name__David N. Harris
Signature_____
Print name_____
_____

RECORDS OWNER NAME(S) _____
ADDRESS or COUNTY PARCEL # _____
Signature_____
Print name_____
Signature_____
Print name_____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 19th day of March, 2026, before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

_____
Notary Public
My Commission Expires: 3/18/2028

YOGINI PATEL
My Commission Expires
03-18-2028
NOTARY SEAL
Jackson
County
Commission # 24343444
NOTARY PUBLIC - STATE OF MISSOURI

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: MB Date: 3/14/26 2:10 pm

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) Donald D Davis, Pamela K Davis and Patrick M Davis
ADDRESS or COUNTY PARCEL # 8505 South Litchfield Road Grain Valley Mo 64029
Signature [signature]
Print name Donald D Davis
Signature [signature]
Print name Pamela K Davis

Signature [signature]
Print Name Patrick M Davis

RECORDS OWNER NAME(S) _____
ADDRESS or COUNTY PARCEL # _____
Signature _____
Print name _____
Signature _____
Print name _____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 14th day of March, 2026, before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

[signature]
Notary Public
My Commission Expires: 3/18/2028

YOGINI PATEL
My Commission Expires
03-18-2028
NOTARY SEAL
Jackson
County
Commission # 24343444
NOTARY PUBLIC - STATE OF MISSOURI

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: CO Date: 3/6/26

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805 do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) KARIN F. EVANS
ADDRESS or COUNTY PARCEL # 29614 E. HARRIS POTTS RD, GRAIN VALLEY, MO 64029
Signature Karin F Evans
Print name KARIN F. EVANS
Signature _____
Print name _____

RECORDS OWNER NAME(S) _____
ADDRESS or COUNTY PARCEL # _____
Signature _____
Print name _____
Signature _____
Print name _____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 12th day of March, 2026 before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Hillary D. Eckstein
Notary Public
My Commission Expires: 01/26/2029

HILLARY D. ECKSTEIN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 26, 2029
JACKSON COUNTY
COMMISSION #13690381

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

By: CO Date: 3/11/26

RECEIVED

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) Martin L. Underwood,
ADDRESS or COUNTY PARCEL # 29110 E Wyatt Rd Grain Valley MO 64029
Signature Martin L Underwood
Print name Martin L. Underwood
Signature _____
Print name _____

RECORDS OWNER NAME(S) S. Susan Underwood
ADDRESS or COUNTY PARCEL # 29110 E Wyatt Rd Grain Valley MO 64029
Signature _____
Print name S. Susan Underwood
Signature S Susan Underwood
Print name _____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 11 day of March, 20 26 before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

_____
Notary Public
My Commission Expires: 05-12-2027

KELLY RICE
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 12, 2027
Commission #15389017

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: CO Date: 3-26-26

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) Cody & Alicia Dragon
ADDRESS or COUNTY PARCEL # 24602 E. Hams Potts Rd. Grmo 64029
Signature Alicia Dragon
Print name Alicia Dragon
Signature Cody Dragon
Print name Cody DRAGON

RECORDS OWNER NAME(S) ACR
ADDRESS or COUNTY PARCEL # AD CS
Signature
Print name
Signature
Print name

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 25th day of March, 2026, before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

A. Claire Rust
Notary Public
My Commission Expires: July 22nd, 2028

A CLAIRE RUST
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 20422264
My Commission Expires Jul 22, 2028

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[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: MB Date: 3/27/2026 2:00pm

TO THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code and applicable laws.

NAME, ADDRESS or COUNTY PARCEL # Core Therapies, LLC 29605 E Major Rd, Grain Valley, MO

Signature Kristen West

Print name Kristen West

Signature _____

Print name _____

NAME, ADDRESS or COUNTY PARCEL # _____

Signature _____

Print name _____

Signature _____

Print name _____

NAME, ADDRESS or COUNTY PARCEL # _____

Signature _____

Print name _____

Signature _____

Print name _____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 26th day of March, 2026 before me personally appeared the above named persons [listed on this page] to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Notary Public

My Commission expires: 10-23-2026

JOSEPH JAMES
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 22437116
My Commission Expires Oct 23, 2026

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: CO Date: 3/30/26

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) Philip Houghton Savada Houghton
ADDRESS or COUNTY PARCEL # 29605 Harris-Potts rd Grain Valley, Mo. 64029
Signature Philip Houghton
Print name Philip Houghton
Signature Savada Houghton
Print name Savada Houghton

RECORDS OWNER NAME(S) _____
ADDRESS or COUNTY PARCEL # _____
Signature _____
Print name _____
Signature _____
Print name _____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 28th day of March, 2026, before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Alicia Dragon
Notary Public
My Commission Expires: 5/14/2026

ALICIA DRAGON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 14, 2026
JACKSON COUNTY
COMMISSION #14884667

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[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: CO Date: 3/30/26

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) Regina M. Wochner, David A. Knust
ADDRESS or COUNTY PARCEL # 8312 S. Litchford Rd, Grain Valley, Mo. 64029
Signature Regina M. Wochner
Print name Regina M. Wochner
Signature David Knust
Print name David Knust

RECORDS OWNER NAME(S) Regina M. Wochner, David A. Knust
ADDRESS or COUNTY PARCEL # 8312 S. Litchford Rd, Grain Valley Mo. 64029
Signature _____
Print name _____
Signature _____
Print name David Knust

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 28th day of March, 2026, before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Shelley Bittel
Notary Public
My Commission Expires: 12-21-2028

SHELLEY BITTEL
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 16927209
My Commission Expires 12-21-2028

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."

RECEIVED

By: CO Date: 4/1/26

ZONING PROTEST PETITION TO THE CITY COUNCIL OF BLUE SPRINGS, MISSOURI

Please take notice that the undersigned, being the owners of property [within an area 185 feet from the property or district proposed to be rezoned] [or] [within the area to be rezoned] by the City Council, Rezoning Amendment No. RZ-02-26-9805, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code Section 403.030.C and applicable laws. Petitions must be filed with the City Clerk's Office.

RECORD OWNER NAME(S) Steve & DAWN SMITH
ADDRESS or COUNTY PARCEL # 29509 E. HARRIS POTTS RD. GRAIN VALLEY MO 64029
Signature Steve Smith
Print name Steve Smith
Signature Dawn Smith
Print name Dawn Smith

RECORDS OWNER NAME(S) _____
ADDRESS or COUNTY PARCEL # _____
Signature _____
Print name _____
Signature _____
Print name _____

Please print your name underneath your signature.

****

PLEASE NOTE: All owners of record should sign the petition identical or nearly identical as shown on the deed (or corresponding tax records) in order for their property to be included in the required thirty (30%) percent. The notary executing this petition must witness all signatures (A notary may notarize a group of signatures so long as it is clear that the particular persons signed in front of the notary.).

****

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 31st day of March, 2026, before me personally appeared the above named persons listed on this page to me known to be the person or persons described herein and who executed the foregoing instrument and acknowledged that [she] [he] [they][1] executed the same as [her] [his] [their] free act and deed[2]. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

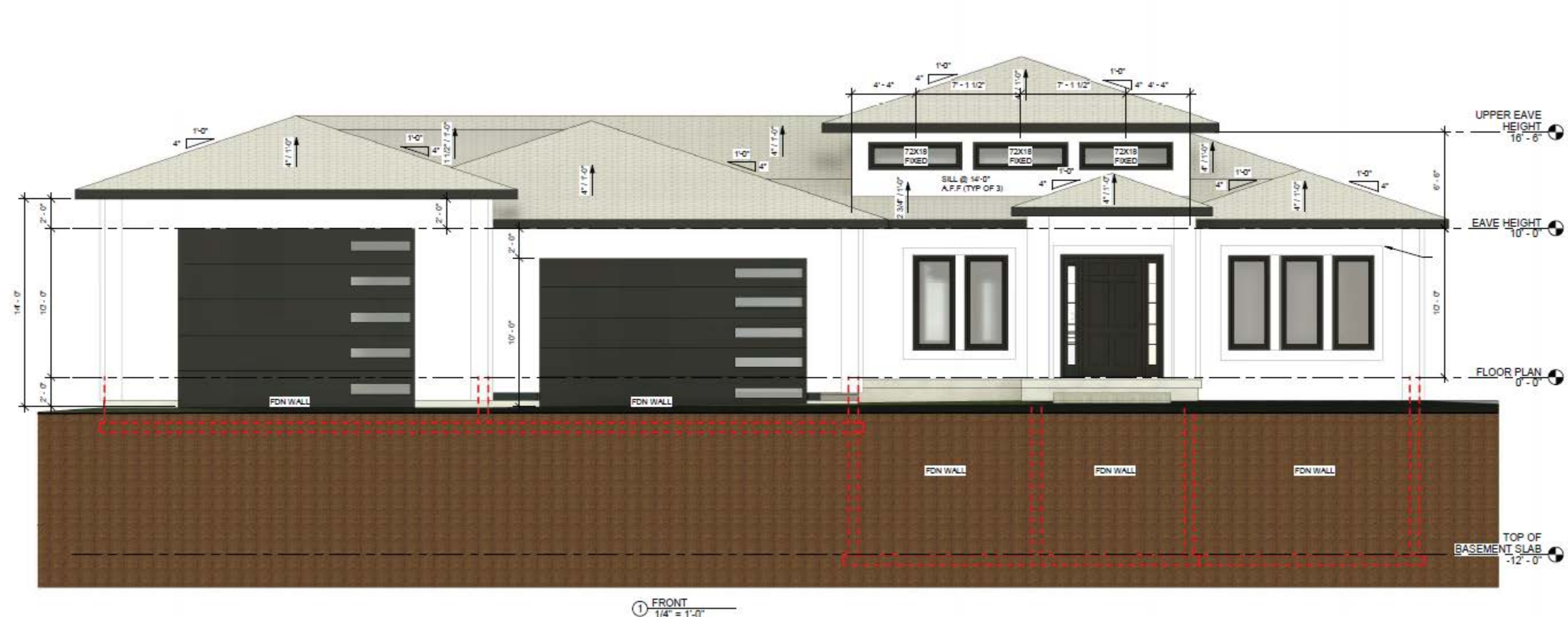
Nora E Martin
Notary Public
My Commission Expires: 10-29-2026

NORA E. MARTIN
Notary Public ~ Notary Seal
Jackson County, State of Missouri
My Commission Expires: Oct. 29, 2026
Commission # 18464265

---

[1] Where words appear in bracket, chose the appropriate word.

[2] For a business entity, add the phrase "and acknowledged that [she] [he] [they] was duly authorized by the [corporation] [partnership] [limited liability company] to sign."


UPPER EAVE HEIGHT 16' - 6"
EAVE HEIGHT 10' - 0"
FLOOR PLAN 0' - 0"
TOP OF BASEMENT SLAB -12' - 0"
72X18 FIXED
72X18 FIXED
72X18 FIXED
SILL @ 14'-0" A.F.F (TYP OF 3)
FDN WALL
FDN WALL
FDN WALL
FDN WALL
FDN WALL
14' - 0"
10' - 0"
2' - 0"
2' - 0"
2' - 0"
10' - 0"
10' - 0"
6' - 6"
4' - 4"
7' - 1 1/2"
7' - 1 1/2"
4' - 4"

1 FRONT
1/4" = 1'-0"


UPPER EAVE HEIGHT
16' - 6"
EAVE HEIGHT
10' - 0"
FLOOR PLAN
0' - 0"
TOP OF BASEMENT SLAB
-12' - 0"
FDN WALL
FDN WALL
FDN WALL
FDN WALL
FDN WALL


ROOF & SOFFIT VENTS
PER CODE (TYP.)
12' TOP PLATE
11'-6" TOP PLATE
11'-6" TOP PLATE
4'-1 1/2"
2'-0"
PER MFR. SPECS
MFR. SPEC.


4" / 1'-0"
1'-0"
4"
4" / 1'-0"
1'-0"
4"
1'-0"
7"
1'-0"
7"
4" / 1'-0"
1'-0"
4"
CLG. / RFTR. BRG.
10' - 0"
MAIN LEVEL
0' - 0"
T.O. FOUNDATION
-1' - 8 1/4"
6X6 CEDAR POST
T.O. BASEMENT SLAB
-10' - 4 1/4"

when in doubt.

Karin F. Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029
(816) 805-7963

Dear Council Member Brummel:

It has been less than 6 months since CJR Builders turned in a re-zoning request for the property on the corner of Litchford and Wyatt Roads. At that time, I contacted you and shared my concerns about drainage issues, traffic problems on our narrow country roads, etc.

The proposal before you this time is for an SF-12 re-zoning designation. The only thing that has changed since the original plan was presented is that there CJR plans to build 70 fewer homes. The plan does not address any of the previous concerns. It does not represent "thoughtful and healthy development in the city of Blue Springs", one of your main goals.

The city's comprehensive development plan specifically states that "future growth areas warrant careful attention to infrastructure investment, development patterns... to best support all of the city-wide frameworks" (see P. 62). Yet, the city has said repeatedly that there is no plan to improve the infrastructure in this area. "Half-road improvements" by the developer are the only proposed change.

The city has not considered thresh hold costs: those are described as "things that cause substantial future investment and/or create certain impacts or conditions that are not acceptable to the community" (P. 63). More houses and fewer trees lead to less ground absorption which, in turn, leads to greater danger of flooding. Already, the corner of Litchford and Harris Potts always floods during rains, so do the low areas on Litchford to the South. Wyatt Road also has several low spots with very poor run-off.

As someone in the landscaping business, you are in the best position to realize the negative effects this development will have on the natural resources in this area. P. 89 of the comprehensive development plan states that "integration of a natural resource analysis should be incorporated into development planning to improve stormwater management, reduce construction and maintenance costs of stormwater infrastructure, reduce flood risk, and improve aesthetics". This has NOT been done.

I implore you to vote against this re-zoning request by CJR Builders. Let your concern for the welfare of the people and positive results for the city of Blue Springs be your guiding principle.

Thank you for your time and support!

Sincerely yours,

Karin Evans

Attachments: Photos of roads surrounding the proposed Sullivan Ranch site


Litchford Rd
Harris Potts Rd
NO OUTLET
CATV
35


SPEED LIMIT
35





From: Karin Evans
To: Katie Tholen
Cc: Erin Ford
Subject: Sullivan Ranch
Date: Wednesday, March 25, 2026 11:16:18 PM

You don't often get email from kfevans0228@att.net. Learn why this is important

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

Karin Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029

(816) 805-7963

Dear council member Tholen:

CJR Builders has submitted another rezoning request for the property located at Litchford and Wyatt Roads. This time, their plan reduces the number of houses in the proposed development by 70. That is still way too many homes and especially way too many vehicles on our country roads. As the Blue Springs Comprehensive Development Plan states "when roads are tasked to do too much, they often produce the least utility and value" (P. 58). That certainly applies in this situation. The city's plan states that infrastructure investments, development patterns, transportation systems, as well as thresh hold costs should be carefully considered (see pages 59, 62, and 63).

Remember that anyone who would move to Sullivan Ranch will be a Blue Springs resident. Their safety and well-being should
be of paramount importance to the city's leadership. I am asking you to take a careful look at the photos I am attaching. Would you
want your sons to drive on such poorly maintained roadways?

I implore you to vote AGAINST any rezoning request until the necessary improvements to the infrastructure are in place. The fact that
the developer is expected to make half-road improvements does not solve the problem. You need only drive on Wyatt Road between
7 Hiway and Adams Dairy. It is quite obvious that such patchwork creates more issues than solutions.

Thank you for your attention to this matter.

Sincerely yours,

Karin Evans

Login - Sign in to Yahoo

Sign in to access the best in class Yahoo Mail, breaking local,

From: Chris Lievsay
To: whithuddleston@gmail.com
Cc: City Clerk
Subject: RE: Letter Re: Sullivan Ranch Proposal
Date: Thursday, March 26, 2026 11:43:20 AM

Ms. Huddleston,

Thank you for taking the time to reach out about this development. I have copied the city clerk so that your comments can be a part of the record for the Public Hearing when this item is considered. Please let me know if you have any additional questions.

Thanks,
-Chris

From: whithuddleston@gmail.com <whithuddleston@gmail.com>
Sent: Tuesday, March 24, 2026 12:51 PM
To: Chris Lievsay <clievsay@bluespringsgov.com>; Galen Ericson <gericson@bluespringsgov.com>; Jerry Kaylor <jkaylor@bluespringsgov.com>; Galen Ericson <gericson@bluespringsgov.com>; Kent Edmondson <kedmondson@bluespringsgov.com>; Katie Tholen <ktholen@bluespringsgov.com>; Nick Brummel <nbrummel@bluespringsgov.com>; Jeremy Rowan <jrowan@bluespringsgov.com>
Subject: Letter Re: Sullivan Ranch Proposal

You don't often get email from whithuddleston@gmail.com. Learn why this is important

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

All-

My name is Whitney Huddleston. I'm a nurse in our community, and more importantly, a wife and a mom to two little girls. We share our home on Litchford Road with two dogs, three cats—country living will do that to you—and soon, a small flock of chickens.

I'm here because I'm deeply concerned about the proposal to place a new housing development directly beside long-established farmland and rural homesteads on S. Litchford and Wyatt Road (Sullivan Ranch). I am also very concerned of the poor business practices of CJR Construction and recently being debarred from KCMO as a contractor. In addition, our infrastructure doesn't support this proposal. Our roads are narrow, riddled with pot- holes, one way in and one way out which would cause

concerns with EMS response times.

Just a few months ago, my family made a very intentional choice to leave the city behind and move to the country. We wanted space to breathe, quiet nights, and a community that values the land and the people who work it. I didn't move here *despite* the farmland—I moved here *because of it*.

I wanted to live somewhere where seeing a tractor on the road isn't an inconvenience but simply part of the rhythm of life. Where the smell of fresh soil or livestock isn't something to complain about, but a reminder that real work is happening—work that feeds families, including ours.

That rural character, that sense of place, is exactly what developments like this put at risk.

Across the country, we've seen what happens when dense suburban neighborhoods or HOA controlled communities are built right next to working farms. Agricultural extensions, landuse experts, and countless news stories all show the same pattern: conflict, complaints, and pressure on farmers to change or even shut down their operations.

The University of Florida's IFAS Extension has published research showing that suburban encroachment almost always leads to disputes over noise, odors, dust, and other normal farm practices. Their findings are clear: farmland and suburban housing are incompatible land uses, and protecting agricultural zones from uncontrolled development is essential for longterm community health.

We've also seen realworld examples where HOAs have tried to interfere with farms that existed long before the neighborhoods were built. In one widely reported case, an HOA attempted to dictate what a farmer could do on his own land. In another, an HOA sued a farm for supposedly "hurting property values," even though the farm was legally protected. These aren't rare stories—they're part of a growing national trend.

And that's exactly the kind of conflict we risk inviting here.

Farms and homesteads start early. They run late. They make noise. They spread fertilizer and manure. They create dust during harvest. These aren't nuisances—they're the reality of food production. But when new residents move in expecting suburban quiet and manicured lawns, they often push back. They file complaints. They demand restrictions. And farmers end up caught in the middle.

Beyond that, new developments bring their own impacts: stormwater runoff that damages fields, traffic that slows or blocks farm equipment, pets that chase livestock, risks hunting land and trespassing from people who simply don't

understand the risks of being on farm property. These issues are well documented in landuse studies and agricultural journals.

And once farmland is boxed in by housing, it becomes nearly impossible for the farm to expand—or sometimes even continue operating at all. Land prices rise, taxes increase, and eventually the farm is pushed out. When that happens, we don't just lose open space. We lose local food production, agricultural jobs, and a piece of our community's identity.

My family moved here to escape exactly that kind of suburban sprawl. We came because we value the open land, the quiet, and the agricultural heritage that makes this area special. And I know we're not the only ones who feel that way.

This isn't about being antidevelopment. It's about being proplanning.

Good planning means placing compatible land uses next to each other. It means protecting farmland from encroachment. It means avoiding predictable, preventable conflict between residents and agricultural operations.

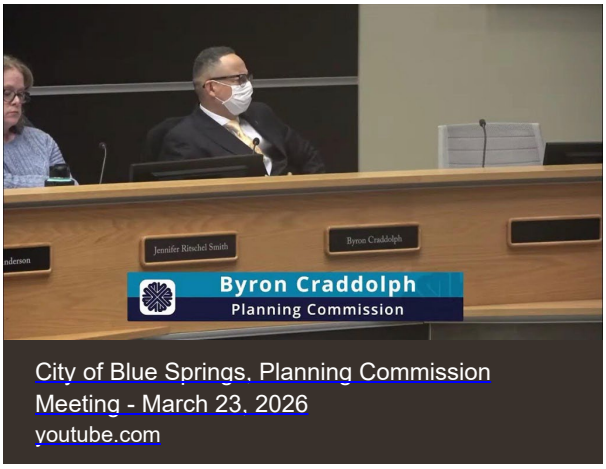
For all these reasons—supported by research, real world examples, and my own lived experience—I respectfully urge the council to reject this proposal and come back with something sustainable for all. Consider one house per 3 plus acres for example with a different builder that is reputable. I'm not here to argue for the sake of arguing. I'm here because this decision will shape the future of the place my family now calls home.

I invite any member of the commission to spend time on the neighboring farms or even visit my own three acres. Come see what makes this area so special and why so many of us feel such a strong pull to protect it.

Let's stand with our farmers. Let's preserve our rural character. And let's make land-use decisions that support the longterm health of our entire community.

My family shared our thoughts at the 43.33 mark but I would encourage you to watch all of our neighbors concerns. My nine year old daughter also spoke that

night and her speech is below. 



City of Blue Springs, Planning Commission Meeting - March 23, 2026
youtube.com

Thank you for your time.

Whitney Huddleston

From: Karin Evans
To: Erin Ford
Subject: Fw: Sullivan Ranch
Date: Thursday, March 26, 2026 4:40:06 PM
Attachments: CJR8.png
CJR7.png

You don't often get email from kfevans0228@att.net. Learn why this is important

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This is for your records. Thank you!

----- Forwarded Message -----
From: Karin Evans <kfevans0228@att.net>
To: Jerry Kaylor <jkaylor@bluespringsgov.com>
Sent: Thursday, March 26, 2026 at 04:37:30 PM CDT
Subject: Sullivan Ranch

Karin Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029

(816) 805-7963

Dear Council Member Kaylor:

As Mayor Pro Tempore, you attended the Planning Commission meeting on Monday, March 23. You already heard all of the arguments the residents of this area presented against the proposed Sullivan Ranch development. However, you were not shown the photos I had brought to the meeting. I am sending them to you in an attachment.

One set of photos shows the road conditions. As someone who has been in law enforcement, you will understand that the concerns about possible accidents are real. Adding another 300 + (with Larkin's development more like 800 +) vehicles without infrastructure improvements is not only irresponsible, but downright dangerous.

The second set of photos shows CJR employees trespassing on my land - and some of the trees on my side of the property line that they painted. (Please see the pink ribbon on the upper left side of the photos - that is my property line). There are many more trees that they marked, this is just to give you an idea. They claim that they didn't know - I believe the proper term for that is "malicious ignorance". Nowadays it is pretty easy to determine coordinates simply by using a phone. And I did not make the trespassing claim without proof - I had my property re-surveyed.

This issue may not be a big deal, but it underscores CJRs disregard for regulations and rules. It is quite easy to understand why that company is so vested in gaining a foothold in Blue Springs. What I cannot understand is why the city of Blue Springs even wants to work with a developer whose reputation is blemished at best.

The city's comprehensive development plan states that "Blue Springs will differentiate itself through places, city image, connections, and investments" (P. 33). What will it do to the city image to work with

this company? Additionally, the development does not provide connections to the surrounding community, nor has the city made any investments in the infrastructure.

Therefore, I ask you to vote AGAINST the rezoning request for the property on the corner of Litchford and Wyatt.

Thank you for your time and attention!

Sincerely yours,

Karin F. Evans

10:40 5:33 11

TEMP	WIND	PRESSURE	SUN	MOON
67° F	NE 2.4MPH	30.33 inHg	DAYTIME	FIRST QUARTER



08/01/2025 10:30 AM

CAMERA NAME: KARIN WEST

CAMERA LOCATION: KARIN

TAGS:

+ ADD A TAG





From: Karin Evans
To: Galen Ericson
Cc: Erin Ford
Subject: Sullivan Ranch
Date: Thursday, March 26, 2026 5:13:04 PM

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Karin F. Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029

(816) 805-7963

Dear Council Member Ericson:

Once again, CJR Builders have submitted a re-zoning application for the property at the corner of Litchford and Harris Potts. Once again, I beg you to vote AGAINST the request.

As a long-time member of the city government, you know that reducing the proposed plan to 150 houses, does not solve any of the problems this will create with regards to the infrastructure in the area. Not only that, this plan is not in line with the city's recommendations delineated in the comprehensive development plan. The plan states that "future growth areas warrant careful attention to infrastructure investment, development patterns, and transportation systems in order to best support all of the city-wide frameworks" (P. 62).

During the previous city council meeting with CJR you stated that you don't agree with "putting the cart before the horse" because you have personally witnessed the problems resulting from premature developments. As the development plan cautions on page 63, thresh hold costs should be carefully evaluated. Eventually, things will need to be fixed. Most of the time, delayed fixes are much more complicated and costly than doing things right the first time.

Additionally, according to the city's comprehensive plan, "any development planning should include a natural resource analysis to improve stormwater management, reduce construction and maintenance costs of stormwater infrastructure, reduce flood risks, improve aesthetic amenities to strengthen property values, and to protect and improve regional natural assets" (P.89). Yet, this development will destroy numerous natural assets, it will cause greater concerns with flooding and stormwater management, and it will cause even more damage to the already poorly maintained country roads.

I am certain that you know this area well and are aware of the road conditions. You also know that it will not be in the best interest of the city to follow through with this plan. Please do not allow the city to "put the cart before the horse". I implore you to vote against CJR's rezoning request!

Thank you for your time and attention to this matter!

Sincerely yours,

Karin Evans

From: Karin Evans
To: Chris Lievsay
Cc: Erin Ford
Subject: Sullivan Ranch
Date: Thursday, March 26, 2026 5:40:56 PM

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

Karin F. Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029

(816) 805-7963

Dear Mr. Mayor:

CJR Builders has turned in yet another rezoning request for the property at the corner of Litchford and Wyatt Roads. This time, the plan calls for a SF-12 rezoning, which reduces the number of homes in the proposed development to 151. Once again, I beg you to decline the request. This development is completely premature. As we have argued time and again, the infrastructure here simply will not support adding an additional 300+ (with Mr. Larkin's development more like 700+) vehicles.

When Mr. Robinson presented his original plan, I was surprised to hear you tell one of my neighbors that some of the roads out here had been improved. That indicates that you have not visited this area. I have lived here for over thirty years. During all that time, nothing has been done to these small country roads. Oh, they have thrown a little tar in the potholes, they have oiled the surface - but that's as far as it went. I am attaching a few photos to give you a better idea what our roads actually look like. I also urge you to take a drive on Wyatt, Litchford, Shrout, and Cook Roads before voting on this rezoning.

CJR will be required to make half-road improvements. Those improvements will only be made on the least dangerous and straightest portion of Litchford Road. Half-road improvements are like building a house without a foundation. When you drive Wyatt Road from 7 Hiway to Adams Dairy, you will notice that they simply don't work.

Threshold costs should be carefully considered prior to any new developments to go forward (see P. 63, comprehensive development plan). Additionally, the city's plan clearly points out that "if we want to grow South and build value to the South, we must allow for shorter trips, fewer trips, more biking and walking, use local transit, and provide different routes" (P. 61). None of those items have been addressed.

Mr. Mayor, I urge you to do what is right. Vote against this proposed development. It is not in the best interest of the city.

Thank you for your attention to this matter!

Sincerely yours,

Karin Evans

From: Karin Evans
To: Kent Edmondson
Cc: Erin Ford
Subject: Sullivan Ranch
Date: Friday, March 27, 2026 9:23:43 AM

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Karin Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029

(816) 805-7963

Dear Council Member Edmondson:

Once again, CJR has submitted a re-zoning request for the property on the corner of Litchford and Wyatt Road. This time, their plan reduces the number of homes in the proposed development to 151. Even with these changes, it is still premature to build that many houses on the property. Therefore, I implore you, once again, to deny the CJRs request.

As someone who has served in city government since 2008, you have witnessed what can happen if the infrastructure is not in place to support development. You understand the importance of avoiding threshold costs. And, most importantly, you were witness to the creation of the city's comprehensive development plan. You know that the plan explicitly emphasizes the need to improve connections, accessibility, and safety throughout the community. It recommends that every neighborhood should have access to the civic, recreational, institutional, and commercial gathering places. It speaks of requiring a natural resource analysis, as well as "careful attention to infrastructure investments, development patterns, and transportation systems... in future growth areas" (P. 59). None of those things have been taken into consideration in this re-zoning request.

The development plan states that "Blue Springs will differentiate itself through places, city image, connections, and investments" (P. 33)
Yet, we have been told repeatedly that the city has no plans to improve the infrastructure. Instead, they rely on the developer to make half road improvements. I am sure that you are fully aware, that half road improvements simply don't work. Would you be satisfied with a bridge that stops in the middle of the river? What will it do to the city's image to collaborate with a developer who has been debarred from working in Kansas City?

When you weigh all those issues against the potential revenues generated, does it really seem to be a positive for the city? Reality is, the larger portion of any property tax will go to the city of Lee's Summit, not the city of Blue Springs. This will not even offset long-term infrastructure maintenance costs, particularly as they relate to stormwater management and traffic safety.

As your final vote on the city council, please protect the goals established in the comprehensive development plan. I urge you to vote against this re-zoning request.

Thank you for your time and attention!

Sincerely yours,

Karin Evans

From: Karin Evans
To: Jeremy Rowan
Cc: Erin Ford
Subject: Sullivan Ranch
Date: Friday, March 27, 2026 9:55:40 AM

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Karin Evans
29614 E. Harris Potts Road
Grain Valley, MO 64029

(816) 805-7963

Dear Council Member Rowan:

Once again, CJR Builders has submitted a re-zoning application for the property at Litchford and Wyatt. Once again, we implore you to decline their request. Even with the changes made to the plan, it is still premature to build an additional 151 houses in this area. The infrastructure is simply not in place. This is part of your district, so I am certain you are familiar with the road conditions here. In case you have not driven them, I am attaching a few photos to help illustrate our concerns.

A development of this type is NOT in line with the city's comprehensive development plan. It states that "Blue Springs will differentiate itself through places, city image, connections, and investments" (P. 33). The city has repeatedly stated that it is not planning on investing in infrastructure improvements. As you look at the photos of the roads, can you really say that NOT making any road improvements will actually help the accessibility and safety in your community that you are trying to achieve?

The current residents here may not officially be residents of the city of Blue Springs - our addresses are in the county. We know, you are not very interested in what we have to say because we cannot cast votes in Blue Springs. You also should realize, though, that most of us have been spending our money in the city for many, many years. We have contributed to making the expansion and growth of this town possible. We have worked, shopped, dined, volunteered, and supported this town. You must also remember that anyone who will move into a new subdivision out here will be a citizen of Blue Springs and will be able to cast a vote. I believe, you would not want to compromise their safety and well-being.

It seems prudent that any issues which might cause threshold costs will be resolved prior to allowing a development to go forward. Without infrastructure improvements by the city - not just the half road improvements required of the developer - the potential for flooding will increase, the potential for accidents will increase, and the property values around the area will decrease.

The proposed development will be an enclave - completely removed from multi-modal corridors. It provides no accessibility to community centers, to parks, to biking and walking trails. There are only two roads leading with access to major traffic ways. Those two roads are very poorly maintained and flood easily.

In view of these facts, I implore you to do what's right for the people of your district. Vote AGAINST the re-zoning request by CJR.

Thank you for time and attention to this matter.

Sincerely yours,

Karin Evans

From: Chris Lievsay
To: Bart Doyle
Cc: City Clerk
Subject: RE: Proposed development at Wyatt, Litchford, and Harris Potts roads
Date: Friday, March 27, 2026 10:23:33 PM

Mr. Doyle,

Thank you for sharing your feedback on this development. I have copied the city clerk so your comments will be a part of the Public Hearing. Please let me know if you have any additional questions.

Thanks,
-Chris

From: Bart Doyle <harrbart2028@gmail.com>
Sent: Thursday, March 26, 2026 1:25 PM
To: Chris Lievsay <clievsay@bluespringsgov.com>; Jerry Kaylor <jkaylor@bluespringsgov.com>; Galen Ericson <gericson@bluespringsgov.com>; Katie Tholen <ktholen@bluespringsgov.com>; Kent Edmondson <kedmondson@bluespringsgov.com>; Jeremy Rowan <jrowan@bluespringsgov.com>; Nick Brummel <nbrummel@bluespringsgov.com>
Subject: Proposed development at Wyatt, Litchford, and Harris Potts roads

You don't often get email from harrbart2028@gmail.com. Learn why this is important

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

I live in the area that will be impacted by the current proposed development. I have lived here for 22 years and prior to that my family owned this10 acres since the 1950's.having family picnics, hunting, camping, and fishing. It hurts me deeply the density of homes being proposed. This high density will be surrounded by homes and land on 10 to 24 acres. I have been a part of folks opposed to this high density development since 2007, hoping each new proposal that came along would be quality on large lots, and not quantity.

I ask that you reject this proposal and hope (and guide future developers) for a proposal that has much less density and fits with the existing homes and area. Less density helps with a lot of issues that have been brought up multiple times at planning and council meetings, such as rain water runoff and flooding in areas, even beyond the development area, as well as crime.

Respectfully,
Barto Doyle
8610 S Karr, Rd
Grain Valley, MO 64029

Introduced by Councilmember _____ BILL 5391

(RZ-02-26-9805) ORDINANCE_____

AN ORDINANCE APPROVING REZONING A PROPERTY LOCATED EAST OF SE WYATT ROAD AND EAST OF SE LITCHFORD ROAD FROM "AG-C" (AGRICULTURE-COUNTY) TO "SF-12" (LARGE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT) FOR SULLIVAN RANCH

WHEREAS, proper application having been made to rezone (RZ-02-26-9805) the property hereinafter described; and

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

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation and a public hearing was held on March 23, 2026, after said hearing, and did not recommend approval; and

WHEREAS, the City Council, having reviewed the application, staff report, public testimony, and the Planning Commission recommendation, finds the application complies with the applicable review criteria of the Unified Development Code and is appropriate for approval notwithstanding the Planning Commission's recommendation; and

WHEREAS, thereafter a public hearing was held by the City Council on April 6, 2026; and

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

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

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

A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri, and being more particularly described as follows: Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30, N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres, S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30, S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section, S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30, N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30, N01°57'16"E, 1323.32' back to the Point of Beginning.

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

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

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Introduced by Councilmember _____ BILL 5392

(GDP-02-26-9806) ORDINANCE_____

AN ORDINANCE APPROVING A GENERAL DEVELOPMENT PLAN FOR SULLIVAN RANCH LOCATED AT EAST OF SE WYATT ROAD AND SE LITCHFORD ROAD, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, proper application having been made to approve a General Development Plan (GDP-02-26-9806) for property hereinafter described; and

WHEREAS, after review of the General Development Plan with respect to such issues as density, the impact to surrounding areas, the adequacy of facilities and services, and compliance with development regulations to achieve quality development, and it has been determined that the application meets applicable requirements; 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 March 23, 2026; Planning Commission, after said hearing, and did not recommend approval of the General Development Plan; and

WHEREAS, thereafter a public hearing was held by City Council on April 6, 2026; 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 Council, after reviewing the application, staff report, public testimony, and the record of proceedings, finds that the proposed General Development Plan meets the applicable review criteria of the Unified Development Code, and

therefore determines that approval is appropriate notwithstanding the Planning Commission's recommendation of denial.

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

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

A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri, and being more particularly described as follows: Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30, N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres, S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30, S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section, S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30, N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30, N01°57'16"E, 1323.32' back to the Point of Beginning.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its March 23, 2026, meeting and to the City Council at its April 6, 2026, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval based on the representation of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless they are requested and approved through the General Development Plan:

    a. Established minimum lot standards that deviate from the "SF-12" zoning district standards, as outlined in the table, which include reductions to the minimum rear yard setback requirement to the following lots: 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31,32, 33, 34, 35, 36, 43, 44, 55, 56, 57, 58, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 102, 103, 104, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 147, 148.

b. Establish minimum lot standards that deviate from the "SF-12" zoning district standard as outlined in the table, which includes a request in lot width for the Cul-De-Sac front building line for the following lots: 34, 44, 45,81.

These findings support approval of the General Development Plan notwithstanding the Planning Commission's recommendation of denial.

Section 3. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan.

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

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

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL

April 6, 2026

EXHIBITS FOR PUBLIC HEARING

MCATEE MEADOWS

GENERAL DEVELOPMENT PLAN (GDP-12-25-9747)

EXHIBIT #1 City Council Information Form dated Mach 24, 2026 with the following attachments: Staff report with attachments; Narrative with attachments; Affidavit of Publication in the Examiner on January 31, 2026; 185-foot Notification Map; Names/addresses of property owners within 185 ft of site; Copy of Resident Letter sent to property owners and Bill approving the General Development Plan for McAtee Meadows

EXHIBIT 1
CITY COUNCIL
MCATEE MEADOWS
GENERAL DEVELOPMENT PLAN
(GDP-12-25-9747)
APRIL 6, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 24, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

A Public Hearing is being held at the request of the Applicant, Chad McAtee, for consideration to approve the General Development Plan McAtee Meadows located at 707 SW South Avenue to allow the development of a twelve (12) lot single-family subdivision on approximately 0.92 +/- acres (GDP-12-25-9747). Upon conclusion of the Public Hearing, a bill approving the General Development Plan will be ready for introduction and readings.

BACKGROUND

The Applicant, Chad McAtee, is requesting approval of a General Development Plan for the development of twelve (12) single-family residential homes on approximately 0.92 +/- acres located at 707 SW South Avenue. The subject property is located within an established residential area and is surrounded primarily by single-family homes, with some nearby commercial uses to the east.

The proposed development consists of a twelve-lot subdivision with detached single-family homes on small lots, consistent with the T3 Sub-Urban zoning district. The plan includes a private drive to serve the development, as well as half-street improvements including curb and gutter and sidewalk along SW 7th Street Terrace and SW South Avenue.

The Applicant is also requesting an Alternative Design Standard to allow front-loaded attached garages. The proposed development is consistent with the Comprehensive Plan and represents continued infill development within the downtown area.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

a) Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan:

   I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

II. A maintenance bond will be required following infrastructure (sanitary sewer, storm sewer and water) acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction and prior to Final Plat approval.

IV. All public Infrastructure shall be installed and accepted with easements prior to Final Plat Approval.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

f) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

g) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

h) Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

i) Provide site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distance exists at proposed drive connections to the existing ROW.

j) Temporary construction easements for work outside of the property boundary shall be required prior to construction permit approval.

k) A public storm sewer easement shall be recorded for the proposed offsite storm sewer prior to construction permit approval.

l) The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

m) Fire Hydrant servicing the site shall be constructed in a manner that water flows 1000 gallons per minute for 1 hour.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: March 23, 2026

Action: Recommended Approval of General Development Plan; 6 Aye, 0 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff report with attachments; Narrative with attachments; Affidavit of Publication in the Examiner on January 31, 2026; 185-foot Notification Map; Names/addresses of property owners within 185 ft of site; Copy of Resident Letter sent to property owners;
2. Bill approving the General Development Plan for McAtee Meadows

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 23rd, 2026

City Council Date: April 6th, 2026

Project Name: McAtee Meadows

Site Location: 707 SW South Ave

Applicant: Chad McAtee, R.C. McAtee Construction

Property Owner: R.C. McAtee Construction

Staff Planner: Logan Day, Planner I

Project Request:

PP-12-25-9748; Preliminary Plat for a twelve (12) lot subdivision on 0.92+/- acres.
GDP-12-25-9747; General Development Plan for a development of twelve (12) single family homes.

Project Description:

The applicant is requesting approval of a Preliminary Plat and General Development Plan to allow the development of twelve (12) single-family homes on approximately 0.92+/- acres, in accordance with the T3 zoning standards of the Downtown Development Code.

Staff Recommendation:

Staff recommends approval of the General Development Plan and Preliminary Plat with the conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
March 26th, 2007	Planning Commission	Recommend Approval of the establishment of a Downtown Zoning District
April 2nd, 2007	City Council	Approved the establishment of the Downtown Zoning District

Future Applications:

Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County Prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Single Family House
South:	"T3" (Sub-Urban)	Single Family House
East:	"T3" (Sub-Urban), "GB" (General Business)	Single Family House, Retail Services
West:	"T3" (Sub-Urban)	Single Family House

Preliminary Plan & Plat Analysis

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

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and

potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

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

Land Use & Density:

The proposed land use is "Single Family Residential: with the subject property being subdivided into twelve (12) lots to accommodate twelve (12) new single family homes. Located within the "T3" Sub-Urban Area of the Downtown Development Code, this district supports a low-density, residential while encouraging creative land development solutions. It promotes a mix of housing types in close proximity and contributes to a diverse neighborhood environment.

Building Typology:

Permitted building types in the "T3" zoning district include zoning district include single family houses. Conditional Uses include live/work units, small civic buildings, flat-over-flats, tandem houses, and paired houses. The most appropriate building type is detached house small lot.

Zone T3 Standards

Standard	Requirement	Proposed
Frontage Width	Minimum 25 feet	Minimum 32.33' feet
Lot Area	N/A	N/A
Front Setback	**Common Lawn**: Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard**: Not less than ten (10) feet and not more than	**Common Lawn:** Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard:** Not less than ten (10) feet and not more than

	twenty-five (25) feet to the building wall.	twenty-five (25) feet to the building wall.
Side & Corner Side Setback	Not less than five (5) feet to the building wall	Not less than five (5) feet to the building wall
Corner Side Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	N/A
Rear Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	Not less than five (5) feet to the building wall
Building Height	Not more than two and one-half (2 ½) stories	Not more than two and one-half (2 ½) stories
Frontage Type	Common Lawn and Front Yard	Common Lawn and Front Yard
Design and Performance Standards	Detached Garages must be a minimum of 5 ft from principal structure. The Downtown Development Code has no minimum floor area requirements	Requesting modification of an alternate design standard allowing front loaded attached garages in T3 zoning.

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character:

The building elevations submitted with this application feature a mix of durable and visually appealing materials. The exterior includes vertical siding in a light neutral tone, provided a clean, contemporary appearance. Architectural shingles are used for the roof, while metal awnings over the porch and garage enhance both aesthetics and functionality. The attached garage door features a wood-look finish with a decorative pattern, and the front entry includes a glass-paneled door with a sidelight to increase natural light within the home.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Zone T3	Two (2) off-street parking spaces shall be provided for each dwelling unit	Two (2) off-street parking spaces shall be provided for each dwelling unit

Parking & Loading (404.240(H)(1): Attached garages shall not front to the street which the primary building entrance is located. Detached garages may front to the street when located in the rear yard. Off-street parking shall be located at the rear of the building. When depth of a lot is insufficient to accommodate required off-street parking, surface parking may be provided on the side of the building, provided that it covers no more than thirty percent (30%) of the width of the lot. Surface parking shall be screened from public right-of-way by landscaping to effectively screen parking areas from the street. Surface parking shall be set back a minimum of six (6) feet from any property line of a less-intensive zoning district.

Streets & Sidewalks:

The site currently has direct access from SW 7th Street Terrance. The public infrastructure improvements that are required as part of the proposed development consist of curb and gutter along SW 7th Street Terrance and Sidewalk along both SW 7th Terrance and SW South Ave. The project also includes a 24-foot-wide private drive with a corresponding commercial driveway approach, designed to accommodate two-way traffic in accordance with City of Blue Springs standards. The private drive will be maintained by the property owners' association (HOA), and a note identifying HOA maintenance responsibility will be included on the Final Plat.

Pedestrian Access:

There are additional sidewalk improvements required with this application along SW 7th Street Terrace and SW South Ave, but the proposed development will not have interior pedestrian access.

Traffic:

Parking will be provided within the one and two-car garages and additional driveway parking provided by the applicant. The site will have direct access to SW 7th Street Terrance site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distances exists at proposed drive connection to existing ROW shall be submitted.

Stormwater:

Prior to Final Platting approval, a stormwater drainage report shall be submitted by a registered engineer in the state of Missouri demonstrating a reduction in runoff in

accordance with City of Blue Springs Design and Construction Manual. All required storm water facilities provided shall meet the recommendations of said report. This report shall be subject to review and approval by the City Engineer.

Sanitary Sewer:

An existing sanitary sewer main is located along SW South Ave and is available to serve the twelve (12) proposed lots. Connection to this main will be required in accordance with City of Blue Springs standards.

Frontage & Landscaping:

The table below summarizes the landscaping requirements for the site in accordance with the "T3" zoning district standards. Per the Downtown Development Code (Section 404.040-Frontage Design), specific frontage types require designated front yard plantings. These plantings must consist of deciduous or evergreen shrubs or trees located between the frontage line and building façade. The required front yard plantings for each applicable frontage type are outlined as follows:

Landscape Area	Required Units / PUs (plant units)
Dooryard	Six (6) front yard plantings
Terrace/Light Court	Six (6) front yard plantings
Forecourt	Fifteen (15) front yard plantings
Front yard	Ten (10) front yard plantings
Common Lawn	Six (6) front yard plantings per unit

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

Preservation:

The site is currently undeveloped and consists of a relatively flat lot with existing vegetation. There are no significant topographic features on the property, and no preservation plan is proposed as part of the project.

Phasing:

The development will be completed in one (1) single phase

Modifications Requested:

The applicant is requesting approval of Alternative Design Standards related to the building type and selected base zoning district ("T3" Sub-Urban) regulations and development standards. These modifications are proposed to ensure that, in the event the City assumes

ownership and maintenance of the private drive in the future, the buildings would not become nonconforming under the applicable zoning requirements.

- **Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.**

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.

    a. The proposed General Development Plan is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

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

    a. The proposed General Development Plan is consistent with the existing zoning of the property. No Zoning Map amendment is requested or required. The proposed development complies with the applicable district regulations and development standards, subject to the conditions outlined in this report.

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

    a. The proposed General Development Plan complies with the applicable use, development, and design standards of the Unified Development Code (UDC),

with the exception of the requested Alternative Design Standard to permit front-loaded garages fronting the street. Subject to approval of the Alternative Design Standard and the conditions outlined in this report, the development meets this criteria.

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

    a. The existing facilities and services exist or are planned by the project to serve the development at time of construction.

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

    a. The proposed General Development Plan is compatible with the existing surrounding land uses and zoning designations. The subject property is located within an area characterized by similar residential development, and the proposed infill housing is consistent in use and scale with adjacent properties.

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

    a. The proposed General Development Plan supports orderly infill development within an existing residential area. The private drive will be constructed to meet City and IFC standards for safe access. Sidewalks are proposed, as the adjacent public right-of-way does contain sidewalks.

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).

    a. The plan is compatible with the redeveloping character of the area which includes recently redeveloped residential and surrounding single-family homes with front-loaded garages exist.

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.

    a. The plan is compatible with the character of the area which includes developed single-family residential.

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

    a. The proposed alternative development standard is consistent with the intent and provisions of this Chapter, particularly as it relates to the redevelopment of single-family residential properties.

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.

    a. The proposed development consists of single-family residential lots, which are consistent with the existing residential character of the area. The allowance of front-loaded garages does not alter the nature of single family use and will function similarity to other homes in the vicinity.

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.

    a. The proposed alternative development standard will not result in conditions that are contrary to public health, safety, and general welfare. The request to allow front-loaded garages within the downtown development area maintains compliance with applicable building codes, access requirements, and safety standards. The proposed alternative development promotes orderly development while preserving the public interest and enhancing the overall livability of the area.

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.

    a. The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

2. Compliance with the requirements of the 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.

    a. The proposed Preliminary Plat is in compliance with the requirements of the Development Code. The applicant is proposing the following modifications through the Alternative Design Standards related to either the building type

or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

i. **Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.**

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.

    a. 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.

    a. The project does not require any 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.

    a. 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.

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

7. The recommendations of professional staff.

    a. Staff recommends approval of the Preliminary Plat with conditions.

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

Staff Recommendation:

Staff recommends approval of the Preliminary Plat & General Development Plan application with the following conditions:

a) 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 General Development Plan:

    I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

II. A maintenance bond will be required following infrastructure (sanitary sewer, storm sewer and water) acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction and prior to Final Plat approval.

IV. All public Infrastructure shall be installed and accepted with easements prior to Final Plat Approval.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of

a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

f) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

g) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

h) Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

i) Provide site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distance exists at proposed drive connections to the existing ROW.

j) Temporary construction easements for work outside of the property boundary shall be required prior to construction permit approval.

k) A public storm sewer easement shall be recorded for the proposed offsite storm sewer prior to construction permit approval.

l) The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

m) Fire Hydrant servicing the site shall be constructed in a manner that water flows 1000 gallons per minute for 1 hour.



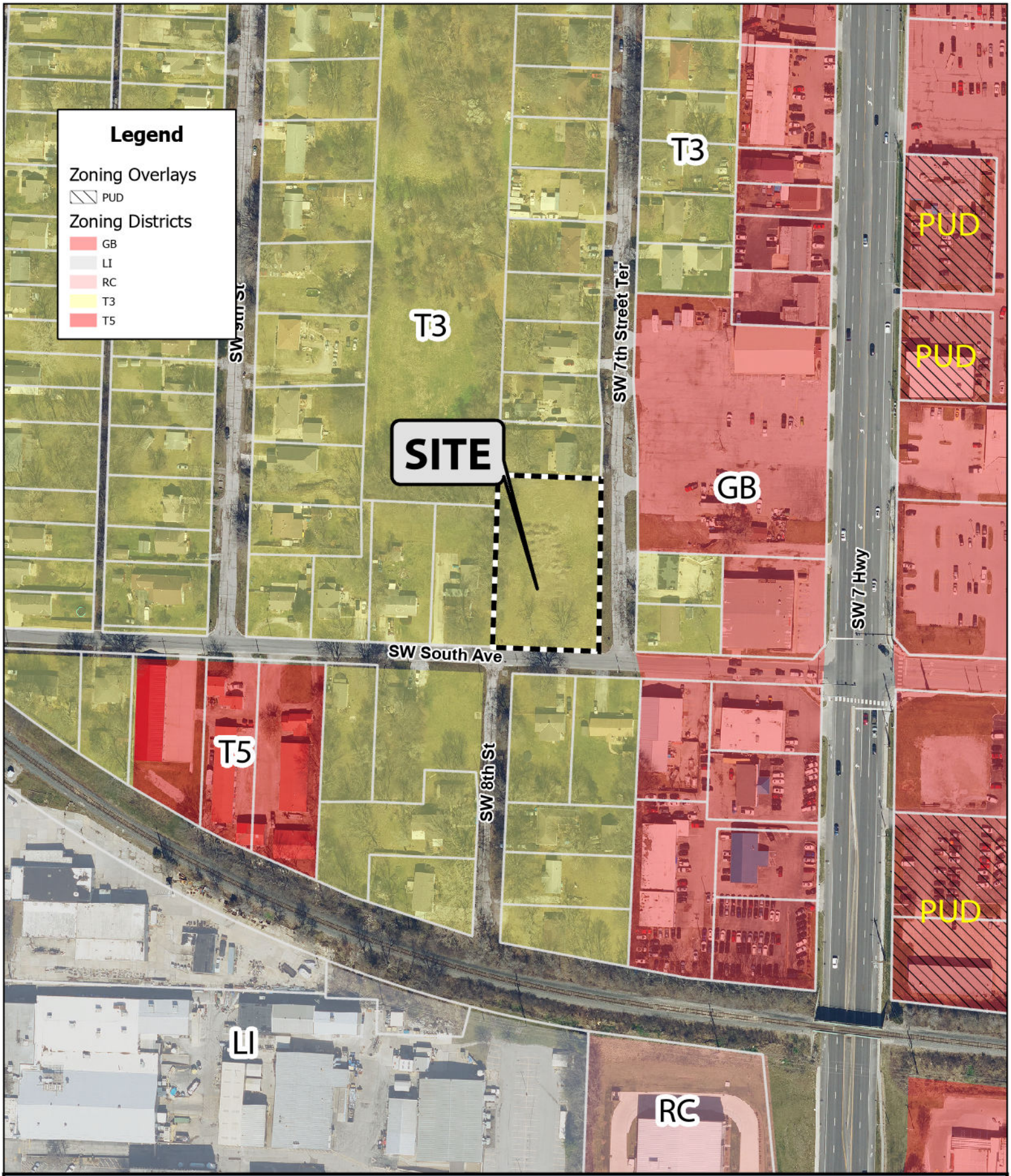
BLUE SPRINGS
MISSOURI

GDP-12-25-9747 / PP-12-25-9748
707 South Avenue
AERIAL LOCATION MAP

N

1" = 200'

Date: 01/20/26



BLUE SPRINGS MISSOURI

GDP-12-25-9747 / PP-12-25-9748
707 South Avenue
SITE LOCATION AND ZONING MAP

N

1" = 200'

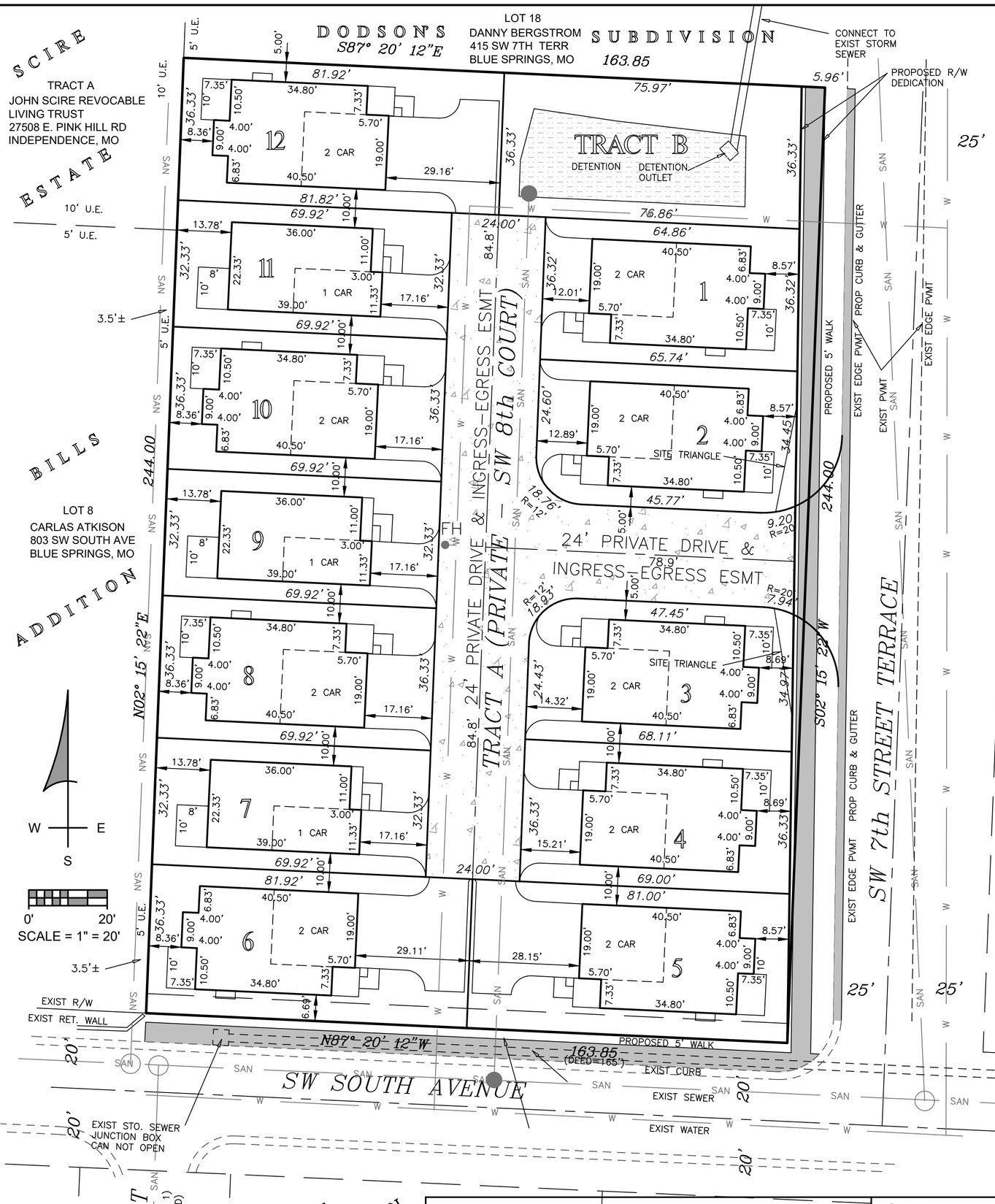
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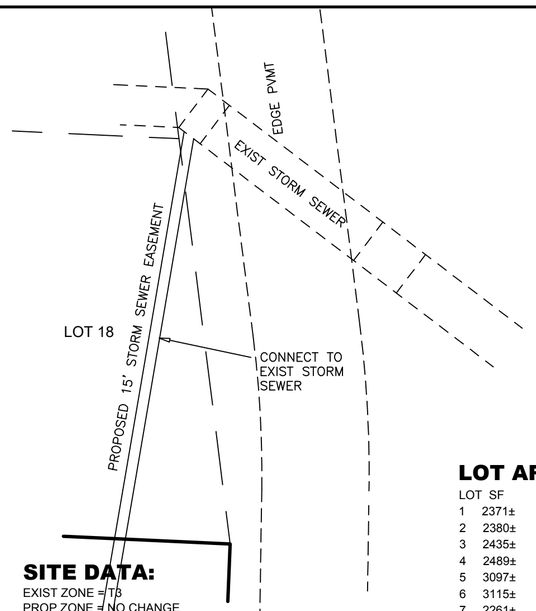
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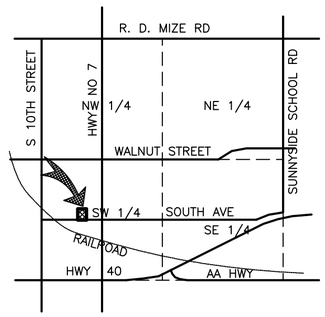
DEVELOPMENT & LANDSCAPE PLAN

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI







VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

LOT AREA:

LOT	SF	LOT	SF
1	2371±	8	2540±
2	2380±	9	2261±
3	2435±	10	2540±
4	2489±	11	2261±
5	3097±	12	2976±
6	3115±	A	5750±
7	2261±	DET	2776±

SITE DATA:

EXIST ZONE = T3
PROP ZONE = NO CHANGE
OVERLAY DIST = NONE
SITE AREA = 0.9 AC
DEDICATED R/W = NONE
NET AREA = 0.9 AC
TOTAL LOTS = 13
TOTAL TRACTS = 2
REQ MIN LOT WIDTH = 25'
MIN LOT WIDTH = 32'
REQ MIN LOT AREA = NONE
AVG LOT AREA = 2470 SF
T3 SET BACKS
FRONT = 10'
SIDE / REAR = 5'
MAX BLDG COVERAGE = NONE
AVG BLDG COVERAGE = 38%

IMPERVIOUS AREA:

EXISTING
TOTAL = 0 SF

PROPOSED
12 HOMES = 12,995 SF
DRIVE = 10,531 SF
TOTAL = 23,526 SF

NET INCREASE = 23,526 SF

STORM WATER & DETENTION DATA:

EXISTING
Q=CIAK, C=0.5, I=7.5, A=0.92, K=1
(FOR 100 YR STORM & 15 MIN DURATION)
Q=3.50 CFS

PROPOSED
Q=CIAK
C=39,978 SF TOTAL LAND AREA
IMPERVIOUS = 23,526 SF = 59%
C=0.9 x 59% = 0.53
PERVIOUS = 16,452 SF = 41%
C=0.5 x 41% = 0.21
C=0.53 + 0.21 = 0.74
Q=0.74 x 7.5 x 0.92 x 1 = 5.11 CFS

DETENTION
V=5.11 - 3.50 x 60 x 15 = 1449 CF

OUTLET
12" HDPE WITH 1.4' HW = 3.50 CFS
(BASED ON APWA FIGURE 5603-5)

PROPERTY DESCRIPTION:

CONTAINING 39,978 SQUARE FEET OR 0.9178 ACRES.

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2018 E 0002807 AND THE PLAT OF DODSON'S ADDITION, BILLS ADDITION, AND SCIRE ESTATES.
4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE POSSIBLE EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND B SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF TRACTS A AND B AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER PUBLIC USES.
9. LOTS 1-5 SHALL NOT HAVE ACCESS TO 7TH STREET TERRACE AND LOTS 5 & 6 SHALL NOT HAVE ACCESS TO SOUTH AVENUE.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF DEVELOPMENT / SITE PLAN APPROVAL AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ERWIN W. GARD, PLS-1449

11/14/2025
DATE

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR
(SURVEYOR SEAL)

REVISED – PER CITY COMMENTS 03/09/26 – E. GARD 03/13/26
REVISED – PER CITY COMMENTS 01/26/26 – E. GARD 03/11/26
REVISED – PER CITY COMMENTS 02/20/26 – E. GARD 03/04/26
REVISED – COMPLETE LAYOUT PER CLIENT COMMENTS 02–03–26 – E. GARD 02–04–26
REVISED – PER CITY COMMENTS 01–02–26 – E. GARD 01–07–26

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

GENERAL DEVELOPMENT PLAN

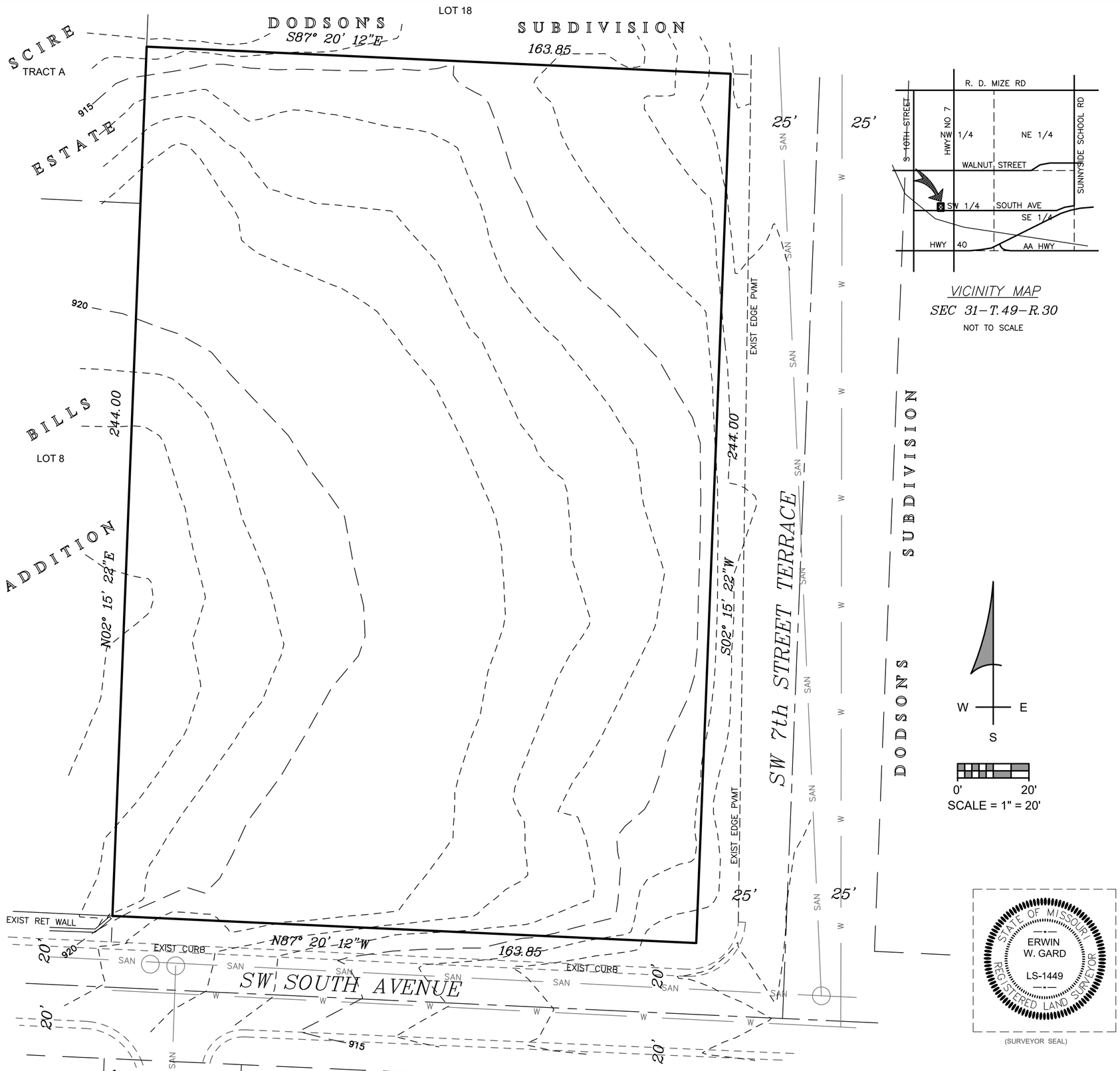
707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
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E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

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VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

W E S

0' 20'
SCALE = 1" = 20'

EXISTING CONDITION PLAN

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

CONTAINING 39,978 SQUARE FEET OR 0.9178 ACRES.

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

PURPOSE STATEMENT:

TO PLAT AN UNPLATTED TRACT OF LAND AND CREATE 13 (MAYBE 14) SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2025 E 0042485 AND THE PLATS OF BILL'S ADDITION, SELVEY'S ADDITION, AND SCIRE ESTATES.
4. THE EASEMENTS SHOWN HEREON ARE FROM THE PLATS. THE EASEMENT SHOWN IN A TITLE REPORT BY ALLIANCE NATIONWIDE TITLE AGENCY, COMMITMENT NO 101073 DATED NOVEMBER 29, 2017 AT 8:00 AM, SCHEDULE B, PART II, NO 11, IN BOOK I 537 AT PAGE 318 IS A TEMPORARY CONSTRUCTION EASEMENT WHICH IS NO LONGER IN EFFECT.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND THE PRIVATE DRIVE SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. THE PLATTED 35' FRONT SET BACK LINE SHOWN ON BILL'S ADDITION WILL BE VACATED WITH THE PROPOSED FINAL PLAT.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
9. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF THE INGRESS - EGRESS EASEMENT AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER USES.
10. LOTS 1-7 SHALL NOT HAVE ACCESS TO 7TH STREET TERR.
11. THE DEVELOPER RESERVES THE RIGHT TO SWITCH LOT 1 WITH TRACT B IF FINAL ENGINEERING DESIGN DICTATES THAT LOT 1 IS BETTER SUITED FOR THE DETENTION FACILITY.

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR

(SURVEYOR SEAL)

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF PLAT APPROVAL AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ERWIN W. GARD, PLS-1449

01/07/2026
DATE

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

EXISTING CONDITION PLAN

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: ROBINSON MEADOWS MASTER		

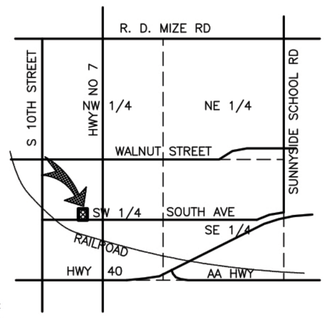
Received
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Z:\CAD drawing (from home comp)\CAD Drawings_SECTION files\R30\T49S31Sec 31-49-30 MASTER - McAtee.dwg, 3/13/2026 1:48:39 PM, DWG To PDF.pc3

LANDSCAPE PLAN

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

LOT AREA:

LOT	SF	LOT	SF
1	2371±	8	2540±
2	2380±	9	2261±
3	2435±	10	2540±
4	2489±	11	2261±
5	3097±	12	2976±
6	3115±	A	5750±
7	2261±	DET	2776±

PROPERTY DESCRIPTION:

CONTAINING 39,978 SQUARE FEET OR 0.9178 ACRES.

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

SUNSET RED MAPLE

FLOWERING WHITE DOGWOOD

BLUE ARROW JUNIPER

EXISTING TREE LINE

SCALE = 1" = 20'

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

LANDSCAPE PLAN

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: ROBINSON MEADOWS MASTER		

Z:\CAD drawing (from home comp)\CAD Drawings_SECTION files\R30\T49\S31\Sec 31-49-30 MASTER - McAtee.dwg, 3/13/2026 12:09:29 PM, DWG To PDF.pc3

PRELIMINARY PLAT

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

CONTAINING 39,978 SQUARE FEET OR 0.9178 ACRES.

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

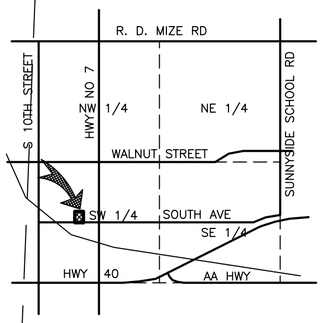
THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

PURPOSE STATEMENT:

TO PLAT AN UNPLATTED TRACT OF LAND AND CREATE 12 SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2018 E 0002807 AND THE PLAT OF DODSON'S ADDITION, BILLS ADDITION, AND SCIRE ESTATES.
4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE POSSIBLE EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND B SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF TRACTS A AND B AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER PUBLIC USES.
9. LOTS 1-5 SHALL NOT HAVE ACCESS TO 7TH STREET TERRACE AND LOTS 5 & 6 SHALL NOT HAVE ACCESS TO SOUTH AVENUE.



VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

W E S

0' 20'
SCALE = 1" = 20'

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF PLAT APPROVAL AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR

(SURVEYOR SEAL)

ERWIN W. GARD, PLS-1449

11/14/2025
DATE

REVISED – PER CITY COMMENTS 03/09/26 – E. GARD 03/13/26
REVISED – PER CITY COMMENTS 01/26/26 – E. GARD 03/11/26
REVISED – PER CITY COMMENTS 02/20/26 – E. GARD 03/04/26
REVISED – COMPLETE LAYOUT PER CLIENT COMMENTS 02-03-26 – E. GARD 02-04-26
REVISED – PER CITY COMMENTS 01-02-26 – E. GARD 01-07-26

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
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PRELIMINARY PLAT

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
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JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: ROBINSON MEADOWS MASTER		

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, 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 Independence, 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:

- Jan 31, 2026

Printer's Fee: $47.63

Anjana Bhadoriya

_____

Agent

VERIFICATION

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

State of Florida
County of Broward

Signed or attested before me on this: 02/02/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

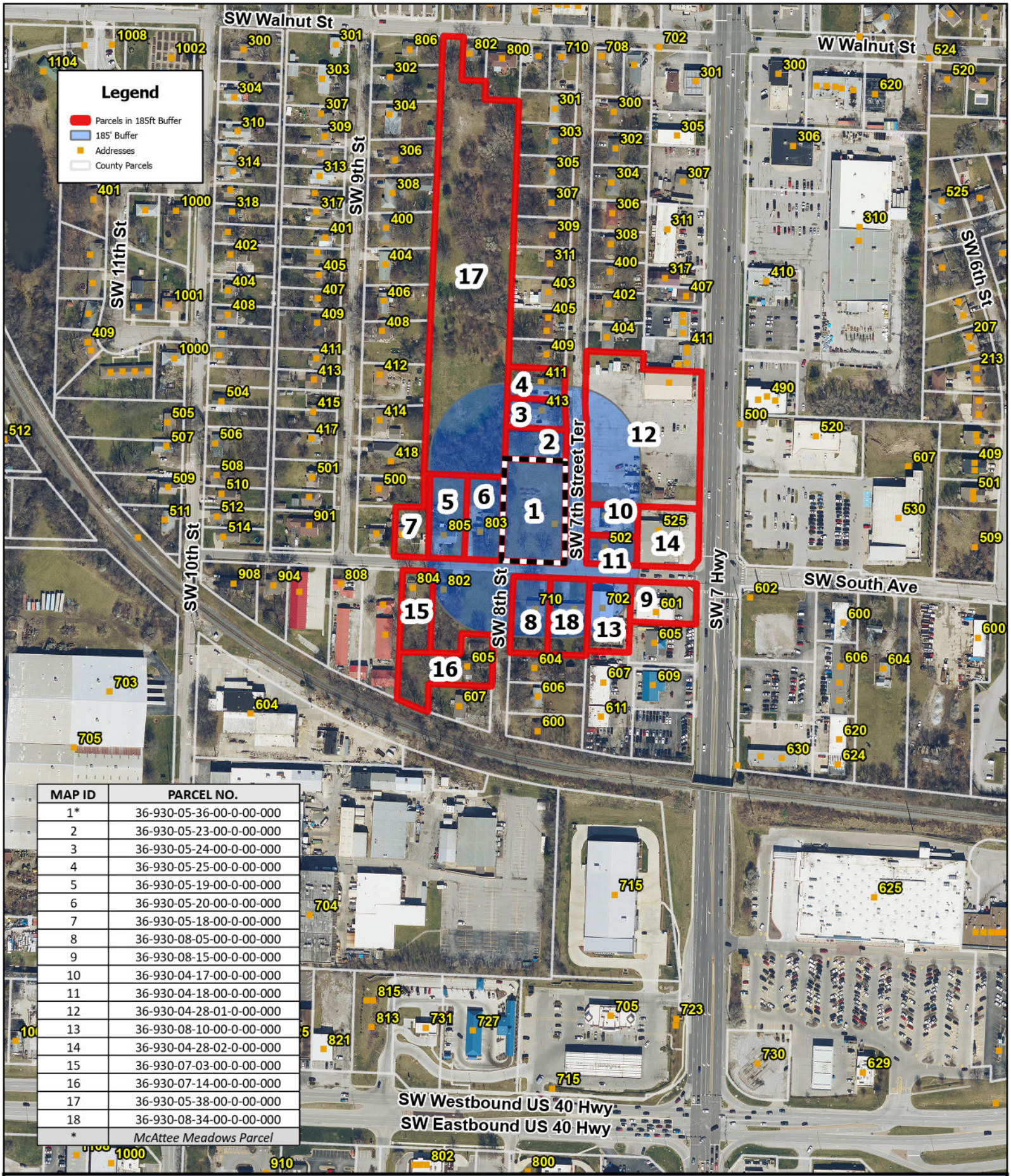
PUBLIC NOTICE
AMENDMENT

Notice is hereby given that on January 24, 2026, the City of Blue Springs published notices for Eclectic Tattoo Conditional Use Permit; a Unified Development Code Text Amendment; and for McAtee Meadows General Development. The date of the City Council Meeting was posted as being February 17, 2026. The correct date for this meeting is **Wednesday, February 18, 2026 at 6:00pm** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the consideration of these projects.

CITY OF BLUE SPRINGS
By: Traci Breshears
Publish: Saturday, January 31, 2026

Published in the Examiner, Jan 31, 2026

4249550



MAP ID	PARCEL NO.
1*	36-930-05-36-00-0-00-000
2	36-930-05-23-00-0-00-000
3	36-930-05-24-00-0-00-000
4	36-930-05-25-00-0-00-000
5	36-930-05-19-00-0-00-000
6	36-930-05-20-00-0-00-000
7	36-930-05-18-00-0-00-000
8	36-930-08-05-00-0-00-000
9	36-930-08-15-00-0-00-000
10	36-930-04-17-00-0-00-000
11	36-930-04-18-00-0-00-000
12	36-930-04-28-01-0-00-000
13	36-930-08-10-00-0-00-000
14	36-930-04-28-02-0-00-000
15	36-930-07-03-00-0-00-000
16	36-930-07-14-00-0-00-000
17	36-930-05-38-00-0-00-000
18	36-930-08-34-00-0-00-000
*	*McAttee Meadows Parcel*

BLUE SPRINGS MISSOURI

GDP-12-25-9747 / PP-12-25-9748
707 South Avenue
185' LOCATION MAP

N

1" = 300'

Date: 01/20/26

OBJECTID	Parcel no	situs_address	situs_city	situs_zip
1	36-930-05-36-00-0-00-000	707 SW SOUTH AVE	BLUE SPRINGS	64015
2	36-930-05-23-00-0-00-000	415 SW 7TH TER	BLUE SPRINGS	64015
3	36-930-05-24-00-0-00-000	413 SW 7TH TER	BLUE SPRINGS	64015
4	36-930-05-25-00-0-00-000	411 SW 7TH TER	BLUE SPRINGS	64015
5	36-930-05-19-00-0-00-000	805 SW SOUTH AVE	BLUE SPRINGS	64015
6	36-930-05-20-00-0-00-000	803 SW SOUTH AVE	BLUE SPRINGS	64015
7	36-930-05-18-00-0-00-000	807 SW SOUTH AVE	BLUE SPRINGS	64015
8	36-930-08-05-00-0-00-000	710 SW SOUTH AVE	BLUE SPRINGS	64015
9	36-930-08-15-00-0-00-000	601 SW 7 HWY	BLUE SPRINGS	64015
10	36-930-04-17-00-0-00-000	420 SW 7TH TER	BLUE SPRINGS	64015
11	36-930-04-18-00-0-00-000	502 SW 7TH TER	BLUE SPRINGS	64015
12	36-930-04-28-01-0-00-000	499 SW 7 HWY	BLUE SPRINGS	64015
13	36-930-08-10-00-0-00-000	702 SW SOUTH AVE	BLUE SPRINGS	64015
14	36-930-04-28-02-0-00-000	525 SW 7 HWY	BLUE SPRINGS	64015
15	36-930-07-03-00-0-00-000	804 SW SOUTH AVE	BLUE SPRINGS	64015
16	36-930-07-14-00-0-00-000	605 SW 8TH ST	BLUE SPRINGS	64015
17	36-930-05-38-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	UNKNOWN	64086
18	36-930-08-34-00-0-00-000	706 SW SOUTH AVE	BLUE SPRINGS	64015

subdiv_name	owner_info
	RC MCATEE CONSTRUCTION LLC
DODSONS SUB	BERGSTROM DANNY C
DODSONS SUB	CARNEY AMANDA N
DODSONS SUB	GERALD S SCHAEFER JR TRUST DATE 11/01/2014
BILLS ADD	MCDANIEL DAVID M
BILLS ADD	ATKISON CARLAS L
BILLS ADD	HUDSON INVESTMENTS LLC
WOODROME ADD	HUFF ENTERPRISES LLC
SECTION 31 TOWNSHIP 49 RANG	RIAZ & TRIVEDI LLC
DODSONS SUB	FOX FAMILY RENTALS LLC
DODSON	SCHNETZER WILLIAM
MORRIS FLOYD ADD	STANLEY PACK POST 499 OF THE AMER LEGION
SEC-31 TWP-49 RNG-30	BLUE RIVER CAPITAL HOLDINGS LLC
MORRIS FLOYD ADD	PETER J FINK SR FAMILY LIMITED PTP
WOODROME ADD	JUNGEBLUT LOUIS JOHN JR
WOODROME ADD	SANTOS MARIA RHODORA
SCIRE ESTATES	JOHN SCIRE REVOCABLE LIVING TRUST DATED 09/18/2015
WOODROME ADD	HUDSON INVESTMENTS LLC

address_compl
3224 S OWENS SCHOOL RD INDEPENDENCE MO 64057
415 SW 7TH TER BLUE SPRINGS MO 64015
413 SW 7TH TER BLUE SPRINGS MO 64015
15923 GLENFINNAN WAY VILLAGE OF LOCH LLOYD MO 64012-5508
406 SW 9TH ST BLUE SPRINGS MO 64015
803 SW SOUTH AVE BLUE SPRINGS MO 64015
40000 E ROUND PRAIRIE RD OAK GROVE MO 64075
36103 E GARDNER RD OAK GROVE MO 64075
15542 VALLEY VIEW DR OVERLAND PARK KS 66223
8908 PFLUMM RD OLATHE KS 66215
4324 NE PARK LAKE CIR LEES SUMMIT MO 64064
499 SW M 7 HWY BLUE SPRINGS MO 64015
1850 NW M 7 HWY BLUE SPRINGS MO 64014
1801 S 54TH ST OMAHA NE 68106
1010 W 25TH TER HIGGINSVILLE MO 64037
605 SW 8TH ST BLUE SPRINGS MO 64015-4235
27508 E PINK HILL RD INDEPENDENCE MO 64057
40000 E ROUND PRAIRIE RD OAK GROVE MO 64075

Blue Springs, Missouri
Community Development

December 26, 2025

Ref: Public Hearing: General Development Plan | GDP-12-25-9747
McAtee Meadows
707 SW South Avenue
Parcel # 36-930-05-36-00-0-00-000

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, Chad McAtee for consideration to approve a General Development Plan for 13 single-family lots located on the Northwest corner of SW South Avenue and SW 7th Street Terrace, to allow a neighborhood development on .88+/- acres of land.

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, February 9, 2026 @ 6:30 p.m.
&
City Council – Wednesday, February 18, 2026 @ 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 5393

(GDP-12-25-9747) ORDINANCE_____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR MCATEE MEADOWS, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on December 1, 2025 the applicant, Chad McAtee of RC McAtee Construction submitted a planning application on behalf of the property owner R.C. McAtee Construction for the General Development Plan (GDP-12-25-9747) of McAtee Meadows; and

WHEREAS, after review of the General Development Plan with respect to such issues as density, the impact to surrounding areas, the adequacy of facilities and services, and 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 of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation and a public hearing was held on March 23, 2026; Planning 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 6, 2026; and

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

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

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

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.00 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its March 23, 2026, meeting and to the City Council at its April 6, 2026, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in additions 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:

a) Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan:

I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

II. A maintenance bond will be required following infrastructure (sanitary sewer, storm sewer and water) acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction and prior to Final Plat approval.

IV. All public Infrastructure shall be installed and accepted with easements prior to Final Plat Approval.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications,

a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

f) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

g) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

h) Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

i) Provide site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distance exists at proposed drive connections to the existing ROW.

j) Temporary construction easements for work outside of the property boundary shall be required prior to construction permit approval.

k) A public storm sewer easement shall be recorded for the proposed offsite storm sewer prior to construction permit approval.

l) The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

m) Fire Hydrant servicing the site shall be constructed in a manner that water flows 1000 gallons per minute for 1 hour.

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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL

April 6, 2026

EXHIBITS FOR PUBLIC HEARING

MCATEE VILLAGE

GENERAL DEVELOPMENT PLAN (GDP-12-25-9749)

EXHIBIT #1 City Council Information Form dated Mach 24, 2026 with the following attachments: Staff report with attachments; Narrative with attachments; Affidavit of Publication in the Examiner on February 21, 2026; 185-foot Notification Map; Names/addresses of property owners within 185 ft of site; Copy of Resident Letter sent to property owners and Bill approving the General Development Plan for McAtee Village

EXHIBIT 1
CITY COUNCIL
MCATEE VILLAGE
GENERAL DEVELOPMENT PLAN
(GDP-12-25-9749).
APRIL 6, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 24, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

A Public Hearing is being held at the request of the Applicant, Chad McAtee, for consideration to approve the General Development Plan for McAtee Village, located at 412 SW 9th Street to allow four single-family residential homes on approximately 0.41 +/- acres (GDP-12-25-9749). Upon conclusion of the Public Hearing, a bill approving the General Development Plan will be ready for introduction and readings.

BACKGROUND

The applicant, Chad McAtee, is requesting approval of a General Development Plan for the development of four (4) single-family residential homes on approximately 0.41 +/- acres located at 412 SW 9th Street. The subject property is located within an established residential area and is surrounded by single-family homes.

The proposed development consists of a four-lot subdivision with detached single-

family homes on small lots, consistent with the T3 Sub-Urban zoning district. The plan includes a private drive to serve the development.

The Applicant is also requesting an Alternative Design Standard to allow front-loaded attached garages. The proposed development is consistent with the Comprehensive Plan and represents infill development within the Downtown area.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

a) Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan:

    I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

    I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

II. Maintenance bonding for a period of 2-years is provided for public infrastructure (sanitary sewer, storm sewer and water).

III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) During Site Plan Design Review, grading along the south property line shall be designed to direct stormwater around the adjacent property to the south in a manner that does not adversely impact the existing residence. Any grading or drainage improvements related to this condition shall be shown on plans prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

f) Homeowners Association (HOA) restrictions shall be recorded restricting driveway usage from parking, as required parking shall be accommodated within garages and on-street parking areas.

g) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

h) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

i) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: March 23, 2026

Action: Recommended Approval of General Development Plan; 5 Aye, 1 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff report with attachments; Narrative with attachments; Affidavit of Publication in the Examiner on February 21, 2026; 185-foot Notification Map; Names/addresses of property owners within 185 ft of site; Copy of Resident Letter sent to property owners;
2. Bill approving the General Development Plan for McAtee Village

REVIEWED BY

Requesting Director: Nic Hutchison **Administration: George Schmitz**

Budget: N/A **City Administrator: Christine Cates**

Legal: James Newell

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 23rd, 2026

City Council Date: April 6th, 2026

Project Name: McAtee Village

Site Location: 412 SW 9th St

Applicant: Chad McAtee, R.C. McAtee Construction

Property Owner: R.C. McAtee Construction

Staff Planner: Logan Day, Planner I

Project Request:

PP-12-25-9750; Preliminary Plat for a four (4) lot subdivision on 0.41+/- acres.
GDP-12-25-9749; General Development Plan for a development of four (4) single family homes.

Project Description:

The applicant is requesting approval of a Preliminary Plat and General Development Plan to allow the development of four (4) single-family homes on approximately 0.41+/- acres, in accordance with the T3 zoning standards of the Downtown Development Code.

Staff Recommendation:

Staff recommends approval of the General Development Plan and Preliminary Plat with the conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
March 26th, 2007	Planning Commission	Recommend Approval of the establishment of a Downtown Zoning District
April 2nd, 2007	City Council	Approved the establishment of the Downtown Zoning District

Future Applications:

Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County Prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Single Family House
South:	"T3" (Sub-Urban)	Single Family House
East:	"T3" (Sub-Urban)	Vacant Land
West:	"T3" (Sub-Urban)	Single Family House

Preliminary Plan & Plat Analysis

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

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and

potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

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

Land Use & Density:

The proposed land use is "Single Family Residential: with the subject property being subdivided into 4 lots to accommodate four (4) new single family homes. Located within the "T3" Sub-Urban Area of the Downtown Development Code, this district supports a low-density, residential while encouraging creative land development solutions. It promotes a mix of housing types in close proximity and contributes to a diverse neighborhood environment.

Building Typology:

Permitted building types in the "T3" zoning district include zoning district include single family houses. Conditional Uses include live/work units, small civic buildings, flat-over-flats, tandem houses, and paired houses. The most appropriate building type is detached house small lot.

Zone T3 Standards

Standard	Requirement	Proposed
Frontage Width	Minimum 25 feet	Minimum 37.97 feet
Lot Area	N/A	N/A
Front Setback	**Common Lawn**: Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard**: Not less than ten (10) feet and not more than	**Common Lawn:** Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard:** Not less than ten (10) feet and not more than

	twenty-five (25) feet to the building wall.	twenty-five (25) feet to the building wall.
Side & Corner Side Setback	Not less than five (5) feet to the building wall	Not less than five (5) feet to the building wall
Corner Side Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	N/A
Rear Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	Not less than five (5) feet to the building wall
Building Height	Not more than two and one-half (2 ½) stories	Not more than two and one-half (2 ½) stories
Frontage Type	Common Lawn and Front Yard	Common Lawn and Front Yard
Design and Performance Standards	Detached Garages must be a minimum of 5 ft from principal structure. The Downtown Development Code has no minimum floor area requirements	Requesting modification of an alternate design standard allowing front loaded attached garages in T3 zoning.

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character:

The building elevations submitted with this application feature a mix of durable and visually appealing materials. The exterior includes vertical siding in a light neutral tone, provided a clean, contemporary appearance. Architectural shingles are used for the roof, while metal awnings over the porch and garage enhance both enhance both aesthetics and functionality. The attached garage door features a wood-look finish with a decorative pattern, and the front entry includes a glass-paneled door with a sidelight to increase natural light within the home.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Zone T3	Two (2) off-street parking spaces shall be provided for each dwelling unit	Two (2) off-street parking spaces provided *Modification requested*

Parking & Loading (404.240(H)(1): Attached garages shall not front to the street which the primary building entrance is located. Detached garages may front to the street when located in the rear yard. Off-street parking shall be located at the rear of the building. When depth of a lot is insufficient to accommodate required off-street parking, surface parking may be provided on the side of the building, provided that it covers no more than thirty percent (30%) of the width of the lot. Surface parking shall be screened from public right-of-way by landscaping to effectively screen parking areas from the street. Surface parking shall be set back a minimum of six (6) feet from any property line of a less-intensive zoning district.

Streets & Sidewalks:

The site currently has direct access from SW 9th Street. No public infrastructure improvements are required as part of the proposed development. The project includes a 24-foot-wide private drive with a corresponding commercial driveway approach, designed to accommodate two-way traffic in accordance with City of Blue Springs standards. The private drive will be maintained by the property owners' association (HOA), and a note identifying HOA maintenance responsibility will be included on the Final Plat.

Pedestrian Access:

No additional sidewalk improvements are required with this application.

Traffic:

Homeowners' Association (HOA) restrictions shall be recorded prohibiting parking within the private drive. Parking will be accommodated within the two-car garages provided by the applicant and through on-street parking areas. The prohibition on driveway parking is necessary due to the extended driveway width required to meet International Fire Code (IFC) requirements and City of Blue Springs standards for two-way traffic.

Stormwater:

Prior to Final Platting approval, a registered engineer in the state of Missouri a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with City of Blue Springs Design and Construction Manual. All required storm water facilities provided shall meet the recommendations of said report. This report shall be subject to review and approval by the City Engineer.

Sanitary Sewer:

An existing sanitary sewer main is located along SW 9th St and is available to serve the four (4) proposed lots. Connection to this main will be required in accordance with City of Blue Springs standards.

Frontage & Landscaping:

The table below summarizes the landscaping requirements for the site in accordance with the "T3" zoning district standards. Per the Downtown Development Code (Section 404.040-Frontage Design), specific frontage types require designated front yard plantings. These plantings must consist of deciduous or evergreen shrubs or trees located between the frontage line and building façade. The required front yard plantings for each applicable frontage type are outlined as follows:

Landscape Area	Required Units / PUs (plant units)
Dooryard	Six (6) front yard plantings
Terrace/Light Court	Six (6) front yard plantings
Forecourt	Fifteen (15) front yard plantings
Front yard	Ten (10) front yard plantings
Common Lawn	Six (6) front yard plantings per unit

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

Preservation:

The site is currently developed with an existing single-family residence and consists of a relatively flat lot with existing vegetation. There are no significant topographic features on the property, and no preservation plan is proposed as part of the project.

Phasing:

The development will be completed in one (1) single phase

Modifications Requested:

The applicant is requesting approval of Alternative Design Standards related to the building type and selected base zoning district ("T3" Sub-Urban) regulations and development standards. These modifications are proposed to ensure that, in the event the City assumes ownership and maintenance of the private drive in the future, the buildings would not become nonconforming under the applicable zoning requirements.

- **Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.**

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.

    a. The proposed General Development Plan is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

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

    a. The proposed General Development Plan is consistent with the existing zoning of the property. No Zoning Map amendment is requested or required. The proposed development complies with the applicable district regulations and development standards, subject to the conditions outlined in this report.

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

a. The proposed General Development Plan complies with the applicable use, development, and design standards of the Unified Development Code (UDC), with the exception of the requested Alternative Design Standard to permit front-loaded garages fronting the street. Subject to approval of the Alternative Design Standard and the conditions outlined in this report, the development meets this criteria.

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

    a. The existing facilities and services exist or are planned by the project to serve the development at time of construction.

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

    a. The proposed General Development Plan is compatible with the existing surrounding land uses and zoning designations. The subject property is located within an area characterized by similar residential development, and the proposed infill housing is consistent in use and scale with adjacent properties.

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

    a. The proposed General Development Plan supports orderly infill development within an existing residential area. The private drive will be constructed to meet City and IFC standards for safe access. Sidewalks are not proposed, as

the development is served by a private drive and the adjacent public right-of-way does not contain sidewalks.

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).

    a. The plan is compatible with the redeveloping character of the area which includes recently redeveloped residential and surrounding single-family homes with front-loaded garages exist.

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.

    a. The plan is compatible with the character of the area which includes developed single-family residential.

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

    a. The proposed alternative development standard is consistent with the intent and provisions of this Chapter, particularly as it relates to the redevelopment of single-family residential properties.

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.

a. The proposed development consists of single-family residential lots, which are consistent with the existing residential character of the area. The allowance of front-loaded garages does not alter the nature of single family use and will function similarity to other homes in the vicinity.

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.

a. The proposed alternative development standard will not result in conditions that are contrary to public health, safety, and general welfare. The request to allow front-loaded garages within the downtown development area maintains compliance with applicable building codes, access requirements, and safety standards. The proposed alternative development promotes orderly development while preserving the public interest and enhancing the overall livability of the area.

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.

a. The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

2. Compliance with the requirements of the 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.

    a. The proposed Preliminary Plat is in compliance with the requirements of the Development Code. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

        i. Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

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.

    a. The plan is proposed to be development 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.

    a. The project does not require any 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.

a. 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.

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

7. The recommendations of professional staff.

    a. Staff recommends approval of the Preliminary Plat with conditions.

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

Staff Recommendations:

Staff recommends approval of the Preliminary Plat and General Development Plan application with the following conditions:

a) 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 General Development Plan:

    I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

   I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

   II. Maintenance bonding for a period of 2-years is provided for public infrastructure (sanitary sewer, storm sewer and water).

   III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) During Site Plan Design Review, grading along the south property line shall be designed to direct stormwater around the adjacent property to the south in a manner that does not adversely impact the existing residence. Any grading or drainage improvements related to this condition shall be shown on plans prepared and stamped by a professional engineer licensed in the State of Missouri and shall

be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

f) Homeowners Association (HOA) restrictions shall be recorded restricting driveway usage from parking, as required parking shall be accommodated within garages and on-street parking areas.

g) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

h) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

i) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.



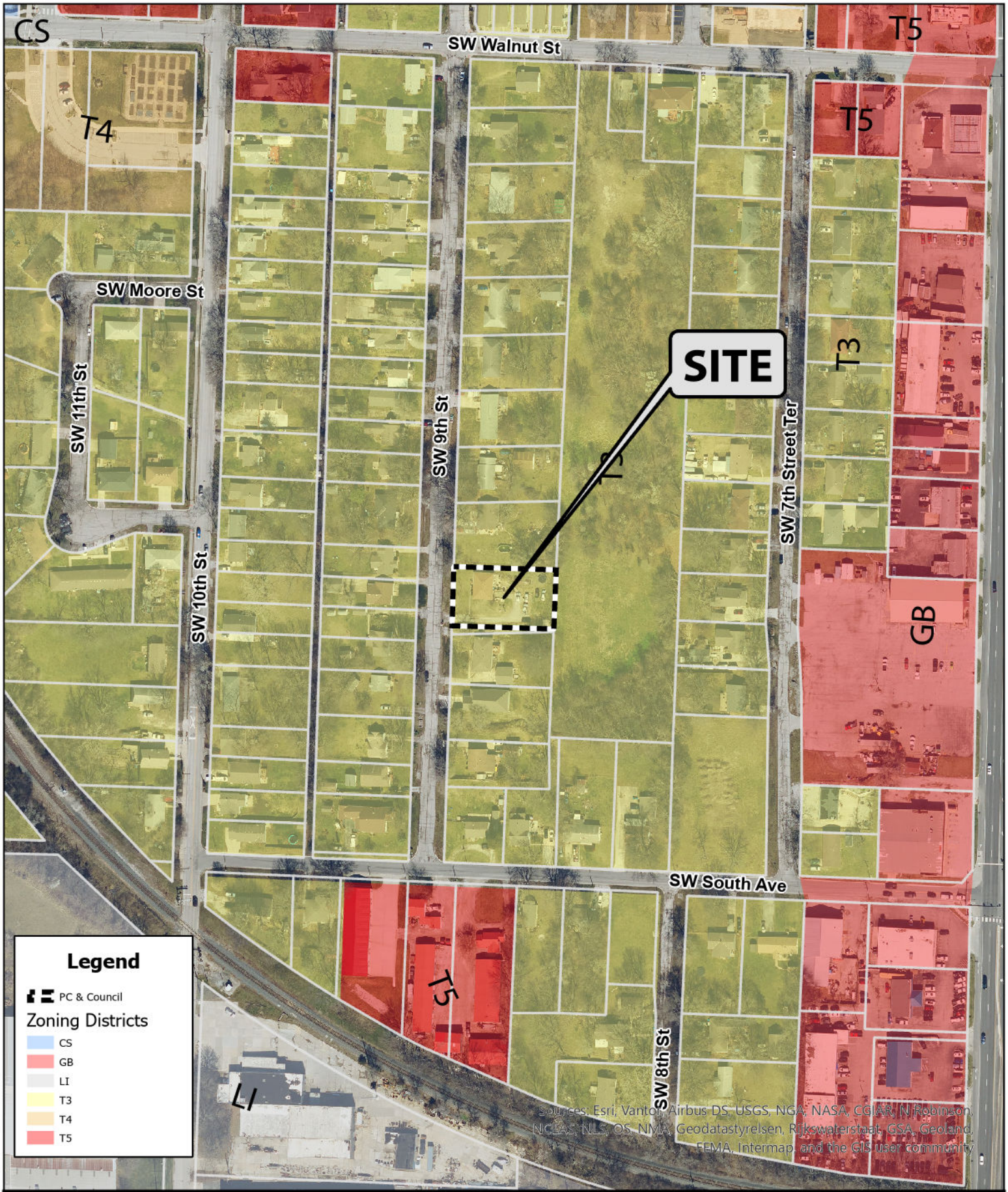
BLUE SPRINGS
MISSOURI

GDP-12-25-9749/ PP-12-25-9750
412 SW 9th Street
AERIAL LOCATION MAP

N

1" = 100'

Date: 01/20/26



BLUE SPRINGS MISSOURI

GDP-12-25-9749/ PP-12-25-9750
412 SW 9th Street
SITE LOCATION AND ZONING MAP

N

1" = 200'

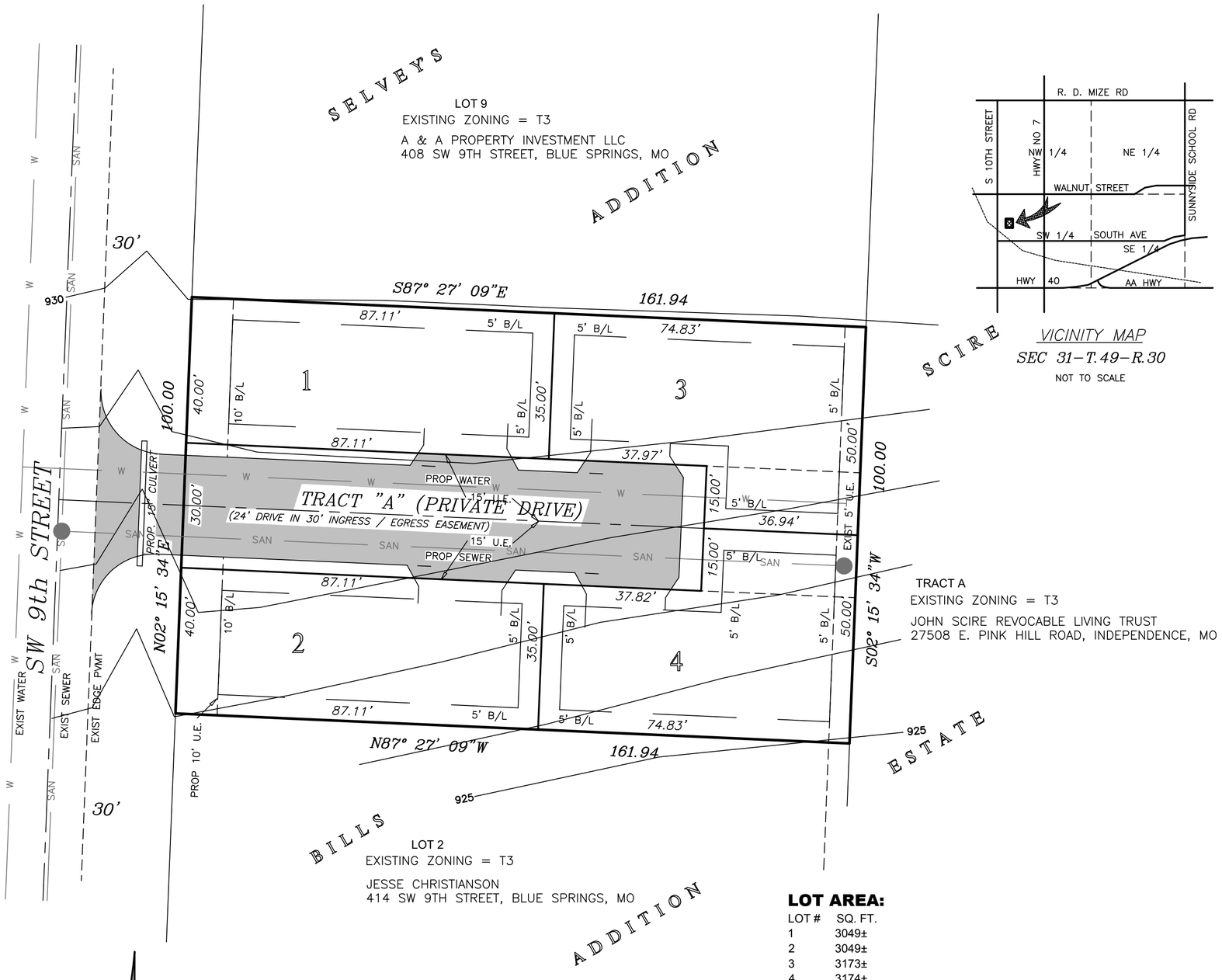
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PRELIMINARY PLAT

McATEE VILLAGE

A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

PROPERTY DESCRIPTION:

CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485

PURPOSE STATEMENT:

A REPLAT OF 1 LOT TO CREATE 4 NEW SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2025 E 0042485 AND THE PLATS OF BILL'S ADDITION, SELVEY'S ADDITION, AND SCIRE ESTATES.
4. THE EASEMENTS SHOWN HEREON ARE FROM THE PLATS. NO OTHER EASEMENTS OR RIGHTS-OF-WAY WERE NOTED IN A TITLE REPORT BY STEWART TITLE COMPANY, COMMITMENT NO 2766927 DATED OCT. 24, 2025, AT 8:00 AM.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND THE PRIVATE DRIVE SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. THE PLATTED 35' FRONT SET BACK LINE SHOWN ON BILL'S ADDITION WILL BE VACATED WITH THE PROPOSED FINAL PLAT.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
9. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF THE INGRESS - EGRESS EASEMENT INCLUDING LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER USES.

LOT AREA:

LOT #	SQ. FT.
1	3049±
2	3049±
3	3173±
4	3174±

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF PLAT APPROVAL AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ERWIN W. GARD, PLS-1449

11/17/2025
DATE

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR

(SURVEYOR SEAL)

REVISED – PER STAFF REVIEW DEC 31, 2025 – E. GARD JAN 07, 2025
REVISED – NOTES TO REFLECT TITLE REPORT DATA – E. GARD DEC 18, 2025
REVISED – ADDED NOTES AND OTHER ITEMS REQUESTED BY STAFF REVIEW OF DEC 12, 2025 – E. GARD DEC 15, 2025

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

PRELIMINARY PLAT

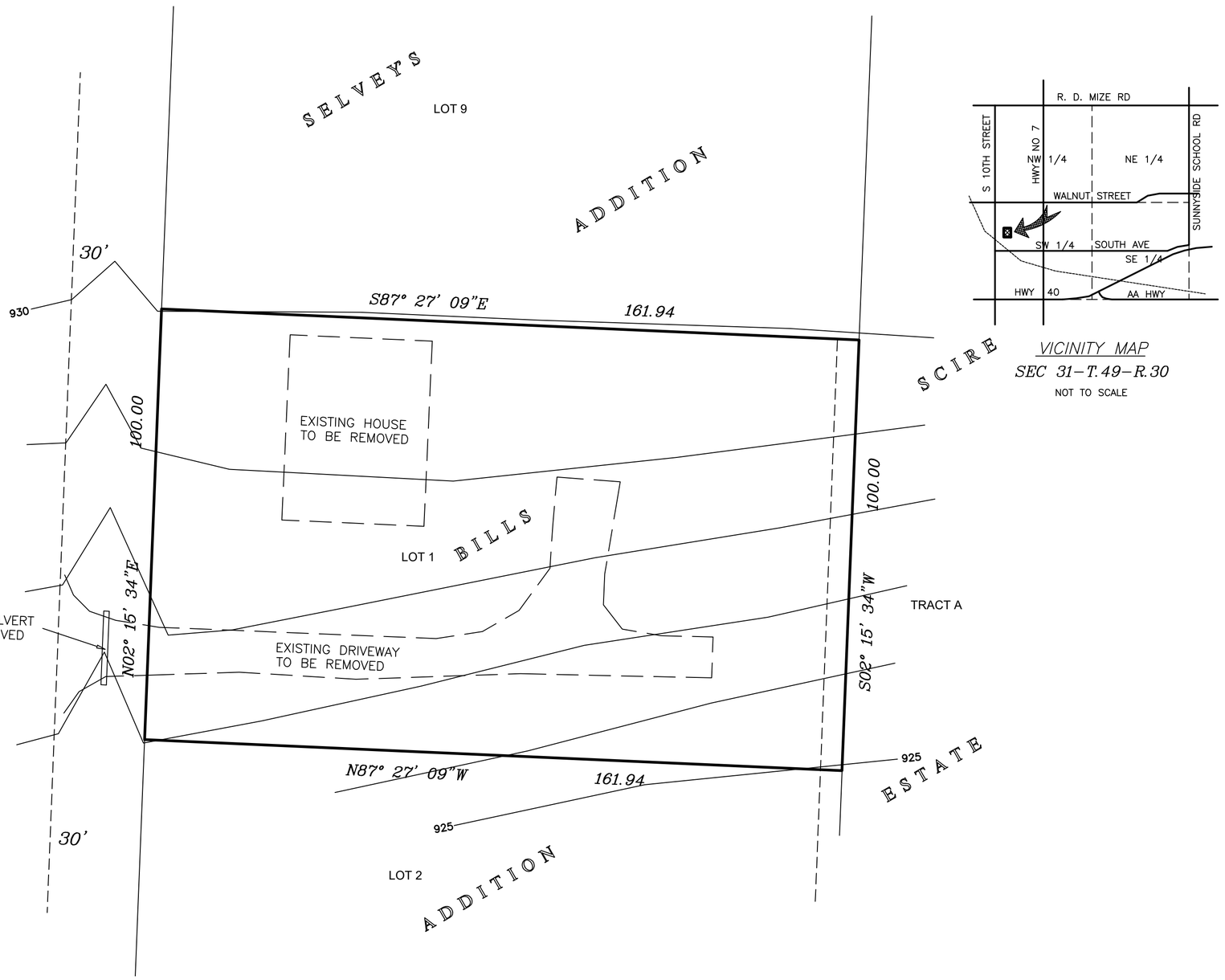
412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

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1333–2501	GPS	SUBDIVISION R	1	1
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E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

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VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

EXISTING CONDITION MAP

McATEE VILLAGE

A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485

PURPOSE STATEMENT:

A REPLAT OF 1 LOT TO CREATE 4 NEW SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2025 E 0042485 AND THE PLATS OF BILL'S ADDITION, SELVEY'S ADDITION, AND SCIRE ESTATES.
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9. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE OF THE INGRESS - EGRESS EASEMENT AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER USES.

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ERWIN W. GARD, PLS-1449

01/06/2026
DATE

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR

(SURVEYOR SEAL)

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

EXISTING CONDITION MAP

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
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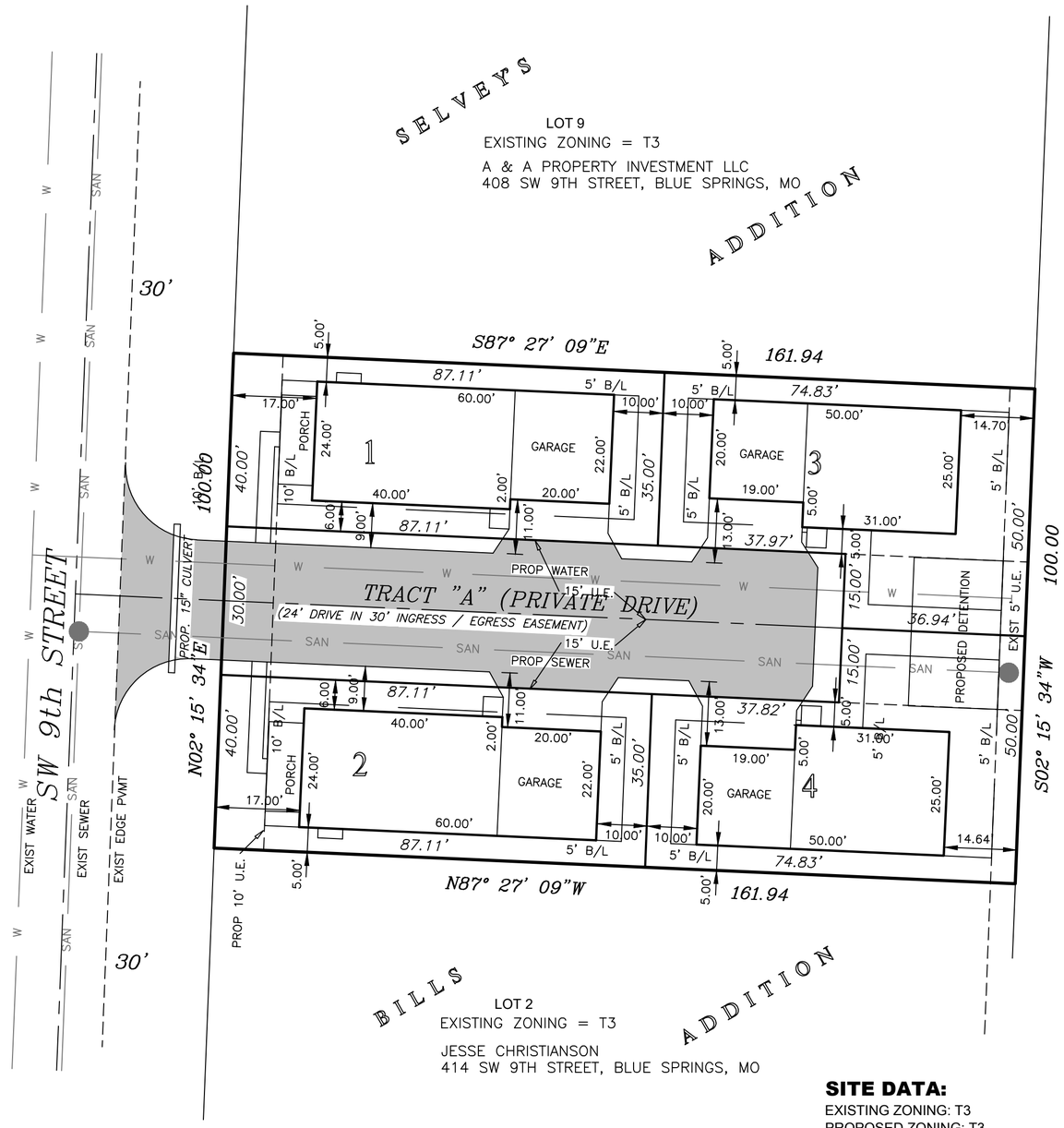
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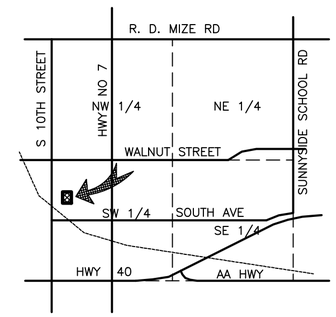
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DEVELOPMENT PLAN

McATEE VILLAGE

A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

SCIRE ESTATE

EXISTING ZONING = T3

JOHN SCIRE REVOCABLE LIVING TRUST
27508 E. PINK HILL ROAD, INDEPENDENCE, MO

TRACT A

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NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2025 E 0042485 AND THE PLATS OF BILL'S ADDITION, SELVEY'S ADDITION, AND SCIRE ESTATES.
4. THE EASEMENTS SHOWN HEREON ARE FROM THE PLATS. NO OTHER EASEMENTS OR RIGHTS-OF-WAY WERE NOTED IN A TITLE REPORT BY STEWART TITLE COMPANY, COMMITMENT NO 2766927 DATED OCT. 24, 2025, AT 8:00 AM.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND THE PRIVATE DRIVE SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. THE PLATTED 35' FRONT SET BACK LINE SHOWN ON BILL'S ADDITION WILL BE VACATED WITH THE PROPOSED FINAL PLAT.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
9. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF THE INGRESS - EGRESS EASEMENT INCLUDING LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER USES.

STORM FLOW:

TOTAL LAND AREA = 16,194 S.F.

IMPERVIOUS AREA
EXISTING PROPERTY = 3,292 S.F.
PROPOSED DEVELOPMENT = 9,225 S.F.
NET INCREASE = 5,933 S.F.

DRAINAGE ANALYSIS:
Q = KCIA (100 YR STORM & 15 MIN DURATION)

EXISTING PROPERTY
K = 1
C = 16,194 S.F. TOTAL LAND AREA
IMPERVIOUS = 3,292 S.F. = 20.3%
C = 0.9 x 20.3% = 0.18
PERVIOUS = 12,902 S.F. = 79.7%
C = 0.3 x 79.7% = 0.24
C = 0.18 + 0.24 = 0.42
I = 7.5 (100 YR STORM & 15 MIN DURATION)
A = 0.37 ACRES

Q = 1 x 0.42 x 7.5 x 0.37 = 1.17 CFS

PROPOSED DEVELOPMENT
K = 1
C = 16,194 S.F. TOTAL LAND AREA
IMPERVIOUS = 9,225 S.F. = 57.0%
C = 0.9 x 57.0% = 0.51
PERVIOUS = 6,969 S.F. = 43.0%
C = 0.3 x 43.0% = 0.13
C = 0.51 + 0.13 = 0.64
I = 7.5 (100 YR STORM & 15 MIN DURATION)
A = 0.37 ACRES

Q = 1 x 0.64 x 7.5 x 0.37 = 1.78 CFS

DETENTION VOLUME REQUIRED:
V = 1.78 – 1.17 x 60 x 15 = 549 CF

DETENTION OUTLET PROPOSED:
10" HDPE WITH 1' HW = 1.2 CFS
(BASED ON APWA FIGURE 5603–2)

SITE DATA:

EXISTING ZONING: T3
PROPOSED ZONING: T3
OVERLAY DISTRICT: NONE
SITE AREA: 0.37 AC
DEDICATED R/W: NO NEW R/W
TOTAL LOTS: 4
MIN. LOT SIZE: 3049 SF
SET BACKS:
9TH ST.: 10'
ALL OTHERS: 5'

LOT AREA:

LOT #	SQ. FT.
1	3049±
2	3049±
3	3173±
4	3174±

W E S

0' 20'
SCALE = 1" = 20'

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF DEVELOPMENT / SITE PLAN APPROVAL AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ERWIN W. GARD, PLS-1449

11/17/2025
DATE

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR

(SURVEYOR SEAL)

REVISED – STORM DATA PER ENGINEERING REVIEW JAN 15, 2026 – E. GARD JAN 16, 2026
REVISED – PER STAFF REVIEW DEC 31, 2025 – E. GARD JAN 07, 2026
REVISED – NOTES TO REFLECT TITLE REPORT DATA – E. GARD DEC 18, 2025
REVISED – ADDED NOTES AND OTHER ITEMS REQUESTED BY STAFF REVIEW OF DEC 12, 2025 – E. GARD DEC 15, 2025

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

DEVELOPMENT & LANDSCAPE PLAN

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY:	DISK NO.:	FILE NAME:		
E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

Z:\CAD drawing (from home comp)\CAD Drawings_SUBDIVISION Files\B\Bills Addition (BS)\Bills Addition MASTER.dwg, 1/23/2026 12:19:05 PM, DWG To PDF.pc3

LANDSCAPE PLAN

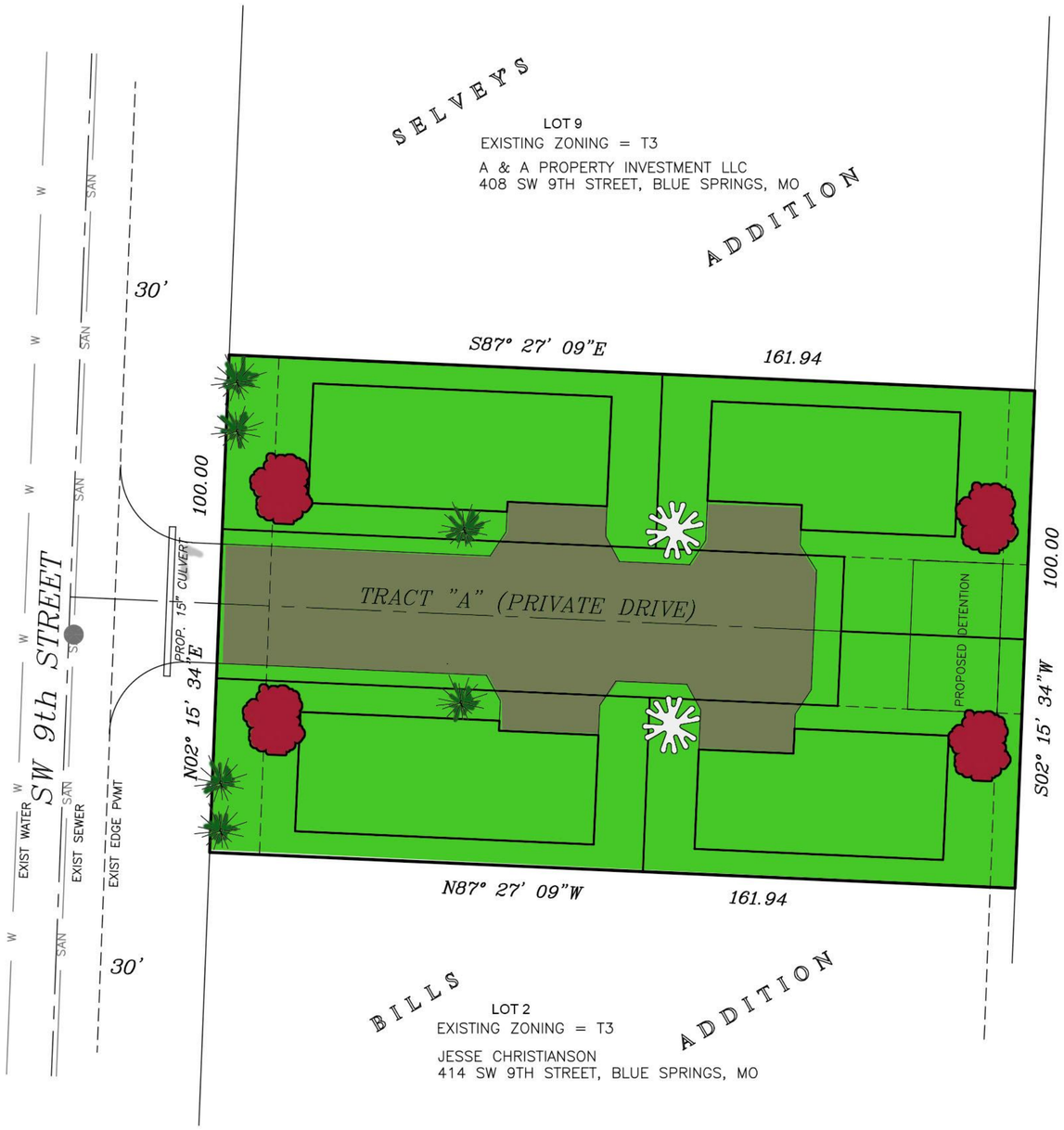
McATEE VILLAGE

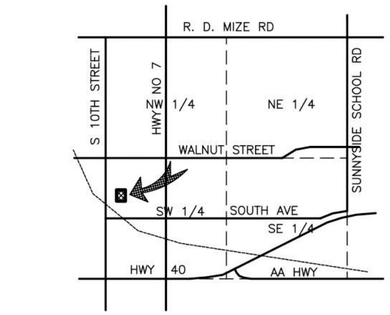
A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:
CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

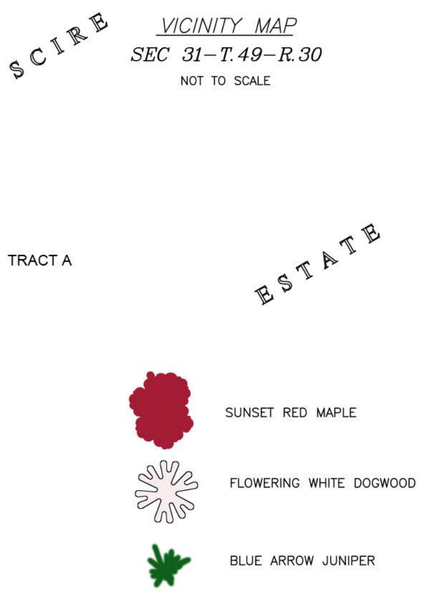
ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485





VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE



LANDSCAPE PLAN

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

R C MCATEE CONSTRUCTION
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY:	DISK NO.:	FILE NAME:		
E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, 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 Independence, 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:

- Feb 21, 2026

Printer's Fee: $127.01

Anjana Bhadoriya

Agent

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

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 02/23/2026

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

General Development Plan I
GDP-12-25-9749
McAtee Village
412 SW 9th St
Parcel # 36-930-05-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 9, 2026 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 , on behalf of the property owner, Chad McAtee, R.C McAtee Construction, for approval of a General Development Plan [SF1] (GDP-12-25-9749) to develop 4 single-family residential lots based on Downtown T3 zoning requirements, located at 412 SW 9 th St. 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:

Lot 1, BILLS ADDITION, a subdivision in Blue Springs, Jackson County, Missouri.

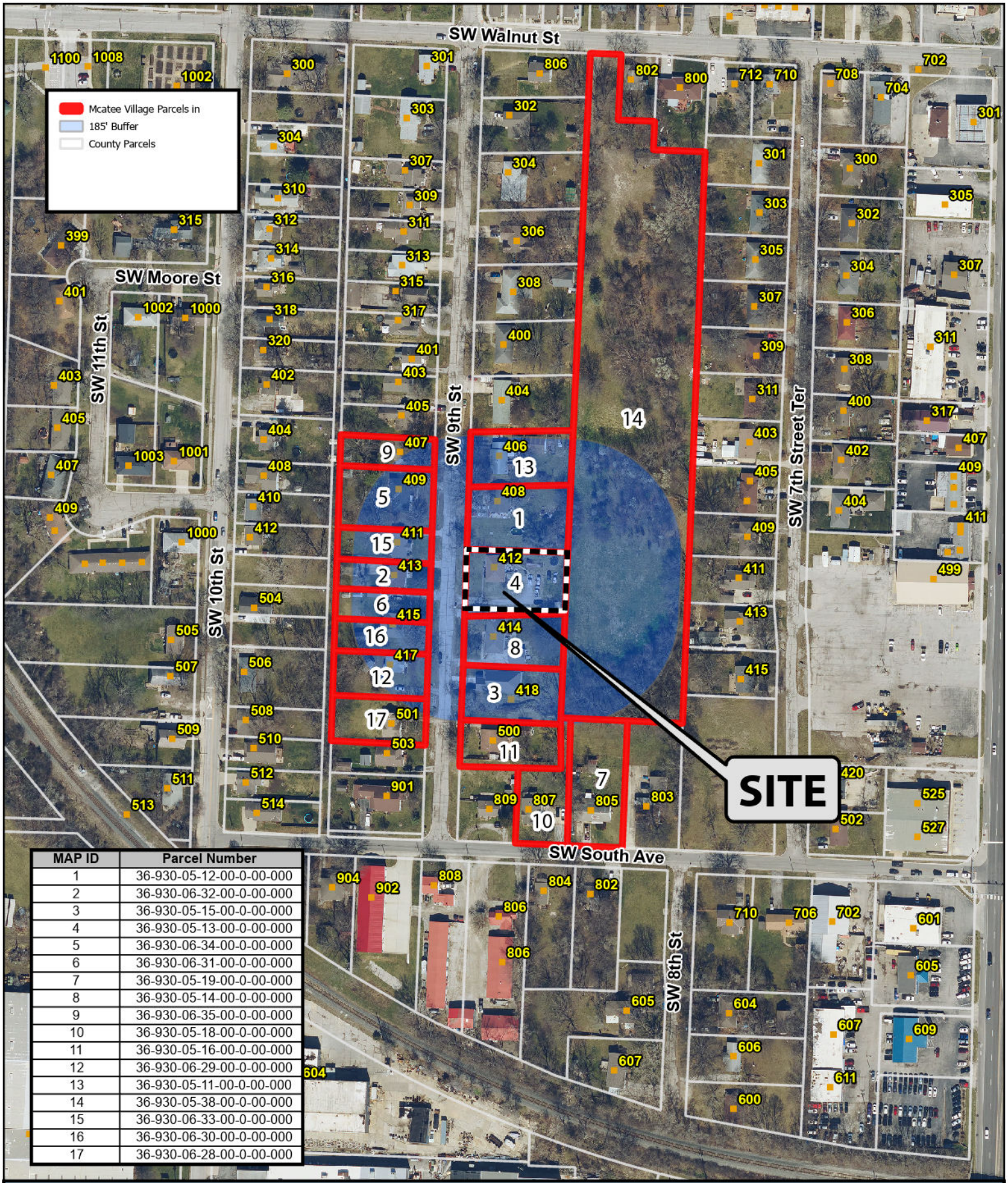
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-12-25-9749 on **Monday, March 16, 2026 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, February 7, 2025
E-MAIL TO THE EXAMINER : legals@examiner.net
02/04/2025
[SF1] Add the case number in ( )

Published in the Examiner, Feb



MAP ID	Parcel Number
1	36-930-05-12-00-0-00-000
2	36-930-06-32-00-0-00-000
3	36-930-05-15-00-0-00-000
4	36-930-05-13-00-0-00-000
5	36-930-06-34-00-0-00-000
6	36-930-06-31-00-0-00-000
7	36-930-05-19-00-0-00-000
8	36-930-05-14-00-0-00-000
9	36-930-06-35-00-0-00-000
10	36-930-05-18-00-0-00-000
11	36-930-05-16-00-0-00-000
12	36-930-06-29-00-0-00-000
13	36-930-05-11-00-0-00-000
14	36-930-05-38-00-0-00-000
15	36-930-06-33-00-0-00-000
16	36-930-06-30-00-0-00-000
17	36-930-06-28-00-0-00-000

BLUE SPRINGS
MISSOURI

GDP-12-25-9749/ PP-12-25-9750
412 SW 9th Street
185' LOCATION MAP

N

1" = 200'

Date: 01/20/26

OBJECTID	Parcel No	situs_address	situs_city
1	35-710-02-13-00-0-00-000	508 NW 15TH ST	BLUE SPRINGS
2	35-710-02-15-00-0-00-000	1403 NW B ST	BLUE SPRINGS
3	35-710-06-09-00-0-00-000	1406 NW B ST	BLUE SPRINGS
4	35-710-06-07-00-0-00-000	1402 NW B ST	BLUE SPRINGS
5	35-710-02-43-00-0-00-000	1424 NW A ST	BLUE SPRINGS
6	35-710-02-12-00-0-00-000	600 NW 15TH ST	BLUE SPRINGS
7	35-710-05-01-00-0-00-000	1500 NW B ST	BLUE SPRINGS
8	35-710-04-14-00-0-00-000	503 NW 15TH ST	BLUE SPRINGS
9	35-710-04-15-00-0-00-000	507 NW 15TH ST	BLUE SPRINGS
10	35-710-02-10-00-0-00-000	1436 NW R D MIZE RD	BLUE SPRINGS
11	35-710-02-16-00-0-00-000	1213 NW B ST	BLUE SPRINGS
12	35-710-04-01-00-0-00-000	509 NW 15TH ST	BLUE SPRINGS
13	35-710-06-08-00-0-00-000	1404 NW B ST	BLUE SPRINGS
14	35-710-02-42-00-0-00-000	1418 NW A ST	BLUE SPRINGS
15	35-710-02-48-00-0-00-000	1407 NW B ST	BLUE SPRINGS

situs_zip	total_sqft	subdiv_name
64015	14934	MIZE GARDENS
64015	26772	STANLEY ESTATE SUB
64015	14095	STANLEY ESTATE SUB
64015	13590	STANLEY ESTATE SUB
64015	11480	MIZE GARDENS
64015	15543	STANLEY HOMESTEAD
64015	17693	NORTH HEIGHTS
64015	43057	NORTH HEIGHTS ADD
64015	16857	NORTH HEIGHTS
64015	9641	MIZE GARDENS
64015	19410	STANLEY ESTATE SUB
64015	14827	NORTH HEIGHTS
64015	14158	STANLEY ESTATE SUB
64015	14293	MIZE GARDENS
64015	0	MCDERMED PLACE

owner_info
PEREZ ESCOBEDO RIGOBERTO
JOHNSTON KAREN D
ADAMS BRIAN & AMY
MYRICK INA LOUELLEN-TRUSTEE
TYE CLINT & PAMELA
HICKERT DONALD D & MAXINE M
BEAR LLOYD DOUGLAS
HOFFMAN CHRISTINE S & CHRISTOPHER
AETAS DEVELOPMENT LLC
MCFARLAND CAROL ANN
HARTLEY LAURA M
CARR RAVEN M
BARNETT KATHLEEN
YOUNG MATTHEW S
Y AND DEBRA MCDERMED LIVING TRUST U/A DATED 12/

address_compl
508 NW 15TH ST BLUE SPRINGS MO 64015
1403 NW B STREET BLUE SPRINGS MO 64015
1406 NW B ST BLUE SPRINGS MO 64015
1100 SW STONEHENGE CT BLUE SPRINGS MO 64015
1424 A ST BLUE SPRINGS MO 64015
600 NW 15TH ST BLUE SPRINGS MO 64015
1500 NW B STREET BLUE SPRINGS MO 64015
503 NW 15TH ST BLUE SPRINGS MO 64015
1221 W 103RD ST STE 138 KANSAS CITY MO 64114
1436 RD MIZE RD BLUE SPRINGS MO 64015
17901 E 30TH TERRACE CT S INDEPENDENCE MO 64057
1334 LAKEVIEW N ODESSA MO 64076
1404 NW B ST BLUE SPRINGS MO 64015
1418 NW A ST BLUE SPRINGS MO 64015
1407 NW B ST BLUE SPRINGS MO 64015

Blue Springs, Missouri
Community Development

February 6, 2026

Ref: Public Hearing: General Development Plan | GDP-12-25-9749
McAtee Village
412 SW 9th Street
Parcel # 36-930-05-13-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Chad McAtee for consideration to approve a General Development Plan for 4 single-family lots located North of SW South Ave and East of SW 9th Street, to allow a 4 lot development on 0.412+/- acres of land.

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

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

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

Planning Commission - Monday, March 9, 2026 @ 6:30 p.m.
&
City Council – Monday, March 16, 2026 @ 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



BLUE SPRINGS
MISSOURI

GDP-12-25-9749/ PP-12-25-9750
412 SW 9th Street
AERIAL LOCATION MAP

N

1" = 100'

Date: 01/20/26

Introduced by Councilmember _____ BILL 5394

(GDP-12-25-9749) ORDINANCE_____

AN ORDINANCE APPROVING THE GENERAL DEVELOPMENT PLAN FOR MCATEE VILLAGE, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on December 1, 2025 the applicant, Chad McAtee of RC McAtee Construction submitted a Planning Application on behalf of the property owner R.C. McAtee Construction for the General Development Plan (GDP-12-25-9749) of McAtee Village; and

WHEREAS, after review of the General Development Plan with respect to such issues as density, the impact to surrounding areas, the adequacy of facilities and services, and 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 of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation and a public hearing was held on March 23, 2026; Planning 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 6, 2026; and

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

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

Section 1. The following described tract of real estate is hereby declared subject to the McAtee Village General Development Plan. The site is legally described as:

ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

Section 2. No land covered within this General Development Plan, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its March 23, 2026 meeting and to the City Council at its April 6, 2026 meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in additions 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:

a) Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan:

    I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

   I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

   II. Maintenance bonding for a period of 2-years is provided for public infrastructure (sanitary sewer, storm sewer and water).

   III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) During Site Plan Design Review, grading along the south property line shall be designed to direct stormwater around the adjacent property to

the south in a manner that does not adversely impact the existing residence. Any grading or drainage improvements related to this condition shall be shown on plans prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

f) Homeowners Association (HOA) restrictions shall be recorded restricting driveway usage from parking, as required parking shall be accommodated within garages and on-street parking areas.

g) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

h) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

i) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: April 6, 2026

Agenda Item #: 14

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 1, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Christine Cates

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Community Safety

ITEM DESCRIPTION

Passage of a Bill Amending Chapter 655 Hotels, Motels, Etc. Section 655.010 Definitions; Rules of Construction, City of Blue Springs, Missouri, and adding section 655.130 Refusal to Register to the Code of Ordinances, City of Blue Springs, Missouri.

BACKGROUND

Chapter 655 Hotels, Motels, Etc. of the Code of Ordinances, City of Blue Springs, Missouri provides rules and regulations concerning hotel operations in Blue Springs.

In 2018, the City amended Chapter 655 of its Code of Ordinances by Ordinance No. 4571 to add Section 655.120 – Tier Classification Procedures. This procedure established tier classifications based on Calls For Service to Room Ratio. This ratio is determined by the number of calls for service in a calendar year divided by the total number of guest rooms in a hotel or motel, calculated based on the preceding year's calls for service and

used to classify a hotel or motel for the current year. Calls for Service (CFS) are defined as a call for law enforcement service related to criminal activity and civil disputes. These include violations of local, state or federal laws which result in City personnel being dispatched as well as any self-initiated investigation based on the observations of law enforcement when it is determined that a violation of law has occurred.

The CFS naming criteria defined in the adopted Ordinance No. 4741 does not match the CFS that the Blue Springs Police Department's (BSPD) Computer-Aided Dispatch (CAD) system uses to log Calls for Service from hotels in Blue Springs. This naming discrepancy makes accurately logging CFS for Hotel Tier Classifications a difficult and time-consuming process, with Officers needing to extensively filter through the CAD system to produce a complete CFS call log for Tier Classifications. By aligning CFS defined in the City of Blue Springs Code of Ordinances with the call types used by the BSPD's CAD System, officers monitoring the Tier Classification will be able to produce Tier Classification Reports more effectively. This will help in monitoring the overall health and safety of all hotels operating within the City of Blue Springs, ensuring that each hotel is in compliance with the Tier Assigned to their premises.

In addition to amending the Code of Ordinances, Staff is proposing adding Section 655.130 Refusal to Register to Chapter 655 as well. These additions reflect the provisions of RSMo 315.067 in permitting any person in charge of the facility the ability to refuse or deny the use of a room, accommodations, facilities or other privileges of the hotel to any person exhibiting any of the following behavior:

1. An individual who is unwilling or unable to pay for the room, accommodations, facilities, or other privileges of the hotel or extended stay hotel;

2. An individual who reasonably appears to be visibly intoxicated, under the influence of alcohol or other drug, or acts in a disorderly manner so as to be

reasonably likely to create a public nuisance;

3. An individual the person in charge of the facility has reason to believe or reasonably believes to be seeking to use a room, accommodations, facilities or other privileges of the hotel or extended stay hotel for an unlawful purpose;

4. An individual the person in charge of the facility has reason to believe or reasonably believes to be bringing in anything which may create an unreasonable danger or risk to other persons, including but not limited to explosives or the unlawful use of firearms;

5. An individual whose use of the room, accommodations, facilities or other privileges of the hotel or extended stay hotel would result in a violation of the maximum capacity of such room, accommodation, facility or hotel.

By adopting this Section into the City's Code of Ordinances, BSPD Officers can direct owners / operators of hotels in the Blue Springs area to a section of the City's code (by way of Missouri State Statute) that provides hotel owners / operators with City Code to enforce protective safety measures at their establishments.

These recommended Code amendments regarding hotel operations are focused on safety and public health. In addition to these changes, BSPD and Staff will continue their work with Jackson County Environmental Health and Central Jackson County Fire Protection District to ensure that any calls, complaints, or issues regarding hotel operations in Blue Springs are being adequately addressed.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Exhibit A.

REVIEWED BY

Requesting Director: Christine Cates

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

Introduced by Councilmember _____ BILL 5395

ORDINANCE_____

AN ORDINANCE AMENDING CHAPTER 655 HOTELS, MOTELS, ETC. OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI.

WHEREAS, Chapter 655 Hotels, Motels, Etc. of the Code of Ordinances, City of Blue Springs, Missouri provides rules and regulations concerning hotel operations in Blue Springs.; and

WHEREAS, In 2018, the City amended Chapter 655 of its Code of Ordinances by Ordinance No. 4571 to add Section 655.120 – Tier Classification Procedures, establishing a tier classifications system for hotel operations in Blue Springs based on Calls For Service to Room Ratio.; and

WHEREAS, the City will update the Calls for Services previously defined to be in alignment with the Computer-Aided-Dispatch system to help improve the Blue Springs Police Department's ability to produce Tier Classification Reports more effectively; and

WHEREAS, the City seeks to encourage hotel operators an law enforcement agencies to collaborate to ensure the public safety in and around hotels; and

WHEREAS, hotel owners and operators, as well as guests of such establishments are obligated by state law to follow local ordinances or be subject to ejectment from the hotel (Section 315.075(5) RSMo).

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

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

Section 1. That Section 655.010 Definitions; Rules of Construction of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 655.010. Definitions; Rules Of Construction. [R.O. 1996 § 655.010; Ord. No. 3026 § 1, 11-17-1997; Ord. No. 4741, 5-7-2018]

Terms used in this Chapter shall have the meanings ascribed to them in this Section and shall be construed as indicated in this Section:

CALLS FOR SERVICE (CFS)

All calls for law enforcement service related to criminal activity and civil disputes, as listed below, or violations of local, state or Federal laws which result in City personnel being dispatched or directed to the hotel or motel. "Calls for service" include any self-initiated investigation based on the observation(s) of law enforcement when it is determined, based on the greater weight of evidence, that a violation of law has occurred. Law enforcement calls for service shall be measured by one (1) event or occurrence at a hotel. Multiple calls for one (1) event shall count as one (1) call for service. Calls for service at a particular hotel or motel are cumulative regardless of ownership.

1. Law enforcement call types that represent a call for service include:

~~a. ABAND — Abandoned motor vehicle.~~

~~b. ARSON — Arson.~~

~~c. ASLT — Assault.~~

~~d. BOMB — Bomb.~~

~~e. BURG — Burglary.~~

~~f. CHILD — Endanger welfare of child.~~

~~g. CIVIL — Civil matter.~~

~~h. DD — Domestic disturbance.~~

~~i. DI — Death investigation.~~

~~j. DIST — Disturbance.~~

~~k. DRUG — Drug.~~

~~l. FORGERY — Forgery/counterfeiting.~~

~~m. HAR — Harassment.~~

~~n. KID — Kidnapping.~~

~~o. LAW — State law violation.~~

~~p. MIP — Minor in possession of intoxicants.~~

~~q. NOISE — Noise complaint.~~

~~r. ORD — Ordinance violation.~~

~~s. PROPD — Property damage.~~

~~t. ROB — Robbery.~~

~~u. STAT — Special operations.~~

~~v. STEAL — Stealing.~~

~~w. SXO — Sexual offenses.~~

~~x. TERROR — Terrorist threat.~~

~~y. WAR — Arrest warrant/search warrant.~~

1. 911 Hang Up — 911 Hang Up
2. Aban Veh — Abandoned vehicle
3. AC Abuse — ACO Abuse

4. AC Aggressive — ACO Aggressive Dog
5. AC Barking — ACO Barking
6. AC Bite — ACO Bite
7. AC RAL — ACO Running at Large
8. Aggravated Assault — Aggravated Assault
9. Assault — Assault
10. Bomb — Bomb
11. Burglary — Burglary
12. Child Abuse — Child Abuse
13. Child - Found — Found Child
14. Child – Lost — Lost Child
15. C&l Drive — Careless Driver
16. Civil — Civil Matter
17. Counterfeit — Counterfeit Money
18. Custody — Child Custody
19. Dead Body — Dead Body
20. Deceiving — Deceiving an Officer
21. Disturb Armed — Armed Disturbance
22. Disturb Phys — Physical Disturbance
23. Disturb Verb — Verbal Disturbance
24. Ex Parte Violation — Ex Parte Violation
25. Fireworks — Fireworks
26. Forgery — Forgery
27. Fraud — Fraud
28. Harassment — Harassment
29. Hit and Run — MVA Hit and Run

30. Homicide — Homicide / Manslaughter
31. ID Theft — Identity Theft
32. Indec Exp — Indecent Exposure
33. Invest — Investigation
34. Kidnapping — Kidnapping
35. Litter — Littering Illegal Dumping
36. Narc — Narcotics J8
37. Neighborhood Problems — Neighborhood Problems
38. Noise — Noise Complaint
39. Officer Assist — Assist Officer – Emergency
40. Parking — Parking complaint
41. Prop Dam — Property Damage
42. Prowler — Prowler
43. Recover Prop — Recovered Stolen Property
44. Robbery — Robbery
45. Sex Off — Sex Offense
46. Shooting — Shooting
47. Shoplifter — Shoplifter
48. Shots Fired — Shots Fired
49. Simple Assault — Simple Assault
50. Solicitors — Solicitors
51. Standby — Standby
52. STAT — STAT Entry
53. Steal – Auto — Auto Theft
54. Stealing — Stealing
55. Sus Cir — Suspicious Circumstances

56. Threats — Threats

57. Trespass — Trespass

58. Warrant — Warrant

Section 2. That Section 655.130 Refusal to Register is hereby added to the Code of Ordinances, City of Blue Springs, Missouri, and reads as follows

Section 655.130 Refusal to Register

As permitted by the provisions of RSMo 315.067, any person in charge of the facility shall refuse or deny the use of a room, accommodations, facilities or other privileges of the hotel to any person or persons exhibiting any of the following:

1. An individual who is unwilling or unable to pay for the room, accommodations, facilities, or other privileges of the hotel or extended stay hotel;
2. An individual who reasonably appears to be visibly intoxicated, under the influence of alcohol or other drug, or acts in a disorderly manner so as to be reasonably likely to create a public nuisance;
3. An individual the person in charge of the facility has reason to believe or reasonably believes to be seeking to use a room, accommodations, facilities or other privileges of the hotel or extended stay hotel for an unlawful purpose;
4. An individual the person in charge of the facility has reason to believe or reasonably believes to be bringing in anything which may create an unreasonable danger or risk to other persons, including but not limited to explosives or the unlawful use of firearms;

5. An individual whose use of the room, accommodations, facilities or other privileges of the hotel or extended stay hotel would result in a violation of the maximum capacity of such room, accommodation, facility or hotel.

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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 10, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Nic Hutchison

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

Passage of a Bill authorizing the Mayor to execute a permanent utility easement agreement with Spire Missouri, Inc. for a ten (10) foot wide easement across City-owned property located within the vacated Whitney Street right-of-way (NW Oak Street).

BACKGROUND

Spire Missouri, Inc. has requested a permanent utility easement across City-owned property to install and maintain natural gas distribution infrastructure necessary to serve the surrounding area.

The proposed easement consists of a 10-foot wide strip totaling approximately 600 square feet (0.01 acres) located within the vacated Whitney Street right-of-way in Section 36, Township 49 North, Range 31 West, Blue Springs, Jackson County, Missouri.

The easement will allow Spire Missouri, Inc. to construct, operate, maintain, repair, replace and remove natural gas distribution infrastructure including gas mains, piping,

valves, service connections, and associated cathodic protection equipment.

Granting the easement will facilitate utility infrastructure improvements necessary to support development and service reliability in the surrounding area while maintaining the City's ability to use the property for other purposes subject to the easement rights.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Spire Missouri, Inc.
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2025-26
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 3/16/2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	Perpetuity – Permanent Easement

STAFF RECOMMENDATION

Staff recommends approval of the ordinance authorizing the Mayor to execute the easement agreement with Spire Missouri, Inc.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill approving Easement Agreement with Exhibits A and B

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

Introduced by Councilmember _____ BILL 5396

ORDINANCE_____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PERMANENT UTILITY EASEMENT AGREEMENT GRANTING SPIRE MISSOURI INC. A TEN FOOT WIDE GAS DISTRIBUTION EASEMENT ACROSS CITY-OWNED PROPERTY LOCATED IN PART OF THE VACATED WHITNEY STREET RIGHT-OF-WAY IN BLUE SPRINGS, JACKSON COUNTY MISSOURI

WHEREAS, the City of Blue Springs owns property described as part of Section 36, Township 49 North, Range 31 West, Blue Springs, Jackson County, Missouri; and

WHEREAS, Spire Missouri Inc. has requested a utility easement across a portion of City-owned property to install and maintain natural gas distribution infrastructure; and

WHEREAS, the proposed easement consists of a ten (10) foot wide strip of land containing approximately 600 square feet (0.01 acres) located within the vacated Whitney Street right-of-way; and

WHEREAS, granting this easement will allow Spire Missouri, Inc. to construct, operate, and maintain gas distribution infrastructure necessary to serve the surrounding area; and

WHEREAS. The City Council finds that granting the easement is in the best interest of the City of Blue Springs and will facilitate necessary public utility infrastructure.

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

Section 1. The Mayor is hereby authorized and directed to execute the Utility Easement

Agreement granting Spire Missouri, Inc. a ten (10) foot wide easement across city-owned property located within the vacated Whitney Street right-of-way as described in the attached Easement Agreement and Exhibits A and B.

Section 2. The easement shall allow Spire Missouri, Inc. to construct, operate, maintain, repair, replace, and remove natural gas distribution facilities including mains, piping, valves, service connections, cathodic protection equipment, and related appurtenances within the easement area.

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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

EASEMENT

Jackson County, Missouri

_____, 2026

For and in consideration of the sum of ONE AND NO/100 Dollars ($1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged.

CITY OF BLUE SPRINGS (Grantor)
903 W Main Street
Blue Springs, MO 64015

owners of a tract of land described as follows: Part of Section 36, Township 49 North, Range 31 West as described in Instrument Number 2014E0046861 of the Jackson County, Missouri Records,

does hereby grant unto

SPIRE MISSOURI INC. (Grantee)
700 Market Street
St. Louis, MO 63101

its successors, assigns, lessees and tenants forever, the right and easement to construct, operate and maintain a gas distribution system consisting of mains, piping, valves, service connections, appurtenances and above ground structures along with the right to construct, maintain, alter, inspect, repair, replace, protect, relocate, change the size of, operate and remove a cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, in, under and across the following part of the aforesaid land, namely:

A ten foot (10') wide strip of land ("Easement") in the above parcel as shown on "Easement Exhibit "A"" and further described on "Easement Exhibit 'B'" together with the rights to use additional space adjacent to the above-described easement as may be required during construction and the right of ingress to and egress from the above-described land and contiguous land owned by **Grantor**. In exercising its rights of access **Grantee** shall whenever practical, use existing roads or lanes.

Grantee, its successors and assigns, will have the right to use and control a line or lines of natural gas pipe for the circulation and distribution of natural gas for public or private use through the above-described property for all proper purposes connected with the installation, use, maintenance, and replacement of the line(s) of natural gas pipe, and with the attachment thereto of the service lines of its customers. Furthermore, **Grantee**, its successors and assigns, will have the right to use and control a cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the

production of cathodic protection currents therein through the above-described property for all proper purposes connected with the installation, use, maintenance, and replacement of the cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein. **Grantee** has the right and privilege of removing at any time, any or all the cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances to produce cathodic protection currents therein without surrendering its easement rights stated herein.

Grantee has the right and privilege of removing at any time, any or all the line of natural gas improvements without surrendering its easement rights stated herein. If the natural gas pipe to which the service line connection(s) of the undersigned is abandoned, the service line (s) and the connection(s) may be relocated to another natural gas pipe as directed by **Grantee**.

Grantors shall have the right to use and enjoy the above-described lands, except as to the rights herein conveyed. **Grantor** agrees not to obstruct or interfere with the normal use or maintenance of such pipeline or lines and any connections to the same along with cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances to produce cathodic protection currents therein. The undersigned also agrees not to erect or cause to be erected any building or structure on said easement and not place fill in excess of five (5) feet on pipeline(s) or cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, or remove overburden (cover) such that pipeline or cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, does not have at least three (3) feet of remaining cover. **Grantee** shall also have the right to clear and keep clear brush, trees, shrubbery, roots and other obstructions which, in **Grantee's** judgment, may interfere with the safe, proper and expeditious laying, construction, maintenance, alteration, inspection, repair, replacement, protection, relocation, operation and removal of said pipe line(s), lines and facilities, cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein or any part thereof, within or upon the above described land.

Grantor further reserves the right to make other improvements it desires on, over, in or near the Easement Area and should **Grantor's** improvements plan so require, **Grantee** will remove its gas distribution system components, cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, from the referenced Easement Area; provided however, that **Grantor** agrees to provide to **Grantee** written notice no less than 120 days before commencing work in connection with any such improvements. In connection with any such improvement, **Grantor** agrees to provide detailed information regarding such improvements to **Grantee** and to cooperate with **Grantee** to identify an alternate Easement Area owned or controlled by **Grantor** and agreeable to both parties with respect to which **Grantee** would be accorded rights substantially similar to those contemplated herein. In any such instance, the cost of removing and relocating the gas distribution system components, cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances to produce cathodic protection currents therein shall be paid by the **Grantor** if the removal and relocation is made necessary by the actions of **Grantor.**

Grantor warrants and will defend the title to said easement during its existence with the **Grantee** for its use and benefit against all parties whatsoever.

Grantee accepts this easement with the understanding and on the condition that whenever it shall make any excavations in the above-described property the **Grantee** will properly backfill all excavations and shall restore the ground as nearly as practicable to its former condition.

IN WITNESS WHEREOF, said CITY OF BLUE SPRINGS, has caused these presents to be signed by its mayor the day and year first above written.

_____
Chris Lievsay
Mayor

STATE OF _____)
) ss.
COUNTY OF _____)

On the _____ day of _____, 2026 before me

(insert Notary's name) _____, a notary public in and for said state,

appeared Chris Lievsay, who being by me duly sworn, did say that he is Mayor of CITY OF BLUE SPRINGS and that said instrument was signed on behalf of said municipality by authority of its Mayor and the said Mayor acknowledged said instrument to be the free act and deed of said CITY OF BLUE SPRINGS.

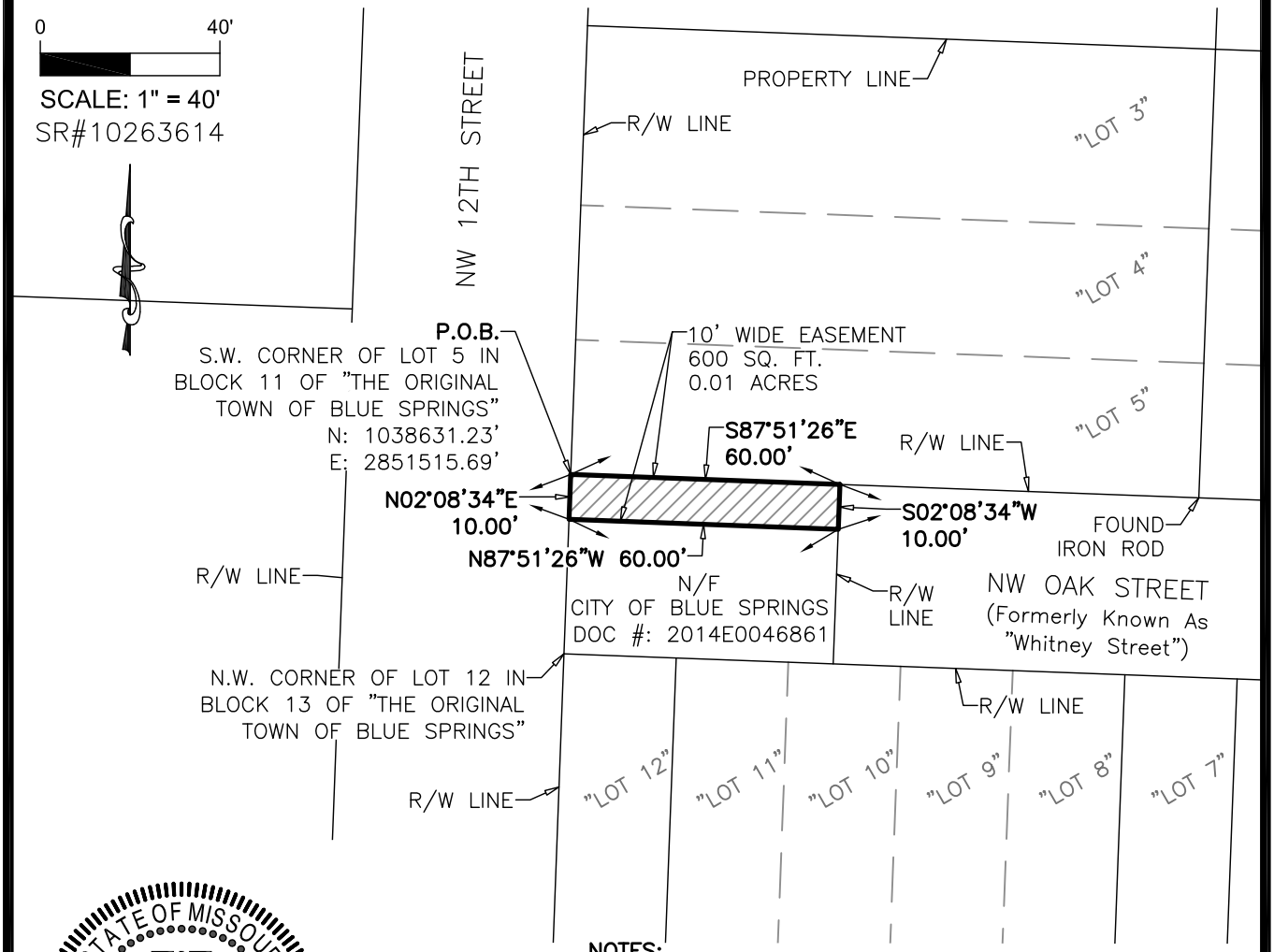
My Commission expires: _____

_____
Notary Public

_____
Printed Name

EASEMENT EXHIBIT A

PART OF THE VACATED "WHITNEY STREET" LYING NORTH OF BLOCK 13 AND SOUTH OF BLOCK 11, BEING PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH P.M., BLUE SPRINGS, JACKSON COUNTY, MISSOURI



STATE OF MISSOURI
MARK RAYMOND FRANKENBERG
NUMBER LS-2365
REGISTERED LAND SURVEYOR

NOTES:

1. Bearing referenced as per "The Original Town of Blue Springs" recorded on October 16, 1879 of the Jackson County Recorder of Deeds.

2. Outboundary shown hereon as per Quit Claim Deed recorded on June 12, 2014 with Document No. 2014E0046861 of the Jackson County Recorder of Deeds.

3. Centerline Distance = 60.00'

Mark R Frankenberg 3/03/2026

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor for
Buescher Frankenberg Associates, Inc
Corporate #0096

DRAWN BY	DATE	Project No.
A.C.W.	03-01-26	3712

bfaeng.com TELEPHONE: (636) 239-4751

BFA Engineering•Surveying

103 ELM STREET, WASHINGTON, MISSOURI 63090

EASEMENT EXHIBIT B

PART OF THE VACATED "WHITNEY STREET" LYING NORTH OF BLOCK 13 AND SOUTH OF BLOCK 11, BEING PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 31 WEST OF THE 5TH P.M., BLUE SPRINGS, JACKSON COUNTY, MISSOURI

SR#10263614

LEGAL DESCRIPTION

A tract of land being part of the vacated "Whitney Street" lying north of Block 13 and South of Block 11, being part of the Northeast Quarter of Section 36, Township 49 North, Range 31 West of the 5th P.M., Blue Springs, Jackson County, Missouri, to wit:

Beginning at the Southwest Corner of Lot 5 in Block 11 of "The Original Town of Blue Springs" and the Northwest Corner of a tract of land recorded on June 12, 2014 with Document No. 2014E0046861 of the Jackson County Recorder of Deeds Office, and the east right-of-way line of "NW 12th Street"; thence along the south line of Block 11 S87°-51'-26"E 60.00 ft. to a point; thence leaving said south line S02°-08'-34"W 10.00 ft. to a point; thence N87°-51'-26"W 60.00 ft. to a point on said east right-of-way line; thence along said east right-of-way line N02°-51'-34"E 10.00 ft. to the point of beginning, containing 0.01 acres.

STATE OF MISSOURI
MARK RAYMOND FRANKENBERG
NUMBER LS-2365
REGISTERED LAND SURVEYOR

Mark R Frankenberg 3/03/2026

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor for
Buescher Frankenberg Associates, Inc
Corporate #0096

DRAWN BY	DATE	Project No.
A.C.W.	03-01-26	3712

bfaeng.com TELEPHONE: (636) 239-4751

BFA Engineering•Surveying

103 ELM STREET, WASHINGTON, MISSOURI 63090

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 23, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Christine Cates

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

Bill amending the 2025-26 annual budget increasing the previously adopted and amended budget of $112,958,377 by $3,038,492 to $ 115,996,869

Fund	Adopted Budget FY 2025-26	Amendment Bill -	Adopted and Amended Budget
General	34,431,150	47,163	34,478,312
Hotel/Motel Tax	690,072	-	690,072
Public Safety Sales Tax	6,332,021	54,510	6,386,531
Parks Sales Tax	5,157,444	-	5,157,444
Debt Service	2,303,244	749,368	3,052,612
Capital Projects	26,718,834	1,169,750	27,888,584
TIF Capital Projects	7,163,164	-	7,163,164
Fieldhouse/Aquatics	3,153,675	74,571	3,228,246
Golf Course	2,292,721	-	2,292,721
Water	12,872,990	943,131	13,816,121
Sewer	11,843,064	-	11,843,064
Total Budget by Fund	112,958,377	3,038,492	115,996,869

BACKGROUND

GENERAL FUND - The expenditures in the General Fund will be increased by $47,163 for Police projects that are funded by several grants including the Blue Shield Grant, the Lambert Charitable Foundation and the Blue Springs Citizen Academy Alumni Association. Purchases include an isolation kennel for Animal Control, training equipment for Life Sports and Dell mobile data terminals.

PUBLIC SAFETY SALES TAX FUND - The expenditures in the Public Safety Sales Tax Fund will be increased by $54,510 for Police Department grants including the Blue Shield Grant, and the Lambert Charitable Foundation. Purchases include body worn cameras, computer mounts and the Crisis Intervention Response Team K9 expenses. An additional $9,015 is also included for the chiller replacement.

GENERAL OBLIGATION BOND FUND - The expenditures in the General Obligation Bond Fund will be increased by $749,368 for the first year of debt service for the 2025 General Obligation Bonds.

CAPITAL PROJECTS FUND - The expenditures in the Capital Projects Fund will be increased by $1,169,750. $157,446 for the additional cost of the Highway 7 Sidewalk project from Shaw Parkway to 40 Highway. The remaining cost of $1,012,304 is for the purchase of 1104 – 1110 Main Street. The funds for this project were transferred from the General Fund.

FIELDHOUSE/AQUATICS FUND - The expenditures in the Fieldhouse/BSB Fund will be increased by $74,571 for repairs to the surf simulator, repairs to the fire alarm system and for the purchase of new furniture for the Brews and Blends seating area.

WATER FUND - The expenditures in the Water Fund will be increased by $943,131 for carryover water maintenance funds of $100,000 and an additional $843,131 needed to

complete the South Outer Road Water Main. The total contract for this project is $1,833,844 and the original estimate was established in 2013 and the cost has increased significantly since then.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2025-26
Funding Source/Account #:	Multiple accounts
Account Balance:	N/A Date: 3/24/2026

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 6, 2026
Estimated End Date	September 30, 2026

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending budget.

REVIEWED BY

Requesting Director: Christine Cates

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

Introduced by Councilmember _____ BILL 5397

ORDINANCE_____

AN ORDINANCE AMENDING THE 2025-2026 ANNUAL BUDGET OF THE CITY OF BLUE SPRINGS, MISSOURI

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

Section 1. The Annual Budget of the City of Blue Springs, Missouri, for the fiscal year commencing October 1, 2025, and ending September 30, 2026, is hereby amended in the amounts and in the funds as shown on the Council Information Form as follows:

Adopted: **$112,958,377**

Funds	**Amendment Details**
General Fund	$47,163
Public Safety Sales Tax Fund	$54,510
Debt Service Fund	$749,368
Capital Projects Fund	$1,169,750
Fieldhouse/Aquatics Fund	$74,571
Water Fund	$943,131
Total Amendment	**$3,038,492**

Amended Budget: **$115,996,869**

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 6th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____