PLANNING COMMISSION MEETING
AGENDA

Monday, August 12, 2024 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The meeting can be viewed live only on Blue Springs Channel 7,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

(All items under Consent Agenda are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.)

a) **MINUTES** July 22, 2024

2 PUBLIC HEARING / UDC Text Amendment/ UDCT-07-24-9230 / Fence Setbacks
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 27, 2024
4. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
5. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / REZONING/ RZ-06-24-9206 / "Smalls Sliders" / 704 NW Mock Ave
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 27, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-06-24-9207 / "Smalls Sliders" / 704 Mock Avenue
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 27, 2024

4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 **PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-06-24-9202 /** "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on July 27, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

6 **PRELIMINARY PLAT / PP-06-24-9204 /** "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

7 **PRELIMINARY PLAT / PP-06-24-9194 /** "Scire Estates" / 802 SW Walnut

8 **FINAL PLAT / PF-06-24-9203 /** "Google Fiber MCI Hut 156" / 2201 NW South Outer Rd

9 **FINAL PLAT / PF-06-24-9195 /** "Scire Estates" / 802 SW Walnut

10 **FINAL PLAT / PF-06-24-9178 /** "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

11 **SITE PLAN DESIGN REVIEW / SPDR-06-24-9180 /** "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

12 **Community Development July Monthly Report**

13 **ADJOURN**

The next scheduled meeting is **Monday, August 26, 2024**

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
August 7, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, July 22, 2024

Media Link: July 22, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, June 22, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson Richard How, Vice Chairperson Susan Stokenbury Jared Pumphrey Brian Ingersoll Byron Craddolph Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Christopher Willis, Associate Planner Jim Burgess, City Engineer John Mullane, Interim City Attorney Susan Culpepper, Councilmember, District 1, Mayor Pro Tempore Traci Breshears, Recording Secretary
ABSENT	Chad Sanderson Travis Graham
CALL TO ORDER	Chris Henning, Chairperson, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda.

Commissioner Craddolph asked for changes to be made to the minutes to add more detail to a portion of it.

Chairperson Henning made a motion that the minutes be corrected and to approve the minutes pending the requested change. The motion was seconded by Commissioner Ingersoll and with a unanimous vote, the minutes of July 8, 2024, were approved.

AGENDA ITEM 2 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-06-24-9177 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

&

AGENDA ITEM 3 / PRELIMINARY PLAT / PP-06-24-9178 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Chairperson Henning opened the public hearing at 6:36pm. Shantele Frie, Associate Planner, presented the request for Dutch Bros Coffee, General Development Plan and Preliminary Plat, to Planning Commission.

QUESTIONS

Commissioner Ingersoll asked how many employees will be there at any given moment.

Ms. Frie asked Jay O'Dell, the applicant to answer, to which he stated 4-5 employees at any given time. He also stated that there are not currently tenants slated for the other two spots. Commissioner Ingersoll asked if the façade would match the façade of the Copperleaf Shopping Center behind it, to which Mr. O'Dell stated no.

Commissioner Pumphrey asked for confirmation that Dutch Bros tenant was confirmed and that there were no confirmed tenants for the other 2 spaces, to which Ms. Frie stated correct.

Commissioner Ingersoll asked if a traffic study had been submitted.

Ms. Frie stated that one was, and that it will be brought back with the Final Plat.

Commissioner Ingersoll stated that he had concerns about the traffic.

Chairperson Henning stated they would pause the traffic question until the applicant can speak.

APPLICANT

Jay O'Dell, 5912 Maple Street, Mission, KS, stated he was here to answer any question.

	Commissioner Ingersoll restated his comments and questions. Mr. O'Dell stated that they are proposing a right-in right-out on R D Mize to help with the flow of traffic. Mr. O'Dell stated that Dutch Bros is almost all drive-thru traffic.
IN FAVOR	None.
IN OPPOSITION	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	6:48pm
MOTION / GENERAL DEVELOPMENT PLAN / GDP-06-24-9117 / "Dutch Bros Coffee"/ 701 NW 7 Hwy Unit A	Commissioner How made the motion to approve General Development Plan / GDP-06-24-9117 / Dutch Bros Coffee
SECOND	Commissioner Smith seconded the motion.
VOTE	Susan Stokenbury—Aye Byron Craddolph—Aye Richard How—Aye Jared Pumphrey—Aye Chris Henning—Aye Brian Ingersoll—No Jennifer Ritschel-Smith—Aye **RECOMMEND APPROVAL w/ 3 staff conditions (6-Aye, 1-No)**
STAFF CONDITIONS	1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC. 2. A Site Plan Design Review is required to review final building and site design, including landscaping. 3. Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

MOTION / PRELIMINARY PLAT / PP-06-24-9179 / "Dutch Bros Coffee" / 701 NW 7 Hwy Unit A

Commissioner How motioned to approve the Preliminary Plat / PP-06-24-9179 / Dutch Bros Coffee

SECOND

Commissioner Smith seconded the motion.

VOTE

Susan Stokenbury—Aye	Chris Henning—Aye
Byron Craddolph—Aye	Brian Ingersoll—No
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	

APPROVED w/5 staff conditions
(6-Aye, 1-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A 5-foot-wide sidewalk meeting Americans with Disability Act regulations (including the maximum cross slope requirements along drives) is required along R.D. Mize Road and MO HWY 7.
3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study.
4. Easements shall be delineated, labeled, and dedicated for all storm detention and storm water quality best management practices on the Final Plat.
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

ACKNOWLEDGEMENTS OF RULES AND PROCEDURES AND ATTENDANCE POLICY

Mike Mallon, Senior Director of City Development, presented the Commissioners with the update of the Rules of Procedures and then asked the commissioners to sign the sheet acknowledging they understand.

The next scheduled meeting is Monday, August 12, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner How and the meeting adjourned at 7:02 p.m.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**August 12, 2024**
Case File Number:	**UDCT-07-24-9230**

Project Name:	**UDC Text Amendments – Fence Setbacks**
Type of Application:	**UDC Text Amendment**
Request:	**UDC Text Amendment to Section 407.040.D.3 – Buffers, Screens and Fencing - Other Fence Design Standards, of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend location standards for fencing**

Applicant/Developer:	**City of Blue Springs/ City Staff**
Attachments:	**Proposed UDC Text and Sign Code Amendments**
Development Advisory Commission:	**August 6, 2024**
Planning Commission:	**August 12, 2024**
City Council:	**August 19, 2024**
Planner:	**Mike Mallon, Sr. Director Community Development**

BACKGROUND INFORMATION/SUMMARY:

The proposed UDC Text Amendments is being proposed at the direction of the City Council who requested staff to bring forward amendments to solve issues related to fencing setbacks to the property line.

PREVIOUS ACTIONS/APPROVALS:

- The City of Blue Springs adopted a Unified Development Code (UDC) in 1996 by passage of Ordinance No. 2738 on November 18, 1996.
- An amended Unified Development Code was adopted on August 3, 2015, by passage of Ordinance No. 4558.
- The Unified Development Code has been further amended since 2015 for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends.

UDC Text Amendment
UDCT-07-24-9230
Fence Setbacks
Exhibit #1

The Development Advisory Commission recommended approval (3 aye, 0 no) of the UDC Text Amendment on August 6, 2024

STAFF ANALYSIS

Text amendments ensure that the generally applicable laws in this Development Code reflect the broad public interest and long-range planning goals of the community, as reflected in the Comprehensive Plan. The City may determine that it is necessary from time to time to revise and update this Development Code to implement the Comprehensive Plan.

Section 403.020 of the UDC states a Text Amendment shall be reviewed according to the following criteria:

Review Criteria. All review bodies shall use the following criteria for review, recommendations and decisions on text amendments:

1. Whether the change is in accordance with the Comprehensive Plan, Design and Construction Manual, or any official plans or programs developed under the guidance of the Comprehensive Plan;

2. Whether such change is consistent with the purposes of this Development Code, and the intent or objectives of any Chapter or Subsection containing the change;

3. The areas that are most likely to be directly affected by the amendment and in what way they will be affected;

4. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected; and

5. The recommendations of professional staff.

Staff finds that the proposed UDC amendments meet the above criteria and therefore recommends approval of the UDC Text Amendments.

PROPOSED UDC TEXT AMENDMENTS

Language to be added to the UDC is UNDERLINED.

Language to be deleted from the UDC is shown as ~~STRICKEN~~.

II. Section 407.040. Site And Landscape Design.

D. Buffers, Screens And Fencing

3. Fences. All fences for screening, security, or privacy shall meet the following standards.

c. Other Fence Design Standards.

(1) Any fences that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances.

(2) All fences shall be constructed so that the finished side faces outward from the property installing the fence and the support posts are inside the fence and screened from view.

(3) Fences may be located so that the fence face is at or ~~near the property line,~~ within 6 (inches) from the property line; otherwise the fence shall be setback at least three (3) feet from the property line absent more specific standards in these regulations. A fence shall not be constructed or maintained parallel to or generally following an existing fence unless the fences are at least three (3) feet apart or directly abutting the existing fence. Any areas set back three (3) feet or more from the property line, which could become enclosed by other similarly located fences, may be required to have at least one (1) gate for access and maintenance equipment.

RETURN TO
Director of Community Development
City Hall Annex - 903 Main
Blue Springs, Missouri 64015
816-228-0207
FAX 816-228-0225
Return no later than
Friday – Noon – Cutoff
comdevlegal@bluespringsgov.com
www.bluespringsgov.com

OFFICE USE ONLY – *Updated Feb. 13, 2020*
FILING FEE: $500.00 (Non-Refundable)
CASE NO. **UDCT-** 07-24-9230
CK # _____
P.C. HEARING 8/12/2024
DATE ADVERTISED 7/24/2024
COUNCIL MTG. 8/19/2024
Revenue Account: 100.00000.430 100.000
Planner: Mike Mallon

The City of Blue Springs Missouri

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT APPLICATION FORM

Application is hereby made to the Planning Commission and the City Council of the City of Blue Springs Missouri for a text amendment to the city's Unified Development Code.

APPLICANT: City of Blue Springs DATE: 7/22/24
(Please Print)
ADDRESS: 903 W. Main St PHONE: _____
CITY/STATE/ZIP: BSMO, 64145 FAX: _____

TEXT AMENDMENT REQUESTED

Chapter _____ Section 403.040.D.3.C Title 403.040.D.3.C

PROPOSED CHANGE IN TEXT:
Clarifty fence setback to property line and to other fences

PURPOSE FOR WHICH AMENDMENT IS SOUGHT:
Clarifty setbacks for fences from property lines or adjacent to other fences

_____
Signature

UDC Text Amendment
UDCT-07-24-9230
Fence Setbacks
Exhibit #2

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: RLsD2v63gsabiwapdJvu
UDC Fences

AFFIDAVIT OF PUBLICATION: #2514840

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 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:

Jul. 27, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $95.40

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

PUBLIC NOTICE

Unified Development Code Text Amendment - Fences UDCT-07-24-9230

An Ordinance amending Section 407.040.D.3 – Buffers, Screens and Fencing - Other Fence Design Standards, of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to modify location standards for fencing.

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 12, 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 the requests by the City of Blue Springs to amend the Section of the Unified Development Code noted above. 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.

CITY OF BLUE SPRINGS
Planning Commission

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Sections of the Unified Development Code UDCT-07-24-9230, on **Monday, Monday, August 19, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jul 27, 2024

2514840

UDC Text Amendment
UDCT-07-24-9230
Fence Setbacks
Exhibit #3

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: August 12, 2024 Council: August 19, 2024
Project Name:	***Smalls Sliders***
Site Location:	704 NW Mock Avenue and 809 NW 7 HWY
Project Request:	**RZ-06-24-9206**; Rezoning from "GB/PUD Overlay" to "GB" (General Business) for a development of a Smalls Sliders Drive-Thru Restaurant. **GDP-06-24-9207**; General Development plan for the development of Smalls Sliders Restaurant Drive-Thru and outdoor seating.

Applicant: Mark Parretta | Sliders KC/Genlumis
Property Owner: Clay M. Swope & Donna J Swope | Swope Trust
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting a Rezoning with a General Development Plan for a 0.6 +/- acre property located at the southwest corner of MO-7 HWY and south of NW Mock Avenue.

The applicant proposes developing the property as a Smalls Sliders drive-thru restaurant at the southwest corner of MO-7 HWY and Mock Avenue. The applicant is requesting to rezone to "GB" (General Business) base zoning district and to remove the "PUD" (Planned Unit Development) overlay. Since a Rezoning is required, a General Development Plan is being reviewed concurrently with the request.

Staff Recommendation: Staff recommends approval of the Rezoning and the General Development Plan with conditions noted at the end of the staff report.

Previous Actions:

Date	Review Body	Action
1983	City Council	Approval of Final PUD/Final Plat Swope-Hostetter.
May 28, 2008	Planning Commission	Recommendation of approval of rezoning from "SO" to "GB/PUD" of Swope-Hostetter.
May 28, 2008	Planning Commission	Approval of PUD Concept Plan for Swope-Hostetter Plat.
May 28, 2008	Planning Commission	Approval of PUD Final Plan
June 2, 2008	City Council	Approved rezoning, PUD Concept/Final Plan

Future Applications: The Rezoning and General Development Plan applications will be reviewed concurrently. An administrative Final Plat and Site Plan Design Review are

required to be approved before the issuance of building permits for each of the buildings and site improvements.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Whataburger Restaurant/Drive-Thru
South:	"GB" (General Business)	T-Mobile Retail Store (Retail)
East:	"GB" (General Business)	Jack-in-Box Restaurant
West:	"GB" (General Business)	Two-Family Residential

REZONING APPLICATION

Zoning & Land Use:

	Zoning	Land Use
Existing	"GB/PUD" (General Business/Planned Unit Development)	Vacant
Proposed	"GB" (General Business)	Smalls Sliders Restaurant/Drive-Thru

The proposed development will include one single parcel, which will accommodate a Smalls Sliders Restaurant/Drive-thru, a land use permitted by right in the "GB" zoning district. The "GB**"-(**General Business District) is particularly appropriate adjoining a major highway. These zoned districts often draw highway uses such as restaurants, service stations, and motels.

Comprehensive Plan:

The 2014 Comprehensive Plan's Future Land Use Policy Map classified the subject property as "Corridor Reinvestment Area" which are currently developed areas along significant transportation corridors, where specific site and building design must be balanced with transportation functions. General lands use to be mapped as future land use would have some specific plans for the following: Mixed Use-Employment Dominant, Mixed-Use-Service/Entrainment Dominant, High Density Residential, and Open Space.

Rezoning:

Section 404.140 provides a list of building types and performance and design standards for the "GB" zoning district. The "GB" zoning district is intended primarily to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts.

Review Criteria:

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

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

STAFF RESPONSE: Staff believes that the proposed "GB" zoning district is in accordance with the Comprehensive Plan as it allows the subject property to be efficiently utilized for a restaurant with drive-thru access.

The site is located along the MO-7 HWY corridor with multiple restaurants with drive-thru access in the region. Due to the location and land uses of adjacent sites minimal buffering is needed and the proposed land uses is not out of character for the area.

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

   STAFF RESPONSE: The request supports the intent of "GB" zoning district which is intended to accommodate restaurants and fast-food. "GB" zoning districts are also dependent on access to existing transportation corridors, particularly I-70, for which the subject property has both visibility and convenient access via the MO-7 HWY interchange. Adjacent sites are developed with comparable land uses that require minimal buffering.

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

   STAFF RESPONSE: The subject property is one of the remaining vacant parcels adjacent I-70 in Blue Springs, making it an ideal location for a restaurant with drive-thru access development. Approval of the application would be the first step in the approval process for a development that has the potential to attract economic growth with employment opportunities. Furthermore, approval would likely attract additional service developments to a corridor that can accommodate similar uses and associated traffic.

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

   STAFF RESPONSE: The proposed development will be able to comply with the requirements of the UDC based on a review of the General Development Plan and the applicant's proposed site plan, apart from the minor modifications requested as part of the General Development Plan.

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

   STAFF RESPONSE: The site is in an area with adequate facilities to accommodate the proposed land use.

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

   STAFF RESPONSE: Development of a vacant site generally leads to an increase in property value in the City and surrounding properties. The site's development would not inhibit any adjacent properties from being developed following the Comprehensive Plan.

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

STAFF RESPONSE: The property is currently zoned as "GB" (General Business District) with a Planned Unit Development (PUD) overlay. The PUD overlay was originally established to ensure the property was used for service offices. However, the purpose of this rezoning is to remove the PUD overlay, as it is no longer necessary for the current development.

8. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of this rezoning request based on the review criteria.

STAFF RECOMMENDATION:

Staff finds that the rezoning request is consistent with the review criteria noted above and as such staff recommends approval of the rezoning application.

GENERAL DEVELOPMENT PLAN

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.

Community Character: *A plan outlining the general location, design characteristics, and functions of all proposed streets, stormwater management, open spaces, civic spaces, and circulation networks- whether public, common, or private- that will create the public realm for the plan.*

Transportation & Access: Access to the development will be provided on NW Mock Avenue along the northern boundary of the property. Additional access to the property is proposed from an existing access point on MO-7 HWY near the site's southern corner. This access point located on the site's southern corner will allow vehicles to access only by right in turn and right out turn onto MO-7 HWY. MoDOT reviewed a site plan and surrounding area; stating it did not appear to require a full Traffic Impact Study. The final approval memo from MoDOT will be submitted during the Site Plan Review.

Stormwater: The proposed development includes of a 930-sf building including a drive-thru, outdoor seating area, and associated parking. The proposed improvements will not disturb any new land and will use the existing 0.75 acres. Storm water detention and storm water quality requirements will be required with this development project if the impervious surface area is increased from existing conditions. The site's existing impervious area is 30, 731 +/- SF; proposed post-development impervious area is 30,118 +/- SF. Based on BMP manual, the improvements do not require water quality measures because the project does not consist of more than 1 acre.

Sanitary Sewer: There is an existing sanitary sewer service line located on the property. If this line is not use as part of this development, gravity sanitary sewer is located on the north property line of the proposed project and to the east within MO-7 HWY right-of-way. An

engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Open Space: Per the "GB"-General Business zoning district standards, designated open space is twelve (12) percent. The development will have significant landscaping and the placement of a 6-foot wood privacy fence on parts of both south and west property lines.

Land Use: The proposed land use, a drive-thru restaurant, is allowed by right in "GB" (General Business).

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

Building Typology: The proposed development is classified as a "General Commercial Building" type which is defined as a "basic building type designed to accommodate retail, commercial, service or office functions in a variety of formats and scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use.

General Commercial Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	187.46-ft- NW Mock Avenue 120.09-ft- MO-7 HWY Frontage
Lot Area	n/a	n/a
Front Setback	25-ft.	25-ft
Side Setback	20-ft.	25-ft
Rear Setback	25-ft	25-ft
Building Coverage	65% of lot area max.	2.84%
Building Height	60-ft. max.	20-ft-5 ¼ inch
Frontage Type (Adj. to public streets)	Buffer Edge	Buffer Edge

Parking & Pedestrian Access: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Restaurant, fast-food	(1 space per 75 square feet of customer service or dining area; plus stacking) Minimum 7 parking spaces Minimum of 8 stacking spaces	14 regular parking spaces, 1 ADA (total of 15 parking spaces) and 25 stacking spaces will be provided

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail or Office uses	1 space required	**3-5 spaces**

The applicant is proposing 15 parking spaces for the site and all parking stalls meet the minimum size requirements. The site only required 7 parking spaces due to the small square footage of the customer service area. There are 25 stacking spaces available for the drive-thru for Smalls Sliders. The drive-thru is the primary service area for customers.

The applicant is proposing a six (6) foot tall wooden fence on the south and west property boundary. Given the proximity to lower density residential units, a double-sided wood fence will help attenuate noise and headlights. There will be significant landscaping, such as low shrubs along the west and southwest property lines to help screen headlights and soften the visibility of the fence.

Pedestrian Access: The applicant is proposing an internal sidewalk; the internal sidewalks are around the exterior of the building footprint. The internal sidewalks proposed are 8 feet; and there will be parking bollards placed along the North side of the building to protect the outdoor seating area. Based on the conceptual site plan provided this site can meet all pedestrian access requirements.

Platting: Prior to building permit issuance, an administrative Final Plat must be approved and recorded at Jackson County.

Architectural Character: The site will have a distinctive and modern exterior design that utilizes shipping containers. The metal surfaces of the containers are left exposed and painted in vibrant colors. The modular nature of this structure allows for a compact and efficient layout. Each container can serve a specific purpose, such as dining areas, storage, and kitchens. The building proposed is to have metal panels. **The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section requirements for a minimum of 26-gauge thickness and minimum 1" depth offset within the panels.**

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan for the site. The developer is preserving several existing trees while proposing various trees and shrubs to be planted throughout the available green space. Additional details and plant units may be needed to meet landscaping requirements. **Landscaping requirements will be reviewed in greater detail with the Site Plan Development Review process.**

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

Modifications Requested: The applicant is requesting one alternate developments standard to the site location:

1. The applicant is requesting a reduction in the landscape buffers along the MO-7 HWY and southwest property lines. This request is due to the total required buffer area exceeding 10% of the lot area and the utilization of the existing buffer along MO-7 HWY.

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

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

   STAFF RESPONSE: The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant has requested one deviation or modifications to the UDC.

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

   STAFF RESPONSE: The proposed general development plan is consistent with the current zoning on the property and the proposed use is allowed by right in the General Business zoning district.

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

   STAFF RESPONSE: The general development plan complies with all applicable use, development, and design standards set forth in this Code. One alternative development standard has been proposed.

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

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

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

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

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

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

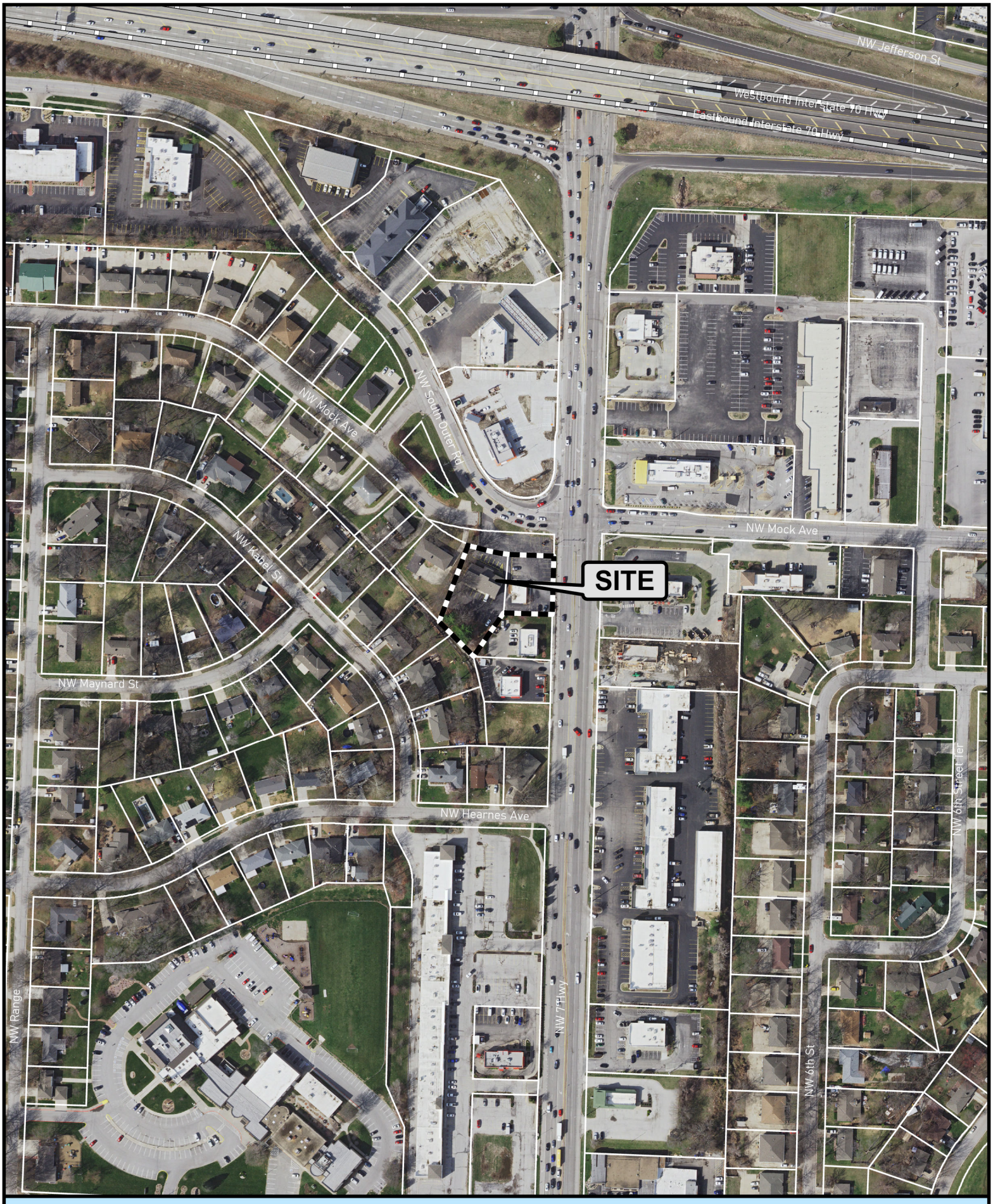
7. Staff Recommendation:

Staff recommends approval of the General Development Plan 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 otherwise specified by Alternative Development Standard.

a. The applicant is requesting a reduction in the landscape buffers along the MO-7 HWY and southwest property lines. This request is due to the total required buffer area exceeding 10% of the lot area and the utilization of the existing buffer along MO-7 HWY.

2) A Site Plan Design Review is required to review final building and site design, including landscaping.
3) Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

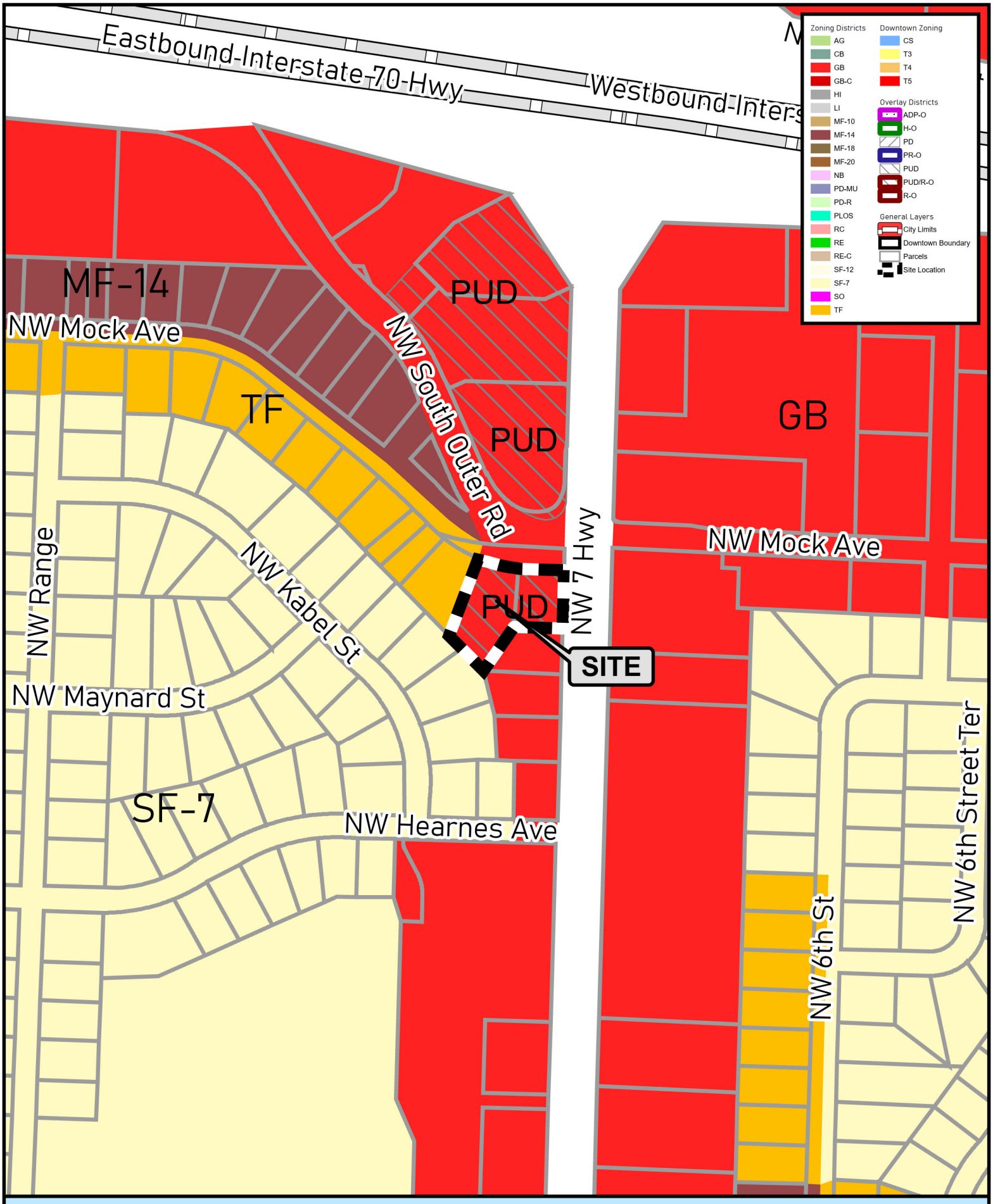


The City of Blue Springs Missouri

RZ-06-24-9206| GDP 06-24-9207 | PP-06-24-9208
PARCEL # 36-430-06-39-00-0-00-000
36-430-06-40-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 250 feet
Date: 7/24/2024



The City of Blue Springs Missouri

RZ-06-24-9206| GDP 06-24-9207 | PP-06-24-9208
PARCEL # 36-430-06-39-00-0-00-000
36-430-06-40-00-0-00-000
SITE LOCATION MAP

N

1 inch = 250 feet

Date: 7/24/2024

GENERAL DEVELOPMENT PLAN
FOR
SMALLS SLIDERS
BLUE SPRINGS, MISSOURI

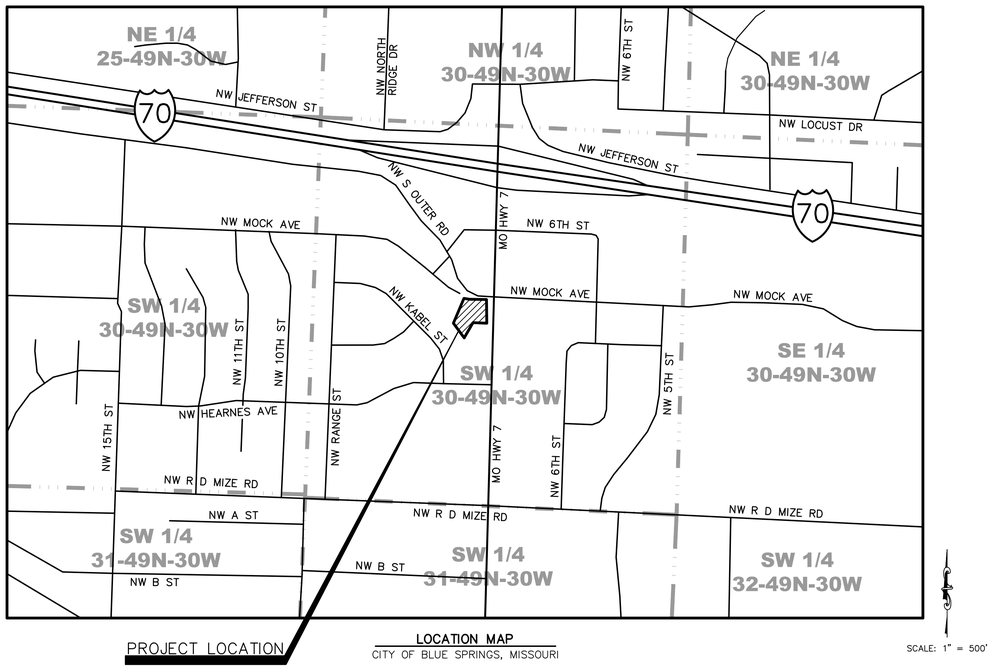
JUNE 2024

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

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

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

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



LOCATION MAP
CITY OF BLUE SPRINGS, MISSOURI

SCALE: 1" = 500'

DESCRIPTION:
LOT 1 AND LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, RECORDED IN THE RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 1983I0543304 IN PLAT BOOK 40 AT PAGE 42, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI.

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

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

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

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

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

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

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

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

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI. STATE CERTIFICATE OF AUTHORITY # 2008542.
EXPIRES 12/31/25

SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

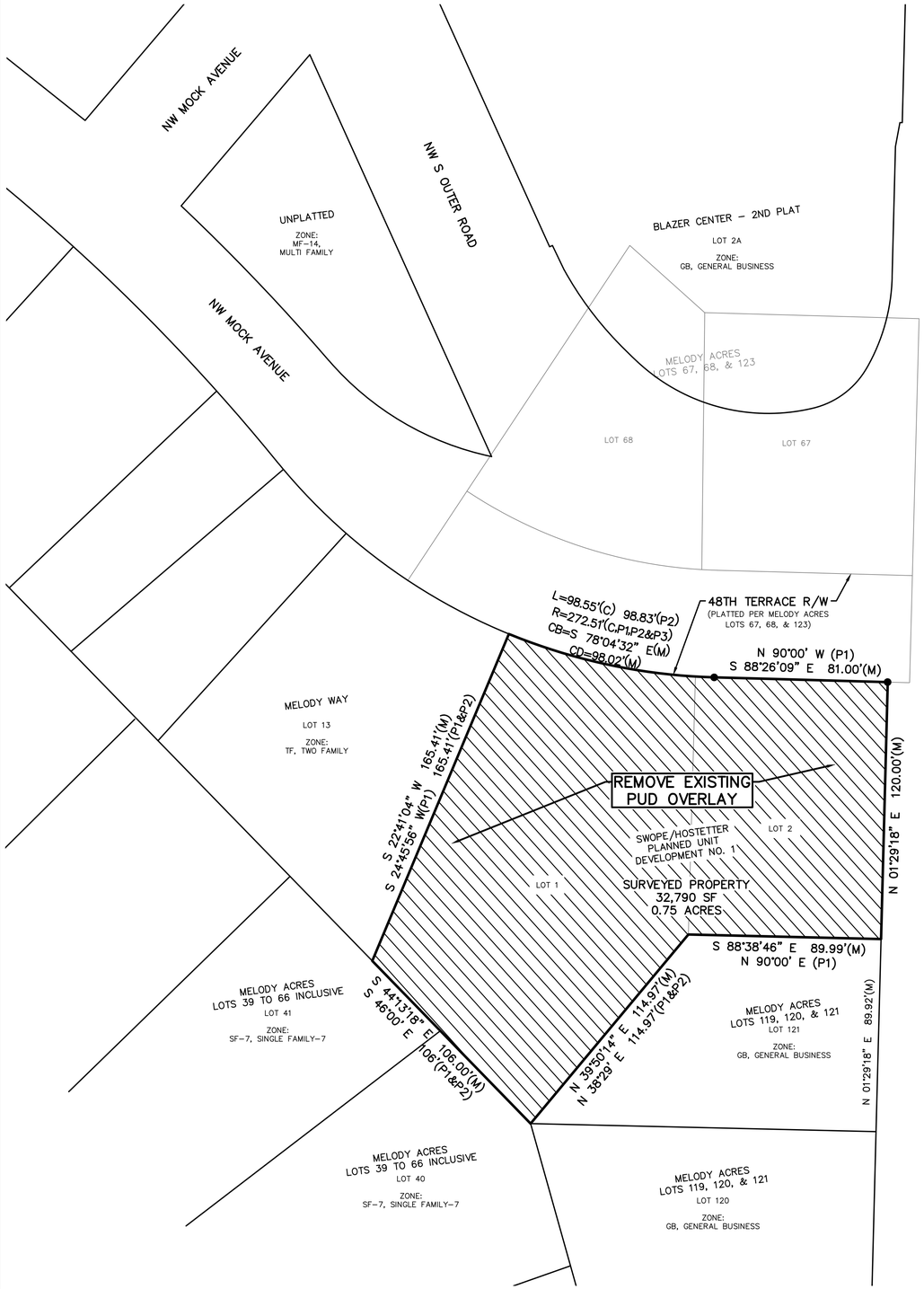
GENERAL DEVELOPMENT PLAN
TITLE SHEET

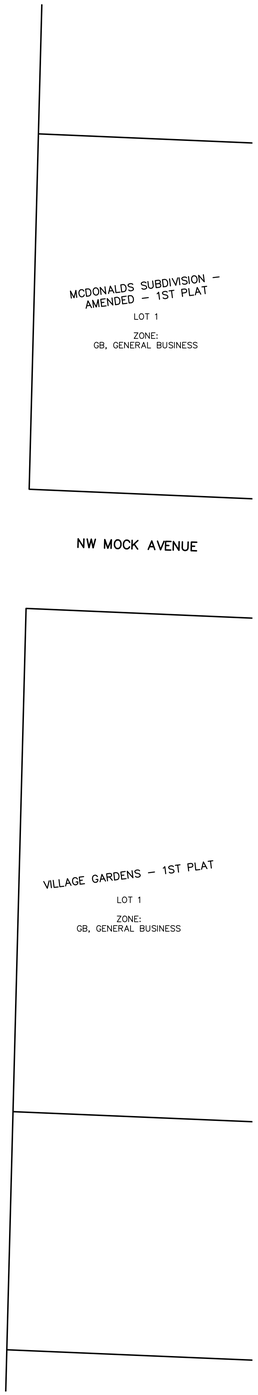
PROJ. NO. A24D1902
DESIGNER RCP | DRAWN BY JP
CFN 1902TS_GDP
SHEET 1 | REV 3

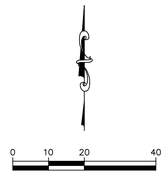
Rezoning and General Development Plan
RZ-06-24-9206 / GDP-06-24-9207
Smalls Sliders
Exhibit #2

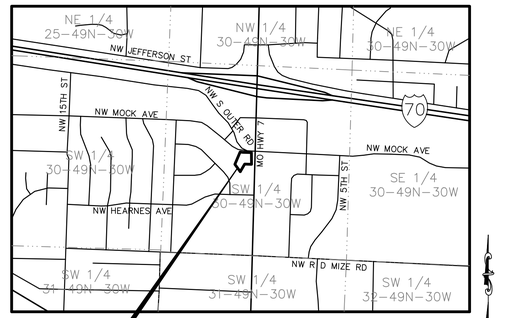
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Received
08/01/2024 8:34:45 AM









LOCATION MAP
CITY OF BLUE SPRINGS, MISSOURI

LEGEND

- ○ MONUMENT FOUND
- ● 1/2" X 24" REBAR W/ KVE LS-214F CAP SET
- (P1) SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1 RECORDED AS DOCUMENT NO. 1983I0543304 IN PLAT BOOK 40 AT PAGE 42.
- (P2) MELODY WAY RECORDED AS DOCUMENT NO. 1965I0871232 IN PLAT BOOK 28 PAGE 97.
- (P3) MELODY ACRES LOTS 67, 68, 23 RECORDED AS DOCUMENT NO. 196II0763181 IN PLAT BOOK 25 PAGE 2.
- (M) MEASURED
- (C) CALCULATED
- EXISTING PUD OVERLAY

REZONING DESCRIPTION:

LOT 1 AND LOT 2 OF SWOPE/HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, RECORDED IN THE RECORDER OF DEEDS OFFICE AS DOCUMENT NO. 1983I0543304 IN PLAT BOOK 40 AT PAGE 42, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI.

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

BASIS OF BEARINGS:

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

ZONING:

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

DEVELOPER:

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

OWNER:

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

CLAY M. SWOPE &
DONNA J. SWOPE TRUST
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ENGINEER/SURVEYOR:

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

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

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

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

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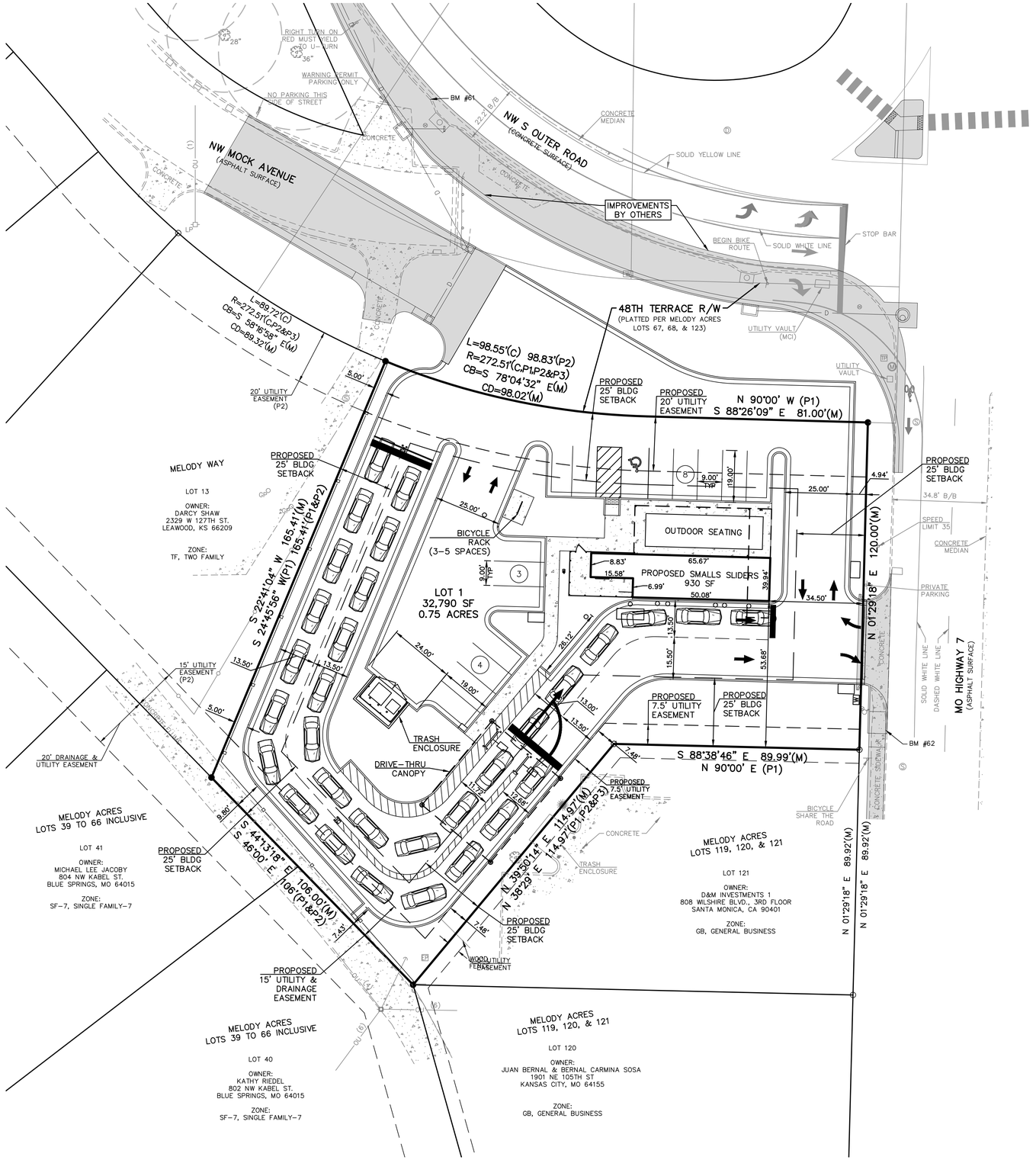
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS. KANSAS STATE CERTIFICATE OF AUTHORITY # 000542. EXPIRES 12/31/25

SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

REZONING APPLICATION
REZONING SITE PLAN

PROJ. NO.	A24D1902
DESIGNER	RCP
DRAWN BY	JP
CFN	1902SP_RZ
SHEET	1 OF 1
REV	2

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



LAND USE SUMMARY:

1. LAND USE
   EXISTING: COMMERCIAL, 0.75 ACRES
   PROPOSED: COMMERCIAL, 0.75 ACRES

2. BUILDING TYPE: GENERAL COMMERCIAL BUILDING
   MIN. LOT WIDTH: 25'
   MAX. LOT WIDTH: 200'
   PROPOSED LOT WIDTH: 187.46' – OUTER ROAD FRONTAGE
   120.09' – HWY 7 FRONTAGE
   (MEASURED AT FRONT SETBACK LINE)

3. PARKING REQUIREMENTS
   VEHICLE PARKING
   REQUIRED: 7 SPACES (6 REGULAR, 1 ADA)
   (1 SPACE PER 75 SF OF CUSTOMER SERVICE AREA)
   PROPOSED: 15 SPACES (14 REGULAR, 1 ADA)

   DRIVE-THROUGH STACKING
   REQUIRED: 8 VEHICLES (MEASURED FROM ORDER BOX, W/ MIN. 4 VEHICLE QUE FROM PICK-UP WINDOW TO ORDER BOX)
   PROPOSED: 25 VEHICLES

   BICYCLE PARKING
   REQUIRED: 1 SPACE
   PROPOSED: 3-5 SPACES

4. BUILDING SETBACKS
   MIN. FRONT SETBACK: 25'
   MIN. CORNER SIDE SETBACK: 25'
   MIN. SIDE SETBACK: 20'
   MIN. REAR SETBACK: 25'

   PROPOSED FRONT SETBACK: 25'
   PROPOSED SIDE SETBACK: 25'
   PROPOSED REAR SETBACK: 25'

5. BUILDING COVERAGE
   MAX. ALLOWED: 65%
   PROPOSED: 2.84%

6. BUILDING HEIGHT
   MAX. ALLOWED: 60'
   PROPOSED: 20'-5 1/4"

FLOOD STATEMENT:

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

ZONING:

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

PROPOSED LEGEND

MODOT HIGHWAY 7 IMPROVEMENTS BY OTHERS

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

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

RANDALL C PURDUE
ENGINEER
MO # PE-2022026740

KAW VALLEY ENGINEERING
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JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY THE KANSAS STATE CERTIFICATE OF AUTHORITY # 000542. EXPIRES 12/31/25

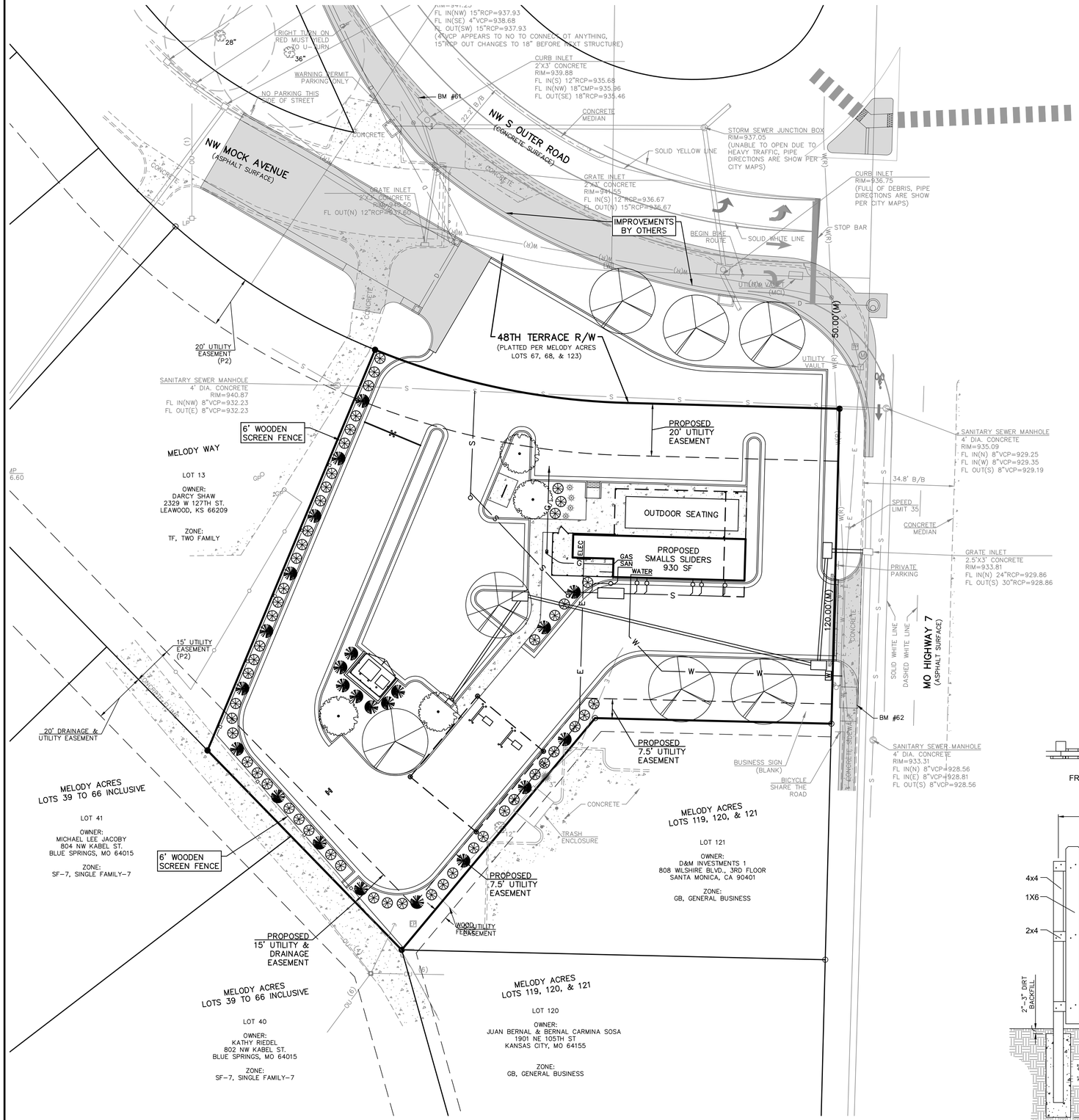
SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

GENERAL DEVELOPMENT PLAN
SITE PLAN

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

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Received
08/01/2024 8:34:47 AM



0 10 20 40

SCALE: 1" = 20'

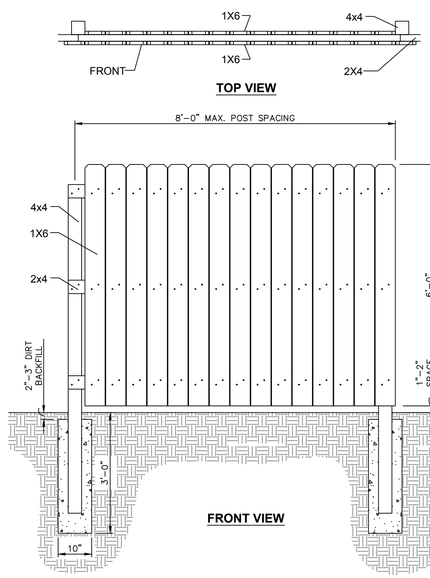
PROPOSED LEGEND

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

ALTERNATE DEVELOPMENT STANDARDS:

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

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



SCREEN FENCE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	7-31-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
2	7-25-24	REVISED PER CITY COMMENTS	RCP	JP	RCP
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2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jp@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

SMALLS SLIDERS
704 MOCK AVENUE
BLUE SPRINGS, MISSOURI

GENERAL DEVELOPMENT PLAN
LANDSCAPE PLAN

PROJ. NO.	A24D1902
DESIGNER	RCP
DRAWN BY	JP
CFN	1902LP_GDP
SHEET	6
REV	3

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08/01/2024 8:34:47 AM

The City of Blue Springs

Planning Application

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

OFFICE USE ONLY – Updated 10-13-2020	
CASE #:	RZ-06-24-9206, GDP-06-24-9207, PP-06-24-9208
PC MEETING:	8/12/2024
CC MEETING:	8/19/2024
BOA MEETING:	n/a
NEWSPAPER:	7/27/2024
NOTICE LETTERS:	7/27/2024
PLANNER:	Mike Mallon

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

SMALLS SLIDERS

Project Name

36-430-06-39-00-0-00-000, 36-430-06-40-00-0-00-000, 36-430-06-38-00-0-00-000 See attached.

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB, PUD	COMMERCIAL	GB	COMMERCIAL	0.95	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Mark Parietta	Sliders KC	(816) 679-0123	mparietta@gentunis.com

Address	City	State	Zip Code
7280 NW 87th Ter Ste C210	Kansas City	MO	64153

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

X _____ 6/25/24
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
DONNA J. SWOPE	(816)582-9036	ToddSTILEWORKS@gmail.com

Address	City	State	Zip Code
704 NW MOCK AVE & 809 NW 7 HWY	BLUE SPRINGS	Missouri	64014

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

X Donna J Swope 6/25/24
Property Owner Signature — Date

Received
06/27/2024 4:03:34 PM

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

PROJECT DESCRIPTION:

The development of a Smalls Sliders drive-through restaurant at the southwest corner of Highway 7 and Mock Avenue.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
RANDY PURDUE	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
purdue@kveng.com	785-762-5040		

DEVELOPER

Name	Company Name		
Mark Parretta	SLIDERS KC/GENLUMIS		
Address	**City**	**State**	**Zip**
7280 NW 87TH TERRACE, SUITE C-210	KANSAS CITY	MO	64153
Email	**Phone**	**Fax**	
mparretta@genlumis.com	816-689-0123		

ENGINEER

Name	Company Name		
RANDY PURDUE	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
purdue@kveng.com	785-762-5040		

ARCHITECT

Name	Company Name		
WILL ROBERTS	ABRAMS ARCHITECTURE & DESIGN		
Address	**City**	**State**	**Zip**
3809 YOUREE DRIVE, SUITE 100	SHREVEPORT	LA	71105
Email	**Phone**	**Fax**	
will@abramsarchitecture.com	318-407-1297		

SURVEYOR

Name	Company Name		
JASON R. LOADER	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
	785-762-5040		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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06/27/2024 4:03:43 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: oMo9iTmAqoLHjTOIR61Q
Smalls Sliders RZ

AFFIDAVIT OF PUBLICATION: #2515280

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jul. 27, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $148.76

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

PUBLIC NOTICE

Rezoning | RZ-06-24-9206
General Development Plan
GDP-06-24-9207
"Smalls Sliders"
Parcel #
36-430-06-39-00-0-00-000;
36-430-06-40-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 12, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Mark Parretta, Sliders KC/Genlums, on behalf of the property owner Donna J. Swope, for approval of a Rezoning to rezone the property from the current "GB/PUD " (General Business/Planned Unit Development) to the underlying "GB" (General Business) and on a request by the applicant, Mark Parretta, Sliders KC/Genlums, on behalf of the property owner Donna J. Swope, for approval of a General Development Plan to allow for development of a Small Sliders drive-thru restaurant. 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 AND LOT 2 OF SWOPE/ HOSTETTER PLANNED UNIT DEVELOPMENT NO. 1, RECORDED IN THE RECORDER OF DEEDS OFFICE AS A DOCUMENT NO 198310543304IN PLAT BOOK 40 AT PAGE 42, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5 TH PRINCIPAL MERIDIAN, LOCATED IN CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI.

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

CITY OF BLUE SPRINGS

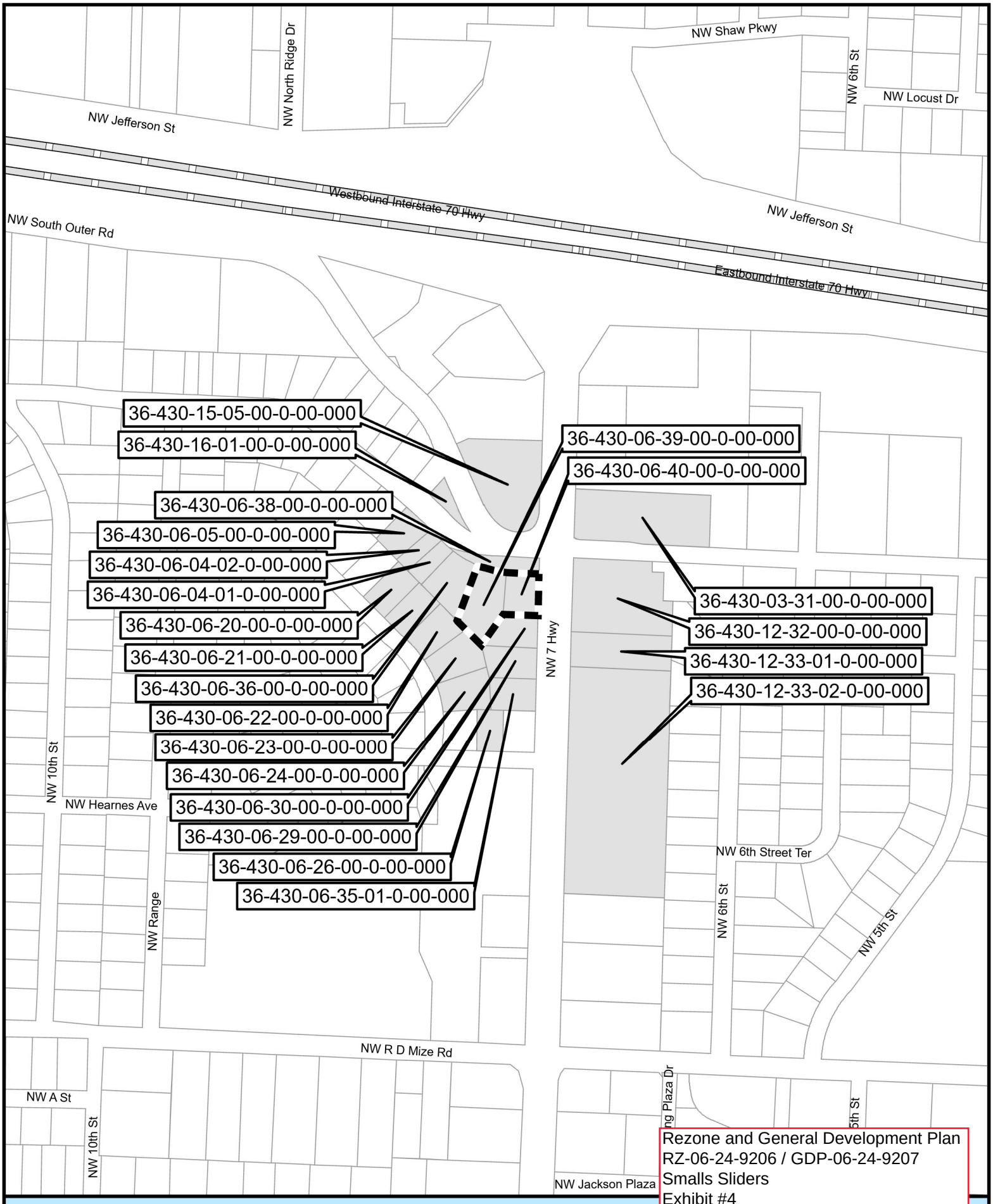
Planning Commission
By: Mike Mallon, Senior Director

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-06-24-9206 and General Development Plan / GDP-06-24-9207 on **Monday, August 19, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jul 27, 2024

2515280



Rezone and General Development Plan
RZ-06-24-9206 / GDP-06-24-9207
Smalls Sliders
Exhibit #4

The City of Blue Springs Missouri

RZ-06-24-9206| GDP 06-24-9207 | PP-06-24-9208
PARCEL # 36-430-06-39-00-0-00-000
36-430-06-40-00-0-00-000
185' NOTIFICATION MAP

1 inch = 350 feet
Date: 7/24/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner
36-430-06-35-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	CLARK JAMES N & CHRISTINE M
36-430-06-38-00-0-00-000	PUBLIC OWNED	BLUE SPRINGS	MO	64015	CITY OF BLUE SPRINGS
36-430-06-39-00-0-00-000	704 NW MOCK AVE	BLUE SPRINGS	MO	64015	SWOPE CLAY M & DONNA J-TRUSTEES
36-430-06-20-00-0-00-000	808 NW KABEL ST	BLUE SPRINGS	MO	64015	MYERS ROBERT & PATRICIA
36-430-06-36-00-0-00-000	708 NW MOCK AVE	BLUE SPRINGS	MO	64015	SHAW DARCY
36-430-06-04-02-0-00-000	716 NW MOCK AVE	BLUE SPRINGS	MO	64015	ALEXANDRA KURTH PROPERTIES LLC
36-430-06-24-00-0-00-000	800 NW KABEL ST	BLUE SPRINGS	MO	64015	SIMS CHRISTIE L
36-430-06-04-01-0-00-000	714 NW MOCK AVE	BLUE SPRINGS	MO	64015	ALEXANDRA KURTH PROPERTIES LLC
36-430-06-26-00-0-00-000	703 NW HEARNES AVE	BLUE SPRINGS	MO	64015	HOLMAN LOIS R
36-430-06-30-00-0-00-000	805 NW 7 HWY UNIT A	BLUE SPRINGS	MO	64015	D&M INVESTMENTS 1 LLC
36-430-06-05-00-0-00-000	718 NW MOCK AVE	BLUE SPRINGS	MO	64015	BATES ROBERT J & GERALDINE M-TRUSTEES
36-430-06-29-00-0-00-000	803 NW 7 HWY UNIT A	BLUE SPRINGS	MO	64015	SOSA JUAN BERNAL & BERNAL CARMINA
36-430-03-31-00-0-00-000	814 NW 7 HWY	BLUE SPRINGS	MO	64014	MCDONALDS REAL ESTATE CO OF COLUMBIA MD
36-430-06-40-00-0-00-000	809 NW 7 HWY	BLUE SPRINGS	MO	64015	SWOPE CLAY M & DONNA J-TRUSTEES
36-430-06-21-00-0-00-000	806 NW KABEL ST	BLUE SPRINGS	MO	64015	LAUNIUS REBECCA A
36-430-06-23-00-0-00-000	802 NW KABEL ST	BLUE SPRINGS	MO	64015	RIEDEL KATHY

Rezone and General Development Plan
RZ-06-24-9206 / GDP-06-24-9207
Smalls Sliders
Exhibit #5

36-430-16-01-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	SWOPE CLAY M & DONNA J-TRUSTEES
36-430-06-22-00-0-00-000	804 NW KABEL ST	BLUE SPRINGS	MO	64015	JACOBY MICHAEL LEE
36-430-12-32-00-0-00-000	808 NW 7 HWY	BLUE SPRINGS	MO	64014	MOJACK LLC
36-430-12-33-02-0-00-000	710 NW 7 HWY UNIT A	BLUE SPRINGS	MO	64014	PRB HOLDINGS LLC | PARK PLAZA ONE LLC | RUETH REAL ESTATE SERV
36-430-12-33-01-0-00-000	710 NW 7 HWY UNIT A	BLUE SPRINGS	MO	64014	LAKSHMI-KAMETARO LLC
36-430-15-05-00-0-00-000	905 NW 7 HWY	BLUE SPRINGS	MO	64014	METCALF 91 BLB LLC

Blue Springs, Missouri
Community Development

July 26, 2024

Ref: Public Hearing: Rezoning | RZ-06-24-9206
General Development Plan | GDP-06-24-9207
"Smalls Sliders"
Parcel # 36-430-06-39-00-0-00-000; 36-430-06-40-00-0-00-000

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, Mark Parretta, Sliders KC/Genlums, on behalf of the property owner Donna J. Swope, for approval of a Rezoning to rezone the property from the current "PUD " (Planned Unit Development) to the underlying "GB" (General Business) zoning district and for approval of a General Development Plan to allow for the development of a Small Sliders drive-thru restaurant. The subject property is located at the southwest corner of NW South Outer Road and NW 7 Highway and includes two (2) parcels covering 0.73 +/- acres.

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

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

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

Planning Commission - Monday, August 12, 2024 @ 6:30 p.m.
&
City Council – Monday, August 19, 2024 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Rezone and General Development Plan
RZ-06-24-9206 / GDP-06-24-9207
Smalls Sliders
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: August 12, 2024	City Council: August 19, 2024 (Conditional Use Permit & Final Plat Only)
Project Name:	***Google Fiber MCI Hut 156***	
Site Location:	2201 NW South Outer Road	
Project Request:	CUP-06-24-9202; Conditional Use Permit with Alternative Development Standards to allow for a deviation from the Parking and Loading section of the Unified Development Code. PP-06-24-9204; Preliminary Plat to show the general layout of the site PF-06-24-9203; Final Plat for 1.96 +/- acres on one (1) lot for the CCRI Outer Road Lot	

Applicant: Robert Vaccaro P.E. | BHC
Property Owner: CCR Investments LLC
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval for a Conditional Use Permit with Alternative Development Standards, Preliminary Plat, and Final Plat for the Google Fiber MCI Hut 156 located at 2201 NW South Outer Road. The Conditional Use Permit is to allow the "Utility, Major" land use in the "GB" (General Business) zoning district. The site and associated building will be utilized to house fiberoptic equipment, which will be used to serve Blue Springs and the surrounding area. The building area is approximately 360 sq ft and is surrounded by a vinyl security fence, which encloses 1,792 sq ft. The proposed development will be unmanned and only be visited by Google technicians on a weekly basis. The Final Plat is for one (1) lot on 1.96 +/- acres of land. The property already includes an electronic billboard.

Staff Recommendation: Staff recommends approval with conditions of the Conditional Use Permit, Preliminary Plat, and Final Plat. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
N/A		

Future Applications: The Conditional Use Permit, Preliminary Plat, and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" (Light Industrial)	Industry, General
South:	"SO" (Service/Office)/"RC" (Regional Commercial	Office, General/Building or Construction Contractor
East:	N/A	I-70
West:	"GB" (General Business)	Office, Small

Conditional Use Permit, Preliminary Plat, Final Plat
CUP-06-24-9202; PP-06-24-9204; PF-06-24-9203
Google Fiber MCI Hut 156
Exhibit #1

CONDITIONAL USE PERMIT, PRELIMINARY PLAT, & FINAL PLAT ANALYSIS

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

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

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

Land Use: The proposed use of the property is "Utility, Major" which is allowed in the "GB" (General Business) zoning district with a Conditional Use Permit.

Preservation: The site currently houses an electronic billboard, which will remain east of this proposed development. There is a dense tree buffer along the west and east property lines, which will be undisturbed.

Phasing: This development will be completed in one phase.

Modifications Requested: The applicant is proposing the following modifications through Alternative Development Standards related to either the building type ("General Commercial") or zoning district ("GB" – General Business) regulations and development standards:

- **Per UDC Section 407.010 (C), Parking and Loading – Required Parking, request to eliminate the required one (1) parking space for the Utility, Major land use.**

Traffic: A Traffic Impact Study is not required for this project given the nature of this development

Stormwater: Stormwater is not expected to be impacted given the nature of this development.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system given the nature of this development.

Streets & Sidewalks: There is one (1) existing access point off NW South Outer Road. This access point is proposed to remain but will be paved to meet the City's standards for commercial drives.

Building Typology: UDC Chapter 405 does not provide a building type that can be appropriately applied to the proposed land use, nor are there any special use standards for the "Utility – Major" land use. Therefore, staff has evaluated the use and any lot size, setback, height, building coverage, etc. requirements based on the site and surrounding properties.

Height and Area: Per UDC Section 411.020.F.3.f, utility poles, water towers and support structures are exempt from height requirements. The proposed height of the utility building is 10.58-ft. and is approximately 360 sq ft.

Setbacks: As previously noted, there is not an appropriate building type that applies to the "Utility – Major" land use. Therefore, staff has evaluated setbacks based on the site and surrounding properties. The location of the existing driveway and lease agreements on the land limit the east to west location of the utility building on the site. Staff believes that the proposed 319.3-ft east and 457.65-ft west side yard setbacks are appropriate for this development. The front yard setback of 45-ft allows the driveway to be long enough for a service vehicle to pull on to the site and park at a safe distance from NW South Outer Road while visiting the facility. The 35-ft setback from the rear property line, which abuts the I-70 corridor, appears to be appropriate and positions the utility building in line with the existing electronic billboard that exists on the property. Surrounding properties in the immediate area share similar setback characteristics.

Architectural Character: The site includes one (1) building that uses a tan colored aggregate for its exterior facades. The building will be screened by an opaque fence, making the view from NW South Outer Road minimal.

Parking: The existing driveway will be improved from gravel to a code compliant paving material as indicated on the site plan. The driveway is 12-ft in width and extends from NW South Outer Road to the facility's gates more than 36-ft from the roadway. **The applicant has requested an Alternative Development Standard from the UDC's parking requirements. Google has leased 1,792 sq ft from the property owner, which will be completely occupied by the Fiber Hut facility with no additional space for off-street parking. The applicant has stated that because of this reason and the fact that the facility will be visited so irregularly, they desire to not build a parking space and use the driveway to park on when needed. The driveway's length will be able to accommodate a parked vehicle with no overhang into the public right-of-way. The parking requirements for the Utility, Major land use is based on a Schedule B Parking Requirement, which equates to one (1) parking space per 1,000 sq ft of building area.** Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
"Utility, Major"	Schedule B Parking 1 Space	0

Bicycle Parking is not required for the Utility, Major land use.

Pedestrian Access: The City will not require the installation of curbs and sidewalks along this property's frontage given the size of the proposed development and that there are existing sidewalks in the area, however, located on the south side of the road. When the properties to the south of this site develop, sidewalks will be constructed in the right-of-way adjacent to those sites.

Frontage & Landscaping: Given that this development is purposing a utility building, which is not recognized in the Building Type Section of Chapter 407, the applicant will not be required to install

landscaping on the property, however, the building will be screened with an opaque fence. The site does contain existing vegetation with a dense screening of undergrowth and mature trees along the west and east property lines.

Outdoor Lighting: Building-mounted wall packs are proposed for the building, which are meant to light the interior of the site for technicians visiting the facility. Light should be constrained to within the interior of the screened lot.

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

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

   STAFF RESPONSE: The request supports the intent of the "GB" zoning district which is *intended to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts and is particularly appropriate adjoining a major highway*. The Utility, Major land use is proposed to support the existing and future expansion of the fiber network in Blue Springs and the immediate area.

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

   STAFF RESPONSE: The project meets the requirements of the Unified Development Code, except that of Section 407.010 Parking and Loading. The applicant has requested an Alternative Development Standard from that section of the code.

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

   STAFF RESPONSE: Since the building type is not listed in the UDC, there are no specific standards provided for a project of this nature. Whereas landscape buffering would have been required for the development, the applicant has elected to, and staff supports utilize existing vegetation on two sides and provide an 8-ft tall vinyl privacy/security fence. Based on previous Utility, Major land use developments in the city, staff believes the project meets the intent of the UDC.

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

   STAFF RESPONSE: Staff does anticipate the project will have a substantial impact on the public realm since the development area and building are setback and screened from NW South Outer Road and take up a relatively small area on the property.

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

   STAFF RESPONSE: Largely, because the size and nature of the utility building, staff has no concerns with drainage, utilities and other public facilities.

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

   STAFF RESPONSE: This development consists of the 10.58-ft high, 360 +/- sq ft building, which is completely screened with an opaque fence. Given the development location along I-70, the existing electronic billboard directly adjacent to the project on the same property and the scale and elevation of buildings in the

   immediate area, the scale, form, and design are compatible with the surrounding area.

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

   STAFF RESPONSE: The proposed project is compatible with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property. The site will be visited by fiber technicians on a weekly basis and during emergency events. The proposed Utility Major land use will not be incompatible with surrounding land uses.

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

   STAFF RESPONSE: The proposal will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

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

   STAFF RESPONSE: The proposed land use is compatible with long-range plans and does not negatively impact adjacent properties based on existing zoning districts and land uses.

10. The recommendations of professional staff.

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

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

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

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

STAFF RESPONSE: The proposed Alternative Development Standard has no impact on the level or quality of service provided to the public. The applicant has requested not to meet the parking space requirements of the UDC through an Alternative Development Standard. The applicant would like to instead accommodate the one (1) parking space by allowing the end of the driveway, nearest the proposed facility and furthest from NW South Outer Road, to serve as the required parking space as the facility is not visited by the public and so infrequently.

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

   STAFF RESPONSE: The proposed Alternative Development Standard has minimal impact on the overall objectives, policies and general land uses of the Comprehensive Plan.

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

   STAFF RESPONSE: The proposed Alternative Development Standard is consistent with other provisions of this Chapter since the request for meeting the parking requirement of one (1) parking space can be achieved, if approved, on the proposed driveway nearest the facility and away from NW South Outer Road.

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

   STAFF RESPONSE: The proposed Alternative Development Standard 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. Since the request is to deviate from the design of a parking space, according to the UDC, staff supports this request largely due to the operating characteristics of this facility once completed.

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

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

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

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

STAFF RESPONSE: The application is in accordance with the Comprehensive Plan.

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

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code, if the request for an Alternative Development Standard is approved.

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

   STAFF RESPONSE: The development is proposing one (1) phase.

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

   STAFF RESPONSE: Specific studies or technical reports were not required of this development given the scale of the project and its operational characteristics.

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

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

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

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

7. The recommendations of professional staff.

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

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

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

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

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

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: A Right-Of-Way Permit to construct the improved driveway approach will be required of this project but is not necessary ahead of the approval of this Final Plat.

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

   STAFF RESPONSE: This project is limited to a single Right-Of-Way Permit to construct the driveway approach from NW South Outer Road.

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

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

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

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

6. The recommendations of professional staff.

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

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff Recommendation:

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

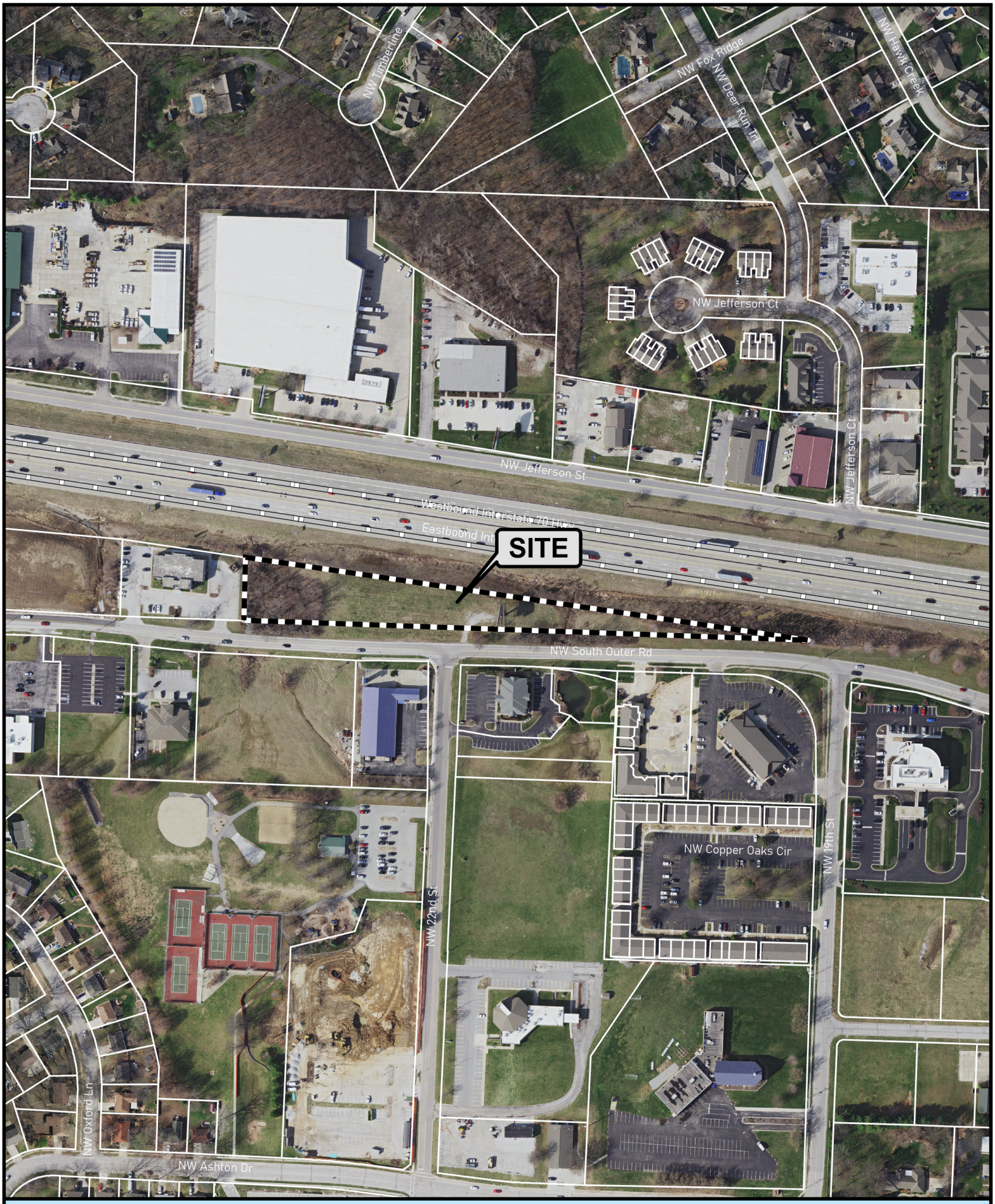
1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Alternative Development Standards.
   a. Waive the requirement of one (1) off-street parking space as required by the UDC.
2. The Conditional Use Permit allows the "*Utility, Major"* land use in the "GB" (General Business) zoning district at 2201 NW South Outer Road.
3. If further site development is proposed in the future, compliance with the UDC will be required.

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

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

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Final Plat must be recorded with Jackson County.

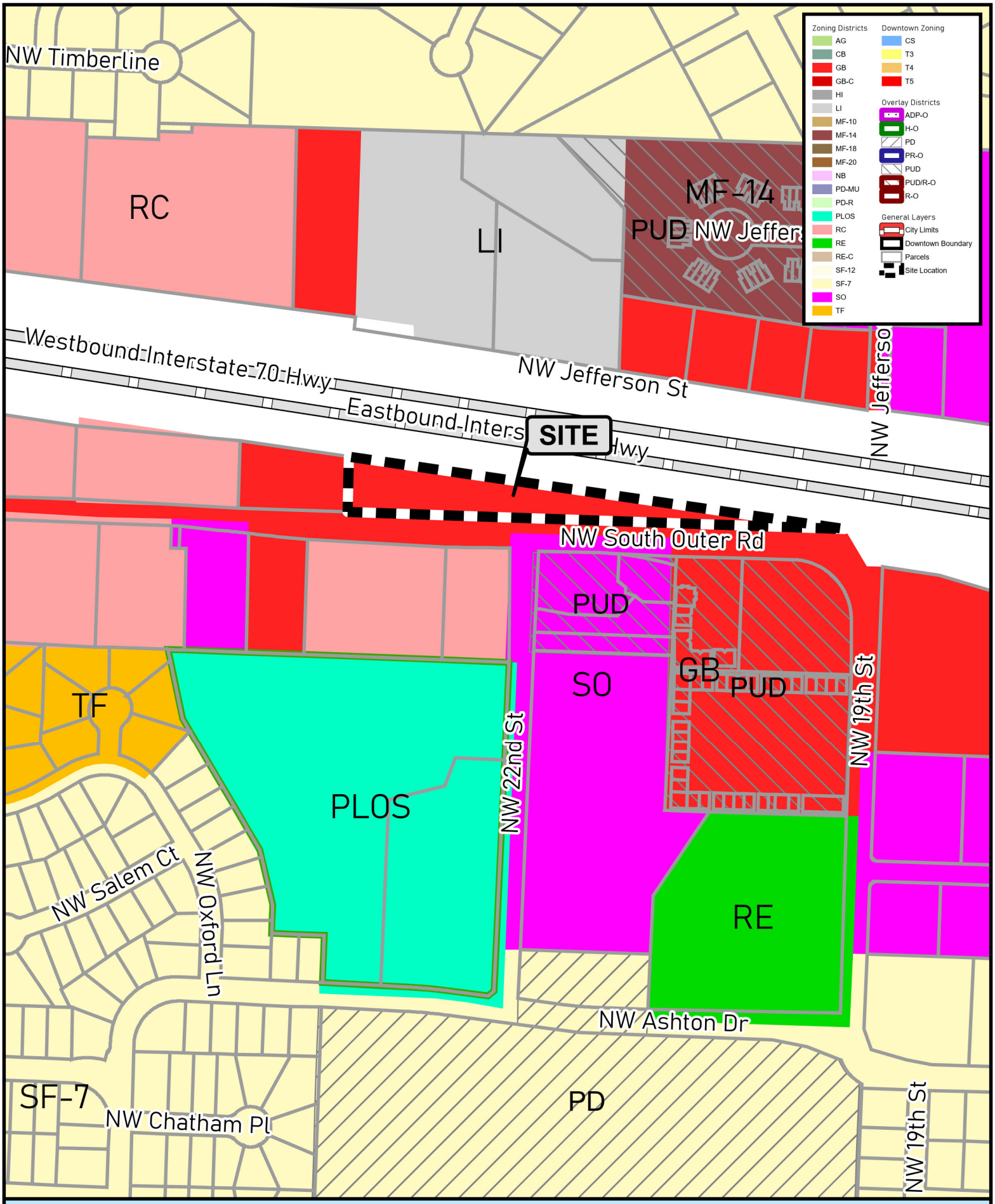


The City of Blue Springs Missouri

CUP-06-24-9202 | PF-06-24-9203 | PP-06-24-9204
2201 NW SOUTH OUTER ROAD
PARCEL # 35-620-06-01-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 264 feet
Date: 7/23/2024



The City of Blue Springs Missouri

CUP-06-24-9202 | PF-06-24-9203 | PP-06-24-9204
2201 NW SOUTH OUTER ROAD
PARCEL # 35-620-06-01-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 7/23/2024

GOOGLE FIBER
MCI HUT 156
SITE PLANS

2201 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015

PROJECT INFORMATION

HOURS:
Monday–Saturday 7:30 AM – 6:00 PM
Sunday: 9:00 AM – 6:00 PM

DEVELOPER

NAME: GOOGLE FIBER
ADDRESS: 908 BROADWAY BLVD, FLOOR 5
KANSAS CITY, MO 64105
CONTACT: THOMAS LOGSDON
E. TLOGSDON@GOOGLE.COM

ENGINEER/APPLICANT

NAME: BHC

ADDRESS: 7101 COLLEGE BLVD, STE 400
OVERLAND PARK, KS 66210
CONTACT: ROBERT VACCARO, P.E.
(913) 663–1900
ROBERT.VACCARO@IBHC.COM

PROPERTY INFORMATION

OWNER: CCR Investments LLC
ADDRESS: 2201 NW South Outer Rd,
Blue Springs, MO 64015

CURRENT ZONING: GB – GENERAL BUSINESS
EXISTING USE: BILLBOARD/VACANT
PROPOSED USE: UTILITY MAJOR, SMALL
INDUSTRIAL/WORKSHOP BUILDING

BUILDING AND SITE DATA

COMPOUND AREA: 1792 SF
PROPOSED BUILDING
AREA: 360 SF
HEIGHT: 11 FT

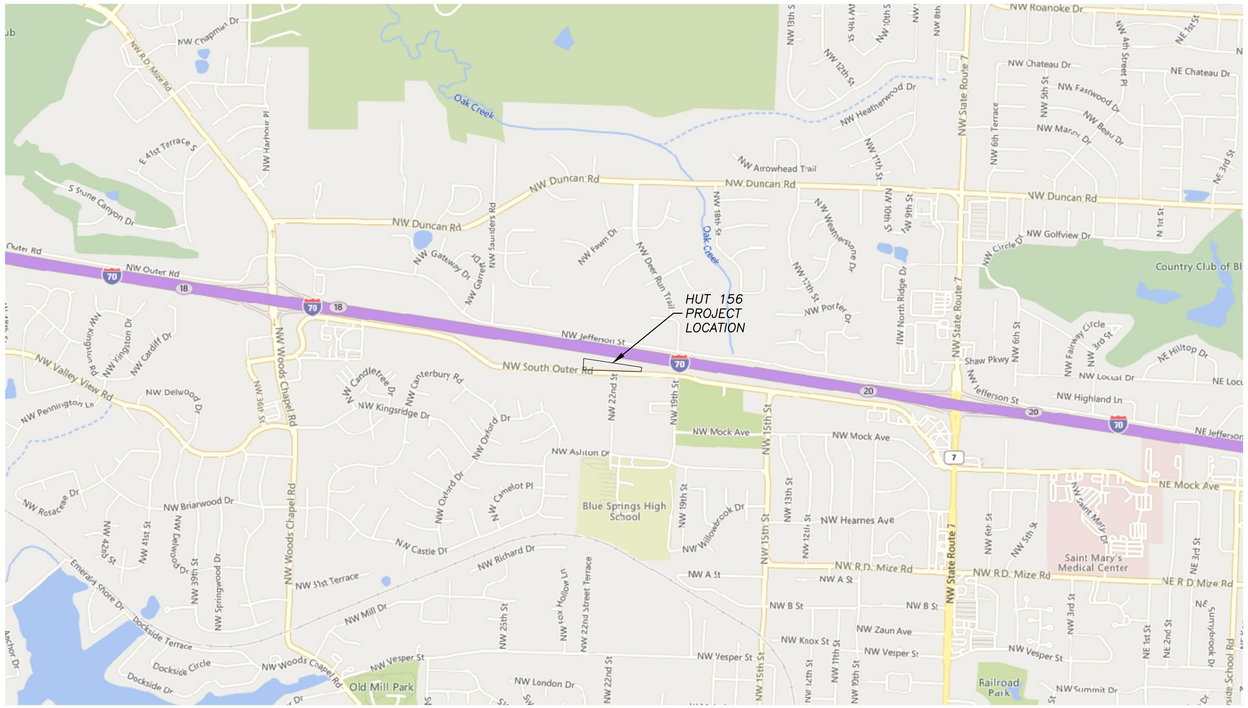
ALTERNATIVE DEVELOPMENT STANDARDS

OFF–STREET PARKING REQUIREMENT
– PARKING ON PROPOSED DRIVE
LANDSCAPE BUFFER REQUIREMENT
– SOLID FENCE SCREENING

UTILITY CONTACTS

POWER: EVERGY
CONTACT: TBD
PHONE: NUMBER
EMAIL: NAME@EMAIL.COM

GAS: SPIRE
CONTACT: Cody Baze
PHONE: 816–510–9713
EMAIL: cody.baze@spireenergy.com



VICINITY MAP

SHEET INDEX

GENERAL

COV	COVER SHEET
2.0	PROPERTY PLAT
3.0	SITE PLAN
4.0	BUILDING DETAILS

PREPARED & SUBMITTED BY:

BHC
Overland Park, Kansas

Robert Vaccaro, P.E.
Missouri P.E. No. 2019000225

APPROVED BY:

CITY OF BLUE SPRINGS

Conditional Use Permit, Preliminary Plat, Final Plat
CUP-06-24-9202; PP-06-24-9204; PF-06-24-9203
Google Fiber MCI Hut 156
Exhibit #2

Rev.	Date	Description	By	App.
REV1	7/18/24	REVISED PER CUP COMMENTS	BAM	RSV
REV2	7/30/24	REVISED PER CUP COMMENTS	BAM	RSV

STATE OF MISSOURI
ROBERT S. VACCARO
NUMBER PE-2019000225
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
BHC is a trade name of Benchmark Engineering Corporation, P.A.

Prepared For: GOOGLE FIBER INC.

GOOGLE FIBER MCI HUT 156
2201 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015

CONDITIONAL USE PERMIT
SITE PLANS
COVER SHEET

Design: BAM	Drawn: BAM
Checked:	RSV
Issue Date:	6/27/2024
Project No.:	032030.92.01

1 of 4

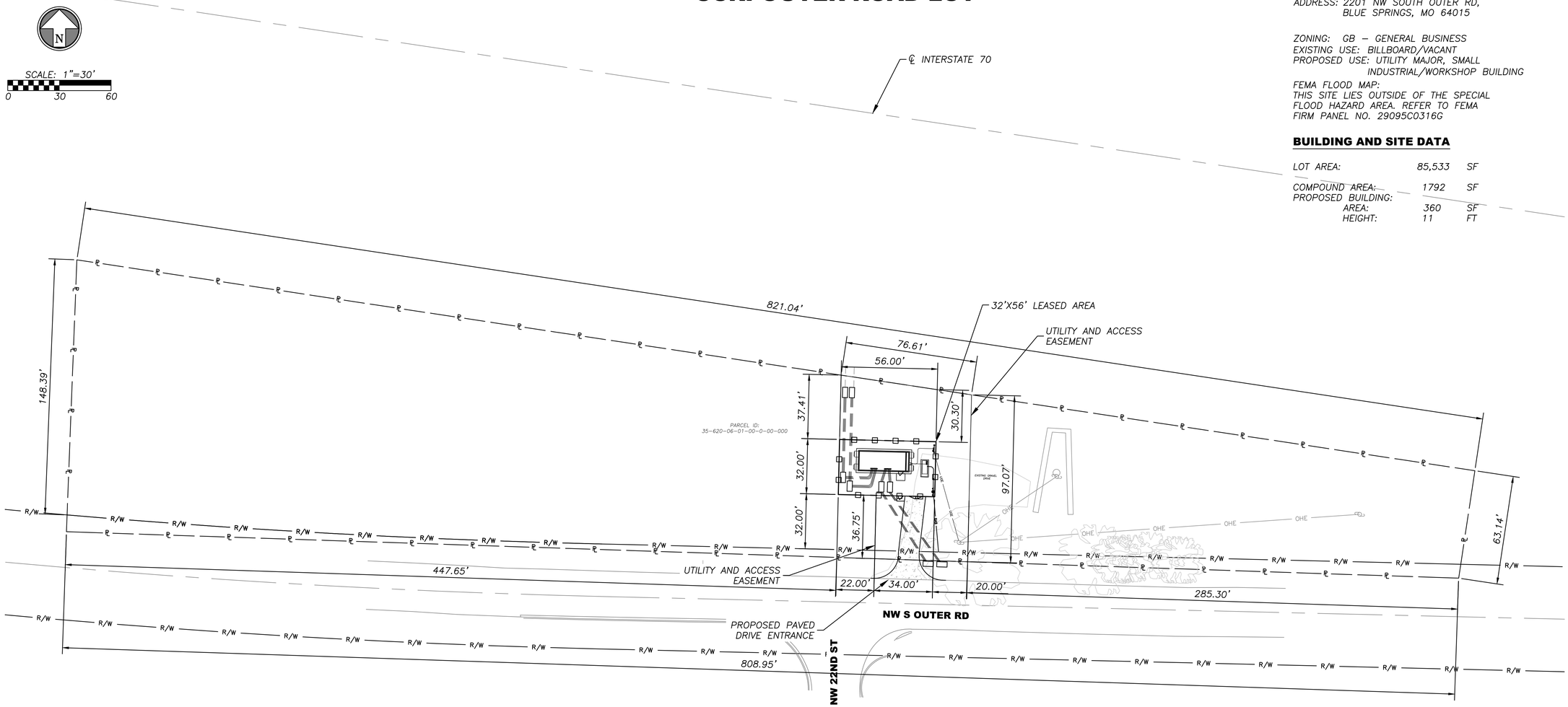
COV

Jul 30, 2024 – 4:14pm Plotted By: ben.mullinnix T:\032030.92.01 GF MCI HUT 156\DWG\Eng\Sheet\MCI 156–SHTS–SITE–COVR.dwg Layout: COVER SHEET – PRELIM

Received
07/31/2024 9:47:08 AM

PRELIMINARY PLAY OF:

CCRI OUTER ROAD LOT



PROPERTY INFORMATION

PROPERTY OWNER: CCR INVESTMENTS LLC
ADDRESS: 2201 NW SOUTH OUTER RD,
BLUE SPRINGS, MO 64015

ZONING: GB – GENERAL BUSINESS
EXISTING USE: BILLBOARD/VACANT
PROPOSED USE: UTILITY MAJOR, SMALL INDUSTRIAL/WORKSHOP BUILDING
FEMA FLOOD MAP:
THIS SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA. REFER TO FEMA FIRM PANEL NO. 29095C0316G

BUILDING AND SITE DATA

LOT AREA:	*85,533*	*SF*
COMPOUND AREA:	*1792*	*SF*
PROPOSED BUILDING:		
AREA:	*360*	*SF*
HEIGHT:	*11*	*FT*

PLAT DESCRIPTION

A Tract of land lying and situated in part of the Northwest Quarter of Section 25, Township 49 North, Range 31 West of the Sixth Principal Meridian, in the City of Blue Springs, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of the Northwest Quarter of Section 25, Township 49 North, Range 31 West, having a bearing of North 88° 05' 16" West, referenced to the Missouri State Plane Coordinate System, South Zone, NAD83.)

COMMENCING at the Center section corner of Section 25, Township 49 North, Range 31 West, monumented by a found 1/2-inch reinforcing rod with cap stamped S2455;

Thence North 88° 05' 16" West, 522.45 feet, on the South line on said Northwest Quarter of said Section 25, Township 49 North, Range 31 West;

Thence North 08° 35' 11" East, 8.15 feet, on the Southerly prolongation of the East line of the subject property, established by a warranty deed, recorded as Instrument Number 2018E0098594, to a point on the North Right-of-Way line of NW South Outer Road, and the POINT OF BEGINNING of the Tract of land herein described;

Thence, continuing on said North Right-of-Way line, North 88° 38' 42" West, 498.86 feet;

Thence Northwesterly on a tangent curve, having a radius of 5078.98 feet, to the right, an arc length of 311.13 feet, on said North Right-of-Way, to a point on the West line of the Southeast Quarter of the said Northwest Quarter, Section 25, Township 49 North, Range 31 West, said curve having a chord bearing of North 86° 53' 24" West and a chord distance of 311.08 feet;

Thence North 02° 12' 30" East 148.39 feet, on said West line, to its intersection with the South Right-of-Way line of Interstate 70;

Thence South 81° 24' 49" East, 821.04 feet, on said South Right-of-Way line, to a found Right-of-Way marker;

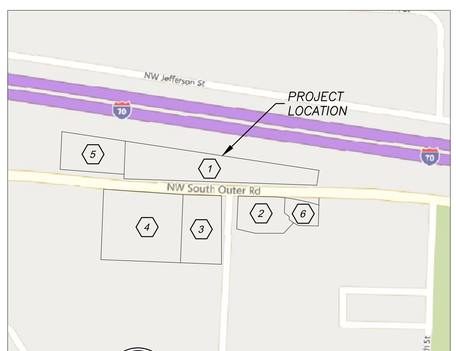
Thence South 08° 35' 11" West, 54.99 feet, to the POINT OF BEGINNING, said Tract containing 85,533 square feet or 1.9636 acres.

LEGEND

- *OHE* — *EXISTING OVERHEAD ELECTRIC LINE*
- *EXISTING UTILITY POLE*
- *PROPERTY LINE*
- *R/W* — *RIGHT–OF–WAY*
- *FIBER OPTIC CABLE (INSTALLED BY OTHERS)*
- *U/E* — *UTILITY AND ACCESS EASEMENT*
- *FIBER VAULT*
- *PROPOSED SECURITY FENCE*
- *PROPOSED CONDUIT FIBER*
- *GAS* — *PROPOSED GAS SERVICE LINE*
- *PROPOSED GROUNDING GRID*
- *UGE* — *PROPOSED UNDERGROUND ELECTRIC LINE*
- *PROPOSED GRAVEL SURFACE*
- *PROPOSED CONCRETE SURFACE*
- *PROPOSED PAVED SURFACE*

SURROUNDING PROPERTIES

1. *PROPERTY OWNER: CCR INVESTMENTS LLC*
   ADDRESS: 2201 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
2. *PROPERTY OWNER: MCDANIEL REAL ESTATE HOLDINGS LCC*
   ADDRESS: 2150 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
3. *PROPERTY OWNER: CCR INVESTMENTS LLC*
   ADDRESS: 2200 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
4. *PROPERTY OWNER: CCR INVESTMENTS LLC*
   ADDRESS: 2300 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
5. *PROPERTY OWNER: 2307 NW SOUTH OUTER RD LLC*
   ADDRESS: 2307 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
6. *PROPERTY OWNER: WASHAM PROPERTIES LLC*
   ADDRESS: 2100 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015



VICINITY MAP

Rev.	Date	Description	By	App.
REV1	7/18/24	REVISED PER CUP COMMENTS	BAM	RSV

STATE OF MISSOURI
ROBERT S. VACCARO
NUMBER PE-2019000225
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
BHC is a Missouri & Kansas Limited Liability Company, P.A.

Prepared For:
GOOGLE FIBER INC.

GOOGLE FIBER MCI HUT 156
2201 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015

PRELIMINARY PLAT OF:
CCRI OUTER ROAD LOT

Design: BAM	Drawn: BAM
Checked:	RSV
Issue Date:	7/18/2024
Project No.:	032030.92.01

1 of 1

1.0

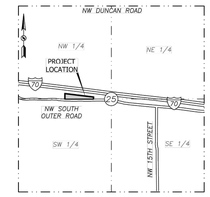
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Received
07/18/2024 3:24:52 PM

Final Plat of:

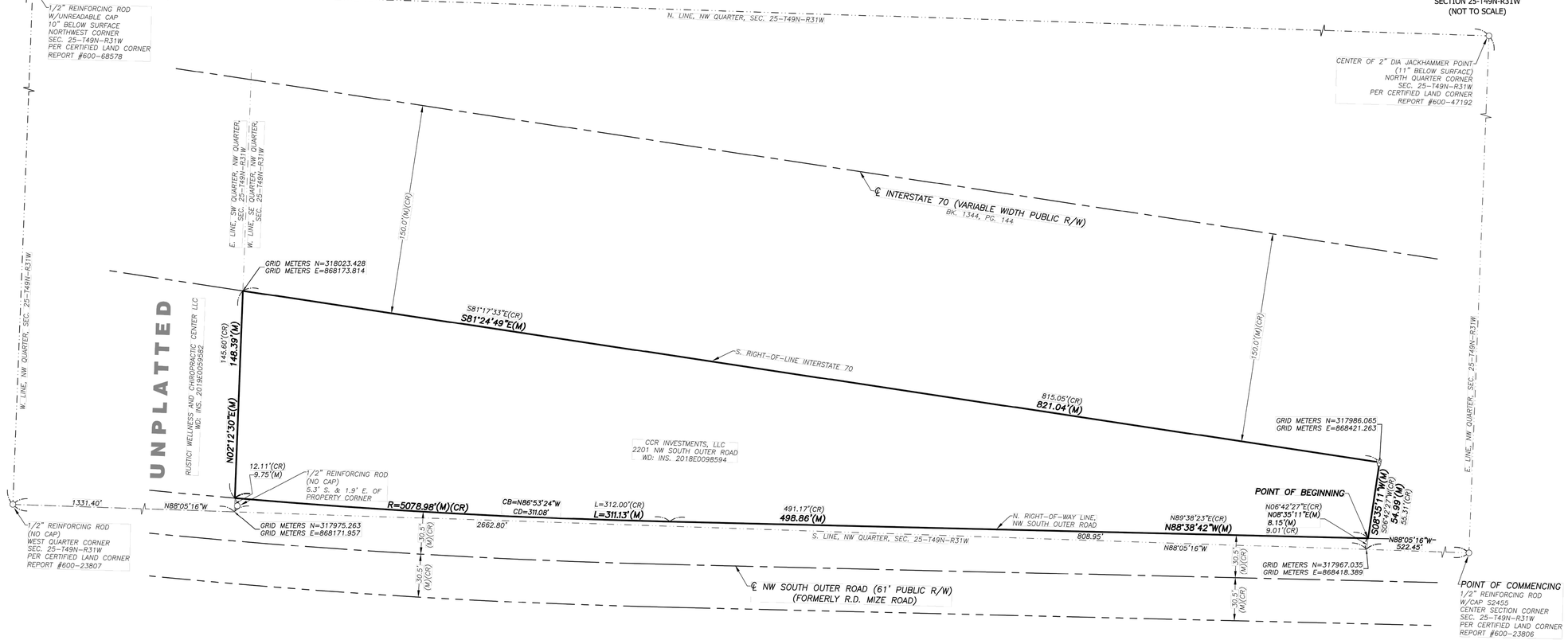
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DRAFT



SECTION MAP
SECTION 25-T49N-R31W
(NOT TO SCALE)

GRAPHIC SCALE
40 0 40
1 inch = 40 feet



LEGEND

○	Found Survey Monument
⊠	Found Right-of-Way Marker
℄	Center Line
R=	Radius
L=	Arc Length
CB	Chord Bearing
CD	Chord Distance
R/W	Right-of-Way
(M)	Monumented
(CR)	Calculated from Record Dimensions
INS.	Instrument Number
⏚	Not To Scale

SURVEYOR
BHC
712 State Avenue
Kansas City, KS 66101
Ph.: (913) 371-5300
Fax: (913) 371-2677

OWNER
CCR Investments, LLC
3170 NE Carnegie Drive
Suite 400
Lee's Summit, MO 64064

OWNERSHIP AND ENCUMBRANCE REPORT

Issuing Office File Number: SKC0079182C
Effective Date: March 29, 2024 at 8:00 AM

Secured Title of Kansas City
1465 NE Douglas Street
Lee's Summit, MO 64086
(816)-471-1560

OWNERSHIP AND ENCUMBRANCE REPORT DESCRIPTION

The East 1/2 of the Northwest 1/4 of Section 25, Township 49, Range 31, lying Southerly of Interstate Highway Route 70, in Blue Springs, Jackson County, Missouri.

PLAT DESCRIPTION

A Tract of land lying and situated in part of the Northwest Quarter of Section 25, Township 49 North, Range 31 West of the Sixth Principal Meridian, in the City of Blue Springs, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of the Northwest Quarter of Section 25, Township 49 North, Range 31 West, having a bearing of North 88° 05' 16" West, referenced to the Missouri State Plane Coordinate System, South Zone, NAD83.)

COMMENCING at the Center section corner of Section 25, Township 49 North, Range 31 West, monumented by a found 1/2-inch reinforcing rod with cap stamped S2455;

Thence North 88° 05' 16" West, 522.45 feet, on the South line on said Northwest Quarter of said Section 25, Township 49 North, Range 31 West;

Thence North 08° 35' 11" East, 8.15 feet, on the Southerly prolongation of the East line of the subject property, established by a warranty deed, recorded as Instrument Number 2018E0098594, to a point on the North Right-of-Way line of NW South Outer Road, and the POINT OF BEGINNING of the Tract of land herein described;

Thence, continuing on said North Right-of-Way line, North 88° 38' 42" West, 498.86 feet;

Thence Northwesterly on a tangent curve, having a radius of 5078.98 feet, to the right, an arc length of 311.13 feet, on said North Right-of-Way, to a point on the West line of the Southeast Quarter of the said Northwest Quarter, Section 25, Township 49 North, Range 31 West, said curve having a chord bearing of North 86° 53' 24" West and a chord distance of 311.08 feet;

Thence North 02° 12' 30" East 148.39 feet, on said West line, to its intersection with the South Right-of-Way line of Interstate 70;

Thence South 81° 24' 49" East, 821.04 feet, on said South Right-of-Way line, to a found Right-of-Way marker;

Thence South 08° 35' 11" West, 54.99 feet, to the POINT OF BEGINNING, said Tract containing 85,533 square feet or 1.9636 acres.

GENERAL NOTES

1. Basis of Bearings: North 88° 05' 16" West along the South line of the Northwest Quarter, Section 25, Township 49 North, Range 31 West, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following surveys:
   - A certificate of survey, performed by Harvey A. Jones on September 24, 1971, revised on October 14, 1971 and referenced as project number 22016.
   - A certificate of survey, performed by Harvey A. Jones on May 31, 1972 and referenced as project number 22246.
3. This Tract contains 85,533 square feet or 1.9636 acres.
4. Accuracy standard of this survey: Urban
5. This property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

   Map Number: 29095C0316G
   Panel No: 316 of 625
   Map Revised Date: January 20, 2017
6. Closure Summary:
   Precision: 1 part in 488,011.96'
   Error Distance: 0.004
   Error Direction: South 59° 00' 21" East
   Perimeter: 1,834.41'

SURVEYOR'S NOTES

1. This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon are based entirely upon the ownership and encumbrance report cited above. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.

PURPOSE STATEMENT

The subject property is being platted to satisfy commercial development requirements by the City of Blue Springs.

DEDICATION

The undersigned representatives for the owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CCRI OUTER ROAD LOT".

EXECUTION

IN TESTIMONY WHEREOF: CCR Investments, LLC, a Missouri Limited Liability Company, has caused this instrument to be executed this ____ day of _____, 2024.

CCR Investments, LLC

_____ _____
President Secretary

ACKNOWLEDGEMENT

STATE OF }
COUNTY OF }

On this ____ day of _____, 2024, before me, a Notary Public, personally appeared _____, President of CCR Investments, LLC, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

My Commission Expires:_____

Notary Public:_____

APPROVALS

This hereby certifies that the accompanying plat of "CCRI OUTER ROAD LOT" was submitted to and approved by the Mayor and City Council of Blue Springs, Jackson County, Missouri on this _____ day of_____, 2024, by Ord. No. _____.

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

_____
Christopher Henning, Planning Commission Chair

_____
James Burgess, P.E., City Engineer

_____
Mike Mallon, Senior Director of Community Development

APPROVED by the Jackson County Assessment Department:

By:_____

Date:_____

Name:_____

SURVEYOR'S STATEMENT

This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.
(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Joseph H. McLaughlin, PLS - 2012018392

Rev.	Date	Description	By	App.
REV1	7/18/24	REVISED PER CUP COMMENTS	BAM	RSV
REV2	7/30/24	REVISED PER CUP COMMENTS	BAM	RSV

CLS 2006009875-F
STATE OF MISSOURI
JOSEPH H. MCLAUGHLIN
NUMBER PLS-2012018392
PROFESSIONAL LAND SURVEYOR

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
BHC is a Missouri & Kansas Limited Liability Company, P.A.

Prepared For: GOOGLE FIBER INC.

GOOGLE FIBER MCI HUT 156
2201 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015

CONDITIONAL USE PERMIT
SITE PLANS
PROPERTY PLAT

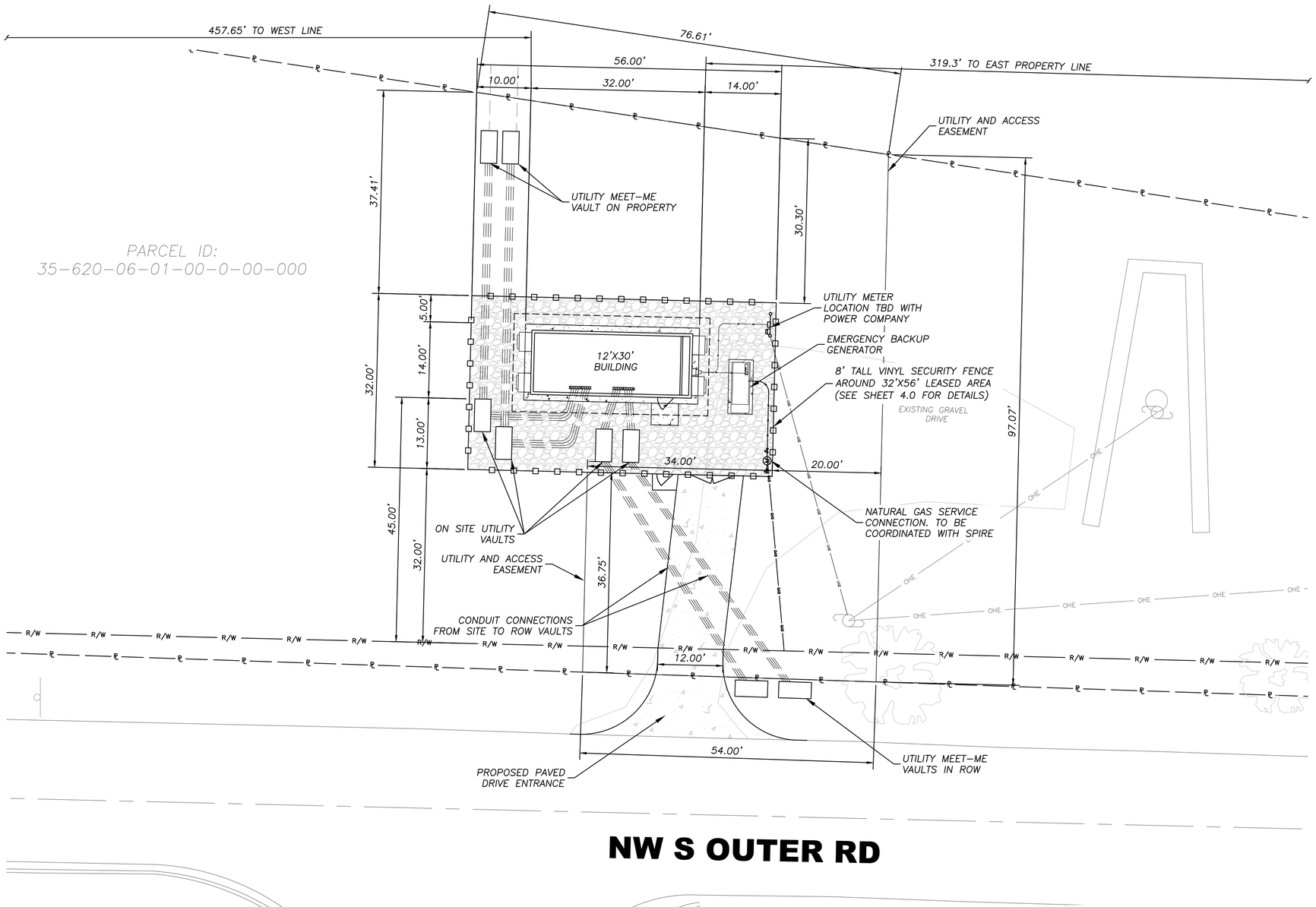
Design: BAM	Drawn: BAM
Checked:	RSV
Issue Date:	6/27/2024
Project No.:	032030.92.01

2 of 4

2.0

Received
07/31/2024 9:47:10 AM

Jul 30, 2024 – 4:14pm Plotted By: ben.mullinnix T:\032030.92.01 GF MCI HUT 156\DWG\Eng\Sheet\CUP Plan\MCI 156--PROPERTY PLAT.dwg Layout: SURVEY



PROPERTY INFORMATION

PROPERTY OWNER: CCR INVESTMENTS LLC
ADDRESS: 2201 NW SOUTH OUTER RD,
BLUE SPRINGS, MO 64015

ZONING: GB – GENERAL BUSINESS
EXISTING USE: BILLBOARD/VACANT
PROPOSED USE: UTILITY MAJOR, SMALL INDUSTRIAL/WORKSHOP BUILDING
FEMA FLOOD MAP:
THIS SITE LIES OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA. REFER TO FEMA FIRM PANEL NO. 29095C0316G

BUILDING AND SITE DATA

COMPOUND AREA:	1792	SF
PROPOSED BUILDING:		
AREA:	360	SF
HEIGHT:	11	FT

SETBACKS:

	REQUIRED	PROPOSED
FRONT	0–45'	45'
BACK	10' min	35'

SITE ACCESS AND PARKING ALTERNATIVE:
THE EXISTING GRAVEL ACCESS TO BE IMPROVED TO A PAVED SURFACE CONFORMING TO THE CITY OF BLUE SPRINGS STANDARDS. AN ALTERNATIVE TO OFF-STREET PARKING REQUIREMENTS IS REQUESTED AS THIS SITE IS UNOCCUPIED AND WILL GENERATE LESS THAN A SINGLE TRIP PER DAY. TECHNICIANS WILL USE THE PAVED DRIVE AND OPEN AREA WITHIN FENCED COMPOUND TO PARK AND WORK

BUILDING VERSION NOTE

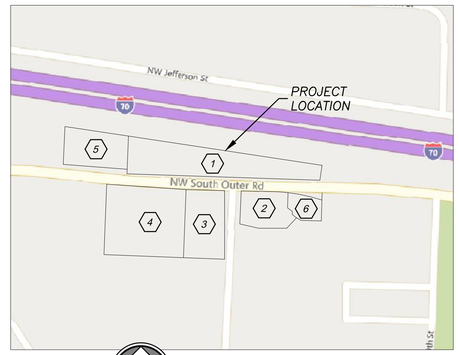
1) BUILDING AND FOUNDATION DIMENSIONS BASED ON FIBERBOND DWG. NO: D11555
DATED: 3/27/2023

LEGEND

- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY POLE
- ℄ — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- FIBER OPTIC CABLE (INSTALLED BY OTHERS)
- U/E — UTILITY AND ACCESS EASEMENT
- FIBER VAULT
- PROPOSED SECURITY FENCE
- PROPOSED CONDUIT FIBER
- GAS — PROPOSED GAS SERVICE LINE
- PROPOSED GROUNDING GRID
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GRAVEL SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED PAVED SURFACE

SURROUNDING PROPERTIES

1. PROPERTY OWNER: CCR INVESTMENTS LLC
ADDRESS: 2201 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
2. PROPERTY OWNER: MCDANIEL REAL ESTATE HOLDINGS LCC
ADDRESS: 2150 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
3. PROPERTY OWNER: CCR INVESTMENTS LLC
ADDRESS: 2200 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
4. PROPERTY OWNER: CCR INVESTMENTS LLC
ADDRESS: 2300 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
5. PROPERTY OWNER: 2307 NW SOUTH OUTER RD LLC
ADDRESS: 2307 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015
6. PROPERTY OWNER: WASHAM PROPERTIES LLC
ADDRESS: 2100 NW SOUTH OUTER RD, BLUE SPRINGS, MO 64015



VICINITY MAP

Rev.	Date	Description	By	App.
REV1	7/18/24	REVISED PER CUP COMMENTS	BAM	RSV
REV2	7/30/24	REVISED PER CUP COMMENTS	BAM	RSV

STATE OF MISSOURI
ROBERT S. VACCARO
NUMBER PE-2019000225
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p: (913) 663-1900
BHC is a business of Burns & McDonnell Engineering Company, P.A.

Prepared For: GOOGLE FIBER INC.

GOOGLE FIBER MCI HUT 156
2201 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015

CONDITIONAL USE PERMIT
SITE PLANS
SITE PLAN

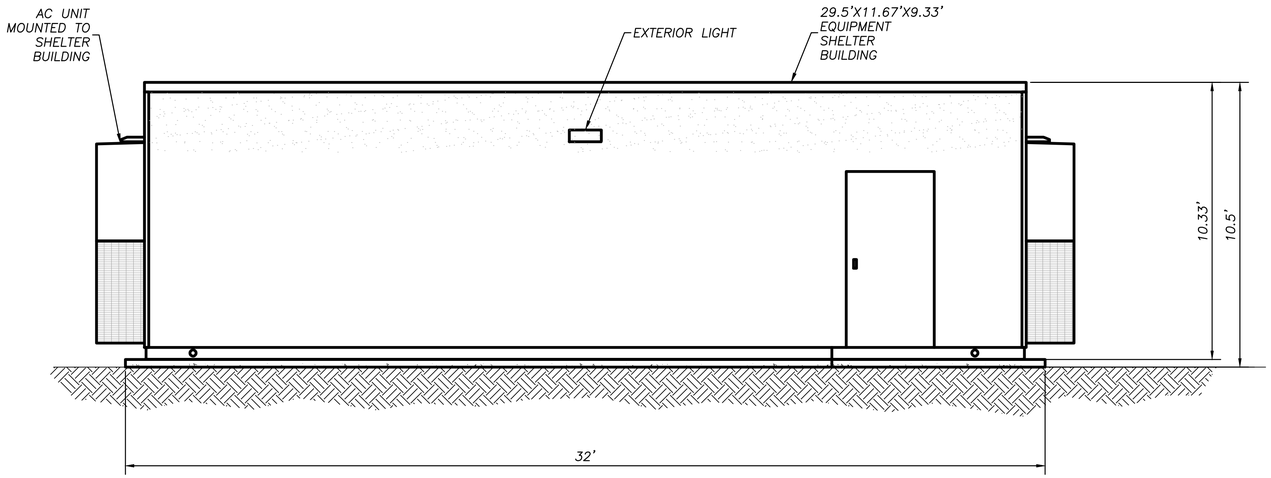
Design: BAM	Drawn: BAM
Checked:	RSV
Issue Date:	6/27/2024
Project No.:	032030.92.01

3 of 4

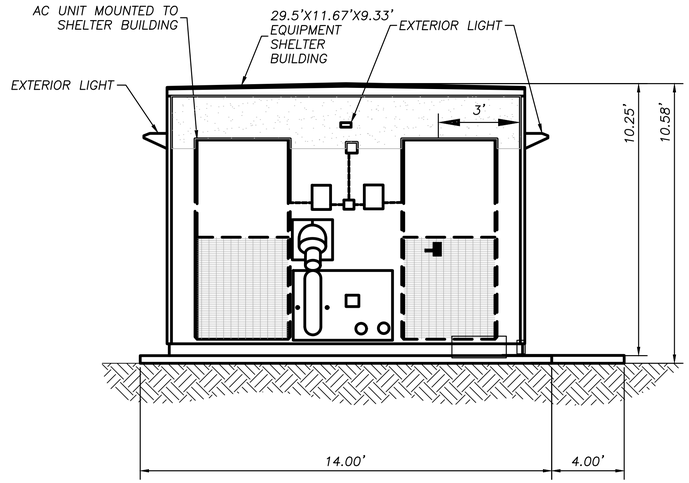
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Jul 30, 2024 - 4:14pm Plotted By: ben.mullinnix T:\032030.92.01 GF MCI HUT 156\DWG\Eng\Sheet\CUP Plan\MCI 156-SHTS-SITE-PLAN.dwg Layout: SITE PLAN

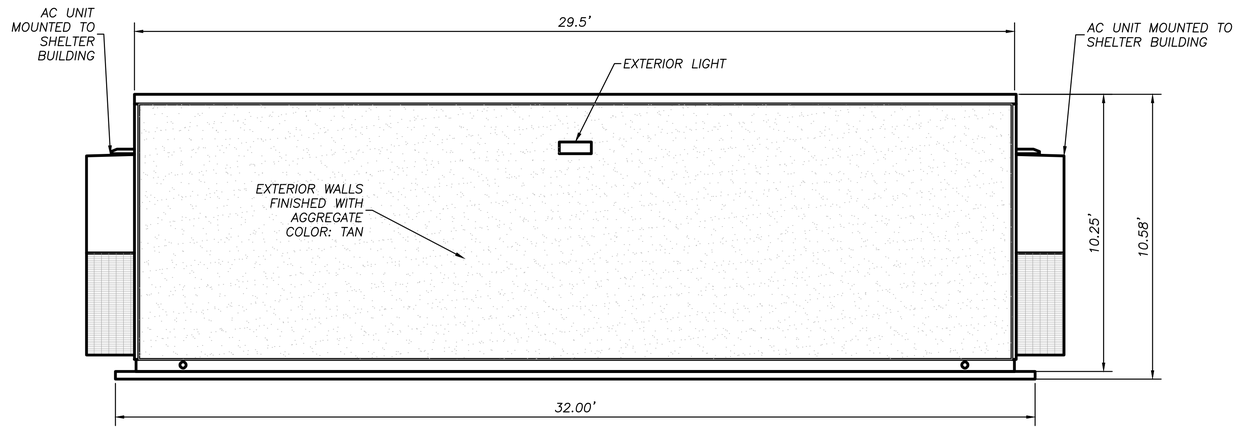
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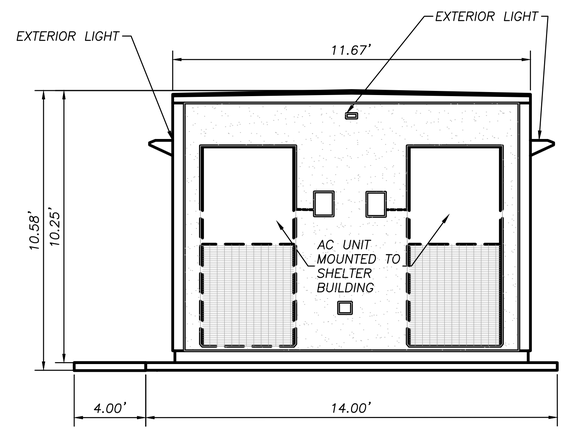
SOUTH ELEVATION



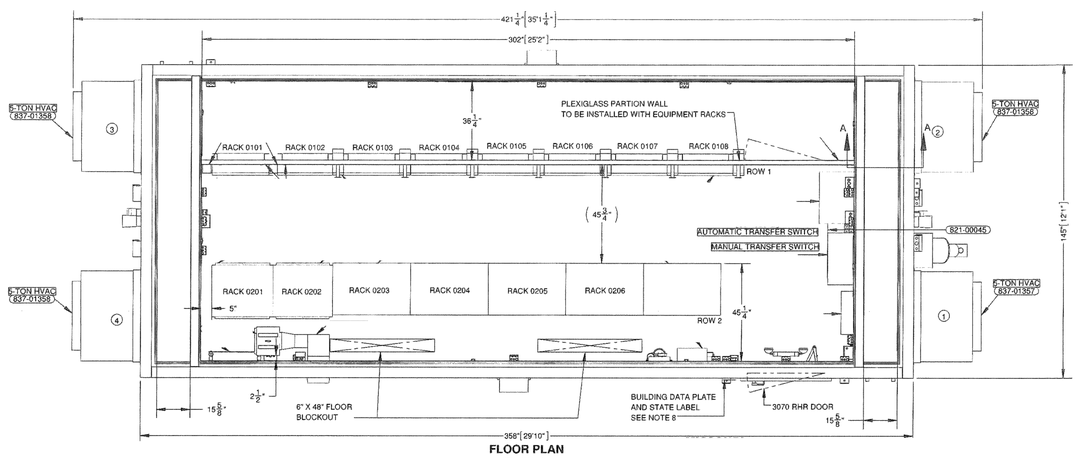
WEST ELEVATION



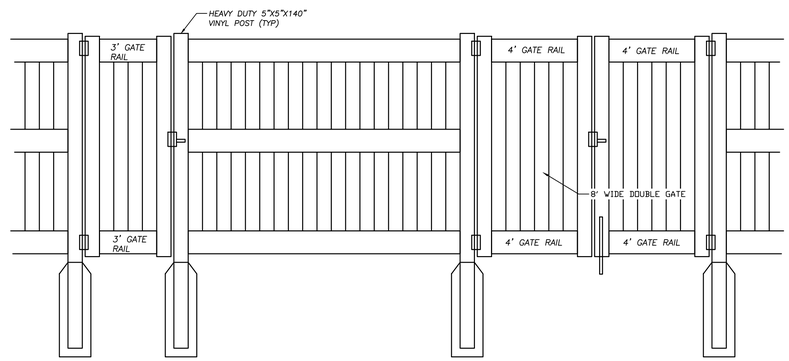
NORTH ELEVATION



EAST ELEVATION



FLOOR PLAN
(360.48 Sq.ft)



VINYL FENCE AND GATE DETAIL

Rev.	Date	Description	By	App.
REV1	7/18/24	REVISED PER CUP COMMENTS	BAM	RSV
REV2	7/30/24	REVISED PER CUP COMMENTS	BAM	RSV

STATE OF MISSOURI
ROBERT S. VACCARO
NUMBER PE-2019000225
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
ph. (913) 663-1900
BHC is a trademark of BHC Rhodes & Lowney, P.A.

Prepared For: GOOGLE FIBER INC.

GOOGLE FIBER MCI HUT 156
2201 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015

CONDITIONAL USE PERMIT
SITE PLANS
BUILDING DETAILS

Design: BAM	Drawn: BAM
Checked:	RSV
Issue Date:	6/27/2024
Project No.:	032030.92.01

4 of 4

4.0

Jul 30, 2024 - 4:14pm Plotted By: ben.mullinnix T:\032030.92.01 GF MCI HUT 156\DWG\Eng\Sheet\MCI 156-SHTS-SITE-DTLS.dwg Layout: FLOOR PLAN

Received
07/31/2024 9:47:10 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*

CASE #: CUP-06-24-9202; PF-06-24-9203; PP-06-24-9204
PC MEETING: 8/12/24
CC MEETING: 8/19/2024
BOA MEETING: n/a
NEWSPAPER: 6/27/2024
NOTICE LETTERS: 6/27/2024
PLANNER: Dave McCumber

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

Google Fiber MCI Hut 156
Project Name

2201 NW South Outer Rd, Blue Springs, MO 64015
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB	Billboard	GB	Utility major, fiber hut	.008	1

APPLICATION (*check all that apply*)

LAND USE
- [x] Conditional Use
- [ ] Rezoning
- [ ] General Development Plan

LAND SUBDIVISION
- [x] Preliminary Plat
- [x] Final Plat
- [ ] Administrative Plat

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

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

SIGNAGE
- [ ] Master Sign Plan
- [ ] Administrative Sign Plan
- [ ] Appeal for Minor Sign Adjustment

OTHERS
- [ ] Vacation
- [ ] Variance
- [ ] Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Robert Vaccaro	BHC	(913) 663-1900	Robert.vaccaro@ibhc.com

Address	City	State	Zip Code
7101 College Blvd, Ste. 400	Overland Park	KS	66210

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

X _____
Applicant Signature **Date**

Name of Property Owner	Phone	Email Address
Mike Atcheson	(816) 365-5418	matcheson@ceahrealtors.com

Address	City	State	Zip Code
2201 NW South Outer Rd	Blue Springs	MO	64015

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

X _____ 6/26/24
Property Owner Signature **Date**

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

PROJECT DESCRIPTION:

This project is for the construction of a utility equipment shelter compound site to house an unmanned fiber network equipment building. This building, typically referred to as a "hut", supports Google Fiber's construction of a fiber network to offer high speed internet service to the city of Blue Spring's community. Multiple utility conduits that will house fiber optic cable will be extended between an on-site utility vault to new utility vaults that will be placed in the right-of-way of NW South Outer Rd. The compound will also contain a backup power generator that will run on a natural gas service. As a point of clarity this sire will not house any source of antenna, tower, or wireless communication transmission deceives.

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06/27/2024 4:01:19 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Robert Vaccaro	BHC		
Address	**City**	**State**	**Zip**
7101 College Blvd, Ste. 400	Overland Park	KS	66210
Email	**Phone**	**Fax**	
Robert.vaccaro@ibhc.com	(913) 663-1900		

DEVELOPER

Name	Company Name		
Thomas Logsdon	Google Fiber		
Address	**City**	**State**	**Zip**
908 Broadway Blvd, Floor 5	Kansas City	MO	64105
Email	**Phone**	**Fax**	
Tlogsdon@google.com			

ENGINEER

Name	Company Name		
Robert Vaccaro	BHC		
Address	**City**	**State**	**Zip**
7101 College Blvd, Ste. 400	Overland Park	KS	66210
Email	**Phone**	**Fax**	
Robert.vaccaro@ibhc.com	(913) 663-1900		

ARCHITECT

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

SURVEYOR

Name	Company Name		
Joe McLaughlin	BHC		
Address	**City**	**State**	**Zip**
712 State Avenue	Kansas City	KS	66101
Email	**Phone**	**Fax**	
joe.mclaughlin@ibhc.com	(913) 663-1900		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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06/27/2024 4:01:19 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: Nlhq9Su4tLYuOaZzC8V
Google Fiber MCI 165

AFFIDAVIT OF PUBLICATION: #2515240

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Sherry Groves

I, Sherry Groves, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jul. 27, 2024

Sherry Groves
Authorized Agent

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

Printer's Fee: $185.96

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

PUBLIC NOTICE

Conditional Use Permit
CUP-06-24-9202
Google Fiber MCI Hut 156
2201 NW South Outer Road
Parcel #
35-620-06-01-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 12, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Robert Vaccaro, BHC, on behalf of the property owner, for approval of a Conditional Use Permit for a Utility, Major land use consisting of a 360 sq. ft. Small Industrial/ Workshop building on a lot containing 1.96 +/- acres located a 2201 NW South Outer 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 lying and situated in the Northwest Quarter of Section 25, Township 49 North, Range 31 West of the Sixth Principal Meridian, in the City of Blue Springs, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS – 2012018392, with BHC, MO CLS 2006009875-F, being more particularly described by metes and mounds as follows:
COMMENCING at the Center section corner of, Section 25, Township 49 North, Range 31 West, monumented by a found ½-inch reinforcing rod with cap stamped S2455;

Thence Noth 88° 05' 16" West, 522.45 feet, on the South line on said Northwest Quarter of said Section 25, Township 49 North, Range 31 West;

Thence North 08° 35' 11" East, 8.15 feet, on the Southerly prolongation of the East line of the subject property, established by a warranty deed, recorded as Instrument Number 2018E0098594, to a point on

Conditional Use Permit, Preliminary Plat, Final Plat
CUP-06-24-9202; PP-06-24-9204; PF-06-24-9203
Google Fiber MCI Hut 156
Exhibit #3

the North Right-of-Way line of NW South Outer Road, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 02° 12' 30" East 148.39 feet, on said West line, to its intersection with the South Right-of-Way line of Interstate 70;

Thence South 81° 24' 49" East, 821.04 feet, on said South Right-of-Way line, to a found Right-of-Way marker;

Thence South 08° 35' 11" West, 54.99 feet, to the POINT OF BEGGING, said Trace containing 85,533 square feet or 1.9636 acres.

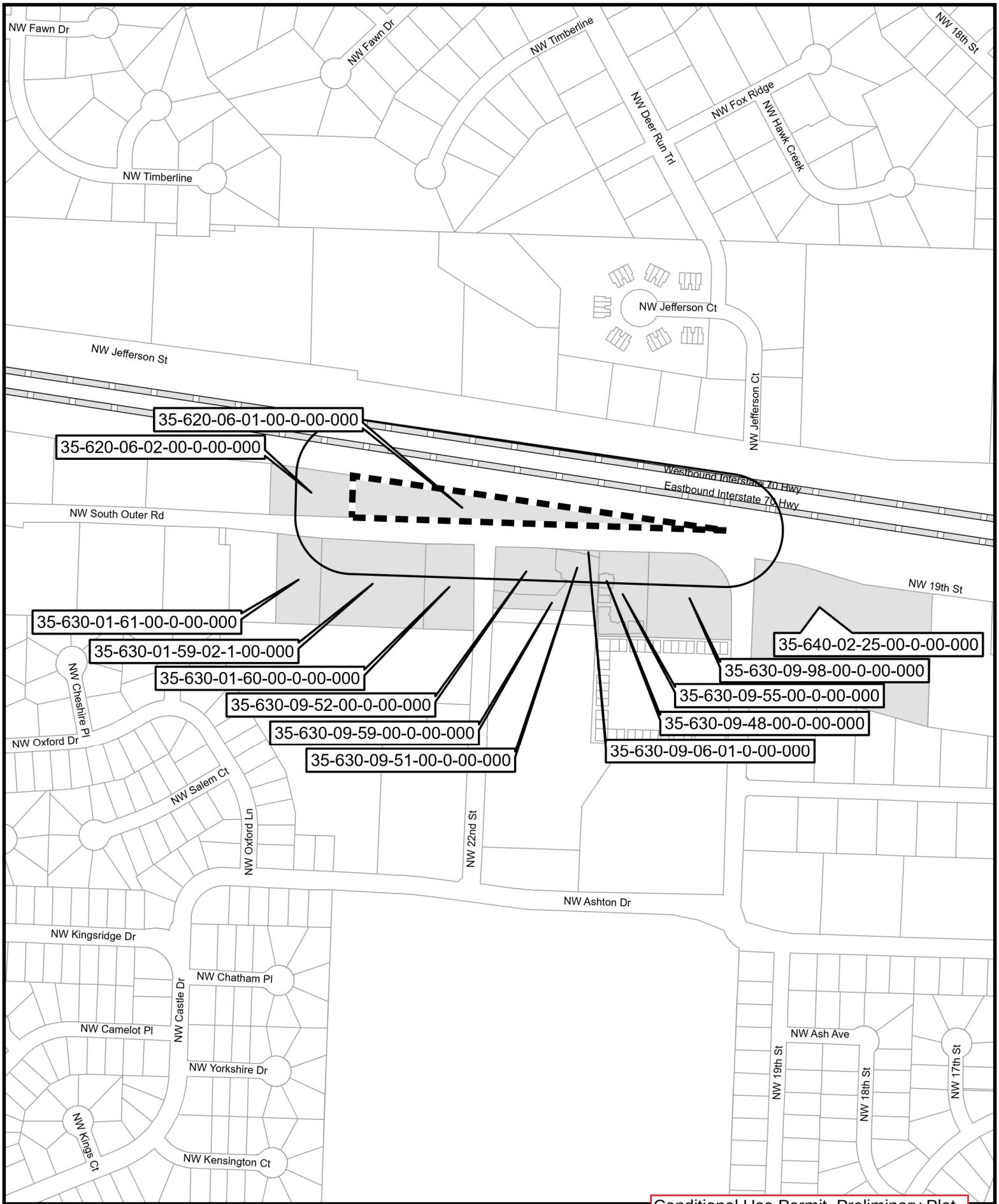
CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber
Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit I CUP-06-24-9202 on **Tuesday, August 19, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jul 27, 2024

2515240



The City of Blue Springs Missouri

CUP-06-24-9202 | PF-06-24-9203
2201 NW SOUTH OUTER
PARCEL # 35-620-06-01-00
185' NOTIFICATION M

Conditional Use Permit, Preliminary Plat, Final Plat
CUP-06-24-9202; PP-06-24-9204;
PF-06-24-9203
Google Fiber MCI Hut 156
Exhibit #4

feet
024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
35-640-02-25-00-0-00-000	1700 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	COMMUNITY AMERICA CREDIT UNION	9777 RIDGE DR LENEXA, KS 66219
35-630-09-48-00-0-00-000	2058 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	WASHAM PROPERTIES LLC	2058 NW SOUTH OUTER RD BLUE SPRINGS, MO 64015
35-630-09-52-00-0-00-000	2150 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	MCDANIEL REAL ESTATE HOLDINGS LLC	1722 MADISON AVE KANSAS CITY, MO 64145
35-630-01-59-02-1-00-000	2300 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	CCR INVESTMENTS LLC	3170 NE CARNEGIE DR STE 400 LEES SUMMIT, MO 64064
35-630-09-51-00-0-00-000	2100 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	WASHAM PROPERTIES LLC	2058 NW SOUTH OUTER RD BLUE SPRINGS, MO 64015
35-630-09-98-00-0-00-000	1900 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	1900 CORPORATE CENTER LLC	PO BOX 342 BATES CITY, MO 64011
35-630-01-60-00-0-00-000	2200 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	CCR INVESTMENTS LLC	3170 NE CARNEGIE DR STE 400 LEES SUMMIT, MO 64064
35-620-06-01-00-0-00-000	2201 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	CCR INVESTMENTS LLC	3170 NE CARNEGIE DR STE 400 LEES SUMMIT, MO 64064
35-630-01-61-00-0-00-000	2400 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	FIP MASTER FUNDING XIX LLC	2425 CAMBRIDGE FLORISSANT, MO 63033
35-630-09-06-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
35-630-09-55-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64015	WASHAM ROBERT A & RHENEA E	2058 NW SOUTH OUTERBELT RD BLUE SPRINGS, MO 64015
35-620-06-02-00-0-00-000	2307 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015	2307 NW SOUTH OUTER RD LLC	2307 NW SOUTH OUTER RD BLUE SPRINGS, MO 64015
35-630-09-59-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	MCDANIEL REAL ESTATE HOLDINGS LLC	2150 NW SOUTH OUTER BELT RD BLUE SPRINGS, MO 64015

Conditional Use Permit, Preliminary Plat, Final Plat
CUP-06-24-9202; PP-06-24-9204; PF-06-24-9203
Google Fiber MCI Hut 156
Exhibit #5

Blue Springs, Missouri
Community Development

July 26, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-06-24-9202
Google Fiber MCI Hut 156
2201 NW South Outer Road
Parcel # 35-620-06-01-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Robert Vaccaro, of BHC, on behalf of the property owner, CCR Investments LLC, for approval of a Conditional Use Permit for a Utility, Major land use consisting of a 360 sq. ft. utility building on a lot containing 1.96 +/- acres located a 2201 NW South Outer Road.

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, August 12, 2024 @ 6:30 p.m.
&
City Council – Tuesday, August 19, 2024 @ 6:00 p.m.

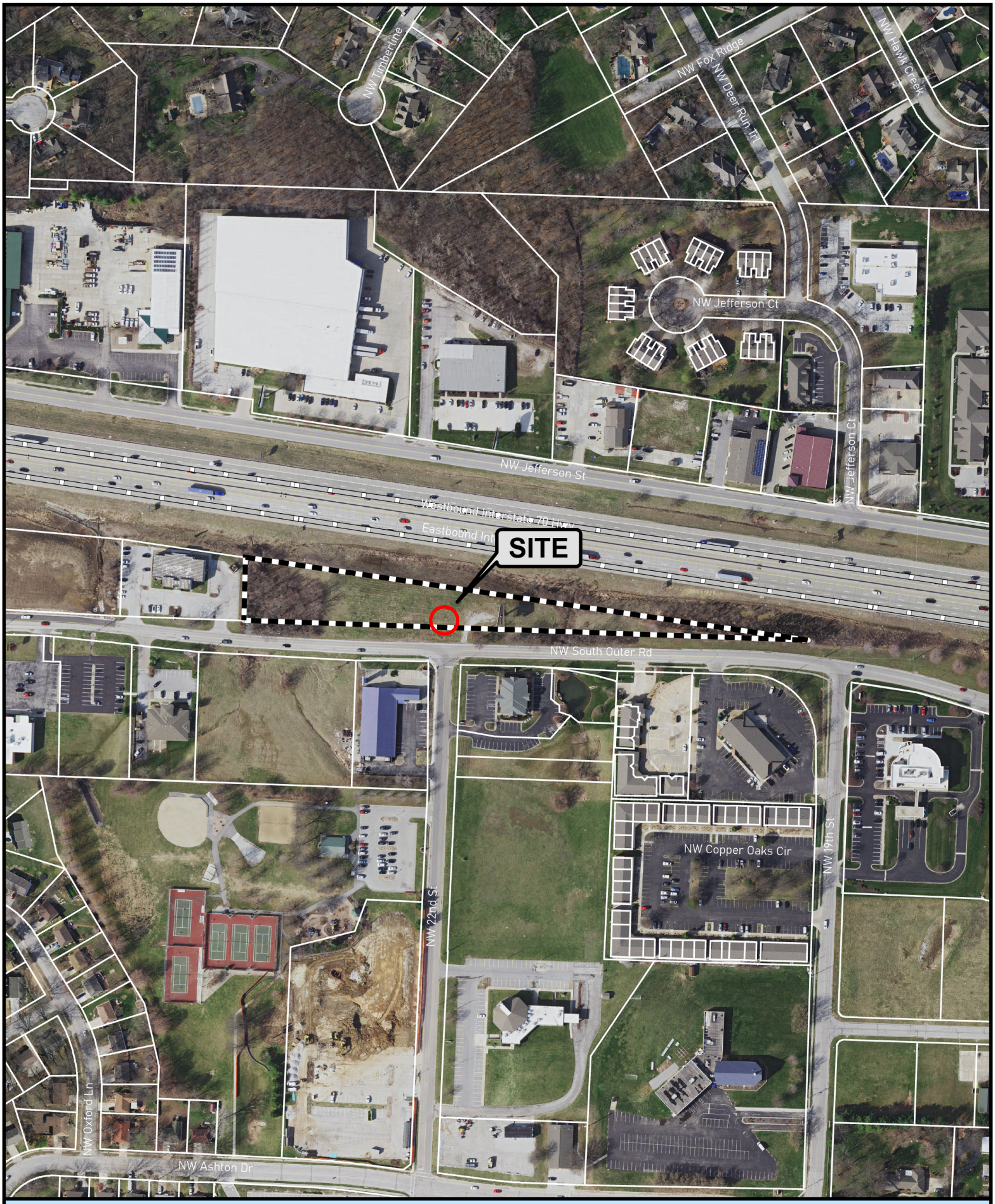
Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Conditional Use Permit, Preliminary Plat, Final Plat
CUP-06-24-9202; PP-06-24-9204; PF-06-24-9203
Google Fiber MCI Hut 156
Exhibit #6



The City of Blue Springs Missouri

CUP-06-24-9202 | PF-06-24-9203 | PP-06-24-9204
2201 NW SOUTH OUTER ROAD
PARCEL # 35-620-06-01-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 264 feet
Date: 7/23/2024

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: August 12, 2024 City Council: August 19, 2024
Project Name:	***Scire Estates***
Site Location:	802 SW Walnut Street
Project Request:	PP-06-24-9194; Preliminary Plat to show the general layout of one (1) lot with a single-family dwelling and one (1) tract of land for future development. PF-06-24-9195; Final Plat for 4.64 +/- acres of land consisting of one (1) lot and one (1) tract of land.

Applicant: Bridget Junkin c/o John Scire
Property Owner: John Scire Revocable Living Trust Dated 09/18/2015
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a Preliminary and Final Plat for Scire Estates, a one (1) lot and one (1) tract subdivision at 802 SW Walnut Street. A single-family home, detached garage and accessory building exists on the 4.64 +/- acre property today, however, the ownership desires to sell the dwelling by splitting it to create a single residential lot. The detached garage, which sits on the east property line, does not meet the minimum 2.5-ft. side yard setback. This accessory building will become a legal non-conforming feature of the property. The remainder of the property will be platted into a tract of land for future development. The accessory building would be located on the newly created tract, which creates a legal non-conforming feature of the property. To alleviate this concern, the accessory building will be removed. The subject property is zoned "T3" (Sub-Urban). The Final Plat is for one (1) lot and one (1) tract of land on 4.64 +/- acres.

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

Previous Actions:

Date	Review Body	Action
N/A		

Future Applications: The Preliminary Plat and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Detached Housing
South:	"T3" (Sub-Urban)	Detached Housing
East:	"T3" (Sub-Urban)	Detached Housing
West:	"T3" (Sub-Urban)	Detached Housing

PRELIMINARY PLAT & FINAL PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are

buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat

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

Final Plat

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

Land Use: The current use of the property is "Detached Housing" which is allowed in the "T3" (Sub-Urban) zoning district. If the plat is approved, Lot One (1) would retain the Detached Housing land use while Tract A would be designated as Open Space/Future Development.

Building Type Standards:

Detached House "T3" (Sub-Urban) Zoning

Standard	Requirement	Proposed
Frontage Width	25-ft. min.	58.52-ft.
Lot Area	N/A	6,269 +/- sq ft.
Front & Corner Side Setback	10-ft. - 25-ft.	25-ft.
Side & Rear Setback	5-ft. Min.	> 20-ft.
Building Coverage	N/A	N/A
Building Height	2.5 Stories	1 Story
Frontage Type (Adj. to public streets)	Door Yard	Door Yard

Preservation: The site is mostly undeveloped and wooded, besides the northernmost end of the property along SW Walnut Street, where the existing single-family dwelling is located. The south end of the property features an open drainage ditch that serves as part of the City's storm sewer system. The area of land within Tract A is not being proposed for development at this time.

Phasing: No development is proposed at this time.

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan. No new development is being proposed at this time.

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

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

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

   STAFF RESPONSE: There is no development proposed at this time.

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

   STAFF RESPONSE: If development is proposed for the property in the future, necessary studies or technical reports will be required and reviewed.

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

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

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

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

7. The recommendations of professional staff.

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

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

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

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

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

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: No construction plans will be submitted for this Final Plat as development is not being proposed.

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

   STAFF RESPONSE: No construction plans will be submitted for this Final Plat.

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

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

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

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

6. The recommendations of professional staff.

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

Staff finds that the application for Final Plat meets all of the above review criteria. Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

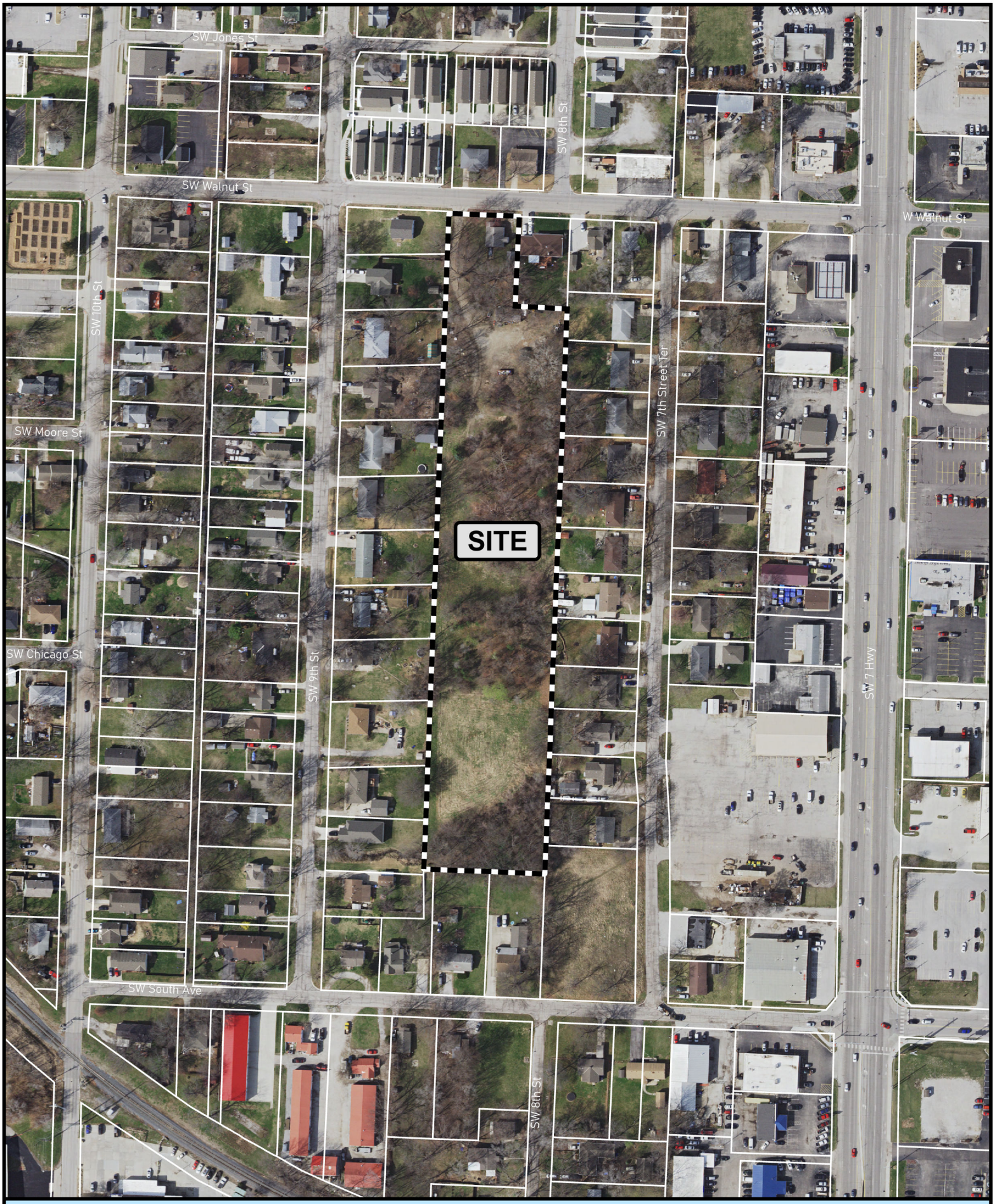
Staff Recommendation:

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

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

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to the recording of the Final Plat, a building demolition permit for the existing accessory structure on the proposed Tract A shall be submitted to the City.
3. The Final Plat must be recorded with Jackson County.

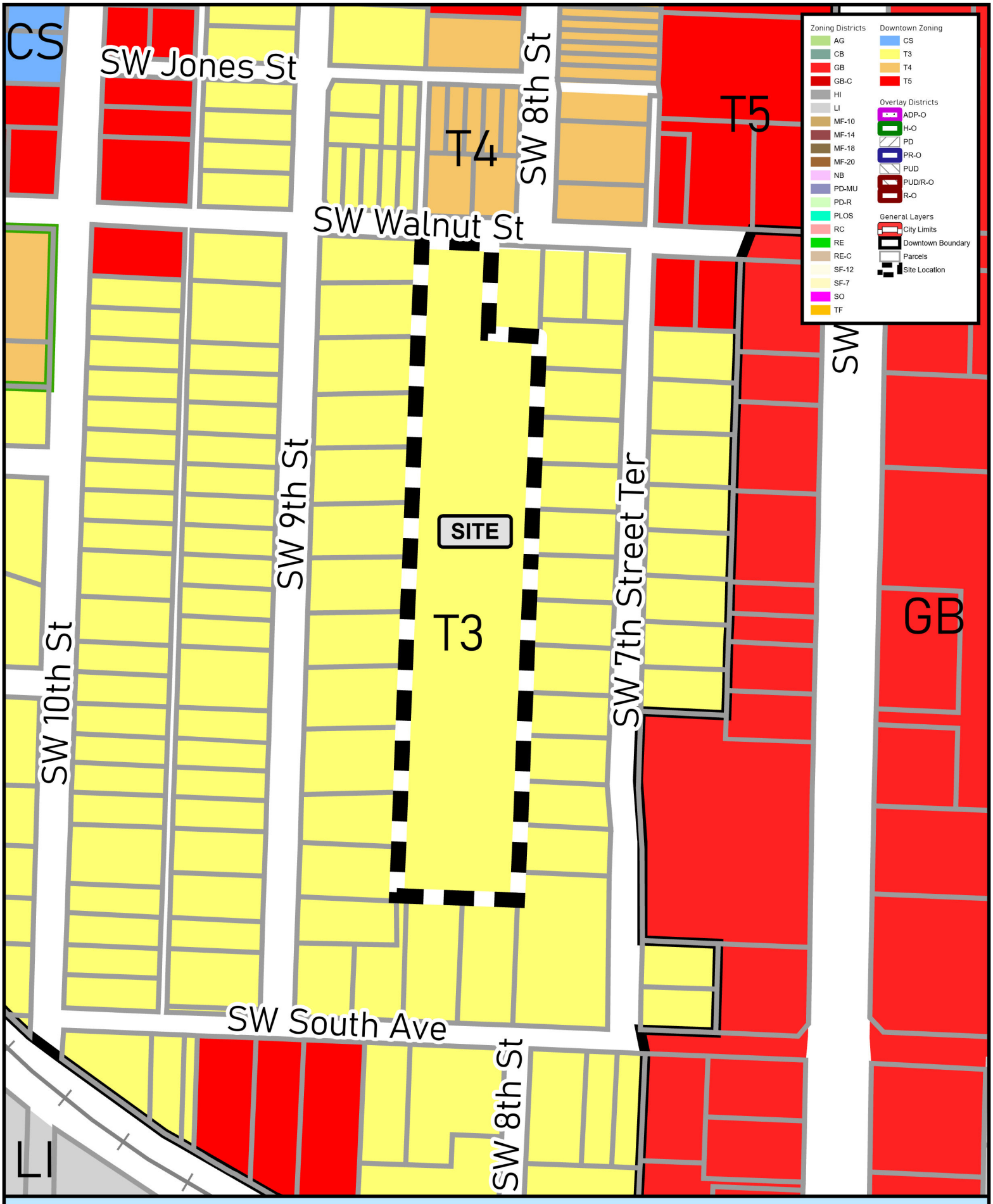


The City of Blue Springs Missouri

PP-06-24-9194 | PF-06-24-9195
802 SW WALNUT STREET
PARCEL # 36-710-01-03-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 8/7/2024



The City of Blue Springs Missouri

PP-06-24-9194 | PF-06-24-9195
802 SW WALNUT STREET
PARCEL # 36-710-01-03-00-0-00-000
SITE LOCATION MAP

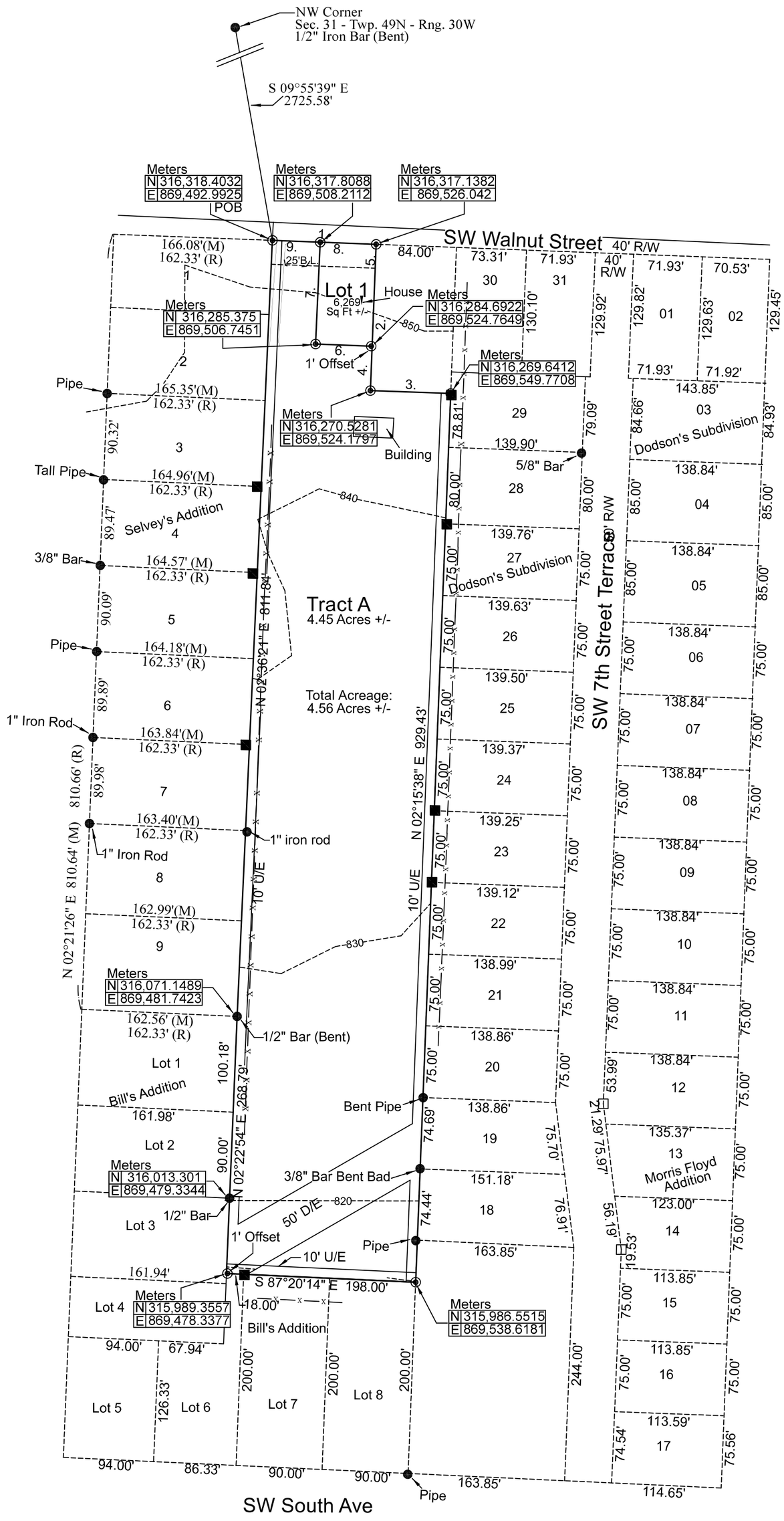
N

1 inch = 200 feet

Date: 8/6/2024

Preliminary Plat
Scire Estates

Northwest Quarter of the Southwest Quarter
Sec 31, Twp 49, Rng 30
Blue Springs, Jackson County, Missouri



Preliminary Plat Description:

A tract of land located in the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) for Section Thirty-one (31), Township Forty-nine (49) North, Range Thirty (30) West, Blue Springs, Jackson County, Missouri.
More particularly described as follows:
Commencing at the Northwest (NW) Corner for Section Thirty-one (31), Township Forty-nine (49) North, Range Thirty (30) West, Blue Springs, Jackson County, Missouri; thence S 09°55'39" E, a distance of 2725.58 feet to the Point of Beginning; thence along the South (S) Right of Way line for Southwest Walnut Street, S 87°48'34" E, a distance of 108.52 feet; thence departing said South (S) Right of Way line for Southwest Walnut Street, S 02°15'38" W, a distance of 153.00 feet; thence S 87°56'25" E, a distance of 84.00 feet to a point on the West (W) line of Dodson's Subdivision; thence along the West (W) line of said Dodson's Subdivision, S 02°15'38" W, a distance of 929.43 feet to the Northeast (NE) Corner of Bill's Addition; thence along the North (N) line of said Bill's Addition, N 87°20'14" W, a distance of 198.00 feet to the Northwest (NW) Corner of Lot 6 of said Bill' Addition; thence along the East (E) line of said Bill's Addition, N 02°22'54" E, a distance of 268.79 feet to the Northeast (NE) Corner of Lot 1 of said Bill's Addition; thence along the East (E) line of Selvey's Addition, N 02°36'21" E, a distance of 811.84 feet to the point of beginning, containing 4.56 acres more or less.
The above-described property is subject to easements, restrictions and right of ways of record.

General Notes:

1. Property title information taken from Owners and Encumbrance Report File No. 2412017 issued by Alliance Nationwide Title Agency LLC, dated March 13, 2024

2. Bearings shown hereon are based on the Missouri State Plain Coordinate System, West Zone, Nad 1983 (2011 Adjustment)

3. Land Area: Lot 1: 6,269 sq.ft.
Tract A: 193,842 sq.ft.
Plat Total: 200,111 sq.ft.

4. The subject property is being platted to seperate the home from the existing property.

5. FEMA Flood Map: 29095C0319G, Date: 01/20/2017

6. Lot 1 are single-family use. Tract A is being platted as Open Space/Furture Development.

7. Subject property and adjacent properties fall in the T-3 zoning district.

8. An application to demolish the accessory building shall be filed prior to the recording of the Final Plat.

Property Line Data:
1. S 87°48'34" E 108.52'
2. N 02°15'38" E 153.00'
3. S 87°56'25" E 84.00'
4. N 02°15'38" E 46.47'
5. N 02°15'38" E 106.53'
6. S 87°48'34" E 59.16'
7. N 02°36'21" E 106.54'
8. S 87°48'34" E 58.52'
9. S 87°48'34" E 50.00'

Scale: 1"=100'

Vivinity Map

Surveyor's Notes:

Basis of Bearings were established from surveys of record, and existing monumentation.Survey was established from existing monumentation, existing structures, record deed, and surveys of record. The Missouri Board of Architects, Professional Engineers, Professional Surveyors Classify the surveyed property as Suburban.
1A) Wallace Instrument #2004I0093599

Legend:

- Monument Found
- Calculated Corner
- R/W Right of Way
- Fence Corner
- —x—x— Fence
- Set 1/2" Iron Bar & Cap PLS-2003013174

Survey Prepared for: Bridget Junkins
20521 S. State Route 7 Hwy
Pleasant Hill, Missouri 64081

Survey Prepared by: Northland Surveying Inc.
38995 West 92nd Street
Richmond, Missouri 64085
(816) 776-3606

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief. I further certify that this Preliminary Plat is a correct representation of the proposed lot layout.

DATE: _____

_____
MARK HAWKINS P.L.S.
PLS-2003013174

Scire Estates

Northwest Quarter of the Southwest Quarter
Sec 31, Twp 49, Rng 30
Blue Springs, Jackson County, Missouri

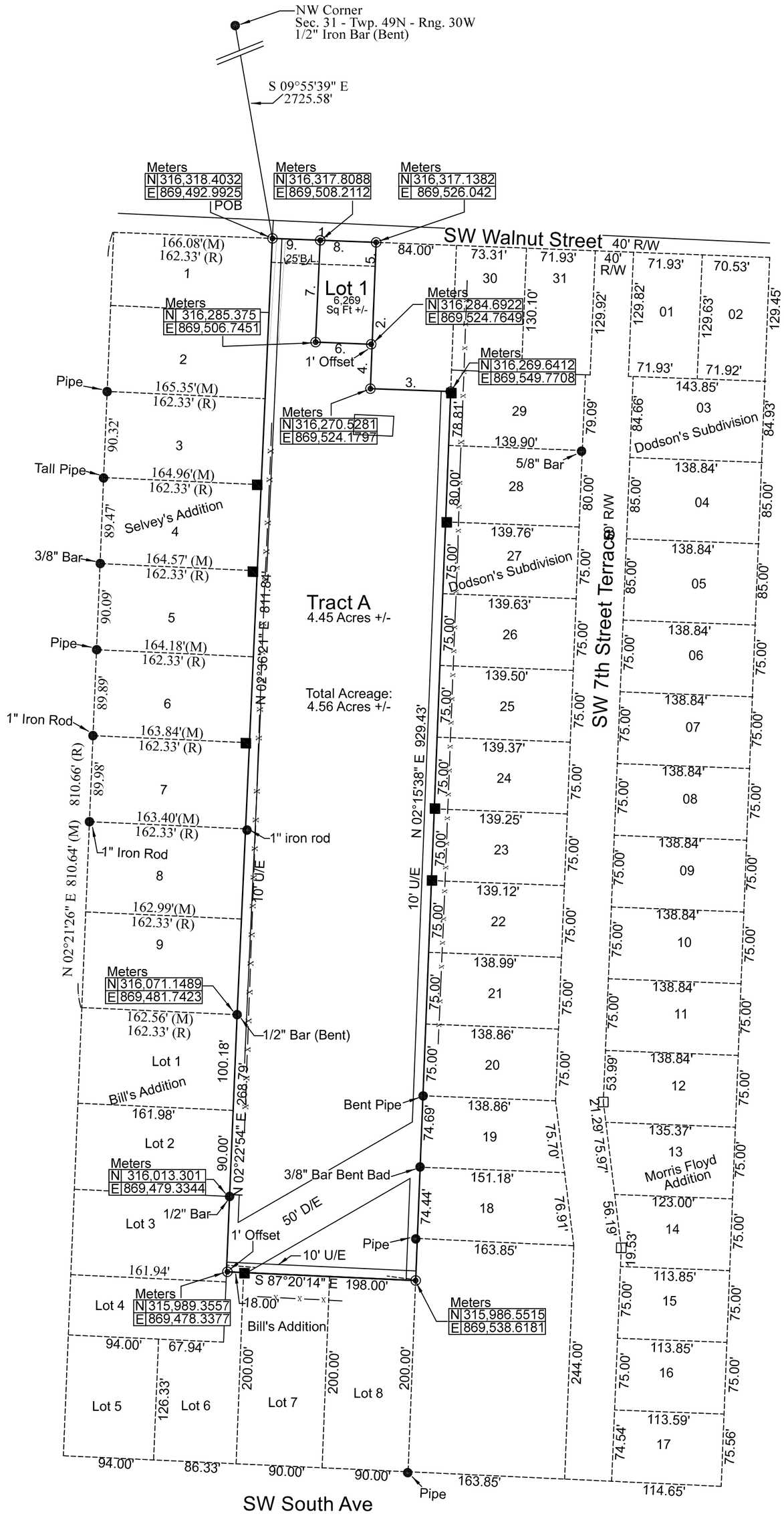
Job No: 23-0374	Drawn By: KLH
Scale: 1"=100'	Date: 01-24-24

Northland Surveying

Received
08/05/2024 8:30:23 AM

Final Plat
Scire Estates

Northwest Quarter of the Southwest Quarter
Sec 31, Twp 49, Rng 30
Blue Springs, Jackson County, Missouri



Plat Description:

A tract of land located in the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) for Section Thirty-one (31), Township Forty-nine (49) North, Range Thirty (30) West, Blue Springs, Jackson County, Missouri.
More particularly described as follows:
Commencing at the Northwest (NW) Corner for Section Thirty-one (31), Township Forty-nine (49) North, Range Thirty (30) West, Blue Springs, Jackson County, Missouri; thence S 09°55'39" E, a distance of 2725.58 feet to the Point of Beginning; thence along the South (S) Right of Way line for Southwest Walnut Street, S 87°48'34" E, a distance of 108.52 feet; thence departing said South (S) Right of Way line for Southwest Walnut Street, S 02°15'38" W, a distance of 153.00 feet; thence S 87°56'25" E, a distance of 84.00 feet to a point on the West (W) line of Dodson's Subdivision; thence along the West (W) line of said Dodson's Subdivision, S 02°15'38" W, a distance of 929.43 feet to the Northeast (NE) Corner of Bill's Addition; thence along the North (N) line of said Bill's Addition, N 87°20'14" W, a distance of 198.00 feet to the Northwest (NW) Corner of Lot 6 of said Bill' Addition; thence along the East (E) line of said Bill's Addition, N 02°22'54" E, a distance of 268.79 feet to the Northeast (NE) Corner of Lot 1 of said Bill's Addition; thence along the East (E) line of Selvey's Addition, N 02°36'21" E, a distance of 811.84 feet to the point of beginning, containing 4.56 acres more or less.
The above-described property is subject to easements, restrictions and right of ways of record.

General Notes:

1. Property title information taken from Owners and Encumbrance Report File No. 2412017 issued by Alliance Nationwide Title Agency LLC, dated March 13, 2024 and surveys of record.
2. Bearings shown hereon are based on the Missouri State Plain Coordinate System, West Zone, Nad 1983 (2011 Adjustment)
Scale Factor: 0.9999411765

3. Land Area: Lot 1: 6,269 sq.ft.
Tract A: 193,842 sq.ft.
Plat Total: 200,111 sq.ft.

4. Surveyed property is in Flood Zone X per FEMA Flood Map: 29095C0319G, Date: 01/20/2017

Purpose Statement
The purpose of this Final Plat is to create one (1) lot, containing a single-family dwelling and detached garage, and one (1) tract of land for future development.

Dedication
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manor shown on the accompanying plat, which plat and subdivision shall hereafter be known as Scire Estates

Easements
An easement or license is hereby granted to the City of Blue Springs, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, poles, wires and accessories thereto for any and all public utility or service including but not limited to water, gas, sanitary sewer, storm drainage, and cabletelevision upon, along and over those areas outlines and designated on this plat as "utility easement" or U/E the use of any easement designated for a specific purpose such as "drainage easement" or D/E shall be limited to the stated purpose.
No Building, wall, pool or permanent structure shall be built or placed upon or within any easement, except "landscape easements", as shown on this plat.

OWNERS CERTIFICATION

In testimony whereof, Bridget Junkins has subscribed Scire Estates name,
this _____ day of _____, 20____.

_____
Bridget Junkins

NOTARY CERTIFICATION:

State of _____)
)SS
County of _____)

On this _____day of_____, 20_____, before me a Notary Public in and for the State personally appeared the above persons, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

My Commission Expires:_____

_____
Notary Public

CITY'S CERTIFICATE
This hereby certifies that the accompanying plat of "Scire Estates" was submitted to and approved by the Mayor and City Council ofthe City of Blue SPrings, Jackson County, Missouri on this _____ day of _____, 20____, by Ord. No. _____.

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

_____
Chris Henning,
Planning Commission Chair

_____
Mike Mallon,
Senior Director of City Development

_____
James Burgess,
City Engineer

_____
Approved by the Jackson County
Assessment Department

Property Line Data:
1. S 87°48'34" E 108.52'
2. N 02°15'38" E 153.00'
3. S 87°56'25" E 84.00'
4. N 02°15'38" E 46.47'
5. N 02°15'38" E 106.53'
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Vivinity Map

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1A) Wallace Instrument #2004I0093599

Legend:

- Monument Found
- Calculated Corner
- R/W Right of Way
- Fence Corner
- —x—x— Fence
- Set 1/2" Iron Bar & Cap PLS-2003013174

Survey Prepared for: Bridget Junkins
20521 S. State Route 7 Hwy
Pleasant Hill, Missouri 64081

Survey Prepared by: Northland Surveying Inc.
38995 West 92nd Street
Richmond, Missouri 64085
(816) 776-3606

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief. I further certify that this Preliminary Plat is a correct representation of the proposed lot layout.

DATE: _____

_____
MARK HAWKINS P.L.S.
PLS-2003013174

Scire Estates

Northwest Quarter of the Southwest Quarter
Sec 31, Twp 49, Rng 30
Blue Springs, Jackson County, Missouri

Job No: 23-0374	Drawn By: KLH
Scale: 1"=100'	Date: 01-24-24

Northland Surveying

Received
08/05/2024 8:30:28 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PP-06-24-9194; PF-06-24-9195
PC MEETING:	8/12/2024
CC MEETING:	8/19/2024
BOA MEETING:	n/a
NEWSPAPER:	n/a
NOTICE LETTERS:	n/a
PLANNER:	Dave McCumber

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

J + J Acres
Project Name

802 Walnut
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Bridget Junkin c/o John Saire (816) 699-2851
Name of Applicant | Company | Phone | Email Address

20521 South State Route 7 | Pleasant Hill | MO | 64080
Address | City | State | Zip Code

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

x Bridget Junkin
Applicant Signature | Date

Bridget Junkin
Name of Property Owner | Phone | Email Address

Address | City | State | Zip Code

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

x Bridget Junkin — 4/23/24
Property Owner Signature | Date

Received
06/24/2024 1:57:42 PM

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

PROJECT DESCRIPTION:

Received
06/24/2024 1:57:44 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

SURVEYOR

Justin c/o Northland SurveyCo
Name | Company Name

38995 West 92nd | Richmond, MO | 64085
Address | City | State | Zip

northlandsurveyor@yahoo.com | 816 776-3606
Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

Received
06/24/2024 1:57:44 PM

PLANNING APPLICATION REVIEW
STAFF REPORT

Meeting Dates:	Planning Commission: August 12, 2024 City Council: August 19, 2024
Project Name:	***Dutch Bros Coffee***
Site Location:	701 NW 7 HWY Unit A
Project Request:	**SPDR-06-24-9180**; Site Plan Design Review for approval of a multi-tenant pad site, including a drive-thru coffee business and general commercial retail spaces. **PF-06-24-9178**; Final Plat of Lot 1A, Copperleaf Shopping Center Replat and Lot 122, Melody Acres.

Applicant: Jay O'Dell │ Aubry Enterprises
Property Owner: Vadim Agarmirzoyan │Kavaso Investments
Staff Planner: Shantele Frie │ Associate Planner

Project Description: The applicant is requesting the approval of a Site Plan Design Review and a Final Plat for the property located at 701 NW 7 HWY Unit A. The project includes the construction of a three-tenant (4,721 sq ft) pad site building to be built on a vacant tract located at the Copperleaf Village Shopping Center. The Final Plat consists of one (1) lot containing 0.506 +/- acres.

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

Previous Actions:

Date	Review Body	Action
08/22/2005	Planning Commission	Approved a Site Plan/Design Review/Redevelopment Modification Plan
08/22/2005	Planning Commission	Approved a Redevelopment Modification Plan
05/22/2005	Planning Commission	Approved a Site Plan/Design Review
06/19/2006	City Council	Approved Final Plat
07/10/2006	Planning Commission	Approval of a Master/Alternative Sign Plan
05/05/2012	Planning Commission	Approval of a Redevelopment Modification Plan.
01/10/2022	Planning Commission	Approval of Preliminary and Final Plats for a replat of Copperleaf Village Shopping Center
01/18/2022	City Council	Approval of Final Plat for a replat of Copperleaf Village Shopping Center.

11/2022	Administrative	Approval of Administrative Coffee Conveyance Plat to sell property

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

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Copperleaf Village Shopping Center
South:	"GB" (General Business)	Bank/ATM
East:	"GB" (General Business)	Con Carpet Business
West:	"GB" (General Business)	Copperleaf Village Shopping Center

SITE PLAN DESIGN REVIEW & FINAL PLAT ANALYSIS

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

Preservation: The site was previously developed with a single commercial building but was removed leaving the parcel vacant in Copperleaf Village Shopping Center for some time. Once developed, the lot will have more green space than what existed before when the site was vacant.

Phasing: The development is proposed to be redeveloped in a single-phase.

Streets & Sidewalks: The development plans include closing the existing drive points at MO-7 HWY and NW R Mize Road and utilizing the existing access drives that currently serve the Copperleaf Shopping Center. Sidewalks will be installed along the frontage of MO-7 HWY in accordance with MoDOT's street plan. A 5-ft wide sidewalk meeting Americans with Disabilities Act regulation will be required along NW R D Mize and MO-7 HWY.

Traffic: A Traffic Impact Study has been completed to determine how this development will influence traffic along MO-7 HWY and R D Mize Road. The study indicated that the development would have some impact on the northbound MO-7 HWY due to right-turning traffic during AM and PM peak hours. MoDOT determined that the access point located on R D Mize would be required as a right-in and right-out.

Stormwater: The site improvement consists of constructing a 4,721-SF pad-site building to include a 1,159-SF Dutch Bros Coffee with a drive-thru, two retail spaces totaling 3,562-SF, and the necessary site improvements for proper operations. These improvements will disturb 0.96 acres and decrease the impervious area from 29,363-SF (existing) to 26,135-SF (proposed). Based on APWA Section 5600, the improvements meet exemption A3, and detention is not required with the decrease in impervious areas. Based on the BMP manual, the improvements do not require water quality measures because the overall project is less than 1 acre.

Sanitary Sewer: The gravity sanitary sewer is located on MO-7 HWY on the east side of the development. An engineer or surveyor will need to determine whether the sewer invert elevations are such that this development will utilize this sanitary sewer.

Open Space: Per the "GB"-General Business zoning district standards, twelve (12) percent of the parking areas must be designated open space. The development is required to install open-space landscaping.

Land Use: The proposed land use of the property is for fast food restaurants/small commercial retail, which is allowed by right in the General Business District. The applicant is proposing the southmost space to be used by Dutch Bros. Coffee and additional smaller commercial retail spaces.

Building Typology: The proposed development is classified as a "Pad Site Building" type, which is defined as "a free-standing building similar to a small commercial building, but on a larger lot that includes more space for frontage designs, landscape, and buffers, and access and circulations." The "GB" zoning district permits this type of building. The applicable development standards are provided in the table below.

Pad Site Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	132 ft.
Lot Area	7,500 sq ft	22,064 sq ft
Front Setback	10-ft. min.	50-ft.
Side Setback	10-ft. min.	71.63-ft.
Rear Setback	20-ft. min	34.31-ft.
Building Height	30-ft. max.	24-ft
Building Coverage	65% of lot area max.	46%
Frontage Type	Terrace	Terrace

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Restaurant, fast-food	1 space per 75 square feet of customer service or dining area; 1 per 200 square feet in no customer service or dining area, plus stacking Minimum 6 parking spaces Minimum of 8 stacking spaces	18 regular parking spaces, 1 ADA and 16 stacking spaces will be provided

Bike parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
Retail or Office uses	10% of the required vehicle spaces up to 200 vehicle parking spaces	2 Bike parking spaces

The development will include a three-foot tall masonry wall with materials to match the commercial retail building. This masonry wall will help shield MO-7 HWY from the headlights stacking in the drive-thru.

Pedestrian Access: The plans include 8-foot sidewalks around the exterior of the building. For pedestrian safety, parking bollards will be installed along the north side of the building. There will be a curb installed on the east side of the building for the same purpose. Additionally, the developer will install a minimum 5-foot-wide sidewalk along R D Mize Road. These sidewalks will meet the Americans with Disabilities Act regulations, including maximum cross slop requirements along drives.

Architectural Character: The site includes a single-story pad-site building with 3 retail spaces. The building proposed is to have fiber cement siding with brick veneer siding accents. The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090.

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

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

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

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

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

1. Compliance with the requirements of this Development Code.

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

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

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

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

   STAFF RESPONSE: The applicant's site plan design includes utilizing two existing access points and connecting to the existing access easements provided from adjacent parcels to the north and west.

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

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

5. The recommendations of professional staff.

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

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

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

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

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

2. The construction plans meet all technical specifications.

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

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

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

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

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

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

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

6. The recommendations of professional staff.

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

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

STAFF RECOMMENDATION:

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A building permit is required to be approved prior to construction of the new building addition.
3. All required site improvements, including landscaping, screening and 5-ft. sidewalks along SW MO- 7 Hwy, are required to be installed prior to the issuance of a Certificate of Occupancy.

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

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

Blue Springs, MO



Legend

- City Limits
- City Parcels
- County Parcels

Notes

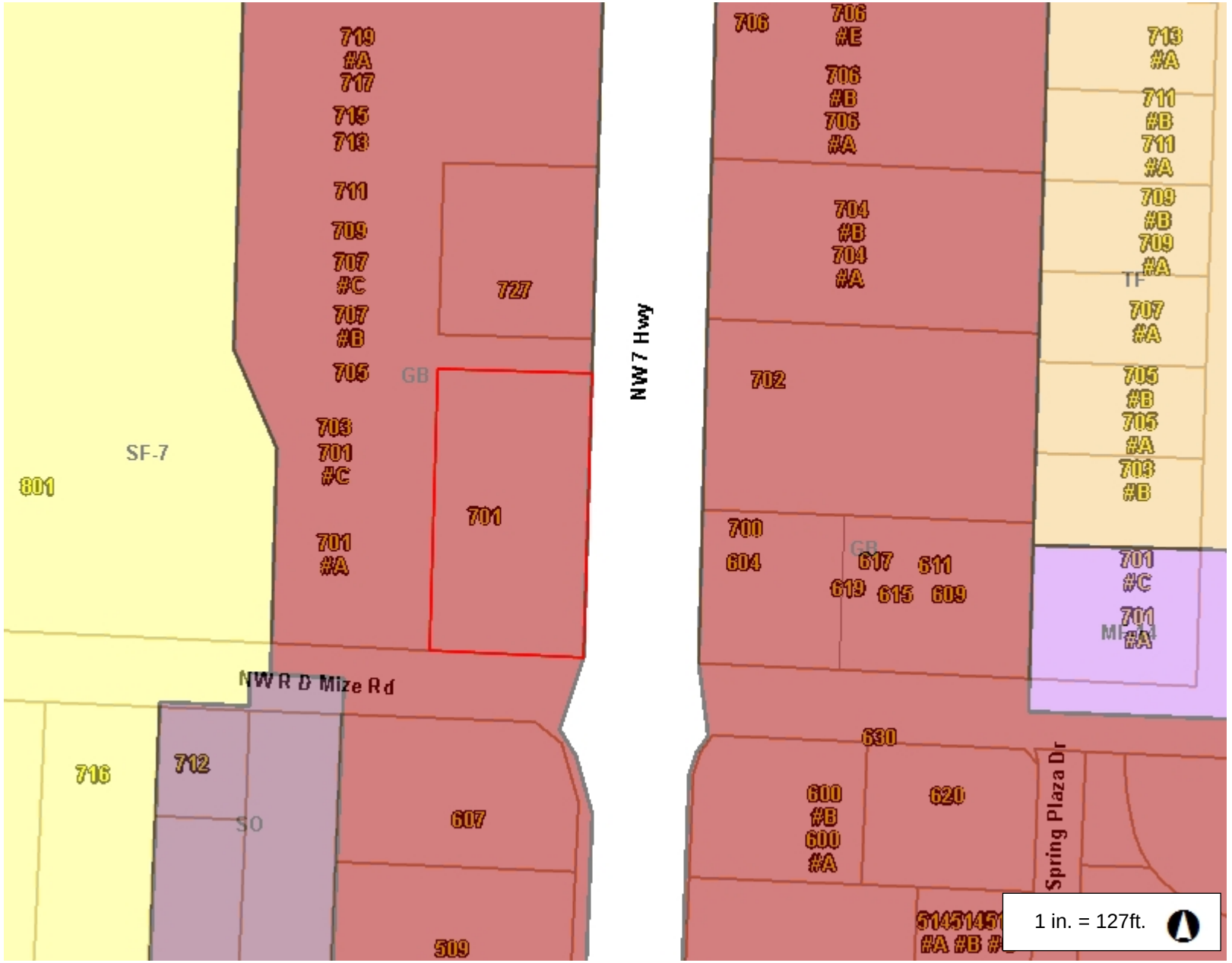
Dutch Bros Coffee
GDP-06-24-9177; PF-06-24-9178;
PP-06-24-9179; SPDR-06-24-9180

254.8 0 127.40 254.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Blue Springs, MO





Legend

Zoning Overlays

- ADP-O
- H-O
- PD
- PR-O
- PUD
- PUD/R-O
- R-O

Zoning Districts

- Agricultural
- Central Business
- Civic Service
- County - General Business
- County - Local Business
- County - Multi-Family
- County - Residential Estate
- County - Single Family
- Downtown Zoning - T3
- Downtown Zoning - T4
- Downtown Zoning - T5
- General Business
- Heavy Industrial
- Light Industrial
- Multi Family - 10
- Multi Family - 14
- Multi Family - 18

254.8 0 127.40 254.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

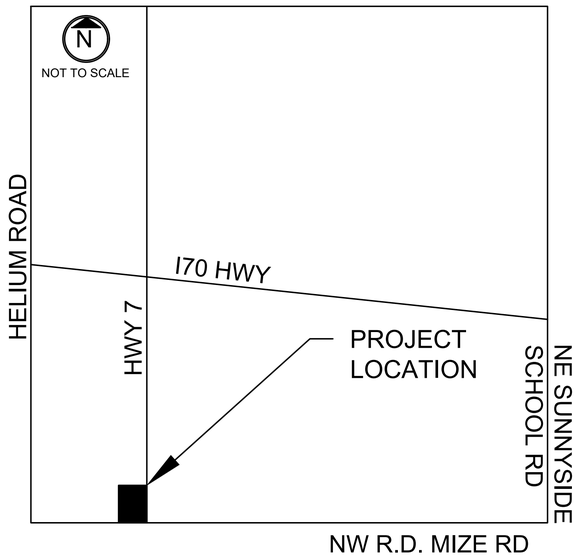
Dutch Bros Coffee
GDP-06-24-9177; PF-06-24-9178;
PP-06-24-9179; SPDR-06-24-9180

DUTCH BROS COFFEE & RETAIL BLUE SPRINGS

PRELIMINARY & FINAL PLAT
FINAL DEVELOPMENT PLANS

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO 64015

7/9/2024



SITE VICINITY MAP

SECTION 30,TOWNSHIP 49N, RANGE 30 W

SHEET LIST

	TITLE
	PRELIMINARY PLAT
	FINAL PLAT
A1.00	FLOOR PLAN
A1.01	TRASH ENCLOSURE PLAN AND DETAILS
A2.00	COLORED ELEVATIONS
C1.0	COLOR SITE PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
L1	LANDSCAPE PLAN
E0.01	PHOTOMETRIC PLAN

PROJECT CONTACTS

DEVELOPER
KAVASO INVESTMENTS
6977 NAVAJO RD #221
SAN DIEGO, CA 92119
VADIM AGARMIRZOYAN

ENGINEER OF RECORD
AUBRY ENTERPRISES
JAY D. O'DELL, P.E.
5912 MAPLE ST.
MISSION, KS 66202
JAY.ODELL@AUBRYENTERPRISES.COM

ARCHITECT
CORALIC ARCHITECTURE
EDIN CORALIC
9700 MACKENZIE RD, STE. 222
ST. LOUIS, MO 63123
EDIN@CORALICARCHITECTURE.COM

SURVEYOR OF RECORD
STRICT & COMPANY, INC.
806 S. CREEKSIDE DR.
GARDNER, KS 66030
(913) 856-0164

APPROVED BY

NAME DATE

Know what's **below.** **Call** before you dig.

STATE OF MISSOURI
JAY D. O'DELL
NUMBER PE-2017019021
PROFESSIONAL ENGINEER

JAY D. O'DELL
PE-2017019021 7/10/2024

CLIENT
KAVASO INVESTMENTS
6977 NAVJO RD #221
SAN DIEGO, CA 92119

ENGINEERING FIRM OF RECORD
aubry enterprises.
KANSAS OFFICE
5912 MAPLE ST
MISSION, KS 66202
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

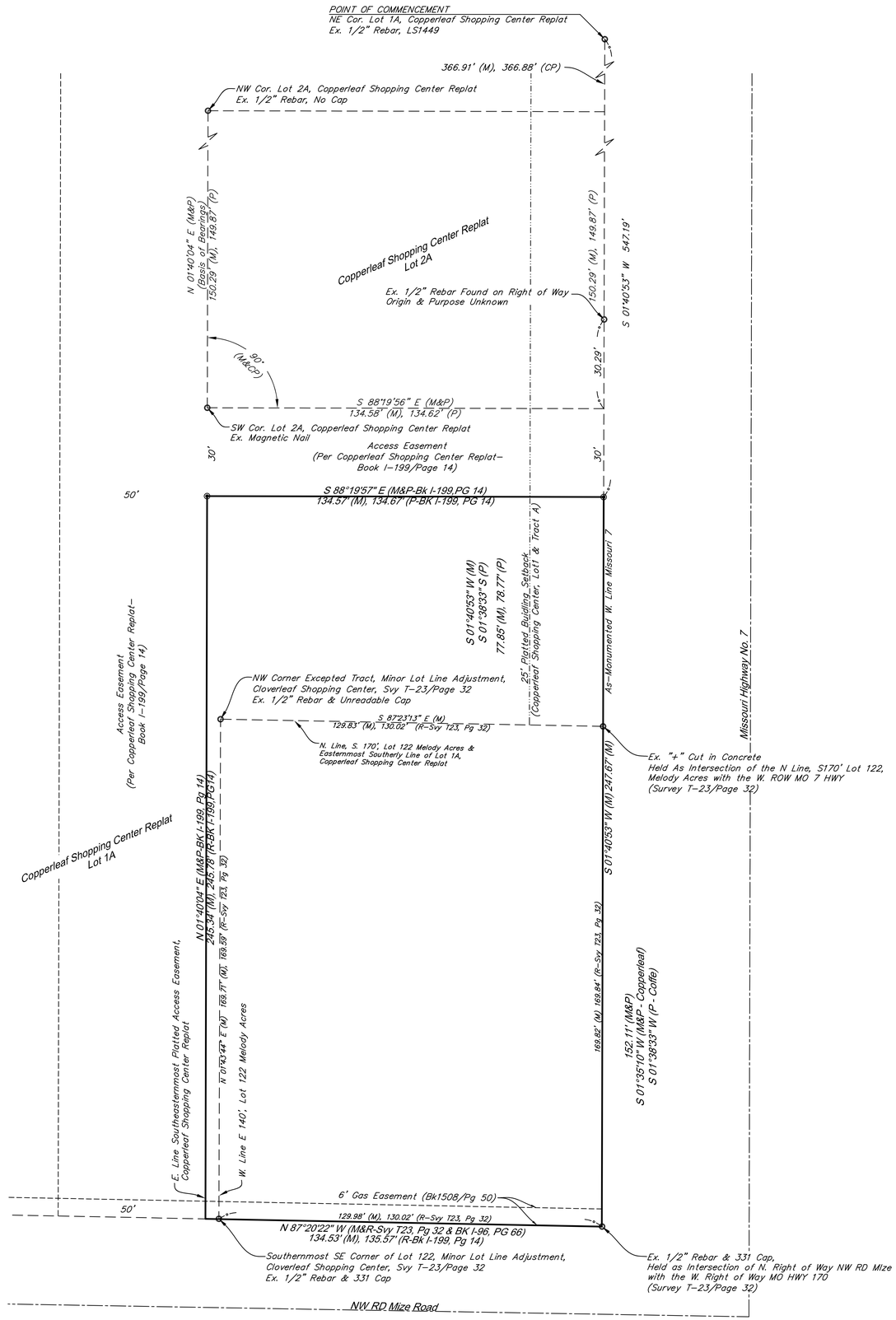
DUTCH BROS COFFEE & RETAIL BLUE SPRINGS
7/9/2024

CIVIL IMPROVEMENTS

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO 64015

TITLE

Received
07/11/2024 8:06:56 AM



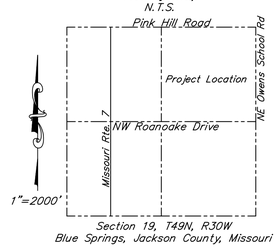
SCI Project No.: 24006

Final Plat of:

DUTCH BROS COFFEE

Part of Lot 1A, Copperleaf Shopping Center Replat and Part of Lot 122 Melody Acres, Both Being Subdivisions in the City of Blue Springs, Jackson County, Missouri

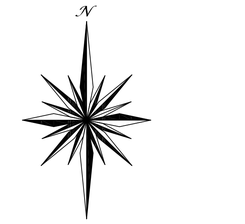
Vicinity Map
N.T.S.



Section 19, T49N, R30W
Blue Springs, Jackson County, Missouri

Symbol Legend

- Ex. Section Corner (Monument Noted)
- Found Iron Bar (Origin Noted if Known)
- Set 5/8" x 24" Rebar & MO 2001015274 Cap
- (R) Record Dimension
- (M) Measured Dimension



Basis of Bearings:
Missouri Coordinate System of 1983 (2003)
based upon Missouri Geographic Refererence System
Monument JA–140, KC Metro Aluminum GRS Disk stamped
JA–140A, 1994

DESCRIPTION:
All that part of Lot 1A, COPPERLEAF SHOPPING CENTER REPLAT and Lot 122, MELODY ACRES, both being recorded subdivisions lying within the City of Blue Springs, Jackson County, Missouri, being further described by Joseph B. Strick, Missouri PLS 2001015274 of Strick & Co., Inc. as follows:

COMMENCING at the Northeast corner of Lot 1A, COPPERLEAF SHOPPING CENTER REPLAT, thence South 01°40'53" West, along the East line of said Lot 1 and along the Westerly right of way of Missouri Highway 7 as now exists, a distance of 547.19 feet to the intersection of said East line with the Southerly line of an existing thirty foot wide platted Access Easement as dedicated on the final plat of Copperleaf Shopping Center Replat and POINT OF BEGINNING; thence South 01°40'53" West, continuing along the East line of said Lot 1 and said Westerly right of way, a distance of 247.67 feet to the intersection of said Westerly right of Way with the Northerly right of way of NW RD Mize road, as now exists; thence North 87°20'22" West, along said Northerly right of way, a distance of 134.53' to the intersection of said Northerly righ of way with the Easterly line of an existing fifty foot wide platted Access Easement as dedicated on the final plat of Copperleaf Shopping Center Replat; thence North 01°40'04" West, along the Easterly line of said platted Access Easement, a distance of 254.34 feet (measured, 254.78' platted) to the intersection of said Easterly line with the Southerly line of the aforementioned existing thirty foot wide platted Access Easement; thence South 88°19'56" East, along said Southerly line, a distance of 134.57 feet (measured, 134.67' platted), to the POINT OF BEGINNING and containing 33,165.43 square feet, more or less.

LAND USE STATEMENT:
Parcel is being platted for pad site development.

DEDICATION:
The undersigned representatives for the Owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "DUTCH BROS COFFEE".

PUBLIC STREET/ROAD RIGHT OF WAY DEDICATION:
That portion reserved for public use for street and/or road Right of Way and designated hereon as "R/W Dedicated by This Plat", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

EXECUTION:
IN TESTIMONY WHEREOF: , has caused this instrument to be executed this _____ day of _____, 20_____.

_____
Signed

ACKNOWLEDGMENT:
STATE OF _____
COUNTY OF _____ } SS

On this _____day of _____, 20_____, before me, a Notary Public, personally appeared _____, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the Date last above written.

My Commission Expires: _____

Notary Public: _____

APPROVALS:
This hereby certifies that the accompanying plat of "DUTCH BROS COFFEE" was submitted to and approved by the Mayor and City Council of Blue Springs, Jackson County, Missouri, on this _____ day of _____, 20_____, by Ordinance No. _____.

_____ _____
Chris Lievsay, Mayor Erin Ford, City Clerk

_____ _____
Chris Henning, Planning Commission Chair Mike Mallon, Senior Director of City Development

_____
James Burgess, City Engineer

APPROVED by the Jackson County Assessment Department:

By: _____ Date: _____

Printed Name: _____

PURPOSE STATEMENT:
The subject property is being platted to allow for development and construction of a retail pad site.

SURVEYORS NOTES:
1) Title information shown hereon is limited to that information contained in Title Commitment No. NCS-1219351-KCTY

SURVEYORS CERTIFICATE:

This survey was executed in accordance with the Missouri Standards for Property Boundary Surveys as set forth in Chapter 16 of the Rules of Department of Insurance Financial Institutions and Professional Registration, Division 2030 – Missouri Board for Professional Land Surveyors.

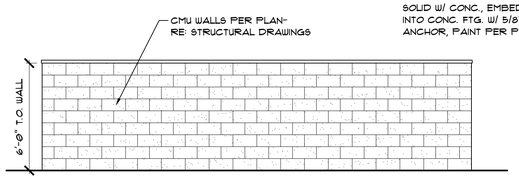
_____
Joseph B. Strick, MO LS–2001015274

STRICK & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
806 S. Creekside Drive, Gardner KS 66030 • 913.856.0164 (fax) 913.856.0165
Missouri Certificate of Authority: 2007022756-F Kansas Certificate of Authority: LS189

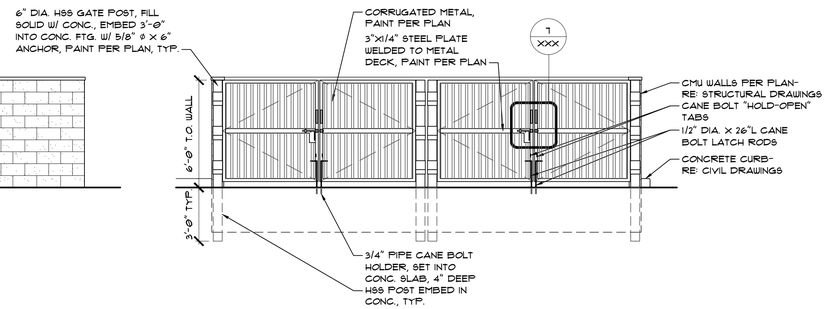
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5 ENCLOSURE ELEVATION
1/4"= 1'-0"

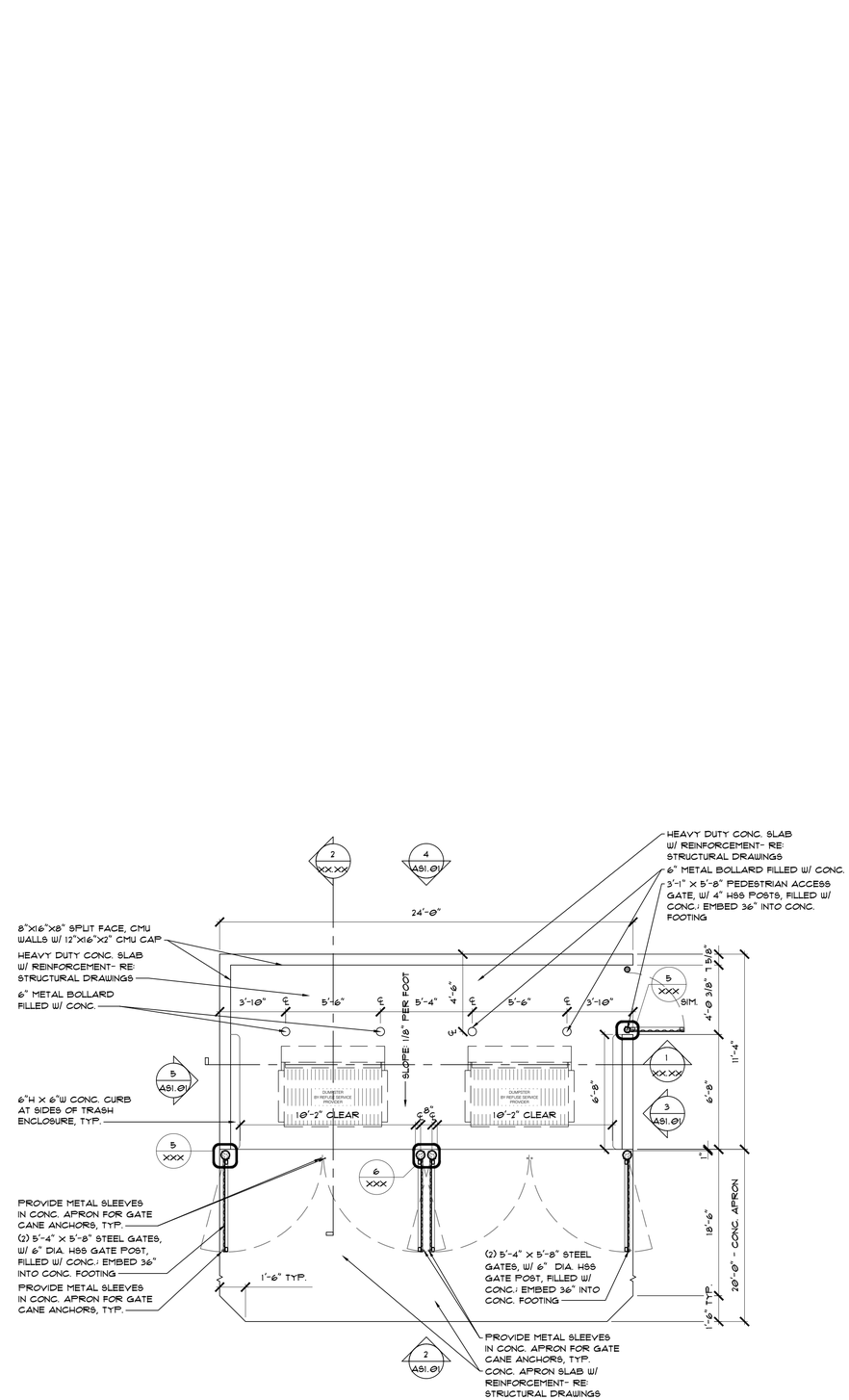
3 ENCLOSURE ELEVATION
1/4"= 1'-0"



4 ENCLOSURE ELEVATION
1/4"= 1'-0"



2 ENCLOSURE ELEVATION
1/4"= 1'-0"



1 FLOOR PLAN
1/4"= 1'-0"

NORTH

CORALIC ARCHITECTURE

ARCHITECT:
CORALIC, LLC
9700 MACKENZIE ROAD, SUITE 222
ST. LOUIS, MO 63123

PHONE: 314.578.4953
CONTACT: EDIN CORALIC
EMAIL: edin@coralicarchitecture.com

STRUCTURAL ENGINEER:
KREHER ENGINEERING, INC.
208 N. MAIN STREET
COLUMBIA, IL 62236

PHONE: 618.281.8505
CONTACT: JIM KREHER
EMAIL: jkreher@kreherengineering.com

MEP ENGINEER:
CASE ENGINEERING
796 MERUS COURT
FENTON, MO 63026

PHONE: 636.349.1600
CONTACT: DARRELL R. CASE
EMAIL: dcase@caseengineeringinc.com

CIVIL ENGINEER:
AUBREY ENTERPRISES, LLC.
5912 MAPLE STREET
MISSION, KS 66202

PHONE: 913.488.5584
CONTACT: JAY O'DELL
EMAIL: jay.odell@aubreyenterprises.com

CLIENT:
KAVASO INVESTMENTS, LLC.
17801 JOYAS COURT
POWAY, CA 92064

PHONE: 619.962.1747
CONTACT: VADIM AGAMIRZOYAN
EMAIL: e.lamesare@gmail.com

SEAL:
EDIN CORALIC
ARCHITECT
A-2013031004

STATE OF MISSOURI
EDIN CORALIC
NUMBER A-2013031004
ARCHITECT

6.5.24
EXPIRATION 12-31-2025

THE INDIVIDUALS NAME AFFIXED TO THIS SHEET INDICATES THAT THE NAMED PROFESSIONAL HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. ALL MATERIAL SHOWN ADHERES TO THE RULES, REGULATIONS, AND ORDINANCES SET FORTH BY THE JURISDICTION HAVING AUTHORITY. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITING THIS NAME SHALL NOT BE CONSIDERED PREPARED BY THE UNDERSIGNED.

PROJECT:
BLUE SPRINGS, MO

703 NW MISSOURI HIGHWAY 7
BLUE SPRINGS, MO 64015

NO: ISSUANCE/DATE:
△ PLANNING SUBMITTAL 06/05/2024

DRAWING TITLE:
TRASH ENCLOSURE PLAN & DETAILS

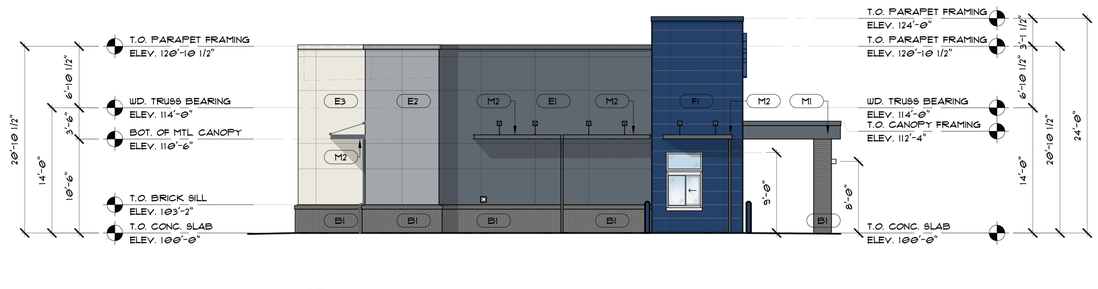
DOB INFORMATION:
MISSOURI CERTIFICATE OF AUTHORITY
NO. 2013041393
EXP. 12/31/2025

Date:	06-05-2024
Project No:	23060.00
Drawn by:	DRP
Checked by:	EC
Dwg. No.	AS1.01
Drawing:	5 of 6

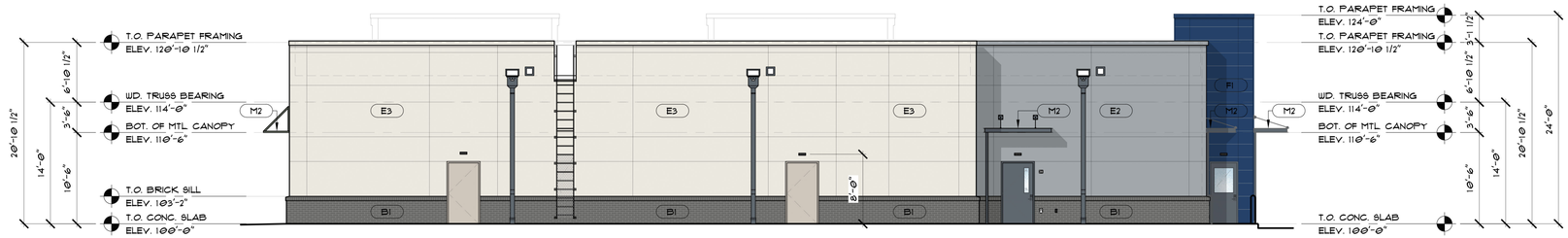
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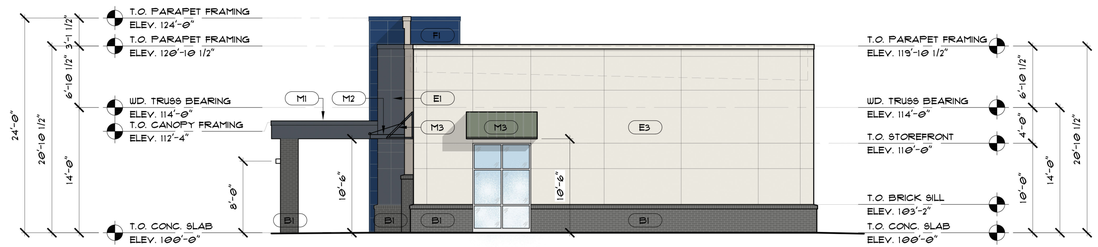
1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

LEGEND

E1	DUTCHBROS DARK BLUE - SHERWIN WILLIAMS EXTEIROR PAINT
E2	DUTCHBROS LIGHT GRAY - SHERWIN WILLIAMS EXTEIROR PAINT
E3	SW 6078 REALIST BEIGE - SHERWIN WILLIAMS EXTEIROR PAINT
E4	SW 7008 ALABASTER - SHERWIN WILLIAMS EXTEIROR PAINT
F1	DUTCHBROS BLUE - SHERWIN WILLIAMS EXTEIROR PAINT
B1	BRICK VENEER - MIDNIGHT BLACK
M1 & M2	DUTCHBROS DARK BLUE - SHERWIN WILLIAMS EXTEIROR PAINT
M3	SW 6193 PRIVILEGE GREEN - CANOPY COLOR TO MATCH EXTERIOR PAINT

EXTERIOR FINISH SCHEDULE (XX)

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
E1	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB DARK GRAY
E2	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: BLDG DB LIGHT GRAY
E3	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: SW 7008 ALABASTER
E4	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: 6078 REALIST BEIGE
F1	FIBER CEMENT SIDEING	NICHIHA	ILLUMINATION. AWP 1818 W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
B1	BRICK VENEER AND SILL	INTERSTATE BRICK	MODULAR 3 5/8"-2 1/4"-7 5/8"	COLOR: MIDNIGHT BLACK - TO MATCH DEVELOPMENT STANDARDS
M1	PREFINISHED SHEET METAL FASCIA	WESTERM STATES METAL ROOFING	T-GROOVE, 16"	3 SIDES: COLOR: BLDG DB DARK GRAY
M2	PREFINISHED ALUMINUM AWNING	PRINCIPLE GLOBAL	FLAT AWNING	COLOR: BY MANUFACTURER DARK GRAY
M3	PREFINISHED ALUMINUM AWNING	PRINCIPLE GLOBAL	SLOPED AWNING	COLOR: SW 6193 PRIVILEGE GREEN

NOTE: GC TO PROVIDE 3"X 2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY WHERE SHOWN ON THE ELEVATIONS: COLOR: BLDG DB DARK GRAY

CORALIC ARCHITECTURE

CIVIL ENGINEER
AUBREY ENTERPRISES, LLC

ARCHITECT
CORALIC, LLC

STRUCTURAL ENGINEER
KREHER ENGINEERING, INC.

MEP ENGINEER
CASE ENGINEERING, INC.

OWNER
KAVASO INVESTMENTS, LLC.

ARCHITECT
EDIN CORALIC

A-2013031004
EXP. 12-31-2025

STATE OF MISSOURI
EDIN CORALIC
NUMBER A-2013031004
ARCHITECT

the individuals name affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet. other drawings and documents not exhibiting this name shall not be considered prepared by the undersigned.

CORPORATE CERTIFICATE OF AUTHORITY - NO. 2013041393

NEW CONSTRUCTION FOR:
KAVASO INVESTMENTS, LLC
MULTI-TENANT RETAIL BUILDING/ SHELL
AND DUTCH BROS TENANT FINISH
PROJECT 703 NW MISSOURI HIGHWAY 7
BLUE SPRINGS, MISSOURI 64015

PROJECT NUMBER:
23060.00

PERMIT SET:
DATE: TBD

REVISIONS
PLANNING SUBMITTAL: 6.28.2024

COLORED ELEVATIONS

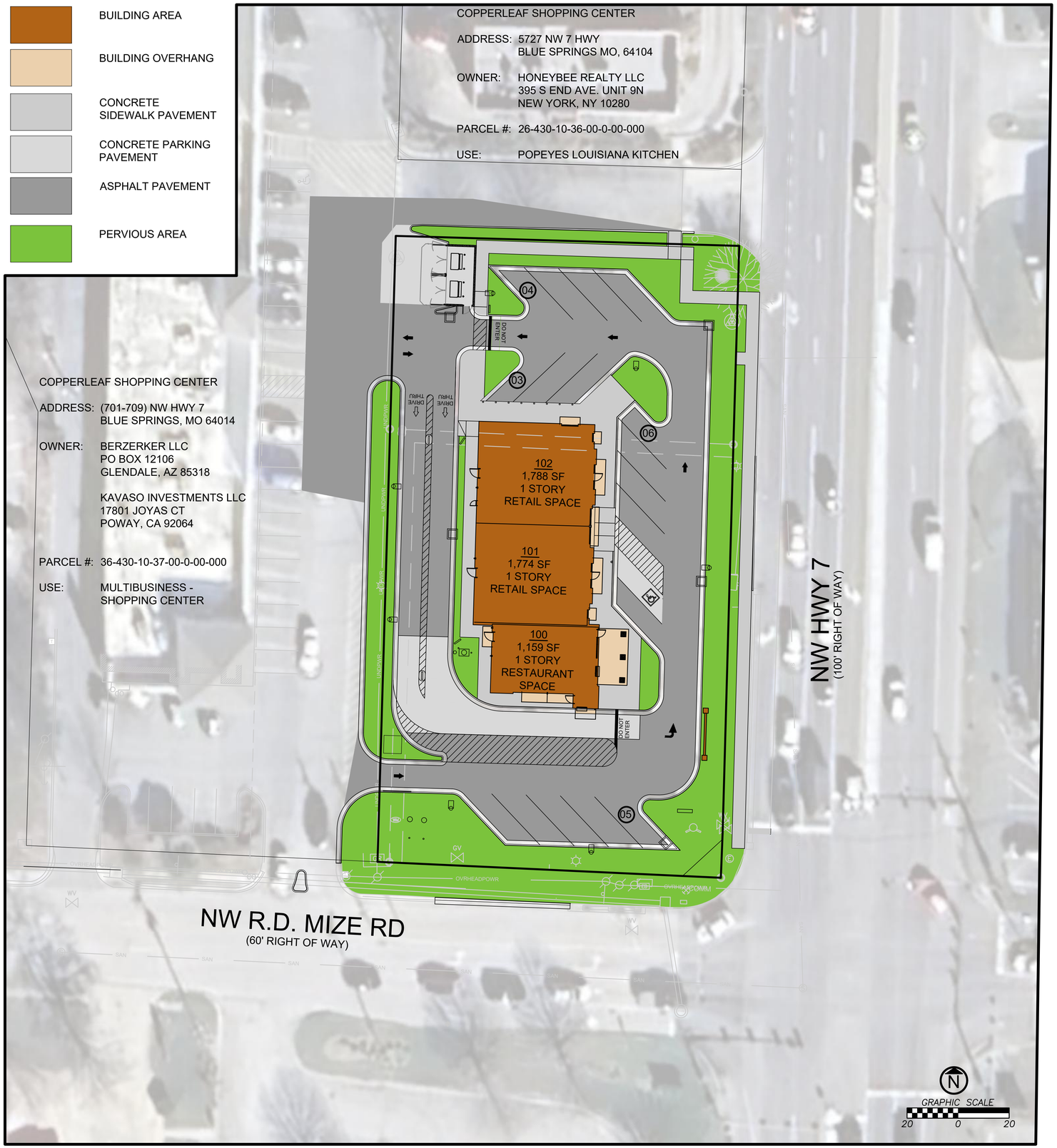
A2.00

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HATCH LEGEND

- BUILDING AREA
- BUILDING OVERHANG
- CONCRETE SIDEWALK PAVEMENT
- CONCRETE PARKING PAVEMENT
- ASPHALT PAVEMENT
- PERVIOUS AREA

SITE PLAN



SITE DATA TABLE

LOT SIZE		22,064 SF	0.76 ACRES
BUILDING FLOOR AREA		4,721	
BUILDING CONSTRUCTION TYPE		V-B	
		EXISTING	PROPOSED
ZONING DISTRICT		GB	GB
LAND USE		PAD SITE	PAD SITE
		ALLOWED	PROPOSED
BUILDING HEIGHT		60'	24'
FLOOR AREA RATIO		.65	0.21
		REQUIRED	PROPOSED
SETBACKS	NORTH	20	71.63'
	EAST	25	50.00'
	SOUTH	20	63.85'
	WEST	25	34.31'
OFF-STREET PARKING			
	STANDARD SPACES	16	18
	LOADING SPACES	0	0
	ADA SPACES	1	1
	GUESS SPACES	N/A	N/A

LEGAL DESCRIPTION

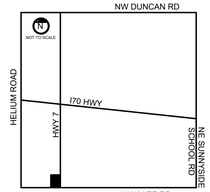
ALL OF LOT 1A COFFEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI.

PARCEL NUMBER

36-430-10-26-00-0-00-000

OWNER INFORMATION

KAVASO INVESTMENTS LLC



SITE VICINITY MAP
S-T-R

STATE OF MISSOURI
JAY D. O'DELL
NUMBER PE-2017019021
PROFESSIONAL ENGINEER

JAY D. O'DELL
PE-2017019021 7/10/2024

CLIENT
KAVASO INVESTMENTS
6977 NAVJO RD #221
SAN DIEGO, CA 92119

ENGINEERING FIRM OF RECORD
aubry enterprises.
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720
KANSAS OFFICE
5912 MAPLE ST
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE & RETAIL BLUE SPRINGS
7/9/2024

CIVIL IMPROVEMENTS

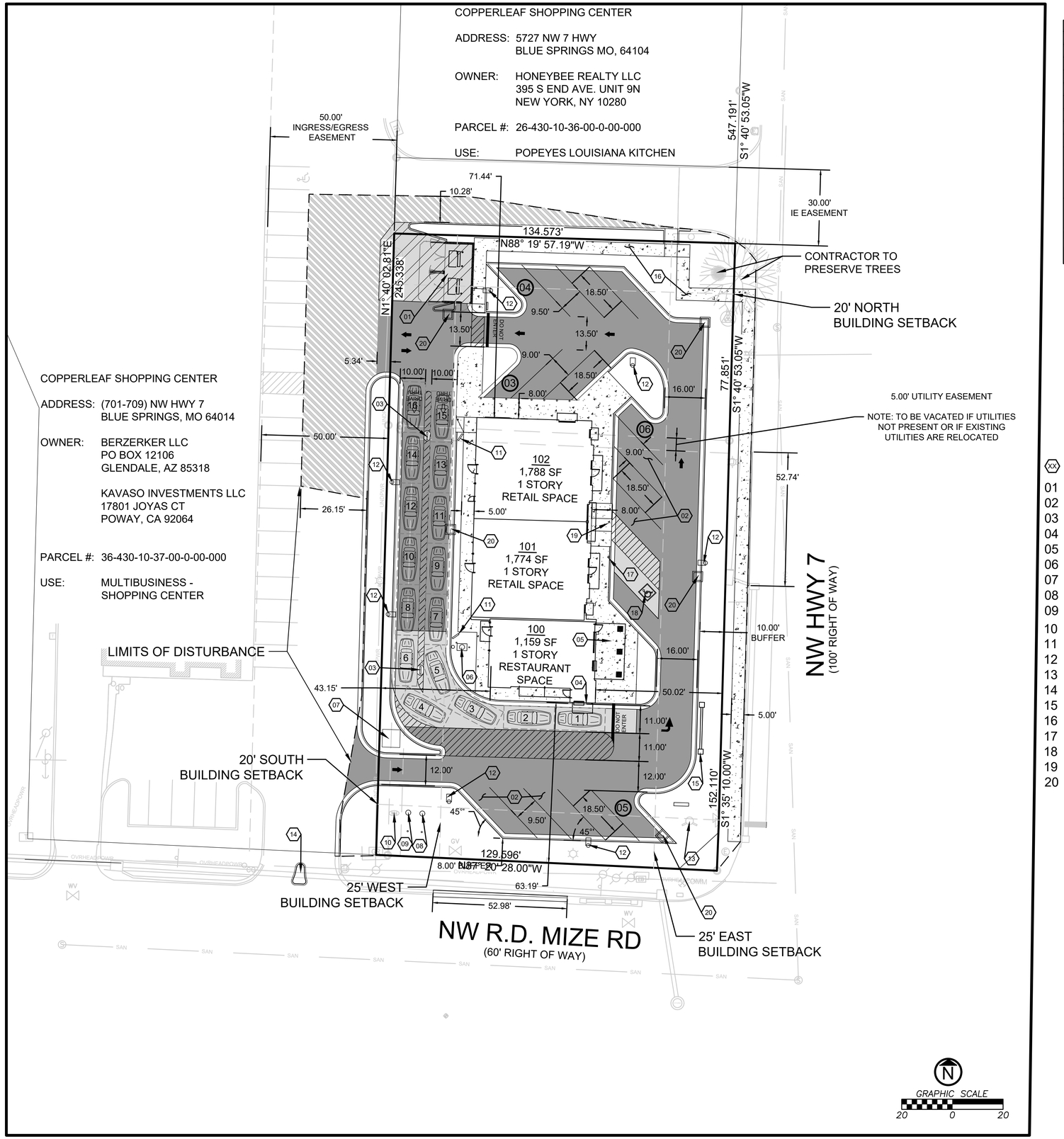
701 NW 7 HWY UNIT A
BLUE SPRINGS, MO
64015

COLOR SITE PLAN

C1.0

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07/11/2024 8:06:58 AM

SITE PLAN



SITE DATA TABLE

LOT SIZE		22,064 SF	0.76 ACRES
BUILDING FLOOR AREA		4,721	
BUILDING CONSTRUCTION TYPE		V-B	
		EXISTING	PROPOSED
ZONING DISTRICT		GB	GB
LAND USE		PAD SITE	PAD SITE
		ALLOWED	PROPOSED
BUILDING HEIGHT		60'	24'
FLOOR AREA RATIO		.65	0.21
		REQUIRED	PROPOSED
SETBACKS	NORTH	20	71.63'
	EAST	25	50.00'
	SOUTH	20	63.85'
	WEST	25	34.31'
OFF-STREET PARKING			
	STANDARD SPACES	16	18
	LOADING SPACES	0	0
	ADA SPACES	1	1
	GUESS SPACES	N/A	N/A

LEGAL DESCRIPTION

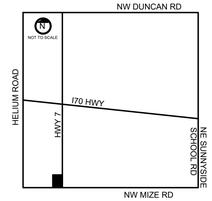
ALL OF LOT 1A COFFEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI.

PARCEL NUMBER

36-430-10-26-00-0-00-000

OWNER INFORMATION

KAVASO INVESTMENTS LLC



SITE VICINITY MAP
S-T-R

CONSTRUCTION NOTES

01	TRASH ENCLOSURE
02	STANDARD PARKING MARKINGS
03	6" EXPOSED CONCRETE ISLAND WITH MENU BOARD.
04	DRIVE THRU WINDOW.
05	CANOPY.
06	50 GALLON GREASE INTERCEPTOR (GB-50).
07	TRANSFORMER PAD.
08	PROPOSED 1" DOMESTIC WATER SERVICE, TAP, METER AND CURB STOP
09	PROPOSED 1" DOMESTIC WATER SERVICE TAP, METER, AND CURB STOP
10	CONTRACTOR TO REUSE EXISTING $\frac{3}{4}$" SERVICE FOR IRRIGATION.
11	MENU BOARD
12	LIGHT POLE ASSEMBLY
13	EXISTING FIRE HYDRANT TO REMAIN
14	PORK CHOP ISLAND WITH ROLLED CURB
15	3' MASONRY WALL FOR SCREENING. MATERIALS TO MATCH BUILDING
16	SIDEWALK SECTION
17	ADA SIGN
18	ADA PAVEMENT MARKINGS
19	ADA RAMP
20	STORM INLET

LANDSCAPE TABLE BUFFER

SIDE	REQUIRED	PROVIDED	TOTAL AREA
HWY 7	15'	10'	1521.1 SF
R.D MIZE	15'	8	1036.8 SF

TOTAL SITE AREA	22,064 SF
10% EXCEPTION AREA	2,206.4 SF
TOTAL AREA PROVIDED	2,557.9 SF - MEETS EXCEPTION

STATE OF MISSOURI
JAY D. O'DELL
NUMBER PE-2017019021
PROFESSIONAL ENGINEER

JAY D. O'DELL
PE-2017019021 7/10/2024

CLIENT
KAVASO INVESTMENTS
6977 NAVJO RD #221
SAN DIEGO, CA 92119

ENGINEERING FIRM OF RECORD
aubry enterprises.
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720
KANSAS OFFICE
5912 MAPLE ST
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE & RETAIL BLUE SPRINGS
7/9/2024

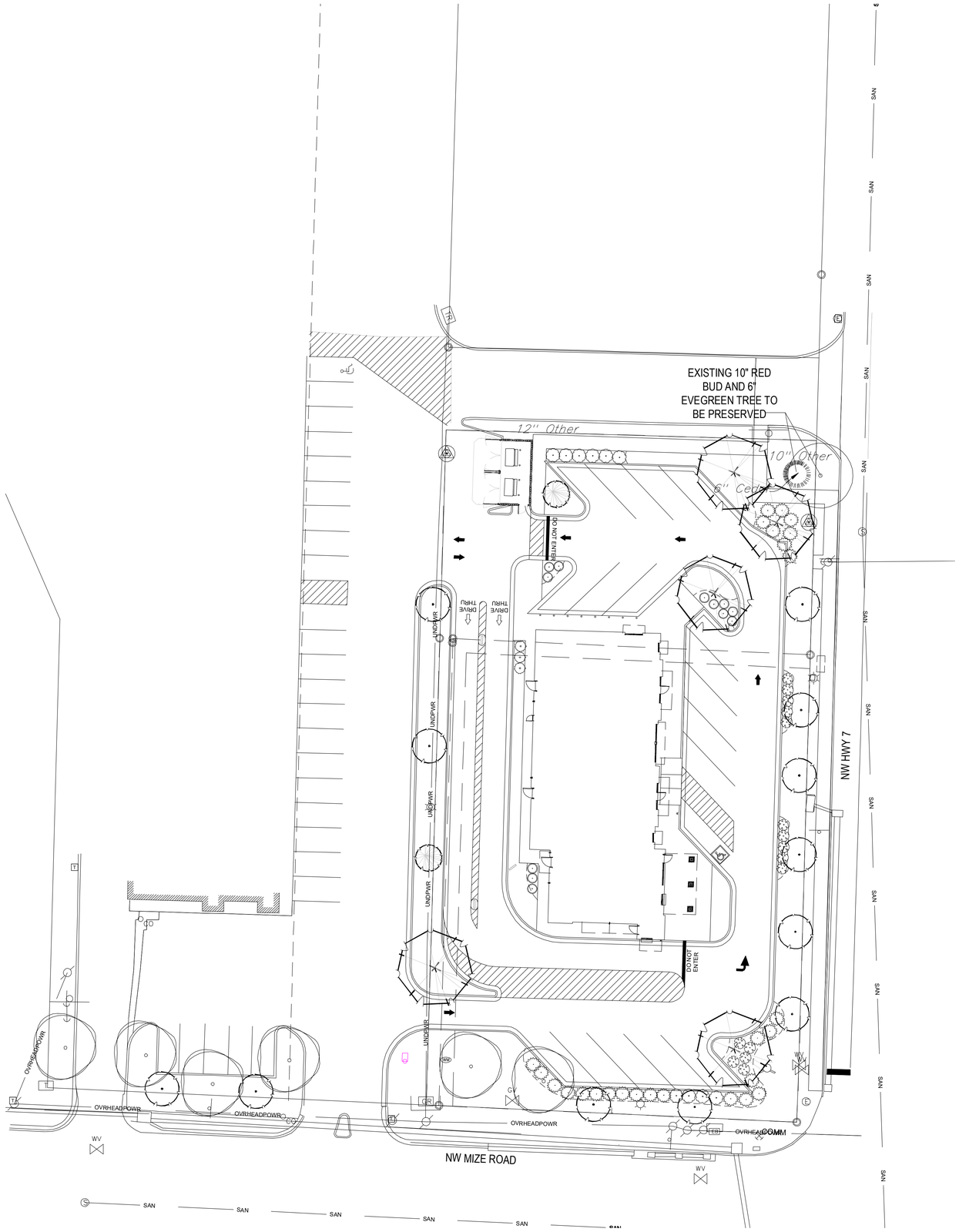
CIVIL IMPROVEMENTS

701 NW 7 HWY UNIT A
BLUE SPRINGS, MO
64015

SITE PLAN

C2.0

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1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

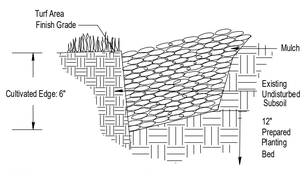
Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Parcel Zoning: Commercial	Landscape Calculations Chart											
	Buffer Detail			Calcs.	Ext. Plant Units	Proposed Plant Units					Subtotals	
Location/ Tract	Length (minus intersecting ROW's)	Buffer Type	Buffer Width Provided	pu Required		Shade Trees 8 pu)	Ornamental Trees (5 pu)	Evergreen Trees (5 pu)	Upright Evergreens (3 pu)	Shrub/ Perennials (1 pu)	Minimum Provided	Requirements Met
Adj. to Mo HWY 7 (East)	247	'A' / 7' Min.	10'	112	30	24	30	0	30	0	114	YES
Adj. Mize Road (South)	247	'A' / 7' Min.	8'	112	0	48	20	0	51	0	113	YES
	Site SF			Open Space Landscaping - 1 unit per 500 Sf (7860/500 = 16)								
Open Space Landscaping	7,860			16	0	8	0	10	0	0	18	YES
	Total Stalls	Units Req.		Parking Lot Landscaping - 2 unit per uncovered stall								YES
Park Lot	25	2		50	0	0	10	0	0	40	50	YES
TOTALS				**290**	**30**	**80**	**60**	**10**	**81**	**40**	**295**	**YES**

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size Caliper	Remarks
OVERSTORY TREES = 8 Plant Units each						
	5	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		2.5"	6' min. clear., ground to canopy
	6	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		2.5"	6' min. clear., ground to canopy
EVERGREEN TREES = 5 Plant Units each						
	2	Juniper chinensis	Eastern Red Cedar		6' ht.	symmetrical pyramidal form
ORNAMENTAL TREES = 5 Plant Units each						
	12	Cercis canadensis	Eastern Redbud		6' Ht.	
DECIDUOUS SHRUBS/GRASSES = 1 Plant Units each						
	0	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.		Plant @ 18" O.C.
	12	Euonymus fortunei 'Emerald Gaity'	Emerald Gaity Euonymus	3 gal.		Plant @ 3' O.C.
	15	Berberis thunbergi atropurpurea	Red Leaf Barberry	3 gal.		Plant @ 4' O.C.
	10	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 gal.		Plant @ 5' O.C.
	0	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.		Plant @ 18" O.C.
EVERGREEN SHRUBS = 1 Plant Units each						
	3	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.
	0	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.		Plant @ 24" O.C.
TALL EVERGREEN SHRUBS = 3 Plant Units each						
	26	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.		Plant @ 4' O.C.



2 CULTIVATED EDGE DETAIL

SCALE: NTS

TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV, 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOM-MODATE 1½" OF GROWTH

3) STAKES SHALL BE 2'x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

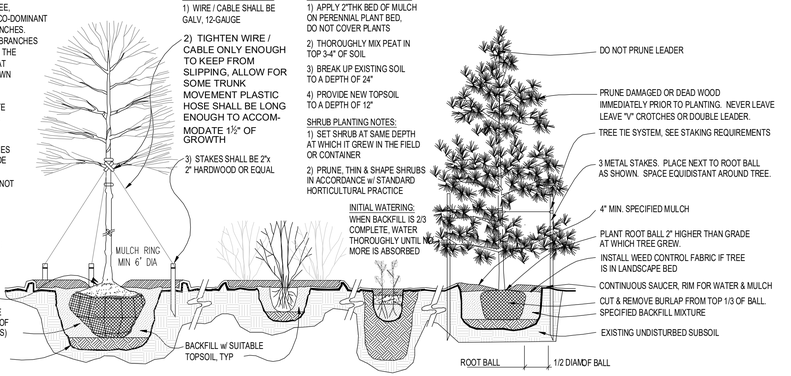
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS

SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON D. MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

CLIENT

Dutch Bros.

PROJECT

Dutch Bros.
701 NW 7 HWY Unit A,
Blue Springs, MO 64015

SCALE: 1"=20'

NORTH

0 20 40 60

Date: 4.19.2024
Project #: 1134
Landscape Plan

L1

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07/11/2024 8:06:59 AM

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	gdp-06-24-9177; pf-06-24-9178; PP-06-24-9179; SPDR-06-24-9180
PC MEETING:	7/22/2024
CC MEETING:	8/5/2024
BOA MEETING:	N/A
NEWSPAPER:	6/22/2024
NOTICE LETTERS:	6/21/2024
PLANNER:	SHANTELE FRIE

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

Dutch Bros Coffee Blue Springs

Project Name

701 NW 7 Hwy, Unit A, Blue Springs, MO, 64015 — ALL OF LOT 1A COFFEEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI

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

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB	Unimproved Commercial	GB	General Commercial	.76	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Jay O'Dell	Aubry Enterprises	913-349-8349	jayodell@aubryenterprises.com

Address	City	State	Zip Code
5912 Maple St.	Mission	KS	66202

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

X Vadim Agamirzoyan — **Applicant Signature** — 6/4/24 — **Date**

Kavaso Investments (Vadim Agarmirzoyan)

Name of Property Owner	Phone	Email Address

Address	City	State	Zip Code
17801 Joyas Ct.	Poway	CA	92064

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

X Vadim Agamirzoyan — **Property Owner Signature** — 6/4/24 — **Date**

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

PROJECT DESCRIPTION:

The development of a Smalls Sliders drive-through restaurant at the southwest corner of Highway 7 and Mock Avenue.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
RANDY PURDUE	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
purdue@kveng.com	785-762-5040		

DEVELOPER

Name	Company Name		
Mark Parretta	SLIDERS KC/GENLUMIS		
Address	**City**	**State**	**Zip**
7280 NW 87TH TERRACE, SUITE C-210	KANSAS CITY	MO	64153
Email	**Phone**	**Fax**	
mparretta@genlumis.com	816-689-0123		

ENGINEER

Name	Company Name		
RANDY PURDUE	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
purdue@kveng.com	785-762-5040		

ARCHITECT

Name	Company Name		
WILL ROBERTS	ABRAMS ARCHITECTURE & DESIGN		
Address	**City**	**State**	**Zip**
3809 YOUREE DRIVE, SUITE 100	SHREVEPORT	LA	71105
Email	**Phone**	**Fax**	
will@abramsarchitecture.com	318-407-1297		

SURVEYOR

Name	Company Name		
JASON R. LOADER	KAW VALLEY ENGINEERING, INC.		
Address	**City**	**State**	**Zip**
2319 N. JACKSON STREET	JUNCTION CITY	KS	66441
Email	**Phone**	**Fax**	
	785-762-5040		

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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Blue Springs, Missouri
Community Development

MONTHLY REPORT
July 2024

Building Permit Activity

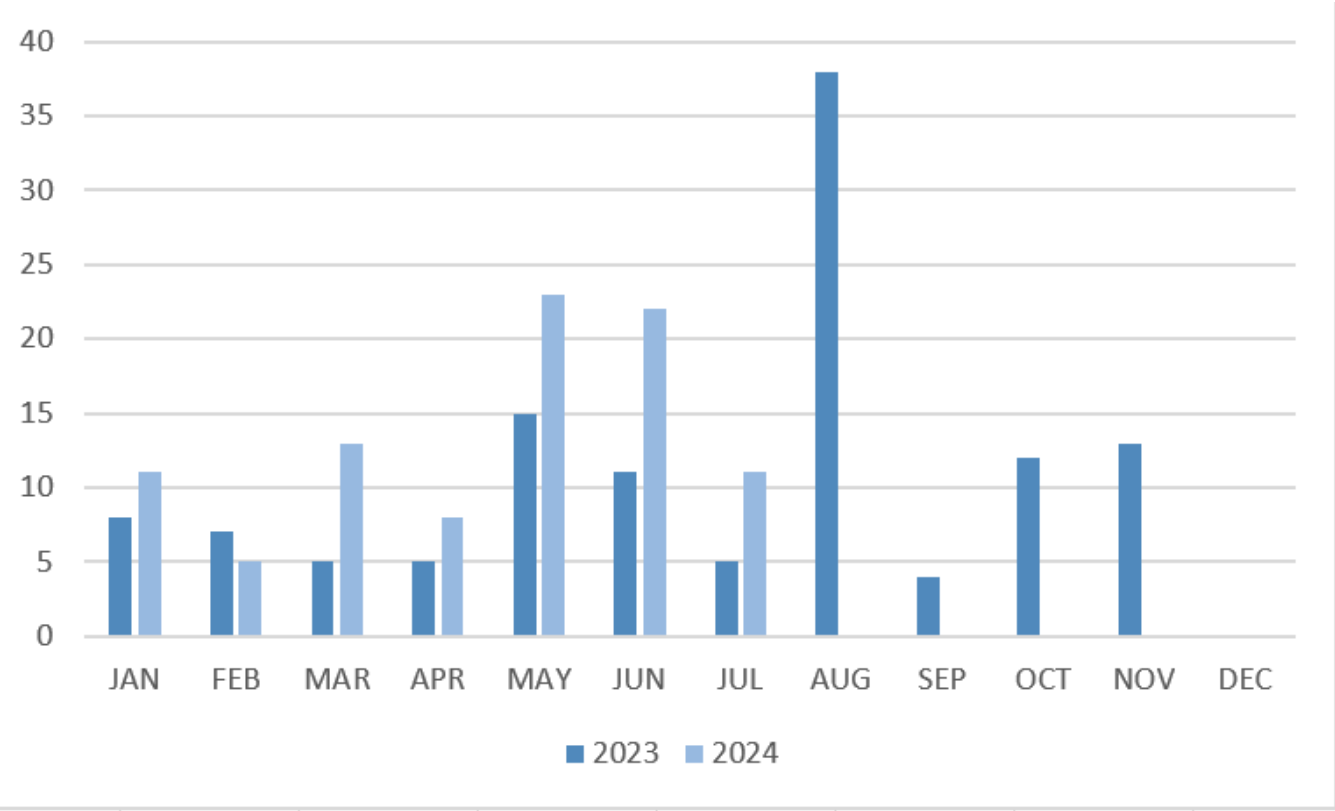
Type of Permit	July 2024	July 2023	YTD 2024	YTD 2023
Single-Family Detached	11	5	93	56
Single-Family Attached	0	0	0	0
Two-Family	0	0	3 (6 units)	2 (4 units)
Multi-Family	1 (4 units)	0	7 (28 units)	8 (32 units)
Total Dwelling Units	15	5	127	92
Miscellaneous Residential (additions & alterations)	19	16	120	115
Commercial—New	0	0	8	9
Commercial—Alterations	0	6	41	31
Total Building Permits*	102	104	722	687

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

Building-Related Activity

	July 2024	July 2023	YTD 2024	YTD 2023
Total Square Feet	73,714	24,184	870,607	546,491
Total Construction Cost	$3,375,031	$2,105,071	$90,400,920	$24,593,653
Total Inspections	515	593	3,415	3,540

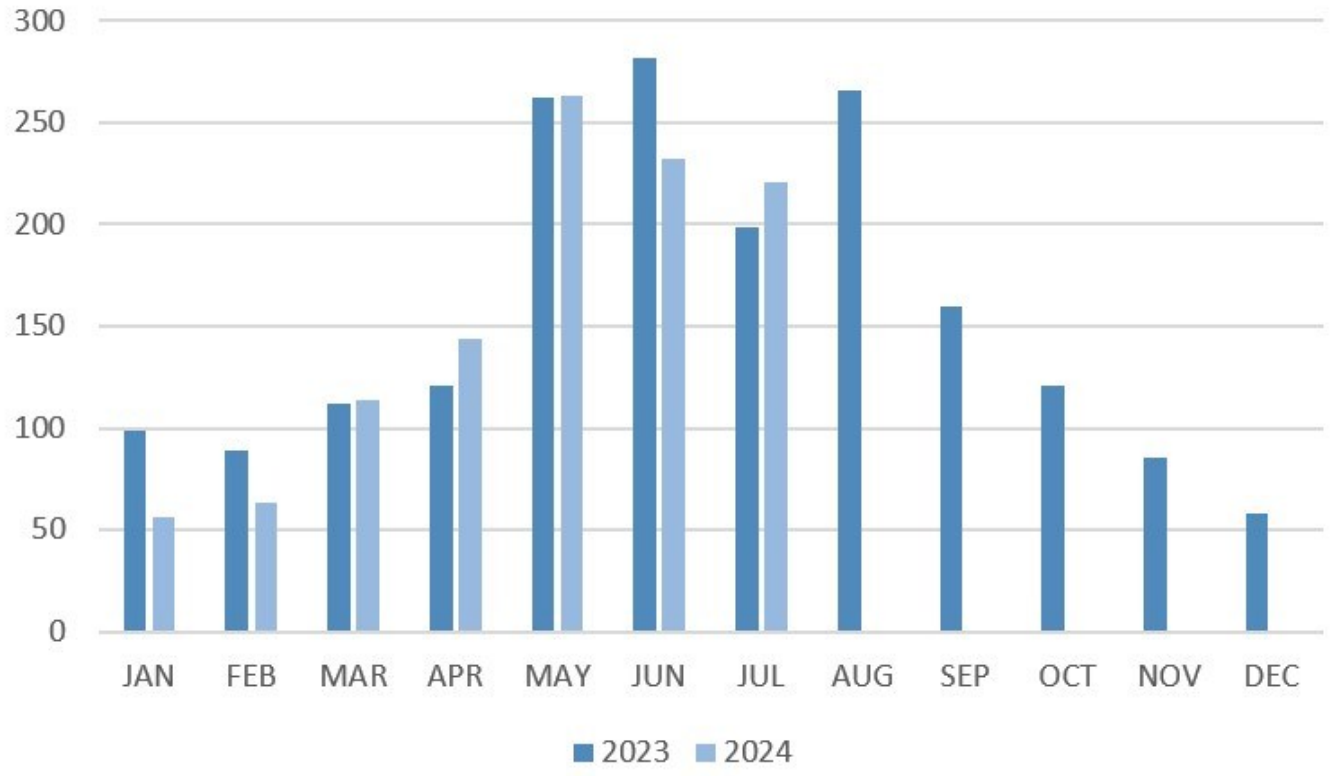
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	163
300-390	Traffic Code	0
401-411	Zoning	16
500-520 (excl. 501)	Building and Construction	42
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	221

Total Code Cases



Most Common Code Cases in July

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	60
245.330	High Weeds/Grass—Prohibited	55
245.130: A (11)	Trash—Prohibited	34

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
UDCT-06-24-9188	Inoperable Vehicles	Approved 7/8/24	Continued 7/15/24	5232 5233
RZ-05-24-9161 GDP-05-24-9162 PP-05-24-9163	Blue Springs Business and Technology Park	Approved 7/8/24	Approved 7/15/24	5228 5229
PF-05-24-9164 PDF-06-24-9186	Hoot Owl Acres	Approved 7/8/24	Approved 7/15/24	5231
GDP-06-24-9177 PP-06-24-9178	Dutch Bros Coffee	Approved 7/22/24	N/A	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	July 2024	July 2023	YTD 2024	YTD 2023
Sign Face Replacement	5	0	22	27
Ground-Mounted Signs	1	0	14	13
Building-Mounted Signs	10	5	49	55
Temporary Signs	8	1	23	12
Other Signs (Flags, Paired-Bracket, Mural, etc.)	2	0	4	2
Total Signs Issued	26	6	112	109