PLANNING COMMISSION MEETING
AGENDA

Monday, April 22, 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, AT&T Channel 99 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** March 25, 2024

2 PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-02-24-9058 / "Power Clean Carpet Cleaning" / 945 NW Vesper St.
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 6, 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)

3 PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-02-24-9059 / "Kansas City Cannabis" / 1117 NW 7 Hwy.
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 6, 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 MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9068 / "Shrout Farm PUD, Lots 6A & 6B" / 3101 SW 7 Hwy. & 3107 SW 7 Hwy.

4 **PRELIMINARY PLAT/ PP-10-23-8941 /** "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

5 **OTHER BUSINESS:** The next scheduled meeting is **Monday, May 13, 2024.**
March 2024 Community Development Monthly Report

6 **ADJOURN**

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
April 17, 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, March 25, 2024

Media Link: March 25, 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, March 25, 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, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson	Travis Graham
	Tom Rohr, Vice Chairperson	Chris Henning
	Robert Morton	Richard How
	Susan Stokenbury	Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Dave McCumber, Development Review Manager	
	Jim Burgess, City Engineer	
	Adair Bright, Senior Planner	
	Jamarcus Magee, Associate Planner	
	John Mullane, Interim City Attorney	
	Galen Ericson, Councilmember, District 1, Mayor Pro Tempore	
	Traci Breshears, Recording Secretary	
ABSENT	Jennifer Ritschel-Smith	

CALL TO ORDER

Byron Craddolph, Chairperson, called the meeting to order at 6:29 p.m. with a request that everyone stand for the Pledge of Allegiance.

CONSENT AGENDA APPROVAL

Chairperson Craddolph requested action on the Consent Agenda with a motion by Commissioner Graham and a second from Commissioner Stokenbury and with a unanimous vote, the minutes of March 11, 2024, were approved.

AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-02-24-9044 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street **&** **AGENDA ITEM 4 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN W/ALTERNATIVE DESIGN STANDARDS / GDP-02-24-9045 /** "105 SW 9th Street 4-Plex" / 105 SW 9th Street	The public hearing for Agenda items 2 and 4 was opened at 6:32 pm. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant. Exhibits: 1. Staff Report with attachments 2. Applicant Plans with attachments 3. Affidavit of Publication in The Examiner on March 9, 2024 4. 185 ft. Notification Map 5. Property owners within 185 ft. of site 6. Copy of letter to property owners 7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference) 8. 2014 Comprehensive Plan (by reference) Dave McCumber, Development Review Manager, presented the request for a Rezoning and General Development Plan to the Planning Commission.
QUESTIONS	None
APPLICANT	Ashley Klements, 105 SW 9th St, spoke on behalf of Kanda Korver, the owner.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	Commissioner Henning spoke that he misunderstood the elevations, thinking that the home was being painted 4 different colors.
PUBLIC HEARING CLOSED	The public hearing closed at 6:44 p.m.
MOTION / PUBLIC HEARING / RZ-02-24-9044 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street	Commissioner Sanderson motioned to approve the Rezoning / RZ-02-24-9044 / 105 SW 9th St 4-plex / 105 SW 9th St.
SECOND	Commissioner Henning seconded the motion.

VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Chad Sanderson-Aye Byron Craddolph-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye Travis Graham-Aye
	RECOMMENDED APPROVAL **(8-Aye, 0-No)** **These items will be heard at the April 1, 2024, City Council Meeting.**
STAFF CONDITIONS	None.
MOTION / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN W/ALTERNATIVE DESIGN STANDARDS / GDP-02-24-9045 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street	Commissioner Henning motioned to approve the General Development Plan / GDP-02-24-9045 / "105 SW 9th Street 4-Plex" / 105 SW 9th Street with 2 staff conditions.
SECOND	Commissioner Smith seconded.
VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Travis Graham-Aye Byron Craddolph-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye Chad Sanderson-Aye
	RECOMMENDED APPROVAL **(8-Aye, 0-No)** **These items will be heard at the April 1, 2024, City Council Meeting.**
STAFF CONDITIONS	1. All exterior improvements, which include the off-street parking lot, private sidewalks, public sidewalk improvements, if necessary, and underground electrical service shall be completed prior to issuance of any certificates of occupancy. 2. 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. Front Yard – Zero (0) to fifteen (15) feet. **The front setback is 30.18 feet.**

b. Side Yard – Zero (0) to fifteen (15) feet.
The side yard setback is 16.27 feet on the north and 51.30 feet on the south.

AGENDA ITEM 3 / PUBLIC HEARING / REZONING / RZ-12-23-8998 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

&

AGENDA ITEM 6 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8999 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

&

AGENDA ITEM 8 / PRELIMINARY PLAT / PP-12-23-9000 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

The public hearing for Agenda items 3 and 6 was opened at 6:46 pm with agenda item 8 to be heard concurrently. A request for exhibits was request of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 9, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Adair Bright, Senior Planner, presented the request for a Rezoning, Planned Development Concept Plan and Preliminary Plat to the Planning Commission.

QUESTIONS

Commissioner Henning asked if the homes would have basements or if they would be slab homes.

Ms. Bright stated they would be slab homes.

APPLICANT

Dan Foster, 14920 W 107, Lenexa, KS, gave his presentation.

QUESTIONS

Commissioner Morton asked what the alley would be made from and how wide they would be.

Mr. Foster stated that the material would either be concrete or asphalt and that they will be 20 feet wide.

Commissioner Rohr asked about the traffic study.

Amy McCurdy, 420 W 123 Terr, Kansas City, MO, the traffic consultant for the project, stated most of the traffic will filter through Adams Dairy Parkway, making it a level of service "D", giving it a 40 second delay.

Commissioner Rohr stated he was surprised that with the school nearby that a traffic light is not required at that intersection.

Ms. McCurdy stated to warrant a traffic signal that the impact has to be throughout the day and not just peak times, which is when the neighborhood would impact the flow of traffic. Ms. McCurdy also stated that by adding a light when it's not necessary can increase traffic accidents. She stated something being developed in an open space could trigger a light in the future.

WITNESSES IN FAVOR

Jeff Siems, 29203 SE Ryan Rd, believes that this is affordable single-family housing and that it is one of the things the city needs and is looking for.

WITNESSES OPPOSED

Jeremy Powell, 905 SE Cypress Ln, and Cindy Mikoychik, 909 SE Cypress Ln, were in opposition due to the lots being small, school over-crowding and fear of the neighborhood lowering the value of their homes.

DISCUSSION

Mike Mallon, Senior Director of City Development, clarified that the future planning area 3 does not have any development standards and will need to go before Planning Commission in the future.

Commissioner Henning asked for the minimum standards for frontage and garage doors, and he believes the city would look nicer if they used nicer garage doors as most houses are mainly garage doors.

Ms. Bright stated that the front façade for homes using compact lot standards are only allowed 25% garage door coverage as it follows the multi-family design standards, which is why they are asking for the increase in coverage.

Mr. Mallon stated that the multi-family standards are not written for a single-family home.

Henning asked if the minimum floor area would be 1,100-sf.

Mr. Mallon stated that if approved, the Commission will set the minimum for 1,100-sf.

Mr. Foster stated in rebuttal to the opposition that Rausch Coleman spoke with the schools and that they had no worries about the neighborhood going in. He also

stated that the square footage of the houses are comparable to Keystone Estates, which is the neighborhood they will be connecting to.

PUBLIC HEARING CLOSED

The public hearing was closed at 7:35pm.

MOTION / PUBLIC HEARING / RZ-12-23-8998 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of Adams Dairy Parkway

Commissioner Graham motioned to approve Rezoning RZ-12-23-8998 / Adam's Ridge / South of SE Sunnyside School Rd and West of Adams Dairy Parkway.

SECOND

Commissioner How seconded the motion.

VOTE

Tom Rohr – No	Richard How - Aye
Susan Stokenbury-No	Chris Henning – No
Travis Graham-Aye	Robert Morton – No
Byron Craddolph-No	Chad Sanderson-No

NOT RECOMMENDED FOR APPROVAL
(2-Aye, 6-No)
These items will be heard at the April 1, 2024, City Council Meeting.

MOTION / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8999 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

Commissioner How motioned to approve Planned Development Concept Plan / PDC-12-23-8999 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway.

SECOND

Commissioner Graham seconded the motion.

VOTE

Tom Rohr – No	Richard How - Aye
Susan Stokenbury-No	Chris Henning – No
Travis Graham-Aye	Robert Morton – No
Byron Craddolph-No	Chad Sanderson-No

NOT RECOMMENDED FOR APPROVAL
(2-Aye, 6-No)
These items will be heard at the April 1, 2024, City Council Meeting.

MOTION / PRELIMINARY PLAT / PP-12-23-9000 / "Adam's Ridge" / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway

Commissioner How motioned to approve the Preliminary Plat / PP-12-23-9000 / Adam's Ridge / South of SE Sunnyside School Rd and West of SE Adams Dairy Parkway.

SECOND

Commissioner Graham seconded the motion.

VOTE

Tom Rohr – No	Richard How - Aye
Susan Stokenbury-No	Chris Henning – No
Travis Graham-Aye	Robert Morton – No
Byron Craddolph-No	Chad Sanderson-No

DENIED
(2-Aye, 6-No)

AGENDA ITEM 5 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-02-24-9040 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School

&

AGENDA ITEM 7 / PRELIMINARY PLAT / PP-02-24-9041 / "Hudson Estates" / South of 7 Hwy and South of Cordill-Mason Elementary School

The public hearing for Agenda item 5 was opened at 7:38 pm with agenda item 7 to be heard concurrently. A request for exhibits was requested of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 9, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Dave McCumber, Development Review Manager, presented the request for a General Development Plan and Preliminary Plat to the Planning Commission.

QUESTIONS

None.

APPLICANT	Kyle Miller, 1000 W Nifong Blvd, Columbia, MO, gave a presentation on the development. Commissioner Sanderson asked how many people were at the neighborhood meeting. Mr. Miller stated around 10-12 residents. Commissioner Henning asked about rent prices. Dan Sanders, 111 N Main Street, Clarkston, MO stated that most units would be around $750 a month. With a few being more and a few being less for those that qualify for financial help.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	Mark Adams, 405 SW Nelson Dr, and Teresa Davidson, 401 SW Nelson Dr, are in opposition due to wanting a larger buffer and fear of the neighborhood lowering the value of their homes.
DISCUSSION	Chairperson Craddolph asked how the applicant feels about the buffer. Mr. Miller stated that the 15-foot buffer is more than what the city requires and that there is also a utility easement that wraps around the property that is not included in the buffer. Rohr asked if there was any way to accommodate for an increase in the buffer. Mr. Miller stated that to do so would cut into the yards of the units they are building. Commissioner Sanderson asked for clarification on the code requirements for buffers. Mr. McCumber stated that the developers had 3 options: 7ft wide dense new plantings, 15 ft less dense new planting, or tree preservation. Chairperson Craddolph asked if there were any letters of opposition and if a traffic study was done. Mr. McCumber stated that no letters of opposition were submitted and that a traffic study was done. He directed the Commissioners to ask traffic study questions to Mr. Burgess.
PUBLIC HEARING CLOSED	The public hearing closed at 8:02pm

MOTION / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-02-24-9040 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School	Commissioner Sanderson motioned to approve the General Development Plan / GDP-02-24-9040 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School.
SECOND	Commissioner How seconded.
VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Travis Graham-Aye Byron Craddolph-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye Chad Sanderson-Aye
	RECOMMENDED APPROVAL **(8-Aye, 0-No)** **These items will be heard at the April 1, 2024, City Council Meeting.**
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. Approval of the General Development Plan includes only those improvements shown therein as part of the proposed apartment development. Any future development of the remaining portions of Lot 1 and/or Lot 2 shall require a new General Development Plan and shall provide an access drive extending from SW Hudson Drive north to the north property line of lot one (1) for an additional access point for the Cordill-Mason Elementary School.
MOTION / PRELIMINARY PLAT / PP-02-24-9041 / "Hudson Estates" / East of 7 Hwy and South of Cordill-Mason Elementary School	Commissioner Sanderson motioned to approve the Preliminary Plat / PP-02-24-9041 / Hudson Estates / East of 7 Hwy and South of Cordill-Mason Elementary School.
SECOND	Commissioner How seconded the motion.
VOTE	Tom Rohr – Aye Susan Stokenbury-Aye Travis Graham-Aye Richard How - Aye Chris Henning – Aye Robert Morton – Aye

Byron Craddolph-Aye Chad Sanderson-Aye

APPROVED
(8-Aye, 0-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. Approval of this Preliminary Plat is rescinded if the General Development Plan (GDP-02-24-9040) request is denied by City Council.
3. A Limits of No Access is required to be delineated and dedicated on the Final Plat that are adjacent to SW Hudson Drive where access drives, except those that serve the parking lots of Hudson Estates, will not be located.
4. Easements shall be delineated, labeled, and dedicated for all Tree Preservation Areas, storm detention and storm water quality best management practices on the Final Plat.
5. As-builts and 2-year maintenance bonds on the street, storm sewers, water main, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.
6. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.
7. 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.
8. Tract A and Tract B shall replatted into buildable lots through the preliminary and final plat process in accordance with UDC requirements prior to any development or any building permits being issued.

AGENDA ITEM 9 / PUBLIC HEARING / SITE PLAN DESIGN REVIEW W/ALTERNATIVE DESIGN STANDARDS / SPDR-01-24-9034 / "Timothy Lutheran" / 301 E Wyatt Rd

The public hearing for Agenda item 9 opened at 8:04 pm. A request for exhibits was asked of the City Attorney, John Mullane who introduced exhibits 1 through 8 into the public record on behalf of the applicant.

Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 9, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Jamarcus Magee, Associate Planner, presented the request for a Site Plan Design Review with Alternative Development Standards to the Planning Commission.

QUESTIONS

Commissioner Henning asked if there were drawings of the building and what it would look like.

Mr. Magee stated that the building elevations are in the packet, and that they turned in the rendering with the application for a building permit.

Commissioner Stokenbury asked why the building would be in front of the original structure.

Mr. Mallon clarified that the building would be in front and that are code states it must be behind, however, due to the large setback of the church, staff is in favor.

APPLICANT

Lewis Wilburs, 1116 SE Skyview Dr, spoke to the Commission.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

None.

DISCUSSION

None.

MOTION / SITE PLAN DEIGN REVIEW W/ ALTERNATIVE DEVELOPMENT STANDARDS / SPDR-01-24-9034 / "Timothy Lutheran Church" / 301 E Wyatt Rd

Commissioner Henning motioned to approve Site Plan Design Review with Alternative Development Standards / SPDR-01-24-9034 / timothy Lutheran Church / 301 E Wyatt Rd

SECOND

Commissioner Rohr seconded

VOTE

Tom Rohr – Aye	Richard How - Aye
Susan Stokenbury-Aye	Chris Henning – Aye
Travis Graham-Aye	Robert Morton – Aye
Byron Craddolph-Aye	Chad Sanderson-Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the approval of the following Alternative Development Standards:
    a. To allow for an accessory structure located within a required front yard or street-side yard setback.

2. A building permit is required to be approved prior to construction of the new building addition.
3. The renderings submitted with the building permit shall be reviewed by staff to ensure they meet the standards of UDC Section 407.090 Non-Residential Design before approval.

OTHER BUSINESS

Ms. Bright gave the presentation of the Community Development Annual Report to the Planning Commission.

The next scheduled meeting is Monday, April 8, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Morton and the meeting adjourned at 8:20 p.m.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Byron Craddolph, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 22, 2024 City Council: May 6, 2024
Project Name:	***Power Clean Carpet Cleaning***
Site Location:	945 NW Vesper Street
Project Request:	CUP-02-24-9058; Conditional Use Permit with Alternative Development Standards to allow for a Building or Construction Contractor (With Machinery, Equipment, Or Storage) in a "GB" General Business Zoning District

Applicant: Dan Bates | Power Clean Carpet Cleaning
Property Owner: Brett Burge
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to operate their commercial floor cleaning (Building or Construction Contractor) business, Power Clean Carpet Cleaning, at the address listed above. The applicant has stated that they have a total of fourteen (14) employees, six (6) of which will park a vehicle at the property daily. Mr. Bates has also indicated that all company vehicles and equipment will be parked or stored inside the building on the property and accessed through the overhead garage door, which is located on the east façade.

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

Along with an approved CUP, the City's Unified Development Code (UDC) Section 405.050 provides Special Use Standards for this land use, which are outlined in the Conditional Use Permit Analysis section of this report. Additionally, the applicant is requesting Alternative Development Standards (ADS), which will be covered in the Alternative Development Standards analysis section of this report.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
05/11/1995	Board of Zoning Adjustment	Variance approval of an 8' side yard setback along 10th street from the required 15'.

Future Applications: **A Business License will be required to be approved if the Conditional Use Permit is approved.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" Single-Family District	Detached Housing
South:	"GB" General Business	Office
East:	"GB" General Business	Office

Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
PC Exhibit: #1

West:	"LI" Light Industrial	Office

CONDITIONAL USE PERMIT ANALYSIS

A Conditional Use Permit (CUP) 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.

Preservation: The site is currently developed and the applicant is not requesting to modify it further.

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site has one (1) drive access along NW Vesper Street. A sidewalk exists on the east side of NW 10th Street; however, NW Vesper Street currently has no public sidewalk. This CUP request is not proposing to modify the site further, thus requiring a sidewalk will not be necessary.

Traffic: No traffic studies or street improvements are warranted for this CUP application.

Stormwater: There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no additional development is proposed.

Open Space: The existing site will remain unchanged.

Land Use: The proposed land use, Building or Construction Contractor, is allowed in the "GB" General Business zoning district with the approval of a CUP. This land use is defined in the UDC as:

Construction contractor shall mean a person engaged in the construction of buildings, engaged in heavy construction (such as streets, bridges, or utilities), or specialized in such construction trades such as plumbing, heating and air condition, electrical wiring, masonry, roofing or gutters, well drilling, or house painting. Construction equipment shall mean a self-propelled or non-propelled equipment designed for off-road use in grading or construction, including trailers, attachments, and component parts for such equipment.

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

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

Staff Response: The applicant plans to store all materials and equipment within the existing building on the site. This criterion is not applicable to the application.

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

Staff Response: The applicant plans to store all materials and equipment within the existing building on the site. This criterion is not applicable to the application.

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

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

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

Staff Response: The applicant has no intention of modifying the building further.

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

Staff Response: The applicant has stated that all equipment and company vehicles will be parked within the building.

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

Staff Response: The applicant is not proposing alterations that alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

Building Typology: The existing commercial building is classified as a Small Commercial building type in the UDC. Items highlighted indicate a legal non-conforming feature of the property.

Small Commercial Building		
Lot Size	Frontage width	25 feet to 100 feet - (116' of frontage along NW 10th Street)
	Area	2,000 square feet to 10,000 square feet - (11,458 square feet)
Setbacks	Front	0 feet to 10 feet when fronting on a designated activity street or in the NB District generally; 0 feet to 45 feet in all other cases
	Side	5 feet minimum; 0 feet where party wall used
	Corner side	5 feet to 15 feet; except 0 feet when the first 30 feet of building frontage on the side street is designed to meet the standards of the front facade

	Rear	10 feet minimum, except 0 feet minimum for alley-loaded lots
Height		15 feet to 30 feet; up to 2 stories
Frontage Type		Terrace; frontage; plaza; enhanced streetscape frontage
Design and Performance Standards		Transparency = 50% to 80% at street level; 30% to 50% on upper story Primary entrance feature = 1 per building frontage No more than 20 linear feet of blank facades along street frontage without transparency, entrances, or architectural ornamentation. Building coverage = 90% maximum No surface parking shall be located in front of the front building line; any parking to the side shall be limited to no more than 30% of the lot frontage and screened at the front building line; all other parking shall be located behind the building or otherwise setback from the street at least 30 feet. [Note: parking for small commercial buildings shall use the following priority: (1) on-street parking; (2) shared off-site or public parking areas; (3) parking to the rear and access off an alley or side street; (4) side parking areas.] Non-residential design standards in Section **407.090** shall apply to all applications of this building type.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Warehousing and Wholesale	1 per 500 square feet, but in no case greater than 1 space per 400 square feet– Required 6	6 spaces

Required Stall Dimensions	Required Aisle Dimensions	Proposed Stall Dimensions	Proposed Aisle Dimensions
9.5 X 18.5’	25’	9’ X 14’	20’

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Warehousing and Wholesale	0 (Legal Non-Conforming)	0 (Legal Non-Conforming)

The site meets the required number of parking spaces; however, the required parking stall and drive aisle dimensions do not meet UDC standards. The applicant is asking for relief from this requirement through ADS. Staff is not requiring the addition of bike parking given this site is already constrained and is legal non-conforming.

Pedestrian Access: The applicant is not proposing to modify the site; therefore, they are asking to waive the requirement.

Architectural Character: The site includes one (1) metal building with one (1) overhead door on the east façade.

Frontage & Landscaping: The applicant is moving into the existing building on the site and is requesting to waive the requirement.

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

Modifications Requested: The applicant is proposing the following modifications through Alternative Development Standards related to the Special Use Standards Section of the Unified Development Code(UDC):

- **Per 405.030 - Deviation from the Building Type Standards to allow a larger frontage width (116') than what is allowed (25'-100').**
- **Per 405.030 - Deviation from the Building Type Standards to allow less transparency than what is required (50% - 80% at street level)**
- **Per 405.030 - Deviation from the Building Type Standards to allow more than 20 linear feet of blank facades (10th Street) along street frontage without transparency, entrances, or architectural ornamentation.**
- **Per 407.010-4 – Deviation from the Parking Area Design table to allow for reduced drive aisle and parking stall dimensions. The proposed drive aisle is twenty (20) feet wide and the parking stalls are nine (9) feet by fourteen (14) feet.**

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 ADS would allow this existing building to be utilized by a tenant now without requiring significant alterations to the site.

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 ADS will allow the property to be utilized in a manner consistent with the general land uses surrounding it and proposed in 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 standards are not consistent with other provisions of this Chapter since the site (parking lot) is existing and considered Legal Non-Conforming, however, staff does support this ADS request.

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: Deviations from Section 407.010-4, provide unique challenges for this criterion. The property was developed in the mid-1990s and

was arranged in a manner that makes meeting the UDC standards extremely difficult without significant reinvestments.

A variance was requested and approved in May of 1995 regarding the reduction of the then 15' required side yard setback when abutting a side street (NW 10th). It was notated in the meeting minutes that the buildable area of the lot was not large enough to accommodate the proposed building and parking lot without asking for relief from the side yard setback through a variance. The Board of Zoning Adjustment approved the variance citing that the case was unique because NW 10th street had an unusual amount of right-of-way along this lot's frontage. The right-of-way measured from the east curb line of NW 10th Street is more than 32' wide at the intersection with NW Vesper and more than 44' wide at the NW corner of the property and NW 10th Street. The City Engineer confirmed that the placement of the building at only an 8' setback would not create a sight distance concern for vehicles at the intersection. The Board approved the request for the 8' setback from the west property line fronting NW 10th Street.

A building permit was approved, and the site was developed consistent with the permit and approved variance. A plot plan of the proposed developed was included with the building permit and showed a parking lot with a 20' wide drive aisle and 18' deep parking stalls. It appears that the parking lot dimensions did not meet the adopted UDC of that time but was still approved. Furthermore, the 18' parking stall depth was measured from the east building façade to the drive aisle, however, since the property was developed, parking blocks were installed to prevent vehicles from bumping into the building. The addition of parking blocks made the spaces even smaller and today are approximately 14' deep (to the parking blocks) with a 2' overhang. Moreover, the property has continued to be used with the smaller parking lot by tenant(s) over the years and it is unknown whether it has been an issue for vehicles to maneuver the tight parking lot.

It is the opinion of staff that since the property was developed according to the approved variance, building permit, and has operated for many years with the same parking dimension constraints, that this criterion be supported.

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

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

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

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

   STAFF RESPONSE: The application attempts to bring the business in conformance with the Unified Development Code (UDC). It both supports the existing zoning of the property and the abutting districts.

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

STAFF RESPONSE: No additional development is being proposed.

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

   STAFF RESPONSE: The parking lot will be required to be striped prior to an approved business license.

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 believe that if the requested parking lot dimensions are approved that it will not have a negative impact on the public realm.

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

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

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

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being proposed.

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

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

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

   STAFF RESPONSE: The application does not pose a risk to preventing development as required by the Unified Development Code.

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 long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

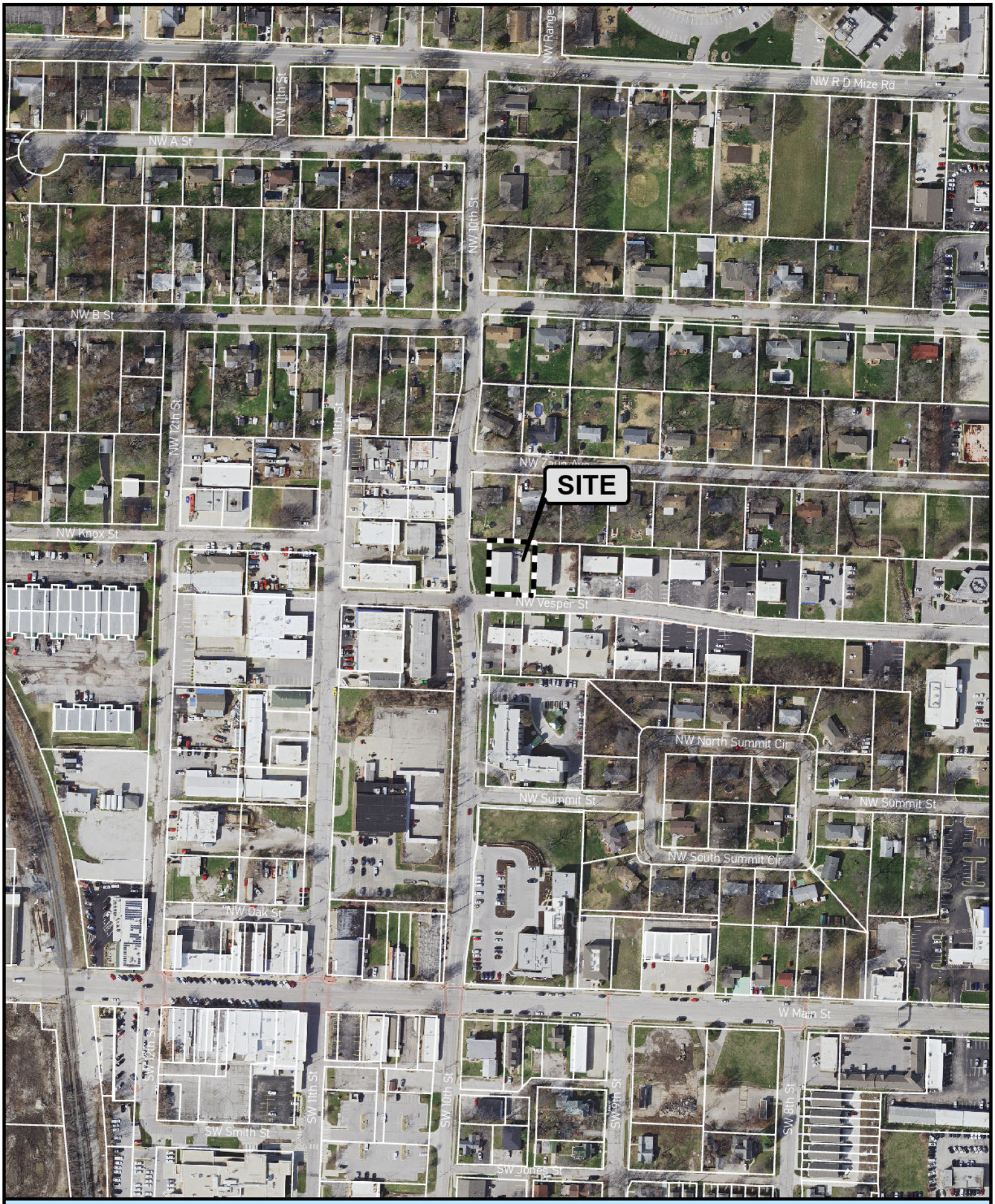
    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions listed below.

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

STAFF RECOMMENDATION:

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. Deviation from Section 407.010-4 be approved to allow the reduced parking lot dimensions as listed in the Parking section of this report.
    b. Deviations from 405.030 of the Building Type Standards to allow the following:
        i. A Larger frontage width (116') than what is allowed (25'-100')
        ii. Less transparency than what is required (50% - 80% at street level)
        iii. More than 20 linear feet of blank facades (west facade) along street frontage without transparency, entrances, or architectural ornamentation
2. The Conditional Use Permit allows the "*Construction or Building Contractor (With Machinery, Equipment, Or Storage)"* land use to be allowed in accordance with the Special Use Standards Section 405.050 (31) at the property addressed 945 NW Vesper Street.

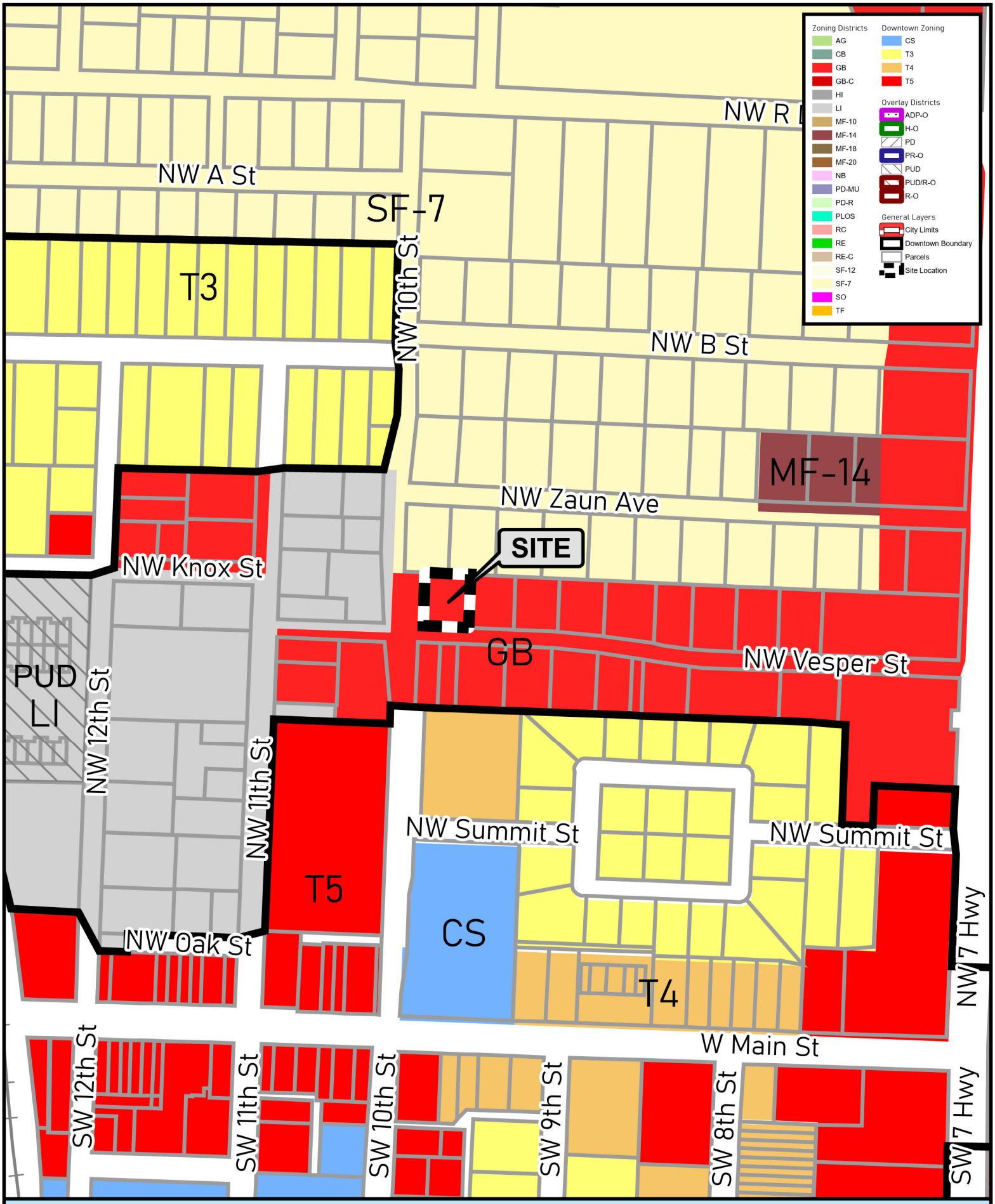


The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 265 feet
Date: 2/23/2024



The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
SITE LOCATION MAP

N

1 inch = 265 feet

Date: 2/23/2024

To whom it may concern:

Power Clean Carpet Cleaning LLC is a commercial carpet cleaning business that serves the KC metro area. We have been in business for 6 years and were previously located in Independence, MO. We were voted number one carpet cleaning business by Kansas City Favorites We decided to relocate to Blue Springs due to our company growth and the need for a larger work area and are excited to bring our company to your lovely downtown business area of Blue Springs and be located at 945 NW Vesper St.

As per the Special Use Standards required noted in the zoning, land use and building standards documents we were provided, we will not be parking company equipment in the parking lot of our business and will only be parking company vehicles/equipment inside. All work-related equipment, i.e. Fans, dehumidifiers, etc. will always be stored inside and none of our company equipment will be visible from street view. We will not be altering the building, and we understand that it is very important to follow the city rules as stated in the documents provided and intend to honor those things as per city code. Our use of this property will in no way have a negative impact on the surrounding properties or businesses and we look forward to bringing more business to your city.

Sincerely,

Dan Bates

Power Clean Carpet Cleaning Owner

Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
PC Exhibit: #2

Received
02/22/2024 2:38:55 PM

THE EXAMINER

Notice ID: 2QYFzLw8o8VWm8JhKI6S
Power Clean Carpet Clean

AFFIDAVIT OF PUBLICATION: #2146040

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, 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:

Apr. 6, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $100.25

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

PUBLIC NOTICE
Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
945 NW Vesper Street
Parcel #
36-920-04-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 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, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge for a Conditional Use Permit for a Building or Construction Contractor land use at the property addresses 945 NW Vesper Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

LOT 12 OF
BLUE SPRINGS CENTER

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-02-24-9058 on **Monday, May 6, 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, Apr 6, 2024

2146040

Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
PC Exhibit: #3

PUBLIC NOTICE

Conditional Use Permit | CUP-02-24-9058
Power Clean Carpet Cleaning
945 NW Vesper Street
Parcel # 36-920-04-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 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, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge for a Conditional Use Permit for a Building or Construction Contractor land use at the property addresses 945 NW Vesper Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

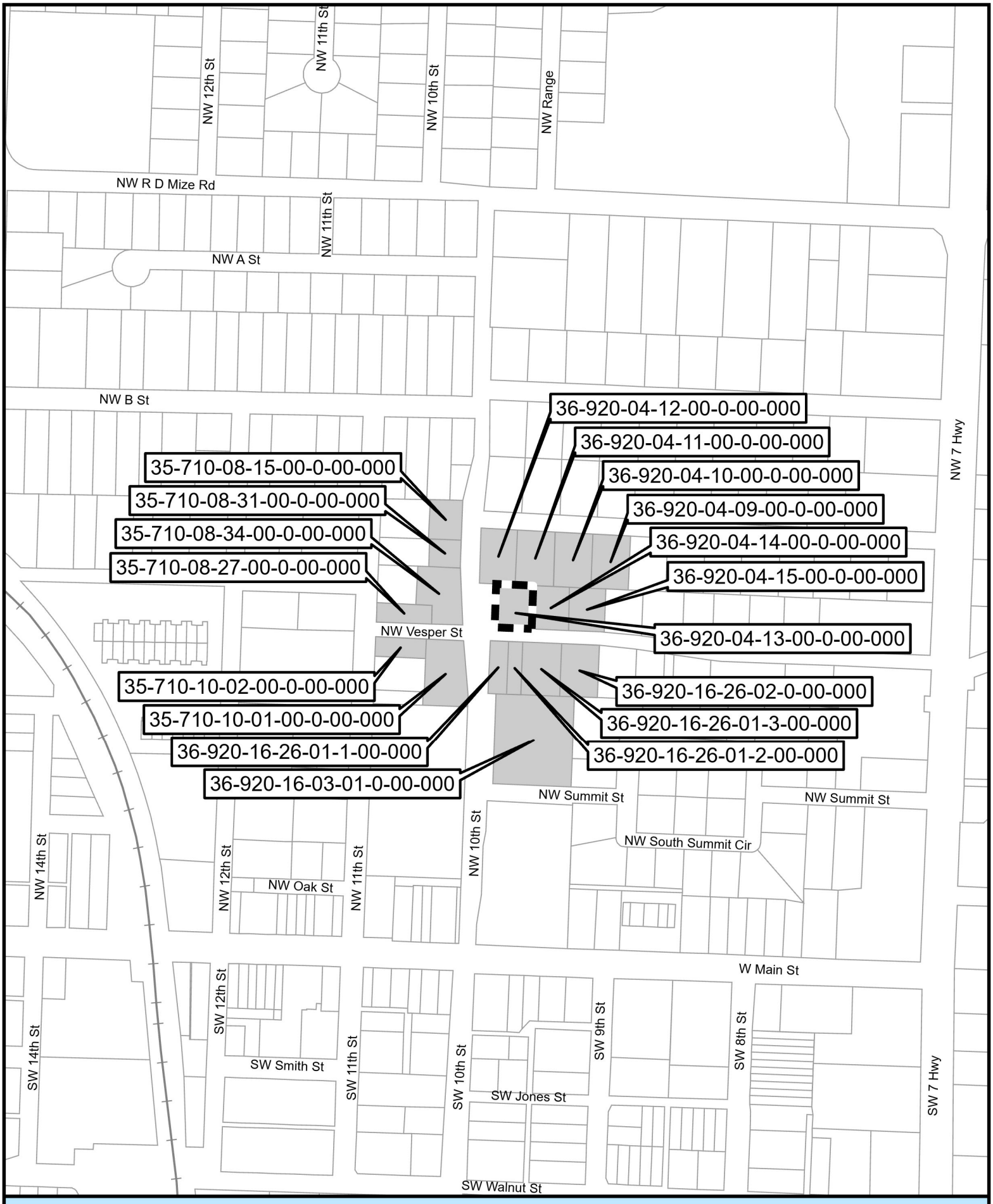
LOT 12 OF BLUE SPRINGS CENTER

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 | CUP-02-24-9058 on **Monday, May 6, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, April 6, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/03/2024



The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-0
185' NOTIFICATION MAP

Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-920-04-14-00-0-00-000	927 NW VESPER ST	BLUE SPRINGS	MO	64015	MILLAY PROPERTIES LLC	927 NW VESPER ST BLUE SPRINGS, MO 64015
36-920-16-26-01-3-00-000	916 NW VESPER ST	BLUE SPRINGS	MO	64015	THURMAN STEVEN P & LANA J	1201 HILLTOP DR BLUE SPRINGS, MO 64014
36-920-16-03-01-0-00-000	917 NW SUMMIT DR	BLUE SPRINGS	MO	64015	FRIENDSHIP MANOR SENIOR HOUSING LP	2335 N BANK DR COLUMBUS, OH 43220
36-920-16-26-01-2-00-000	924 NW VESPER ST	BLUE SPRINGS	MO	64015	SOMMERS SALES & SERVICES INC	924 NW VESPER ST BLUE SPRINGS, MO 64015
36-920-16-26-01-1-00-000	928 NW VESPER ST	BLUE SPRINGS	MO	64015	HICKAM TERRY L & HICKAM TODD A	928 W VESPER BLUE SPRINGS, MO 64015
36-920-04-15-00-0-00-000	915 NW VESPER ST	BLUE SPRINGS	MO	64015	OXMAN ANDREW E & JOANNE M	9001 SW 1ST ST LEES SUMMIT, MO 64064
36-920-04-12-00-0-00-000	912 NW ZAUN AVE	BLUE SPRINGS	MO	64015	GREER JOHNNIE BETH | KUMMETH LAWRENCE	3380 E FM 1430 LOT A12 MARBLE FALLS, TX 78654 | 101 N ROARING SPRINGS RD APT 3201 WESTWORTH VILLAGE, TX 76114
36-920-04-13-00-0-00-000	945 NW VESPER ST	BLUE SPRINGS	MO	64015	VESPER INVESTMENTS LLC	23410 E STRODE RD BLUE SPRINGS, MO 64015-9413
36-920-16-26-02-0-00-000	904 NW VESPER ST	BLUE SPRINGS	MO	64015	8418 PROPERTIES LLC	4001 NW HIDDEN POINTE DR BLUE SPRINGS, MO 64015
36-920-04-11-00-0-00-000	908 NW ZAUN AVE	BLUE SPRINGS	MO	64015	STREMMEL MARVIN LOUIS	908 NW ZAUN AVE BLUE SPRINGS, MO 64015
35-710-08-31-00-0-00-000	400 NW 10TH ST	BLUE SPRINGS	MO	64015	MONARCH INVESTMENT HOLDINGS	404 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-08-34-00-0-00-000	1001 NW VESPER ST	BLUE SPRINGS	MO	64015	IMPACT MEDICAL COMMERCIAL LLC	314 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-10-02-00-0-00-000	312 NW 11TH ST UNIT A	BLUE SPRINGS	MO	64015	OSBORNE CHARLES WESLEY & RUTH ZELMA	312 NW 11TH ST BLUE SPRINGS, MO 64014
35-710-10-01-00-0-00-000	309 NW 10TH ST	BLUE SPRINGS	MO	64015	BURGE INVESTMENT GROUP LLC	23410 E STRODE RD BLUE SPRINGS, MO 64015
36-920-04-10-00-0-00-000	904 NW ZAUN AVE	BLUE SPRINGS	MO	64015	LESLIE CARLENE F	2526 S 45TH KANSAS CITY, KS 66106
36-920-04-09-00-0-00-000	900 NW ZAUN AVE	BLUE SPRINGS	MO	64015	HUDSON JOHN G & PENNY L	900 ZAUN BLUE SPRINGS, MO 64015
35-710-08-27-00-0-00-000	314 NW 11TH ST	BLUE SPRINGS	MO	64015	BURGE INVESTMENT GROUP LLC	314 NW 11TH ST BLUE SPRINGS, MO 64015
35-710-08-15-00-0-00-000	401 NW 10TH ST	BLUE SPRINGS	MO	64015	KC PROTECT PROPERTIES LLC	401 NW 10TH ST BLUE SPRINGS, MO 64015

Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
PC Exhibit: #5

Blue Springs, Missouri
Community Development

April 8, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-02-24-9058
Power Clean Carpet Cleaning
945 NW Vesper Street
Parcel # 36-920-04-13-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Dan Bates of Power Clean Carpet Cleaning, on behalf of the property owner, Brett Burge for a Conditional Use Permit for a Building or Construction Contractor land use at the property addresses 945 NW Vesper Street.

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

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

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

Planning Commission - Monday, April 22, 2024 @ 6:30 p.m.
&
City Council – Monday, May 6, 2024 @ 6:00 p.m.

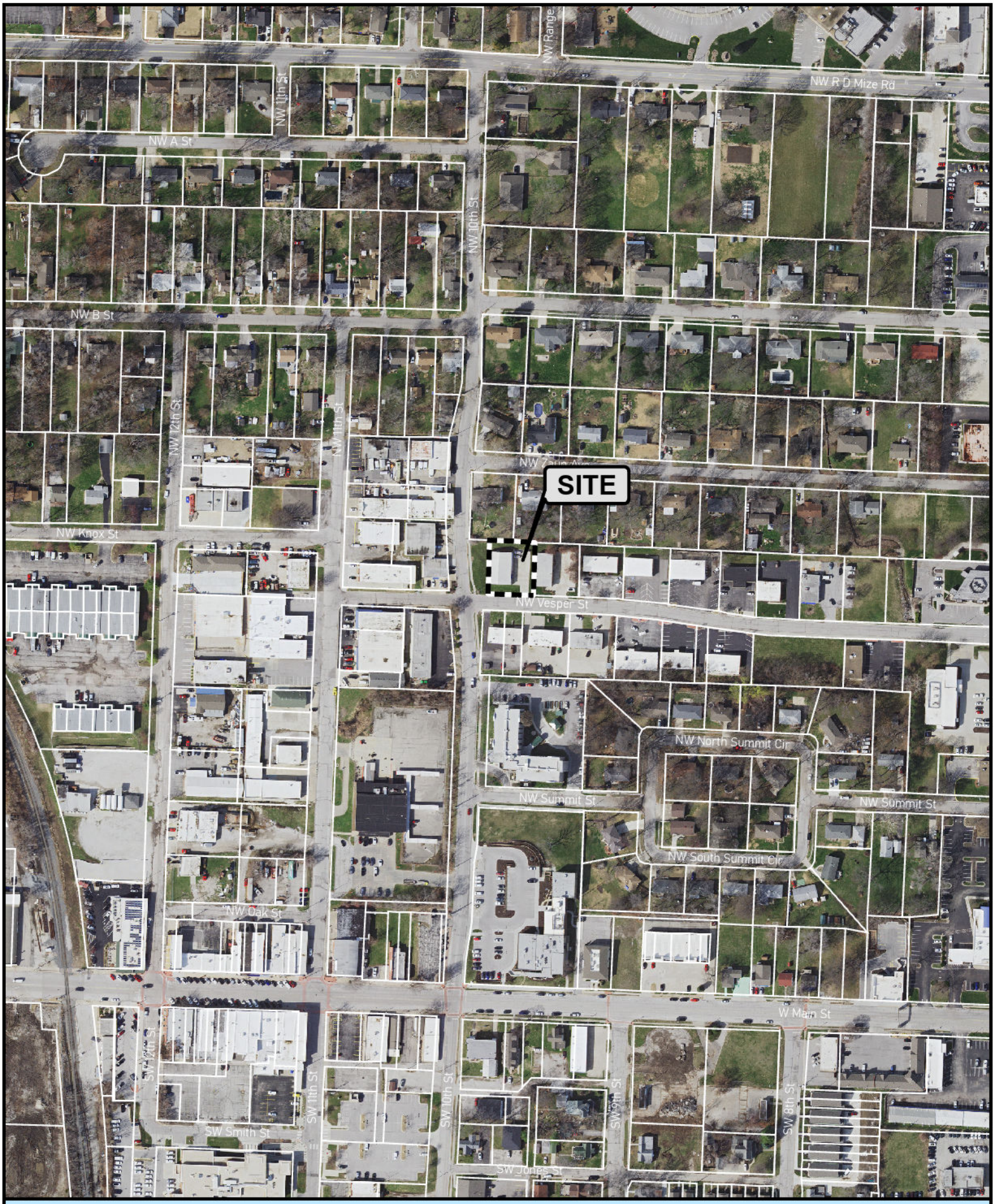
Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Dave McCumber
Development Review Manager

Conditional Use Permit
CUP-02-24-9058
Power Clean Carpet Cleaning
PC Exhibit: #6



The City of Blue Springs Missouri

CUP-02-24-9058
PARCEL # 36-920-04-13-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 265 feet
Date: 2/23/2024

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-02-24-9058
PC MEETING: 4-8-2024
CC MEETING: 4-15-2024
BOA MEETING:
NEWSPAPER: 3-23-2024
NOTICE LETTERS: 3-22-2024
PLANNER: Dave McCumber

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

Power Clean Carpet Cleaning
Project Name

945 NW Vesper St, Blue Springs MO 64015 — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Carpet Cleaning — 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

Name of Applicant	Company	Phone	Email Address
Dan Bates	Power Clean Carpet Cleaning	816-585-7456	schedule.powerclean@gmail.com

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

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 Dan Bates — Applicant Signature — Date: 3-11-24

Name of Property Owner	Phone	Email Address
Brett Burge	816-935-3830	N/A

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

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

X — Property Owner Signature — Date: 3-11-24

Received
02/22/2024 2:38:55 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:

To whom it may concern:
Power Clean Carpet Cleaning LLC is a commercial carpet cleaning business that serves the KC metro area. We have been in business for 6 years and were previously located in Independence, MO. We were voted number one carpet cleaning business by Kansas City Favorites We decided to relocate to Blue Springs due to our company growth and the need for a larger work area and are excited to bring our company to your lovely downtown business area of Blue Springs and be located at 945 NW VesperSt.

As per the Special Use Standards required noted in the zoning, land use and building standards documents we were provided, we will not be parking company equipment in the parking lot of our business and will only be parking company vehicles/equipment inside. All work-related equipment, ie. Fans, dehumidifiers, etc will always be stored inside and none of our company equipment will be visible from street view. We will not be altering the building and we understand that it is very important to follow the city rules as stated in the documents provided and intend to honor those things as per city code. Our use of this property will in no way have a negative impact on the surrounding properties or businesses and we look forward to bringing more business to your city.

Sincerely,
Dan Bates
Power Clean Carpet Cleaning Owner

Received
02/22/2024 2:39:00 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

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

Received
02/22/2024 2:39:00 PM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$ _____
DEAX	De-Annexation	$468 + Public Hearing[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$ _____
RZ	Rezoning	$468 + Public Hearing[1]		$ _____
	General Development Plan	$0 + Public Hearing[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____lot(s)	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____lot(s)	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____sq. ft.	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + Public Hearing[1]		$ _____
VAR	Variance	$484 + Public Hearing[1]		$ _____
	Alternative Development Standards	$0 + Public Hearing[1]		$ _____
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$ _____
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		$ _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

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PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 22, 2024 City Council: May 6, 2024
Project Name:	***Kansas City Cannabis Company***
Site Location:	1117 N 7 Highway
Project Request:	CUP-02-24-9059; Conditional Use Permit with Alternative Development Standards to allow for extended hours of operation for the lobby and drive-thru beyond 8:00 AM – 8:00 PM.

Applicant: Dan Nelson | Kansas City Cannabis Company
Property Owner: Brandon Haverty SC Noland, LLC
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to extend the current allowed hours of operation of a marijuana dispensary from 8:00 AM to 8:00 PM. Mr. Nelson is making two requests, the first of which is to extend the hours of operation for the lobby inside the store two additional hours in the evening to 10:00 PM. The second request is to allow the drive-thru to stay open 24 hours a day. The drive-thru is unique when compared to those used for a fast-food restaurant in that it operates with only a drawer and camera to provide additional security and safety measures for the business and employees working the drive-thru.

Unified Development Code (UDC) Section 407.050 (A)(34)(e) regulates a marijuana dispensary's hours of operation from 8:00 AM to 8:00 PM. It is because of this code provision the applicant is required to seek approval through a CUP. Staff has found that some cities in the metro on the Missouri side of the state line allow for longer hours of operation with the latest closing time of 10:00 PM. Furthermore, one City, Grandview, Missouri, allows a drive-thru to remain open 24 hours a day.

Staff Recommendation: Staff recommends approval of the CUP with Alternative Development Standards with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
11/13/2023	Planning Commission	Approved a Site Plan Design Review (SPDR-09-23-8902) with conditions.

Future Applications: **There are no future applications necessary with approval of this CUP request.**

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business District)	Retail (Westlake Ace Hardware)
South:	"GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
East:	Right-of-Way / "GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
West:	"GB" (General Business District)	(Storage)

Conditional Use Permit
CUP-02-24-9059
Kansas City Cannabis Company
PC Exhibit: #1

CONDITIONAL USE PERMIT ANALYSIS

A Conditional Use Permit (CUP) 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.

Preservation: The site is currently developed, and the applicant is not requesting to modify it further.

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site has two (2) access drives along NW Jefferson Street. A previously approved Site Plan Design Review required a public sidewalk to be constructed along the north side of NW Jefferson Street across the property's frontage.

Traffic: No traffic studies or street improvements are warranted for this CUP application.

Stormwater: There is no development with the CUP request; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no additional development is proposed.

Open Space: The existing site will remain unchanged.

Land Use: The marijuana dispensary land use is allowed in the "GB" General Business zoning district.

Special Use Standards: Per UDC Section 405.050(A)(34) the following regulations shall apply to all Marijuana Dispensary land uses. The following standards are those relevant to the request:

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

Modifications Requested: The applicant is proposing the following modifications through Alternative Development Standards related to the Special Use Standards Section of the Unified Development Code(UDC):

- Per 405.050(A)(34)(e) – Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

    1. **The applicant is requesting the hours of operation for the dispensary lobby be extended from 8:00 AM to 10:00 PM.**

2. **The applicant is also requesting that the dispensary's drive-thru be open 24 hours a day.**

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

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

   STAFF RESPONSE: The proposed alternative Development Standards would allow the business to provide products to the public beyond the current hours of operation regulated by the UDC, which for Marijuana Dispensaries is 8:00AM – 8:00PM.

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

   STAFF RESPONSE: The proposed alternative development standards are consistent with the general land uses in the immediate area and goals/objectives 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 standards are consistent with other provisions of this Chapter.

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 standards will have little to no impact on noise, traffic or other conditions or situations as the property this application is associated with is located on NW Jefferson Street near the intersection of I-70 and 7 Highway. Interstate 70 produces higher levels of noise when compared to other locations throughout the City away from the corridor. Furthermore, traffic is not expected to be impacted negatively by the request. Lastly, the property is located in a "GB" (General Business) zoning district away from residential land uses. A twenty-four (24) hour gas station and hardware store exist to the north of this property, outdoor storage to the west, an interstate, and state highways to the south and east. The nearest less intense zoning district is to the northwest of the property approximately 400 feet away.

   It is the opinion of staff that because of the property's location, surrounding land uses, and other conditions this criterion is met.

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

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

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

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

   STAFF RESPONSE: The application furthers the intent of the "GB" (General Business) zoning district by allowing the commercial business to operate with extended hours to meet the needs of the public.

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

   STAFF RESPONSE: No additional development is being proposed.

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

   STAFF RESPONSE: No additional site-specific conditions are necessary with this application.

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: The request for extended hours of operations for the dispensary's lobby and drive-thru will not negatively impact the public realm.

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

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

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

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being proposed.

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

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

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

STAFF RESPONSE: The application does not pose a risk to preventing development as required by the Unified Development Code.

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 long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

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

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

STAFF RECOMMENDATION:

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.
2. The operating hours for the Kansas City Cannabis Company's lobby be limited to 8:00AM to 10:00PM on any day of the week.
3. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.

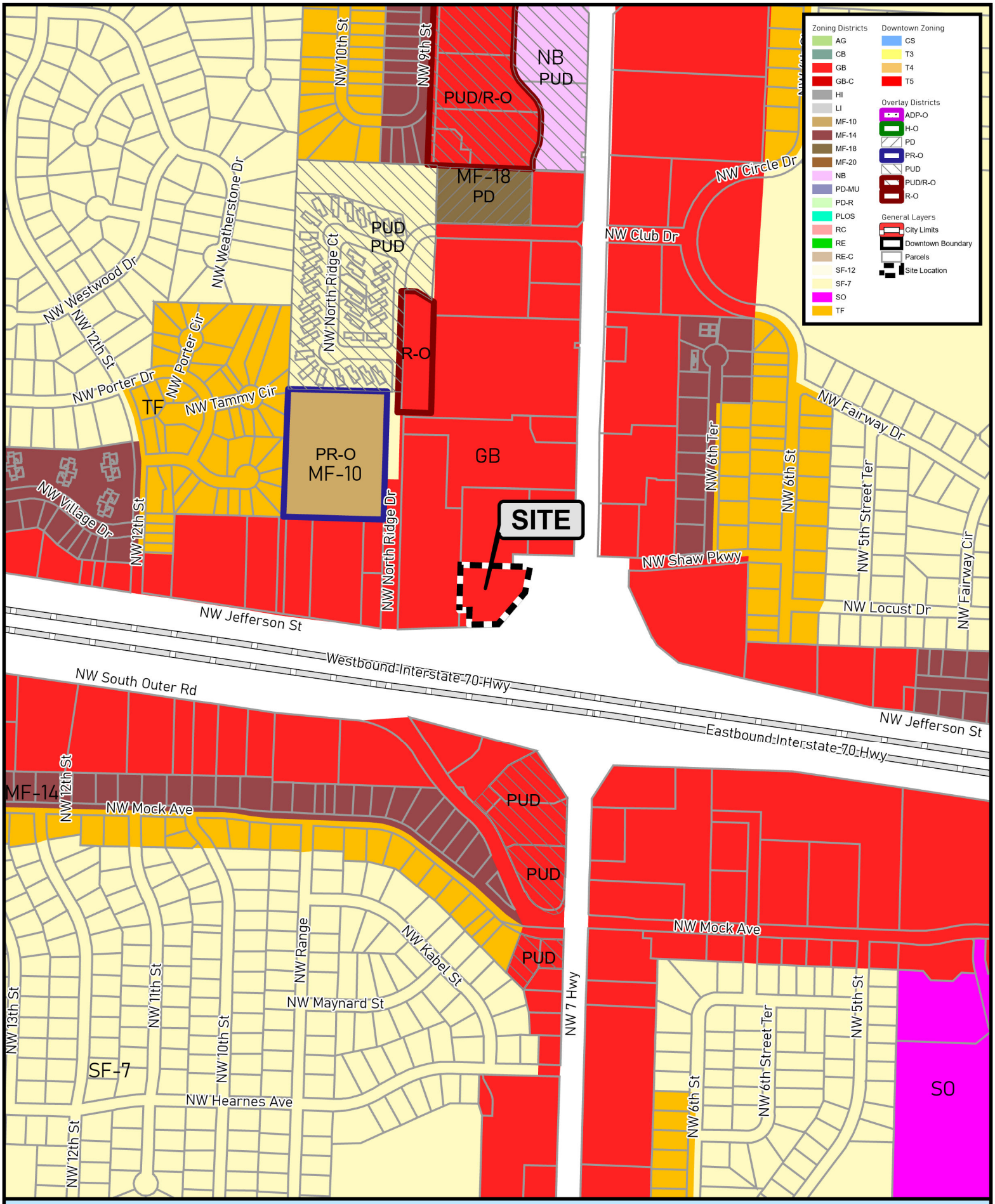


The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 2/23/2024



The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
SITE LOCATION MAP

N

1 inch = 500 feet

Date: 2/23/2024

Dear Planning Commission and City Council,

I want to express my gratitude for the opportunity to speak about our project and for the continued guidance provided by the permits and codes division. Coming from a background deeply rooted in Grain Valley for over 43 years, I've witnessed the growth of Blue Springs firsthand. My family's connections to this area run deep, with my father owning a business and my mother working locally. Over the years, I've built relationships within the community and have a genuine interest in upholding our business reputation and being a responsible neighbor.

Currently, we operate four locations, employing over 80 individuals including veterans and skilled professionals. Our commitment to providing full benefits and above-average wages fosters a culture of growth and opportunity. With a new location on the I-70 corridor, we aim to continue our positive impact on the community. Our industry has played a significant role in job creation, tax revenue and supporting veterans in Missouri.

Our focus on security measures, with investments exceeding $200k just specific to the new Blue Springs location, reflects our dedication to safety and excellence. Including the first of its kind in the metro; a windowless drive-thru. I invite each of you to tour our facility to witness our practices firsthand. While I don't expect everyone to endorse our business, I believe it's essential for you to understand our operations and motivations.

As business owners and community members, we recognize the importance of accommodating our hardworking customers. Therefore, we propose extending our store hours to better serve the blue-collar demographic, allowing them greater flexibility in their shopping schedules. By requesting an extension to 10pm, we hope to align with the operational guidelines of neighboring stores in the metro with average closing hours ranging mostly between the hours of 9-10pm, while maintaining a strong security protocol.

Our goal is to facilitate easier access to essential products for our customers, contributing to a safer and regulated shopping experience. By extending our hours, we demonstrate our commitment to supporting our community members and enhancing their quality of life. We believe this initiative will not only benefit our existing customers but also attract new patrons, thereby generating increased tax revenue for the city.

Conditional Use Permit
CUP-02-24-9059
Kansas City Cannabis Company
PC Exhibit: #2

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Kansas City Cannabis Company is proposing a 24 hr drive thru service only. The Sales Floor will remain closed after hours.
Framework and Security details for a pilot program would begin in June, then transition to 24hrs 7 days a week approximately July pending city approval;
1. Friday and Saturday 24 hr operation for the month of June
2. One armed guard and one employee will be on duty at all times during these hours. While the rest of the store remains locked.
3. All transactions and vehicles are recorded from 4+ angles at all times and KCC has implemented a true windowless drive thru with only a bank drawer and 2 way video communication system to complete transactions.
4. All products and orders will be fulfilled in our secure vault during these hours and add an additional layer of security and safety for our staff.
5. *Bankers Security* is our third party company that remotely monitors all security systems and alarms 24hrs a day. There are 12 panic buttons conveniently spaced throughout the facility that notify the police immediately. There is a call list and verbal password in the event of any issues.

There are approximately 10 Dispensary drive-thru's currently in operation around the metro all having operating hours closing between 9-10pm Approximately 40 in total spread across the metro.

-Except for 2;
1. Releaf Resources. Who has a 24hr drive- thru,365 days a year that never closes. Manned with only one person.
2. A location in Joplin, Missouri Made Marijuana keeps its retail floor open 24hrs a day and is manned by one employee and only video security.

-Speaking personally to both owners (Randy Black Sr. and Doug Galant) they have experienced zero major incidents. No robberies, hold ups or physical harm to staff. They did acknowledge having to call police a few times out of people just being irrational or disorderly and were asked to leave.

To add; KCC is part of a trade organization within the state '*MoCannTrade*' that connects all license holders and communicates any incidents statewide.

Convenience: A 24-hour drive-thru provides working-class community members with the convenience of being able to grab sleep or pain aids at any time, regardless of their work schedule.

Accessibility: Some individuals may have irregular working hours or may work overnight shifts, making it difficult for them to access traditional shopping

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options. A 24-hour drive-thru off I-70, a main artery for the metro, simplifies access. Instead of the need to buy illegal drugs off the streets that aren't regulated and/or unregulated products sold at 24 hr gas stations. The more access we can provide is one less bad deal at a time we can help deviate from.

Increased job opportunities: A 24-hour drive-thru would require employees to work around the clock, creating job opportunities for those looking for flexible or overnight work options and increased pay.

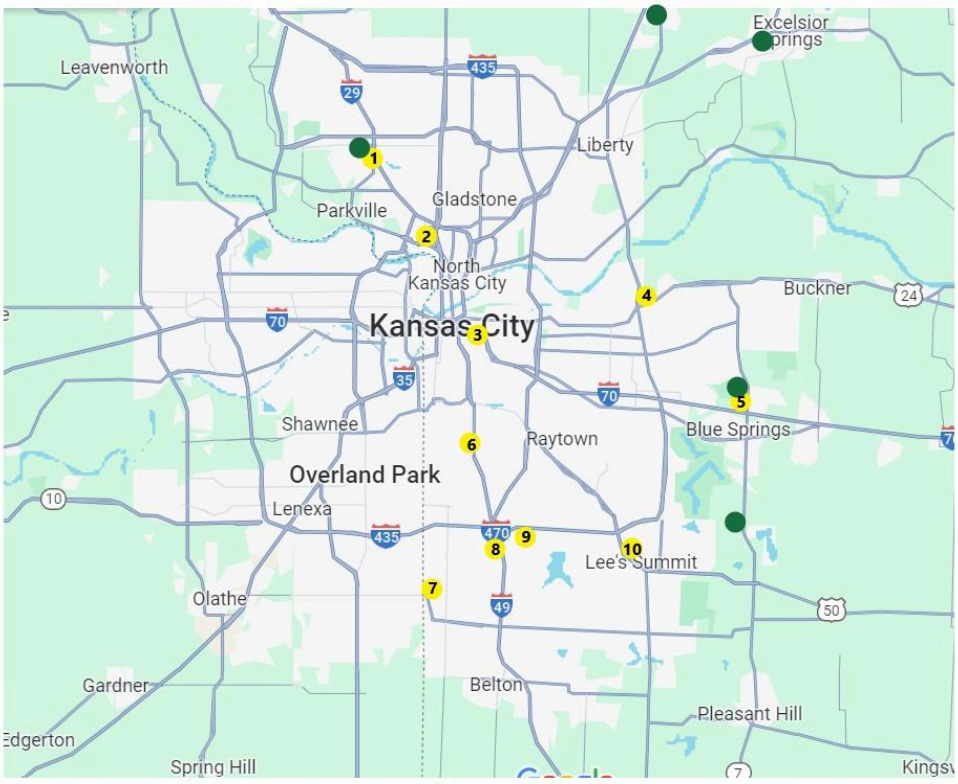
Community support: Having a 24-hour drive-thru in a working-class community demonstrates a commitment to meeting the needs of residents and supporting their daily lives.

Safety: Late-night shifts or long hours can lead to fatigue, making it potentially dangerous for individuals to drive long distances. Having a nearby 24-hour drive-thru reduces the need for individuals to travel long distances to other locations or alternative methods of purchasing.

Attached Below is an area map highlighting most of the Drive Thrus located in the metro.

Also KCCs locations and Drive Thru operations are pictured as well.

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1. Sunrise Cannabis
   6510 NW Prairie View Rd, Kansas City, MO 64151
   Drive Thru 8am-10pm
2. Riverside Wellness
   4403 NW Gateway Ave, Riverside, MO 64150
   Drive Thru 9am-9pm
3. Proper Cannabis
   1421 Wabash Ave, Kansas City, MO 64127
   Drive Thru 8am-9pm
4. Good Day Farm
   16820 E US Hwy 24, Independence, MO 64056
   Drive Thru 8am-10pm
5. Kansas City Cannabis Company
   1117 NW 7 Hwy, Blue Springs, MO 64014
   Drive Thru 10am-8pm
6. Terrabis Cannabis
   7025 Prospect Ave, Kansas City, MO 64132
   Drive Thru 9am-9pm

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7. Green Light Dispensary
   13531 Madison Ave, Kansas City, MO 64145
   Drive Thru 8am-10pm
8. Releaf Resources Dispensary
   13836 S U.S. 71 Hwy, Grandview, MO 64030
   Drive Thru 24hr
9. Good Day Farm
   10420 Blue Ridge Blvd, Kansas City, MO 64134
   Drive Thru 10am-8pm
10. Flora Farms Dispensary
    510 SW 3rd St, Lee's Summit, MO 64063
    Drive Thru 10am-730pm



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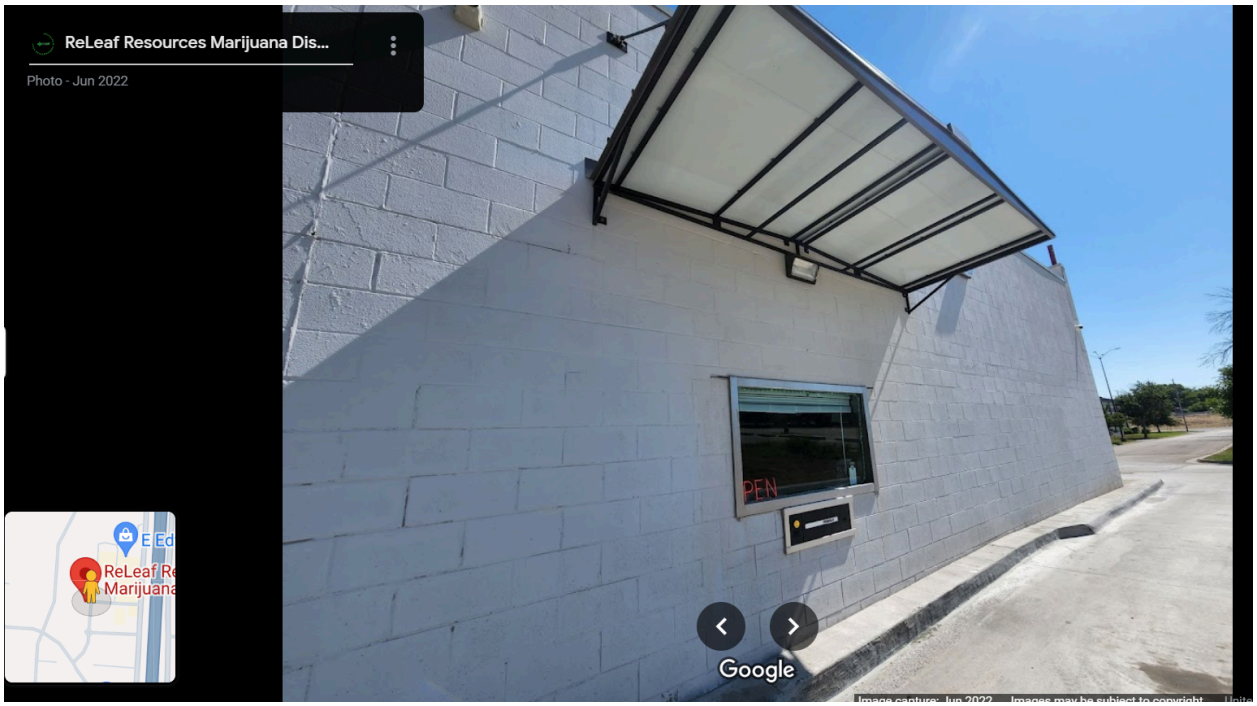


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THE EXAMINER

Notice ID: ywT3PCIbEwNa7VjuCkXz
KC Cannabis

AFFIDAVIT OF PUBLICATION: #2146050

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, 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:

Apr. 6, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $103.49

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

PUBLIC NOTICE
Conditional Use Permit
CUP-02-24-9059
Kansas City
Cannabis Company
1117 N 7 Highway
Parcel #
36-420-04-20-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 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, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the lobby hours of operation from 8:00am-8:00pm to 8:00am-10:00pm and allow for a 24-hour drive thru. 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 OF BOB EVANS FARM OF BLUE SPRINGS

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-02-24-9059 on **Monday, May 6, 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, Apr 6, 2024

2146050

Conditional Use Permit
CUP-02-24-9059
Kansas City Cannabis Company
PC Exhibit: #3

PUBLIC NOTICE

Conditional Use Permit | CUP-02-24-9059
Kansas City Cannabis Company
1117 N 7 Highway
Parcel # 36-420-04-20-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 22, 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, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the lobby hours of operation from 8:00am-8:00pm to 8:00am-10:00pm and allow for a 24-hour drive thru. 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:

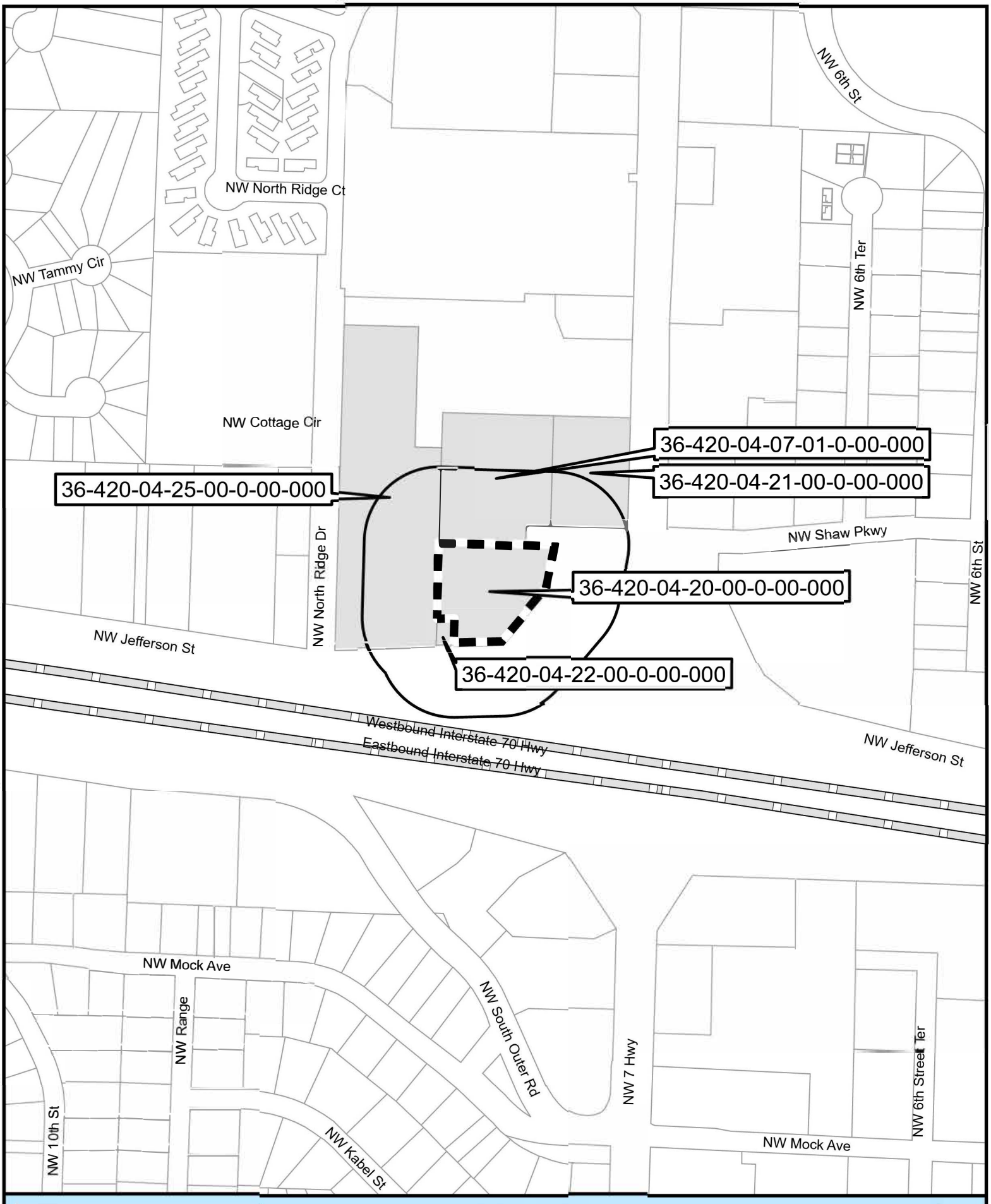
LOT 1 OF BOB EVANS FARM OF BLUE SPRINGS

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 | CUP-02-24-9059 on **Monday, May 6, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, April 6, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/03/2024



The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-0
185' NOTIFICATION MAP

Conditional Use Permit
CUP-02-24-9059
Kansas City Cannabis Company
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-420-04-07-01-0-00-000	1205 NW 7 HWY	BLUE SPRINGS	MO	64015	1205 PROPERTIES LLC	20148 W 98TH ST LENEXA, KS 66220
36-420-04-21-00-0-00-000	1201 N 7 HWY	BLUE SPRINGS	MO	64015	BLUE SPRINGS QT LLC	PO BOX 3475 TULSA, OK 74101-3475
36-420-04-22-00-0-00-000	NO ADDRESS ASSIGNED	BLUE SPRINGS	MO	64015	BLUE SPRINGS QT LLC	PO BOX 3475 TULSA, OK 74101
36-420-04-25-00-0-00-000	1211 NW 7 HWY	BLUE SPRINGS	MO	64015	POINTE OF HOPE LUTHERAN CHURCH	1215 N M 7 HWY BLUE SPRINGS, MO 64015

Conditional Use Permit
CUP-02-24-9059
Kansas City Cannabis Company
PC Exhibit: #5

Blue Springs, Missouri
Community Development

April 8, 2024

Ref: Public Hearing: Conditional Use Permit | CUP-02-24-9059
Kansas City Cannabis Company
1117 N 7 Highway
Parcel # 36-420-04-20-00-0-00-000

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, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the lobby hours of operation from 8:00am-8:00pm to 8:00am-10:00pm and allow for a 24-hour drive thru.

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

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

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

Planning Commission - Monday, April 22, 2024 @ 6:30 p.m.
&
City Council – Monday, May 6, 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

Dave McCumber
Development Review Manager

Conditional Use Permit
CUP-02-24-9059
Kansas City Cannabis Company
PC Exhibit: #6



The City of Blue Springs Missouri

CUP-02-24-9059
PARCEL # 36-420-04-20-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 2/23/2024

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-02-24-9059
PC MEETING:	4-8-2024
CC MEETING:	4-15-2024
BOA MEETING:	n/a
NEWSPAPER:	3-23-2024
NOTICE LETTERS:	3-22-2024
PLANNER:	Jamarcus Magee

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

Kansas City Cannabis Company
Project Name

1117 N Hwy7 — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

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

GB

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Dan Nelson	Kansas City Cannabis Co	816.674.6195	d.nelson@kccannabis.org

Address	City	State	Zip Code
1705 Burdett Crossing	Blue Springs	MO	64015

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 _____ 2/22/2024
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
Brandon Haverty SC Noland, LLC	816.560.4536	bhaverty@recorproperties.com

Address	City	State	Zip Code
5925 Beverly Avenue	Mission	KS	66202

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

X _____ 2/22/2024
Property Owner Signature — Date

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02/22/2024 4:33:36 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:

KC Cannabis is applying to extend its hours outside of city approved hours 8am-8pm to 8am-10pm for close of business, including the drive-thru.

KC Cannabis has proven to be a safe, postive addition to the Blue Springs community. Since the store opened in April of 2021 off Burdett Crossing. The store has only experienced one incident that was a break-in that happened overnight without harm to any persons and no product was stolen while the store was closed. Part of State Regulation and company policy is that all THC product remains in vault after close of business.

KCC understands that this will also support our cannabis business competition down the street and help generate more tax revenue for the city.

In addition, Running parallel with application of the 'Conditional Use' permit for extension of hours. KCC would like to apply for an additional 'Conditional Use' permit to utilize the Drive-Thru only for a 24 Hr service option. During this time, the sales floor and front doors will remain closed to public and there will be a security guard on premise during these hours of operation as well.

One dispensary in Grandview operates to date without incident a 24 hr drive-thru model we are proposing.

Another dispensary in Joplin runs a 24 hr open sales floor to date without incident as well.

Received
02/22/2024 4:33:41 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

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

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02/22/2024 4:33:41 PM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + **Public Hearing**[1]		$ _____
DEAX	De-Annexation	$468 + **Public Hearing**[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + **Public Hearing**[1]		$ _____
RZ	Rezoning	$468 + **Public Hearing**[1]		$ _____
	General Development Plan	$0 + **Public Hearing**[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____ **lot(s)**	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____ **lot(s)**	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + **Public Hearing**[1]	#_____ **acre(s)**	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + **Public Hearing**[1]	#_____ **acre(s)**	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + **Public Hearing**[1]	#_____ **acre(s)**	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + **Public Hearing**[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____ **sq. ft.**	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + **Public Hearing**[1]		$ _____
VAR	Variance	$484 + **Public Hearing**[1]		$ _____
	Alternative Development Standards	$0 + **Public Hearing**[1]		$ _____
UDCT	UDC Text Amendment	$500 + **Public Hearing**[1]		$ _____
AA	Appeal of Admin. Decision	$484 + **Public Hearing**[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** **Card** **Cash** or **Check: #** _____		**$** _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

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02/22/2024 4:33:41 PM

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 22, 2024
Project Name:	***Shrout Farm PUD, Lots 6A & 6B***
Site Location:	3101 SW 7 Hwy. & 3107 SW 7 Hwy.
Project Request:	ASP-03-24-9068; Master / Alternative Sign Plan for the installation of off-premises signs

Applicant: John R. Davis Jr. | FD Holdings III, LLC
Property Owner: FD Holdings III, LLC
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval of a Master / Alternative Sign Plan to allow for the property at 3101 SW 7 Highway to place permanent signs on the property at 3107 SW 7 Highway for vehicle entrance signs, directional signs in relation to the drive thru, a clearance bar, and a pre-menu board. The purpose is to request the approval of the proposed signage for the property, which does not comply with the location and the required setbacks per the Sign Code.

Staff Recommendation: Staff recommends approval with conditions of the Master / Alternative Sign Plan application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/02/1998	City Council	Approved the Annexation (A-3-98) for the property by Ord. No. 6041. An amended ordinance was subsequently approved (Ord. No. 3134) to correct the legal description.
04/20/1998	City Council	Approved the Rezoning (R-3-1998) and PUD Concept Plan (PUD-2-1998) by Ord. No. 3051.
08/17/1998	City Council	Approved the Final Plat for Shrout Farm, 1st Plat, Planned Unit Development, Lots 1, 2, and 3 by Ord. No. 3072.
09/17/2001	City Council	Approved the Final Plat for Shrout Farm PUD, 2nd Plat, Lots 4, 5, and 6 by Ord. No. 3422.
02/21/2023	Staff	Approved the Minor Subdivision Plat (MSP-02-23-8644) and the Administrative Site Plan Design Review (ASPDR-02-23-8645) for Shrout Farm PUD, Lot 6.

Future Applications: Any signs required to be permitted must obtain Administrative Sign Permit approval prior to installation.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB/PUD-RO" (General Business/Planned Unit Development – Restricted Overlay)	Vacant / Undeveloped
South:	"GB/PUD-RO" (General Business/Planned Unit Development – Restricted Overlay)	Restaurant, Fast Food
East:	Right-of-Way	SW 7 Highway (arterial)

West:	"GB/PUD-RO" (General Business/Planned Unit Development – Restricted Overlay)	Vacant / Undeveloped

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

A master / alternative sign plan provides flexibility within the sign code for exceptions to be made on a case-by-case basis dependent upon location, use, and visibility from the public right-of-way.

Overview:

DESCRIPTION	TYPE	QTY	SQFT	TOTAL-SF.	NOTES/ISSUES
Proposed Off-Premises Signs	Ground	4	Varies	***12.98***	**-Sign Code does not allow for signs to be located off-premises**
Approved Wall Signs	Building	4	Varies	***129.75***	**-All building mounted signage meets code.**
Approved Ground-Mounted Signs	Ground	3	Varies	***23.84***	**-All ground mounted signage meets code.**
TOTALS				***166.57***	

The applicant is requesting to add off-premises signs on the property addressed at 3107 SW 7 Highway in relation to the drive-thru for the property addressed at 3101 SW 7 Highway. Due to the off-premises nature of the signs, they do not comply with the Sign Code.

The purpose of this Master Sign Plan is to review signage that does not meet all requirements of the Sign Code, including the off-premises signs. All existing or soon to be installed signage has been approved by a Master Sign Plan or administrative sign permit(s).

Types: The applicant is requesting Master Sign Plan approval to install four (4) ground-mounted signs. The request includes two (2) vehicle entrance signs, one (1) incidental sign, and one (1) sign warning of a hazard. **Staff believes that the request is warranted since the site is being developed at one time and is therefore considered to be one development. Also, the signs will not be legible from public right-of-way and with the required buffering/landscaping, will not contribute to an abundance of visual clutter along SW 7 Highway.**

Location: The subject property is located at 3101 & 3107 SW 7 Highway which is just northwest of the intersection of SW Moreland School Road & Southwest 7 Highway. The proposed signs are going to be located off SW Damars Way, a private street, and internally within the site through the drive-thru.

Measurement: Signage size allowance is measured by sign area per type of sign as follows:

Vehicle Entrance Sign:

	SIZE	HEIGHT	SETBACK	QTY	NOTES/ISSUES
Allowed	**6-sf.**	**3-ft. max.**	**Within 25-ft. of public right-of-**	1 **sign per vehicle driveway**	

			way & no more than 5-ft. setback from the edge of the vehicle driveway	**entering the property**	
Proposed	**4.98-sf.**	**3-ft.**	**Varies**	**1 sign at the southern vehicle driveway entrance off SW Damars Way; 1 sign at the drive-thru entrance**	**Request to increase the setback from public right-of-way to 249-ft. for the sign at the southern vehicle driveway entrance off SW Damars Way** **Request to increase the setback from public-right-of-way to 162-ft. for the sign at the drive-thru entrance** **Request to allow for a sign not at a vehicle drive entrance** **Request off-premises signage**

Ground-Mounted Incidental Sign:

	SIZE	HEIGHT	SETBACK	QTY	NOTES/ISSUES
Allowed	**40-sf. each; 160-sf. total for all signs**	**8-ft. max.**	**25-ft. min. exterior setback; 10-ft. min. interior setback**	**n/a**	
Proposed	**6.65-sf. for the pre-menu board**	**5.08-ft. for the pre-menu board**	**Varies**	**1 sign in the drive-thru**	**Request off-premises signage**

The requested deviation is highlighted above in yellow and explained in the "Notes/Issues" section. The Sign Code allows for 1 vehicle entrance sign per vehicle driveway entrance to the site; however, the applicant is requesting two (2) to guide users of the site to the drive-thru. The applicant is also requesting the vehicle entrance signs have an increased setback since they will be geared more towards internal site circulation. The deviation also includes allowing for the signs to be off-premises.

Design & Construction (501.040):

Placement:

None of the proposed building signs obstruct any pedestrian/vehicular access, sight-triangle, or light/ventilation required by Code or encroach on public property or right-of-way.

Design Standards:

The proposed signage complements the design, color and composition of other on-site signage and the building.

Materials:

The proposed building-mounted signs meet the material standards.

Illumination:
No signage is proposed to be illuminated.

Construction Standards:
The signs will not need a building permit.

Review Criteria: *Approval of a Master Sign Plan shall meet the Review Criteria in Section 501.030.D of the Sign Code, including, but not limited to, the following:*

1. Meet the intent of this Sign Code.

   STAFF RESPONSE: Staff believes the request does meet the intent. The Sign Code allows for incidental signs and vehicle entrance signs. The proposed signs will help direct traffic and since the property is being developed simultaneously as one development, the signs will not appear to be off premises.

2. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business.

   STAFF RESPONSE: Staff does not believe the proposed signs will result in visual blight, discord, confusion, or clutter. The signs will be visible from public right-of-way but will not be legible and should be concealed over time due to the buffering and landscaping required.

3. Not result in signage that significantly alters the architectural, cultural, historical, or contextual character of the surrounding area due to the size or location of the signage.

   STAFF RESPONSE: Staff does not believe the signage will significantly alter the architectural, cultural, historical, or contextual character of the surrounding area.

4. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation.

   STAFF RESPONSE: Staff does not believe the sign will infringe on public safety or interfere with safe operation of all modes of transportation.

5. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

   STAFF RESPONSE: Staff does not believe the proposed signage will impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

6. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.

   STAFF RESPONSE: Staff feels as though the signage is appropriate for the time, place, and manner since they are intended to help drivers navigate the site.

7. Meet the following review criteria as applicable:

When requesting signage that does not adhere to the design or construction standards {Section 501.040(B-C)}, the sign shall provide higher quality signage than required by this sign code and exhibit aesthetic quality, creativity or innovation.

STAFF RESPONSE: The sign is not necessarily creative or innovative and the style of the sign matches what will be on the property at 3101 SW 7 Highway; however, the intent is for the sign to be used to help direct traffic. Therefore, staff believes that the signs provided are of high importance.

Staff Recommendation:

Staff recommends approval of the Master / Alternative Sign Plan application with the following conditions:

1. If applicable, prior to installation of the proposed signage, administrative sign permit approval and administrative building permit approval must be obtained for the signs.
2. Approval of this Master / Alternative Sign Plan allows for the property at 3101 SW 7 Highway to place permanent signs on the property at 3107 SW 7 Highway for vehicle entrance signs, directional signs in relation to the drive thru, a clearance bar, and a pre-menu board.

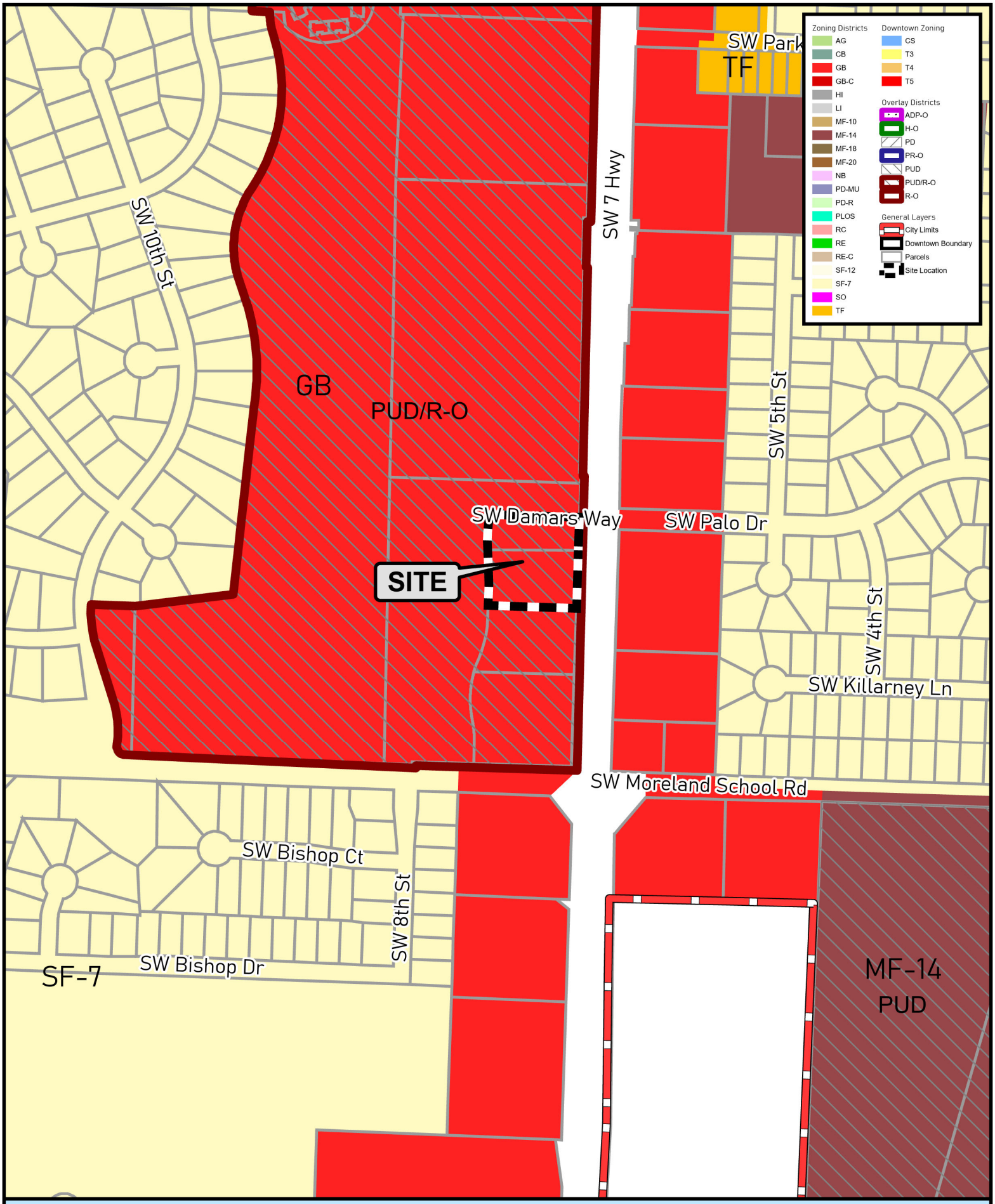


The City of Blue Springs Missouri

ASP-03-24-9068
PARCEL # 41-420-02-32-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 350 feet
Date: 3/14/2024



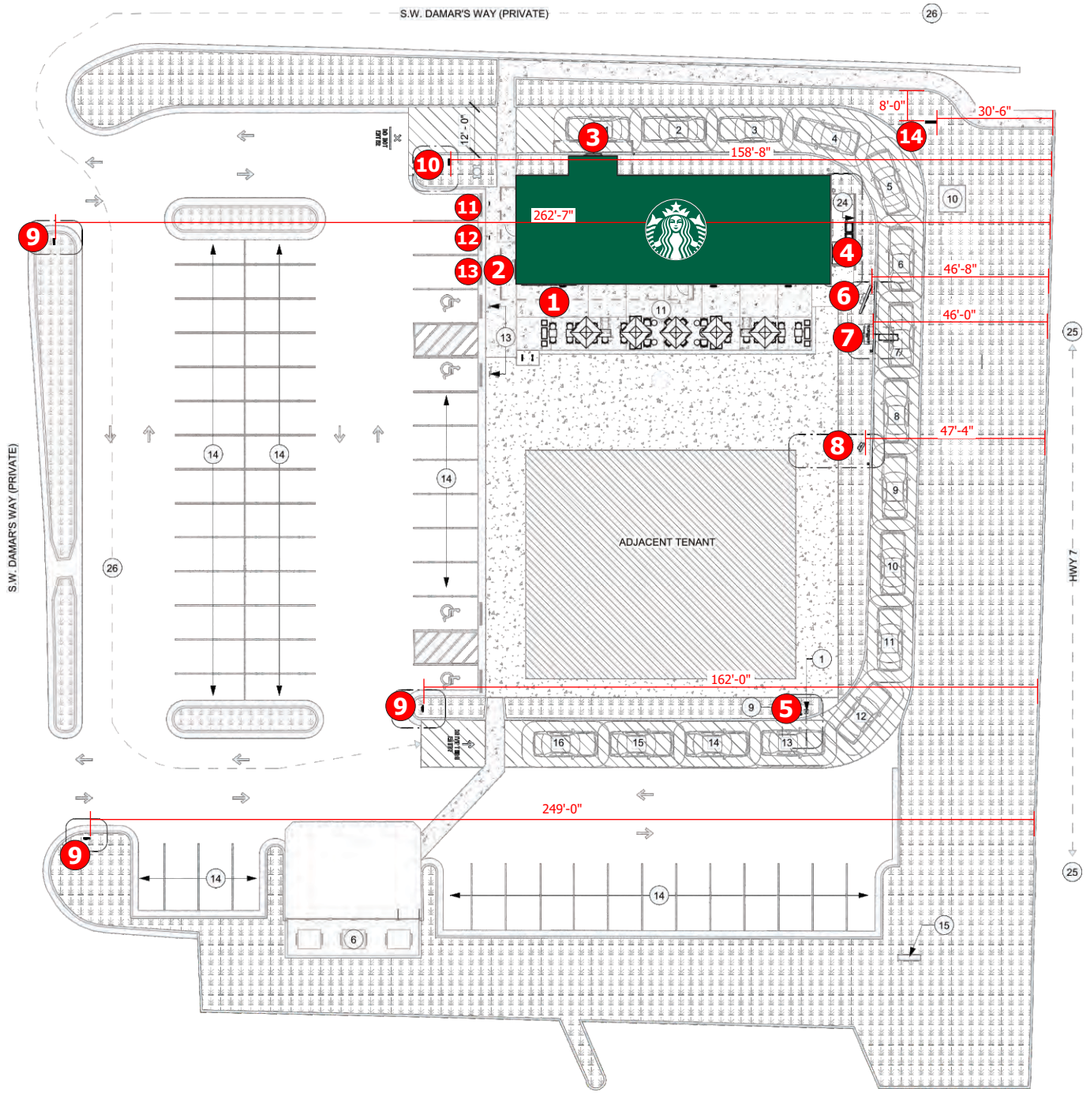
The City of Blue Springs Missouri

ASP-03-24-9068
PARCEL # 41-420-02-32-00-0-00-000
SITE LOCATION MAP

N

1 inch = 350 feet

Date: 3/14/2024



SITE PLAN
Scale: 1:40

STARBUCKS

1 South Elevation - Remote Channel Letters



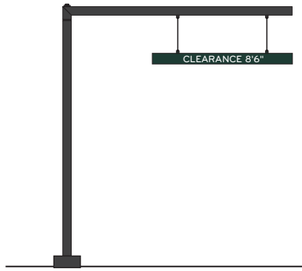
2 West Elevation - Siren Logo



3 North Elevation - Siren Logo



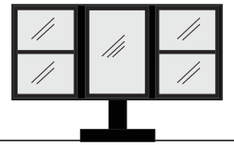
4 East Elevation - Siren Logo



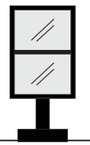
5 Drive Thru Clearance Sign



6 DOS with Canopy



7 5-Panel Menu Board

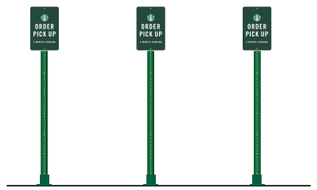


8 Pre Menu Board



9 Directional

10 Directional



11 12 13 MOP Signs



14 D/F Monument Sign

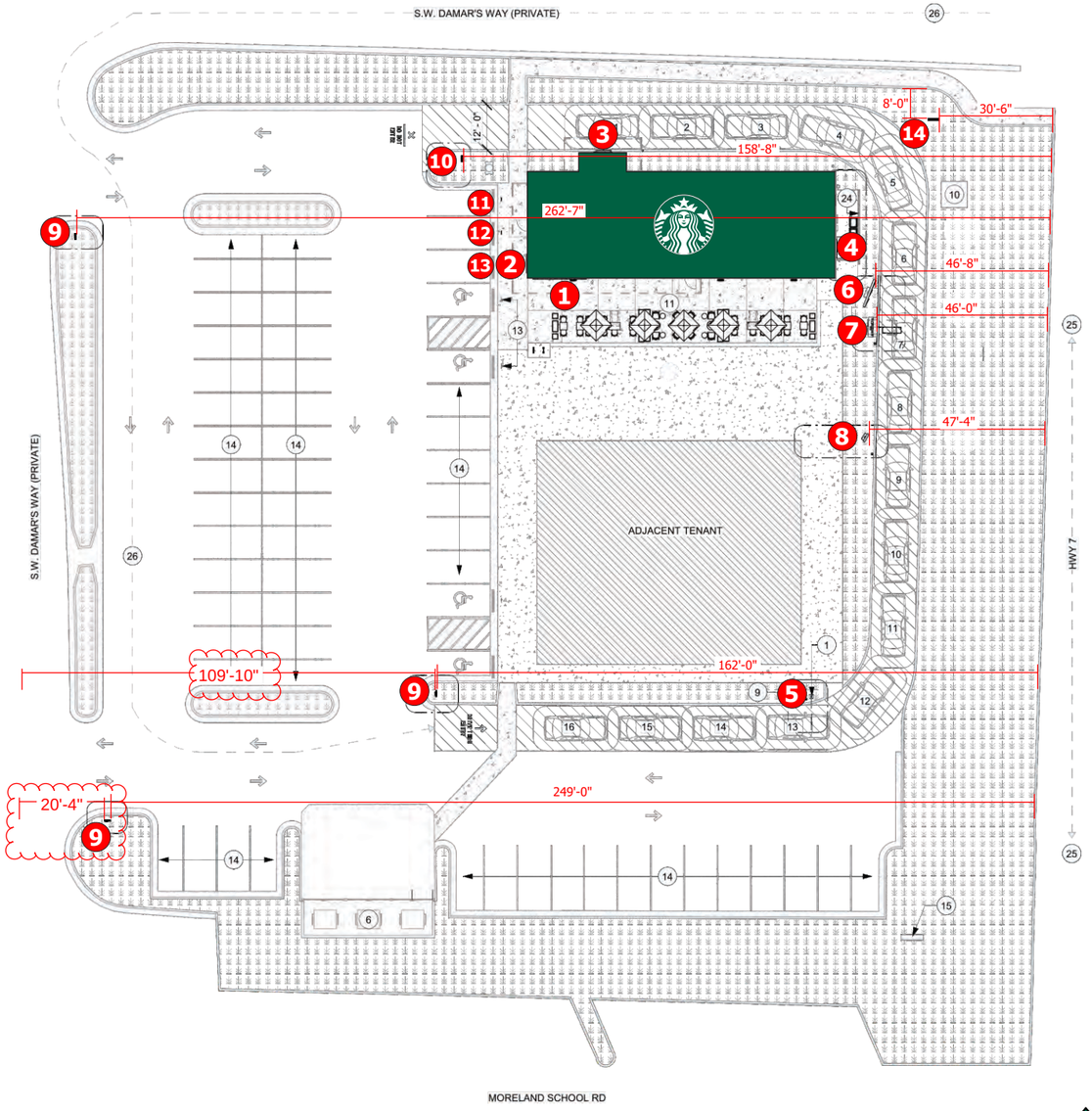
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National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
1/2/2024 revised per notes	...
1/31/2024 revised building height	...
2/14/2024 added new site plan & setbacks dimension	...
2/21/2024 added DTE page with setbacks dimension	...
...	...

SP

PM: Ashley F.	Address: 3101 SW 7 Hwy
Drawn By: JS	City State: Blue Springs, MO 64014
Date: 10/03/2023	Drawing Number: 181806-SP

Received
03/07/2024 8:24:06 AM



SITE PLAN
Scale: 1:40

STARBUCKS

1 South Elevation - Remote Channel Letters



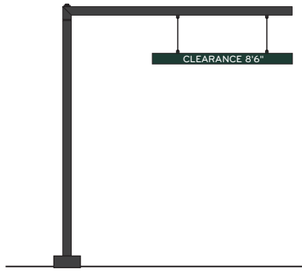
2 West Elevation - Siren Logo



3 North Elevation - Siren Logo



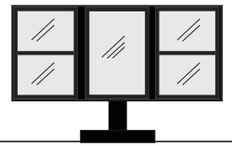
4 East Elevation - Siren Logo



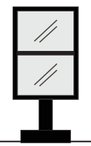
5 Drive Thru Clearance Sign



6 DOS with Canopy



7 5-Panel Menu Board

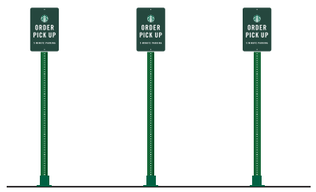


8 Pre Menu Board



9 Directional

10 Directional



11 12 13 MOP Signs



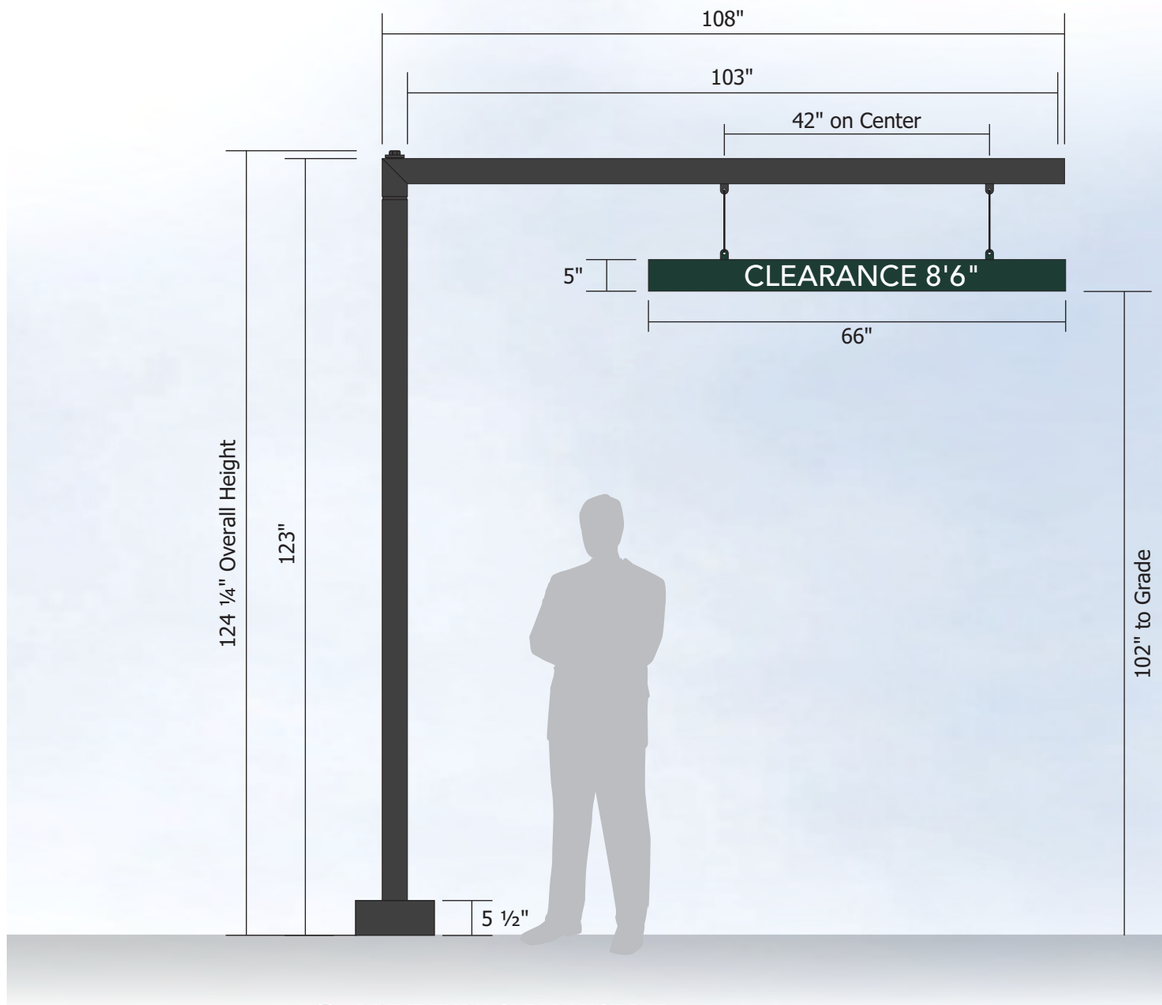
14 D/F Monument Sign

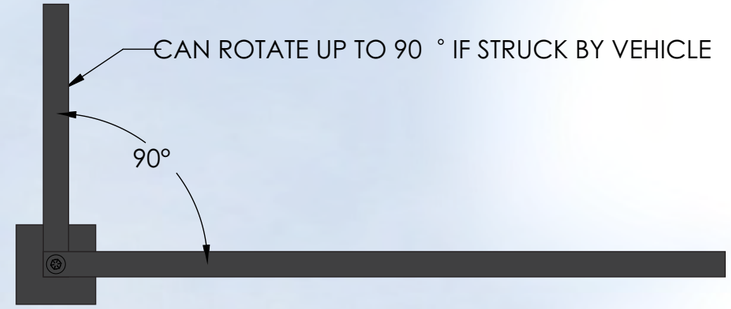
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West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
1/2/2024 revised per notes	...
1/31/2024 revised building height	...
2/14/2024 added new site plan & setbacks dimension	...
2/21/2024 added DTE page with setbacks dimension	...
...	...

SP

PM: Ashley F.	Address: 3101 SW 7 Hwy
Drawn By: JS	City State: Blue Springs, MO 64014
Date: 10/03/2023	Drawing Number: 181806-SP





SQUARE FOOTAGE:
5" x 66" = 2.29 Sq Ft

COLOR SCHEDULE:

- PSB 6865 Blackboard
- PMS 560C Green
- 3M 7725-10 White

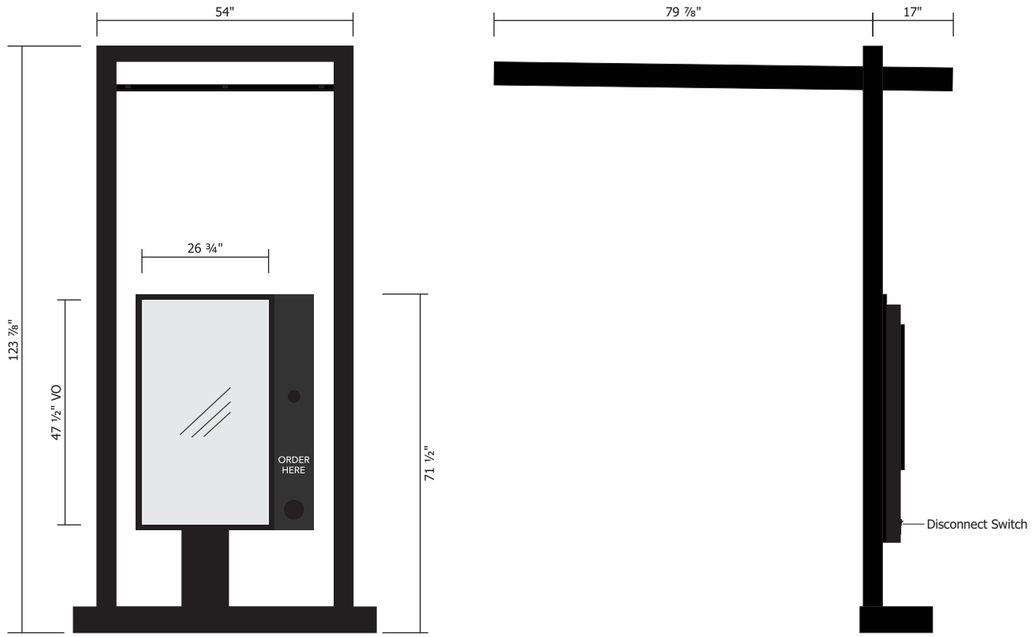
5 DRIVE THRU CLEARANCE BAR
Scale: ½" = 1'-0"

atlas BRANDING THE WORLD
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
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Revisions:	
1/2/2024 revised per notes	...
1/31/2024 revised building height	...
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2/21/2024 added DTE page with setbacks dimension	...
...	...

S5

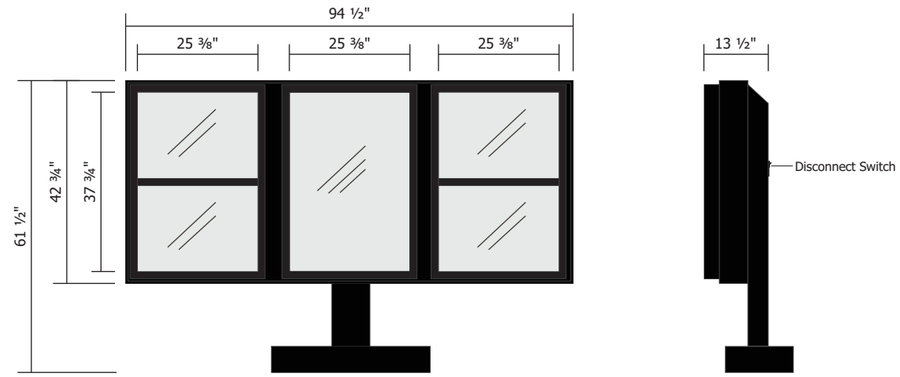
PM: Ashley F.	Address: 3101 SW 7 Hwy
Drawn By: JS	City State: Blue Springs, MO 64014
Date: 10/03/2023	Drawing Number: 181806-S5



6 **DISPLAY ORDER SCREEN WITH CANOPY**
Scale: ⅜" = 1'-0"

ACTIVE AREA = 8.8 sq ft

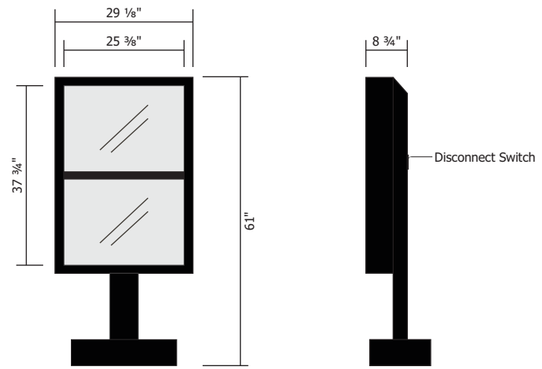
ELECTRICAL DATA FOR DISPLAY ORDER SCREEN
Input Voltage: 90-264 Vac 4.7 Amps (Max)
Power Consumption: 420W (Max)



7 **5 PANEL MENU BOARD**
Scale: ⅜" = 1'-0"

ACTIVE AREA = 19.95 sq ft

ELECTRICAL DATA FOR DISPLAY ORDER SCREEN
120-277 VAC 60 watt 1.0 amp
(1) 701507-60W3 Sloan LED Driver
(45) 701269-6WSJ1-MB Sloan Prism LED Modules



8 **PRE MENU BOARD**
Scale: ⅜" = 1'-0"

ACTIVE AREA = 6.65 sq ft

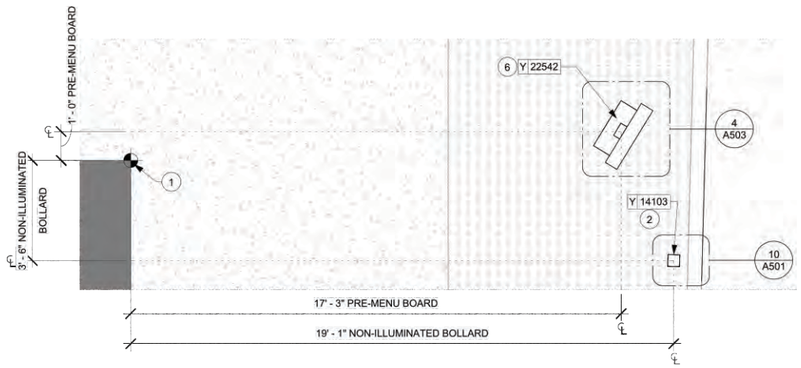
ELECTRICAL DATA FOR DISPLAY ORDER SCREEN
120-277 VAC 60 watt 1.0 amp
(1) 701507-60W3 Sloan LED Driver
(15) 701269-6WSJ1-MB Sloan Prism LED Modules

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West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

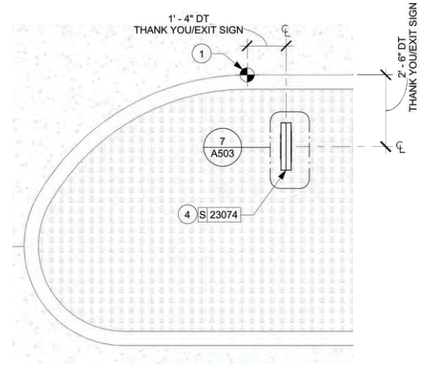
Revisions:	
1/2/2024 revised per notes	...
1/31/2024 revised building height	...
2/14/2024 added new site plan & setbacks dimension	...
2/21/2024 added DTE page with setbacks dimension	...
...	...

S6-8

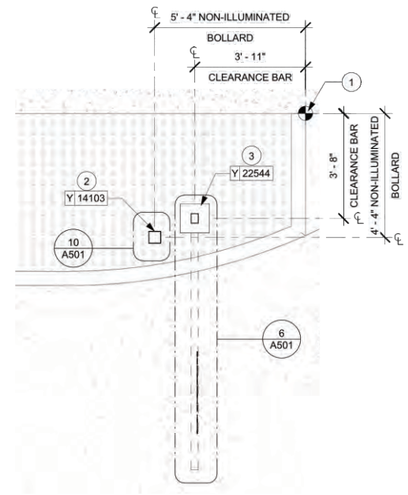
PM: Ashley F.	Address: 3101 SW 7 Hwy
Drawn By: JS	City State: Blue Springs, MO 64014
Date: 10/03/2023	Drawing Number: 181806-S6-8



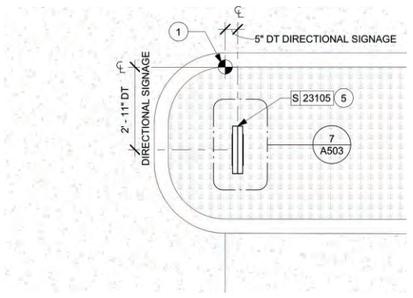
PRE MENU BOARD
Scale: 3/16" = 1'-0"



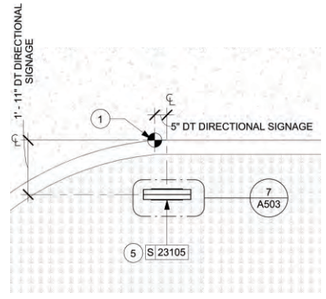
EXIT ONLY DIRECTIONAL
Scale: 3/16" = 1'-0"



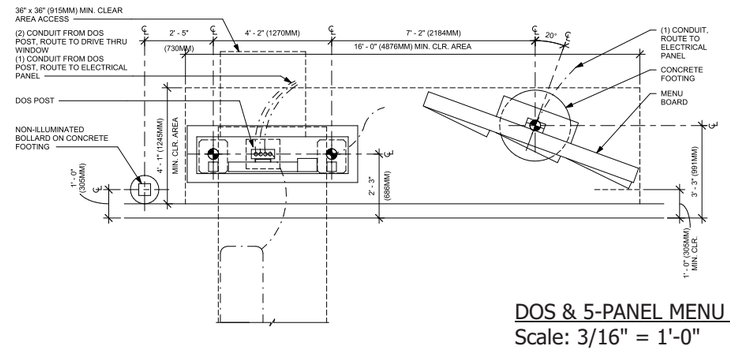
CLEARANCE SIGN
Scale: 3/16" = 1'-0"



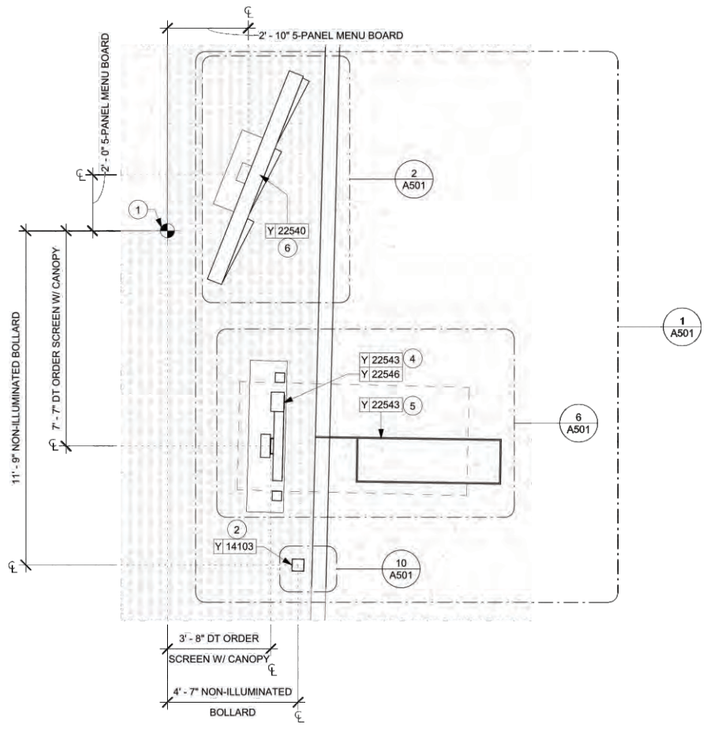
DIRECTIONAL SIGN
Scale: ¼" = 1'-0"



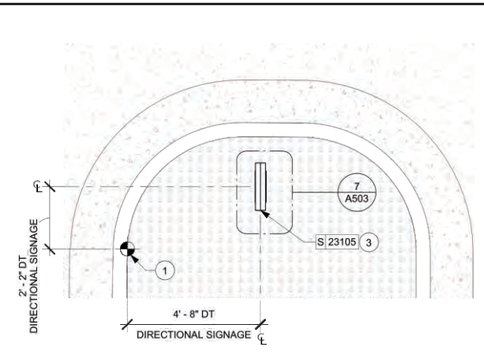
DIRECTIONAL SIGN
Scale: 3/16" = 1'-0"



DOS & 5-PANEL MENU BOARD
Scale: 3/16" = 1'-0"



DOS & 5-PANEL MENU BOARD
Scale: 3/16" = 1'-0"



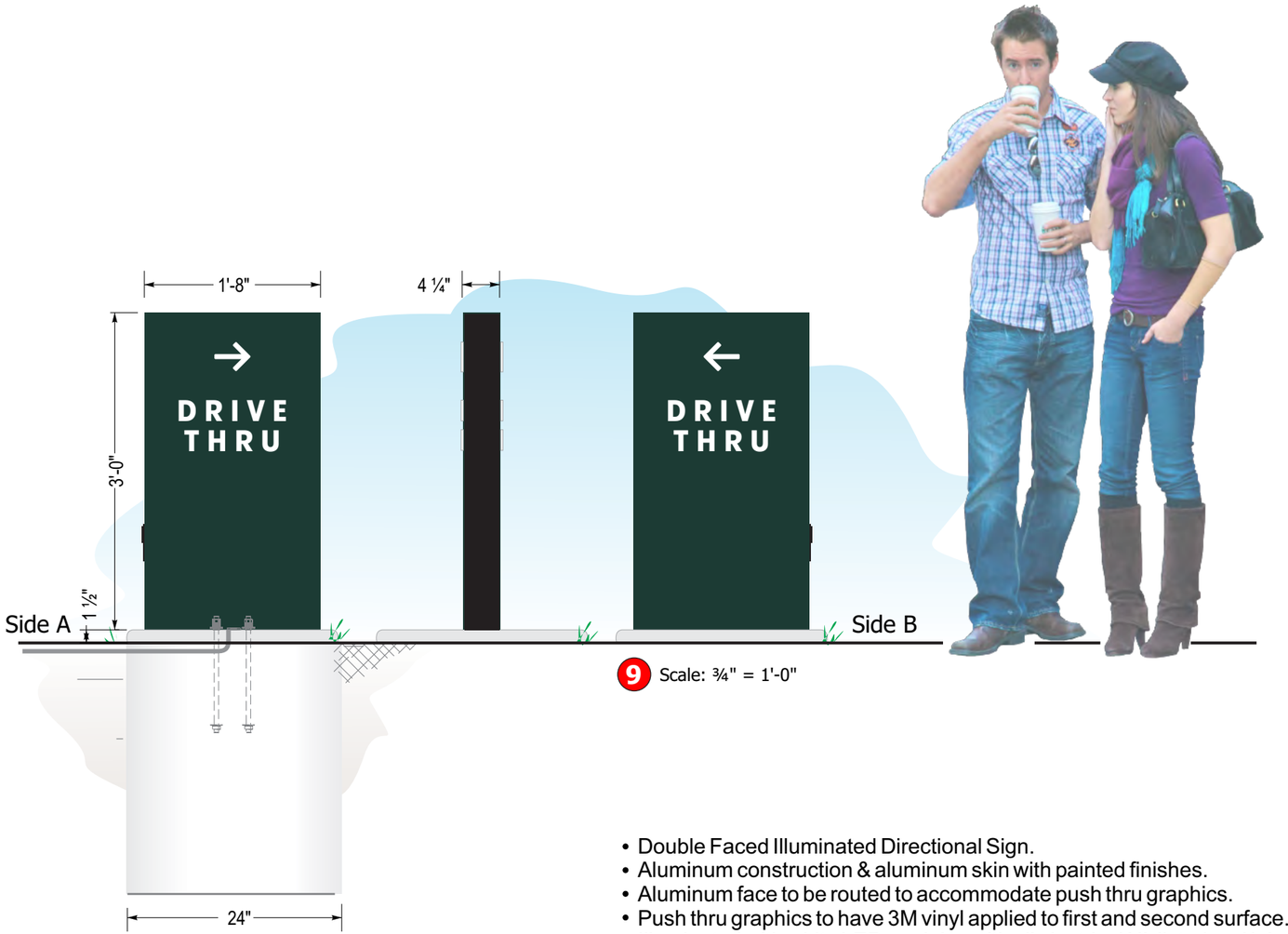
DIRECTIONAL SIGN
Scale: 3/16" = 1'-0"

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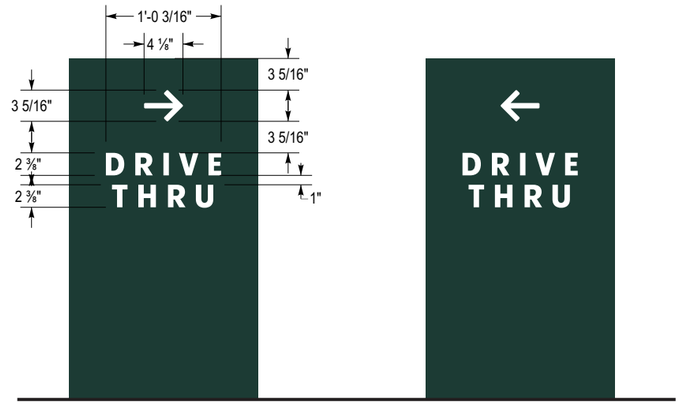
Revisions:	
1/2/2024 revised per notes	...
1/31/2024 revised building height	...
2/14/2024 added new site plan & setbacks dimension	...
2/21/2024 added DTE page with setbacks dimension	...
...	...

DTE

PM: Ashley F.	Address: 3101 SW 7 Hwy
Drawn By: JS	City State: Blue Springs, MO 64014
Date: 10/03/2023	Drawing Number: 181806-DTE



9 Scale: ¾" = 1'-0"



Scale: ¾" = 1'-0"

- Double Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.

SQUARE FOOTAGE:
Proposed Square Footage:
3.00 x 1.66 = 4.98 sq ft

Colors:

- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)

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Revisions:	
1/2/2024 revised per notes	...
1/31/2024 revised building height	...
2/14/2024 added new site plan & setbacks dimension	...
2/21/2024 added DTE page with setbacks dimension	...
...	...

S9

PM: Ashley F.	Address: 3101 SW 7 Hwy
Drawn By: JS	City State: Blue Springs, MO 64014
Date: 10/03/2023	Drawing Number: 181806-S9

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 #:	ASP-03-24-9068
PC MEETING:	4/22/2024
CC MEETING:	
BOA MEETING:	n/a
NEWSPAPER:	n/a
NOTICE LETTERS:	n/a
PLANNER:	Adair Bright

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

Starbucks - Master Sign Plan

Project Name

3101 SW 7 Hwy, Blue Springs, MO 64014	Lot 6A Shrout Farms 3rd Plat PUD
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/R-O	vacant	GB/PUD/R-O	restaurant	.59	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

John R Davis Jr	FD Holdings III, LLC	816-918-1612	john.davis@realforesight.com
Name of Applicant	**Company**	**Phone**	**Email Address**

1000 Progress Drive #299	Liberty	MO	64069
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 _____ 3/6/2024

Applicant Signature **Date**

FD Holdings III, LLC	816-918-1612	john.davis@realforesight.com
Name of Property Owner	**Phone**	**Email Address**

1000 Progress Drive #299	Liberty	MO	64069
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 _____ 3/6/2024

Property Owner Signature **Date**

Received
03/07/2024 8:24:24 AM

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

PROJECT DESCRIPTION:

This submittal is for approval of a Master Sign Plan on the permitted Starbucks project (address listed above). There are two Directional Signs, one Clearance Bar, and one Pre-Menu board considered off premise signs because they are not located on the Starbucks lot. However, these signs are an integral part of the site design and and drive-thru stack lane as previously approved under application number ASPDR-02-23-8645.

Received
03/07/2024 8:24:26 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
John R Davis Jr	FD Holdings III, LLC		
Address	**City**	**State**	**Zip**
1000 Progress Drive #299	Liberty	MO	64069
Email	**Phone**	**Fax**	
john.davis@realforesight.com	816-918-1612		

DEVELOPER

Name	Company Name		
John R Davis Jr	FD Holdings III, LLC		
Address	**City**	**State**	**Zip**
1000 Progress Drive #299	Liberty	MO	64069
Email	**Phone**	**Fax**	
john.davis@realforesight.com	816-918-1612		

ENGINEER

Name	Company Name		
Dan Finn	Phelps Engineering		
Address	**City**	**State**	**Zip**
1270 N Winchester	Olathe	KS	66062
Email	**Phone**	**Fax**	
dfinn@phelpsengineering.com	816-538-5821		

ARCHITECT

Name	Company Name		
Johnathon Phillips	Davidson A+E		
Address	**City**	**State**	**Zip**
4301 Indian Creek Parkway	Overland Park	KS	66207
Email	**Phone**	**Fax**	
johnathon@davidsonae.com	913-451-9390		

SURVEYOR

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

LANDSCAPE ARCHITECT

Name	Company Name		
Pete Opperman	Oppermann LandDesign, LLC		
Address	**City**	**State**	**Zip**
22 Debra Lane	New Windsor	NY	12553
Email	**Phone**	**Fax**	
peteoppermann56@gmail.com	913-522-5598		

ATTORNEY

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

OTHER CONTACT

Name	Company Name		
Jay Ferguson	Ferguson Properties		
Address	**City**	**State**	**Zip**
300 Wyandotte Street, suite 150	Kansas City	MO	64105
Email	**Phone**	**Fax**	
jayferguson@fergprop.com	816-204-1803		

Received
03/07/2024 8:24:26 AM

Blue Springs, Missouri
Community Development

MEMORANDUM

DATE: April 22, 2024, Planning Commission meeting

TO: Planning Commissioners

FROM: Adair Bright, Senior Planner, Community Development

SUBJECT: Hoot Owl Meadows Preliminary Plat – revisions received March 21, 2024

The staff report covering the Hoot Owl Meadows Rezoning, General Development Plan, and Preliminary Plat was provided for the February 26, 2024, Planning Commission meeting and the March 4, 2024, City Council Meeting and will not be updated to reflect the proposed revisions. The Planning Commission voted to approve the Preliminary Plat for Hoot Owl Meadows with the seven (7) staff conditions outlined in the staff report. At the March 4, 2024, City Council meeting, the public hearing was held, public testimony was received, and the public hearing was closed with the vote being continued due to additional clarification requested by the Council. Prior to the April 1, 2024, City Council meeting, the applicant provided a revised Preliminary Plat & General Development Plan. The Rezoning and General Development Plan were approved by the City Council on April 1, 2024. Since the lot sizes and tracts were revised after the Planning Commission approved the Preliminary Plat, staff is providing a memo that covers the revisions that were received by the applicant on March 21, 2024, and now need Planning Commission approval. Attached to this memo are the revised plans received, the staff report that was presented at the February 26, 2024, Planning Commission meeting, and the original plans submitted to the Planning Commission.

The changes include modifying lot sizes so that all lots comply with the 100-ft. minimum frontage width requirement per the “Detached House Large Lot” building type standards. The adjustment also eliminated the alternative development standard request for lots to exceed the maximum frontage width as all lots are now within the 100-ft. to 150-ft. requirement with 80-ft. on cul-de-sac lots. The plan is still proposing 231 single-family lots with a density of 1.73 dwelling units per acre. The average lot size remains at 0.38 acres or 16,495-sf. In the plan, the lot numbers and tract letters have changed, a playground was added, an additional detention tract was added, and sidewalk access to the trail has been adjusted. The additional detention tract was necessitated by the decrease in size for Tract J so the adjacent lots could meet the frontage width requirement. An updated tract table has been added to the plan for reference and the total open space is now at 28.37 +/- acres which is 21.2% of the total site.

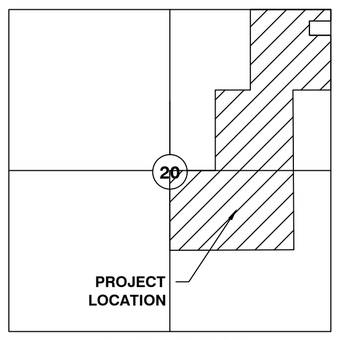
Staff recommendation:

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.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
2. A Limits of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to E Wyatt Road and E Litchford Road.
3. An 8-ft. wide ADA compliant multi-use path along E Wyatt Road and E Litchford Road must be shown on the Final Plat.
4. Prior to approval of the Final Plat for each phase, the following must occur:
    a. An Administrative Site Plan Design Review must be completed for each phase to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (i.e., amenities in tracts platted with the first phase must be installed prior to approval of the second phase).
    c. Sidewalks adjacent to tracts are required to be installed.
    d. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
5. Prior to issuance of building permits, the following must occur:
    a. The approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
6. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
7. The minimum livable floor area classification must be noted on each Final Plat.

PRELIMINARY PLAT
AND DEVELOPMENT PLAN
FOR
HOOT OWL MEADOWS

A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



SECTION MAP
S20 T48N R30W
N.T.S.

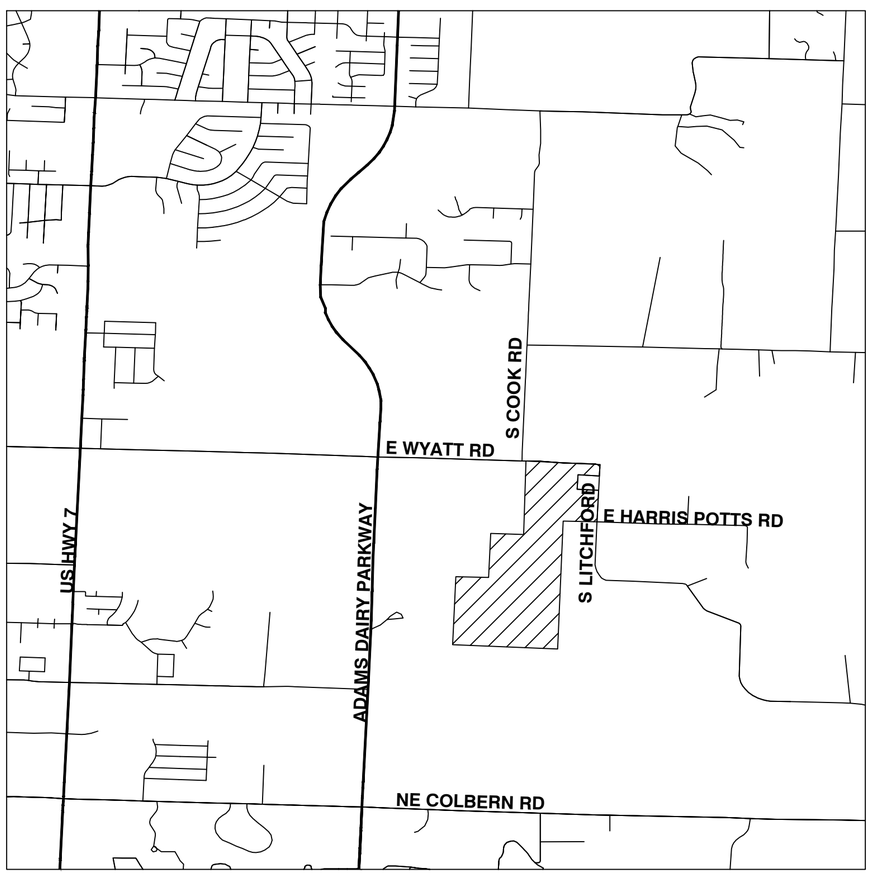
PROPERTY OWNER
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN STREET
BLUE SPRINGS, MO 64015

DEVELOPER
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250



TRACT TABLE

TRACT	AREA (AC)	OPEN SPACE SYSTEM
A	8.4± ac	PRESERVE/TRAIL
B	2.40± ac	DETENTION/STORM WATER MANAGEMENT
C	0.04± ac	LANDSCAPE BUFFER
D	0.28± ac	LANDSCAPE BUFFER
E	0.62± ac	STORM WATER MANAGEMENT
F	1.73± ac	LIFT STATION
G	0.62± ac	DETENTION/STORM WATER MANAGEMENT
H	0.86± ac	CLUBHOUSE/POOL/PLAYGROUND
I	1.05± ac	DETENTION/STORM WATER MANAGEMENT
J	2.79± ac	PRESERVE/TRAIL
K	6.45± ac	DETENTION/STORM WATER MANAGEMENT
L	0.07± ac	LIFT STATION
M	3.06± ac	PRESERVE/STORM WATER MANAGEMENT
TOTAL	28.37± ac	



VICINITY MAP
NTS

NORTH

LEGAL DESCRIPTION

TRACT 1:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

BENCHMARK

STATION JA-08: KC METRO ALUMINUM GRS DISK, LOCATED 17 FT. NORTHS SIDE OF MORELAND SCHOOL ROAD BETWEEN SIDEWALK AND NORTH SIDE OF ROAD ABOUT .6 MILES EAST OF HIGHWAY 7; 40.6 FT. SOUTH OF THE SW CORNER OF A WING WALL FOR HOUSE #501; 67.0 FT SOUTHWEST OF THE SE CORNER OF A WING WALL FOR HOUSE #501; 45.8 FT SOUTHEAST OF THE SE CORNER OF HOUSE #415.
ELEVATION = 966.53

FLOODPLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0434G & 29095C0453G, EFFECTIVE JANUARY 20, 2017.

MAINTENANCE OF TRACTS

TRACT "B" , "G", "I", & "K" SHALL BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT "A", "C", "D", "J", & "M" SHALL BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT "F" AND "L" SHALL BE USED FOR A SANITARY SEWER LIFT STATION AND SHALL BE MAINTAINED BY THE CITY.
TRACT "A", "B", "E", "G", "I", "J", "K", & "M" SHALL BE USED FOR STORM WATER MANAGEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE CITY IS GRANTED THE RIGHT, BUT IS NOT OBLIGATED TO ENTER UPON TRACT "B", "G", "I", & "K" IN ORDER TO MAINTAIN THE FACILITIES INCLUDING THE PIPES, STRUCTURES, GROUNDS, AND APPURTENANCES IF OWNER FAILS TO MAINTAIN SAME.

LAND USE TABLE

GROSS PROPERTY AREA	134.74± AC 5,869,226 SF
NEW RIGHT-OF-WAY	18.98± AC 826,676 SF
NET PROPERTY AREA	88.45± AC 5,042,600 SF
DETENTION AREA	10.52± AC 458,251 SF
NUMBER OF RESIDENTIAL LOTS	231
NUMBER OF DETENTION LOTS	4
NUMBER OF OPEN SPACE TRACTS	13
10% OPEN SPACE REQUIRED	13.5 ACRES
OPEN SPACE PROVIDED	28.37 ACRES (21%)
MINIMUM FLOOR AREA (CLASS E)	1,800 SQUARE FEET (GROUND FLOOR)
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	30 FEET (FRONT)
MAXIMUM BUILDING COVERAGE	35%
MINIMUM LOT SIZE	12,402 SF (0.28 ACRES)
MAXIMUM LOT SIZE	61,020 SF (1.40 ACRES)
AVERAGE LOT SIZE	16,495 SF (0.38 ACRES)
DENSITY	1.7 UNITS/ACRE

EXCEPTIONS

LOT 23: AN ALTERNATIVE DEVELOPMENT STANDARD TO 1.41 ACRES. FROM THE MAXIMUM LOT SIZE OF 1 ACRE FOR A DETACHED HOUSE - LARGE LOT.

- NEW ASPHALT PAVEMENT
- PROPOSED STREAM BUFFER
- CONCRETE SIDEWALK
- VEGETATED FILTER STRIP
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- 916 - EXISTING MAJOR CONTOUR
- 916 - EXISTING MINOR CONTOUR
- 1030 - PROPOSED MAJOR CONTOUR
- 1028 - PROPOSED MINOR CONTOUR
- TYPE CG-2 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER
- SS - PROPOSED 8" SANITARY SEWER
- W W - PROPOSED 8" WATER MAIN
- ST - PROPOSED STORM SEWER
- 10'W/E - WATER EASEMENT
- 25'B/L - BUILDING LINE
- 10'U/E - UTILITY EASEMENT

NORTH

0 100' 200'
SCALE: 1" = 100'

SYMBOL	COMMON NAME
	AUTUMN BLAZE MAPLE
	ESPRESS KENTUCKY COFFEE
	SWAMP WHITE OAK
	BALD CYPRESS
	AUTUMN GOLD GINKGO
	EASTERN REDBUD CLUMP
	TRIDENT MAPLE
	MANHATTAN EUONYMUS

SUBSTITUTIONS MAY BE PERMITTED ON THE BASIS OF AVAILABILITY.

POWELL CWM
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Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for
HOOT OWL MEADOWS
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

REVISIONS
NO. DATE / DESCRIPTION
1
2
3
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:

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REVISIONS

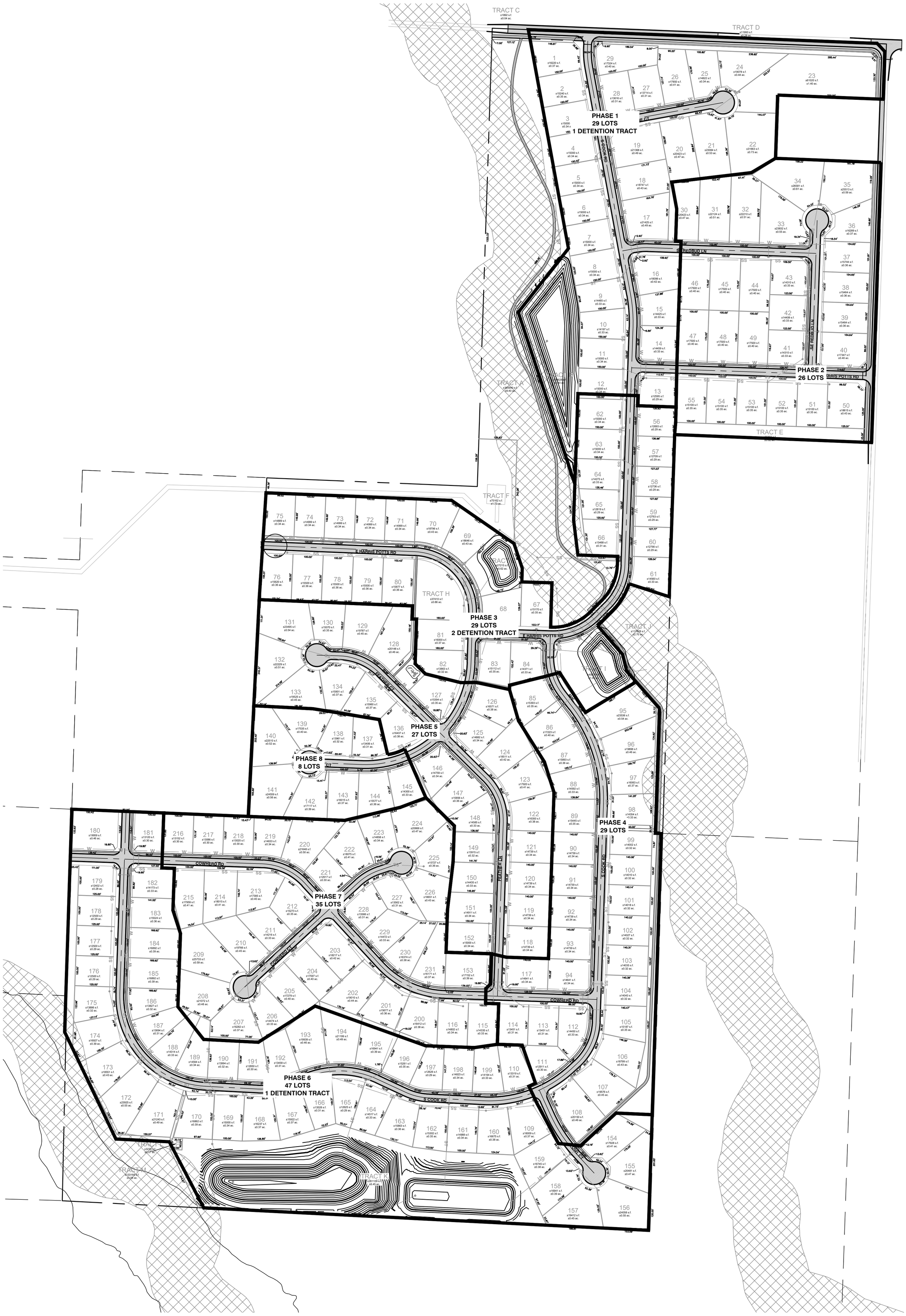
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

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PROPOSED PHASING SCHEDULE

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

NORTH

0 150' 300'

SCALE: 1" = 150'

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PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: February 26, 2024 City Council: March 4, 2024
Project Name:	***Hoot Owl Meadows***
Site Location:	Southwest corner of E Wyatt Rd. & S Litchford Rd.
Project Request:	RZ-10-23-8940; Rezoning from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single Family). GDP-10-23-8941; General Development Plan with Alternative Development Standards to allow for the development of 231 single-family houses, a clubhouse, pool, and a trail. PP-10-23-8941; Preliminary Plat for 231 lots and twelve (12) open space tracts on 133.43 +/- acres.

Applicant: Justin Larkin | JW Larkin Properties
Property Owner: Land Bank of Blue Springs
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG" (Agriculture) to "SF-12" (Large Lot Single-Family) and approval of a General Development Plan and Preliminary Plat for 231 single-family lots and twelve (12) open space tracts. The property encompasses 133.43 +/- acres and is located at the southwest corner of E Wyatt Road and S Litchford Road. Through the General Development Plan, the applicant is requesting Alternative Development Standards related to the frontage width and maximum lot size.

Staff Recommendation: Staff recommends approval of the Rezoning. Staff also recommends approval of the General Development Plan with Alternative Development Standards and approval of the Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
07/07/2003	City Council	Approved the Annexation (A-5-2003) of Parcel 54-300-01-13-00-0-00-000 and Parcel 54-200-02-07-00-0-00-000 into the Blue Springs city limits by Ord. No. 3578.
05/30/2007	Planning Commission	Recommended denial of the Rezoning (RZ-03-07-1006) and the PR-O Concept Plan (PROC-03-07-1008) for Gibson Estates, a 634-dwelling unit development with single-family and multi-family.
09/05/2007	City Council	Denied the PR-O Concept Plan (PROC-7-07-1215) and did not introduce the Rezoning (RZ-7-07-1516) for Gibson Ridge PR-O, a 480-lot single-family development.
08/08/2022	Planning Commission	Denied the Preliminary Plat (PP-06-22-8360) for Proverbs Estates Villas & Townhomes.
08/15/2022	City Council	Denied the Rezoning (RZ-06-22-8359) and did not introduce the PD Concept Plan (PDC-06-22-8361) for Proverbs Estates Villas and Townhomes.

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. The applicant will be required to complete an Administrative Site Plan

Design Review for each phase for landscaping and buffering prior to approval of the Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"AG" (Agriculture – Unincorporated Jackson County)	Single-Family Residential
South:	"AG" (Agriculture – Unincorporated Jackson County)	Undeveloped
East:	"AG" (Agriculture – Unincorporated Jackson County)	Single-Family Residential & Undeveloped
West:	"AG" (Agriculture – Unincorporated Jackson County) & "SF-12/PD" (Large Lot Single-Family/Planned Development)	Single-Family Residential & Undeveloped

REZONING ANALYSIS

Existing Zoning: "AG" Agricultural District
Existing Land Use: Agriculture
Proposed Zoning: "SF-12" (Large Lot Single-Family)
Proposed Land Use: Detached Housing

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

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

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

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

- *PLACES - GOAL 1: Strengthen Individual Neighborhood Identities.*

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

The Goal and Target most opposed to this development proposal is found under the "INVESTMENTS" Framework:

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

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

The S2 (South 2) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Low-Density Residential, Mixed-Density Residential,* and *Natural Areas,* which are defined as:

Low-Density Residential: Areas of predominantly detached houses and neighborhood compatible institutional uses. Net density for these areas is typically less than 5 units per acre.

Mixed-Density Residential: Areas for residential living arranged in a neighborhood pattern with access to supporting uses. Net density for these areas is typically 5 to 12 units per acre.

Natural Areas: Areas of significant natural features such as topography, vegetation or bodies of water that will have an impact on infrastructure and development patterns.

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

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

Section 404.070 references the land uses and building types permitted in the "SF-12" district, including Detached Houses, Small Civic Buildings, and Accessory buildings and living units. Additionally, Section 404.070 defines specific performance and design standards, which includes parking setbacks and Open Space requirements.

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

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

STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as "Neighborhood." The plan also provides a public street network which may enhance the ability of future developments to meet the goal of the Comprehensive Plan to develop a connected block structure and street pattern. The Comprehensive Plan also notes that the property should have a density of 1-5 dwelling units per acre which the proposed General Development Plan is in compliance with.

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

   STAFF RESPONSE: Staff believes the application furthers the intent of the proposed "SF-12" (Large Lot Single-Family) district by providing lower density residential. The rezoning supports that of any abutting zoning districts since much of the abutting properties are located in Unincorporated Jackson County and include low density housing.

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

   STAFF RESPONSE: Approval of the rezoning application will set a precedent in the area for density, design, and street networks. The approval would allow for the property to be developed in compliance with the Comprehensive Plan which designates the site including 1-5 dwelling units per acre.

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

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC, with the exception of those standards requested to be modified with the 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 City will be able to provide utilities and services for the proposed development. Staff believes other utilities and services will be able to serve the proposed development as well (Public Water Sewer District #13 and Southern Jackson County Fire District).

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

   STAFF RESPONSE: Staff believes approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The site is currently undeveloped and is proposed to be developed with low density residential that is compatible with the surrounding uses.

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: After annexation, the property was never rezoned from its County "AG" Zoning designation. Rezoning is necessary to develop the property and bring it into compliance with the Unified Development Code.

8. The consistency of the application with other adopted policies of the City.
   STAFF RESPONSE: Staff believes this proposal is consistent with other adopted City policies.

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

GENERAL DEVELOPMENT PLAN & PLAT ANALYSIS

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

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.

Preservation: The 133.43 +/- acre property is undeveloped and has an existing stream and stream buffer which are proposed to remain and be maintained. The applicant intends to preserve some the existing vegetation along the south and western sides of the site.

Phasing: The phasing plan provided shows eight (8) phases of development beginning at the north side adjacent to E Wyatt Road and working south through the site. Once complete, there will be a total of 231 single-family lots, three (3) tracts for detention, two (2) tracts for landscaping/buffering and lift stations, and seven (7) open space tracts.

Modifications

Requested: The applicant is proposing the following modifications through Alternative Development Standards related to either the building type ("Detached House – Large Lot") or zoning district ("SF-12" – Large Lot Single-Family) regulations and development standards:

- **Per UDC Section 405.020, Residential Building Type Standards, request to exceed the maximum lot size (1-acre) for Lot 27 which is proposed to be 1.41 +/- acres.**
- **Per UDC Section 405.020, Residential Building Type Standards, request to allow a reduced frontage width from the required 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.**
- **Per UDC Section 405.020, Residential Building Type Standards, request to allow an increased frontage width from the 150-ft. maximum for Lots 152, 199, 200, and 209.**

Streets &

Sidewalks: The development includes two (2) access points – one (1) off E Wyatt Road and one (1) off E Litchford Road. All internal streets will be public and there are two (2) proposed future connections to the west which will connect to S Shrout Road when the property to the west develops. **The developer will be required to install an 8-ft. wide multi-use path along the E Wyatt Road and E Litchford Road frontages. The developer will be required to construct full width roadway improvements beginning 265-ft. west of the North Drive to approximately 435-ft. east of the North Drive. The developer will also be required to construct half roadway improvements along the remaining portions of Wyatt Road and Litchford Road.**

Traffic: A Traffic Impact Study has been completed to determine how this development will influence traffic along Wyatt Road, Adams Dairy Parkway, Shrout Road, Cook Road, Harris Potts Road, and Litchford Road. The study indicated that the proposed development will have some impact on the street network with acceptable Level of Service but slightly higher delay values. The study also "recommended that Litchford Road be modified in such a way as to obtain adequate sight distance for the South Drive or that the South Drive be located where acceptable sight distance may be obtained."

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

Sanitary Sewer: A NID sanitary sewer lift station is available to the west of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property and connecting to the existing sanitary sewer lift station.

Land Use & Density: The proposed land use is "Detached Housing" which is defined as "the use of a lot for only one (1) principal dwelling unit that is not connected to any other dwelling unit." The proposed use is allowed by right in the proposed "SF-12" (Single-Family Large Lot) zoning district. The applicant is proposing 231 on the 133.43 +/- acre property which would result in a residential density of 1.73 dwelling units per acre.

Building Typology: The "Detached House – Large Lot" is the most appropriate building type for the development. The standards are listed in the table below with requested modifications highlighted in yellow.

Detached House – Large Lot Building Standards

Standard			Proposed
Lot Size	Frontage Width	100-ft. to 150-ft.; min. 80-ft. for cul-de-sac lots	81.15-ft. min. & > 150-ft. max.
	Area	12,000-sf. to 1-acre	12,000-sf. min. & 1.41-acre max.
Setbacks	Front	30-ft. min.	30-ft. min.
	Side	15-ft. min.	15-ft. min.
	Corner Side	30-ft. min.	30-ft. min.

	Rear	30-ft. min.	30-ft. min.
Height		35 feet max.	35-ft. max.
Design and Performance Standards		Building Coverage = 35% of lot area max.	35% max.

The applicant is requesting to reduce the frontage width from 100-ft. to at least 81.15-ft. for forty (40) lots (Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225). Staff is supportive of this request due to the location of the lots being on a curved street and still meeting the minimum lot size requirements. Also, the applicant is requesting to exceed the maximum frontage width for four (4) lots (Lots 152, 199, 200, and 209) due to the location of those lots being on corners and within a cul-de-sac. Lastly, the applicant is requesting to increase the maximum lot area for Lot 27 from the 1-acre maximum to 1.41-acres due to the depth of the lot created by the adjacent existing parcel and house.

Parking: Single-Family, Detached housing requires 2 off-street parking spaces per dwelling unit. The elevations provided show two-car garages which will meet the off-street parking requirement. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

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

Pedestrian Access: The applicant is proposing 5-ft. wide ADA compliant sidewalks along one (1) side of the street for internal drives as required by the Unified Development Code.

Open Space: Per the "SF-12" zoning district, a minimum of 10% of the 133.43-acre development must meet the Open Space System standards. The site is required to provide 13.43 +/- acres of open space and the plans show approximately 14.72 +/- acres of open space and 0.52 +/- acres for a community clubhouse and pool. There are also 12.16 +/- acres that will not be developed but will be used for detention or stormwater management. **All open space amenities must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (e.g. amenities in tracts platted with the first phase must be installed prior to approval of the second phase).**

Tract	Area	Open Space System
A	8.80 +/- acres	Preserve/Trail
B	2.13 +/- acres	Detention
C	2.46 +/- acres	Preserve/Trail
D	1.73 +/- acres	Lift Station
E	0.52 +/- acres	Clubhouse
F	1.17 +/- acres	Detention
G	6.44 +/- acres	Detention
H	3.06 +/- acres	Preserve
I	0.07 +/- acres	Lift Station
J	0.09 +/- acres	Landscape Buffer
K	0.31 +/- acres	Landscape Buffer
L	0.62 +/- acres	Stormwater Management
Total Open Space:	27.40 +/- acres	

Frontage &

Landscaping: The applicant has provided a conceptual landscaping plan. All buffers must meet the requirements of the UDC and be installed or financially guaranteed prior to Final Plat approval of the adjacent phase. Below are the landscape requirements for the site:

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to "AG" zoning / No buffer required	**N/A**
East buffer: Adj. to E Litchford Rd. (local) / No buffer required	**N/A**
North buffer: Adj. to E Wyatt Rd. (major collector) / no buffer required	7-ft. min. / 45 PUs/100-ft. (1,281.56' x 0.45) = **577 PUs**
West buffer: Adj. to "AG" zoning & "SF-12/PD" zoning / No buffer required	**N/A**
Open Space:	1 PU/500-sf. of lot area (1,021,200-sf.) = **2,042 PUs**
Total Plant Units:	**2,619 PUs**

Architectural Character: The applicant has provided conceptual elevations of houses and the clubhouse which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements. The proposed clubhouse must be complementary to the houses and will be reviewed administratively with a building permits.

Minimum Livable Floor Area: Since there is no adjacent established minimum livable floor area, the UDC states the Planning Commission shall designate a minimum livable floor area. The applicant is proposing a minimum livable floor area classification of 1,800-sf. (Class "E") for all the proposed lots. The minimum livable floor area must be noted on the Final Plat.

Part of the property to the west was Preliminary Platted as Proverbs Estates with a minimum livable floor area of 2,600-sf.; however, the Preliminary Plat has since expired and is no longer applicable for the stepdown classification.

Signage: The Preliminary Plat shows Tracts J and K, located off E Wyatt Road, which could accommodate a subdivision monument sign. The sign must comply with the Sign Code and obtain a Sign Permit prior to installation.

Review Criteria: *A General Development Plan shall be reviewed based on 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 plan is consistent with the Comprehensive Plan and most of the requirements of the UDC with the exception of the modifications being requested. Staff believes the modifications are minor and noted clearly.

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 conditioned on the approval of a concurrent application for a Zoning Map amendment and is consistent with the requested zoning of "SF-12" (Large Lot Single-Family).

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 is in compliance with all applicable development and design standards set forth in the code, with the exception of the Alternative Development Standards being requested for the requirements the applicant believes cannot be met.

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 planned by the project will serve the development at the time of construction.

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

   STAFF RESPONSE: The general development plan is compatible with the existing adjacent land uses. Staff believes the proposed design is also sensitive to the adjacent uses by proposing a reasonable density and lot size. The development will be required to comply with all buffering and landscaping requirements to minimize impacts.

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: Staff believes the general development plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks both within the development and along the adjacent street frontages. The applicant is also providing a walking trail through some of the open space tracts.

Review Criteria: *Alternative Development Standards shall be reviewed based on the following criteria:*

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

   STAFF RESPONSE: The proposed alternative development standards will better serve the public interest by allowing the site to be designed in a safe and pedestrian-friendly way which can have an impact on the lot layout. Due to the curvature of some of the streets, the minimum 100-ft. lot width is more difficult to achieve.

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

STAFF RESPONSE: The proposed alternative development standards are consistent with the objectives, policies, and general land uses in the Comprehensive Plan. The Comprehensive Plan designates the land as Neighborhoods and the proposed density falls within the recommendation.

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

   STAFF RESPONSE: The proposed alternative development standards are consistent with other provisions of this Chapter. The applicant is requesting to exceed the maximum lot width on four (4) lots and decrease it on forty (40) lots. Staff is supportive of the reduction in frontage width since the UDC does allow for cul-de-sac lots to have a decreased frontage and all the proposed lots with the decreased width are on a curved street. Staff is also supportive of the request to exceed the maximum lot area for one (1) lot due to the existing parcel and house that abuts the development which creates the unique lot shape and depth.

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 standards are not anticipated to create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental, or incompatible with other uses in the vicinity. The site is surrounded by residential uses and undeveloped land. Staff feels as though the proposed land use and the alternative development standards are compatible with existing uses.

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

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

Review Criteria: *A 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 by creating a more connected street networking and providing appropriate density in the area.

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

STAFF RESPONSE: The proposed plan is in compliance with the requirements, except for the modifications being requested through the Alternative Development Standards of this Development Code.

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

   STAFF RESPONSE: The site is divided into eight (8) phases which demonstrate a logical and coordinated approach to development. Currently, there is not any existing or potential development on adjacent properties; however, as the adjacent properties start being developed, the plans must work cohesively.

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

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

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

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

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

   STAFF RESPONSE: The 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.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the General Development Plan with Alternative Development Standards 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. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.

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.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.
2. A Limits of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to E Wyatt Road and E Litchford Road.
3. An 8-ft. wide ADA compliant multi-use path along E Wyatt Road and E Litchford Road must be shown on the Final Plat.
4. Prior to approval of the Final Plat for each phase, the following must occur:
    a. An Administrative Site Plan Design Review must be completed for each phase to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (i.e., amenities in tracts platted with the first phase must be installed prior to approval of the second phase).
    c. Sidewalks adjacent to tracts are required to be installed.
    d. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
5. Prior to issuance of building permits, the following must occur:
    a. The approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
6. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
7. The minimum livable floor area classification must be noted on each Final Plat.



The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 11/7/2023



The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
SITE LOCATION MAP

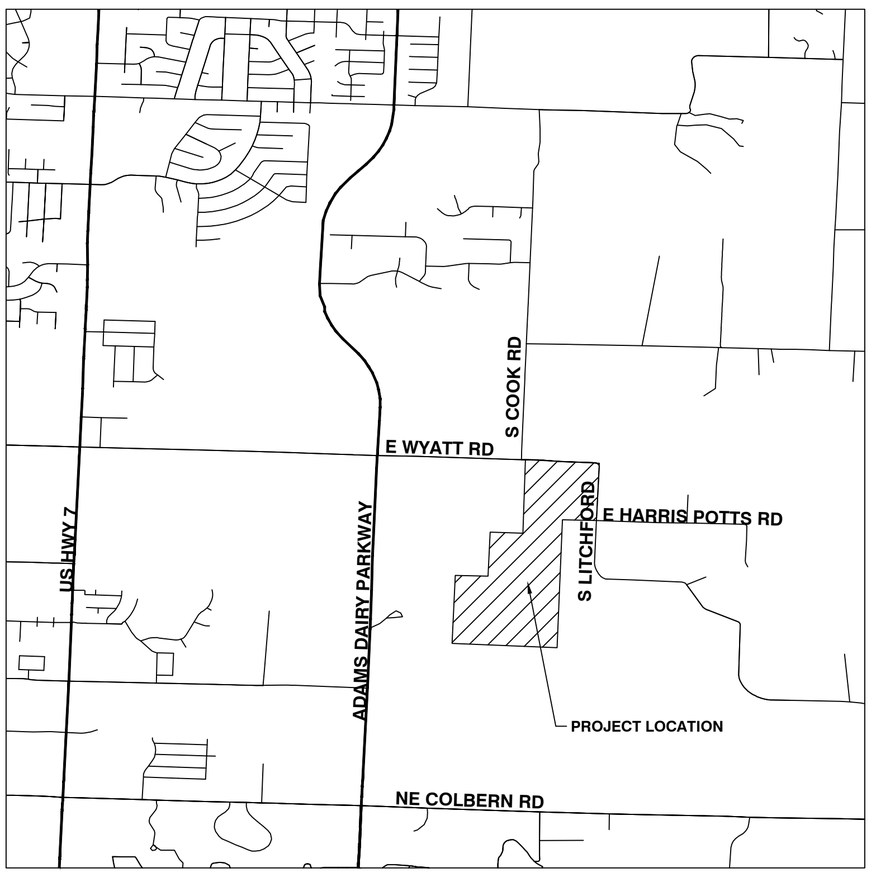
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1 inch = 500 feet

Date: 11/6/2023

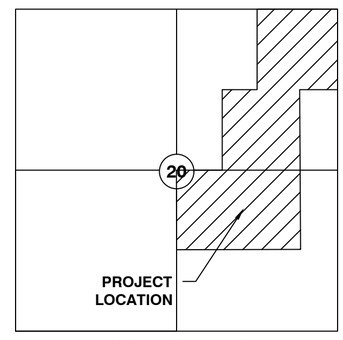
REZONING PLAN
FOR
HOOT OWL MEADOWS

A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



VICINITY MAP
NTS

NORTH



VICINITY MAP
S20 T48N R30W
N.T.S.

LAND USE TABLE

EXISTING ZONING:	AGRICULTURAL (AG)
PROPOSED ZONING:	SINGLE FAMILY - LARGE LOT (SF-12)
EXISTING LAND USE:	UNDEVELOPED, AGRICULTURAL
PROPOSED LAND USE:	DETACHED HOUSE - LARGE LOT SINGLE FAMILY
GROSS SITE AREA:	TRACT I ±76 ac TRACT II ±59 ac

AGRICULTURAL (AG)
LEHNING DAVID L & MARSHA M-TRS
8201 S COOK DR
GRAIN VALLEY, MO 64029
AGRICULTURAL (UNINCORPORATED JACKSON COUNTY)
SINGLE FAMILY LAND USE
LEAVITT TROY J
28812 E WYATT RD
GRAIN VALLEY, MO 64029
BREWER TODD M & RONDA E
29006 E WYATT RD
GRAIN VALLEY, MO 64029
WHITTHAR JEFF
8209 S COOK RD
GRAIN VALLEY, MO 64029
HATFIELD MARK R & NANCY A
28904 E WYATT RD
GRAIN VALLEY, MO 64029
UNDERWOOD MARTIN L & S SUSAN
29110 E WYATT RD
GRAIN VALLEY, MO 64029
AGRICULTURAL (AG)
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN ST
BLUE SPRINGS, MO 64015
WOCHNER REGINA M & KNUST DAVID A
8312 S LITCHFORD RD
GRAIN VALLEY, MO 64029
AG - SINGLE FAMILY USE
UNINCORPORATED
AGRICULTURAL (AG)
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN ST
BLUE SPRINGS, MO 64015
AGRICULTURAL (AG)
CHAPMAN LLOYD A & PATRICIA J - TRUSTEES
28000 SE WYATT RD
BLUE SPRINGS, MO 64014
TRACT I ±76 AC
EXISTING ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: SF-12 (LARGE LOT)
DAVIS DONALD DEWAYNE & PAMELA K
8505 S LITCHFORD RD
GRAIN VALLEY, MO 64029
AGRICULTURAL (UNINCORPORATED JACKSON COUNTY)
SINGLE FAMILY LAND USE
DAVIS PATRICK MICHAEL
8505 S LITCHFORD RD
GRAIN VALLEY, MO 64029
CRAIG ROBERT T
8633 E 96TH TER
KANSAS CITY, MO 64134
PROVERBS HOLDINGS LLC
5008 PROSPECT AVE
KANSAS CITY, MO 64130
UNDEVELOPED
SINGLE FAMILY (SF-12)
JONES DIANE S-TRUSTEE
8615 S SHROUT RD
GRAIN VALLEY, MO 64029
AGRICULTURAL (UNINCORPORATED JACKSON COUNTY)
SINGLE FAMILY LAND USE
MOORE SEAN & LINDSEY
8703 S SHROUT RD
GRAIN VALLEY, MO 64029
TRACT II ±59 AC
EXISTING ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: SF-12 (LARGE LOT)
CRAIG ROBERT T
8633 E 96TH TER
KANSAS CITY, MO 64134
AGRICULTURAL (UNINCORPORATED JACKSON COUNTY)
BARTOLOTTA JEFFERY M
8815 S SHROUT RD
GRAIN VALLEY, MO 64029
BARTOLOTTA JEFFERY M
8815 S SHROUT RD
GRAIN VALLEY, MO 64029
BARNES ANDREA & TWYMAN ANTHONY JR
9103 S SHROUT RD
GRAIN VALLEY, MO 64029
AGRICULTURAL (UNINCORPORATED JACKSON COUNTY)

PROPERTY OWNER
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN STREET
BLUE SPRINGS, MO 64015

DEVELOPER
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

PROPERTY DESCRIPTION

TRACT 1:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

NORTH

0 200' 400'
SCALE: 1" = 200'

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #2

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture: MO 210 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 122 / KS 36

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STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER
10/26/2023

REZONING PLAN for
HOOT OWL MEADOWS
A Subdivision in
Blue Springs, Jackson County, Missouri

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST
BLUE SPRINGS, MO
816-896-9250

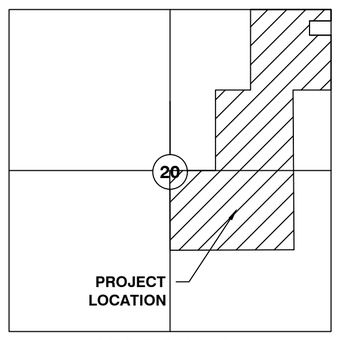
REVISIONS
NO. DATE / DESCRIPTION
1
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PROJECT #:
ISSUE DATE:
NOT FOR CONSTRUCTION

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PRELIMINARY PLAT
AND DEVELOPMENT PLAN
FOR
HOOT OWL MEADOWS

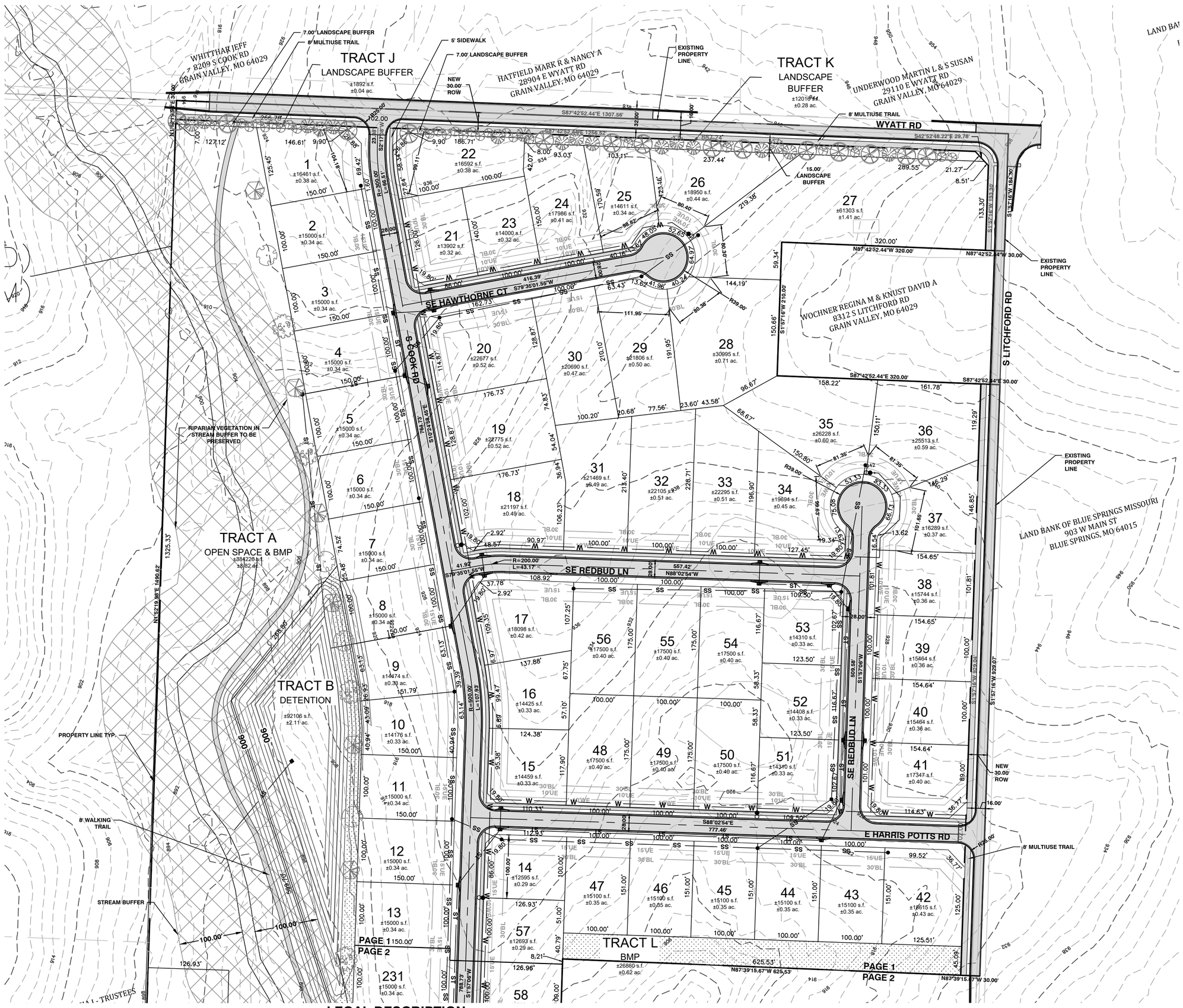
A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



SECTION MAP
S20 T48N R30W
N.T.S.

PROPERTY OWNER
LAND BANK OF BLUE SPRINGS MISSOURI
903 W MAIN STREET
BLUE SPRINGS, MO 64015

DEVELOPER
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250



LEGAL DESCRIPTION

TRACT 1:

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BENCHMARK

STATION JA-08: KC METRO ALUMINUM GRS DISK, LOCATED 17 FT. NORTHS SIDE OF MORELAND SCHOOL ROAD BETWEEN SIDEWALK AND NORTH SIDE OF ROAD ABOUT .6 MILES EAST OF HIGHWAY 7; 40.6 FT. SOUTH OF THE SW CORNER OF A WING WALL FOR HOUSE #501; 67.0 FT SOUTHWEST OF THE SE CORNER OF A WING WALL FOR HOUSE #501; 45.8 FT SOUTHEAST OF THE SE CORNER OF HOUSE #415.
ELEVATION = 966.53

FLOODPLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0434G & 29095C0453G, EFFECTIVE JANUARY 20, 2017.

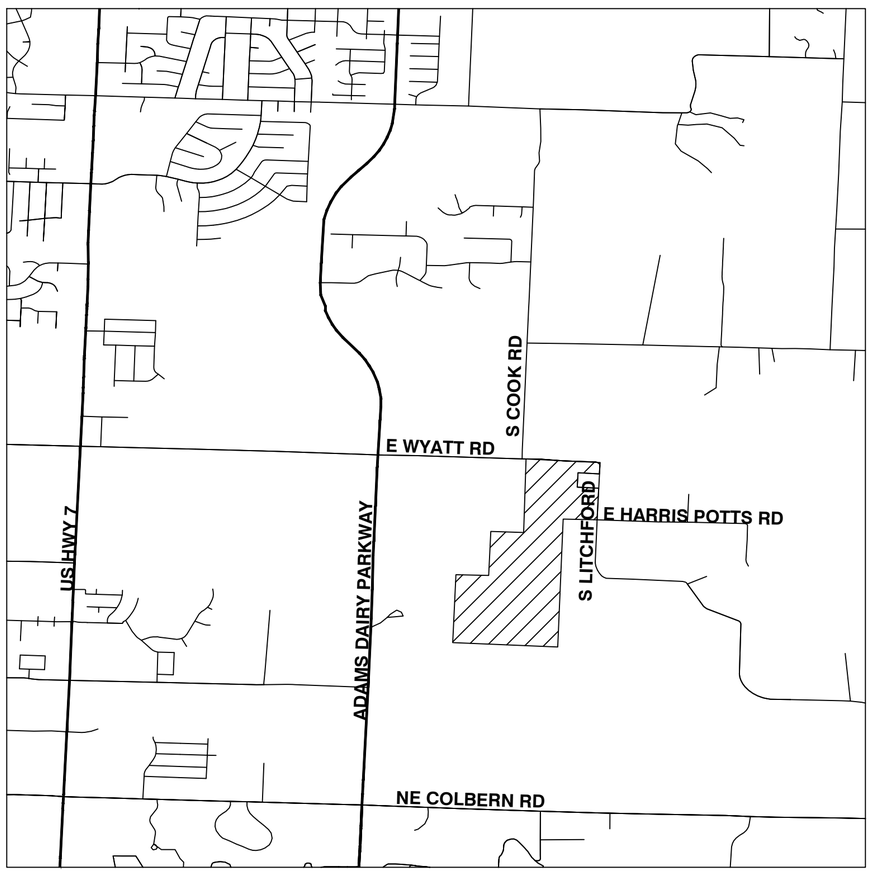
MAINTENANCE OF TRACTS

TRACT "B" , "F", & "G" SHALL BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT "A", "C", "E", "J", & "K" SHALL BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT "D" AND "I" SHALL BE USED FOR A SANITARY SEWER LIFT STATION AND SHALL BE MAINTAINED BY THE CITY.
TRACT "A", "B", "C", "G", "H", & "L" SHALL BE USE FOR BMP AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CITY IS GRANTED THE RIGHT, BUT IS NOT OBLIGATED TO ENTER UPON TRACT B IN ORDER TO MAINTAIN THE FACILITIES INCLUDING THE PIPES, STRUCTURES, GROUNDS, AND APPURTENANCES IF OWNER FAILS TO MAINTAIN SAME.

LAND USE TABLE

GROSS PROPERTY AREA	134.74± AC 5,869,226 SF
NEW RIGHT-OF-WAY	18.98± AC 826,824 SF
NET PROPERTY AREA	88.45± AC 3,853,329 SF
DETENTION AREA	9.70± AC 422,423 SF
OPEN SPACE AREA	17.60± AC 766,649 SF
NUMBER OF RESIDENTIAL LOTS	231
NUMBER OF DETENTION LOTS	3
NUMBER OF OPEN SPACE TRACTS	9
10% OPEN SPACE REQUIRED	13.5 ACRES
MINIMUM FLOOR AREA (CLASS E)	1,800 SQUARE FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	30 FEET (FRONT)
MAXIMUM BUILDING COVERAGE	35%
MINIMUM LOT SIZE	0.28 ACRES
MAXIMUM LOT SIZE	1.41 ACRES
AVERAGE LOT SIZE	0.38 ACRES



VICINITY MAP
NTS

NORTH

EXCEPTIONS

LOT 27: AN ALTERNATIVE DEVELOPMENT STANDARD TO 1.41 ACRES. FROM THE MAXIMUM LOT SIZE OF 1 ACRE FOR A DETACHED HOUSE - LARGE LOT.
MINIMUM LOT FRONTAGE WIDTH: 81.15'
MAXIMUM LOT FRONTAGE WIDTH: 160.20'

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING GAS PIPELINE MARKER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED LIGHT POLE
- OHE OHE - EXISTING OVERHEAD ELECTRIC
- UGE UGE - EXISTING UNDERGROUND ELECTRIC
- UGG UGG UGG - EXISTING UNDERGROUND GAS
- W_X - EXISTING UNDERGROUND WATER
- SS_X - EXISTING SANITARY SEWER
- EXISTING TREE LINE
- SS - PROPOSED SANITARY SEWER
- W W - PROPOSED WATER SEWER
- ST - PROPOSED STORM SEWER
- 25'B/L - 25' BUILDING LINE
- 10'U/E - 10' UTILITY EASEMENT
- VEGETATED FILTER STRIP

NORTH
0 100' 200'
SCALE: 1" = 100'

SYMBOL	COMMON NAME
	AUTUMN BLAZE MAPLE
	ESPRESS KENTUCKY COFFEE
	SWAMP WHITE OAK
	BALD CYPRESS
	AUTUMN GOLD GINKGO
	EASTERN REDBUD CLUMP
	TRIDENT MAPLE
	MANHATTAN EUONYMUS

SUBSTITUTIONS MAY BE PERMITTED ON THE BASIS OF AVAILABILITY.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com
Certificates of Authority
Architecture: MO 310 / KS 123
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for
HOOT OWL MEADOWS
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

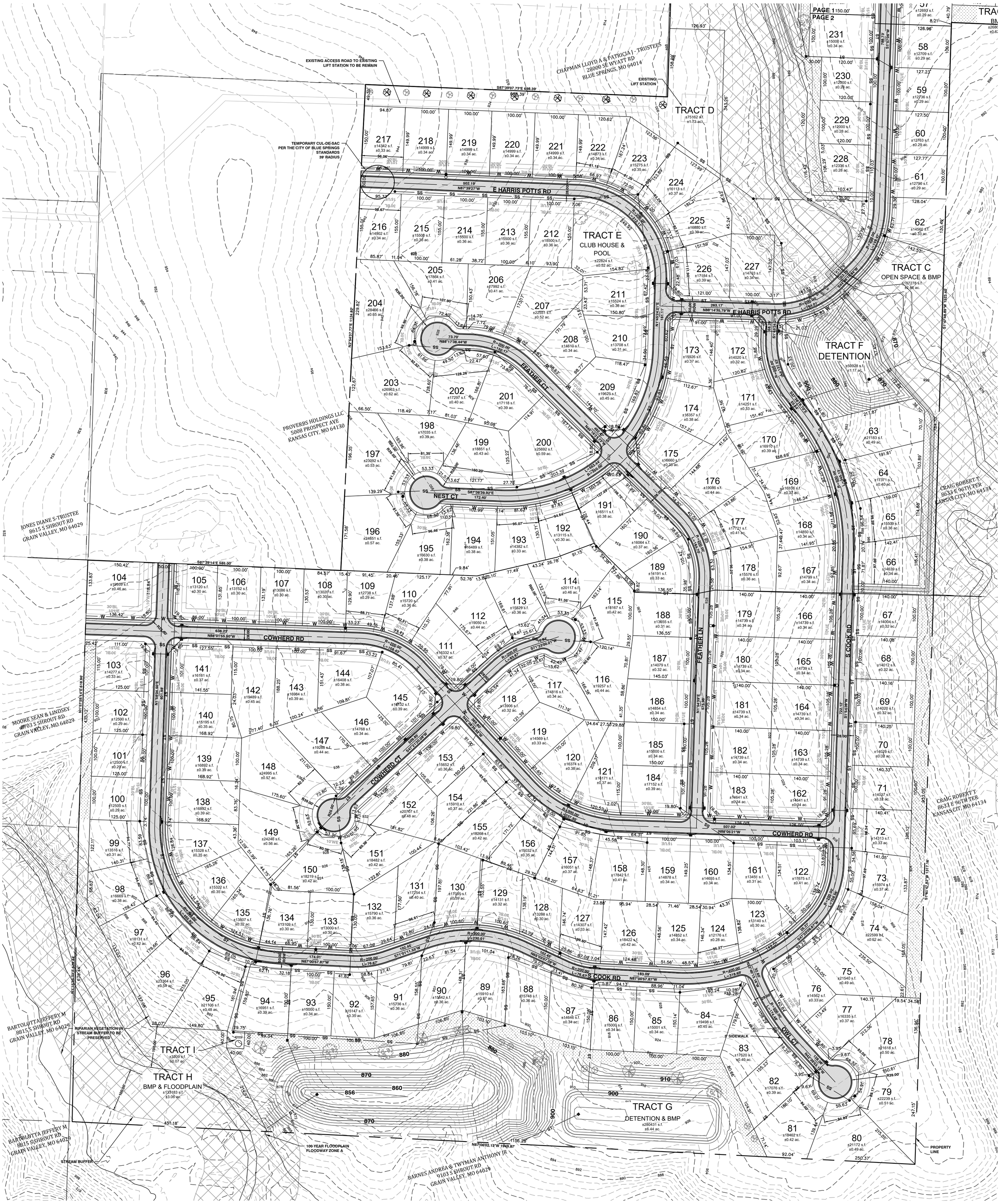
REVISIONS
NO. DATE / DESCRIPTION
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

1

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POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
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Certificates of Authority
Architecture: MO 310 / KS 73
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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:

JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

REVISIONS

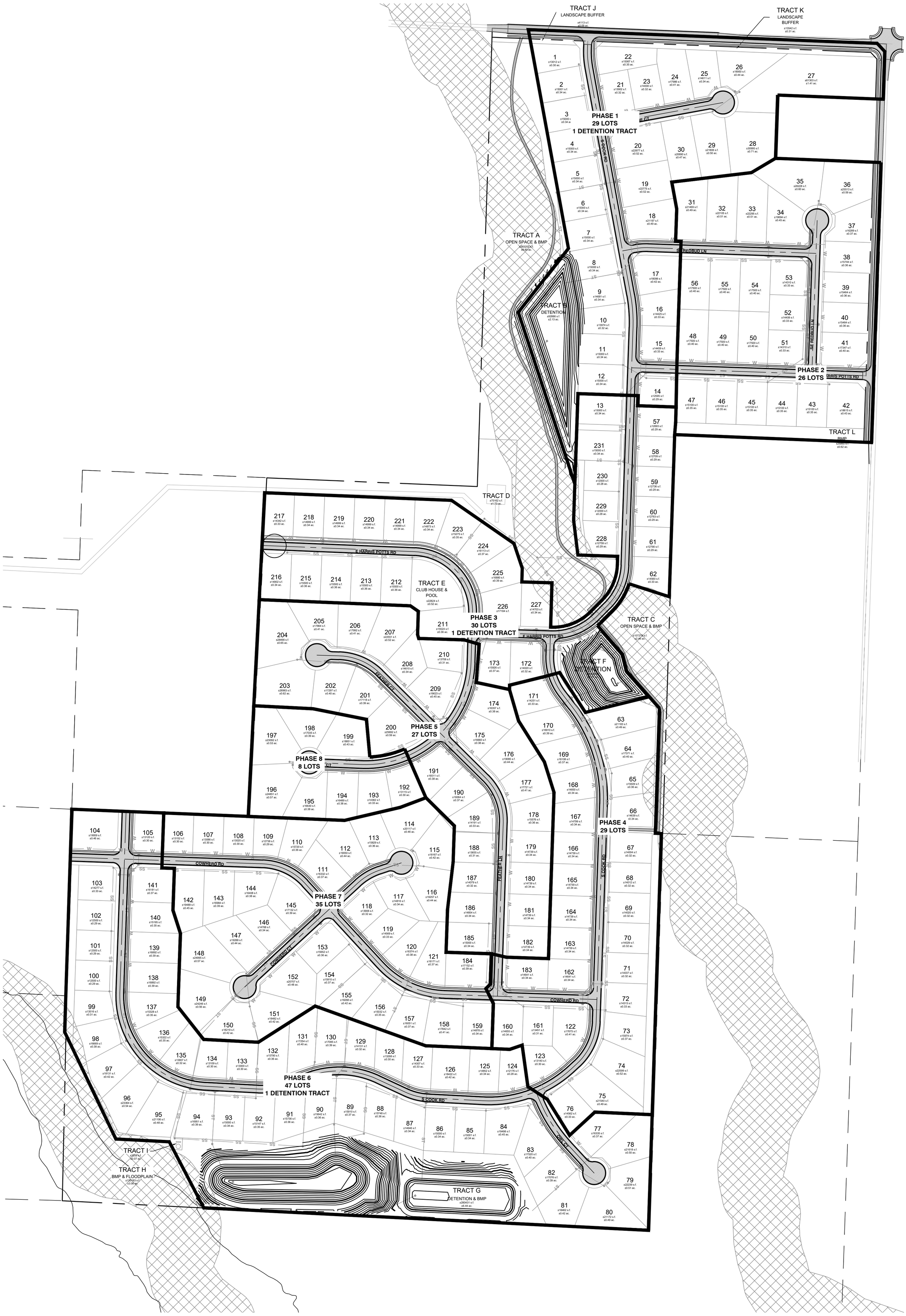
NO.	DATE / DESCRIPTION
1	
2	
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6	

PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

2

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02/16/2024 4:38:15 PM



PROPOSED PHASING SCHEDULE

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

NORTH

0 150' 300'

SCALE: 1" = 150'

RECEIVED
By tbreshears at 2:08 pm, Feb 01, 2024



ELEVATION A



ELEVATION B



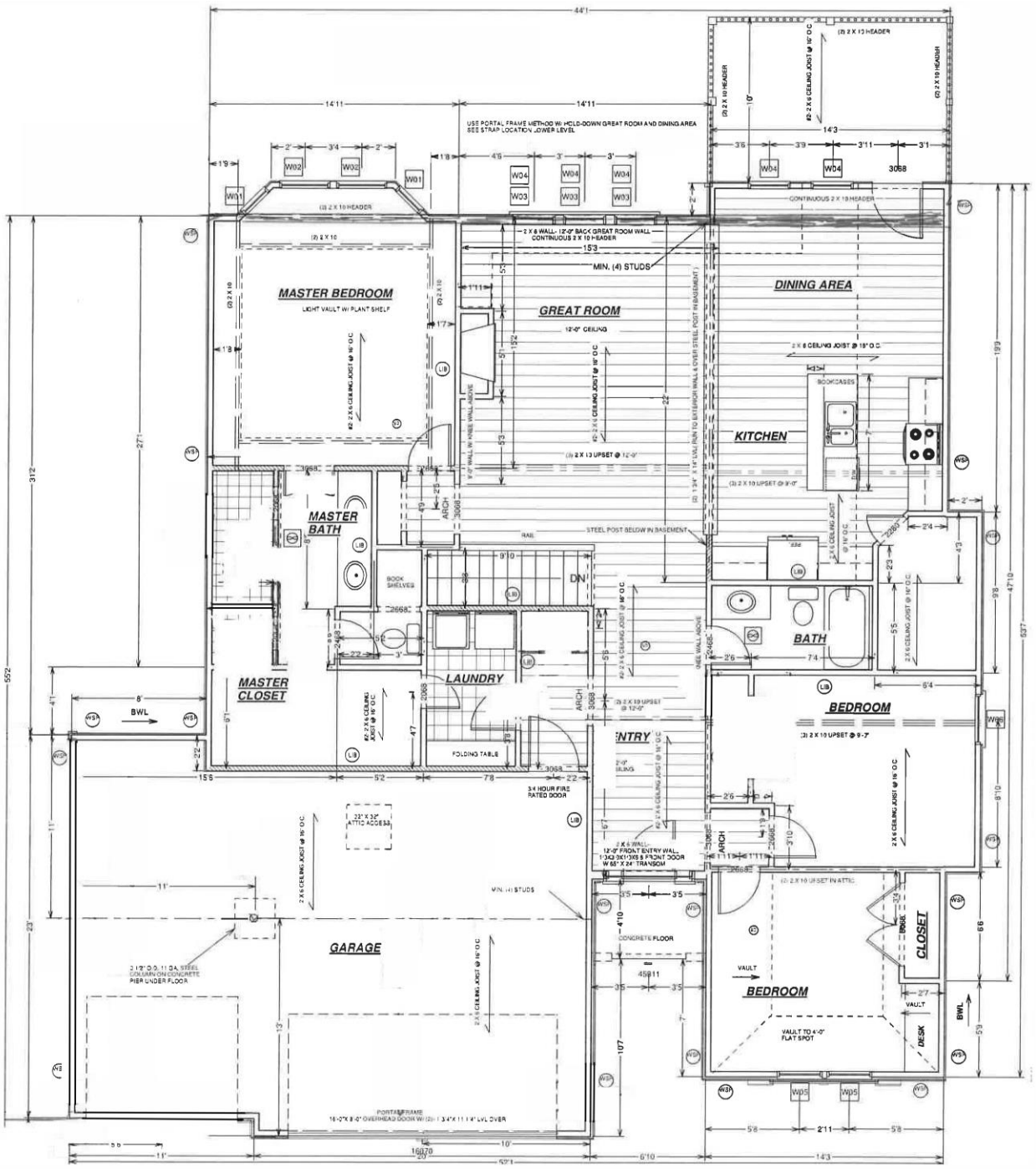
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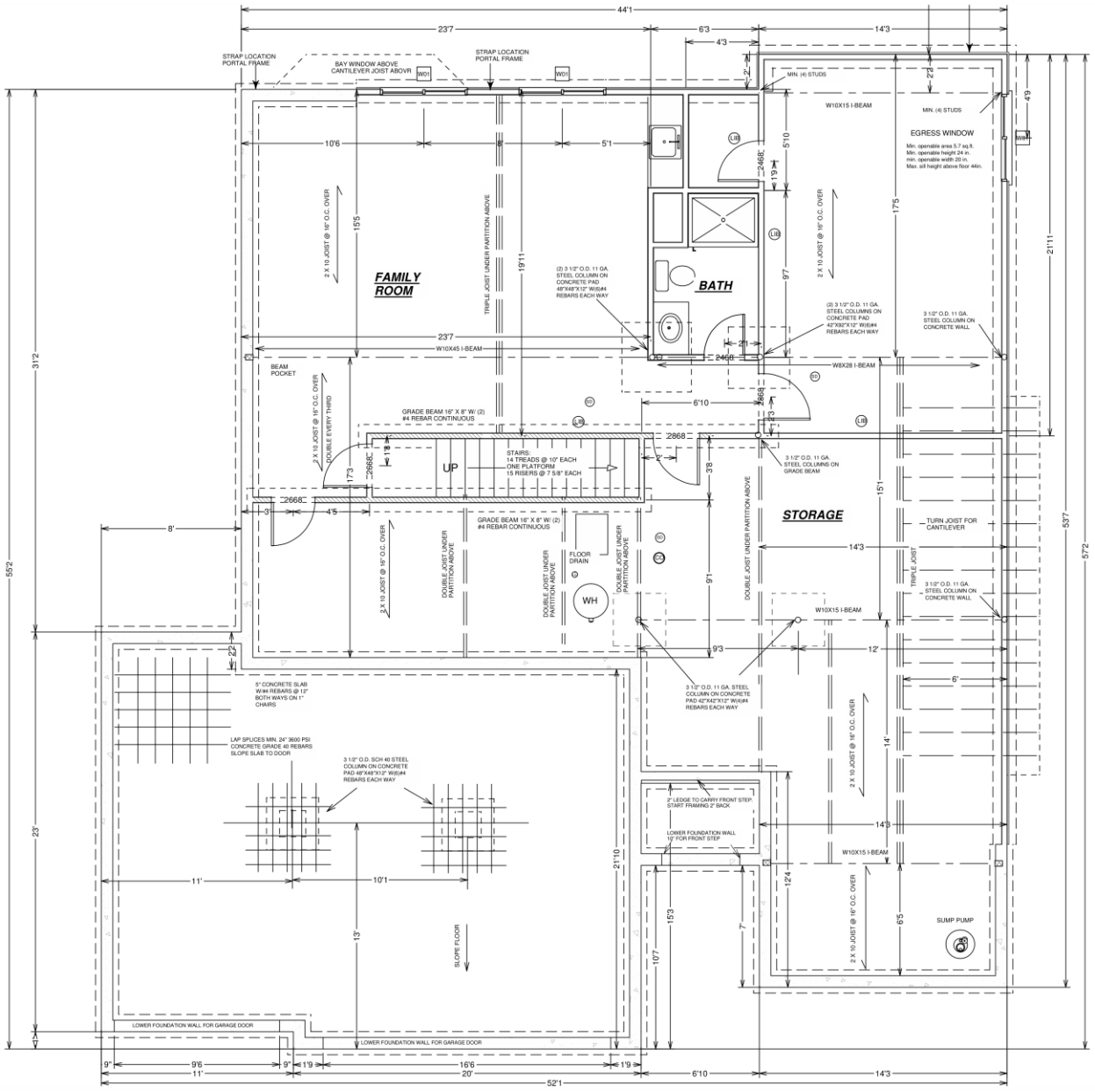
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UPPER FLOOR PLAN

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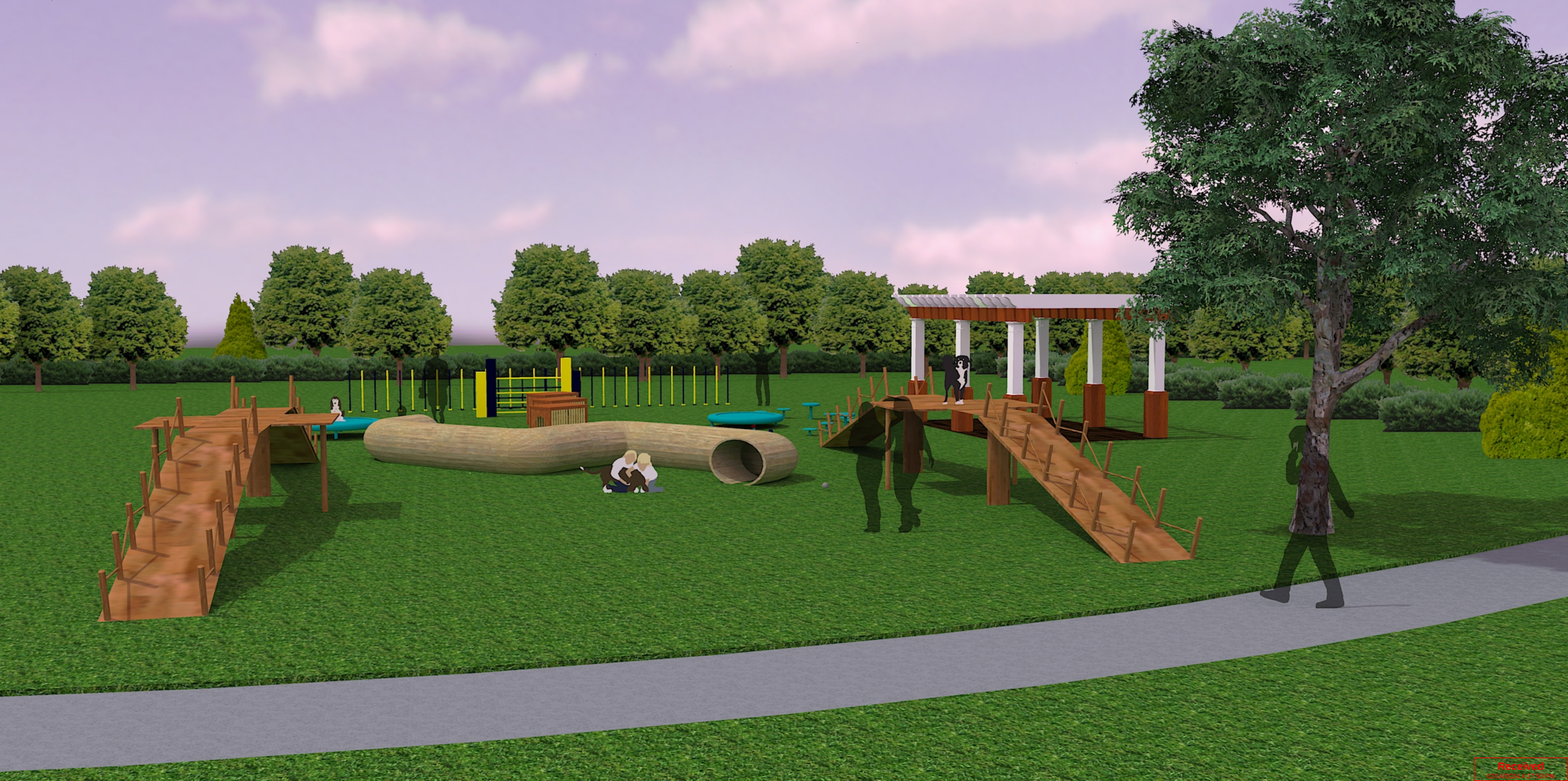


LOWER FLOOR PLAN

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RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING: 12/11/2023
CC MEETING: 12/18/2023
BOA MEETING:
NEWSPAPER: 11/25/2023
NOTICE LETTERS: 11/22/2023
PLANNER: Adair Bright

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

Hoot Owl Meadows
Project Name

54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000 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
AG	Vacant	SF-12	SF	135+/-	233

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

Justin Larkin — JW Larkin Properties — 816-896-9250 — justin@jwlarkinproperties.com
Name of Applicant — **Company** — **Phone** — **Email Address**

Address	City	State	Zip Code
~~804 SW Elizabeth St~~ P.O. Box 457	Blue Springs	MO	64013 ~~64015~~

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 _____ 10-27-23
Applicant Signature — **Date**

Land Bank of Blue Springs
Name of Property Owner — **Phone** — **Email Address**

Address	City	State	Zip Code
903 W Main St	Blue Springs	MO	64015

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

X _____
Property Owner Signature — **Date**

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10/31/2023 12:01:39 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:

233 lot subdivision, with infrastructure, half-street improvements on Wyatt and Litchford, except where vertical realignment necessary to comply to design standards. Average lot size of 0.45 acres, SF-12 Large Lot zoning. Amenities provided include walking trail, playground, pool, and clubhouse.

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10/31/2023 12:01:41 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-373-4800		

DEVELOPER

Name	Company Name		
Justin Larkin	JW Larkin Properties		
Address	**City**	**State**	**Zip**
~~804 SW Elizabeth~~ P.O. Box 457	Blue Springs	MO	~~64015~~ 64013
Email	**Phone**	**Fax**	
justin@jwlarkinproperties.com	816-896-9250		

ENGINEER

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-373-4800		

ARCHITECT

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

SURVEYOR

Name	Company Name		
Jeremy Powell	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Rte 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jpowell@powellcwm.com	816-373-4800		

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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10/31/2023 12:01:41 PM

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
138019	519592	Print Legal Ad-IPL01592940 - IPL0159294		$1,817.50	2	74 L

Attention: Traci Breshears

City of Blue Springs Community Development
903 W Main Street
Blue Springs, MO 64015

tbreshears@bluespringsgov.com

PUBLIC NOTICE
Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, February 26, 2024 at 6:30 p.m. in the Council Chamber 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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for approximately 230 single-family lots and twelve (12) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres. 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:

TRACT 1:
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING
TRACT 2:
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on Monday, March 4, 2024, at 6:00 p.m. in the Council Chamber 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
IPL0159294
Feb 11 2024

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #3

THE STATE OF TEXAS
COUNTY OF TARRANT

Stefani Beard,

make oath and swear that

CYPRESS MEDIA, LLC, publishers of The Kansas City Star, all it's neighborhood sections and suburban newspapers including 816, 913, Johnson County News, Northland and its subsidiaries, The Olathe News, The Cass County Democrat-Missourian and The Lee's Summit Journal, are published in the Kansas City, Missouri, metro (distribution) area including but not exclusively to Johnson and Wyandotte Counties in the state of Kansas, and Cass, Clay, Jackson and Platte Counties in the state of Missouri. Every publication listed is published weekly, twice weekly or daily. We confirm the notice ran the days scheduled in this statement. A true copy of which is hereto attached was duly published in The Kansas City Star.

1 insertion(s) published on:
02/11/24

Stefani Beard

Sworn to and subscribed before me this 14th day of February in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

tra charge for lost or duplicate affidavits.
gal document please do not destroy!

PUBLIC NOTICE

Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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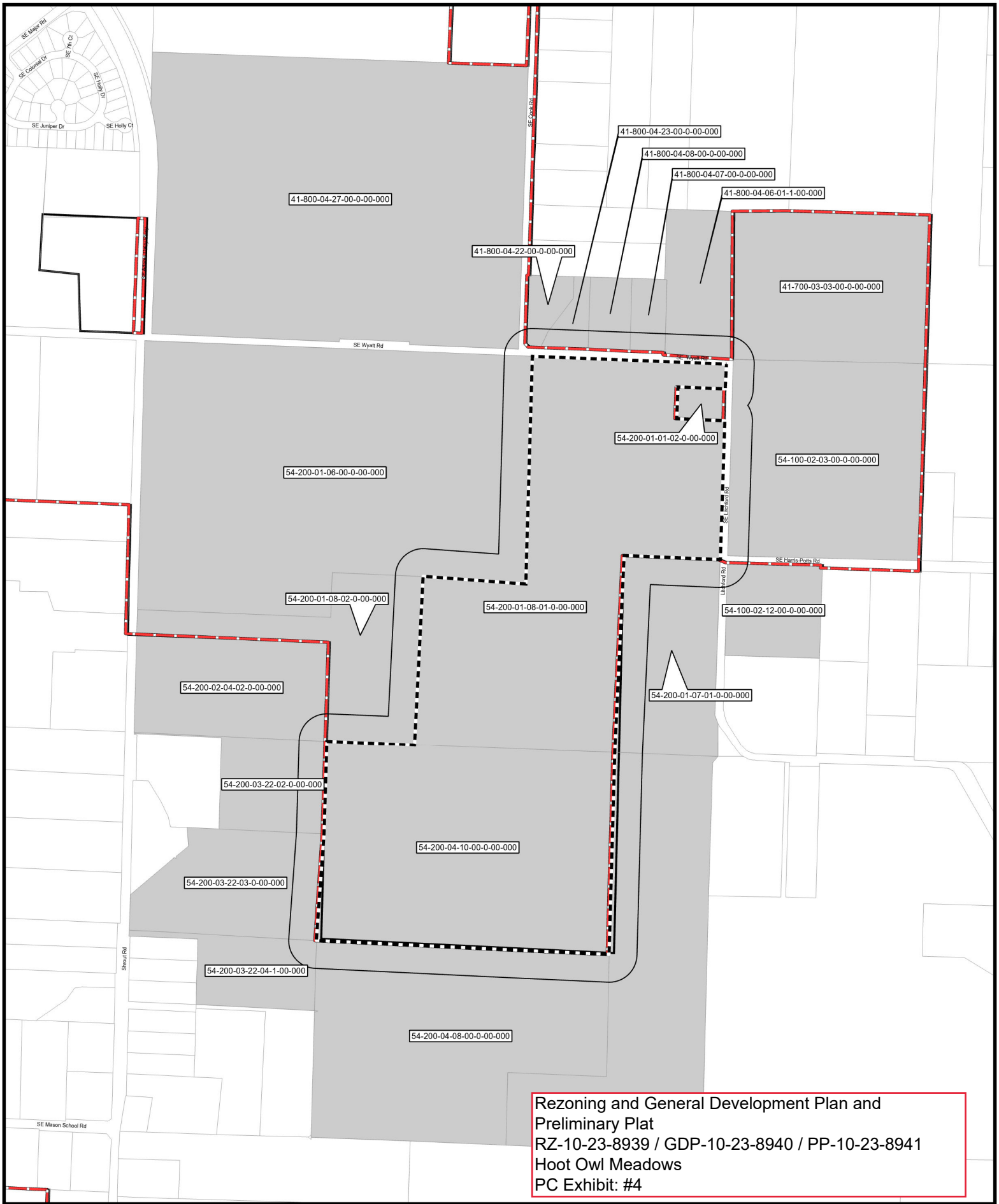
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CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

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CITY OF BLUE SPRINGS
City Council

PUBLISH: Sunday, February 11, 2024
E-MAIL TO THE EXAMINER: legals@kcstar.com
02/09/2024



Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #4

The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
185' NOTIFICATION MAP

N

1 inch = 815 feet
Date: 11/7/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
54-200-04-09-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
41-800-04-27-00-0-00-000	28000 SE WYATT RD	BLUE SPRINGS	MO	64014	CHAPMAN LLOYD A & PATRICIA J-TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
41-700-03-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-100-02-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-07-01-0-00-000	8606 S LITCHFORD RD	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
54-200-01-06-00-0-00-000	27801 SE WYATT RD	BLUE SPRINGS	MO	64029	CHAPMAN LLOYD A & PATRICIA J - TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
54-200-02-04-02-0-00-000	8615 S SHROUT RD	UNINCORPORATED	MO	64029	JONES DIANE S-TRUSTEE	8615 S SHROUT RD GRAIN VALLEY, MO 64029
54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	MO	64029	DAVIS DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MICHAEL	8505 S LITCHFORD RD GRAIN VALLEY, MO 64029 | 8505 S LITCHFORD RD GRAIN VALLEY, MO 64029
54-200-03-22-02-0-00-000	8707 S SHROUT RD	UNINCORPORATED	MO	64029	MOORE SEAN & LINDSEY	8703 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-04-08-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARNES ANDREA & TWYMAN ANTHONY JR	9103 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	MO	64029	WOCHNER REGINA M & KNUST DAVID A	8312 S LITCHFORD RD GRAIN VALLEY, MO 64029
41-800-04-07-00-0-00-000	29006 E WYATT RD	UNINCORPORATED	MO	64029	BREWER TODD M & RONDA E	29006 E WYATT RD GRAIN VALLEY, MO 64029
54-200-03-22-03-0-00-000	8815 S SHROUT RD	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-03-22-04-1-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-08-01-0-00-000	28901 SE WYATT RD	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-04-10-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-08-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	PROVERBS HOLDINGS LLC	5008 PROSPECT AVE KANSAS CITY, MO 64130
41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	MO	64029	UNDERWOOD MARTIN L & S SUSAN	29110 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-22-00-0-00-000	8209 S COOK RD	UNINCORPORATED	MO	64029	WHITTHAR JEFF	8209 S COOK RD GRAIN VALLEY, MO 64029
41-800-04-23-00-0-00-000	28812 E WYATT RD	UNINCORPORATED	MO	64029	LEAVITT TROY J	28812 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-08-00-0-00-000	28904 E WYATT RD	UNINCORPORATED	MO	64029	HATFIELD MARK R & NANCY A	28904 E WYATT RD GRAIN VALLEY, MO 64029

Rezoning and General Development Plan and
Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #5

Blue Springs, Missouri
Community Development

February 12, 2024

Ref: Public Hearing: Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for approximately 230 single-family lots and twelve (12) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- 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 Chamber at the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, February 26, 2024 @ 6:30 p.m.
&
City Council – Monday, March 4, 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
Adair Bright
Senior Planner

Rezoning and General Development Plan and
Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #6

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: nPwabzP0iF6KPMTfQVHW
Hoot Owl Meadows

AFFIDAVIT OF PUBLICATION: #1692550

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

I, Faythe King, 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:

Nov. 25, 2023

Faythe King

Authorized Agent

Leanne Kaufenberg

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

Printer's Fee: $180.40

See Proof on Next Page

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

Rezoning and General Development Plan and
Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #7

PUBLIC NOTICE

Rezoning I RZ-10-23-8939
General Development Plan I GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, December 11, 2023 at 6:30 p.m.** in the Council Chamber 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, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for 233 single-family lots and five (5) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres. 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:

TRACT 1:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY EIGHT (48), RANGE THIRTY (30), JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION TWENTY (20), SAID POINT BEING ON 184.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEEGREES -00 MINUTES -00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE NORTH 89 DEGREES -52 MINUTES -00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET; THENCE NORTH 00 DEGREES -00 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, TWO HUNDRED TEN (210) FEET; THENCE SOUTH 89 DEGREES -52 MINUTES -00 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, THREE HUNDRED FIFTY (350) FEET TO THE POINT OF BEGINNING

TRACT 2:

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20); ALL IN TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI; EXCEPT THAT PART PREVIOUSLY RELEASED DESCRIBED AS FOLLOWS: THET SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20); TOWNSHIP FORTY EIGHT NORTH (48N), RANGE THIRTY WEST (30W), JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN PUBLIC AND PRIVATE ROADS.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on **Monday, December 18, 2023, at 6:00 p.m.** in the Council Chamber 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, Nov 25, 2023

1692550

PUBLIC NOTICE

Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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TRACT 2:

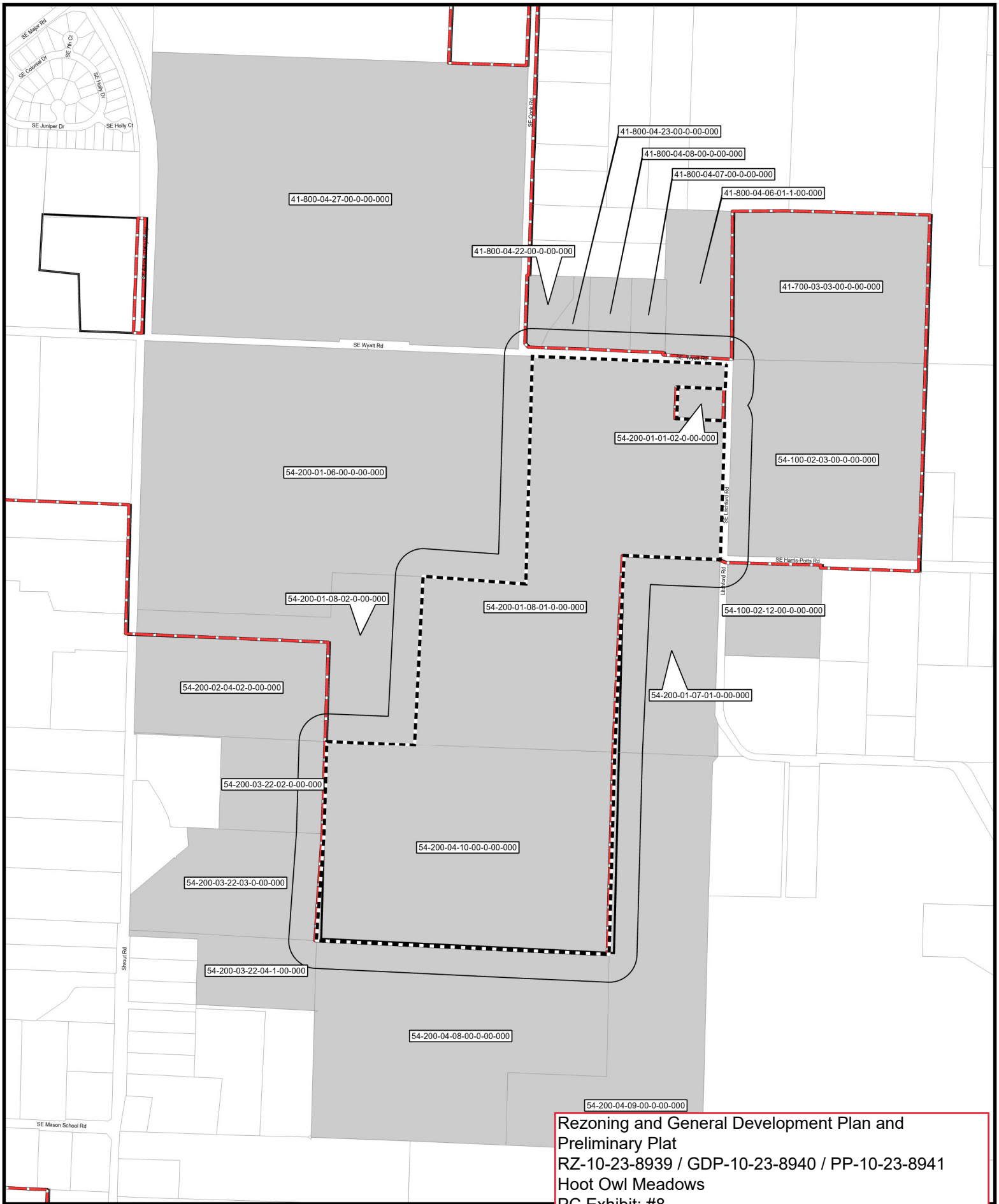
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CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on **Monday, December 18, 2023, at 6:00 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, November 25, 2023
E-MAIL TO THE EXAMINER: legals@examiner.net
11/17/2023



Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #8

The City of Blue Springs Missouri

RZ-10-23-8939
GDP-10-23-8940
PP-10-23-8941
Parcel # 54-200-04-10-00-0-00-000
Parcel # 54-200-01-08-01-0-00-000
185' NOTIFICATION MAP

N

1 inch = 815 feet
Date: 11/7/2023

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
54-200-04-09-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
41-800-04-27-00-0-00-000	28000 SE WYATT RD	BLUE SPRINGS	MO	64014	CHAPMAN LLOYD A & PATRICIA J-TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
41-700-03-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-100-02-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-07-01-0-00-000	8606 S LITCHFORD RD	UNINCORPORATED	MO	64029	CRAIG ROBERT T	8633 E 96TH TER KANSAS CITY, MO 64134
54-200-01-06-00-0-00-000	27801 SE WYATT RD	BLUE SPRINGS	MO	64029	CHAPMAN LLOYD A & PATRICIA J - TRUSTEES	28000 SE WYATT RD BLUE SPRINGS, MO 64014
54-200-02-04-02-0-00-000	8615 S SHROUT RD	UNINCORPORATED	MO	64029	JONES DIANE S-TRUSTEE	8615 S SHROUT RD GRAIN VALLEY, MO 64029
54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	MO	64029	DAVIS DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MICHAEL	8505 S LITCHFORD RD GRAIN VALLEY, MO 64029 | 8505 S LITCHFORD RD GRAIN VALLEY, MO 64029
54-200-03-22-02-0-00-000	8707 S SHROUT RD	UNINCORPORATED	MO	64029	MOORE SEAN & LINDSEY	8703 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-04-08-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARNES ANDREA & TWYMAN ANTHONY JR	9103 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	MO	64029	WOCHNER REGINA M & KNUST DAVID A	8312 S LITCHFORD RD GRAIN VALLEY, MO 64029
41-800-04-07-00-0-00-000	29006 E WYATT RD	UNINCORPORATED	MO	64029	BREWER TODD M & RONDA E	29006 E WYATT RD GRAIN VALLEY, MO 64029
54-200-03-22-03-0-00-000	8815 S SHROUT RD	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-03-22-04-1-00-000	NO ADDRESS ASSIGNED BY COUNTY	UNINCORPORATED	MO	64029	BARTOLOTTA JEFFERY M | BARTOLOTTA AMANDA L	8815 S SHROUT RD GRAIN VALLEY, MO 64029 | 8815 S SHROUT RD GRAIN VALLEY, MO 64029
54-200-01-08-01-0-00-000	28901 SE WYATT RD	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-04-10-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	LAND BANK OF BLUE SPRINGS MISSOURI	903 W MAIN ST BLUE SPRINGS, MO 64015
54-200-01-08-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029	PROVERBS HOLDINGS LLC	5008 PROSPECT AVE KANSAS CITY, MO 64130
41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	MO	64029	UNDERWOOD MARTIN L & S SUSAN	29110 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-22-00-0-00-000	8209 S COOK RD	UNINCORPORATED	MO	64029	WHITTHAR JEFF	8209 S COOK RD GRAIN VALLEY, MO 64029
41-800-04-23-00-0-00-000	28812 E WYATT RD	UNINCORPORATED	MO	64029	LEAVITT TROY J	28812 E WYATT RD GRAIN VALLEY, MO 64029
41-800-04-08-00-0-00-000	28904 E WYATT RD	UNINCORPORATED	MO	64029	HATFIELD MARK R & NANCY A	28904 E WYATT RD GRAIN VALLEY, MO 64029

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #9

Blue Springs, Missouri
Community Development

November 27, 2023

Ref: Public Hearing: Rezoning | RZ-10-23-8939
General Development Plan | GDP-10-23-8940
"Hoot Owl Meadows"
Southwest corner of E Wyatt Road and S Litchford Road
Parcel # 54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000

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&
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Sincerely,

CITY OF BLUE SPRINGS / COMMUNITY DEVELOPMENT
Adair Bright
Senior Planner

Rezoning and General Development Plan and Preliminary Plat
RZ-10-23-8939 / GDP-10-23-8940 / PP-10-23-8941
Hoot Owl Meadows
PC Exhibit: #10

Blue Springs, Missouri
Community Development

MONTHLY REPORT
March 2024

Building Permit Activity

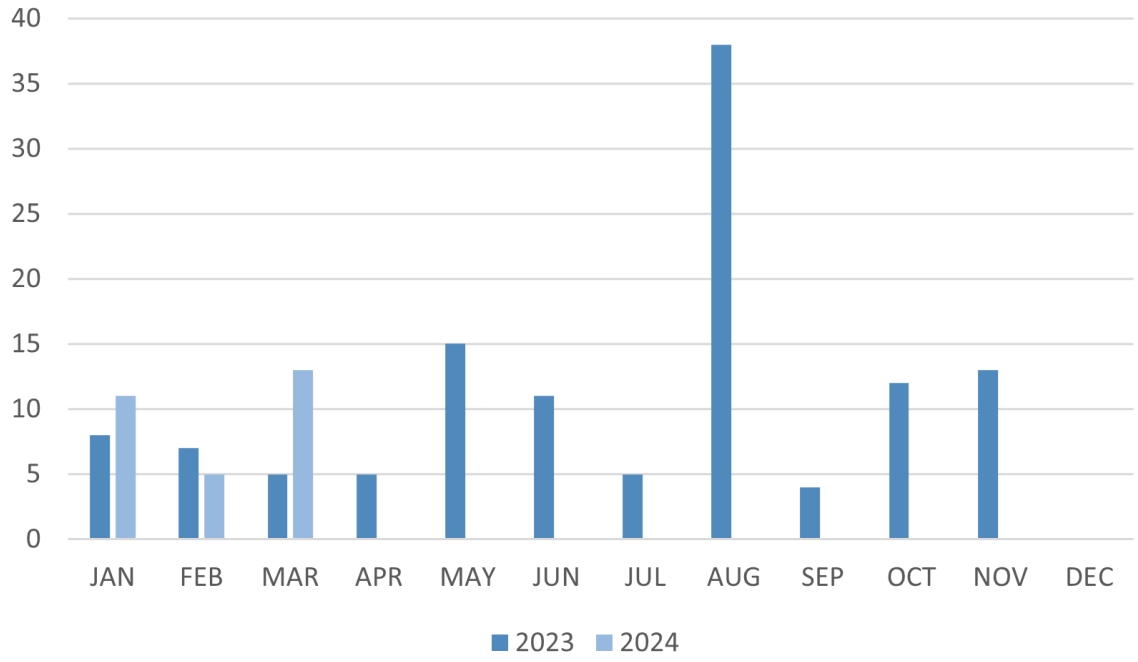
Type of Permit	Mar 2024	Mar 2023	YTD 2024	YTD 2023
Single-Family Detached	13	5	29	20
Single-Family Attached	0	0	0	0
Two-Family	0	0	3 (6 units)	0
Multi-Family	0	0	6 (24 units)	0
Total Dwelling Units	13	5	59	20
Miscellaneous Residential (additions & alterations)	17	22	45	50
Commercial—New	1	1	4	6
Commercial—Alterations	3	3	19	10
Total Building Permits*	108	95	250	250

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

Building-Related Activity

	Mar 2024	Mar 2023	YTD 2024	YTD 2023
Total Square Feet	203,327	22,763	565,600	118,941
Total Construction Cost	$4,355,260	$1,528,853	$16,146,328	$7,083,878
Total Inspections	429	507	1,331	1,444

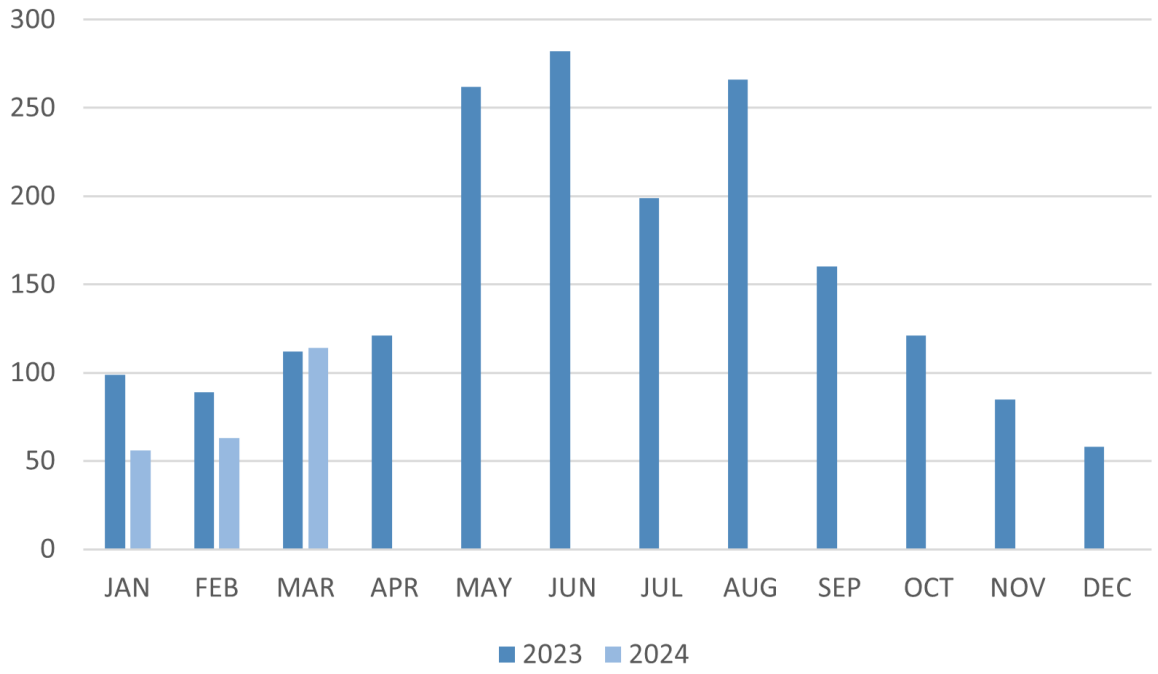
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	83
300-390	Traffic Code	0
401-411	Zoning	5
500-520 (excl. 501)	Building and Construction	24
501	Sign Code	0
600-655	Business and Occupation	2
700-715	Utilities	0
	Total Cases	114

Total Code Cases



Most Common Code Cases in March

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	41
245.130: A (11)	Trash—Prohibited	25
220.665 A (5)	Sidewalks, Driveways, etc.—Maintenance Required	9

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
PP-02-24-9041	Hudson Estates	Approved 3/25/24*	N/A	N/A
PP-12-23-9000	Adam's Ridge	Denied 3/25/24*	N/A	N/A
SPDR-01-24-9034	Timothy Lutheran Church	Approved 3/25/24	N/A	N/A

*Awaiting final determination from City Council on related applications

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	Mar 2024	Mar 2023	YTD 2024	YTD 2023
Sign Face Replacement	4	4	6	14
Ground-Mounted Signs	1	6	4	8
Building-Mounted Signs	2	11	12	32
Temporary Signs	2	0	3	1
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	0	0
Total Signs Issued	9	21	25	55