PLANNING COMMISSION MEETING
AGENDA

Monday, May 13, 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** April 22, 2024

2 PUBLIC HEARING / REZONING / RZ-03-24-9093 / "Tommy's Express Car Wash" / 509 NW 7 Hwy
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 27, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-03-24-9095 / "Tommy's Express Car Wash" / 509 NW 7 Hwy
Exhibits:
1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 27, 2024
4. 185 ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-04-24-9098 / "Fike FRDC" / 2951 NW 7 Hwy
Exhibits:
1. Staff Report with attachments

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

5 **PRELIMINARY PLAT / PP-03-24-9094 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

6 **FINAL PLAT / PF-04-24-9099 /** "Fike FRDC" / 2951 NW 7 Hwy

7 **SITE PLAN DESIGN REVIEW / SPDR-04-24-9100 /** "Fike FRDC" / 2951 NW 7 Hwy

8 **MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9092 /** "Stairway Cannabis" / 490 SW 7 Hwy

9 **OTHER BUSINESS:** The next scheduled meeting is Tuesday**, May 28, 2024.**
Monthly Community Development Report for April

10 **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
May 8, 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 City Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, April 22, 2024

Media Link: April 22, 2024, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, April 22, 2024, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Byron Craddolph, Chairperson Tom Rohr, Vice Chairperson Susan Stokenbury Jennifer Ritschel-Smith	Travis Graham Richard How Chad Sanderson
STAFF PRESENT	Mike Mallon, Senior Director of City Development Dave McCumber, Development Review Manager Adam Hilgedick, Assistant Director of Public Works Adair Bright, Senior Planner John Mullane, Interim City Attorney Traci Breshears, Recording Secretary	
ABSENT	Chris Henning Robert Morton	
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 25, 2024, were approved.	

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

The public hearing for Agenda item 2 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 April 6, 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 Conditional Use Permit to the Planning Commission.

QUESTIONS

None

APPLICANT

Dan Bates, 18906 E 12th Terr S, Independence, MO., presented his case by providing a description of his business and how it intends to use the property.

WITNESSES IN FAVOR

None.

WITNESSES OPPOSED

None.

DISCUSSION

None.

PUBLIC HEARING CLOSED

The public hearing closed at 6:37 p.m.

MOTION / CONDITIONAL USE PERMIT / CUP-02-24-9058 / "Power Clean Carpet Cleaning" / 945 NW Vesper St

Commissioner Rohr motioned to approve the Conditional Use Permit / CUP-02-24-9058 / Power Clean Carpet Cleaning / 945 NW Vesper St.

SECOND

Commissioner Smith seconded the motion.

VOTE

Tom Rohr – Aye
Susan Stokenbury-Aye
Chad Sanderson-Aye
Byron Craddolph-Aye
Richard How - Aye
Jennifer Ritschel-Smith – Aye
Travis Graham-Aye

RECOMMENDED APPROVAL
(7-Aye, 0-No)
These items will be heard at the May 6, 2024, City Council Meeting.

STAFF 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 façade) 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.

AGENDA ITEM 3 / PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-02-24-9059 / "Kansas City Cannabis Company" / 1117 NW 7 Hwy

The public hearing for Agenda item 3 was opened at 6:38 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 April 6, 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 Conditional Use Permit to the Planning Commission.

QUESTIONS	Chairperson Craddolph asked what the hours currently are for Marijuana Dispensaries. Mr. McCumber answered that under the UDC the hours are 8 am to 8 pm.
APPLICANT	Dan Nelson, Kansas City Cannabis, 32906 E Truman Road, Grain Valley, MO spoke.
QUESTIONS	Chairperson Craddolph asked why they want extended hours. Mr. Nelson stated that he would like to be open to have the same hours as his competitors outside of the city. Chairperson Craddolph asked about crime due to the later hours. Mr. Nelson stated that there have been 3 incidents since marijuana became legal medically within the state and that all occurred after hours. Commissioner Rohr asked how ID is checked in the drive-thru to which Mr. Nelson answered. Commissioner Rohr asked for the purpose of having a 24-hour drive-thru. Mr. Nelson discussed being available to the blue-collar community. Service industry jobs are usually working till 1 or 2 in the morning. Mr. Nelson also discussed that this would cut down on illegal drug dealing as there would be a safe and legal place for someone to purchase. Commissioner Graham asked how many dispensaries are in the city, to which Mr. Mallon answered that there are 2.
WITNESSES IN FAVOR	None.
WITNESSES OPPOSED	None.
DISCUSSION	None.
PUBLIC HEARING CLOSED	The public hearing was closed at 6:52pm.
MOTION / CONDITIONAL	

USE PERMIT / CUP-02-24-9059 / "Kansas City Cannabis" / 1117 NW 7 Hwy

Commissioner How motioned to approve Conditional Use Permit / CUP-02-24-9059 / Kansas City Cannabis / 1117 NW 7 Hwy.

SECOND

Commissioner Smith seconded the motion.

VOTE

Tom Rohr – No	Richard How - Aye
Susan Stokenbury-Aye	Jennifer Ritschel-Smith-Aye
Travis Graham-No	Chad Sanderson-No
Byron Craddolph-Aye	

RECOMMENDED FOR APPROVAL
(4-Aye, 3-No)
These items will be heard at the May 6, 2024, City Council Meeting.

STAFF 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.

AGENDA ITEM 4 / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9068 / "Shrout Farm PUD Lots 6A & 6B" / 3101 SW 7 Hwy and 3107 SW 7 Hwy

Adair Bright, Senior Planner, presented the request for the Master/Alternative Sign Plan to the Planning Commission.

QUESTIONS

None.

APPLICANT

None.

DISCUSSION

None.

MOTION / MASTER/ALTERNATIVE SIGN PLAN / ASP-03-24-9068 / "Shrout Farm PUD Lots 6A & 6B" / 3101 SW 7 Hwy and 3107 SW 7 Hwy

Commissioner Sanderson motioned to approve Master/Alternative Sign Plan / ASP-03-24-9068 / Shrout Farm PUD Lots 6A and 6B / 3101 SW 7 Hwy and 3107 SW 7 Hwy

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Tom Rohr –Aye	Richard How - Aye
Susan Stokenbury-Aye	Jennifer Ritschel-Smith–Aye
Travis Graham-Aye	Chad Sanderson-Aye
Byron Craddolph-Aye	

APPROVED
(7-Aye, 0-No)

STAFF 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.

AGENDA ITEM 5 / PRELIMINARY PLAT / PP-10-23-8941 / "Hoot Owl Meadows" / SW Corner of E Wyatt Rd and S Litchford Rd

Adair Bright, Senior Planner, presented a memo of the revised Preliminary Plat to the Planning Commission. The Preliminary Plat that was previously approved by the Planning Commission was amended to accommodate the City Council's request to modify the General Development Plan associated with this development.

QUESTIONS

APPLICANT

None.

DISCUSSION

None.

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

None.

Commissioner Graham motioned to approve the amended Preliminary Plat / PP-10-23-8941 / Hoot Owl Meadows / SW Corner of E Wyatt Rd and S Litchford Rd

SECOND

VOTE

Commissioner Stokenbury seconded.

Tom Rohr – Aye	Richard How - Aye
Susan Stokenbury-Aye	Jennifer Ritschel-Smith – Aye
Travis Graham-Aye	Chad Sanderson-Aye
Byron Craddolph-Aye	

APPROVED
(7-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.
    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.

OTHER BUSINESS

Mr. Mallon gave the presentation of the Community Development Monthly Report for March to the Planning Commission

MEETING ADJOURN

The next scheduled meeting is Monday, May 13, 2024.

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner Rohr and the meeting adjourned at 7:08 p.m.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Byron Craddolph, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 13, 2024 City Council: May 20, 2024
Project Name:	***Tommy's Express Car Wash***
Site Location:	509 NW 7 Hwy.
Project Request:	RZ-03-24-9093; Rezoning from "GB" (General Business) to "PD – C" (Planned Development – Commercial) PDC-03-24-9095; PD Concept Plan to allow for development of an express tunnel-style car wash PP-03-24-9094; Preliminary Plat for one (1) lot on 0.74 +/- acres

Applicant: Kevin Uhl | Frontier Investments
Property Owner: Philip Zou
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval to rezone the subject property from "GB" (General Business) to "PD – C" (Planned Development – Commercial) for the property located at 509 NW 7 Highway. The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the development of an express tunnel carwash. The "PD – C" zoning would allow all uses allowed in the "GB" zoning district at the time of development with the addition of the "Car Wash" land use. The final request is for approval of a Preliminary Plat for one (1) lot on 0.74 +/- acres.

Staff Recommendation: Staff recommends approval of the Rezoning and approval of the PD Concept Plan and Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
N/A		

Future Applications: The Rezoning, PD Concept Plan, and Preliminary Plat will be reviewed concurrently. Future applications required include the PD Final Plan/Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

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

REZONING ANALYSIS

Existing Zoning: "GB" (General Business)
Existing Land Use: Vacant
Proposed Zoning: "PD – C" (Planned Development – Commercial)

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-03-24-9093; PDC-03-24-9095; PP-03-24-9094
Tommy's Express Car Wash
PC Exhibit: #1

Proposed Land Use: Car Wash

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.*

Rezoning: The intent of the "PD" zoning district is defined in Section 404.260, as follows:

> *There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.*
>
> Through the PD, the development will allow all land uses allowed within the "GB" (General Business) zoning district at the time of development with the addition of the "Car Wash" land use. Any development Standards not specified by the PD will be required to comply with the Blue Springs Unified Development Code at the time of development.
>
> The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

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

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

   STAFF RESPONSE: The proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as providing Neighborhoods with Distinct Destinations and a service to the nearby residents. The proposed development should fit well with the existing land uses as they are mostly auto-dominant uses.

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

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments. The proposed development provides an innovative way to achieve the goal of providing a land use without rezoning to a higher intensity zoning district. Since the property is proposed to follow the "GB" (General Business) zoning district regulations with the addition of the car wash, the development would support the abutting "GB" (General Business) zoning districts as well.

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 would set a precedent that could encourage redevelopment of vacant property along 7 Highway. Denial of the rezoning application would result in the property remaining vacant and entirely out of compliance with the Unified Development Code. Furthermore, the denial could discourage unique and innovative development of vacant sites that require modifications due to being previously developed.

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; however, the applicant is requesting modifications through a PD Concept Plan. Staff believes that all requested modifications are warranted due to the existing conditions of the site and the adjacent developments.

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: City utilities and services will be able to serve the proposed development. A 16" water main runs along the east side of MO 7 and

there is sanitary sewer to the east of the proposed development. Staff believes other utilities and services will be able to serve the proposed development as well (Central Jackson County Fire Protection 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 investment in the site and in the city is likely to have a positive impact on the surrounding area by eliminating a vacant property.

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

   STAFF RESPONSE: The requested zoning change is justified by a change in conditions since the existing zoning was designated. The uses allowed in the "GB" (General Business) zoning district have changed over time and many of the uses are auto-dominant uses. A car wash land uses requires a Conditional Use Permit approval even in higher intensity zoning districts in order to ensure the use is appropriate in the proposed location. Due to 7 Highway containing auto-dominant uses and this site in particular being between two (2) sites that both contain drive-thrus, the car wash land use seems appropriate within the proposed PD which will follow the "GB" (General Business) zoning regulations.

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.

PD CONCEPT 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.

Planned Development Standards: As part of the PD Standards, the applicant is proposing the following:

- The site will allow all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the "Car Wash" land use.
- The site will conform to the "GB" (General Business) zoning district regulations and the "Pad Site" building type regulations unless otherwise stated.

- Any standards not specified will revert to the Blue Springs Unified Development Code in effect at the time of development.

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

Phasing: The property is proposed to be developed in one (1) phase. **A PD Final Plan/Site Plan Design Review and a Final Plat will be required prior to the issuance of building permits.**

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

- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to reduce the side setback on the north from the required 10-ft. minimum to 3-ft.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the transparency requirement due to the proposed building design and the nature of the business.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the requirement for a primary entrance due to the proposed building design and the nature of the business.**
- **Per UDC Section 407.040, Site and Landscape Design, request to decrease the required buffers on the west, southwest, and east sides.**
- **Per UDC Section 407.040, Site and Landscape Design, request to eliminate the requirement for a 6-ft. tall fence adjacent to "SF-7" (Single-Family) zoning.**

Streets & Sidewalks: The total site includes two (2) access points off NW 7 Highway. The northern access with be an entrance only, right-in, and the southern access will be right-in right-out onto NW 7 Highway to eliminate any conflicts that could be presented with cross-traffic turns.

The plans currently show a 5-ft. wide ADA compliant sidewalk along NW 7 Highway which meets the requirement.

Traffic: A Traffic Impact Study will need to be completed and submitted to the city and MoDOT for review of the impacts to local traffic and the approval of any needed improvements to MO 7.

Stormwater: There will not be any increase to the impervious surface area with this development. Therefore, a stormwater and water quality study will not be required per APWA 5600.

Sanitary

Sewer: Gravity sanitary sewer is available along the east property line under MO 7. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property in order to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

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

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

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

Staff Response: Neither the car wash entrance bay or the exit bay faces any residential uses.

Building Typology: As part of the PD Concept Plan, the Planned Development Standards will utilize the Pad Site building type. Below are the requirements and the proposed modifications highlighted in yellow.

Pad Site Building Standards

Standard	Requirement	Proposed
Frontage Width	75-ft min. to 200-ft. max.	150-ft.
Lot Area	7,500-sf. min.	32,234.4-sf.
Front Setback	0-ft. to 10-ft. on activity streets or when fronting on any part of the Civic Open Space System; 10-ft. to 45-ft. in all other cases	40.5-ft.
Side Setback	10-ft. min.	3-ft. min.
Rear Setback	20-ft. min., except 0-ft. min. for alley-loaded lots	51.3-ft.
Building Height	15-ft. to 30-ft.; up to 2 stories	29-ft.
Frontage Type	Terrace; frontage plaza; or enhanced streetscape frontage buffer edge limited to standard streets	Buffer Edge
Design & Performance Standards	Transparency = 50% to 80% at street level if located on an activity street, 30% or more if located on any other type of street; 30% to 50% on upper story regardless of street type. Primary entrance feature = 1 per building frontage on activity streets; side entrances may be permitted on other street types,	Transparency = not met Primary Entrance = not met

	provided there is a direct pedestrian connection to the entrance from the street frontage. Building coverage = 65% of lot area max. Parking shall generally be located behind the front building line with an exception of up to 10% of the parking may be placed forward of the front building line. Non-residential design standards in Section **407.090** shall apply to all applications of this building type.	Building coverage = 14% One parking stall is located in front of the front building line which is 5% of the provided parking.

The applicant is proposed modifications to the Pad Site building type standards through the PD. Staff is supportive of the request to decrease the side setback since it will just be for the canopy which is attached to the building making it part of the primary structure. However, since it is a canopy, the structure should not feel as though it is too close to the property line. Staff is also supportive of the requests to not meet the transparency requirements and the primary entrance requirements since the nature of the business, an automatic tunnel car wash, determines the design of the building. The primary entrance is not necessary, and the transparency is not feasible.

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

Land Use	Required	Provided
"Car Wash"	6 stacking spaces from the entrance	>6 stacking spaces from the entrance

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

All bicycle parking will be reviewed with the PD Final Plan/Site Plan Design Review.

Pedestrian Access: The plans provided show all internal pedestrian access and all shown sidewalks meet the required widths per the UDC. All sidewalks adjacent to parking stalls are 8-ft. wide to accommodate vehicle overhang. There is not a pedestrian-oriented public entrance to the building, so a sidewalk connecting the entrance to the public realm is not required.

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

Frontage & Landscaping: The applicant has provided a conceptual landscape plan. All final landscaping will be reviewed with the PD Final Plan/Site Plan Design Review. Below is a table outlining the requirements for the site.

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to "GB" zoning & Adj. to "SF-7" zoning / No buffer required adj. to "GB" & Buffer C (25-ft. min) adj. to "SF-7"	60 PUs/100-ft. (27.71' x 0.60) = **17 PUs & 6-ft. Tall solid privacy fence or an undulating 4-ft. to 6-ft. earth berm with landscaping on top adj. to SF-7**
East buffer: Adj. to NW 7 Hwy. (arterial) / Buffer B (15-ft. min.)	45 PUs/100-ft. (153.64' x 0.45) = **69 PUs**
North buffer: Adj. to "GB" zoning / Not applicable	No buffer is required
West buffer: Adj. to "SO" zoning / Buffer A (7-ft. min.)	45 PUs/100-ft. (153.64' x 0.45) = **69 PUs**
Parking lot landscaping:	2 PUs per uncovered space x 21 spaces = **42 PUs**
Open Space:	1 PU/500-sf. of lot area (32,544-sf.) = **65 PUs**
Total:	**262 PUs**

Section 407.040, Site & Landscape Design, requires that developments utilizing "GB" (General Business) zoning install a 6-ft. tall solid privacy fence or an undulating 4-ft. to 6-ft. earth berm with landscaping on top when adjacent to "SF-7" (Single-Family) zoning. The applicant is requesting to waive that requirement since the "SF-7" zoned land is on the bank property and the zoning does not accurately reflect the current use since the bank property has two (2) different zoning designations.

The applicant is also requesting a reduction in the required buffers due to the size of the site and the proposed layout. The buffer on the west side of the site is required to be a minimum of 7-ft. in width and the applicant is proposing 5-ft. The buffer on the east is required to be at least 15-ft. wide and the applicant is proposing 4.5-ft. wide. The last reduction is in the southwest buffer adjacent to the "SF-7" zoning and the applicant is proposing 2.5-ft. wide which is standard when adjacent to "GB" zoning to help screen headlights. Staff is supportive of the requests because the site does not currently have any buffering and if the applicant were to meet all minimum buffering widths, the buildable area would drastically decrease.

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

Outdoor Lighting: Outdoor lighting will be reviewed with the PD Final Plan/Site Plan Design Review. All outdoor lighting must comply with the UDC requirements.

Signage: If the applicant wishes to install signs, an administrative sign permit must be obtained. If the proposed signs do not comply with the Sign Code, the applicant may request a Master / Alternative Sign Plan.

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

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

   STAFF RESPONSE: The plan is compatible with present development in the area and is not expected to have a significant, adverse effect on the surrounding area. This

portion of 7 Highway consists of auto-dominant uses such as drive-thru restaurants and a drive-thru ATM just to the north.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

   STAFF RESPONSE: The plan is consistent with the public health, safety, and welfare of the surrounding area. Staff believes the PD district is also consistent with the efficiency and economy in the use of the land. The land is currently vacant and was previously utilized as a used car dealership. Redevelopment of the site could promote investment in vacant property along 7 Highway.

3. The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed PD district is consistent with the overall direction, intent and policies of the Comprehensive Plan.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The plan reflects a creative and innovative design that is not well accommodated by any base zoning districts which is why a PD is the most appropriate approval process for the development. The rezoning to PD allows the "Car Wash" land use without allowing all other uses that would be involved in the "RC" (Regional Commercial) or "LI" (Light Industrial) zoning districts.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: Through the PD, modifications are requested to allow for the redevelopment of the existing site. Two of the modifications are related to the landscaping requirements of the site. If the landscaping requirements were to be met, the site would lose buildable area and become less desirable for a business to locate on. The other modifications are in relation to the building type standards. The design of the car wash does not allow for transparency and the canopy requested will not comply with the side setback due to the proposed design of the site.

   Staff believes the requested modifications have been offset by enhancements including landscaping that is not currently on the site and a use/business type that is not heavily seen in the City. The City has three (3) automatic tunnel car washes which is not substantial considering the size of the City.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

   STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

7. The request for a PD District meets all of the review criteria for a Zoning Map amendment.

STAFF RESPONSE: The PD Concept Plan meets the minimum review criteria for a rezoning as noted in the staff report.

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 preliminary plat application is in accordance with the Comprehensive Plan in terms of physical patterns, open spaces, and public realm investments.

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

   STAFF RESPONSE: The proposed preliminary plat is in compliance with the requirements of 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 propose to develop in one (1) phase. All adjacent properties are developed; therefore, the coordination with potential development is not applicable.

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: A traffic impact study is pending and will need to be completed to determine the impact to the surrounding traffic network. The stormwater and water quality will be mitigated with the existing drainage system. 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. The application has the potential to do the opposite and increase the interest in redevelopment of vacant properties along 7 Highway.

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

   STAFF RESPONSE: The design 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.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Staff Recommendation:

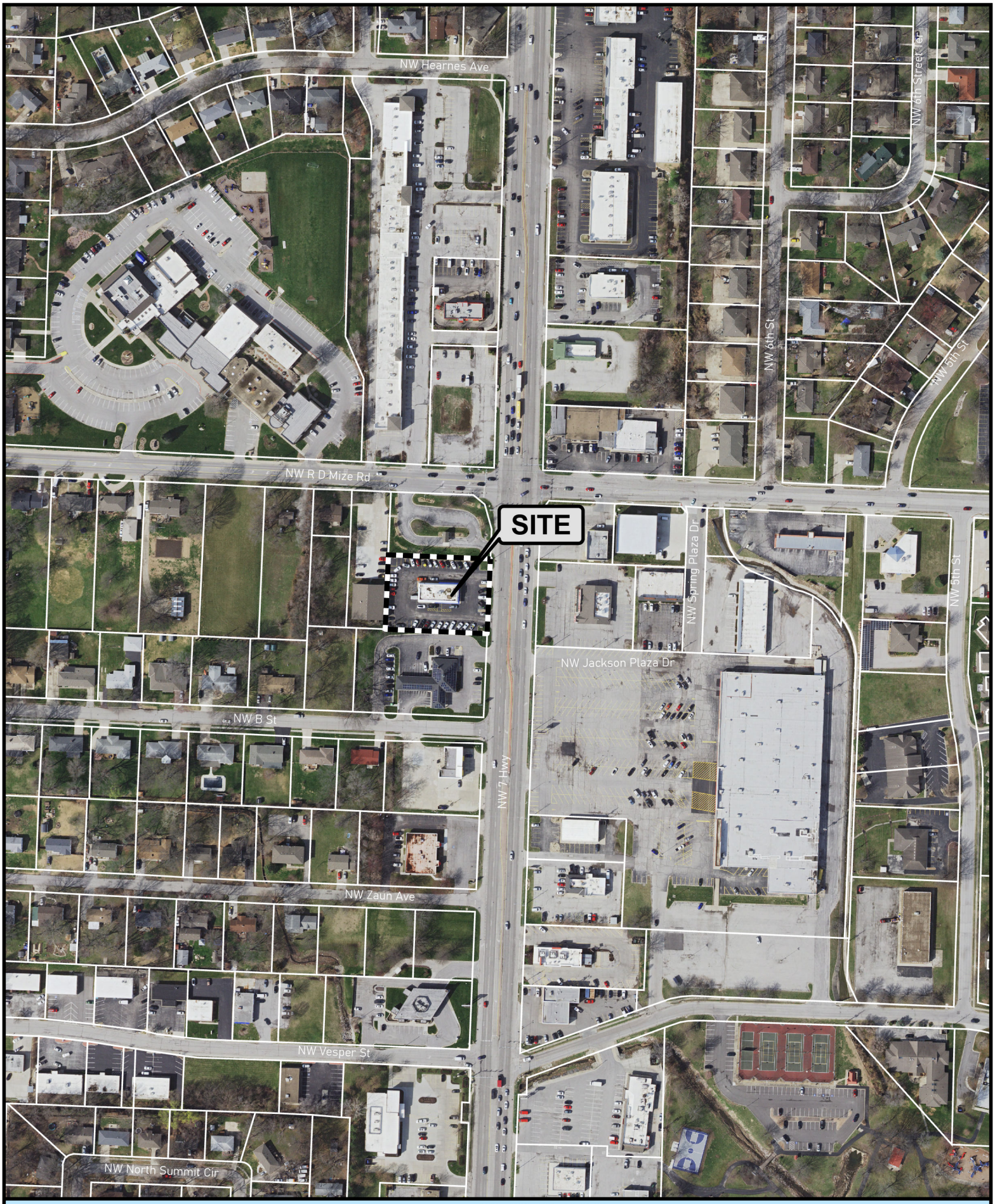
Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan 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 Planned Development.
   a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
   b. Waive the transparency requirement for a Pad Site building.
   c. Waive the requirement for a primary entrance for a Pad Site building.
   d. Decrease the required buffers on the West, Southwest, and East sides of the site.
   e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.
2. The PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the Car Wash land use.
3. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

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.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-03-24-9093) and PD Concept Plan (PDC-03-24-9095) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
   a. A PD Final Plan/Site Plan Design Review must be approved.
   b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy, the following must occur:
   a. All required landscaping and buffers shall be installed or financially guaranteed.
   b. All public improvements, unless stated otherwise, shall be completed.

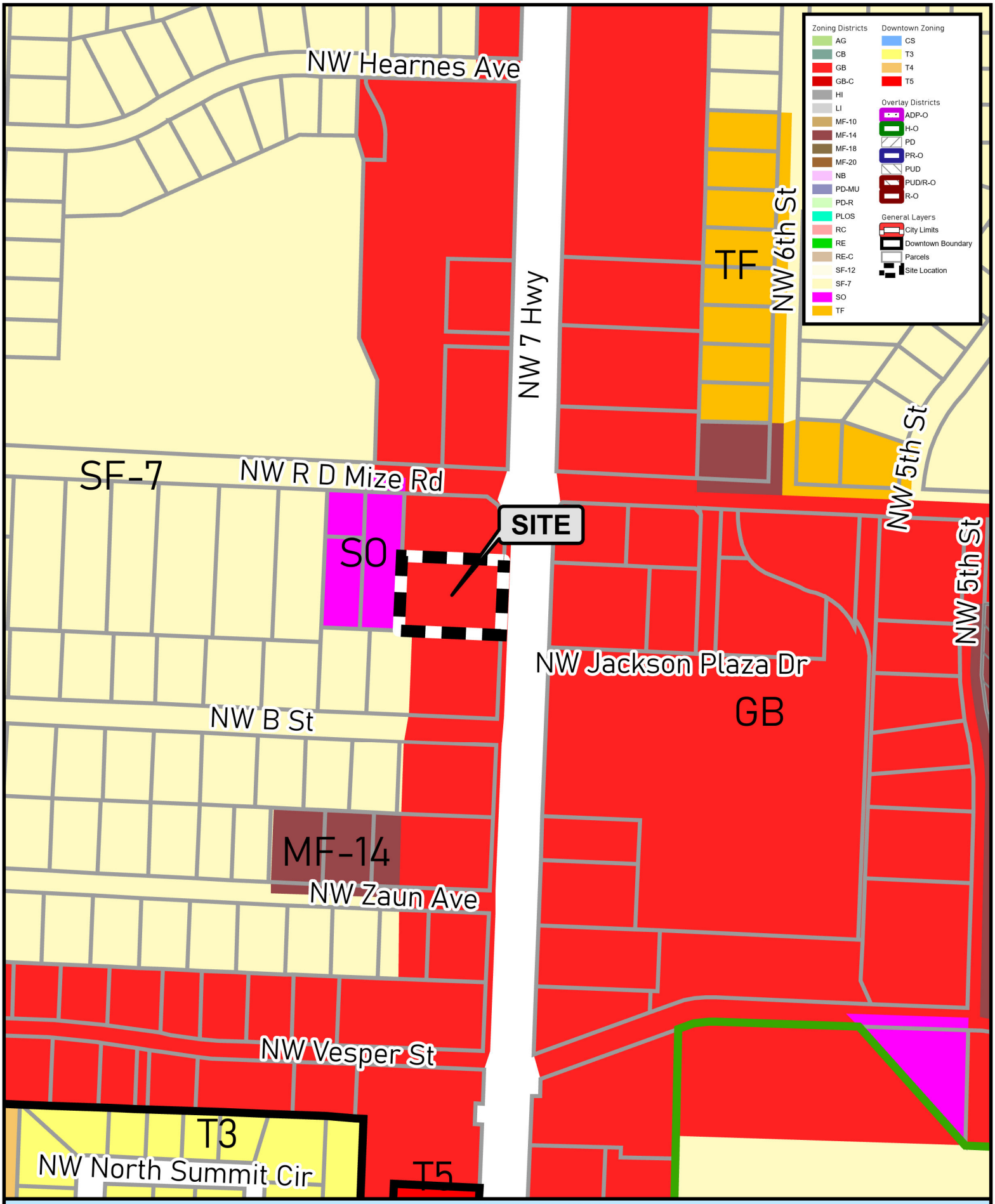


The City of Blue Springs Missouri

RZ-03-24-9093
PP-03-24-9094
PDC-03-24-9095
PARCEL # 36-920-02-23-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 250 feet
Date: 4/1/2024



The City of Blue Springs Missouri

RZ-03-24-9093
PP-03-24-9094
PDC-03-24-9095
PARCEL # 36-920-02-23-00-0-00-000
SITE LOCATION MAP

N

1 inch = 250 feet

Date: 4/1/2024

Blue Spring Tommy's Car Wash

Planning Application for

Frontier Investments

Revised per staff comments date April 26, 2024



Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-03-24-9093; PDC-03-24-9095; PP-03-24-9094
Tommy's Express Car Wash
PC Exhibit: #2

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Written Narrative for

4 Rezoning and 8 PD
Development Plan

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05/01/2024 3:53:03 PM

Written 04 Rezoning and 08 PD Concept Plan Narrative

We are applying to redevelop 509 Highway 7, Blue Springs, MO to accommodate a state-of-the-art tunnel car wash. After a few meetings with staff, it was mutually agreed upon the best plan of action would be to apply for a Planned District which creates a long-term win-win scenario. This protects the City from any future uses, by right, on the site by narrowing the uses the site can become without the City having an opportunity to weigh in on that future use.

The Tommy Car Wash is an innovatively designed wash that flips the traditional image of a dark and dingy car wash into an efficient, safe, fast, and exciting entertainment experience that will cycle a vehicle through the wash in approximately two minutes. Many progressive cities across the metro and the nation are realizing great benefits of having this style of wash in their communities. Our car wash meets the community/markets demand for a quality, quick and green wash option for our single family, apartment, and business neighbors.

Our site design uniquely fits the shape of the lot and meets the need for full-access wash models that are demanded by consumers. The internal circulation is logical and safe for customers. We have two automated pay lanes with camera recognition that will allow our customer members to proceed through the gates without rolling down their window. This system will quickly handle the payment process and coupled with patented belt conveyor system ("self-loading") and no manual prepping of the vehicles; our customers will quickly transition from payment through the wash and back out on the street. The current vehicle stacking number is 18 cars before the gate, 6 after the gate, and 5 to 6 in the wash at a time. This a total of 30 vehicles at any one time before a car is on the street.

Consistent with Neighboring Uses:

This cutting edge, tunnel wash integrates with the neighboring uses that are automotive related, without cannibalizing other sales, as well as served by two major arterial streets that is heavily traveled 7 days per week:

- Commerce Bank
- Convenience Stores (Hy-Vee, Price Chopper, Quicktrip)
- Central Bank
- Subway
- Big Biscuit
- Hobby Lobby
- Office Depot

Tommy's culture is one of deep community involvement. We look at each location as its own entity belonging to its specific community it becomes a part of. We quickly establish an outreach and community engagement program with local stakeholders to become integrated to the local neighborhood. Our plan typically targets.

- Local school system (BSSD in this instance)
- Chamber of Commerce
- Nonprofits
- Youth Athletics

Building and Site Design

We are continuously innovating components of the operations and have a long years of operational experience in Kansas City as well as over forty years of operational experience from the franchise. This experience also consists of the review of approximately 250 projects and two years of supplier selection meetings generated the architectural and site design. Tommy Equipment's corporate office worked with three architectural firms and various public surveys to develop the design of our building including its four-sided architecture. The East tower of the building is tall because it houses the

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management office, computer equipment and equipment/supply storage. This design feature is very important to the long term success of the business. The building is also very energy efficient utilizing an energy saving acrylic roof system and a water bio-reclamation system that is able to clean and reuse water. Any water that is discharged into the sanitary sewer system will also be thoroughly cleaned before it is discharged.

The vacuum area is a critical customer driven feature that is designed as an open space with natural light, and the feeling of security that an uncovered area provides. Our key demographic are parents with their kids that want to be out in the open with hoses on both sides of the vehicle.

We can meet any city planned development timeline outlined on the meeting and deadline schedule with a construction schedule of 7 months. The process is efficient and has minimal impact on surrounding entities.

Planned Development Standards and Deviation Requests

The Planned Development (PD) site shall conform to the General Business (GB) zoning district and Pad Site Building regulations unless otherwise stated herein.

Any standards not specified herein will revert to the General Business Zoning regulations set forth by the Blue Springs Unified Development Code in place at the time of development.

Section 404.140.B – General Business District Uses
Deviation: All land uses allowed in the General Business zoning district at the time of development will be allowed on the site with the addition of the Car
Wash land use.

Section 405.030 – Pad Site Building Side Setback
Deviation: Side setback of 3’ shall be allowed along north property line.

Section 407.040.C – Landscape Requirements
Deviation: There shall be no minimum percentage of plant units from shade and ornamental trees. Shrubs and evergreen/ornamental groundcovers shall be allowed to count for all plant unit requirements in all buffers.

Deviation: North landscape buffer shall be minimum of 2.5 feet wide and shall require 30 plant units per 100 feet.

Deviation: East landscape buffer shall be minimum of 4.5 feet wide and shall require 30 plant units per 100 feet.

Deviation: South landscape buffer shall be minimum of 2.5 feet wide and shall require 30 plant units per 100 feet.

Deviation: West landscape buffer shall be minimum of 5 feet wide and shall require 30 plant units per 100 feet.

Section 407.040.D.e – Berms and Fencing
Deviation: No fence or berm shall be required along south property line abutting SF-7 zoning because the SF-7 zoning is on a developed commercial lot.

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Drawings and Concept Plans

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PD CONCEPT PLAN, PRELIMINARY PLAT, & REZONING PLAN

FOR

TOMMY'S EXPRESS CAR WASH

509 NW MISSOURI HIGHWAY NO. 7
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015
NW $\frac{1}{4}$, SECTION S31, TOWNSHIP 49N, RANGE 30W

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI; ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
2. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
3. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
5. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
6. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.

PROJECT TEAM

DEVELOPER
FRONTIER REAL ESTATE INVESTMENTS
800 E 101ST TERRACE, SUITE 103
KANSAS CITY, MO 64131
CONTACT: KASEY GRAHAM
TEL: (816) 251-4600
EMAIL: KASEYG@MEYER-COMPANIES.COM

OWNER
NORTH WEST 7 LLC
109 HALE LAKE RD
WARRENSBURG, MO 64093

CIVIL ENGINEER & LANDSCAPE ARCHITECT
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PRIMARY CONTACT: ZACHARY MYERS, P.E.
TEL: (913) 269-4633
EMAIL: ZACH.MYERS@KIMLEY-HORN.COM
SECONDARY CONTACT: DALTON SIGNER, P.E.
TEL: (816) 782-8391
EMAIL: DALTON.SIGNER@KIMLEY-HORN.COM

ARCHITECT
FINKLE WILLIAMS ARCHITECTURE
8787 RENNER BLVD, SUITE 100
LENEXA, KS 66219
PRIMARY CONTACT: HOLLY BERGMAN, RA, NCARB
TEL: (913) 498-1550
EMAIL: HBERGMAN@FINKLEWILLIAMS.COM

UTILITY & GOVERNING AGENCY CONTACTS

SANITARY & WATER
CITY OF BLUE SPRINGS
PUBLIC WORKS OPERATIONS DIVISION
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

STORMWATER
CITY OF BLUE SPRINGS
PUBLIC WORKS OPERATIONS DIVISION
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

ELECTRIC SERVICE
EVERGY
1105 SE US-40
BLUE SPRINGS, MO 64014
TEL: (888) 471-5275

INTERNET SERVICE
AT&T
715 NE CORONADO DR
BLUE SPRINGS, MO 64014
TEL: (816) 224-1032

PLANNING DEPARTMENT
CITY OF BLUE SPRINGS
PLANNING DIVISION
903 W MAIN ST
BLUE SPRINGS, MO 64015
TEL: (816) 228-0207

NATURAL GAS SERVICE
SPIRE
1117 S PLEASANT ST
INDEPENDENCE, MO 64050
TEL: (800) 582-1234

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

WATERSHED: SNI-A-BAR CREEK

TOTAL AREA: 0.72 AC

LOCATION MAP

(NOT TO SCALE)



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	PD CONCEPT PLAN
C4	PRELIMINARY PLAT
C5	REZONING PLAN
C6	GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN
C7	LANDSCAPE PLAN

VICINITY MAP

SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2024-04-19	DS
2	REVISIONS PER CITY COMMENTS	2024-05-01	DS

Kimley»Horn
© 2024 KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5553
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

COVER SHEET

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 03/28/2024

KHA PROJECT NO. 268560001

SHEET NUMBER

C1

Received
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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C1 COVER SHEET.dwg C1 COVER SHEET May 01, 2024 2:18pm by Dalton Signer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reproduction or reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PARCEL NO.: 36-430-10-28-01-0-00-000
ADDRESS: 801 NW R D MIZE RD
AREA: ±8.84 AC
ZONING: SF-7
LAND USE: CHURCH
OWNER: CATHOLIC DIOCESE OF KC & ST

PARCEL NO.: 36-430-10-37-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±4.16 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: BERZERKER LLC

PARCEL NO.: 36-430-10-26-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±0.76 AC
ZONING: GB
LAND USE: UNIMP. COMM LAND
OWNER: COPPERLEAF VILLAGE LLC

PARCEL NO.: 36-430-12-34-00-0-00-000
ADDRESS: 604 NW 7 HWY
AREA: ±0.90 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: LEGACY MIDWEST INVESTMENTS LLC

200-FT PROPERTY OFFSET

NW R D MIZE ROAD

PARCEL NO.: 36-920-02-03-01-0-00-000
ADDRESS: 712 NW R D MIZE RD
AREA: ±0.17 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: JOHN S. HAUSER

PARCEL NO.: 36-920-02-25-00-0-00-000
ADDRESS: 607 NW 7 HWY
AREA: ±0.60 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BANK JACOMO

PARCEL NO.: 36-920-01-29-01-0-00-000
ADDRESS: 600 NW 7 HWY
AREA: ±0.43 AC
ZONING: GB
LAND USE: RETAIL STORE
OWNER: ROTTINGHAUS REAL ESTATE LLC

PARCEL NO.: 36-920-02-04-00-0-00-000
ADDRESS: 716 NW R D MIZE RD
AREA: ±0.71 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: HUFF ENTERPRISES LLC

PARCEL NO.: 36-920-02-02-00-0-00-000
ADDRESS: 708 NW R D MIZE RD
AREA: ±0.52 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: MIZE PROPERTIES LLC

PROPERTY LINE

PARCEL NO.: 36-920-02-23-00-0-00-000
ADDRESS: 509 NW 7 HWY
AREA: ±0.72 AC
ZONING: GB
LAND USE: USED CAR LOT
OWNER: NORTH WEST 7 LLC

LOT 1
LOT 2
LOT 3
LOT 5
EXISTING BUILDING
ASPHALT PAVEMENT
CONC.
CONC. WALL
CANOPY
LANDSCAPE AREA
930
931
932
926
927
928
929

PROPERTY LINE

PROPERTY LINE

MISSOURI HIGHWAY NO. 7
PUBLIC RIGHT-OF-WAY
DOC. #2008E0001

MO HWY 7

200-FT PROPERTY OFFSET

PARCEL NO.: 36-920-01-29-02-7-00-000
ADDRESS: 530 NW 7 HWY
AREA: ±0.80 AC
ZONING: GB
LAND USE: RESTAURANT
OWNER: 27B PROPERTIES LLC

200-FT PROPERTY OFFSET

PARCEL NO.: 36-920-02-18-00-0-00-000
ADDRESS: 805 NW B ST
AREA: ±0.38 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: CHERCHEE YANG & KAYING LOR

PARCEL NO.: 36-920-02-19-00-0-00-000
ADDRESS: 705 NW B ST
AREA: ±0.39 AC
ZONING: SF-7
LAND USE: OUTBUILDING
OWNER: CONNER MCAHAN & JENNA BORRON

PARCEL NO.: 36-920-02-20-00-0-00-000
ADDRESS: 503 NW 7 HWY
AREA: ±1.10 AC
ZONING: GB
LAND USE: BANK
OWNER: COMMERCE BANK OF KANSAS CITY

PARCEL NO.: 36-920-02-32-00-0-00-000
ADDRESS: 450 AND 500 NW 7 HWY
AREA: ±7.79 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BLUE SPRINGS FIRST LLC

NW B STREET

200-FT PROPERTY OFFSET

*NOTE: PARCEL LINES ARE FROM JACKSON COUNTY, MISSOURI GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2024-04-19	DS
2	REVISIONS PER CITY COMMENTS	2024-05-01	DS

Kimley»Horn

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855 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-945-7500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

EXISTING CONDITIONS PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 03/28/2024
KHA PROJECT NO. 268560001
SHEET NUMBER C2

Received
05/01/2024 3:53:02 PM

Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C2 EXISTING CONDITIONS PLAN.dwg EXISTING CONDITIONS PLAN May 01, 2024 3:18pm by Dalton Signer
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LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- PROPERTY LINE
- BUILDING LINE
- 2FT CURB & GUTTER

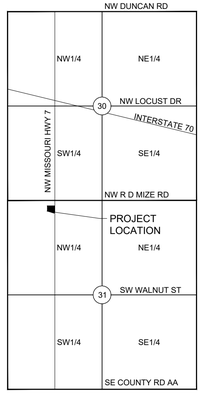
PD CONCEPT PLAN SUMMARY TABLE			
	ZONING		
A	EXISTING	GB (GENERAL BUSINESS)	
	PROPOSED	PD-C (PLANNED DEVELOPMENT - COMMERCIAL)	
B	**LAND AREA SUMMARY**		
	EXISTING & PROPOSED	0.72	ACRES
	LAND USE		
C	EXISTING	VACANT	
	PROPOSED	TUNNEL CAR WASH	
	IMPERVIOUS AREA		
D	EXISTING	0.67	93.1%
	PROPOSED	0.58	81.3%
	BUILDING INFORMATION		
E	GROSS FLOOR AREA (SF)		+/- 4,575
	BUILDING COVERAGE		15%
	PARKING COUNT		
	STALLS REQUIRED		N/A FOR CAR WASH USE
F	VACUUM STALLS PROVIDED		14
	STANDARD STALLS PROVIDED		6
	ADA STALLS REQUIRED		1
	ADA STALLS PROVIDED		1
	BUILDING STANDARDS SUMMARY		
	FRONT SETBACK		10 FT
	SIDE SETBACK (SOUTH)		10 FT
G	SIDE SETBACK (NORTH)		3 FT
	REAR SETBACK		20 FT
	MAX BUILDING COVERAGE		65% MAX
	MAX BUILDING HEIGHT		60' MAX

PD CONCEPT PLAN KEY NOTES

01 PROPOSED TUNNEL CAR WASH BUILDING
02 PROPOSED DUMPSTER ENCLOSURE
03 PROPOSED CONCRETE PAVEMENT (TYP.)
04 PROPOSED RAISED CONCRETE ISLAND (TYP.)
05 PROPOSED CONCRETE BAILOUT LANE
06 PROPOSED CONCRETE CURB & GUTTER (TYP.)
07 PROPOSED CONCRETE SIDEWALK
08 PROPOSED VACUUM (TYP.)
09 PROPOSED EQUIPMENT PAD
10 PROPOSED ATTACHED CANOPY

S1 PROPOSED SANITARY SERVICE LINE TO CONNECT TO EXISTING SERVICE LINE
S2 PROPOSED SAND/OIL INTERCEPTOR

W1 PROPOSED WATER SERVICE LINE
W2 PROPOSED WATER RECLAMATION TANKS
W3 PROPOSED WATER METER



VICINITY MAP
SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

PD CONCEPT PLAN GENERAL NOTES

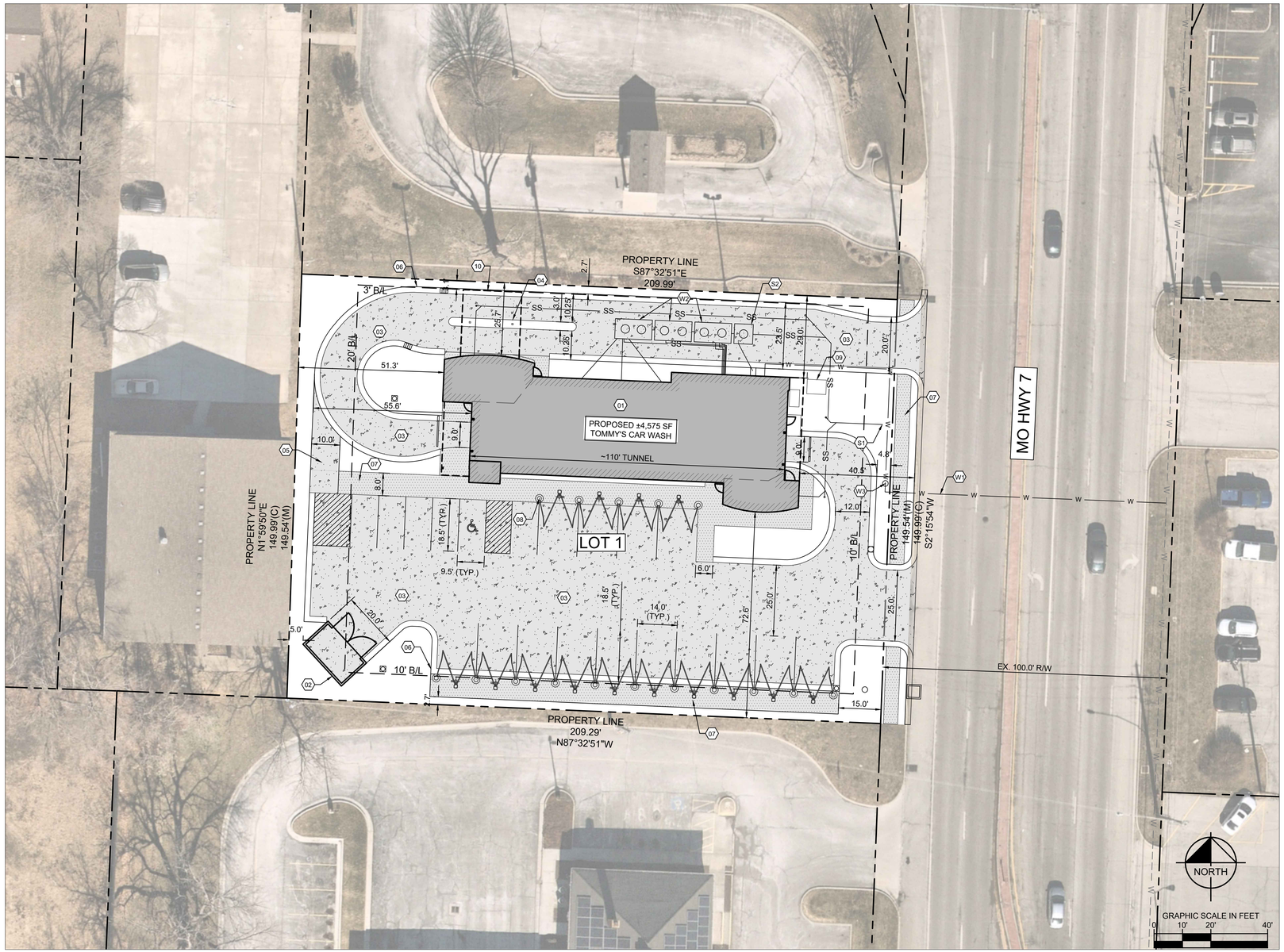
1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. B/L REFERS TO THE BUILDING SETBACK LINE.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. TRASH ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT CODE.

SURVEY NOTE

1. THE BEARING SHOWN HEREON ARE BASED ON STATE PLAN COORDINATE SYSTEM, MISSOURI WEST ZONE NAD83.

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



No.	REVISIONS	DATE	BY
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PD CONCEPT PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

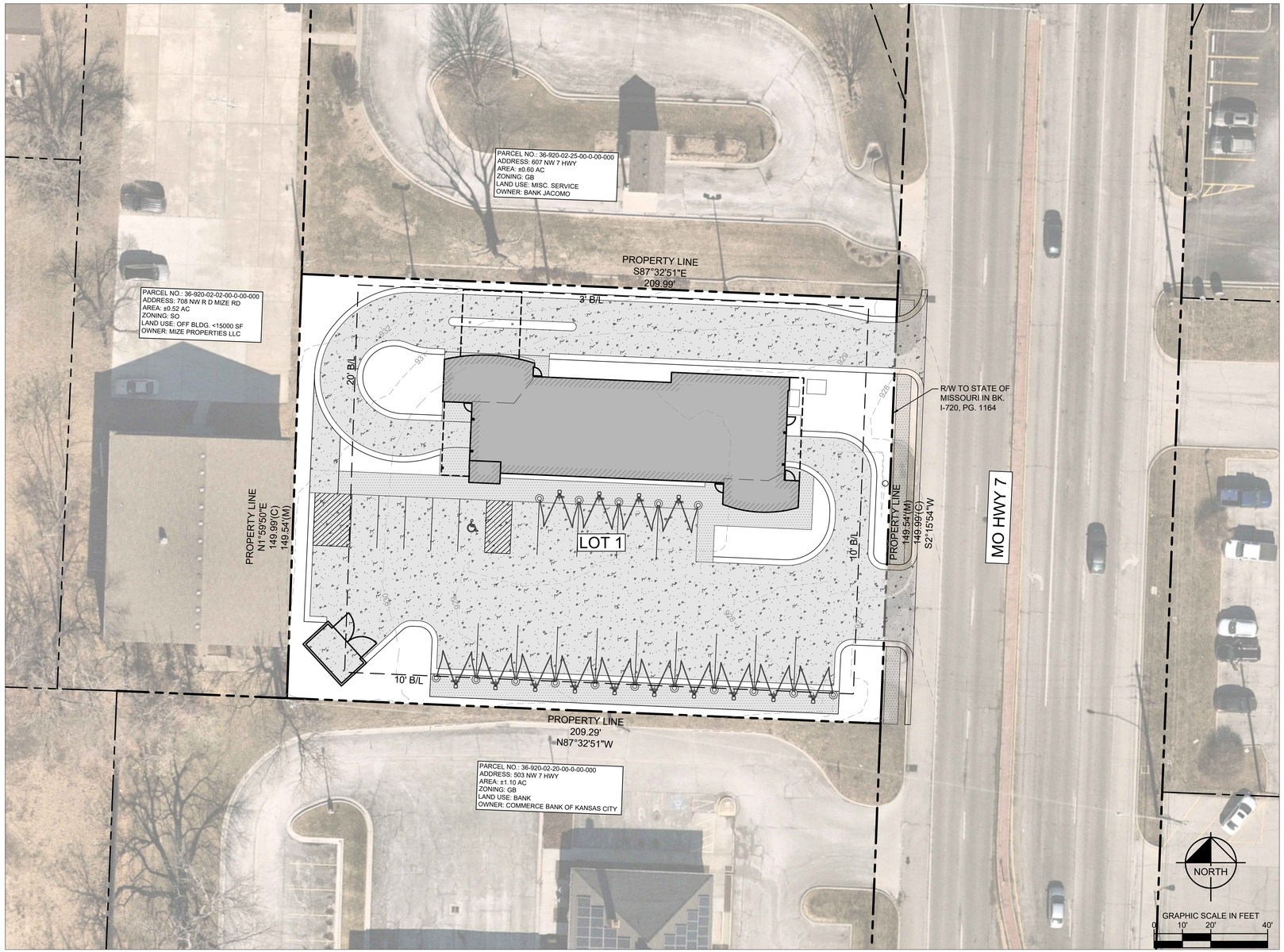
ORIGINAL ISSUE: 03/28/2024
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SHEET NUMBER
C3

Received
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Drawing name: K:\KNC_LUEV\268560001 Tommy's Highway 7 (Blue Springs)\3 Design\CAD\PlanSheets\C3 PD CONCEPT PLAN.dwg PD CONCEPT PLAN May 01, 2024 2:18pm by Dalton.Signer
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PRELIMINARY PLAT
FOR
TOMMY'S BLUE SPRINGS

NW $\frac{1}{4}$, SECTION S31, TOWNSHIP 49N, RANGE 30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- PROPERTY LINE
- BUILDING LINE
- 2FT CURB & GUTTER

PRELIMINARY PLAT SUMMARY TABLE			
A	**ZONING**		
	EXISTING	GB (GENERAL BUSINESS)	
	PROPOSED	PD-C (PLANNED DEVELOPMENT - COMMERCIAL)	
B	**LAND AREA SUMMARY**		
	EXISTING & PROPOSED	0.72	ACRES
C	**LAND USE**		
	EXISTING	VACANT	
	PROPOSED	TUNNEL CAR WASH	
D	**IMPERVIOUS AREA**		
	EXISTING	0.67	93.1%
	PROPOSED	0.58	81.3%
E	**BUILDING INFORMATION**		
	GROSS FLOOR AREA (SF)		+/- 4,575
	BUILDING COVERAGE		15%
F	**PARKING COUNT**		
	STALLS REQUIRED		N/A FOR CAR WASH USE
	VACUUM STALLS PROVIDED		14
	STANDARD STALLS PROVIDED		6
	ADA STALLS REQUIRED		1
	ADA STALLS PROVIDED		1
G	**BUILDING STANDARDS SUMMARY**		
	FRONT SETBACK		10 FT
	SIDE SETBACK (SOUTH)		10 FT
	SIDE SETBACK (NORTH)		3 FT
	REAR SETBACK		20 FT
	MAX BUILDING COVERAGE		65% MAX
	MAX BUILDING HEIGHT		60' MAX

SURVEY NOTE

1. THE BEARING SHOWN HEREON ARE BASED ON STATE PLAN COORDINATE SYSTEM, MISSOURI WEST ZONE NAD83.

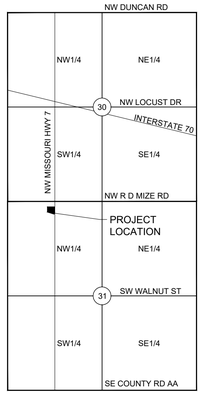
LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TITLE NOTES (SCHEDULE B EXCEPTIONS)

8. EASEMENT GRANTED TO MO PUBLIC SERVICE CO., SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 372763 IN BOOK 617 AT PAGE 441. [BLANKET EASEMENT ALONG THE PROPERTY WEST OF HWY 7].

10. EASEMENT GRANTED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. I-267153 IN BOOK I-720 AT PAGE 1164. [IS NOT AN EASEMENT. IT IS A FEE SIMPLE DEED FOR R/W FOR MISSOURI HWY 7, AS SHOWN].



VICINITY MAP
SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

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8551 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
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WWW.KIMLEY-HORN.COM

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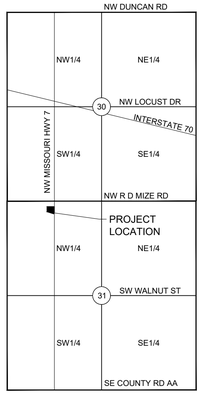
PRELIMINARY PLAT

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 03/28/2024
KHA PROJECT NO. 268560001
SHEET NUMBER
C4

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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C4 PRELIMINARY PLAT.dwg PRELIMINARY PLAT May 01, 2024 2:18pm by Dalton Signer
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VICINITY MAP

SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ZONING

EXISTING: GB (GENERAL BUSINESS)

PROPOSED: PD-C (PLANNED DEVELOPMENT - COMMERCIAL)

LEGEND

- GB (GENERAL BUSINESS)
- SF-7 (SINGLE FAMILY
- SO (SERVICE/ OFFICE)

*NOTE: PARCEL LINES ARE FROM JACKSON COUNTY, MISSOURI GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

PARCEL NO.: 36-430-10-28-01-0-00-000
ADDRESS: 801 NW R D MIZE RD
AREA: ±8.84 AC
ZONING: SF-7
LAND USE: CHURCH
OWNER: CATHOLIC DIOCESE OF KC & ST

PARCEL NO.: 36-430-10-37-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±4.16 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: BERZERKER LLC

PARCEL NO.: 36-430-10-26-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±0.76 AC
ZONING: GB
LAND USE: UNIMP. COMM LAND
OWNER: COPPERLEAF VILLAGE LLC

PARCEL NO.: 36-430-12-34-00-0-00-000
ADDRESS: 604 NW 7 HWY
AREA: ±0.90 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: LEGACY MIDWEST INVESTMENTS LLC

200-FT PROPERTY OFFSET

NW R D MIZE ROAD

PARCEL NO.: 36-920-02-03-01-0-00-000
ADDRESS: 712 NW R D MIZE RD
AREA: ±0.17 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: JOHN S. HAUSER

PARCEL NO.: 36-920-02-25-00-0-00-000
ADDRESS: 607 NW 7 HWY
AREA: ±0.60 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BANK JACOMO

PARCEL NO.: 36-920-02-04-00-0-00-000
ADDRESS: 716 NW R D MIZE RD
AREA: ±0.71 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: HUFF ENTERPRISES LLC

PARCEL NO.: 36-920-02-02-00-0-00-000
ADDRESS: 708 NW R D MIZE RD
AREA: ±0.52 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: MIZE PROPERTIES LLC

PARCEL NO.: 36-920-02-03-02-0-00-000
ADDRESS: NO ADDRESS
AREA: ±0.34 AC
ZONING: SO
LAND USE: UNIMP. COMM. LAND
OWNER: SETH W. BENNETT

PROPERTY TO BE REZONED
PARCEL NO.: 36-920-02-23-00-0-00-000
ADDRESS: 509 NW 7 HWY
AREA: ±0.72 AC
LAND USE: VACANT
OWNER: NORTH WEST 7 LLC

ZONING
EXISTING: GB (GENERAL BUSINESS)
PROPOSED: PD-C (PLANNED DEVELOPMENT - COMMERCIAL)

EXISTING BUILDING

LOT 3
LOT 5
LOT 1
ASPHALT PAVEMENT

MO HWY 7
MISSOURI HIGHWAY NO. 7
PUBLIC RIGHT-OF-WAY
CONC PAVED

PARCEL NO.: 36-920-01-29-01-0-00-000
ADDRESS: 600 NW 7 HWY
AREA: ±0.43 AC
ZONING: GB
LAND USE: RETAIL STORE
OWNER: ROTTINGHAUS REAL ESTATE LLC

PARCEL NO.: 36-920-01-29-02-7-00-000
ADDRESS: 530 NW 7 HWY
AREA: ±0.80 AC
ZONING: GB
LAND USE: RESTAURANT
OWNER: 27B PROPERTIES LLC

PARCEL NO.: 36-920-01-32-00-0-00-000
ADDRESS: 450 AND 500 NW 7 HWY
AREA: ±7.79 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BLUE SPRINGS FIRST LLC

PARCEL NO.: 36-920-02-18-00-0-00-000
ADDRESS: 805 NW B ST
AREA: ±0.38 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: CHERCHEE YANG & KAYING LOR

PARCEL NO.: 36-920-02-19-00-0-00-000
ADDRESS: 705 NW B ST
AREA: ±0.39 AC
ZONING: SF-7
LAND USE: OUTBUILDING
OWNER: CONNER MCAHAN & JENNA BORRON

PARCEL NO.: 36-920-02-20-00-0-00-000
ADDRESS: 503 NW 7 HWY
AREA: ±1.10 AC
ZONING: GB
LAND USE: BANK
OWNER: COMMERCE BANK OF KANSAS CITY

NW B STREET

200-FT PROPERTY OFFSET

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

No.	REVISIONS	DATE	BY
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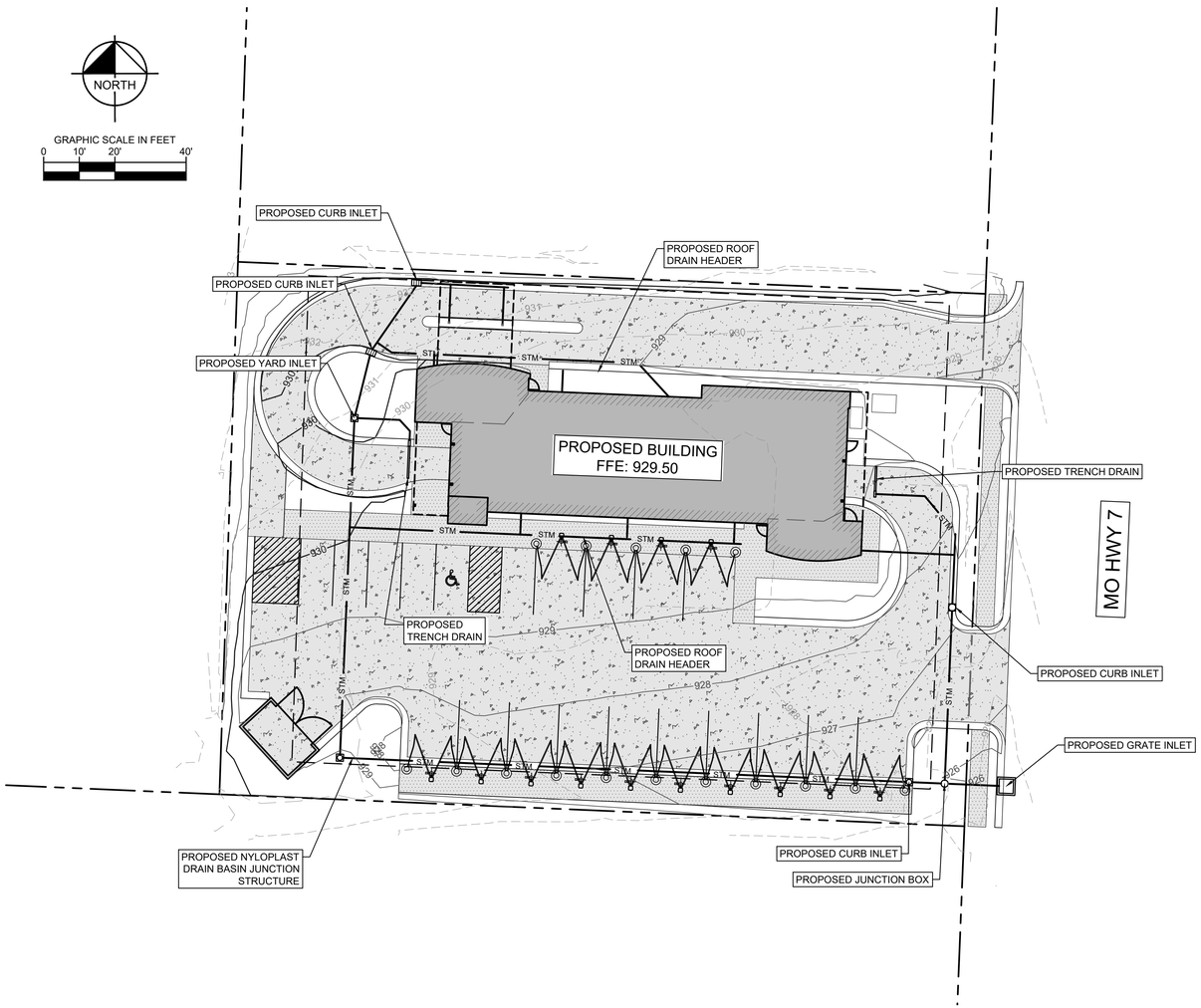
REZONING PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 03/28/2024
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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C5 REZONING PLAN.dwg REZONING PLAN May 01, 2024 2:18pm by Dalton.Signer
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GRADING GENERAL NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
3. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
4. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
5. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVES ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TOP THE PLACEMENT OF FILL.
6. ALL PEDESTRIAN SIDEWALKS AND PATHS SHALL MAINTAIN A 2.0% MAXIMUM CROSS SLOPE.

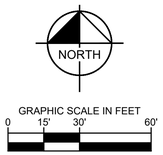
FEMA NOTE

BASED UPON GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X (FUTURE BASE FLOOD), DEFINED AS AREA OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONSIDERATIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0319G AND DATED JANUARY 20, 2017.

GRADING - DRAINAGE PLAN

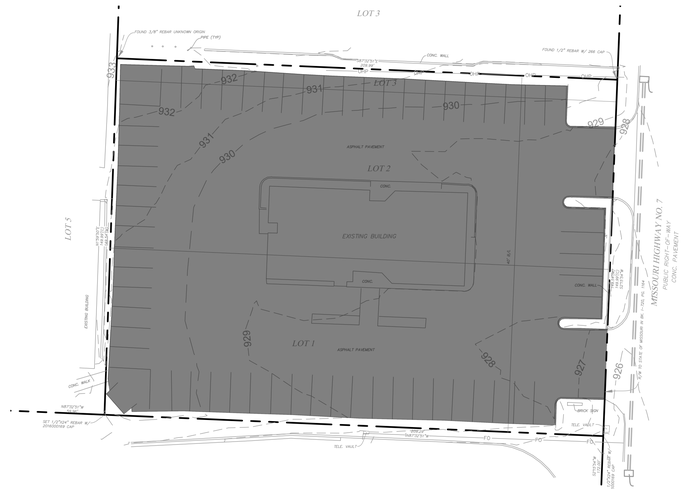
STORMWATER NOTE

THE PROPOSED REDEVELOPMENT OF THE SUBJECT PROPERTY RESULTS IN A NET DECREASE IN IMPERVIOUS AREA. PER APWA SECTION 5601.3, THE SITE DOES NOT MEET THE DEFINITION OF A DEVELOPMENT, THEREFORE THE SITE SHALL NOT REQUIRE ON-SITE STORMWATER DETENTION. PER FIGURE 4.1 IN THE 2012 MARC BMP MANUAL, STORMWATER QUALITY REQUIREMENTS DO NOT APPLY TO THE PROJECT SITE.



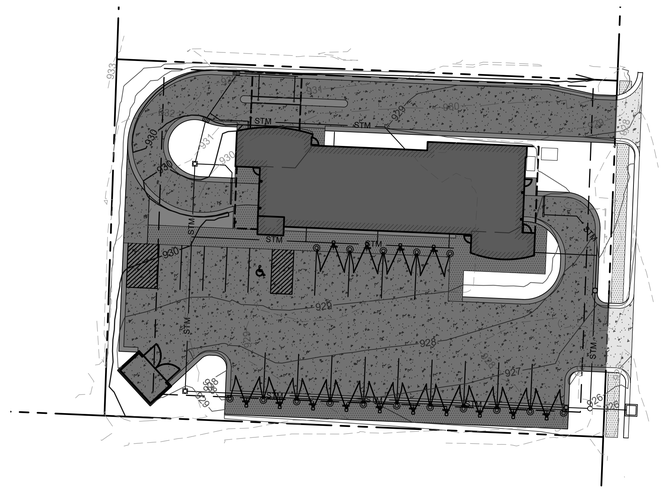
EXISTING CONDITIONS

IMPERVIOUS AREA: 0.67 AC (93.1%)
PERVIOUS AREA: 0.05 AC (6.9%)



PROPOSED CONDITIONS

IMPERVIOUS AREA: 0.58 AC (81.3%)
PERVIOUS AREA: 0.14 AC (18.7%)



IMPERVIOUS AREA PLAN

No.	REVISIONS	DATE	BY
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GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

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Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C6 GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN.dwg GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN May 01, 2024 2:19pm by Dalton.Signor
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Blue Springs, Missouri - Landscape Data Table		
Site Area: 0.72 acres (31,348 sqft) - Planned Development		
	REQUIRED	PROVIDED
Section 407.040 Site and Landscape Design		
407.040.S Screening		
All of the following shall be screened from streets or adjacent property with dense evergreen plants, a fence or wall, or the combination of both. (electrical/mechanical equipment, outdoor storage, trash enclosures, utility stations, vehicle service bays, etc.)	Yes	Yes
407.040.1 Table - Landscape and buffer requirements		
South buffer: adj. to "GB" zoning - No buffer required	None	None
South buffer: adj. to "SF-7" zoning - Buffer C	Buffer C - 25' min. , 17 PU's & 6' tall solid privacy fence	2.5' Buffer , 68 PUs (Shrubs) & No Fence
60 PU's/100' (27.71' x 0.60) = 17 PU's & 6' tall solid privacy fence or 4'-6' undulating berm		
East buffer: adj. to NW 7 hwy (arterial) - Buffer B	Buffer B - 15' min. , 69 PUs	4.5' Buffer , 50 PUs
45 PU's/100' (153.64' x 0.45) = 69 PUs		
North buffer: adj. to GB zoning - No buffer required	None	2.5' Buffer , 72 PUs (shrubs)
West buffer: adj. to SO zoning - Buffer A	Buffer A - 7' min. , 69 PU's	5' Buffer, 56 PUs (shrubs)
45 PU's/100' (153.64' x 0.45) = 69 PUs		
Parking Lot Landscape		
2 PUs per uncovered space x 21 spaces = 42 PUs	42 PU's	42 PUs (trees & open space shrubs)
Open Space		
1 PU / 500 sf of lot area	63 PUs	272 PUs (Shrubs)
31,348 sf / 500 = 63 PUs		
Street Trees		
Street trees are required adjacent to all street rights-of-way at a spacing of 1 large/medium shade tree per 75 feet of frontage	2 Large/medium shade trees	2 Large/medium shade trees
104 LF / 75 = 2 trees		

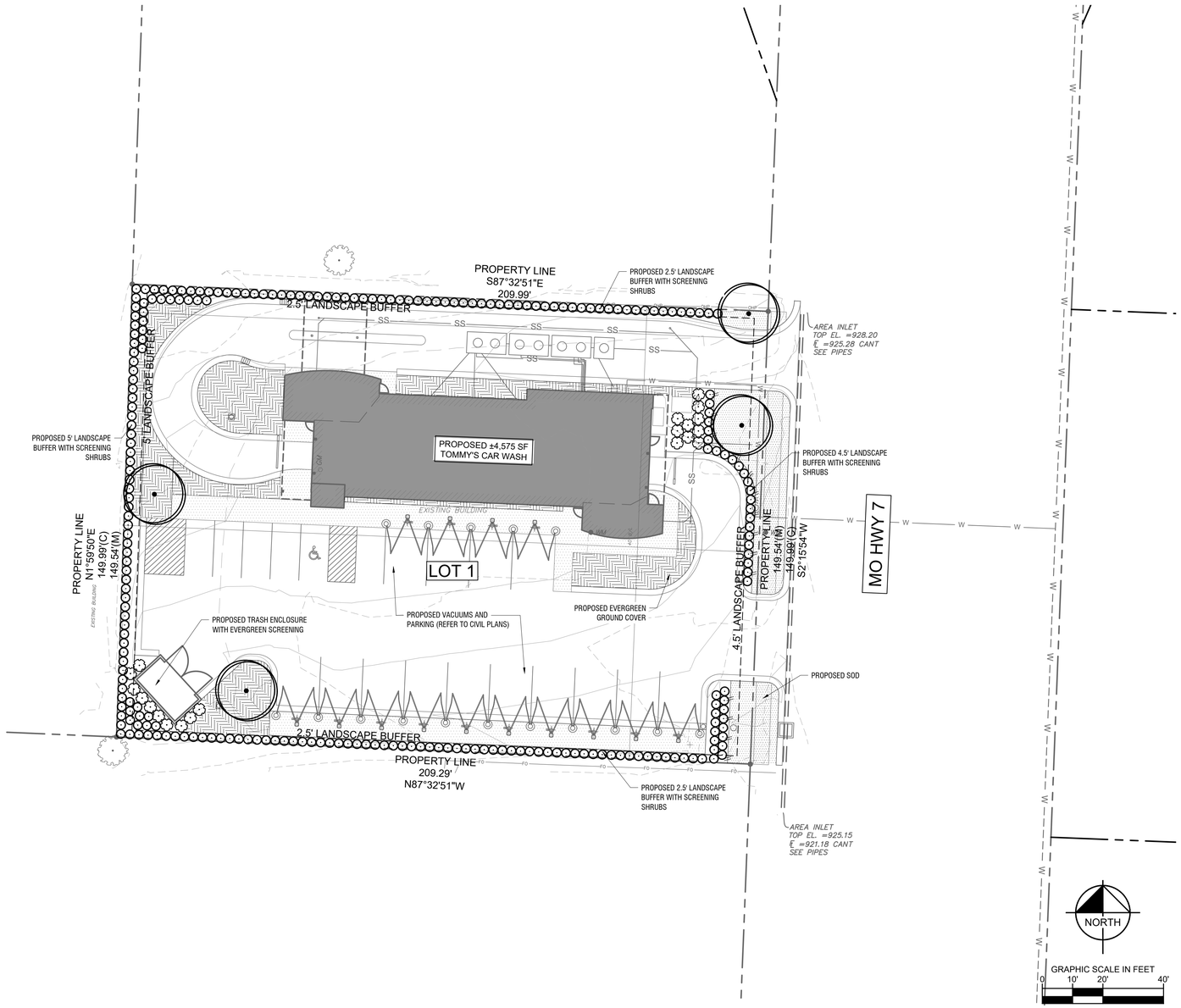
**PU's are calculated assuming a deviation of allowing shrubs to count for all PU's is accepted.*

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT
TREES							
	QA	4	LARGE SHADE TREE		B & B	2 " CAL. (MIN)	10' - 12' HT.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
SHRUBS								
	BE	240	EVERGREEN SCREENING SHRUB		CONT.	18" HT. MIN.	36" O.C.	36" o.c.
	ES	20	LARGE EVERGREEN SCREENING SHRUB		CONT.	36" HT. MIN.	48" O.C.	48" o.c.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	SPACING
GROUND COVERS								
	GC	760	EVERGREEN GROUND COVER		1 GAL	6" - 8" HT.	24" O.C.	24" o.c.
	SOD	1,548 SF	SOD		SOD			



No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2024-04-19	DS

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

855 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMS
DRAWN BY: AMS
CHECKED BY: JDK

PRELIMINARY NOT FOR CONSTRUCTION

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

LANDSCAPE PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 03/28/2024

KHA PROJECT NO. 268560001

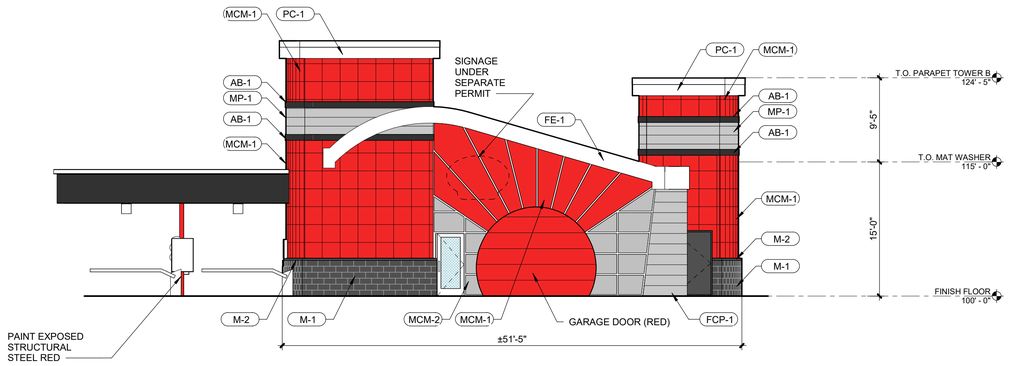
SHEET NUMBER
C7

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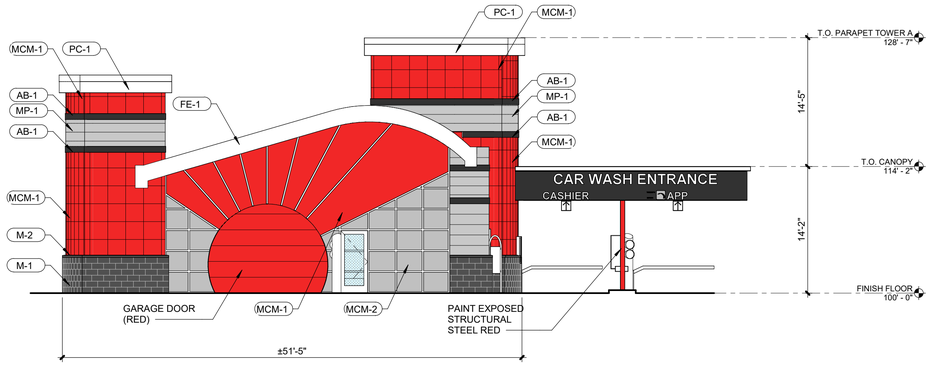
Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\C7 LANDSCAPE PLAN.dwg LANDSCAPE PLAN May 01, 2024 2:19pm by Dalton.Signer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXTERIOR MATERIAL LEGEND

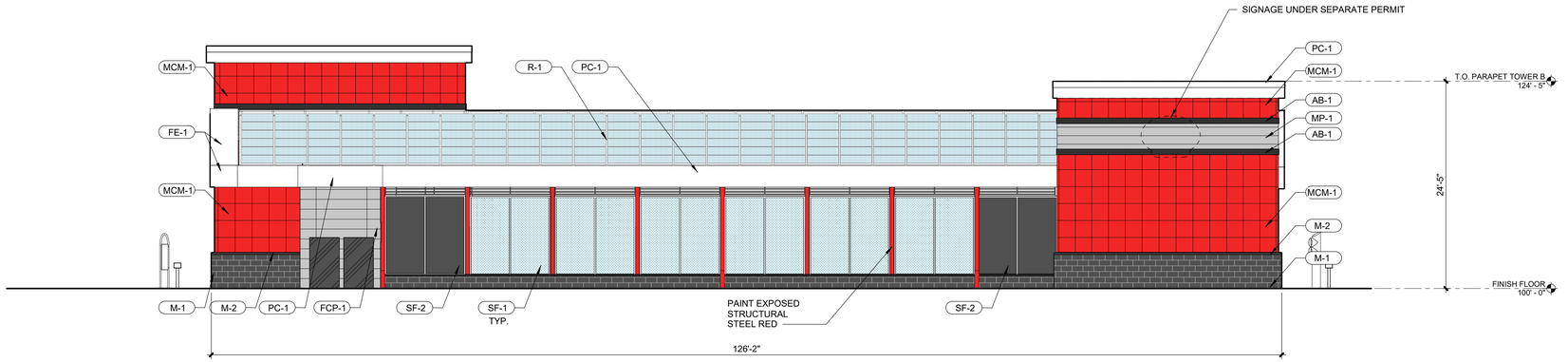
M-1	SPLIT-FACE CMU 4" VENEER COLOR: (Ash)
M-2	PRECAST STONE MASONRY CAP COLOR: (Ash to match M-1)
FCP-1	FIBER CEMENT PANELS COLOR: (Gray)
AB-1	PREFINISHED ALUMINUM ACCENT BANDING COLOR: (Black)
R-1	ACRYLIC ROOF SYSTEM COLOR: (Cool Blue)
FE-1	FASCIA EAVE COLOR: (Metallic silver)
MP-1	PROFILED ALUMINUM METAL PANEL
PC-1	PREFINISHED ALUMINUM CORNICE COLOR: (BRIGHT SILVER METALLIC)
MCM-1	PREFINISHED ALUMINUM COMPOSITE PANELS COLOR: (Red)
MCM-2	PREFINISHED ALUMINUM COMPOSITE PANELS COLOR: (Black)
SF-1	PREFINISHED ALUMINUM STOREFRONT WITH CLEAR GLASS
SF-2	PREFINISHED ALUMINUM STOREFRONT WITH METAL PANEL INFILL



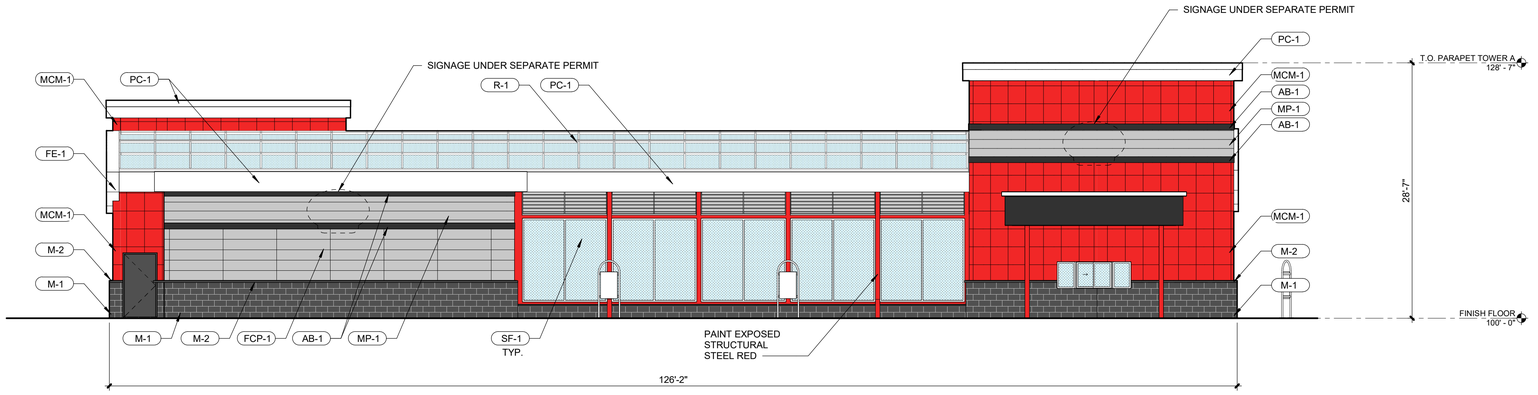
1 | ENTRANCE ELEVATION
1/8" = 1'-0"



2 | EXIT ELEVATION
1/8" = 1'-0"



30 | BACK ELEVATION
1/8" = 1'-0"



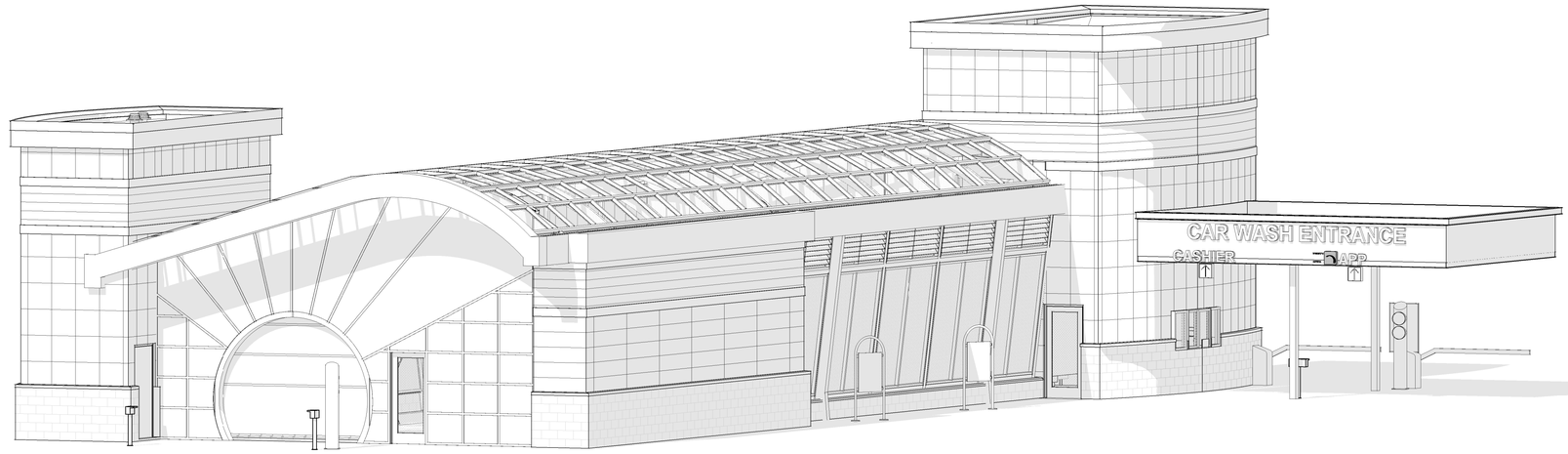
4 | FRONT ELEVATION
1/8" = 1'-0"

FINKLE + WILLIAMS
ARCHITECTURE

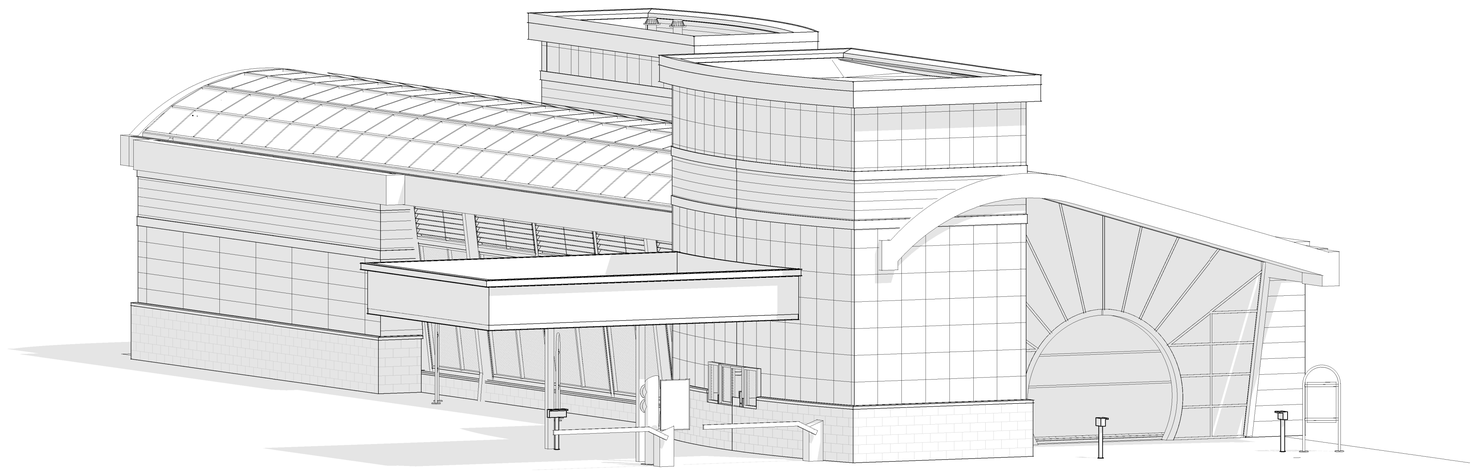
TCW-BLUE SPRINGS, MO | 04.19.2024

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1 | 3D EXHIBIT 1



2 | 3D EXHIBIT 2

3D IMAGES

FINKLE + WILLIAMS © 2024

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The City of Blue Springs

Planning Application

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

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

CASE #:	
PC MEETING:	
CC MEETING:	
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	

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

Tommy's Express Car Wash
Project Name

509 NW Missouri HWY 7 — MC COY'S BLUE SPRINGS ADD; LOTS 1 AND 2 AND THE S 9.25' OF LOT 3
Project Address (Parcel ID If No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
USE CAR LOT		Commerical		.74	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

X _____ 3/26/24
Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Philip Zou	6609093116	zou88@yahoo.com

Address	City	State	Zip Code
PO Box 62317	Irvine	CA	92602

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

X _____ 12/21/2023
Property Owner Signature — **Date**

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

PROJECT DESCRIPTION:

Project would include the demolition of the existing site features, existing building, and construction of 110' in length tunnel express car wash with associated 14 exterior vacuum stalls and 2-Lane Pay system.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Kevin Uhl	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
kevinu@meyerbro.com	816-977-6322		

DEVELOPER

Name	Company Name		
Kasey Graham, Rob Heise	Frontier Investments		
Address	**City**	**State**	**Zip**
800 E 101st Terrace Suite 120	Kansas City	MO	64131
Email	**Phone**	**Fax**	
Kaseyg@meyer-companies.com	913-687-5767		

ENGINEER

Name	Company Name		
Zach Myers	Kimley-Horn		
Address	**City**	**State**	**Zip**
805 Pennsylvania Ave	Kansas City	MO	64105
Email	**Phone**	**Fax**	
zach.myer@kimley-horn.com	816-683-9321		

ARCHITECT

Name	Company Name		
Holly Bergman	Finkle Williams Architects		
Address	**City**	**State**	**Zip**
8787 Renner Blvd suite 100	Lenexa	KS	66219
Email	**Phone**	**Fax**	
Hberman@finklewilliams.com	913-498-1550		

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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THE EXAMINER

Notice ID: I7Q1J8wYvcEI7GvwNxQ6
Tommy's Carwash

AFFIDAVIT OF PUBLICATION: #2218770

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 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:

Apr. 27, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $124.51

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

PUBLIC NOTICE

Rezoning | RZ-03-24-9093
Planned Development
Concept Plan
PDC-03-24-9095
"Tommy's Express Car Wash"
509 NW 7 Hwy.
Parcel #
36-920-02-23-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 13, 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, Kevin Uhl, Frontier Investments, on behalf of the property owner, Philip Zou, to rezone property from "GB" (General Business) to "PD – C" (Planned Development – Commercial). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the demolition of the current site and construction of an express car wash. The subject property is located south of NW R D Mize Road and west of NW 7 Highway. 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:

Lots 1 and 2 and the South 9.25 feet of Lot 3, McCoy's Blue Springs Addition, a subdivision in Blue Springs, Jackson County, Missouri; According to the recorded Plat thereof.

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-03-24-9093 and PD Concept Plan / PDC-03-24-9095 on **Monday, May 20, 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.

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-03-24-9093; PDC-03-24-9095; PP-03-24-9094
Tommy's Express Car Wash
PC Exhibit: #3

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 27, 2024

2218770

PUBLIC NOTICE

Rezoning | RZ-03-24-9093
Planned Development Concept Plan | PDC-03-24-9095
"Tommy's Express Car Wash"
509 NW 7 Hwy.
Parcel # 36-920-02-23-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 13, 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, Kevin Uhl, Frontier Investments, on behalf of the property owner, Philip Zou, to rezone property from "GB" (General Business) to "PD – C" (Planned Development – Commercial). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the demolition of the current site and construction of an express car wash. The subject property is located south of NW R D Mize Road and west of NW 7 Highway. 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.

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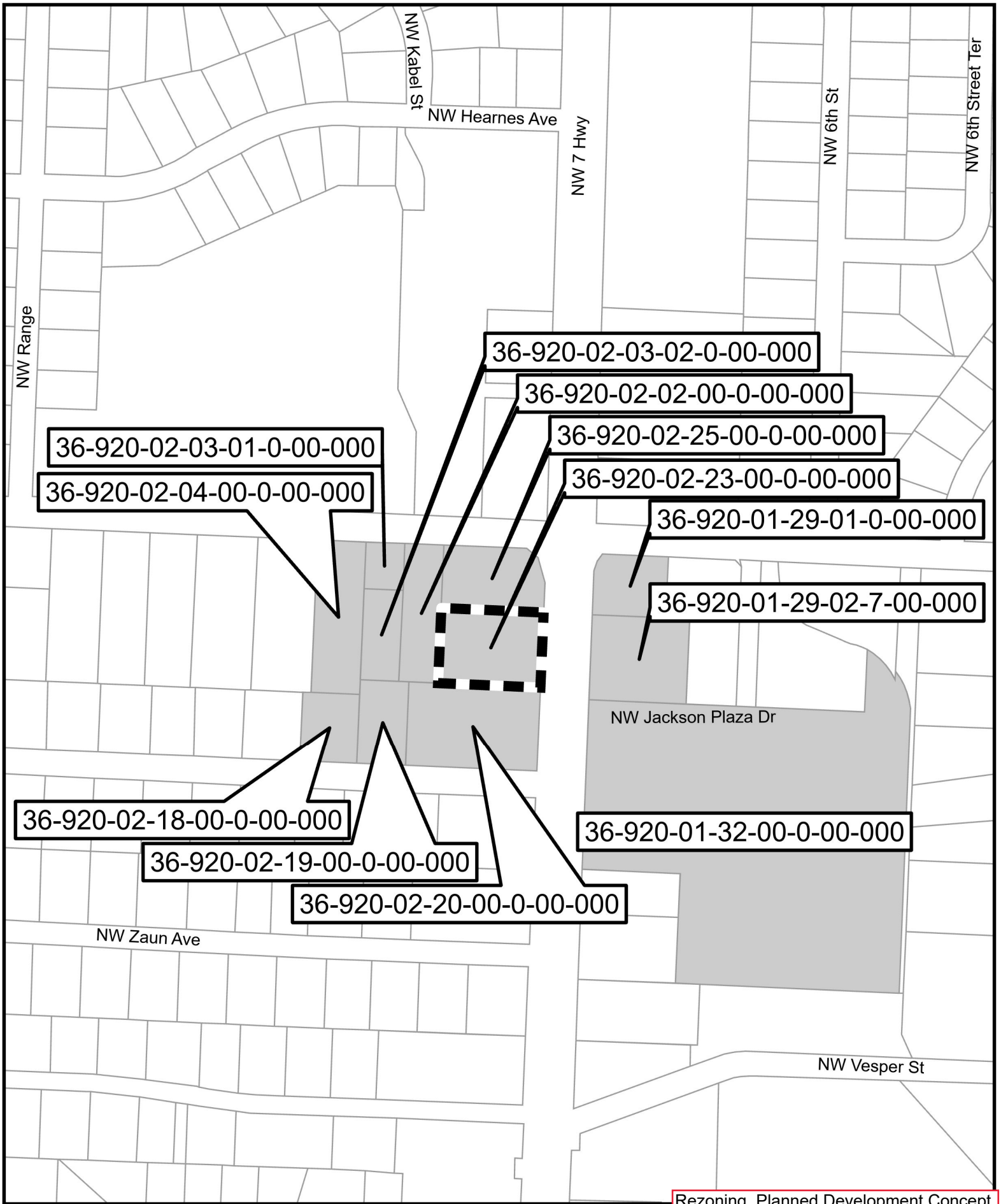
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CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

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CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, April 27, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/24/2024



The City of Blue Springs Missouri

RZ-03-24-9093
PDC-03-24-9095
PARCEL # 36-920-02-23-00-0-00
185' NOTIFICATION MAP

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-03-24-9093; PDC-03-24-9095; PP-03-24-9094
Tommy's Express Car Wash
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-920-01-29-02-7-00-000	530 NW 7 HWY	BLUE SPRINGS	MO	64014	27B PROPERTIES LLC	5215 W 94TH TERR PRAIRIE VILLAGE, KS 66207
36-920-02-19-00-0-00-000	705 NW B ST	BLUE SPRINGS	MO	64015	MCAHAN CONNOR & BORRON JENNA	705 NW B ST BLUE SPRINGS, MO 64015
36-920-02-23-00-0-00-000	509 NW 7 HWY	BLUE SPRINGS	MO	64015	NORTH WEST 7 LLC	109 HALE LAKE RD WARRENSBURG, MO 64093
36-920-02-25-00-0-00-000	607 NW 7 HWY	BLUE SPRINGS	MO	64015	BANK JACOMO	909 S 7 HWY BLUE SPRINGS, MO 64014
36-920-02-04-00-0-00-000	716 NW R D MIZE RD	BLUE SPRINGS	MO	64015	HUFF ENTERPRISES LLC	36103 E GARDNER OAK GROVE, MO 64075
36-920-02-20-00-0-00-000	503 NW 7 HWY	BLUE SPRINGS	MO	64015	COMMERCE BANK OF KANSAS CITY	8000 FORSYTH BLVD STE 1300 ST LOUIS, MO 63105
36-920-02-02-00-0-00-000	708 NW R D MIZE RD	BLUE SPRINGS	MO	64015	MIZE PROPERTIES LLC	708 NW R D MIZE RD BLUE SPRINGS, MO 64015
36-920-02-18-00-0-00-000	805 NW B ST	BLUE SPRINGS	MO	64015	YANG CHERCHEE & LOR KAYING | YANG KASIA	805 NW B ST BLUE SPRINGS, MO 64015 | 805 NW B ST BLUE SPRINGS, MO 64015
36-920-02-03-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	BENNETT SETH W | BENNETT WESTON & STACI	27904 E PINK HILL RD INDEPENDENCE, MO 64057 | 27904 E PINK HILL RD INDEPENDENCE, MO 64057
36-920-02-03-01-0-00-000	712 NW R D MIZE RD	BLUE SPRINGS	MO	64015	HAUSER JOHN S	1605 SW CROSS CREEK PL BLUE SPRINGS, MO 64015
36-920-01-29-01-0-00-000	600 NW 7 HWY	BLUE SPRINGS	MO	64014	ROTTINGHAUS REAL ESTATE LLC	PO BOX 356 ONALASKA, WI 54650
36-920-01-32-00-0-00-000	450 NW 7 HWY	BLUE SPRINGS	MO	64014	BLUE SPRINGS FIRST LLC	2250 CALLE TIARA LA JOLLA, CA 92307

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-03-24-9093; PDC-03-24-9095; PP-03-24-9094
Tommy's Express Car Wash
PC Exhibit: #5

Blue Springs, Missouri
Community Development

April 29, 2024

Ref: Public Hearing: Rezoning | RZ-03-24-9093
Planned Development Concept Plan | PDC-03-24-9095
"Tommy's Express Car Wash"
509 NW 7 Hwy.
Parcel # 36-920-02-23-00-0-00-000

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, Kevin Uhl, Frontier Investments, on behalf of the property owner, Philip Zou, to rezone property from "GB" (General Business) to "PD – C" (Planned Development – Commercial). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for the demolition of the current site and construction of an express car wash. The subject property is located south of NW R D Mize Road and west of NW 7 Highway.

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, May 13, 2024 @ 6:30 p.m.
&
City Council – Monday, May 20, 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, AICP
Senior Planner

Rezoning, Planned Development Concept Plan, Preliminary Plat
RZ-03-24-9093; PDC-03-24-9095; PP-03-24-9094
Tommy's Express Car Wash
PC Exhibit: #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 13, 2024 City Council: May 20, 2024
Project Name:	***Fike FRDC***
Site Location:	2951 NW 7 Hwy.
Project Request:	GDP-04-24-9098; General Development Plan for the development of a an approximately 42,000-sf. building PF-04-24-9099; Final Plat to replat Lot 1 of Falco Industrial Park, vacate easements, and rededicate easements SPDR-04-24-9100; Site Plan Design Review for Fike FRDC final site design

Applicant: Jeremy Hull | Hullmark Construction
Property Owner: Prestige Worldwide Development
Staff Planner: Adair Bright, Senior Planner

Project Description: The applicant is requesting approval of a General Development Plan, Site Plan Design Review, and Final Plat to develop an approximately 42,000-sf. building for a testing facility for Fike. The property is 7.94 +/- acres and is located at 2951 NW 7 Highway. The property is currently zoned "HI" (Heavy Industrial).

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

Previous Actions:

Date	Review Body	Action
08/03/2020	City Council	The subject property was annexed into the City of Blue Springs (ANNX-06-21-7381) by Ord. No. 4920.
10/04/2021	City Council	Approved Rezoning (RZ-09-21-7940) from City of Independence zoning to "HI" (Heavy Industrial) by Ord. No. 5049.
04/11/2022	Planning Commission	Approved Preliminary Plat (PP-03-22-8192) for All About the Outdoors for 16.7 +/- acres.
04/18/2022	City Council	Approved General Development Plan (GDP-03-22-8191) for All About the Outdoors conceptual site layout by Ord. No. 5102.
08/01/2022	City Council	Approved General Development Plan Amendment (GDP-07-22-8366) for All About the Outdoors conceptual site layout by Ord. No. 5138.
10/10/2022	Planning Commission	Approved the Site Plan Design Review (SPDR-08-22-8431) for Phase 1 of All About the Outdoors.
10/17/2022	City Council	Approved the Final Plat (PF-08-22-8430) for Falco Industrial Park 1st Plat by Ord. No. 5161.

Future Applications: The General Development Plan, Final Plat, and Site Plan Design Review will be reviewed concurrently. The Final Plat must be recorded at Jackson County prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Curr

General Development Plan, Final Plat, Site Plan Design Review
GDP-04-24-9098; PF-04-24-9099; SPDR-04-24-9100
Fike FRDC
PC Exhibit: #1

North:	City of Independence	Detached Housing
South:	"HI" (Heavy Industrial)	Pink Hill Acres Landfill
East:	"HI" (Heavy Industrial)	Fike Corporation
West:	Right-of-Way	NW 7 Highway (arterial)

GENERAL DEVELOPMENT PLAN, FINAL PLAT, & SITE PLAN DESIGN REVIEW ANALYSIS

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

Final Plat Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050. The applicant will be dedicating new easements and vacating an existing utility easement through the plat. The Yard Hydrant Service Line Use Agreement and Encumbrance must be released prior to issuance of building permits. Proof of recorded documents are required prior to issuance of building permits.

Preservation: The site is currently undeveloped, and the previously existing trees have been removed.

Phasing: The site work is proposed to be completed in a single phase.

Streets & Sidewalks: The development is proposing one (1) point of access on NW 7 Hwy at the southern end of the proposed development. A 5-ft. sidewalk is required along NW 7 Hwy and has been shown in the provided plans.

Traffic: A Traffic Impact Study will need to be completed and submitted to the city and MoDOT for review of the impacts to local traffic and the approval of any needed improvements to MO 7.

Stormwater: A stormwater management plan has been 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. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: The nearest city sanitary sewer main is approximately 1 mile from this development. The developer will utilize a septic system for the development.

Land Use: The proposed land use of the property is "*Industry, General"* which is defined as, "*a use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials. Typical uses include asphalt or concrete plant, construction landfill or recycling, distilleries, pulp processing and paper products manufacturing, glass, brick, or steel manufacturing, steel works, tanneries, and fertilizer or chemical manufacturing."* This land use is allowed by right in "HI" (Heavy Industrial) Zoning District.

Building

Typology: The proposed development is classified as a "General Industrial" building which is defined as "a building designed to accommodate light industrial functions at a variety of scales." The General Industrial building type is allowed in the "HI" (Heavy Industrial) zoning district. General Industrial building type standards are as follows:

General Industrial Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	+/- 498.5-ft.
Lot Area	N/A	+/- 7.94 acres
Front Setback	40-ft. min.	>150-ft.
Side Setback	20-ft. min.	>110-ft.
Rear Setback	20-ft. min	>76-ft.
Building Height	60-ft. max. in "HI"	+/- 40-ft.
Building Coverage	85% of lot area max.	+/- 12%
Frontage Type	Buffer Edge	Buffer Edge

Parking: All vehicular parking requirements have been met. The proposed drive aisles are at least 26-ft. wide, and the parking spaces are 9-ft. by 18.5-ft. They are allowed a maximum of 125% of the required parking stalls which they are in compliance with. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
"Indoor storage, warehousing, equipment servicing, or manufacturing area"	Not to exceed 1 space per 1,000-sf. = 41.7 spaces	46 spaces

Bike parking is required and proposed as follows:

Land Use	Required	Provided
"Industrial"	3% of employees based on largest shift	2 spaces

Pedestrian Access: Pedestrian access requirements include a minimum 5-ft. sidewalk connection from the public sidewalk to the building entrance which is being provided. All sidewalk adjacent to parking with vehicle overhang must be at least 8-ft. wide.

Frontage & Landscaping: A final landscaping plan has been provided and meets all requirements per the UDC. The trash enclosure is appropriately screened, and all buffer requirements have been met. The required and proposed plant units are shown below in the table for reference. The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units / PUs (plant units)	Proposed Units / PUs (plant units)
South buffer: Adj. to "HI" Zoning / no buffer required	N/A	N/A
East buffer: Adj. to "HI" Zoning / no buffer required	N/A	N/A
North buffer: Adj. to "HI" Zoning / no buffer required	N/A	N/A
West buffer: Adj to NW 7 Hwy. (arterial) / Buffer B (15-ft.min)	25-ft. min. provided / 40 PUs/100-ft. (474.5' x 0.40) = **190 PUs**	**192 PUs**
Parking lot landscaping:	2 PUs per uncovered space x 48 spaces = **96 PUs**	**96 PUs**

Open Space:	1 PU/500-sf. of lot area (346,017-sf.) = **692 PUs**	**696 PUs (+4 PUs)**
Total:	**978 PUs**	**984 PUs (+4 PUs)**

Architectural Character: The proposed building meets all requirements and complies with the Non-Residential Guidelines. The site includes two (2) buildings equaling about 42,000-sf. The main building includes height variations and color variations to break up the building. There will be overhead doors on the north, south, and east sides of the building. The building appears to include pre-cast concrete and metal panels. The accessory building will be located at the very rear, east side, of the property and will not be visible from public right-of-way but should include materials that complement the main building.

Outdoor Lighting: Outdoor lighting will be reviewed with the building permit. All outdoor lighting must comply with the UDC requirements.

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

Signage: If the applicant wishes to install signs, an administrative sign permit must be obtained. If the proposed signs do not comply with the Sign Code, the applicant may request a Master / Alternative Sign Plan.

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

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

   STAFF RESPONSE: The plan is consistent with the Comprehensive Plan and all requirements of the UDC. No modifications are being requested.

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

   STAFF RESPONSE: The proposed general development plan is consistent with the current “HI” (Heavy Industrial) zoning classification.

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.

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 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 surrounding industrial land uses. Many of the adjacent land uses within the City limits are industrial in nature. Staff believes the separation of 7 Highway, an arterial, provides an adequate buffer to the residential to the west located within Independence.

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 does not believe the general development plan will foster a convenient and walkable neighborhood and shopping district. Staff also realizes industrial uses need a place in a city and industrial districts are not intended to be walkable shopping districts.

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

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The plan complies with the requirements of the Unified Development Code as no modifications are being requested.

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

   STAFF RESPONSE: The plan is compatible with the Comprehensive Plan which designates the area as industrial. There are no other approved specific plans or overlay districts. There was a previously approved General Development Plan which was also for an industrial land use.

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

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

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

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

5. The recommendations of professional staff.

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

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

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

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

   STAFF RESPONSE: The plan is compatible with preliminary plat. The preliminary plat proposed one (1) lot with one (1) access point. There are no blocks or public streets included.

2. The construction plans meet all technical specifications.

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

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

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

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

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

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

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

6. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the General Development Plan 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.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the following must occur:
    a. A photometric plan must be provided and meet the requirements of the UDC.
    b. Building materials must be identified and the accessory building must complement the main building.
    c. A detail of the bicycle rack must be provided.
    d. A Traffic Impact Study must be submitted, reviewed, and approved by MoDOT.
3. Per the Non-Residential Design standards, Section 407.090, “Metal panels with a depth of less than one (1) inch or a thickness less than United States Standard 26 gauge shall be prohibited.”
4. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the building.
5. All screening requirements for ground-mounted and roof-mounted equipment must be met and installed prior to the issuance of a Certificate of Occupancy for the building.
6. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. Prior to Building Occupancy, the following must occur:
    a. The 5-ft. ADA compliant sidewalk along NW 7 Highway must be installed along the entire NW 7 Highway frontage.
    b. On-site sewer system permit will have to be issued by Jackson County.
4. The Yard Hydrant Service Line Use Agreement and Encumbrance must be released prior to issuance of building permits. Proof of recorded documents are required prior to issuance of building permits.

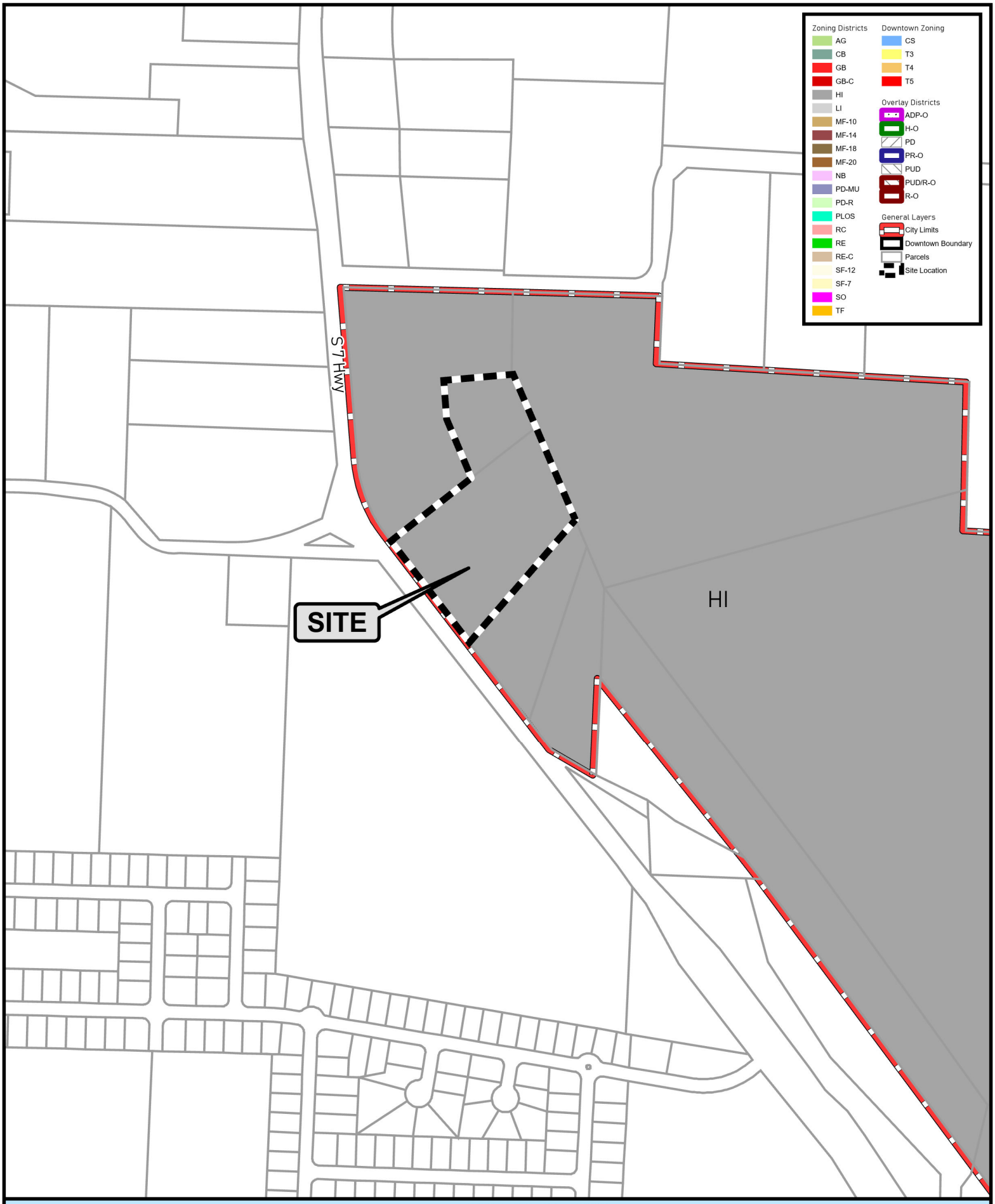


The City of Blue Springs Missouri

GDP-04-24-9098
PF-04-24-9099
SPDR-04-24-9100
PARCEL # 24-700-01-29-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 450 feet
Date: 4/4/2024



The City of Blue Springs Missouri

GDP-04-24-9098
PF-04-24-9099
SPDR-04-24-9100
PARCEL # 24-700-01-29-00-0-00-000
SITE LOCATION MAP

N

1 inch = 450 feet

Date: 4/4/2024

GENERAL DEVELOPMENT PLAN & FINAL PLAN FOR
"LOT 1 OF FIKE FRDC FINAL PLAT"
"A REPLAT OF LOT 1 & TRACT A FALCO INDUSTRIAL PARK 1ST PLAT"
"FIKE 2024 REMOTE SITE TESTING FACILITY"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:
FIKE CORPORATION

NOTE:
1. NO PUBLIC ROAD IMPROVEMENTS ARE PROPOSED WITH THIS PLAT
2. DETENTION / BMP AREAS WILL BE MAINTAINED ON THE PROPOSED LOT.
3. NO PUBLIC SANITARY SEWER IS PROPOSED WITH THIS PLAT.
4. THE PUBLIC WATER MAIN EXTENSION WILL BE THRU THE CITY OF INDEPENDENCE. THIS WATER MAIN WILL BE BUILT TO THE CITY OF INDEPENDENCE WATER DEPARTMENT STANDARDS. THE WATER MAINS WILL BE INSTALL BY DEVELOPER. A 15' PUBLIC UTILITY EASEMENT WILL BE DEDICATED FOR THIS WATER MAIN.

LEGAL DESCRIPTION
LOT 1 OF FIKE FRDC FINAL PLAT,
A SUBDIVISION LOCATED IN BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

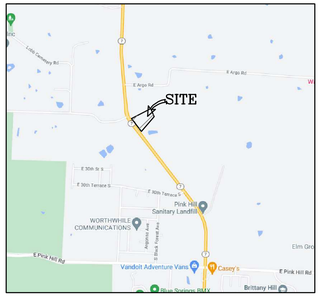
PLANNING NOTES:
1. TOTAL LAND AREA =6ac
2. CURRENT ZONING = HI
3. EXISTING USE NONE
4. PROPOSED USE = INDUSTRIAL GENERAL
5. TOTAL DEDICATED ROW = 0ac
6. TOTAL BUILDING SF = 41,759 SF
7. BUILDING TYPE = GENERAL INDUSTRIAL BUILDING
8. BUILDING
   OFFICE SPACE = 10,039 SF
   STORAGE / TEST LAB = 31,720 SF
9. TOTAL STALLS
   ADA STALLS = 4
   REGULAR STALLS = 43
   TOTAL STALLS = 47
10 TOTAL ROAD FRONTAGE = 475 LF

PERVIOUS VS IMPERVIOUS CALCULATIONS

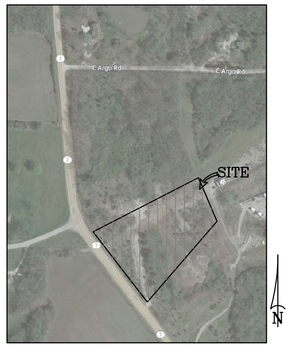
LOT SIZE	346,017 SF
IMPERVIOUS SURFACES	
BUILDINGS	41,759 SF
DRIVES/PARKING	
ASPHALT	56,331 SF
CURB	3,884 SF
HEAVY CONCRETE	2,110 SF
WALKS/MISC.	3,757 SF
TOTAL	107,841SF
CALCULATIONS	

TOATAL OPEN SPACE = 238,176 SF
-/- = 32% IMPERVIOUS
69% PERVIOUS (GREEN)

NOTE:
1. FENCE TO BE APPROVED BY THE CITY STAFF PRIOR TO CONSTRUCTION,



LOCATION MAP



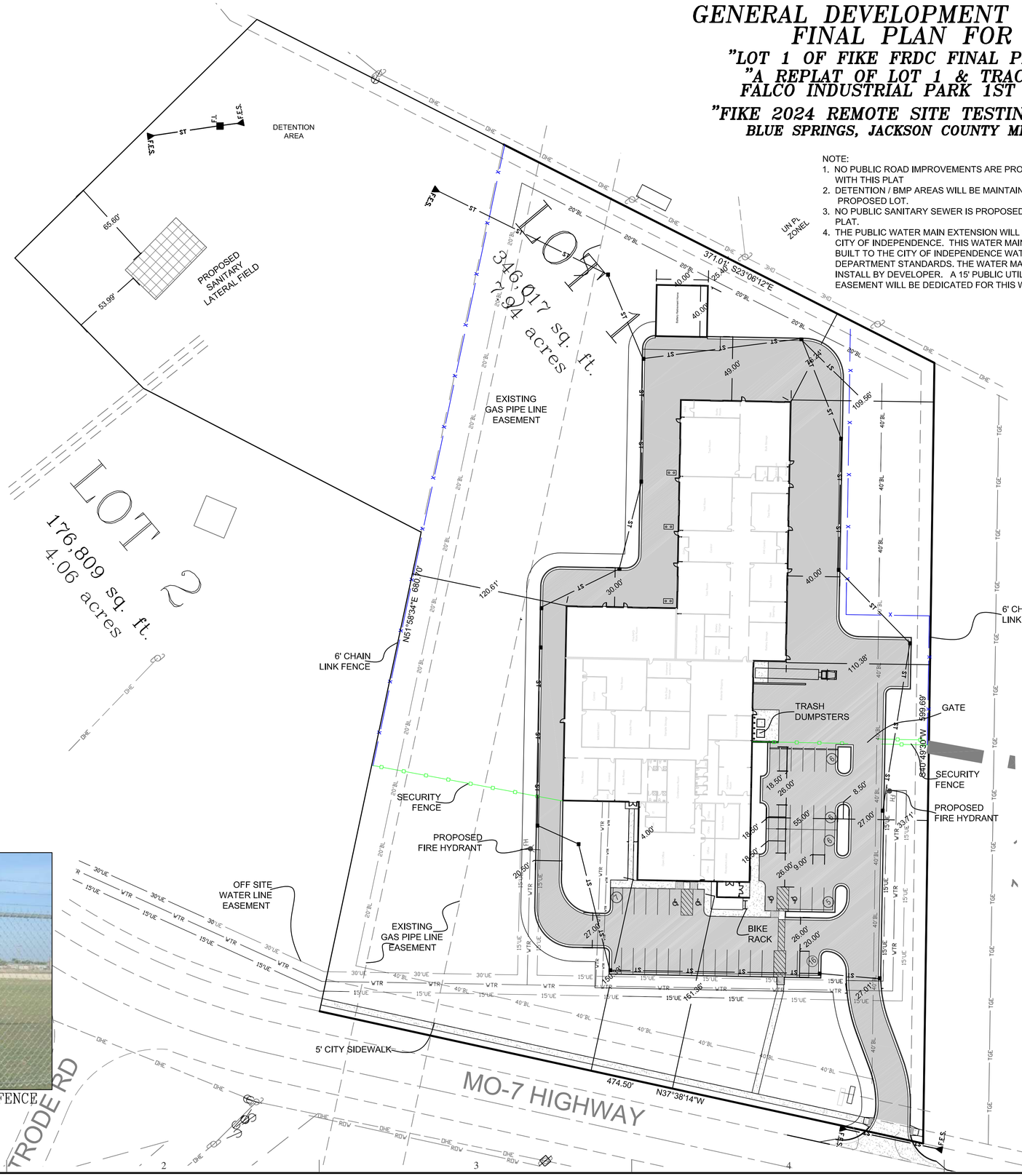
N.T.S.

PLAN NOTES:

1	HEAVY CONCRETE PAVEMENT
2	HEAVY CONCRETE PAVEMENT
3	STRIAGHT BACK CURB & GUTTER
4	ACCESSIBILITY RAMP
5	PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
6	INSTALL ACCESSIBLE PARKING SIGN "TYPE B"
7	STRIPE PAVING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
8	6' SOLID VINAL FENCE
9	6' CHAIN LINK FENCE W/ VISUAL SLATS
10	6' CHAIN LINK FENCE
11	5' CITY SIDEWALK RE:SEE CITY DETAIL
12	SITE MONUMENT SIGN



PROPOSED 6' CHAIN LINK SECURITY FENCE



40 20 0 40
Scale In Feet
1"= 40'

LOT 1 OF FIKE FRDC
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
www.quistengineering.com

General Development Plan, Final Plat,
Site Plan Design Review
GDP-04-24-9098; PF-04-24-9099;
SPDR-04-24-9100
File FRDC
PC Exhibit: #2

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1ST ISSUE
3-28-24

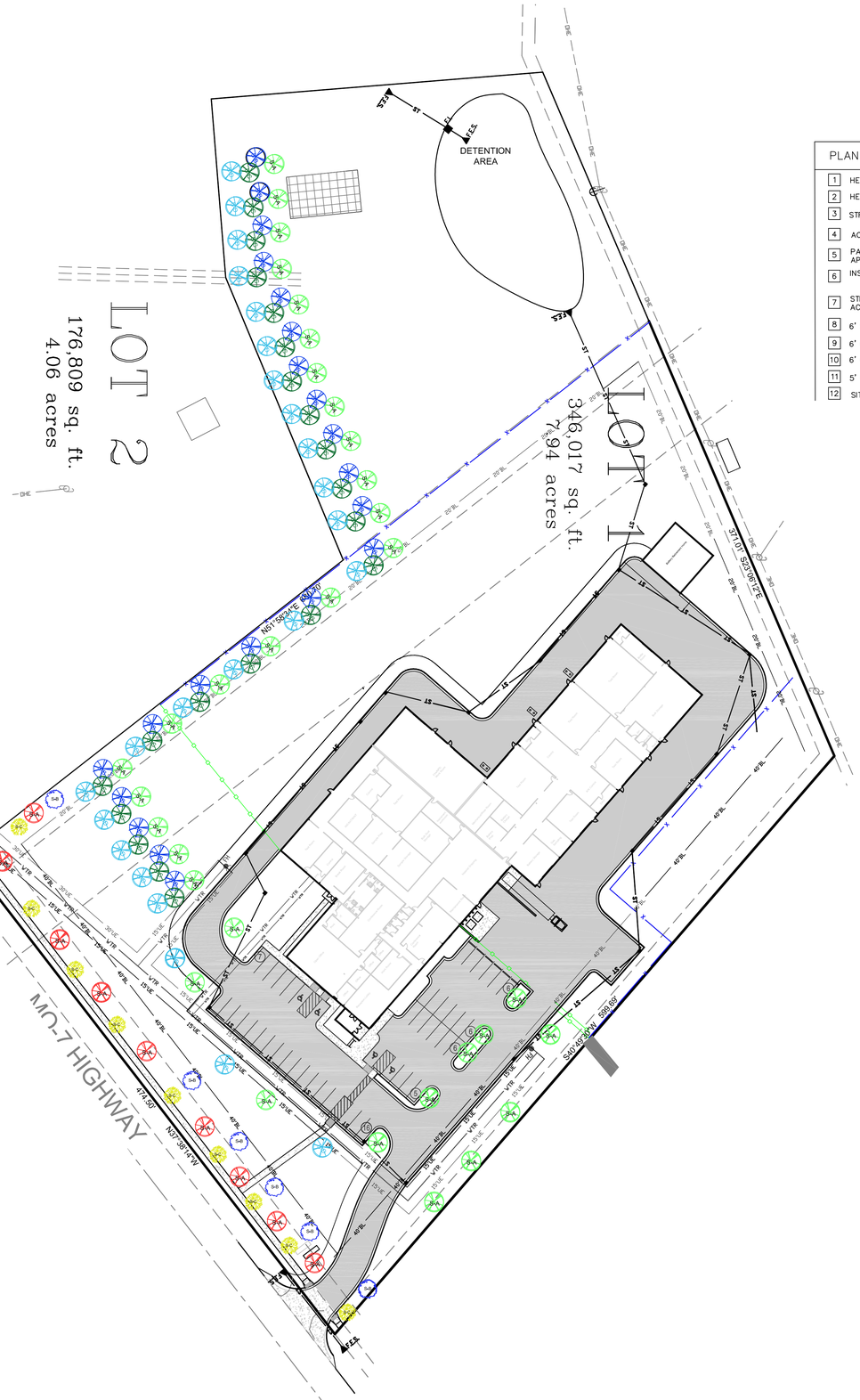
REVISIONS
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LANDSCAPING PLAN FOR LOT 1
"LOT 1 OF FIKE FRDC FINAL PLAT"
"A REPLAT OF LOT 1 & TRACT A FALCO INDUSTRIAL PARK 1ST PLAT"
"FIKE 2024 REMOTE SITE TESTING FACILITY"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



PLAN NOTES:

1. HEAVY CONCRETE PAVEMENT
2. HEAVY CONCRETE PAVEMENT
3. STRIAGHT BACK CURB & GUTTER
4. ACCESSIBILITY RAMP
5. PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
6. INSTALL ACCESSIBLE PARKING SIGN "TYPE B"
7. STRIPE PAVING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
8. 6' SOLID VINAL FENCE
9. 6' CHAIN LINK FENCE W/ VISUAL SLATS
10. 6' CHAIN LINK FENCE
11. 5' CITY SIDEWALK RE: SEE CITY DETAIL
12. SITE MONUMENT SIGN



LOCATION MAP N.T.S.

PARKING STALL PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	12	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	96
S-B	0	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	0
S-C	0	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	0
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
					TOTAL PROPOSED =96	

TOTAL PARKING STALL PLANTING REQUIREMENT =2 PU PER STALL=TOTAL # OF STALLS = 48= 48 X 2 =96 PU'S TOTAL REQUIRED = 96

7 HWY TYPE "B" BUFFER PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	9	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	72
S-B	6	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	48
S-C	9	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	72
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
EVERGREEN TREES						
E-C	0	GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	6' HT.	5	0
					TOTAL PROPOSED =192	

TOTAL TYPE "B" BUFFER 25' REQUIREMENTS = 40 PU PER 100 L.F. => 475 / 100 = 5 X 40 = 190 PLANT UNITS TOTAL REQUIRED = 190

OPEN SPACE PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	21	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	168
S-B	21	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	168
S-C	21	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	168
S-D	24	HEDGE MAPLE	ACER CAMRESTRE	2" CAL.	8	192
S-E	0	ARMSTRONG COL. MAPLE	ACER X FREEMANII 'ARMSTRONG'	2" CAL.	8	0
S-F	0	NORWEGION SUNSET MAPLE	ACER X ' TRUNCATUM'	2" CAL.	8	0
SHRUBS - PERENNIAL/ ORNAMANTAL						
SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
					TOTAL PROPOSED = 696	

TOTAL OPEN SPACE (lot area) REQUIRED 1 PLANT UNIT PER 500 SF of (open space/ lot area) => TOTAL REQUIRED = 692
TOTAL OPEN SPACE REQUIRED =15% = 51,902 SF
TOTAL OPEN SPACE PROPOSED = 69% = 238,176SF
TOAL LOT AREA=346,017sf/ 500 = 692 PLANT UNITS

Landscape Area	Required Units / PUs (plant units)	Proposed Units / PUs (plant units)
South buffer: Adj. to "HI" Zoning / no buffer required	N/A	N/A
East buffer: Adj. to "HI" Zoning / no buffer required	N/A	N/A
North buffer: Adj. to "HI" Zoning / no buffer required	N/A	N/A
West buffer: Adj to NW 7 Hwy. (arterial) / Buffer B (15-ft.min)	25-ft. min. provided / 40 PUs/100-ft. (474.5' x 0.40) = **190 PUs**	**192 PUs**
Parking lot landscaping:	2 PUs per uncovered space x 48 spaces = **96 PUs**	**96 PUs**
Open Space:	1 PU/500-sf. of lot area (346,017-sf.) = **692 PUs**	**96 PUs (-596 PUs)**
Total:	**978 PUs**	**382 PUs (-596 PUs)**

50 25 0 50
Scale In Feet
1"= 50'

DEVELOPER:
FIKE CORPORATION

LEGAL DESCRIPTION
LOT 1 OF FIKE FRDC FINAL PLAT,
A SUBDIVISION LOCATED IN BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

PLANNING NOTES:
1. TOTAL LAND AREA =6ac
2. CURRENT ZONING = HI
3. EXISTING USE NONE
4. PROPOSED USE = INDUSTRIAL GENERAL
5. TOTAL DEDICATED ROW = 0ac
6. TOTAL BUILDING SF = 41,759 SF
7. BUILDING TYPE = GENERAL INDUSTRIAL BUILDING
8. BUILDING
   OFFICE SPACE = 10,039 SF
   STORAGE / TEST LAB = 31,720 SF
9. TOTAL STALLS
   ADA STALLS = 4
   REGULAR STALLS = 44
   TOTAL STALLS = 48
10 TOTAL ROAD FRONTAGE = 475 LF

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	346,017 SF
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BUILDINGS	41,759 SF
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ASPHALT	56,331 SF
CURB	3,884 SF
HEAVY CONCRETE	2,110 SF
WALKS/MISC.	3,757 SF
TOTAL	107,841SF
CALCULATIONS	
TOATAL OPEN SPACE = 238,176 SF	
-/- = 32% IMPERVIOUS	
69% PERVIOUS (GREEN)	

LOT 1 OF FIKE FRDC
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

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1ST ISSUE
3-28-24

REVISIONS
~~4-18-24~~

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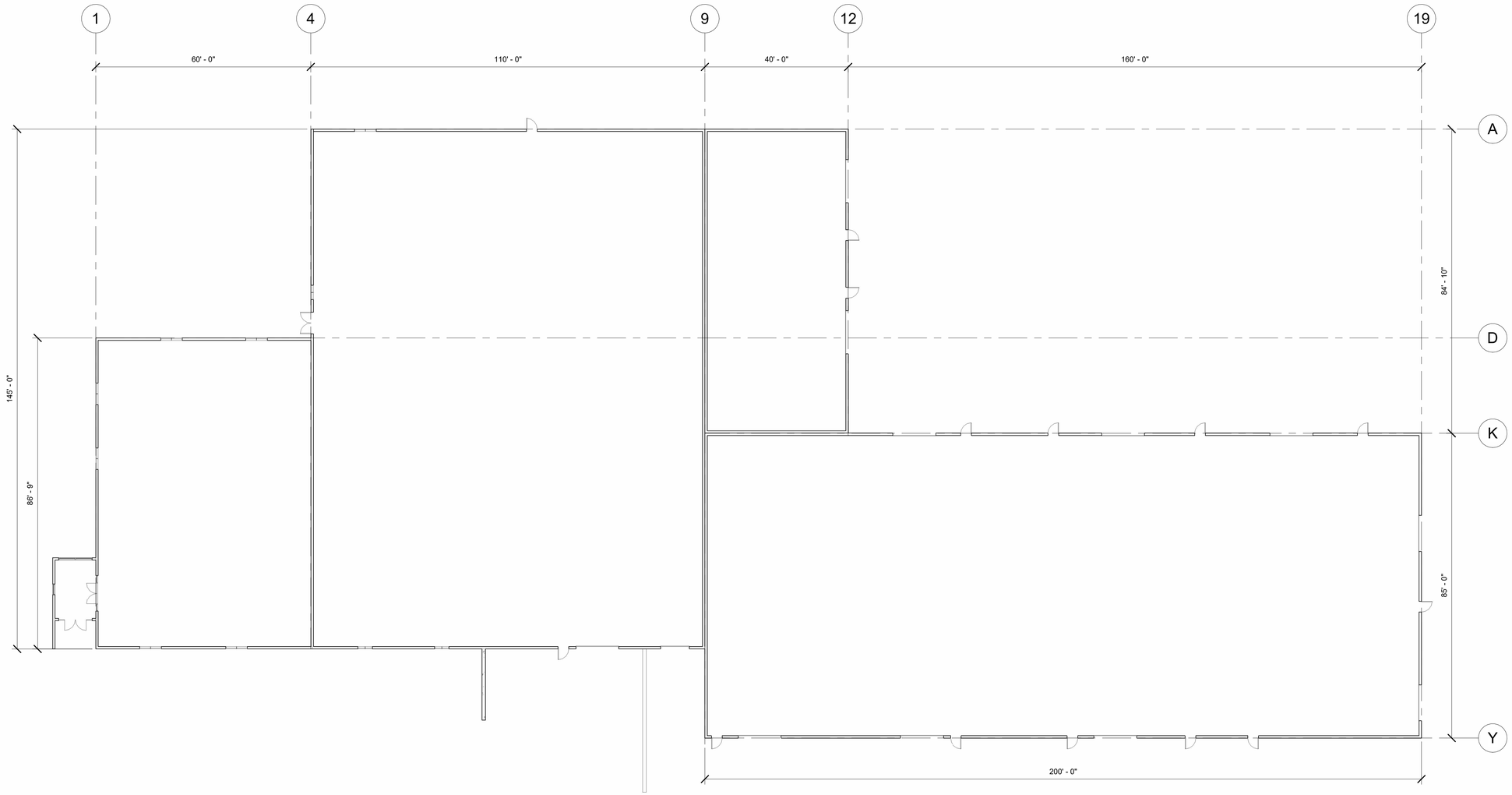
FIKE TEST FACILITY

INDEPENDENCE, MO

03.14.2024

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1 Floor Plan
1/16" = 1'-0"

scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS
5836 Central Kansas City, Mo 64113
Phone: 816-914-5165 Scharhagarch@gmail.com

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NEW BUILDING FOR

FIKE TEST FACILITY

INDEPENDENCE, MO

J.Jeffry Schroeder Mo. Licence A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

Floor Plan

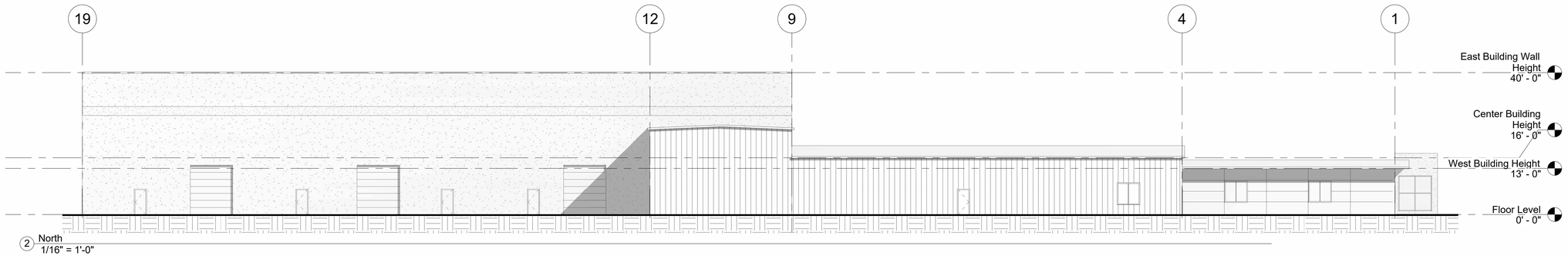
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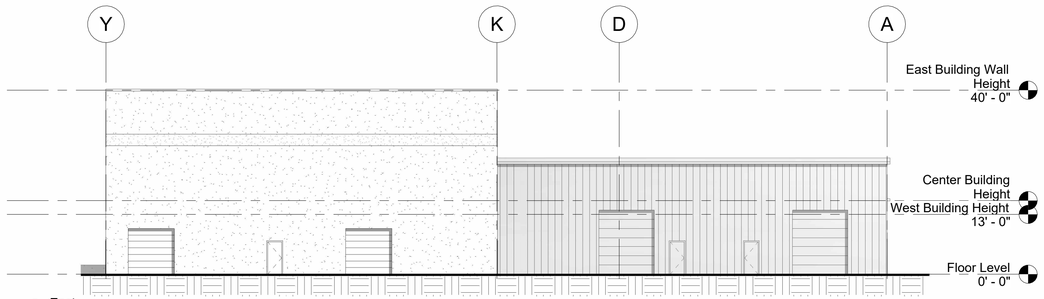
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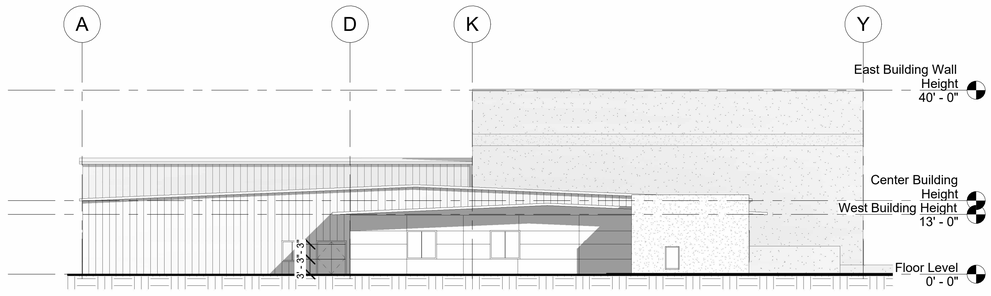
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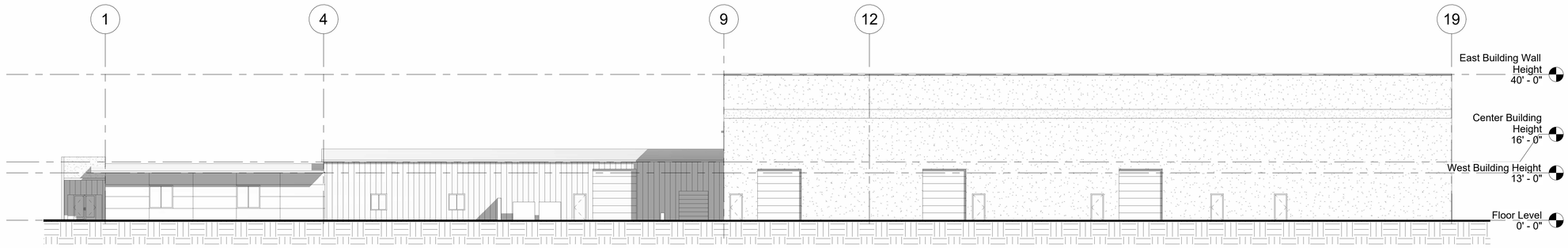
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1/16" = 1'-0"



1 East
1/16" = 1'-0"



4 West
1/16" = 1'-0"



3 South
1/16" = 1'-0"

scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS
5836 Central Kansas City, Mo 64113
Phone: 816-914-5165 Scharhagarch@gmail.com

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NEW BUILDING FOR
FIKE TEST FACILITY
INDEPENDENCE, MO

J. Jeffry Schroeder Mo. Licence A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
	Revision Schedule	

Elevations

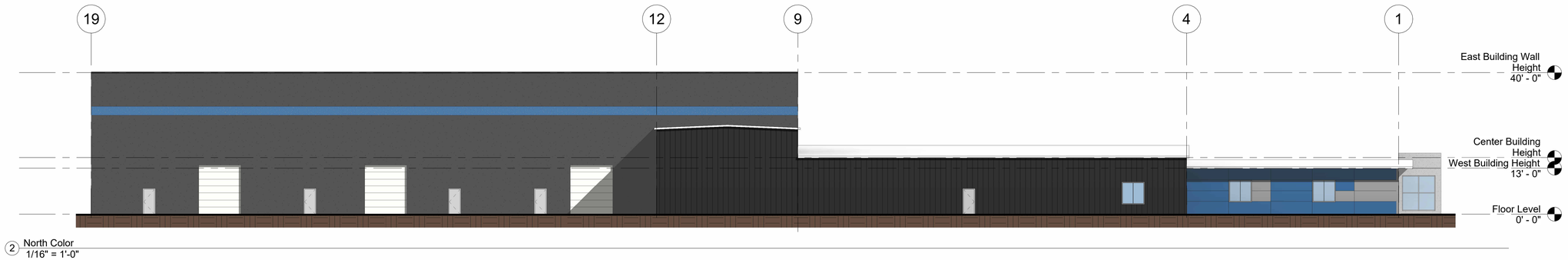
Project number	2579
Date	03.14.2024

A201

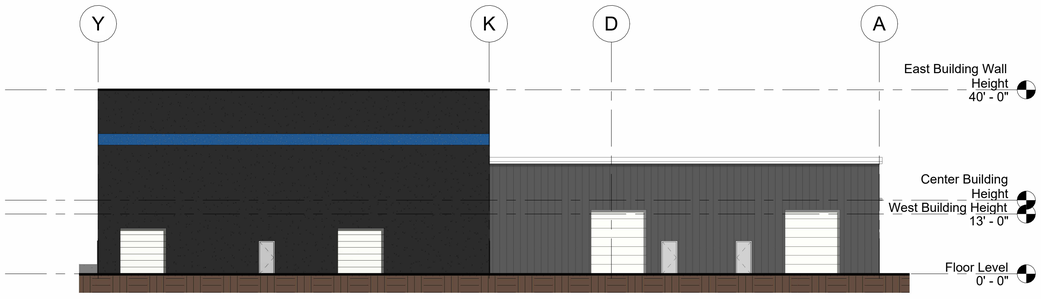
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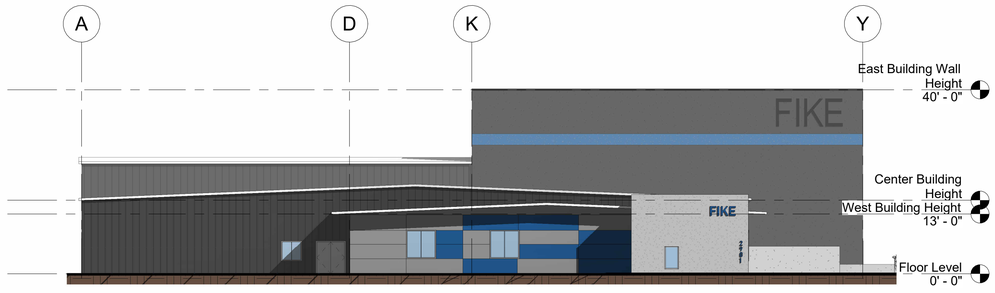
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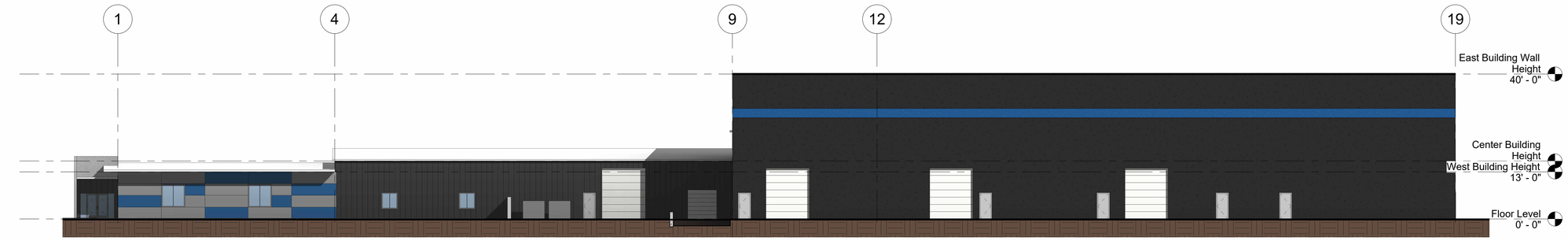
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1/16" = 1'-0"



4 West Color
1/16" = 1'-0"



3 South Color
1/16" = 1'-0"

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NEW BUILDING FOR

FIKE TEST FACILITY

INDEPENDENCE, MO

J.Jeffry Schroeder Mo. Licence A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
	Revision Schedule	

Colored Elevations

Project number	2579
Date	03.14.2024

A202

Scale 1/16" = 1'-0"

3/14/2024 10:18:38 AM

Received
03/29/2024 10:39:06 AM

The City of Blue Springs Missouri

Planning Application

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

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

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

Fike FRDC

Project Name

2951 NW 7 HWY — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

See the attached — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
HI	undeveloped	HI	Industry, general	6 +/-	1

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Jeremy Hull	Hullmark Construction	816-847-7270	jhull@hullmarkllc.com

Address	City	State	Zip Code
2940 South Jackson Drive	Independence	MO	64057

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 Bill Schwagerman — **Applicant Signature** — 3/28/2024 — **Date**

Name of Property Owner	Phone	Email Address
Prestige Worldwide Development	800-937-3453	bill.schwagerman@fike.com

Address	City	State	Zip Code
704 SW 10th Street	Blue Springs	MO	64015

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

X Bill Schwagerman — **Property Owner Signature** — 3/28/2024 — **Date**

Received
03/29/2024 10:38:47 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:

A new world class research and development facility for FIKE, a Blue Springs founded company. This will be a hub station for a majority of the R & D for their global network of companies focused on customer solutions for life safety & critical asset protection. This construction plan has been well planned to enhance this property to meet and exceed all city, county, and state regulations.

Construction will consist of approximately half pre-engineered metal building with upgraded exterior cladding and added features. The remaining will be tilt-up construction with structural steel.

Aesthetic appeal will be a focus as this is the northern entrance to this growing and evolving city!

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03/29/2024 10:38:49 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jeremy Hull	Hullmark Construction		
Address	**City**	**State**	**Zip**
2940 South Jackson Drive	Independence	MO	64057
Email	**Phone**	**Fax**	
jhull@hullmarkllc.com	816-847-7270	NA	

DEVELOPER

Name	Company Name		
Prestige Worldwide Development	FIKE Corp		
Address	**City**	**State**	**Zip**
704 SW 10th Street	Blue Springs	MO	64015
Email	**Phone**	**Fax**	
bill.schwagerman@fike.com	8165501170	NA	

ENGINEER

Name	Company Name		
Robert Walquist PE	Quist Engineering		
Address	**City**	**State**	**Zip**
6 SW 6th street	Lee's Summit	MO	64063
Email	**Phone**	**Fax**	
rwalquist@quistengineering.com	816-550-5675	NA	

ARCHITECT

Name	Company Name		
Jeff Schroeder RA	Heman Scharhag Architects		
Address	**City**	**State**	**Zip**
5836 Central Street	Kansas City	MO	64113
Email	**Phone**	**Fax**	
scharhagarch@gmail.com	816-914-5165	NA	

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
03/29/2024 10:38:49 AM

THE EXAMINER

Notice ID: FRILqNVvZ1vWCVGYs00p
Fike FRDC

AFFIDAVIT OF PUBLICATION: #2218710

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 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:

Apr. 27, 2024

Shalon Hartle
Authorized Agent

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

Printer's Fee: $116.42

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

PUBLIC NOTICE

General Development Plan
GDP-04-24-9098
"Fike FRDC"
2951 NW 7 Hwy.
Parcel #
24-700-01-29-00-0-00-000
& 24-700-01-34-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 13, 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, Jeremy Hull, Hallmark Construction, on behalf of the property owner, Prestige Worldwide Development, for approval of a General Development Plan to allow for the development of a research and development facility. The subject property is located south of NW Argo Road and east of NW 7 Highway and includes approximately 7.94 +/- 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:

Lots 1 and 2 and the South 9.25 feet of Lot 3, McCoy's Blue Springs Addition, a subdivision in Blue Springs, Jackson County, Missouri; According to the recorded Plat thereof.

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 General Development Plan / GDP-04-24-9098 on **Monday, May 20, 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

Published in the Examiner, Apr

General Development Plan, Final Plat, Site Plan Design Review
GDP-04-24-9098; PF-04-24-9099; SPDR-04-24-9100
Fike FRDC
PC Exhibit: #3

PUBLIC NOTICE

General Development Plan | GDP-04-24-9098
"Fike FRDC"
2951 NW 7 Hwy.
Parcel # 24-700-01-29-00-0-00-000 & 24-700-01-34-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 13, 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, Jeremy Hull, Hullmark Construction, on behalf of the property owner, Prestige Worldwide Development, for approval of a General Development Plan to allow for the development of a research and development facility. The subject property is located south of NW Argo Road and east of NW 7 Highway and includes approximately 7.94 +/- 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:

All of Lot 1 and part of Tract A, FALCO INDUSTRIAL PARK FIRST PLAT, in the City of Blue Springs, Jackson County, Missouri, being more particularly described as follows, prepared on April 12, 2024, by John B. Young, PLS-2006016647:
Commencing at the Northeast corner of said Tract A;
Thence South 00°55'49" West, along the East line of said Tract A, 290.00 feet;
Thence South 23°06'12" East along said East line, 16.01 feet to the Point of Beginning;
Thence South 23°06'12" East along said East line of Tract A and Lot 1, 583.29 feet to the Southeast corner of said Lot 1;
Thence South 40°49'30" West, along the South line of said Lot 1, 599.69 feet to the Southwest corner of said Lot 1;
Thence North 37°38'14" West along the West line of said Lot 1, 474.50 feet to the Northwest corner of said Lot 1;
Thence North 51°58'34" East along the North line of said Lot 1, 376.21 feet;
Thence North 22°36'17" West, 240.09 feet;
Thence North 04°35'57" West, 140.67 feet;
Thence North 85°23'51" East, 260.97 feet to the Point of Beginning.

Containing 346,018 square feet or 7.94 acres more or less.

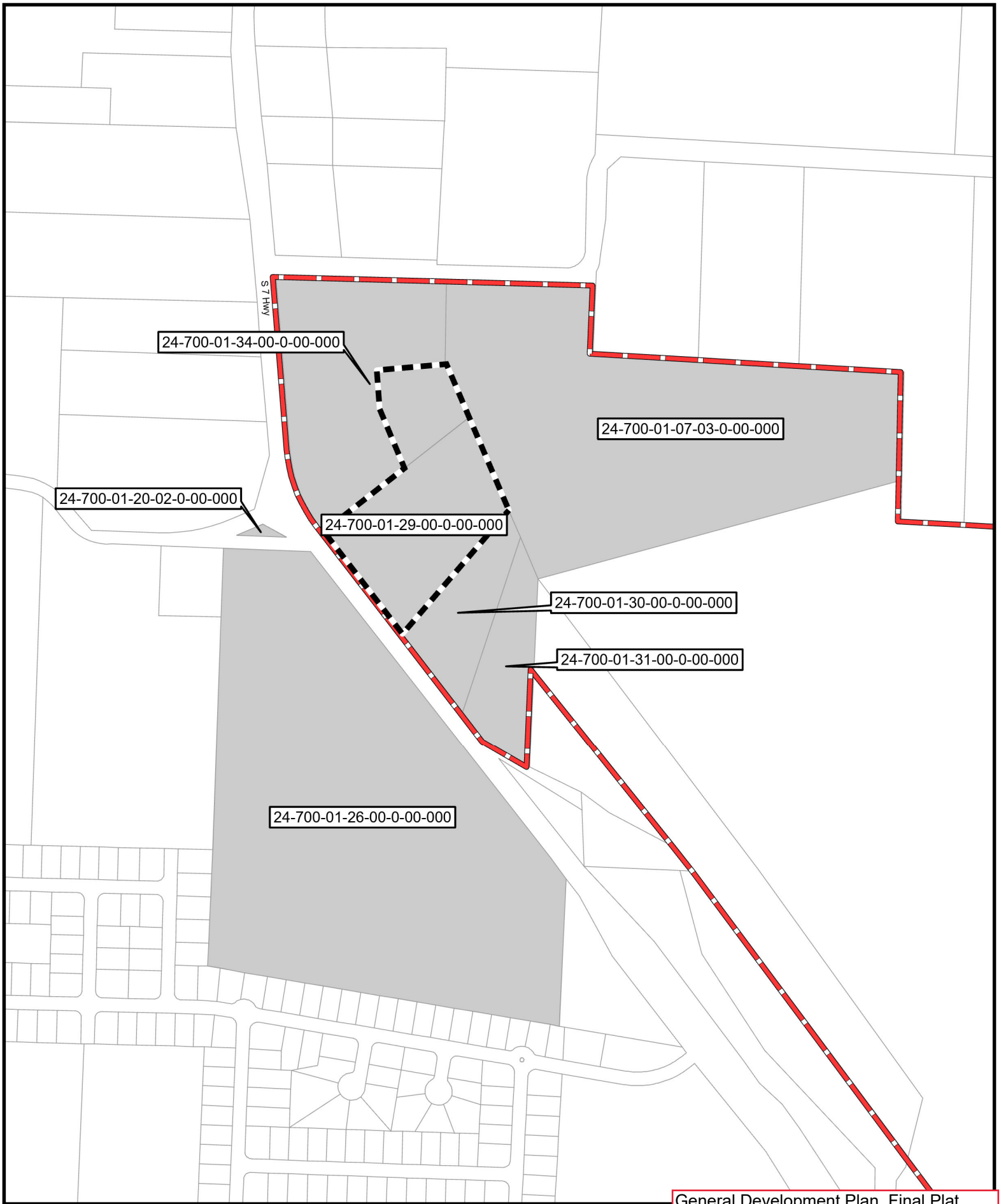
CITY OF BLUE SPRINGS
Planning Commission

By: Adair Bright, Senior Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-04-24-9098 on **Monday, May 20, 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

PUBLISH: Saturday, April 27, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/24/2024



The City of Blue Springs Missouri

GDP-04-24-9098
PARCEL # 24-700-01-29-00-0-00
185' NOTIFICATION MAP

General Development Plan, Final Plat,
Site Plan Design Review
GDP-04-24-9098; PF-04-24-9099;
SPDR-04-24-9100
Fike FRDC
PC Exhibit: #4

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
24-700-01-26-00-0-00-000	25601 E STRODE RD	INDEPENDENCE	MO	64015	GRAHAM JAMES D & TONI P	1701 W 40 HWY STE BLUE SPRINGS, MO 64015
24-700-01-07-03-0-00-000	3001 S 7 HWY	BLUE SPRINGS	MO	64057	FIKE CORPORATION	PO BOX 610 BLUE SPRINGS, MO 64013
24-700-01-20-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	INDEPENDENCE	MO	64057	KACKLEY CRAIG & LAURA	25410 E STRODE RD BLUE SPRINGS, MO 64015
24-700-01-31-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64057	FIKE CORPORATION	704 SW 10TH ST BLUE SPRINGS, MO 64015
24-700-01-30-00-0-00-000	3001 S M 7 HWY	BLUE SPRINGS	MO	64057	FIKE CORPORATION	704 SW 10TH ST BLUE SPRINGS, MO 64015
24-700-01-29-00-0-00-000	2951 NW 7 HWY	BLUE SPRINGS	MO	64057	PRESTIGE WORLDWIDE DEVELOPMENT	704 SW 10TH ST BLUE SPRINGS, MO 64015
24-700-01-34-00-0-00-000	2901 NW 7 HWY	BLUE SPRINGS	MO	64057	PRESTIGE WORLDWIDE DEVELOPMENT	704 SW 10TH ST BLUE SPRINGS, MO 64015

General Development Plan, Final Plat,
Site Plan Design Review
GDP-04-24-9098; PF-04-24-9099;
SPDR-04-24-9100
Fike FRDC
PC Exhibit: #6

Blue Springs, Missouri
Community Development

April 29, 2024

Ref: Public Hearing: General Development Plan | GDP-04-24-9098
"Fike FRDC"
2951 NW 7 Hwy.
Parcel # 24-700-01-29-00-0-00-000 & 24-700-01-34-00-0-00-000

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, Jeremy Hull, Hullmark Construction, on behalf of the property owner, Prestige Worldwide Development, for approval of a General Development Plan to allow for the development of a research and development facility. The subject property is located south of NW Argo Road and east of NW 7 Highway and includes approximately 7.94 +/- 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, May 13, 2024 @ 6:30 p.m.
&
City Council – Monday, May 20, 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, AICP
Senior Planner

General Development Plan, Final Plat, Site Plan Design Review
GDP-04-24-9098; PF-04-24-9099; SPDR-04-24-9100
Fike FRDC
PC Exhibit: #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 13, 2024
Project Name:	***Stairway Cannabis Mural***
Site Location:	490 SW 7 Highway
Project Request:	ASP-03-24-9092; Master / Alternative Sign Plan for the installation of "Stairway Cannabis Mural" mural on the northern façade of 490 S. US 7 Highway

Applicant: Johnathan Harper | Stairway Cannabis
Property Owner: Burge Investment Group LLC
Staff Planner: Dave McCumber | Development Review Manager

Project Description: The applicant is requesting approval of a Master Sign Plan application. This application includes one (1) mural of an individual wearing a space suit with a multi-colored background and clouds. The proposal does not include any text. The exhibit will be located on the northern façade of 490 S. 7 Highway. The dimension of the proposed mural is 62.5' in width and 19' in height.

According to Section 501.020 of the Sign Code, "It is the City's policy and intent to regulate signs in a manner consistent with the United States and Missouri Constitutions and all applicable law, and which is content-neutral as to protected free speech." The Planning Commission must vote to approve if the mural is in compliance with the Sign Code, which includes size, location, percentage of façade coverage, materials used, etc. ***Review criteria does not include the content of the mural itself,*** except to ensure that the signage is not overtly commercial in nature.

Public Art Commission Recommendation: The purpose of the Public Art Commission is to review Master Sign Plan applications for murals and to make recommendations concerning such requests to the Planning Commission.

The Public Art Commission recommended approval of the proposed mural on April 4, 2024, based on the images provided. A Commissioner was concerned that the mural was too commercial in nature.

Staff Recommendation: Staff recommends approval of the proposed mural with three (3) conditions.

Previous Actions:

Date	Review Body	Action
06/20/1988	City Council	Approved the Final Plat of the Replat of Blue Springs Plaza Shopping Center, Planned Unit Development, Lot 2.
04/04/2024	Public Arts Commission	Recommended Approval of a Master Sign Plan (ASP-03-24-9092) for a mural.

Future Applications: Sign permit must be obtained prior to installation.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Personal Services
South:	"GB" (General Business)	Mid-size Retail
East:	"GB" (General Business)	Large Retail
West:	"GB" (General Business)	Assembly, Neighborhood

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:

	Code Requirement:	**Proposed Mural:**
Location	Shall not be located on any façade that faces residential property	The proposed mural will not face a residential property. ***Mural complies with the Sign Code.***
	Shall not be located on the building's primary facade	The proposed mural will not be located on the building's primary façade. ***Mural complies with the Sign Code.***
Number of Signs	Max. of one (1) per building	Only one (1) mural is being proposed. ***Mural complies with the Sign Code.***
Sign Area	May cover up to 100 % of the façade.	The proposed mural is approximately 1,187.5 square feet. This is less than the total façade. ***Mural complies with the Sign Code.***
Thickness	Max. of six inches (6")	The proposed mural does not exceed six inches (6") in thickness. ***Mural complies with the Sign Code.***
Width and Height	Not to project beyond the vertical plane to which the sign is attached	The proposed mural will not project beyond the façade of the building. ***Mural complies with the Sign Code.***

Design Standards	Shall only be a single-faced sign	***Mural complies with the Sign Code.***
	Shall only apply or attach permanent or semi-permanent materials, which may include paint, to a wall in a manner that is easily removed without damaging the surface of the wall.	***Mural complies with the Sign Code.***

The proposed mural complies with all Sign Code requirements.

Types: The applicant is requesting a Master Sign Plan approval to install one (1) building/structure-mounted sign: one (1) painted mural.

Location: The proposal includes one (1) mural, located on the north building façade.

Measurement: If approved by Master Sign Plan, Murals may cover up to one hundred percent (100%) of the building façade.

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 painted murals must utilize materials that are acceptable per the Sign Code. Signs must be constructed of durable materials capable of withstanding weathering over the life of the sign with reasonable maintenance. Code requires a maintenance and removal plan to be provided with painted murals.

Illumination:
The proposed signage will not be illuminated.

Construction Standards:
Code requires that signs be installed in such a manner that its removal does not damage the building/structure to which it is attached. **When the proposed painted sign is removed, it must be removed in a way that does not damage the underlying wall.**

Permanent Sign Standards (501.060):

Murals:

The proposed mural meets the standards for a Mural Sign. Murals cannot be overtly commercial, must not be located on the primary façade, limited to one (1) per building, and may cover up to 100% of the façade**.**

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: The proposed "Stairway Cannabis" mural meets the intent of the Sign Code.

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: The proposed mural does not negatively impact Blue Springs and potentially cause blight or clutter.

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

   STAFF RESPONSE: The proposed mural fits within the context of the 7 Highway corridor and its mix of commercial uses.

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

   STAFF RESPONSE: As the mural is fixed to the wall with paint, it will not interfere with public safety or traffic safety.

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

   STAFF RESPONSE: The proposed mural will impact any adjacent or nearby owner or resident.

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

   STAFF RESPONSE: Approval of the Mural as proposed does not regulate the content or message of the sign.

7. Meet the following review criteria as applicable:

   a. When requesting approval of a Mural, the sign shall:
      i. Obtain a recommendation from the Public Art Commission.

The Public Art Commission meeting was held on April 4, 2024.

ii. Exhibit aesthetic quality, creativity, and/or innovation that:
    1. Inspires civic pride by embracing the history, arts, or culture of the City of Blue Springs; or,
    2. Complements the existing collection of public art by being of artistic value.
    Staff believes the proposed mural exhibits aesthetic quality and contributes to diversifying the public art which currently exists in Blue Springs.

iii. Not be overtly commercial in nature, when viewed in its entirety and in relation to the underlying use on the property;
Staff believes the proposed mural is not overtly commercial in nature as it does not advertise a specific business or organization.

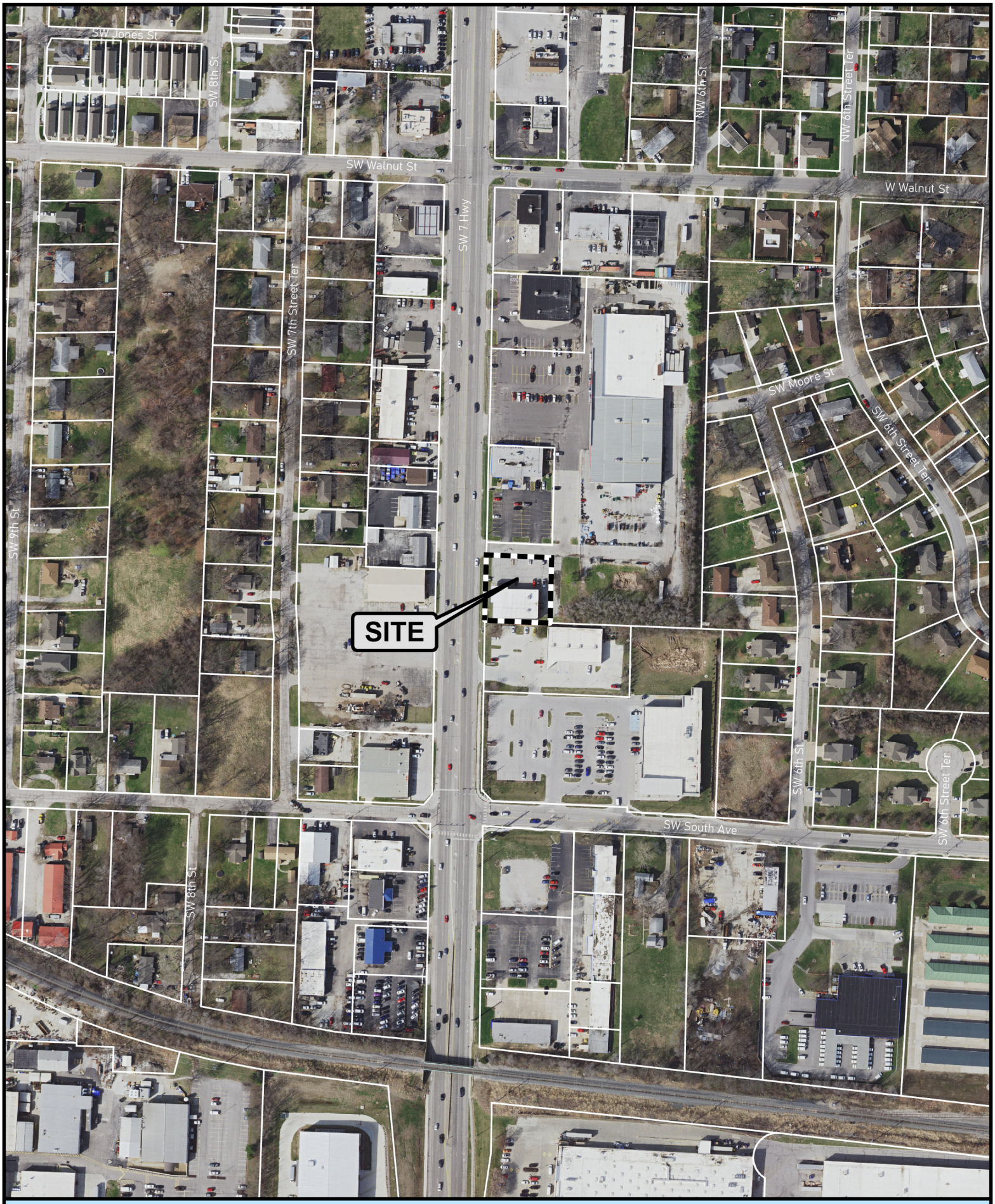
iv. Be maintained for the duration of its display and removed in its entirety after said duration or if it falls into a state of disrepair. A maintenance and removal plan must be provided. Said plan should outline the entity responsible for maintenance over the entire life of the mural, what constitutes disrepair, and the date or event when the sign will be removed (e.g., change in ownership, demolition of building, etc.). The applicant must ensure this plan complies with and addresses any issue created by the Visual Artist Rights Act (VARA).
The mural is proposed to be painted on the northern façade of 490 S. 7 Highway using durable paint materials. Furthermore, the north façade will receive less direct sunlight than the three other facades, which will help slow deterioration. The applicant has provided a maintenance plan for when the mural begins to show signs of deterioration. This information can be found on the Planning Application submitted with this application.

Staff Recommendation:
Staff recommends approval of the Master/Alternative Sign Plan with three (3) conditions:

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

2. Concerning Sign Maintenance:
    a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed.
    b. Degradation may include but is not limited to peeling, flaking, or fading paint.

3. Concerning Sign Removal:
    a. The “Stairway Cannabis Mural” mural may remain so long as the property owner allows provided it is properly maintained as required by this Master Sign Plan.
    b. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the structure.

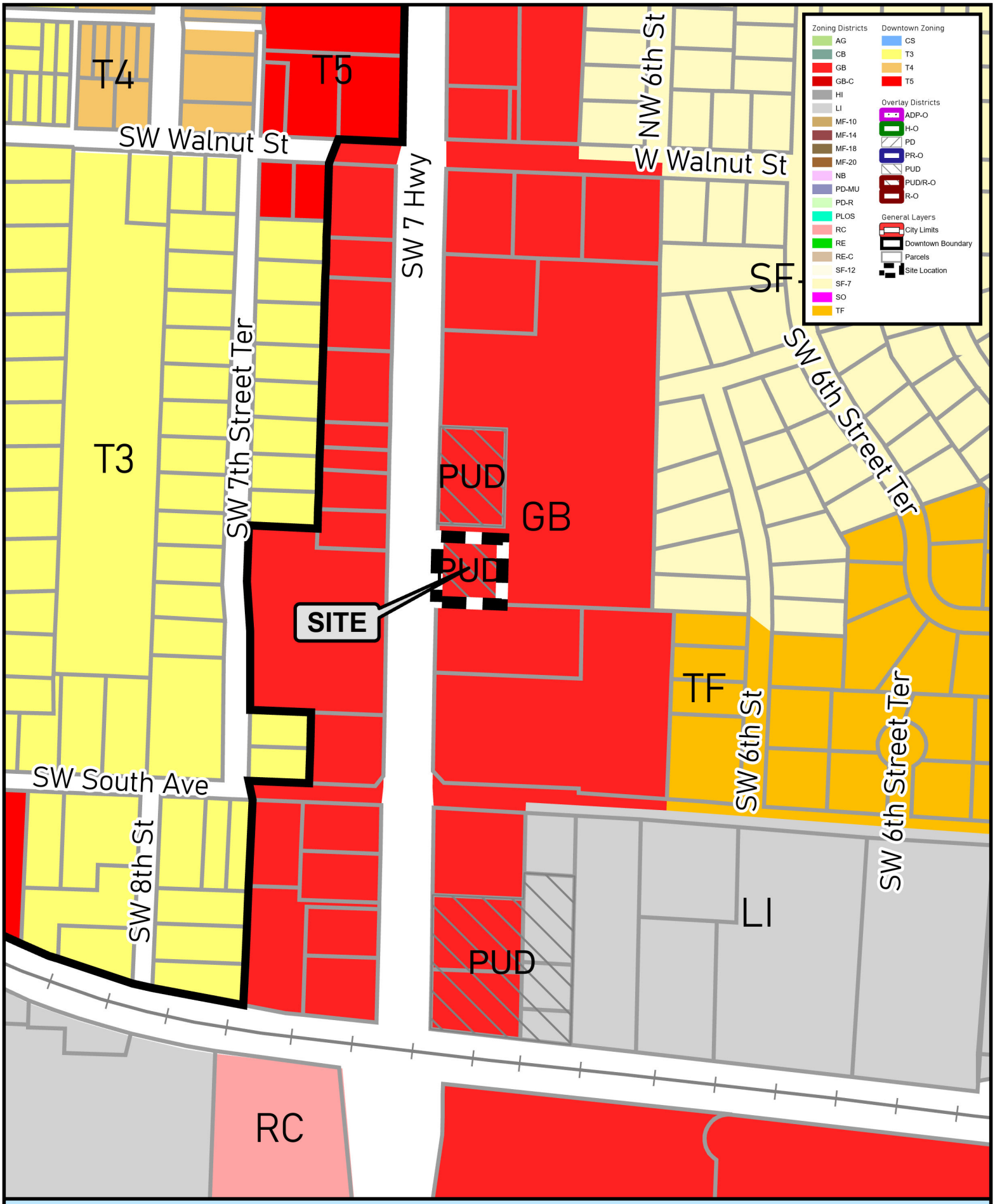


The City of Blue Springs Missouri

ASP-03-24-9092
PARCEL # 36-930-03-29-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 250 feet
Date: 4/1/2024



The City of Blue Springs Missouri

ASP-03-24-9092
PARCEL # 36-930-03-29-00-0-00-000
SITE LOCATION MAP

N

1 inch = 250 feet

Date: 4/1/2024



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The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #: ASP-03-24-9092
PC MEETING: 5-13-2024
CC MEETING: 5-20-2024
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER: Dave McCumber

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

Stairway Cannabis
Project Name

490 MO-7 Blue Springs, MO 64014
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | Legal Description (attach as a separate page if too large)

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Johnathan | Stairway Cannabis | 816-708-4545 | Johnathan@StairwayCannabis.com
Name of Applicant | Company | Phone | Email Address

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
Applicant Signature | Date: 3/21/24

Burse Investment Group LLC | 816-221-1721
Name of Property Owner | Phone | Email Address

PO Box 430 | Blue Springs | MO | 64013
Address | City | State | Zip Code

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

X
Property Owner Signature | Date: 3-22-24

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REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

PROJECT DESCRIPTION:

Master / Alternative Sign Plan (ASP-01-23-8622) for the Stairway Cannabis

located at 490 MO-7, Blue Springs, MO 64014.

Narrative:

We at Stairway would like to apply to the city of blue springs to be to paint a mural on the front of our building. The proposed project will be a female astronaut with a sunset sky behind her. The mural is something that we've wanted to do for quite some time now. We want to bring a little more life to our building and help break the stigma of what dispensaries are all about. We want folks to know us not only for selling their favorite marijuana strain but also for us being out of this world fun.

Proposed Mural Dimensions:

The mural will be approximately 19 ft high by 62.5 feet long.

Paint:

Exterior paint will be bought from Sherwin Williams. It will be human and animal safe. The sign will have no illumination or require any construction for installation.

Maintenance Plan:

The sign will be maintained for the duration of its display by the business owners/staff members. Repair will ensue if the mural starts to deteriorate, peel, and or weather. It will be brought back up to sign code immediately. We do not want our mural/sign to become a blight on the fine city of Blue Springs.

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CONTACT INFORMATION SHEET

PROJECT LEAD

Jonathan Harper — Name
Stairway Cannabis — Company Name
490 [illegible]-7 — Address
Blue Springs — City
MO — State
64014 — Zip
Jonathan@StairwayCannabis.com — Email
816-438-3933 — 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

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Company Name
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LANDSCAPE ARCHITECT

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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		$ 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: #		$ 220

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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Blue Springs, Missouri
Community Development

MONTHLY REPORT
April 2024

Building Permit Activity

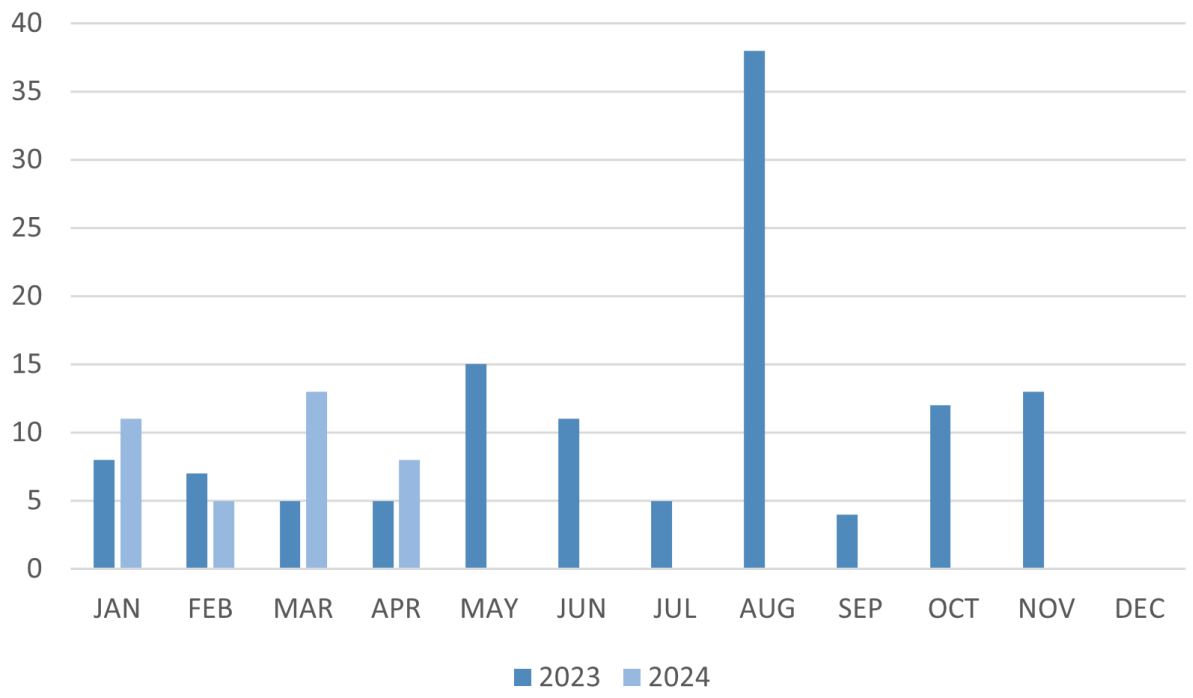
Type of Permit	Apr 2024	Apr 2023	YTD 2024	YTD 2023
Single-Family Detached	8	5	37	25
Single-Family Attached	0	0	0	0
Two-Family	0	0	3 (6 units)	0
Multi-Family	0	0	6 (24 units)	0
Total Dwelling Units	8	5	67	25
Miscellaneous Residential (additions & alterations)	14	12	59	62
Commercial—New	1	2	5	8
Commercial—Alterations	7	5	26	15
Total Building Permits*	108	94	366	344

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

Building-Related Activity

	Apr 2024	Apr 2023	YTD 2024	YTD 2023
Total Square Feet	48,191	29,467	613,791	148,408
Total Construction Cost	$4,172,571	$1,948,145	$20,318,899	$9,032,023
Total Inspections	495	436	1,826	1,880

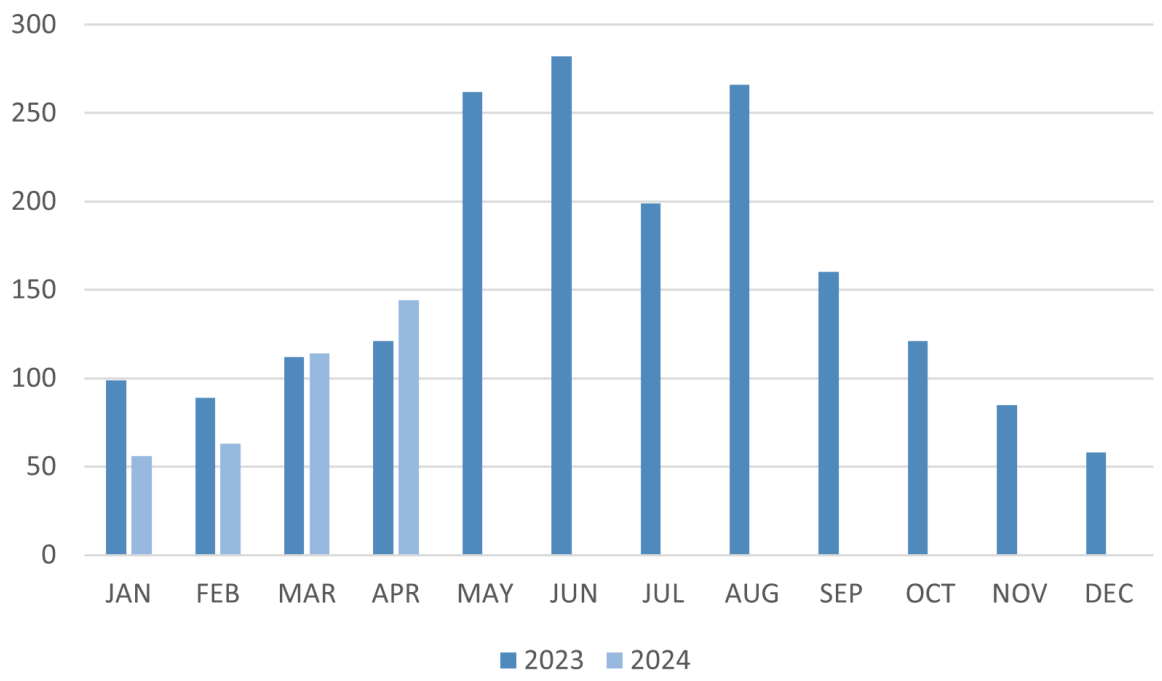
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	104
300-390	Traffic Code	0
401-411	Zoning	13
500-520 (excl. 501)	Building and Construction	23
501	Sign Code	0
600-655	Business and Occupation	3
700-715	Utilities	1
	Total Cases	144

Total Code Cases



Most Common Code Cases in April

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	47
245.130: A (11)	Trash—Prohibited	30
245.330	High Weeds/Grass—Prohibited	20

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-10-23-8939	Hoot Owl Meadows	Approved 2/26/24	Approved 4/1/24	5318
GDP-10-23-8940	Hoot Owl Meadows	Approved 2/26/24	Approved 4/1/24	5319
GDP-02-24-9040	Hudson Estates	Approved 3/25/24	Approved 4/1/24	5317
RZ-02-24-9044	105 SW 9th St. Fourplex	Approved 3/25/24	Approved 4/1/24	5315
GDP-02-24-9045	105 SW 9th St. Fourplex	Approved 3/25/24	Approved 4/1/24	5316
RZ-10-23-8942	Colonial Gardens	Approved 12/11/23	Approved 4/15/24	5320
PDC-10-23-8943	Colonial Gardens	Approved 12/11/23	Approved 4/15/24	5320
ASP-03-24-9068	Shrout Farms PUD, Lots 6A & 6B	Approved 4/22/24	N/A	N/A
PP-10-23-8941	Hoot Owl Meadows	Approved 4/22/24*	N/A	N/A

*The Preliminary Plat for Hoot Owl Meadows was revised based on the General Development Plan approved by City Council.

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	Apr 2024	Apr 2023	YTD 2024	YTD 2023
Sign Face Replacement	1	4	7	18
Ground-Mounted Signs	5	2	9	10
Building-Mounted Signs	9	7	21	39
Temporary Signs	2	5	6	6
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	0	0
Total Signs Issued	17	18	43	73