PLANNING COMMISSION MEETING
AGENDA

Monday, February 26, 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** February 12, 2024

2 PUBLIC HEARING / REZONING / RZ-10-23-8939 / Hoot Owl Meadows / SW Corner of E Wyatt Rd and S Litchford Rd.
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Kansas City Star on February 11, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Affidavit of Publication in The Examiner on November 25, 2023
8. 185 ft. Notification Map
9. Property owners within 185 ft. of site
10. Copy of letter sent to said property owners
11. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
12. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-10-23-8940 / Hoot Owl Meadows / SW Corner of E Wyatt Rd and S Litchford Rd.
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Kansas City Star on February 11, 2024
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Affidavit of Publication in The Examiner on November 25, 2023

8. 185 ft. Notification Map
9. Property owners within 185 ft. of site
10. Copy of letter sent to said property owners
11. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
12. 2014 Comprehensive Plan (by reference)

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

5 **OTHER BUSINESS:** The next scheduled meeting is **Monday, March 11, 2024.**

6 **ADJOURN**

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
February 21, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.

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

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, February 12, 2024

Media Link: February 12, 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, February 12, 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	Tom Rohr, Secretary (Vice Chairperson) Chad Sanderson Jennifer Ritschel Smith Susan Stokenbury Bob Morton Travis Graham Richard How Chris Henning
STAFF PRESENT	Mike Mallon, Senior Director, City Development Dave McCumber, Development Review Manager Adair Bright, Senior Planner Jamarcus Magee, Associate Planner Traci Breshears, Recording Secretary John Mullane, Interim City Attorney James Burgess, City Engineer Galen Ericson, Councilmember, District 1, Mayor Pro Tempore
ABSENT	Byron Craddolph, Chairperson
CALL TO ORDER	Tom Rohr, Vice Chairperson, called the meeting to order at 6:30 p.m., with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Vice Chairperson Rohr requested action on the Consent Agenda with a motion by Commissioner Sanderson, a second from Commissioner Graham and a unanimous vote, the minutes of January 22, 2024, were approved.
AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-10-23-	The public hearing for Agenda Items 2 and 4 were opened at 6:32 pm with a request for the exhibits from the City Attorney, who introduced Exhibits 1 through 8 into the public record on behalf of the applicant.

8944 / "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy **&** **AGENDA ITEM 4 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-10-23-8946 /** "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy **&** **AGENDA ITEM 7 / PRELIMINARY PLAT / PP-10-23-8945 /** "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy	Exhibits: 1. Staff Report with attachments 2. Applicant Plans with attachments 3. Affidavit of Publication in The Examiner on December 23, 2023 4. 185 ft. Notification Map 5. Property owners within 185 ft. of site 6. Copy of letter to property owners 7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference) 8. 2014 Comprehensive Plan (by reference) Jamarcus Magee, Associate Planner, presented the request for a Rezoning, Planned Development Concept Plan and a Preliminary Plat to the Planning Commission.
QUESTIONS	None.
APPLICANT	The Applicant, Richard Batt, 7007 SW Pleasant Valley Rd, Independence, OH, spoke. As well as, Lyle Wynn, 13001 23 Mile Rd, Shelby, MI.
WITNESSES IN FAVOR	David Judd, 1809 SW 14th St, Blue Springs, MO. Mr. Judd is the Pastor of the church that sold the property, which is next to the church.
WITNESSES OPPOSED	None.
DISCUSSION	Commissioner Henning asked who oversees making sure people are not parking in the street. Mr. Batt stated that it is the responsibility of the onsite property manager. Commissioner Henning asked about the increase in garage façade, stating that he would prefer there to be higher quality garage doors. Mike Mallon stated that the ask for the 2 car garages is a deviation because of the homes being ranch style. Mr Mallon stated that this deviation is worth it because it helps keep parking from the streets.

PUBLIC HEARING CLOSED	The Public Hearing was closed at 7:13 p.m.
MOTION PUBLIC HEARING / REZONING / RZ-10-23-8944 / "Redwood Blue Springs Phase II" / North of the future SW Major Rd and West of SW 7 Hwy	Commissioner Sanderson moved to approve the Rezoning/ RZ-10-23-8944 / "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy.
SECOND	Commissioner Graham seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Jennifer Ritschel Smith – Aye Richard How – Aye Chris Henning - Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **This item will be heard at the February 21, 2024, City Council Meeting.**
STAFF CONDITIONS	None
MOTION / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-10-23-8946 / "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy	Commissioner Sanderson moved to approve the Planned Development Concept Plan / PDC-10-23-8946 / "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy with one (1) staff condition.
SECOND	Commissioner How seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)**

This item will be heard at the February 21, 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 requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. The request modifications of the development standards are as follows:
        i. Per UDC 407.080, "Residential Design Standards," request the following modifications:
        ii. Increase the garage façade coverage from 25% to up to 74%.
        iii. Modification to the Willowood front stoop requirement, which appears to be smaller than what is required.
        iv. Eliminate the 6-ft. walkway requirement on one side of the internal access street (407.080.I.2, "any project over 3 acres shall include a pedestrian circulation system connecting all streetscapes, internal access streets and common open areas with direct walkways at least 6' wide"). The same requirement can be found in UDC 407.020.E. (Pedestrian Access Requirements).

MOTION PRELIMINARY PLAT / PF-10-23-8945 / "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy

Commissioner Sanderson moved to approve the Preliminary Plat / PF-10-23-8945 / "Redwood Blue Springs Phase II" / North of future SW Major Rd and West of SW 7 Hwy with six (6) staff condition.

SECOND

Commissioner How seconded.

VOTE

Tom Rohr – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Richard How – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Susan Stokenbury - Aye	Chris Henning - Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-10-23-8944) and PD Concept Plan (PDC-10-23-8946) 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, finalizing the proposed amenities, landscaping, and building design.
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 of each building, all parking and access improvements shall be completed.
6. Prior to occupancy of the first building, the following must occur:
   a. All common amenities (trails, common mailboxes, etc.) must be completed.
   b. All required landscaping and buffers shall be installed or financially guaranteed.
   c. All public improvements, unless stated otherwise, shall be completed.
   d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

AGENDA ITEM 3 / PUBLIC HEARING / REZONING / RZ-12-23-8974 / "Lucky Time Dog & Car Wash" / 1800 SW Leonard St

&

AGENDA ITEM 5 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8975 / "Lucky Time Dog & Car Wash" / 1800 SW Leonard St

The public hearing for Agenda Items 3 and 5 were opened at 7:16 pm with a request for the exhibits from the City Attorney, 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 December 23, 2023
4. 185 ft. Notification Map
5. Property owners within 185 ft. of site
6. Copy of letter to property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Jamarcus Magee, Associate Planner, presented the request to the Planning Commission.

QUESTIONS

None.

APPLICANT

Dale Walkup, 3115 SW Liggett, Blue Springs, MO

WITNESSES IN FAVOR

None.

WITNESSES IN OPPOSITION

Ron Johnston, 806 SW 18th St, Blue Springs, MO, spoke in opposition because of noise pollution due to the trucking company that had previously been there.

DISCUSSION	The applicant as well as Mike Mallon both stated that the trucks and truck repair that had been on the property are no longer there; the residence side entrance is no longer in use; the hours of operation cannot be conducted from 10 pm to 6 am to limit noise pollution.
PUBLIC HEARING CLOSED	The Public Hearing closed at 7:29 pm
MOTION / REZONING / RZ-12-23-8974 / "Lucky Time Dog & Car Wash" / 1800 SW Leonard St	Commissioner How moved to approve Rezoning / RZ-12-23-8974 / Lucky Time Dog & Car Wash / 1800 SW Leonard St
SECOND	Commissioner Graham seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **This item will be heard at the February 21, 2024, City Council Meeting.**
MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-12-23-8975 / "Lucky Time Dog & Car Wash" / 1800 SW Leonard St	Commissioner How moved to approve Planned Development Concept Plan / PDC-12-23-8975 / Lucky Time Dog & Car Wash / 1800 SW Leonard St with five (5) conditions.
SECOND	Commissioner Henning seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **This item will be heard at the February 21, 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 requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. Per UDC Section 405.080, when a property undergoes a change in use, only site improvements are required to be brought into conformance with current development standards. Thus, no building improvements are required at this time, and it may remain as a legal non-conforming structure. However, any future building addition cannot increase the non-conformity of the building.
    b. Per UDC Section 405.030, Non-Residential Building Type Standards, request a waiver from all required setbacks not met since the building is existing.
    c. Per UDC Section 407.010, Parking and Loading, waive the requirement for bicycle parking.
    d. Per UDC Section 407.020, Block and Lot Access, waive pedestrian access requirements.
    e. Per UDC Section 407.040, Site and Landscape Design, waive all landscaping requirements since no further development is proposed at this time. Buffers shall be reserved solely for open space and landscaping. No proposed building addition, structure, parking area or any other type of physical land improvement shall be located in a required buffer.
2. The PD Standards shall only permit "GB" General Business land uses outlined in the UDC with the addition of "Car wash" and "Storage - Residential Warehouse land uses.
3. If further site development is proposed in the future, compliance with the UDC will be required.
4. Prior to occupancy of the building, the required vehicle parking must be provided.
5. Since the applicant is requesting to wave the landscape and buffer requirements to the north, the site cannot be screened from a residential property such that vehicle headlights and vehicle noises, the hours of operation shall be restricted to being only open between the hours of 6:00 a.m. and 10:00 p.m.

AGENDA ITEM 6 / PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-12-23-9004 / "Brittany Hill Middle School Storm Shelter Addition" / 2701 NW 1st St

&

The public hearing for Agenda Item 6 was opened at 7:31 pm with a request for the exhibits from the City Attorney, 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 December 23, 2023
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)

AGENDA ITEM 8 / PRELIMINARY PLAT / PP-12-23-9005 / "Brittany Hill Middle School Storm Shelter Addition" / 2701 NW 1st St **&** **AGENDA ITEM 12 / FINAL PLAT / PF-12-23-9006 /** "Brittany Hill Middle School Storm Shelter Addition" / 2701 NW 1st St **&** **AGENDA ITEM 15 / SITE PLAN DESIGN REVIEW / SPDR-12-23-9007 /** "Brittany Hill Middle School Storm Shelter Addition" / 2701 NW 1st St	Jamarcus Magee, Associate Planner, presented the request for a General Development Plan, Preliminary Plat, Final Plat and Site Plan Design Review to the Planning Commission.
QUESTIONS	None.
APPLICANT	J. David Ratley, 11827 W 112th St, Overland Park, KS.
DISCUSSION	None.
WITNESSES IN FAVOR	None.
WITNESSES IN OPPOSITION	None.
PUBLIC HEARING CLOSED	The public hearing portion closed at 7:36 pm.
MOTION / GENERAL DEVELOPMENT PLAN / GDP-12-23-9004 / "Brittany Hill Middle School Storm Shelter Addition" / 2701 NW 1st St	Commissioner Henning moved to approve General Development Plan / GDP-12-23-9004 / Brittany Hill Middle School Storm Shelter Addition / 2701 NW 1st Street with one (1) staff condition.

SECOND	Commissioner Stokenbury seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **This item will be heard at the February 21, 2024, City Council Meeting.**
STAFF CONDITIONS	1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
MOTION / PRELIMINARY PLAT/ PP-12-23-9005 / "Brittany Hill Middle School Storm Shelter Addition" / 1800 SW Leonard	Commissioner Henning moved to approve the Preliminary Plat / PP-12-23-9005 / Brittany Hill Middle School Storm Shelter Addition / 1800 SW Leonard with one (1) condition.
SECOND	Commissioner Stokenbury seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **APPROVED** **(8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
MOTION / FINAL PLAT / PF-12-23-9005 / "Brittany Hill Middle School Storm Shelter Addition" / 2701 NW 1st St	Commissioner Henning moved to approve the Final Plat / PP-12-23-9006 / Brittany Hill Middle School Storm Shelter Addition / 1800 SW Leonard with two (2) conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Tom Rohr – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Richard How – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Susan Stokenbury - Aye	Chris Henning - Aye

RECOMMENDED APPROVAL
(8-Aye, 0-No)
This item will be heard at the February 21, 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 requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-12-23-9007 / "Brittany Hill Middle School Storm Shelter Addition" / 1800 SW Leonard

Commissioner Henning moved to approve the Site Plan Design Review / SPDR-12-23-9007 / Brittany Hill Middle School Storm Shelter Addition / 1800 SW Leonard with three (3) conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Tom Rohr – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Richard How – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Susan Stokenbury - Aye	Chris Henning - Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Schedule C parking memo is required with building permit to justify the parking requirement and parking count needs to accommodate the anticipated number of employees that will work on the site.

3. Existing sidewalk and ramps along NW 1st Street shall be replaced to meet Americans with Disability Act regulations.

AGENDA ITEM 9 / PRELIMINARY PLAT / PP-12-23-9002 / "BSSD Bartow Administrative Center" / 1801 NW Vesper St

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

&

AGENDA ITEM 13 / FINAL PLAT / PF-12-23-9003 / "BSSD Bartow Administrative Center" / 1801 NW Vesper St

QUESTIONS

None.

APPLICANT

J. David Ratley, 11827 W 112th St, Overland Park, KS.

DISCUSSION

None.

MOTION / PRELIMINARY PLAT / PP-12-23-9002 / "BSSD Bartow Administrative Center" / 1801 NW Vesper St

Commissioner Stokenbury moved to approve the Preliminary Plat / PP-12-23-9002 / BSSD Bartow Administrative Center / 1801 NW Vesper St with one (1) condition.

SECOND

Commissioner Morton seconded.

VOTE

Tom Rohr – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Richard How – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Susan Stokenbury - Aye	Chris Henning - Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

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

MOTION / FINAL PLAT/ PF-12-23-9003 / "BSSD Bartow Administrative Center" / 1801 NW Vesper St	Commissioner Stokenbury moved to approve the Final Plat / PF-12-23-9003 / BSSD Bartow Administrative Center / 1801 NW Vesper St with three (3) condition.
SECOND	Commissioner Morton seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **RECOMMENDED APPROVAL** **(8-Aye, 0-No)** **This item will be heard at the February 21, 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 requirement or development standard contained in the UDC. 2. Prior to issuance of a building permit, the Final Plat must be recorded with Jackson County. 3. Prior to issuance of Building Occupancy, all public sidewalk panels must comply with ADA standards and pass inspection.
AGENDA ITEM 10 / PRELIMINARY PLAT / PF-12-23-8992 / "CJCFPD #5" / 2590 SE Adams Dairy Parkway **&** **AGENDA ITEM 14 / FINAL PLAT / PF-12-23-8993 /** "CJCFPD #5" / 2590 SE Adams Dairy Parkway	Jamarcus Magee, Associate Planner, presented the request for a Preliminary Plat and Final Plat to the Planning Commission.
QUESTIONS	None.
APPLICANT	N/A.

DISCUSSION

Commissioner Henning asked why this was brought before the Commission as the property is owned by the City.

Mr. Mallon stated that the splitting of the lot was to allow for Central Jackson County Fire to purchase their portion of the lot.

MOTION / PRELIMINARY PLAT / PP-12-23-8992 / "CJCFPD #5" / 2590 SE Adams Dairy Parkway

Commissioner Morton moved to approve Preliminary Plat / PP-12-23-8992 / CJCFPD #5 / 2590 SE Adams Dairy Parkway with one (1) staff condition.

SECOND

Commissioner Graham seconded.

VOTE

Tom Rohr – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Richard How – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Susan Stokenbury - Aye	Chris Henning - Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

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

MOTION / FINAL PLAT / PF-12-23-8993 / "CJCFPD #5" / 2590 SE Adams Dairy Parkway

Commissioner Graham moved to approve Final Plat / PF-12-23-8993 / CJCFPD #5 / 2590 SE Adams Dairy Parkway with two (2) staff conditions.

SECOND

Commissioner How seconded.

VOTE

Tom Rohr – Aye	Travis Graham – Aye
Chad Sanderson – Aye	Richard How – Aye
Bob Morton – Aye	Jennifer Ritschel Smith – Aye
Susan Stokenbury - Aye	Chris Henning - Aye

RECOMMENDED APPROVAL
(8-Aye, 0-No)
This item will be heard at the February 21, 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 requirement or development standard contained in the UDC. 2. The Final Plat must be approved and recorded with the County.
AGENDA ITEM 11 / PRELIMINARY PLAT / PP-12-23-8996 / "Eagles Ridge Estates" / SW 7 Hwy and North of Wyatt Rd	Adair Bright, Senior Planner, presented the request for a Preliminary Plat to the Planning Commission.
QUESTIONS	None.
APPLICANT	Bryan Rahn. 1000 NW High Point Drive, Lees Summit, MO
DISCUSSION	None.
MOTION / PRELIMINARY PLAT / PP-12-23-8996 / "Eagles Ridge Estates" / SW 7 Hwy and North of Wyatt Road	Commissioner Stokenbury moved to approve Preliminary Plat / PP-12-23-8996 / Eagles Ridge Estates / SW 7 Hwy and North of Wyatt Road with five (5) staff conditions.
SECOND	Commissioner Smith seconded.
VOTE	Tom Rohr – Aye Chad Sanderson – Aye Bob Morton – Aye Susan Stokenbury - Aye Travis Graham – Aye Richard How – Aye Jennifer Ritschel Smith – Aye Chris Henning - Aye **APPROVED** **(8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified by the overall PR-O Concept Plan. 2. Prior to Final Plat approval, the following must occur: a. A Stormwater Management Plan must be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review and approval.

b. A Traffic Impact Memo must be prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review and approval.
c. The sidewalk along SW 7 Highway must be installed and pass inspection.
d. All open space amenities adjacent to or within any and all open space tracts in Eagles Ridge Estates 1st, 2nd, 3rd, and 4th Plat must be installed.
e. The Declaration of Restriction documents must be provided to the City.

3. Prior to Building Permit Issuance, the following must occur:
   a. The Final Plat must be recorded with Jackson County.
   b. The recorded Declaration of Restriction documents must be provided to the City.
4. Prior to occupancy of each lot, the following must occur:
   a. The required landscaping for the lot shall be installed or financially guaranteed.
   b. The required 4-ft. wide ADA compliant sidewalk must be installed.
5. Prior to authorizing Evergy to place streetlights, a Streetlight Agreement must be approved that matches the previous phases of the Eagles Ridge subdivision.

AGENDA ITEM 16 / PLANNED DEVELOPMENT FINAL PLAN / SITE PLAN DESIGN REVIEW / PDFS-12-23-8997 / "BSSD Career Innovation Center" / 2101 NW Vesper St

Adair Bright, Senior Planner, presented the request for a Planned Development Final Plan / Site Plan Design Review to the Planning Commission.

QUESTIONS

None.

APPLICANT

J. David Ratley, 11827 W 112th St, Overland Park, KS.

DISCUSSION

None.

MOTION / PLANNED DEVELOPMENT FINAL PLAN / PDFS-12-23-8997 / "BSSD Career Innovation Center" / 2101 NW Vesper St

Commissioner Sanderson moved to approve Planned Development Final Plan / PDFS-12-23-8997 / BSSD Career Innovation Center / 2101 NW Vesper St. with four (4) staff conditions.

SECOND

Commissioner Stokenbury seconded.

VOTE

Tom Rohr – Aye
Chad Sanderson – Aye
Bob Morton – Aye
Susan Stokenbury - Aye
Travis Graham – Aye
Richard How – Aye
Jennifer Ritschel Smith – Aye
Chris Henning - Aye

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval is 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, except the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
    a. Reduce the minimum parking setback from 25-ft. to 20-ft.
    b. Reduce the required drive aisle width from 26-ft. to 25-ft.
    c. Waive the requirement for curbed and landscaped parking lot islands.
    d. Waive the requirement of parking lot screening with shrubs between 2.5-ft. to 3.5-ft. tall.
2. All roof-mounted and ground-mounted equipment must comply with the Screening Requirements in UDC Section 407.040.D.
3. Prior to issuance of Building Occupancy, the following must occur:
    a. All public improvements and public sidewalks must be installed.
    b. All landscaping and buffers must be installed or financially guaranteed.
4. A PD Final Plan / Site Plan Design Review must be approved for Phase 2 prior to review and issuance of building permits.

OTHER BUSINESS

Mike Mallon presented the Monthly Activity Report.

The next scheduled meeting is Monday, February 26, 2024.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Stokenbury and seconded by Commissioner How and the meeting adjourned at 7:56 p.m.

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Tom Rohr, Vice Chairperson

_____
Date

PLANNING APPLICATION REVIEW STAFF REPORT

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

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

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

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

Previous Actions:

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

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

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

Adjacent Properties:

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

REZONING ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

   STAFF RESPONSE: The City will be able to provide utilities and services for the proposed development. Staff believes other utilities and services will be able to serve the proposed development as well (Public Water Sewer District #13 and Southern Jackson County Fire District).

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

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

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

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

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

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

GENERAL DEVELOPMENT PLAN & PLAT ANALYSIS

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

Preliminary Plat

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

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

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

Modifications

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

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

Streets &

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

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

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

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

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

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

Detached House – Large Lot Building Standards

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

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

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

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

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

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

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

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

Frontage &

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

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

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

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

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

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

Review Criteria: *A General Development Plan shall be reviewed based on the following criteria:*

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

   STAFF RESPONSE: The plan is consistent with the Comprehensive Plan and most of the requirements of the UDC with the exception of the modifications being requested. Staff believes the modifications are minor and noted clearly.

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

STAFF RESPONSE: The proposed general development plan is conditioned on the approval of a concurrent application for a Zoning Map amendment and is consistent with the requested zoning of "SF-12" (Large Lot Single-Family).

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

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

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

   STAFF RESPONSE: The existing facilities and services planned by the project will serve the development at the time of construction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

   STAFF RESPONSE: The application is in accordance with the Comprehensive Plan by creating a more connected street networking and providing appropriate density in the area.

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

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

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

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

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

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

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

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

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

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

7. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the Rezoning application.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Alternative Development Standards.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.

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

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
    a. Increase the maximum lot area from 1-acre to 1.41 +/- acres for Lot 27.
    b. Reduce the required lot frontage width from 100-ft. to a minimum of 81.15-ft. for Lots 1, 22, 62, 65, 66, 72, 73, 74, 75, 76, 94, 95, 96, 97, 98, 99, 109, 110, 112, 124, 127, 131, 154, 155, 156, 174, 176, 177, 178, 192, 193, 206, 207, 208, 216, 217, 222, 223, 224, and 225.
    c. Increase the maximum lot frontage width to exceed 150-ft. for Lots 152, 199, 200, and 209.
2. A Limits of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to E Wyatt Road and E Litchford Road.
3. An 8-ft. wide ADA compliant multi-use path along E Wyatt Road and E Litchford Road must be shown on the Final Plat.
4. Prior to approval of the Final Plat for each phase, the following must occur:
    a. An Administrative Site Plan Design Review must be completed for each phase to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located. Open space amenities must be installed prior to approval of the subsequent development phase (i.e., amenities in tracts platted with the first phase must be installed prior to approval of the second phase).
    c. Sidewalks adjacent to tracts are required to be installed.
    d. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts and amenities and the minimum livable floor area classification.
5. Prior to issuance of building permits, the following must occur:
    a. The approved Final Plat must be recorded at Jackson County.
    b. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.
6. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. All required landscaping (45 plant units) and street tree(s) shall be installed or financially guaranteed.
    b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.
7. The minimum livable floor area classification must be noted on each Final Plat.



The City of Blue Springs Missouri

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

N

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



The City of Blue Springs Missouri

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

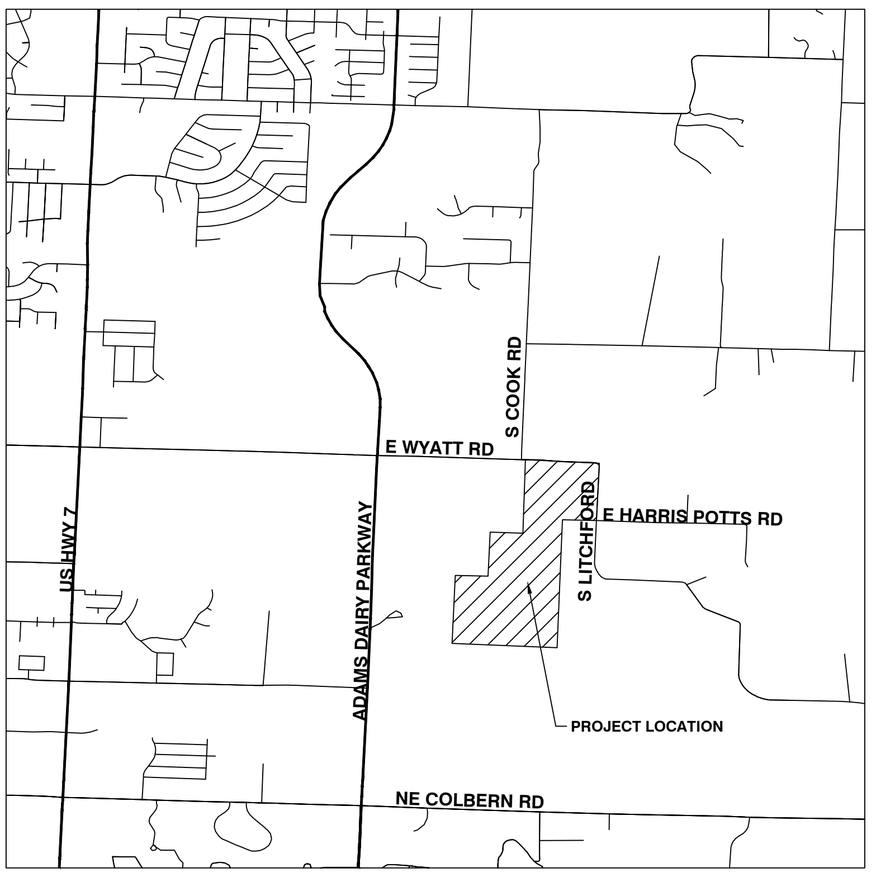
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1 inch = 500 feet

Date: 11/6/2023

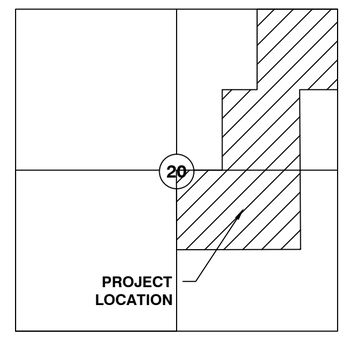
REZONING PLAN
FOR
HOOT OWL MEADOWS

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



VICINITY MAP
NTS

NORTH



VICINITY MAP
S20 T48N R30W
N.T.S.

LAND USE TABLE

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

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

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

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

PROPERTY DESCRIPTION

TRACT 1:

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

TRACT 2:

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

NORTH

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

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

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

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

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

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

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

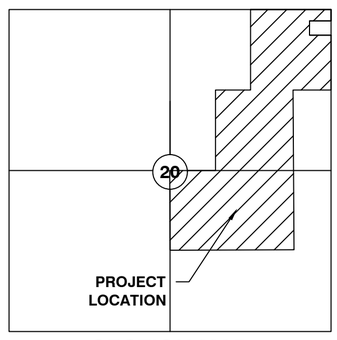
REVISIONS
NO. DATE / DESCRIPTION
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PROJECT #:
ISSUE DATE:
NOT FOR CONSTRUCTION

Received
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PRELIMINARY PLAT
AND DEVELOPMENT PLAN
FOR
HOOT OWL MEADOWS

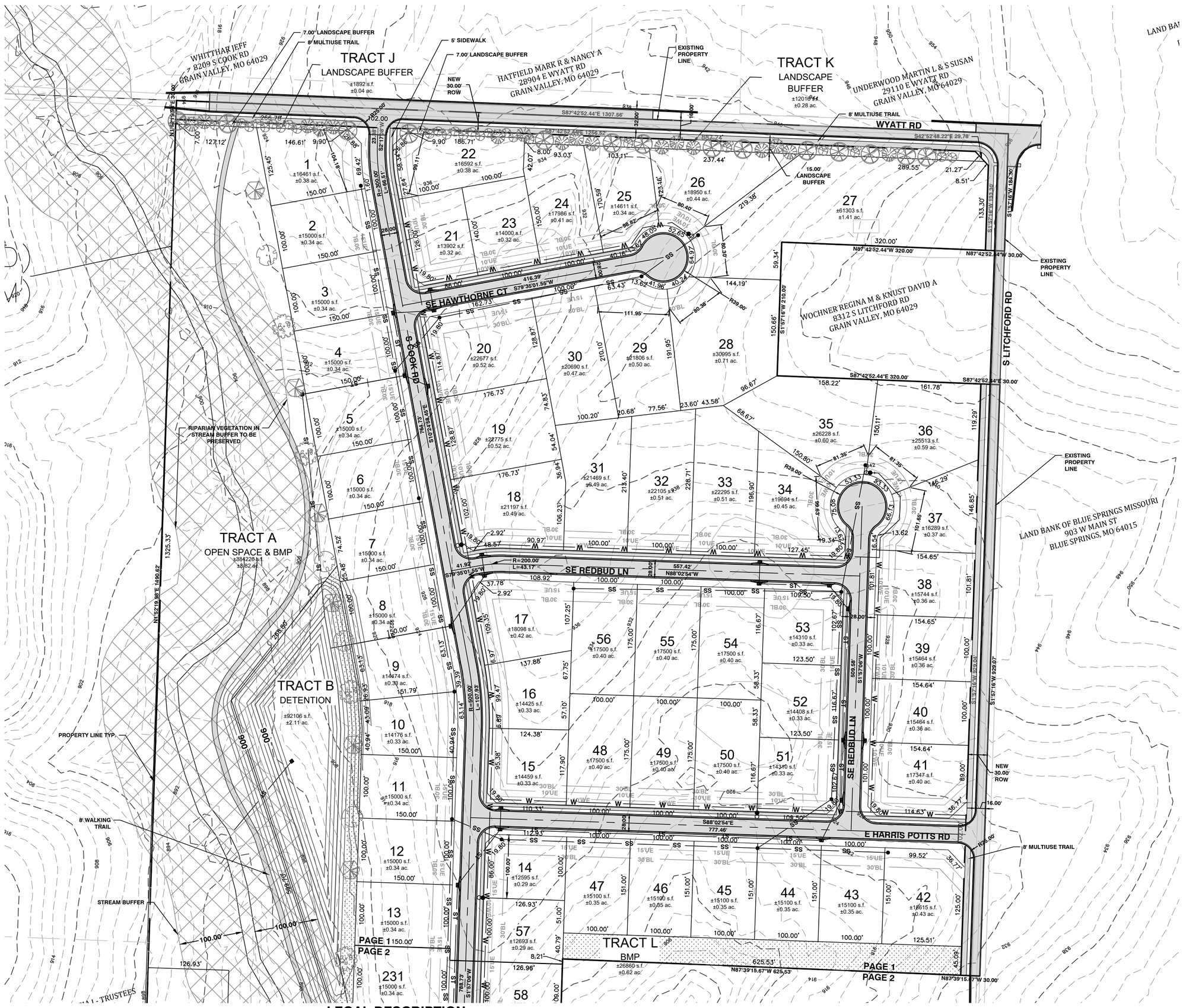
A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY, MISSOURI
SECTION 20, TOWNSHIP 48N, RANGE 30W



SECTION MAP
S20 T48N R30W
N.T.S.

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

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



LEGAL DESCRIPTION

TRACT 1:

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

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BENCHMARK

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

FLOODPLAIN NOTE

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

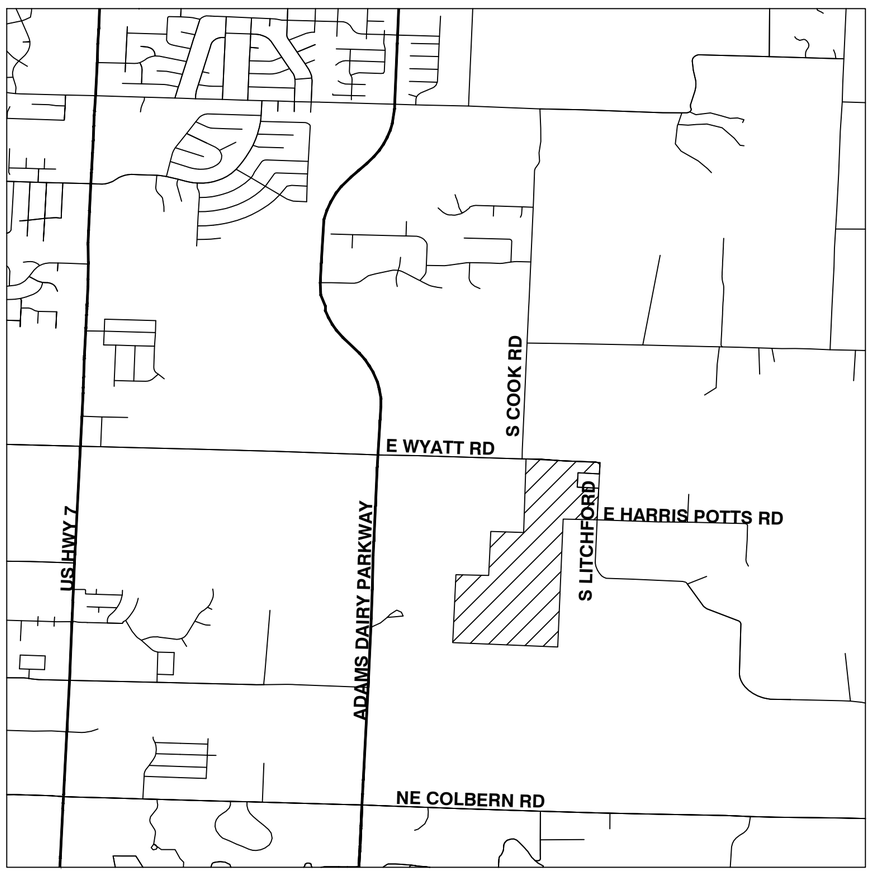
MAINTENANCE OF TRACTS

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

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

LAND USE TABLE

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



VICINITY MAP
NTS

NORTH

EXCEPTIONS

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

LEGEND

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

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

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

SUBSTITUTIONS MAY BE PERMITTED ON THE BASIS OF AVAILABILITY.

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

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

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

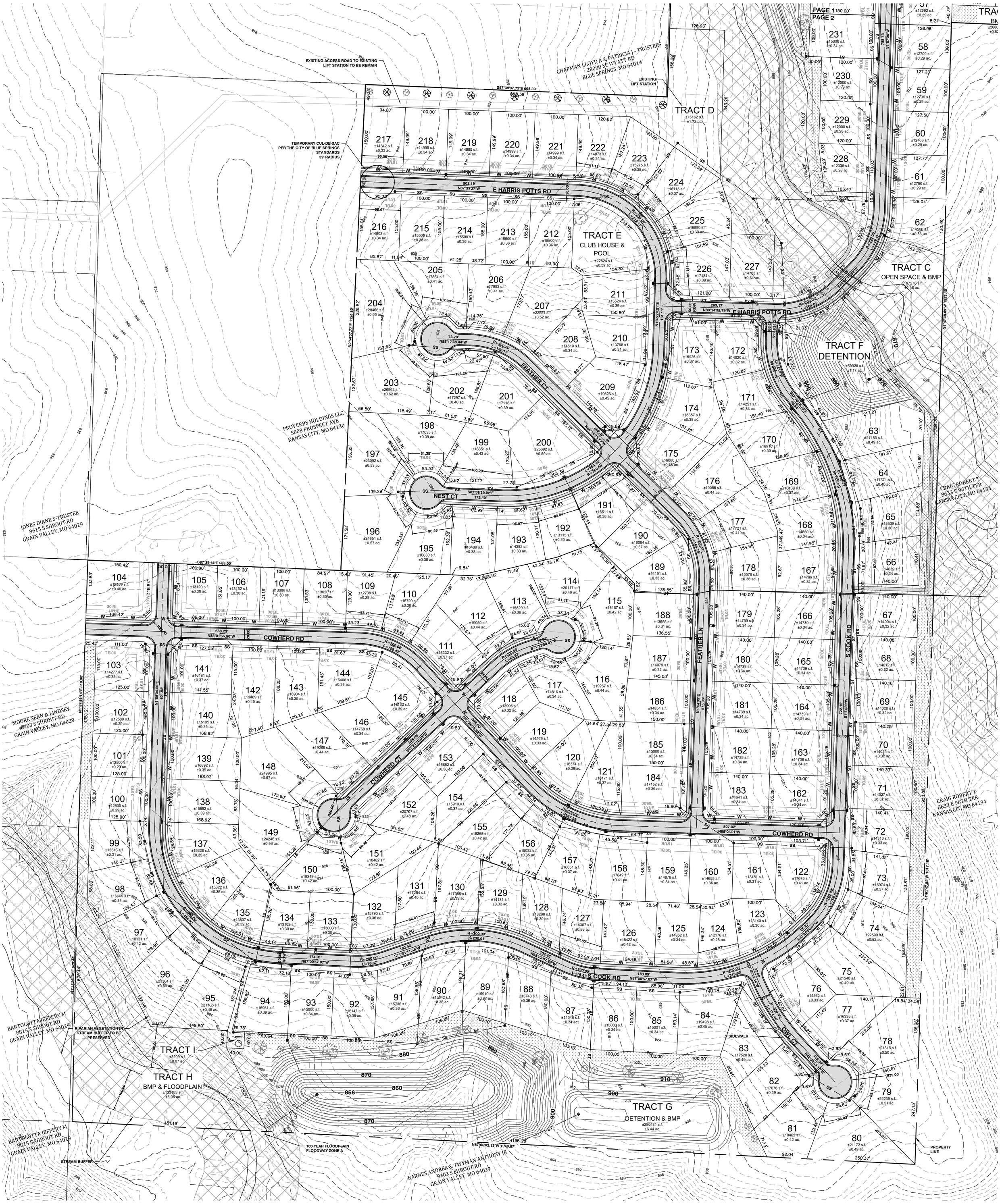
REVISIONS
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

1

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

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

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PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN for

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PREPARED FOR:

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

REVISIONS

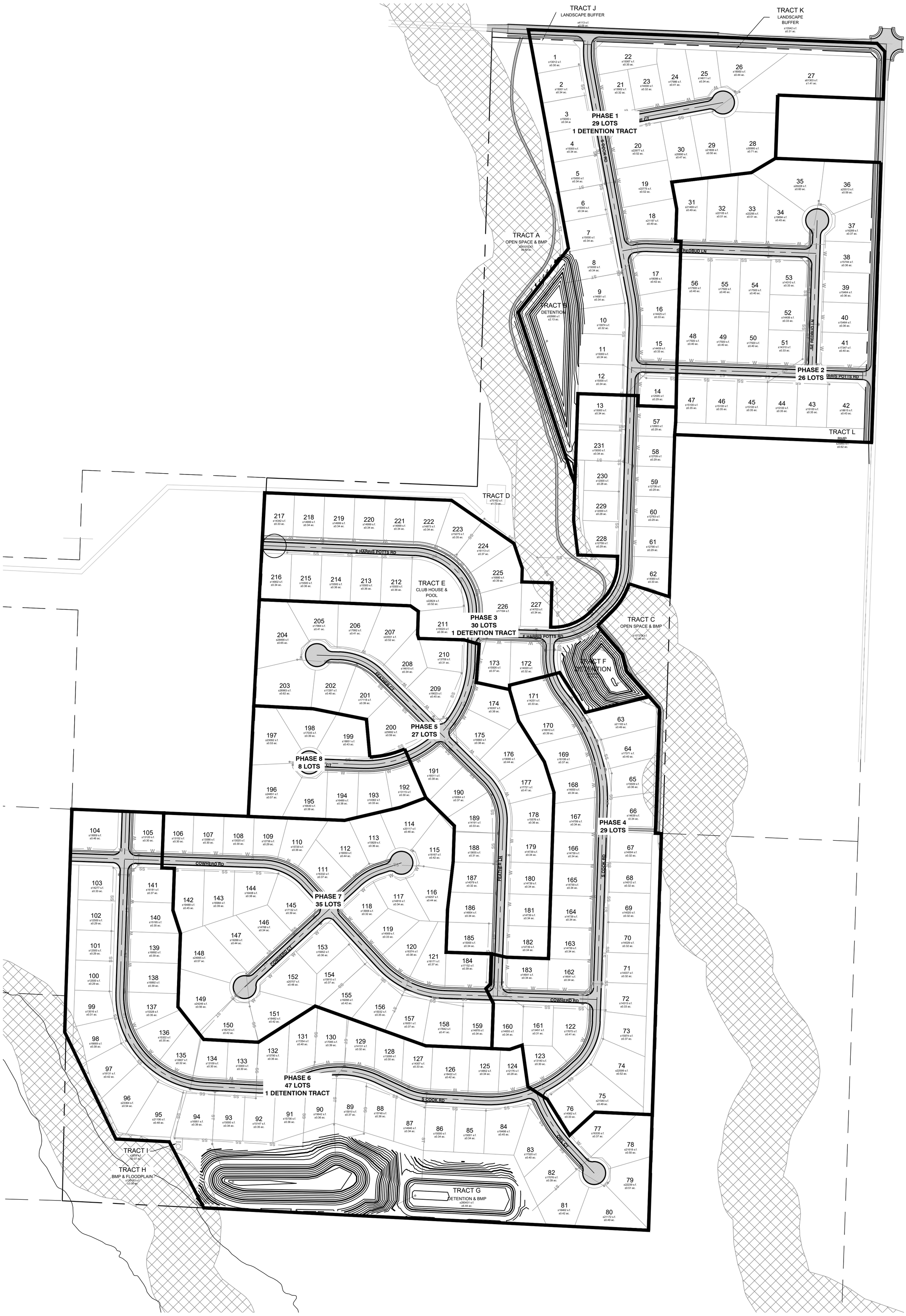
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PROJECT #: 21-1930
ISSUE DATE: 12-22-2023
ISSUED FOR: PRELIMINARY

PRELIMINARY PLAT

2

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PROPOSED PHASING SCHEDULE

HOOT OWL MEADOWS

BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

NORTH

0 150' 300'

SCALE: 1" = 150'

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



ELEVATION A



ELEVATION B



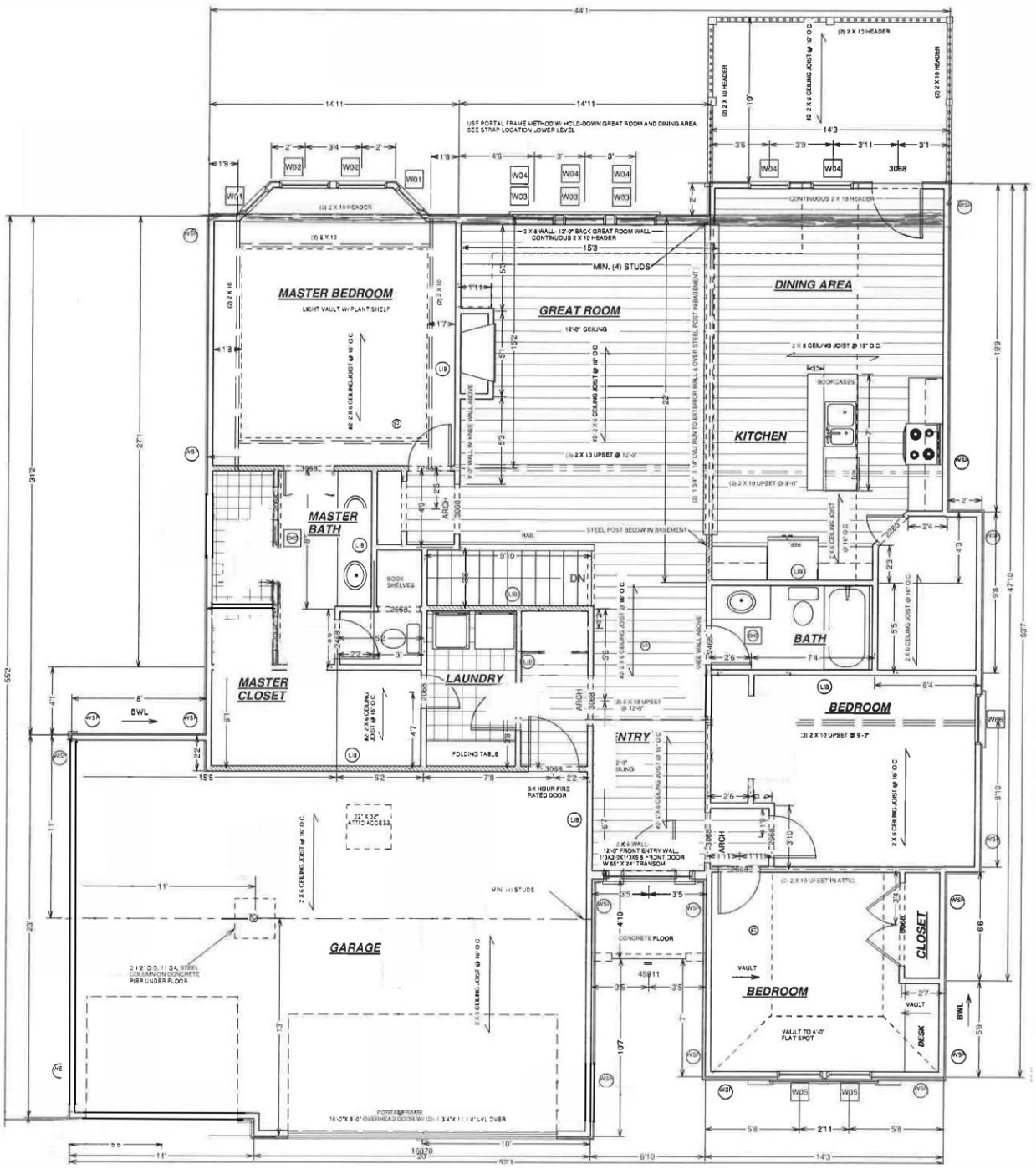
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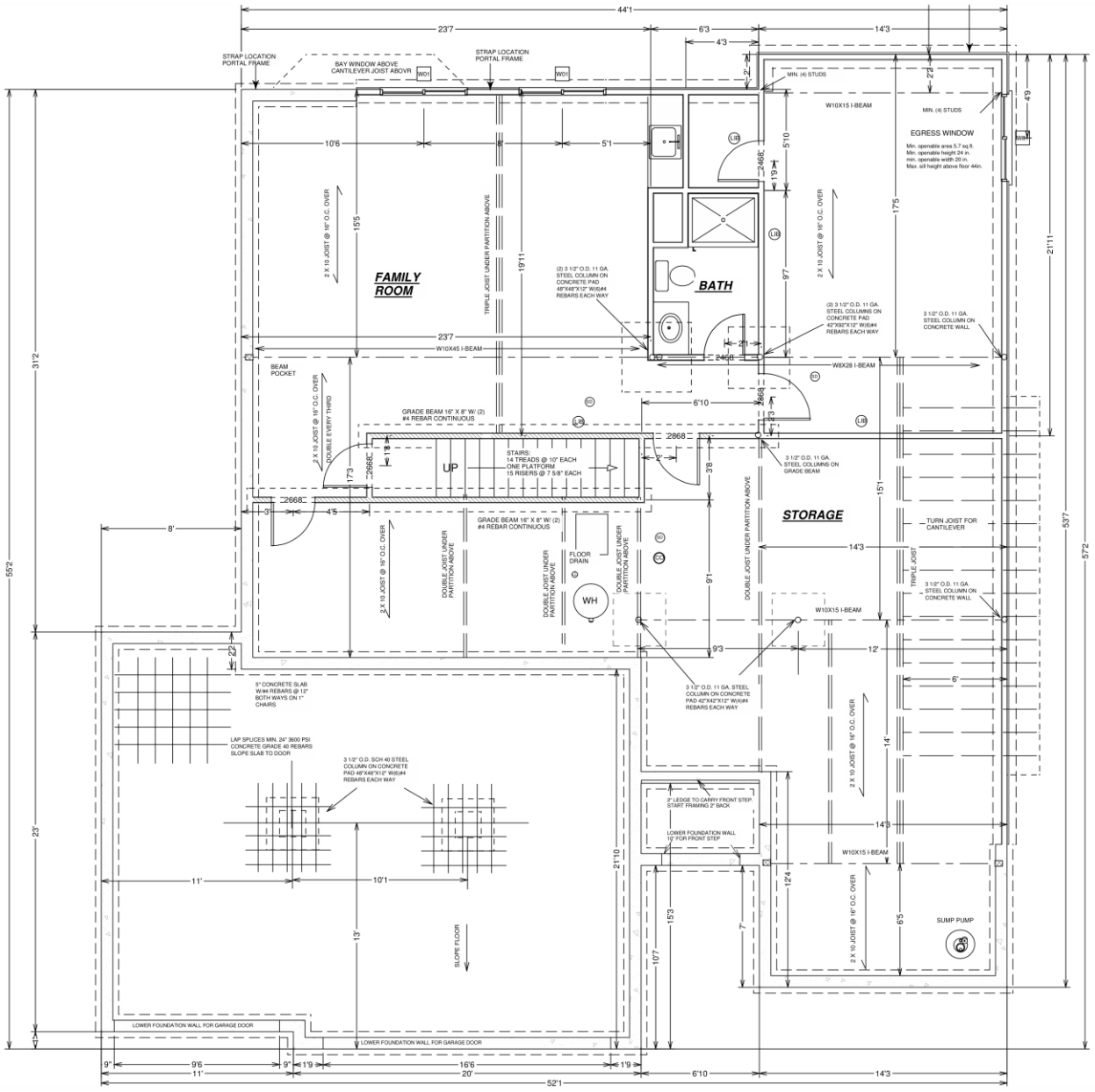
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UPPER FLOOR PLAN

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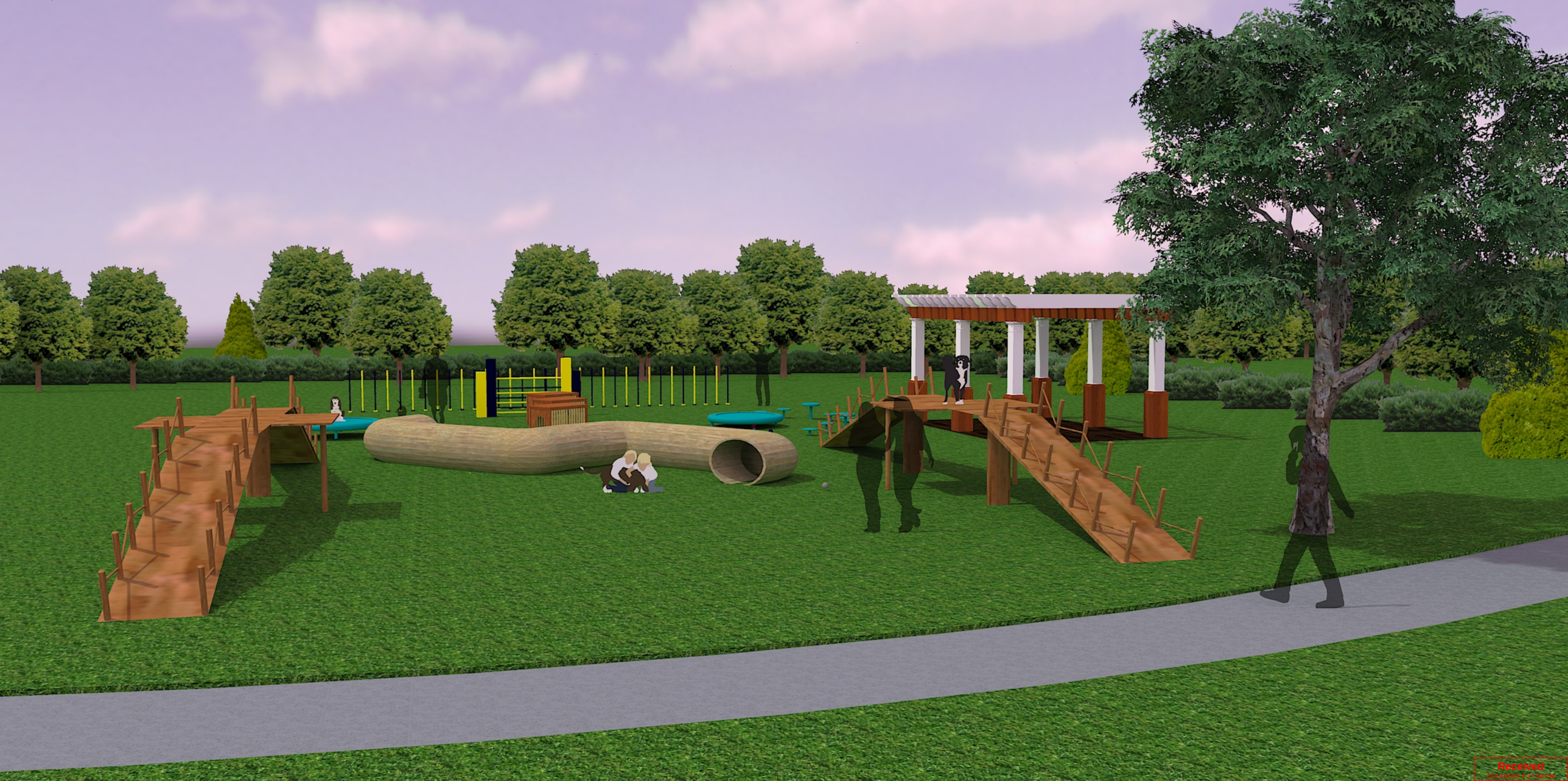


LOWER FLOOR PLAN

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Received



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02/14/2024 4:37:50 PM

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

The City of Blue Springs Missouri

Planning Application

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

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

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

Hoot Owl Meadows
Project Name

54-200-01-08-01-0-00-000 & 54-200-04-10-00-0-00-000 Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
AG	Vacant	SF-12	SF	135+/-	233

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

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

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

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

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

X _____
Property Owner Signature — **Date**

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10/31/2023 12:01:39 PM

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

PROJECT DESCRIPTION:

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

Received
10/31/2023 12:01:41 PM

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

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

ENGINEER

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

Received
10/31/2023 12:01:41 PM

McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

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

Attention: Traci Breshears

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

tbreshears@bluespringsgov.com

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, February 26, 2024 at 6:30 p.m. in the Council Chamber of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for approximately 230 single-family lots and twelve (12) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W. Main Street, Blue Springs, MO.

The site is legally described as follows:

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

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on Monday, March 4, 2024, at 6:00 p.m. in the Council Chamber of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council
IPL0159294
Feb 11 2024

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

THE STATE OF TEXAS
COUNTY OF TARRANT

Stefani Beard,

make oath and swear that

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

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

Stefani Beard

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

Stephanie Hatcher

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

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

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

PUBLIC NOTICE

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

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TRACT 2:

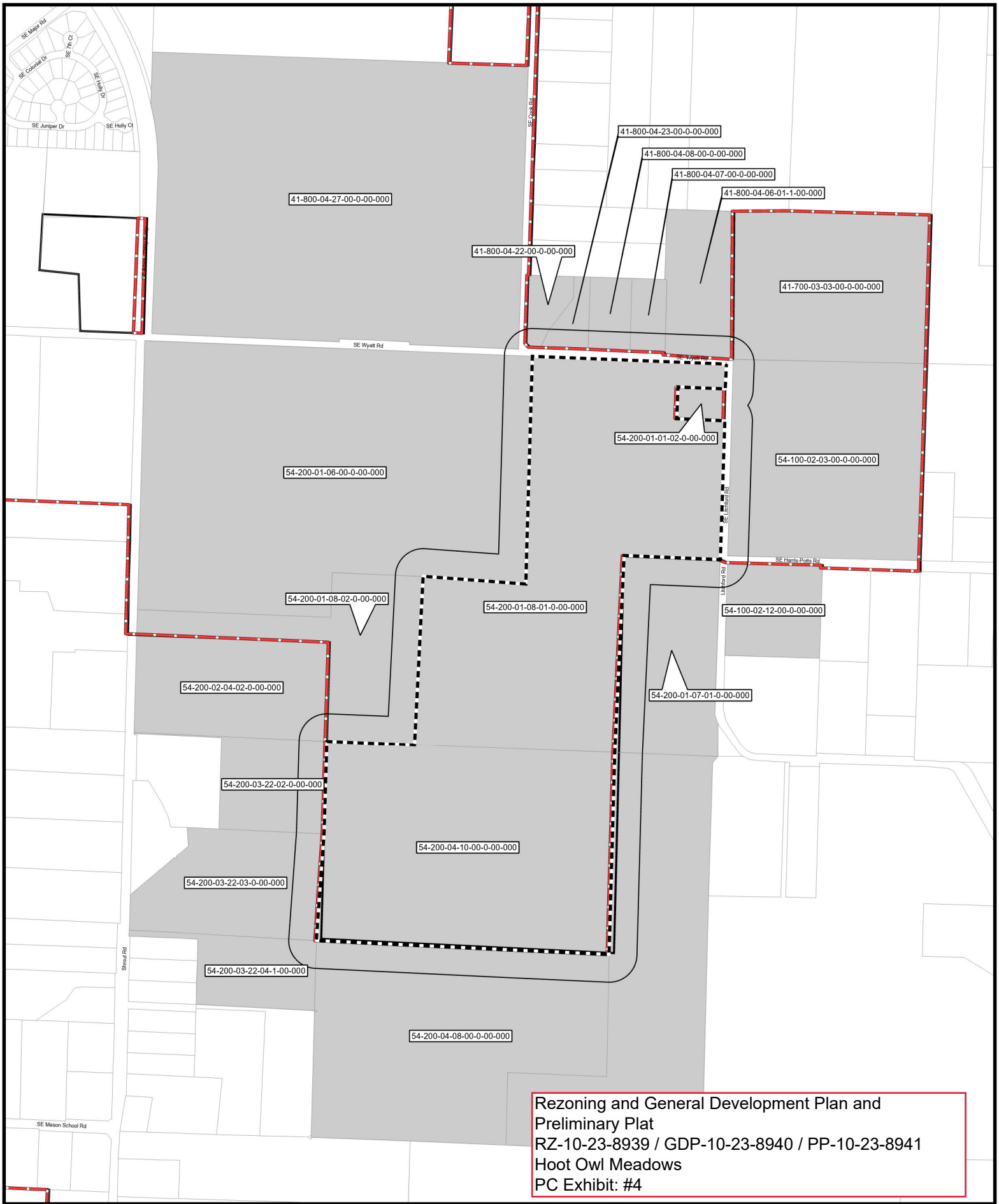
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE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

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-10-23-8939 and General Development Plan / GDP-10-23-8940 on **Monday, March 4, 2024, at 6:00 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

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



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

The City of Blue Springs Missouri

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

N

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

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

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

Blue Springs, Missouri
Community Development

February 12, 2024

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for approximately 230 single-family lots and twelve (12) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W. Main Street, Blue Springs, MO.

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

Planning Commission - Monday, February 26, 2024 @ 6:30 p.m.
&
City Council – Monday, March 4, 2024 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS / COMMUNITY DEVELOPMENT
Adair Bright
Senior Planner

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

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: nPwabzP0iF6KPMTfQVHW
Hoot Owl Meadows

AFFIDAVIT OF PUBLICATION: #1692550

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Faythe King

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

Nov. 25, 2023

Faythe King

Authorized Agent

Leanne Kaufenberg

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

Printer's Fee: $180.40

See Proof on Next Page

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

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

PUBLIC NOTICE

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

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

TRACT 2:

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

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

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

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Nov 25, 2023

1692550

PUBLIC NOTICE

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, December 11, 2023 at 6:30 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for 233 single-family lots and five (5) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W. Main Street, Blue Springs, MO.

The site is legally described as follows:

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

TRACT 2:

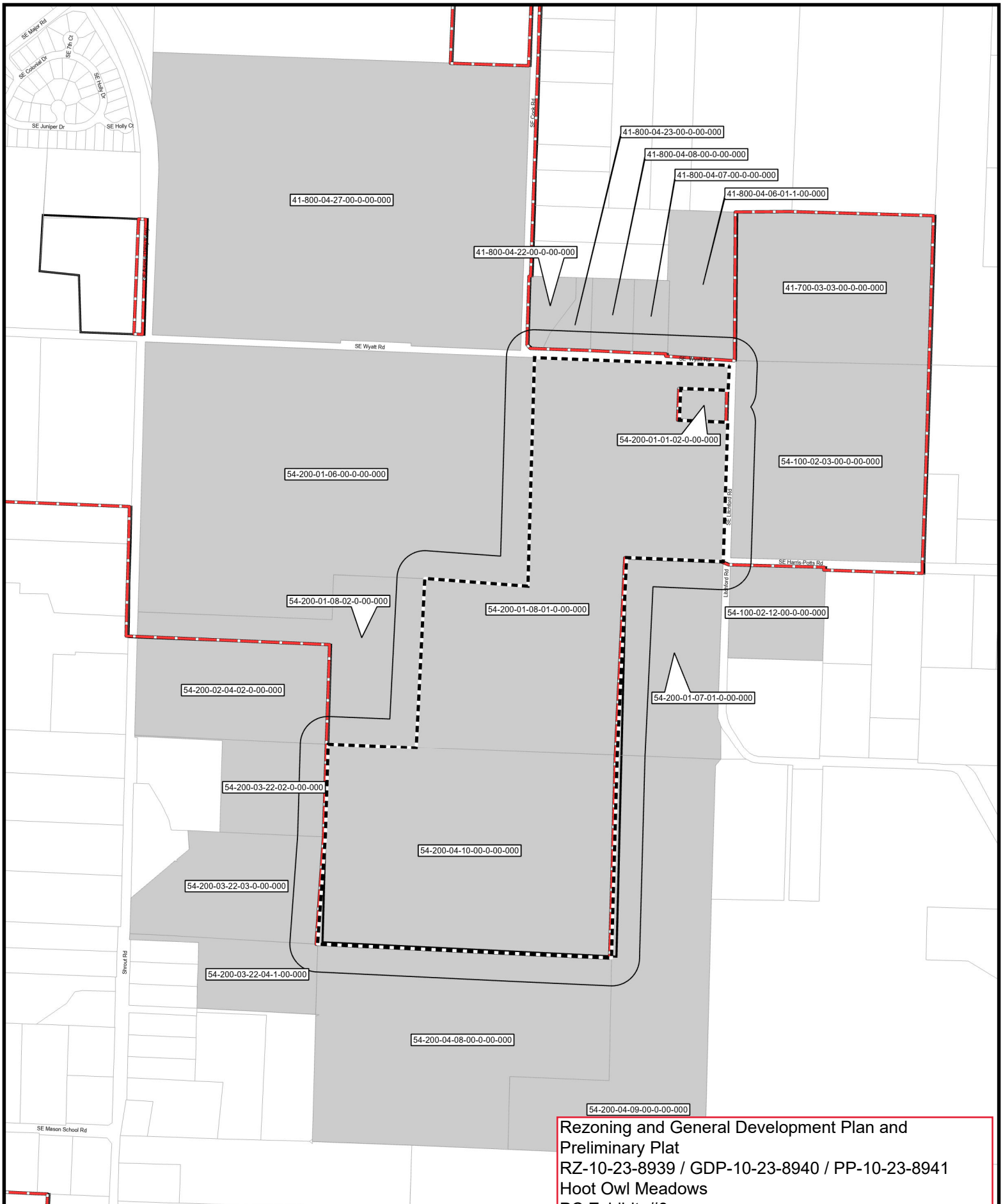
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), EXCEPT THE NORTH SIX (6) ACRES THEREOF; AND THE SOUTH TWENTY FIVE (25) ACRES THEREOF; AND THE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

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

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

CITY OF BLUE SPRINGS
City Council

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



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

The City of Blue Springs Missouri

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

N

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

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

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

Blue Springs, Missouri
Community Development

November 27, 2023

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Justin Larkin, JW Larkin Properties, on behalf of the property owner, Land Bank of Blue Springs, to rezone property from "AG - County" (Agriculture - County) to "SF-12" (Large Lot – Single-Family). The applicant is also requesting approval of a General Development Plan to allow for 233 single-family lots and five (5) open space tracts. The subject property is located at the southwest corner of E Wyatt Road and S Litchford Road and includes two (2) parcels covering 133.43 +/- acres.

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, December 11, 2023 @ 6:30 p.m.
&
City Council – Monday, December 18, 2023 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS / COMMUNITY DEVELOPMENT
Adair Bright
Senior Planner

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