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
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.
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 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 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 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. 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

&

AGENDA ITEM 13 / FINAL PLAT / PF-12-23-9003 / "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.

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 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-12-23-8993 / "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 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. 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.

Traci L. Breshears

Respectfully Submitted by
Traci Breshears, Recording Secretary

Tom Rohr, Vice Chairperson

2-26-2024

Date