PLANNING COMMISSION MEETING
AGENDA

Monday, October 27, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The City has recently been made aware of instances in which individuals associated with development proposals reviewed or approved by the Planning Commission or City Council have received fraudulent invoices purporting to be issued by the City of Blue Springs. These invoices are not legitimate and were not issued by the City of Blue Springs. The City will never request payment through wire transfer. CONTACT THE CITY OF BLUE SPRINGS IMMEDIATELY TO REPORT THE FRAUDULENT CORRESPONDENCE

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

Chris Henning 12/13	Richard How 12/13	Brian Ingersoll 12/13
Chad Sanderson 11/13	Susan Stokenbury 11/13	Jennifer Ritschel-Smith 9/13
Travis Graham 11/13	Byron Craddolph 11/13	Jared Pumphrey 11/13

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** October 13, 2025

2 PUBLIC HEARING / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 6, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PUBLIC HEARING / REZONING / RZ-0-25-9668 / "Colbern Farms" / 26100 E Colbern Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site

6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / REZONING / RZ-07-25-9644 / "Rampage Athletics" / 2001 SW 9th St

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-07-25-9645 / "Rampage Athletics" / 2001 SW 9th St

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

6 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-07-25-9647 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 6, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

7 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-08-25-9690 / "Colbern Farms" / 26100 E Colbern Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

8 **PRELIMINARY PLAT / PP-07-25-9648 / "Sullivan Ranch"** / North of SE Harris Potts Rd and East of Litchford Rd

9 **PRELIMINARY PLAT / PP-08-25-9670 / "Colbern Farms"** / 26100 E Colbern Rd

10 **FINAL PLAT / PF-09-25-9693 / "Briarwood Oaks Estates, 4th Plat"**/ North of SW 40 Hwy and East of SW 40th St

11 **FINAL PLAT / PF-09-25-9702 / "Hudson Estates of Blue Springs"**/ East of SW 7 Hwy and South of Cordill-Mason Elementary School

12 **PLANNED DEVELOPMENT FINAL PLAN / PDF-09-25-9682 / "Rampage Athletics"** / 2001 SW 9th St

13 **ADJOURN**

The next meeting will be Monday, November 10, 2025

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
October 22, 2025
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, October 13, 2025

Media Link: October 13, 2025, 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, October 13, 2025, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE

Chris Henning, Chairperson
Richard How
Jennifer Ritschel-Smith
Travis Graham
Brian Ingersoll
Susan Stokenbury
Chad Sanderson

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Nic Hutchison, Assistant Director of City Development
Shantele Frie, Associate Planner
Logan Day, Associate Planner
Jerry Kaylor, Mayor Pro-Tem
James Newell, City Attorney
Traci Breshears, Recording Secretary

ABSENT

Chad Sanderson
Jared Pumphrey

CALL TO ORDER

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

DRAFT

CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda. Commissioner How made a motion to approve the minutes that was seconded by Commissioner Craddolph. With 7-0 approval the minutes passed.

Chris Henning—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	Brian Ingersoll—Aye
Travis Graham—Aye	Richard How—Aye
Jennifer Ritschel-Smith—Aye	

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

Chairperson Henning opened the public hearing at 6:32pm. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the Public Hearing to the Monday, October 27, 2025 Planning Commission.

Commissioner How made the motion to continue the Sullivan Ranch project to October 27, 2025 Planning Commission.

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AGENDA ITEM 6 / GENERAL DEVELOPMENT PLAN / GDP-07-25-9647 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

&

AGENDA ITEM 8 / PRELIMINARY PLAT / PP-07-25-9648 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

SECOND

The motion was seconded by Commissioner Graham.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Travis Graham—Aye

Recommended Approval

DRAFT

(7-Aye, 0-No)

PUBLIC HEARING / AGENDA ITEM 3 / REZONING / RZ-08-25-9668 / "Colbern Farms" / 26100 E Colbern Rd

Chairperson Henning opened the public hearing at 6:33pm. With no citizens in the audience to speak, Chairperson Henning asked for a motion to continue the Public Hearing to the Monday, October 27, 2025 Planning Commission.

Commissioner Stokenbury made the motion to continue the Sullivan Ranch project to October 27, 2025 Planning Commission.

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PUBLIC HEARING / AGENDA ITEM 7 / GENERAL DEVELOPMENT PLAN / GDP-09-25-9690 / "Colbern Farms" / 26100 E Colbern Rd

&

AGENDA ITEM 9 / PRELIMINARY PLAT / PP-08-25-9670 / "Colbern Farms" / 26100 E Colbern Rd

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Travis Graham—Aye

Recommended Approval
(7-Aye, 0-No)

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:34pm.

DRAFT

PUBLIC HEARING / AGENDA ITEM 4 / CONDITIONAL USE PERMIT / CUP-08-25-9677 / "Kansas City Cannabis" / 1117 N 7 Hwy	Chairperson Henning requested Shantele Frie, Associate Planner, to present the conditional use permit for Kansas City Cannabis
APPLICANT	Dan Nelson, 1117 NW 7 Hwy, Blue Springs, MO
IN FAVOR	
IN OPPOSITION	
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:43pm.
MOTION / CONDITIONAL USE PERMIT / CUP-08-25-9677 / "Kansas City Cannabis" / 11117 N 7 Hwy	Commissioner How made the motion to approve the Conditional Use Permit CUP-08-25-9677 for Kansas City Cannabis with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—No Richard How—Aye Travis Graham—No **Recommended Approval w/ 2 conditions (5-Aye, 2-No)**
STAFF CONDITIONS	1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.

DRAFT

2. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:45pm.

PUBLIC HEARING / AGENDA ITEM 5 / CONDITIONAL USE PERMIT / CUP-08-25-9678 / "Tier 1 Tattoo" / 1338 N 7 Hwy

Chairperson Henning requested Logan Day, Associate Planner, to present the conditional use permit for Tier 1 Tattoo.

APPLICANT

Logan Johnson, 1338 NW 7 Hwy, Blue Springs, MO

IN FAVOR

Martha Hodges, 30605 Easy Street, Grain Valley, MO

IN OPPOSITION

None.

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:52pm.

MOTION / CONDITIONAL USE PERMIT / CUP-08-25-9678 / "Tier 1 Tattoo" / 1338 NW 7 Hwy

Commissioner Smith made the motion to approve conditional use permit CUP-08-25-9678 for Tier 1 Tattoo with 2 conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

Recommended Approval w/ 2 staff conditions (5-Aye, 2-No)

DRAFT

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
   a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 1338 NW 7 Hwy.
2. Prior to Issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.

AGENDA ITEM 10 / FINAL PLAT / PF-08-25-9671 / "The Woodlands at Chapman Farms, 2nd Plat" / East of S 7 Hwy and South of SW Wyatt Rd

Chairperson Henning requested Logan Day, Associate Planner, present the final plat for The Woodlands at Chapman Farms.

APPLICANT

Bob Frost, 8619 SW 7 Hwy, Blue Springs, MO

MOTION / FINAL PLAT / PF-08-25-9671 / "The Woodlands at Chapman Farms" / East of S 7 Hwy and South of SW Wyatt Rd

Commissioner How made the motion to approve final plat PF-08-25-9671 for The Woodlands at Chapman Farms with 3 conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Travis Graham—Aye

Recommended Approval w/ 3 conditions (7-Aye, 0-No)

DRAFT

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 under the PUD Concept Plan.
2. 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.
    c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 6:59 pm.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 27, 2025 City Council: November 3, 2025
Project Name:	***Sullivan Ranch***
Site Location:	East of SE Wyatt Road and East of SE Litchford Road *(2017-03-41-700-03-03-00-0-00-000)-Northern Parcel 29.63AC* *(2017-04-54-100-02-03-00-0-00-000)-Southern Parcel 38.73 AC*
Project Request:	**RZ-07-25-9646**; Rezoning from "AG-C" (Agriculture-County) to "SF-7" (Single-Family Residential District). **GDP-07-25-9647**; General Development Plan for a development 218 single-family residential lots, open spaces, and amenities. **PP-07-25-9648**; Preliminary Plat for 218 single-family lots and five (5) open space tracts on 70.15 +/- acres.

Applicant: Charles J. Robinson | CJR Development
Property Owner: Land Bank of Blue Springs Missouri
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "AG-C" (Agriculture-County) and establish initial zoning of "SF-7" (Single-Family Residential District) for the property located east of SE Wyatt Road and east of SE Litchford Road. The applicant is also requesting approval of a General Development Plan for 218 single-family homes, five (5) open space areas, and walking trails. The final request is for approval of a Preliminary Plat for 218 single family lots, five (5) open space tracts, and amenities on 70.15 +/- acres.

Staff Recommendation: Staff recommends approval of the Rezoning, and approval of the General Development Plan and 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-6-2002) of the property into the Blue Springs city limits (Ord. 3578)
05/30/2007	Planning Commission	Recommended denial of the Rezoning (RZ-03-07-1006) and the Gibson Estates PR-O Concept Plan (PROC-03-07-1008) for a 634 single-family lot development on 225 acres.
09/05/2007	City Council	Denied the Rezoning (RZ-07-07-1216) and the Gibson Ridge PR-O Concept Plan (PROC-07-07-1215) for a 480 dwelling unit development on 225 acres.

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the selling of individual lots or the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"AG-C" (Agriculture-Unincorporated Jackson County)	Undeveloped County Land
South:	"AG-C" (Agriculture-Unincorporated Jackson County) Right-of-Way	Undeveloped County Land Minor Collector (SE Harris-Potts Road)
East:	"AG-C" (Agriculture-Unincorporated Jackson County)	Agriculture Homesite
West:	Right-of-Way "SF-12" (Large Lot Single Family District)	Minor Collector (SE Litchford Road) Undeveloped (Hoot Owl Meadows)

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture-County)
Existing Land Use: Undeveloped
Proposed Zoning: "SF-7" Single-Family Residential District
Proposed Land Use: Detached Single Family 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 a *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" Framework:

- *GOAL 1: Strengthen Individual Neighborhood Identities.*
  - *Create at least two distinguishing features or focal points (unique landscape features, getaway or monuments at key intersections, etc.) for each neighborhood.*
  - *Enhance or build Gathering Places so that most homes are within a 5-10 min walk of at least one gathering place.*

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 subject property is located within the S2 Specific Area Plan as identified in the City of Blue Springs Comprehensive Plan. This area represents a key portion of the City's southern growth corridor and is designated as a Specific Plan Area intended to guide coordinated residential growth and neighborhood development. The S2 Specific Area Plan envisions the area as a collection of well-connected neighborhoods that balance new single-family residential development with the preservation of natural features and open spaces. The plan emphasizes strong neighborhood connectivity, diverse housing types and lot sizes, and the inclusion of parks, trails, and open spaces to promote a high quality of life.

The S2 Specific Area Plan designates this portion of the community for low-density residential development, with a planned density of less than five (5) dwelling units per acre. Future development within the S2 Specific Area Plan is expected to reflect the City's goal for orderly expansion, efficient infrastructure investment, and a high-quality neighborhood character. Proposed single-family developments within this area should demonstrate consistency with these objectives through appropriate design, access, and open space provisions that support the long-range vision for the southern portion of the community.

Detached Housing: Areas appropriate for detached houses on small to medium lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 10,890 square foot (1/4 acre range). Larger lots may be integrated into the pattern in limited application to add variety of housing types of transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distances to Gathering Places and Neighborhood Center.

Strategic Plan 2025-2030: The City's Strategic Plan for 2025-2030 identifies "*Balanced Growth*" as a key strategic priority, reflecting the goal to expand and grow the community in a thoughtful and intentional manner that supports both residents and businesses. The plan emphasizes proactively identifying appropriate areas for different types of land uses, anticipating infrastructure and service needs ahead of development, and aligning public investment with private sector opportunities. By taking this forward-looking approach, the City aims to ensure that growth is supported by sufficient roads, utilities, parks, and other municipal services so that new neighborhoods and commercial areas function effectively and maintain the quality of life that existing residents value.

Within the context the development of the southern portion of the City via the South Area Sewer Neighborhood Improvement District (NID) serves as a concrete example of this balanced growth approach in practice. Established by the City in 2006 (with related bond issuance in 2009) to finance and provide sanitary sewer infrastructure for approximately 1,530 acres of planned development, the NID ensures that essential utility capacity and infrastructure are in place before or concurrent with lot development and build out. The NID requires that the landowners/developers within the district enter into cooperative

agreements allocating sewer capacity, the City has effectively leveraged the NID to coordinate infrastructure readiness, phased growth, and service delivery in a way that aligns with the "Balanced Growth" Priority. The presence of the NID underscores how the City is guiding growth not just by zoning and land use decisions, but by infrastructure financing and capacity planning—thereby supporting the broader vision of preparing for and managing growth in a sustainable, service-oriented manner. The Neighborhood Improvement District (NID) anticipated the development of detached single-family housing on this property at a density consistent with the current proposal. The NID was sized accordingly and assessed based on this projected level of development.

Rezoning: The intent of the "SF-7" zoning district is defined in Section 404.080, as follows:

The SF-7, Single-Family District is intended to accommodate and protect moderate density residential development as part of the overall neighborhood development patterns identified in the Comprehensive Plan. Application of this district should include appropriate transitions to other complimentary zoning districts that provide neighborhood services and amenities and other housing options that are part of larger mixed-density neighborhoods.

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: Staff finds the proposed rezoning is consistent with the 2014 Comprehensive Plan, which identifies this area as part of the City's Neighborhoods with Distinct Destinations and Gathering Places framework. The S2 Area Plan envisions this portion of the community as a series of well connected, low-density residential neighborhoods with a planned density of less than five (5) dwelling units per acre. The plan emphasizes high-quality single-family residential development that is thoughtfully integrated with open spaces, pedestrian connections, and community amenities. The proposed rezoning supports this intent by facilitating detached single-family housing on neighborhood-scale lots in a manner consistent with the City's long-range vision for the southern growth area.

   Furthermore, the proposed rezoning aligns with the City of Blue Springs Strategic Plan (2025-2030) and its strategic priority of Balanced Growth, which emphasizes expanding and growing the City strategically and thoughtfully to serve both residents and businesses. This priority encourages the proactive identification of areas appropriate for various types of land uses and ensuring adequate services and infrastructure are in place to accommodate future growth. The proposed rezoning fulfills these objectives by promoting orderly and sustainable development that supports the City's vision of well-planned neighborhoods and cohesive community growth.

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

STAFF RESPONSE: Staff finds the application furthers the intent of the proposed zoning district by promoting compatible single-family residential development that aligns with the surrounding neighborhood character. SE Wyatt Road, classified as a major collector, will be extended through the center of the development, providing a well-connected internal street network and supporting future area circulation. Improvements to SE Litchford Road along the western boundary will enhance access and connectivity, allowing the development to transition smoothly and complement the adjacent Hoot Owl Meadows subdivision. Together, these improvements ensure the proposed zoning supports both the internal functionality of the site and the intent of the adjoining residential zoning districts.

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: Staff finds that the approval of the proposed rezoning would establish a positive precedent that encourages the development of other vacant properties along SE Wyatt Road and SE Litchford Road. The pedestrian network provides basic internal connectivity and connections to future development in the area. Denial of the application could discourage development of properties that require establishment of initial zoning to support the highest and best use.

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

   STAFF RESPONSE: The proposed development will be required to comply with all applicable provisions of the Unified Development Code (UDC). The subject property cannot be developed under the existing “AG-C” (Agriculture-County) zoning district, as this district does not allow for residential subdivision development at the proposed density. Therefore, a rezoning application is necessary prior to any development activity to establish an appropriate zoning designation consistent with the intended single-family residential use. Upon rezoning, the development will be required to meet all applicable UDC standards, including not limited to lot design, open space requirements, access and circulation, and utility and stormwater provisions.

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 the necessary utilities and municipal services to support the proposed development. Public Water Supply District No. 13 and the Southern Jackson County Fire Protection District will also be able to provide adequate water, sewer, and fire protection services to the site. Staff has reviewed the proposal and finds that the existing and planned infrastructure networks can accommodate the anticipated demand without adversely impacting service levels to surrounding properties.

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 finds that the approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The investment in the site and in the city is likely to have a positive impact on the surrounding area by providing additional residents and housing options.

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: Staff finds that the requested zoning change from "AG-C" (Agriculture-County) to "SF-7" (Single-Family Residential) is justified by changing conditions in the surrounding area and consistent with the City's Comprehensive Plan and Future Land Use Map. The Comprehensive Plan designates this area for future single-family residential development, reflecting the community's intent to promote orderly residential growth in the southern portion of the City. The existing "AG-C" zoning designation no longer aligns with current development patterns or the long-range vision established for this portion of the community.

   Staff finds the proposed zoning change to be reasonable and necessary to ensure consistency with the adopted Comprehensive Plan and surrounding land uses.

8. The consistency of the application with other adopted policies of the City.

   STAFF RESPONSE: Staff finds 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.

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a general development plan that will represent the general development on the site. The general development plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a general development plan is to allow preliminary review of a proposed development before substantial technical work has been undertaken.

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat

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

Preservation: The approximately 70.15 +/- acre property is currently undeveloped and characterized by dense natural vegetation, including existing brush, shrubbery, and mature trees. As part of the proposed development, portion of the existing vegetation will need to be cleared to accommodate site grading, utility installation, and stormwater management improvements. This includes the construction of new detention basins designed to manage additional runoff generated by the development in compliance with City and APWA 5600 stormwater standards.

The applicant will be required to implement a comprehensive landscaping plan consistent with the City's landscape and open space requirements. New landscaping will be incorporated throughout the site, including along street frontages, open space tracts, and within each individual lots.

Phasing: The site is proposed to be developed in six (6) phases.

Streets & Sidewalks: The proposed development will be served by two (2) access points—one (1) located along E. Wyatt Road and a secondary access along S. Litchford Road—both providing direct vehicular access to the proposed Sullivan Ranch subdivision. **Pedestrian connectivity will be enhanced through the installation of an 8-foot wide multi-use path along the south side of the E Wyatt Road extension and a 5-foot-wide ADA-compliant sidewalk along the north side of E. Wyatt Road.**

Within the development, a 5-foot-wide ADA-compliant sidewalk will be provided along one (1) side of all the internal streets, consistent with the requirements of the Unified Development Code (UDC) for single-family residential subdivisions. These internal sidewalks will connect to the external sidewalk system and the planned walking trail located on the east side of the development, providing continuous pedestrian circulation and access to designated open space areas.

Off-site roadway improvements will be required along both E. Wyatt Road and S. Litchford Road to accommodate the proposed development and ensure adequate vehicular and pedestrian access.

Traffic: The proposed development will be served by an internal network of local streets with two points of access—one from S. Litchford Road and one from E. Wyatt Road. S. Litchford Road is classified as a Minor Collector, designed to accommodate traffic and provide connections between local streets and major collectors. E. Wyatt Road is classified as a Major Collector, intended to carry higher traffic volumes and facilitate movement between neighborhoods and arterial roadways.

The proposed subdivision includes 218 single-family residential lots, which is expected to result in a modest increase in daily traffic. Based on the street classifications and existing roadway capacities, the additional traffic generated by the development is anticipated to remain well within the functional capacity of the surrounding roadway networks after all improvements have been completed. The proposed development is not expected to adversely impact on traffic operation or reduce the level of service along E. Wyatt Road or adjacent roadways.

A preliminary Traffic Impact Study was completed as part of the initial review process. A follow-up Traffic Impact Study will be required while local schools are in session to capture a more accurate representation of peak traffic conditions and roadway operations. The results of the final study will be reviewed by City Staff

prior to approval of Construction Infrastructure Plans to ensure appropriate mitigation measures are incorporated, if necessary.

Stormwater: A preliminary stormwater management plan has been submitted that includes multiple detention basins and BMPs 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 Neighborhood Improvement District (NID) was previously established to extend sanitary sewer service to this area. The available sewer capacity within the NID is limited based on the development assumptions and density allocations established at the time of its creation. The proposed number of sewer connections associated with this development can be adequately served by the existing NID sanitary sewer system.

The proposed Sullivan Ranch development is located within the Pump 7 service area, which was originally designed to serve approximately 223.62 acres and 669 single-family residential lots. The Sullivan Ranch development process 218 single-family residential lots, while the adjacent Hoot Owl Meadows subdivision to the west includes 231 single-family residential lots. Combined, these developments account for a total of 449 single-family residential lots within the Pump 7 service area. The City's long-range vision for this portion of the community has consistently identified it for higher-density residential growth, with the goal of fully utilizing existing infrastructure and promoting efficient land use patterns in the southern area of the city.

Gravity sanitary sewer service is available to the site; however, a licensed professional engineer or land surveyor will be required to verify that the sewer invert elevations are sufficient to provide gravity flow for this development prior to construction plan approval.

Open Space: In accordance with the requirements of the "SF-7" (Single-Family Residential) zoning district, the applicant is required to provide a minimum of 10% open space, consistent with the Open Space Standards outlined in Section 406.030 of the Unified Development Code (UDC). For this development, the required open space equates to approximately 7 +/- acres. Based on the submitted General Development Plan, this requirement has been satisfied.

All required open space amenities shall be installed or financially guaranteed prior to approval of the Final Plat.

Tract	Area	Open Space System
A	1.93 +/- acres	Open Space/Walking Trail
B	1.10 +/- acres	Open Space/Detention Basin/Walking Trail
C	1.15 +/- acres	Amenity Area
D	0.88 +/- acres	Open Space/Walking Trail
E	1.94 +/- acres	Open Space/Detention/Walking Trail
Total Open Space:	7.0 +/- acres	

Land Use: The proposed land use for the site is "Detached Housing," defined as the use of a lot for a single principal dwelling unit that is not attached to any other dwelling unit. The proposed development has a residential density of approximately 3.10 dwelling units per acre, which is consistent with the character and intent of the "SF-7" (Single-Family Residential) zoning district.

Building Typology: The "Detached House-Neighborhood Lot" is the most appropriate building type for the development. The standards are listed in the table below.

Detached House-Neighborhood Lot

	Required	Proposed
Frontage Width	65 feet to 120 feet; minimum 50 for lots fronting on the radius of a cul-de-sac	65 feet minimum frontage width
Area	7,200 square feet to 21,780 square feet	7,200 square feet minimum
Front setback	25 feet minimum	25 feet minimum
Side setback	8 feet minimum	8 feet minimum
Corner Side setback	25 feet minimum	25 feet minimum
Rear yard setback	15 feet minimum	15 feet minimum
Height	35 feet maximum	35 feet maximum
Frontage Type	Yard and setback	Yard and setback
Design and Performance Standards	Building coverage=40% of lot area maximum	Building coverage=40% of lot area maximum

Parking: Single-Family detached housing is required to provide a minimum of two off-street parking spaces per dwelling unit. The building elevations submitted indicate that each home will include either a two-car or three-car garage, which satisfies the off-street parking requirement. Vehicular parking for the development is required and proposed as follows:

Land Use	Required	Provided
Off-Street Parking	2 required per unit	4 spaces per unit

Pedestrian Access: All homes within the development will have direct pedestrian access to the public sidewalk from the front entrance. For homes with front-loaded garages, a connecting sidewalk will extend from the front door to the driveway, ensuring continuous access to the public sidewalk network. Staff finds this emphasis on pedestrian connectivity supports the intent of the development and contributes to a cohesive, walkable neighborhood design.

Architectural Character: The applicant has provided conceptual elevations of houses which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements.

Minimum Livable Floor Area: The adjacent Hoot Owl Meadows subdivision has an approved minimum livable floor area of 1,800 square feet. The applicant is proposing a minimum livable floor area of 1,600 square feet for all lots within the proposed development. Section 407.110 of the UDC allows the Planning Commission to classify subdivisions in a manner that minimizes the

differences in dwelling sizes between adjoining neighborhoods and generally limits new subdivisions to no more than one classification below an abutting development unless a higher standard is requested. Because the proposed minimum is one step lower than Hoot Owl Meadows, it is consistent with the criteria for establishing a transition in dwelling sizes between subdivisions. The minimum livable floor area classification shall be clearly noted on the Final Plat prior to recording.

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan for the site. Additional details and plant units may be needed to meet landscaping requirements. All residential lots will be required to install a minimum of forty-five (45) plant units and sod or seed prior to final building inspections. **Landscaping requirements will be reviewed in greater detail with the Site Plan Design Review.**

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to Minor Collector (SE Harris Potts Road)	Buffer A- 20-foot width; 30 plant units per 100 linear feet.
East buffer: Adj. to unincorporated Jackson County	Tract A/Buffer A- 30 ft buffer with a walking trail. There is the requirement of 45 units per 100 feet.
North buffer: Adj. to unincorporated Jackson County	Tract A/Buffer A- 30 ft buffer with a walking trail. There is the requirement of 45 units per 100 feet.
West buffer: Adj. to "SF-12" zoning / Minor Collector SE Litchford Road	Tract A/Buffer A-10 ft buffer tract with 45 plant units per 100 feet**.**
Open Space:	1 PU/500-sf. of lot area (304920.) = **609 PUs**

Signage: All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with the Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

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

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

   STAFF RESPONSE: Staff finds the proposed General Development Plan is consistent with the City's Comprehensive Plan and the Strategic Plan 2025-2030, which identify this area for future single-family residential development. The proposal conforms to all applicable provisions of the Unified Development Code (UDC), and no deviations or modifications have been requested by the applicant.

   Furthermore, the proposed development supports the City's long-range planning vision for the southern portion of the community, which emphasizes accommodating higher-density residential growth in a manner that promotes orderly expansion and ad

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: Staff finds 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-7" (Single-Family Residential).

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: Staff finds the general development plan complies with all applicable use, development, and design standards set forth in this Code. No alternative development standards have been proposed.

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

   STAFF RESPONSE: Staff find that adequate public facilities and services are available to serve the proposed development. The applicant will be required to construct necessary public improvements and extend new infrastructure to support the development in accordance with City Standards. These improvements will ensure proper connectivity and service provisions for future residents.

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: Staff finds the General Development Plan is compatible with the existing adjacent land uses. Staff finds that the proposed design provides a reasonable density and lot size consistent with surrounding development patterns. The project will be required to comply with all applicable buffering and landscaping standards to ensure appropriate transitions and minimize potential impacts on neighboring properties.

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 finds the general development plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks within the development in addition to walking trails with open spaces.

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: Staff finds the application is in accordance with the Comprehensive Plan as it pertains to physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments

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

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

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

   STAFF RESPONSE: The plan is proposed to be developed in six phases.

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: Staff finds that 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: Staff finds the design of the 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 with the following conditions:

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

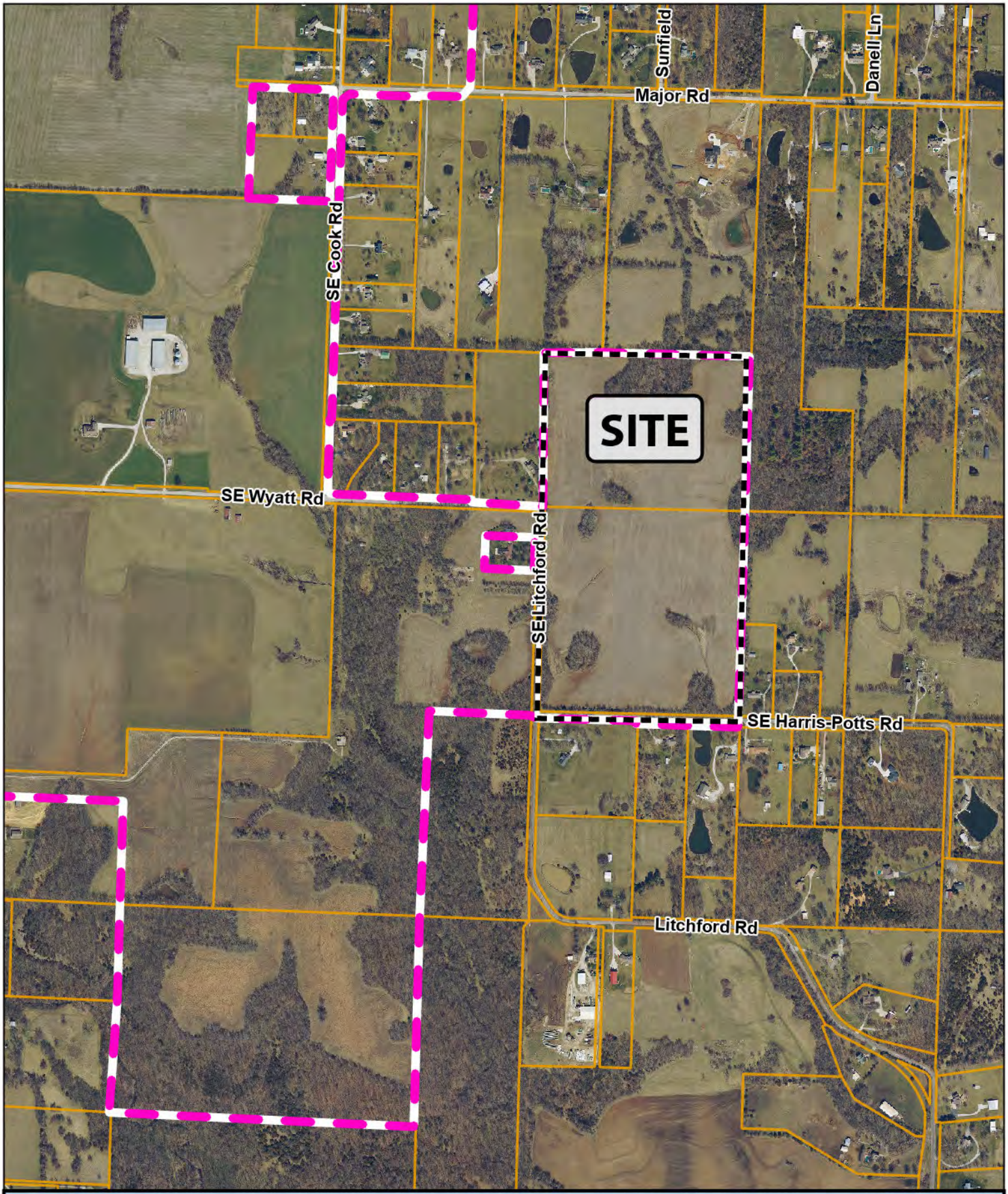
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-07-25-9646) or General Development Plan (GDP-07-25-9647) is denied by the City Council.
3. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
4. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
5. Prior to the approval of Construction Infrastructure Plans:
    a. The applicant shall submit a Final Stormwater Management Plan prepared and sealed by a professional engineer registered in the State of Missouri. The plan shall be submitted to the Public Works Department for review and approval to ensure compliance with all applicable City and APWA stormwater design standards.
    b. Applicant shall provide a Final Stormwater Report complying with City of Blue Springs Design & Construction Manual showing proposed runoff meeting or below the existing runoff to all downstream points of interest within their representative drainage areas. The storm report shall be consistent with the submitted public improvement plans including new detention and BMP facilities.
    c. Applicant shall provide half-street improvements along S. Litchford Road including curb and gutter, pavement improvements and storm sewer improvements to meet current Blue Springs Design & Construction Manual requirements for a residential collector and the intersection of Wyatt Road and Litchford to meet current AASHTO and City of Blue Springs requirements.
    d. Right-of-way shall be dedicated to the City of Blue Springs along S. Litchford Road to provide a total of 30 ft of Right-of-Way from the centerline of the existing Right-of-Way.
    e. S. Litchford Road shall be modified to provide adequate sight distance from the proposed south entrance per the Traffic Study by Priority Engineers dated July 7, 2025.
    f. Downstream culverts receiving runoff from the project shall be analyzed to capacity based on the road classification per the City of Blue Springs Design & Construction Manual and replaced if existing culverts do not have adequate capacity.
    g. Applicant shall install the offsite sanitary sewer and secure required offsite sanitary sewer easements to the existing Lift Station #7 and extend sanitary sewer to the property.
    h. The applicant shall complete a follow-up Traffic Impact Study to evaluate roadway conditions while local schools are in session. The study shall identify any necessary measures which shall be incorporated.
6. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.

a. 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.

7. Prior to occupancy of each building, all parking and access improvements shall be completed.
8. Prior to occupancy of the first building, the following must occur:
    a. All required landscaping and buffers shall be installed or financially guaranteed.



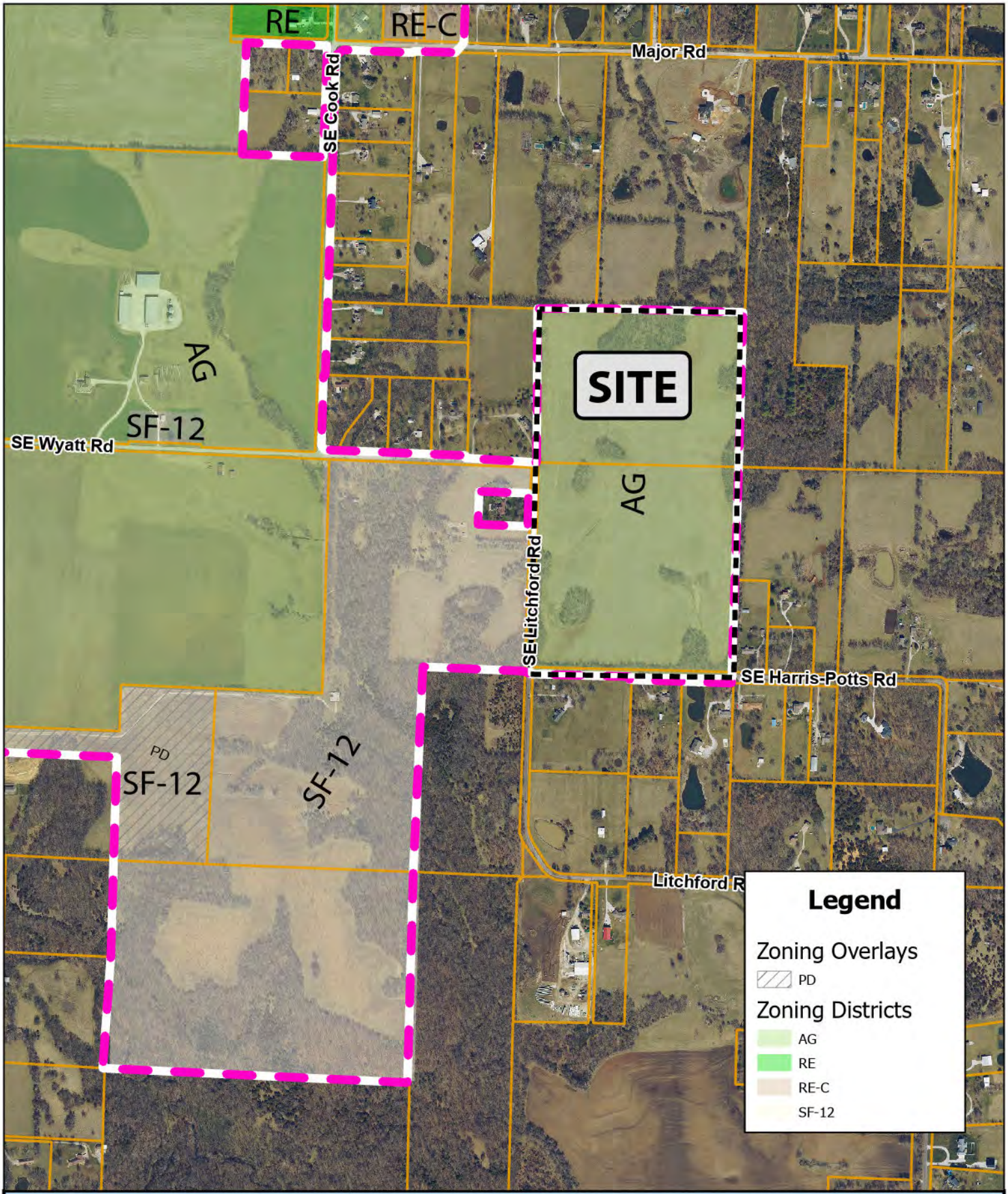
The City of Blue Springs Missouri

RZ-07-25-9646 / GDP-07-25-9647 / PP-07-25-9648
Parcels # 41-700-03-3-00-0-00-000 &
54-100-02-3-00-0-00-000
AERIAL LOCATION MAP

N

1" = 800'

Date: 08/08/25



The City of Blue Springs Missouri

RZ-07-25-9646 / GDP-07-25-9647 / PP-07-25-9648
Parcels # 41-700-03-3-00-0-00-000 &
54-100-02-3-00-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 800'

Date: 08/08/25

PARCEL ID# 54-200-01-08-01-0-00-000
OWNER: JK LARKIN LLC
ADDRESS: PO BOX 457
BLUE SPRINGS, MO 64013

PARCEL ID# 54-200-01-01-02-0-00-000
OWNER: WOCHNER REGINA M & KNUST DAVID A
ADDRESS: 8312 S. LITCHFORD RD
GRAIN VALLEY, MO 64029

PARCEL ID# 41-800-04-06-01-1-00-000
OWNER: UNDERWOOD MARTIN L & S SUSAN
ADDRESS: 29110 E WYATT RD
GRAIN VALLEY, MO 64029

E WYATT ROAD

S. LITCHFORD RD.

HARRIS POTTS RD.

TRACT II (+/-) 30 ACRES
EXISTING ZONING: AG (AGRIGULTURAL)
PROPOSED ZONING: SF-7 SINGLE FAMILY DISTRICT

PARCEL ID# 54-100-02-03-00-0-00-000
OWNER: LAND BANK OF BLUE SPRINGS MISSOURI
ADDRESS: 903 W MAIN ST
BLUE SPRINGS, MO 64015

PARCEL ID# 41-700-03-03-00-0-00-000
OWNER: LAND BANK OF BLUE SPRINGS MISSOURI
ADDRESS: 903 W MAIN ST
BLUE SPRINGS, MO 64015

TRACT I (+/-) 40.15 ACRES
EXISTING ZONING: AG (AGRIGULTURAL)
PROPOSED ZONING: SF-7 SINGLE FAMILY DISTRICT

PARCEL ID# 54-100-02-15-00-0-00-000
OWNER: DRAGON REVOCABLE TRUST
ADDRESS: 29602 E. HARRIS POTTS RD
GRAIN VALLEY, MO 64029

PARCEL ID# 54-100-02-24-00-0-00-000
OWNER: EVANS JERRT W & KARIN F-TRUSTEES
ADDRESS: 29614 E. HARRIS POTTS RD
GRAIN VALLEY, MO 64029

PARCEL ID# 54-100-02-23-00-0-00-000
OWNER: EVANS JERRY W & KARIN F
ADDRESS: 29614 E. HARRIS POTT RD
GRAIN VALLEY, MO 64029

PARCEL ID# 41-700-03-04-03-0-00-000
OWNER: CORE THERAPIES LLC
ADDRESS: 316 NE OAK RIDGE DR
LEES SUMMIT, MO 64064

RE-ZONING PLAN
FOR
SULLIVAN RANCH DEVELOPEMENT

A SUBDIVISION IN
BLUE SPRINGS, JACKSON COUNTY MISSOURI
SECTION 16 AND 21, TOWNSHIP 48N, 5TH PRINCIPAL MERIDIAN

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PROPERTY DESCRIPTION

A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri and being more particularly described as follows: Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 16-48-30 N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 16-48-30; thence with the North line of said South 30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 16-48-30; thence with the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 30-48-30 S01°44'01"W, 991.17' to the Northeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21-48-30; thence with the East line of said $\frac{1}{4}$, $\frac{1}{4}$ section S01°54'38"W, 1331.09' to the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21-48-30; thence with the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21-48-30 N88°18'29"W, 1318.36' to the Southwest corner of aforesaid $\frac{1}{4}$, $\frac{1}{4}$ section; thence with the West line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

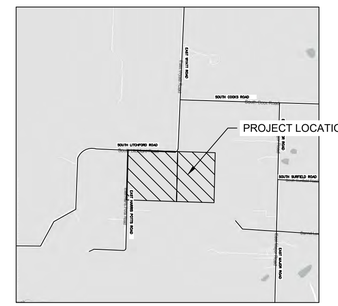
Subject to Right-of-Way and Easements as may now be established*

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

DEVELOPER
IMR PROPERTIES. LLC
6220 BLUE RIDGE CUT OFF, STE 100
RAYTOWN, MO 64133

SITE DATA TABLE

DEVELOPMENT AREA	70.15 ACRES	
	EXISTING	PROPOSED
ZONE DISTRICT	AG	SF-7 (SINGLE FAMILY DISTRICT)
LAND USE	AGRICULTURAL	SINGLE FAMILY DETACHED
GROSS SITE AREA	TRACT I = 40.15 ACRES	TRACT II = 30.0 ACRES



VICINITY MAP
N.T.S

GRAPHIC SCALE
100' 0 100' 300'
SCALE: 1" = 100'

NO.	REVISION DESCRIPTION	DATE

ICONIC CONSULTING GROUP, INC.
111 13TH STREET, SUITE 103
KANSAS CITY, MO 64141
OFFICE: 816.888.4141
WWW.ICONICCG.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF **PRELIMINARY REVIEW** UNDER AUTHORITY OF JEFFREY E. BRISCOE, P.E. 2025024116 ON 08/29/2025 IT MAY NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

SULLIVAN RANCH DEVELOPMENT
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

RE-ZONING PLAN

DESIGN:	AC
CHECK:	JB
DRAWN:	AC
DATE:	8/29/2025
SCALE:	1" = 100'

PROJECT N
20251057

SHEET NO
GI100

Rezoning, General Development Plan, Preliminary Plat
RZ-07-25-9646; GDP-07-25-9647; PP-07-25-9648
Sullivan Ranch
Exhibit #2

Received
10/13/2025 2:03:39 PM

6220 Blue Ridge Cutoff
STE 100
Raytown, MO 64133

T: (816) 652-2136
F: (817) 977-5320
E: info@cjrcg.com

Blue Springs City Planning
IMR Properties/CJR Builders
08/28/2025
08/15/2025 Comments

REZONING WRITTEN NARRATIVE

Regarding Parcels:

2017-03-41-700-03-03-00-0-00-000 - Chapman Farms (Northern Parcel/29.63AC)
2017-04-54-100-02-03-00-0-00-000 - Chapman Farms (Southern Parcel/38.73AC)

Subject: Sullivan Ranch Development – 8/29/2025 Rezoning Written Narrative

To Whom it May Concern,

We are requesting to rezone the parcels listed above to bring our Sullivan Ranch development to life. It exists as a vacant agricultural parcel (AG) and we are proposing the rezoning to SF-7. This is in line with the cities plans as well as requirements being one unit of zoning classification away from the neighboring development to the West.

The parcels propose a unique opportunity with the being included in the S2 section of the cities plan and having the topography that allows for the extension of East Wyatt Road, improvement of South Litchford Road, and the implementation of our proposed development which would not be brought to action with the existing agricultural zoning which has been left vacant.

The surrounding development in Hoot Owl and the development to the North Willow Tree set the tone for the area that our development will carry by continuing the growing sense of community in the area, aiding in the improvement of the infrastructure, and minimizing impact to schooling districts being divided between the Blue Springs and Lee's Summit districts.

All potential traffic conditions are studied and addressed in our traffic study and proposed improvements of the infrastructure in the area. Our supplemental traffic study being preformed in September in the midst of the school year will ensure that all things are considered though we have taken steps to prepare for the results in our planning thus far.

Listed below is our legal description for our property, describing the exact location of our proposed development.

"A tract of land partly in Section 16 and partly in Section 21, wholly in Township 48 North of the Base line, Range 30 West of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri, and being more particularly described as follows:

Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30,

6220 Blue Ridge Cutoff
STE 100
Raytown, MO 64133

T: (816) 652-2136
F: (817) 977-5320
E: info@cjrcg.com

N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres,

S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30,

S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section,

S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30,

N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30,

N01°57'16"E, 1323.32' back to the Point of Beginning.

Containing 70.15 acres

Subject to Right-of-Way and Easements as may now be established."

Thank you kindly for your consideration in this proposal and we look forward to your correspondence.

Regards,
Alex



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LEGEND:

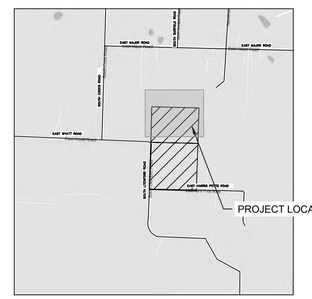
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GENERAL NOTES:

1. SEE SHEET GC101 FOR GENERAL PHASING PLAN.
2. SEE SHEET L100 FOR OPEN SPACE AND LANDSCAPE.
3. SEE SHEET GI100 FOR REZONING PLAN.
4. SEE CU100 SERIES SHEETS FOR PRELIMINARY UTILITY LAYOUTS.
5. SEE CG101 FOR PRELIMINARY GRADING AND DRAINAGE.
6. SEE RC101 FOR EXISTING WATERSHED PLAN.

SITE DATA TABLE

LOT SIZE		MIN = 7200 SQ FT TYP = 9000 SQ FT	MIN = 0.17 AC TYP = 0.21 AC
DEVELOPMENT AREA		70.15 AC	
NUMBER OF RESIDENTIAL LOTS		218	
		EXISTING	PROPOSED
ZONE DISTRICT		AG	SF-7
LAND USE		AGRICULTURAL	SINGLE FAMILY DETACHED
		ALLOWED	PROPOSED
BUILDING HEIGHT			
FLOOR AREA RATIO			
		REQUIRED	PROPOSED
10% OPEN SPACE REQUIRED		7.0	7.0
SETBACKS	FRONT		25
	SIDE		8
	CORNER SIDE		25
	REAR		15
TRACT A	OPEN SPACE		1.93 ACRES
TRACT B	OPEN SPACE/DETENTION AREA		1.10 ACRES
TRACT C	OPEN SPACE		1.15 ACRES
TRACT D	OPEN SPACE		0.88 ACRES
TRACT E	OPEN SPACE/DETENTION AREA		1.93 ACRES
BUFFER TRACT F	BUFFER A		0.20 ACRES
BUFFER TRACT G	BUFFER A		0.20 ACRES
BUFFER TRACT H	BUFFER A		0.15 ACRES
BUFFER TRACT I	BUFFER A		0.27 ACRES
BUFFER TRACT J	BUFFER A		0.25 ACRES



VICINITY MAP
N.T.S

GRAPHIC SCALE
60' 0 60' 180'
SCALE: 1" = 60'

NO.	REVISION DESCRIPTION	DATE

ICONIC CONSULTING GROUP, INC.
OMAHA, NE 68131
(402) 614-1441
1111 13TH STREET, SUITE 403
WWW.ICONICCG.COM

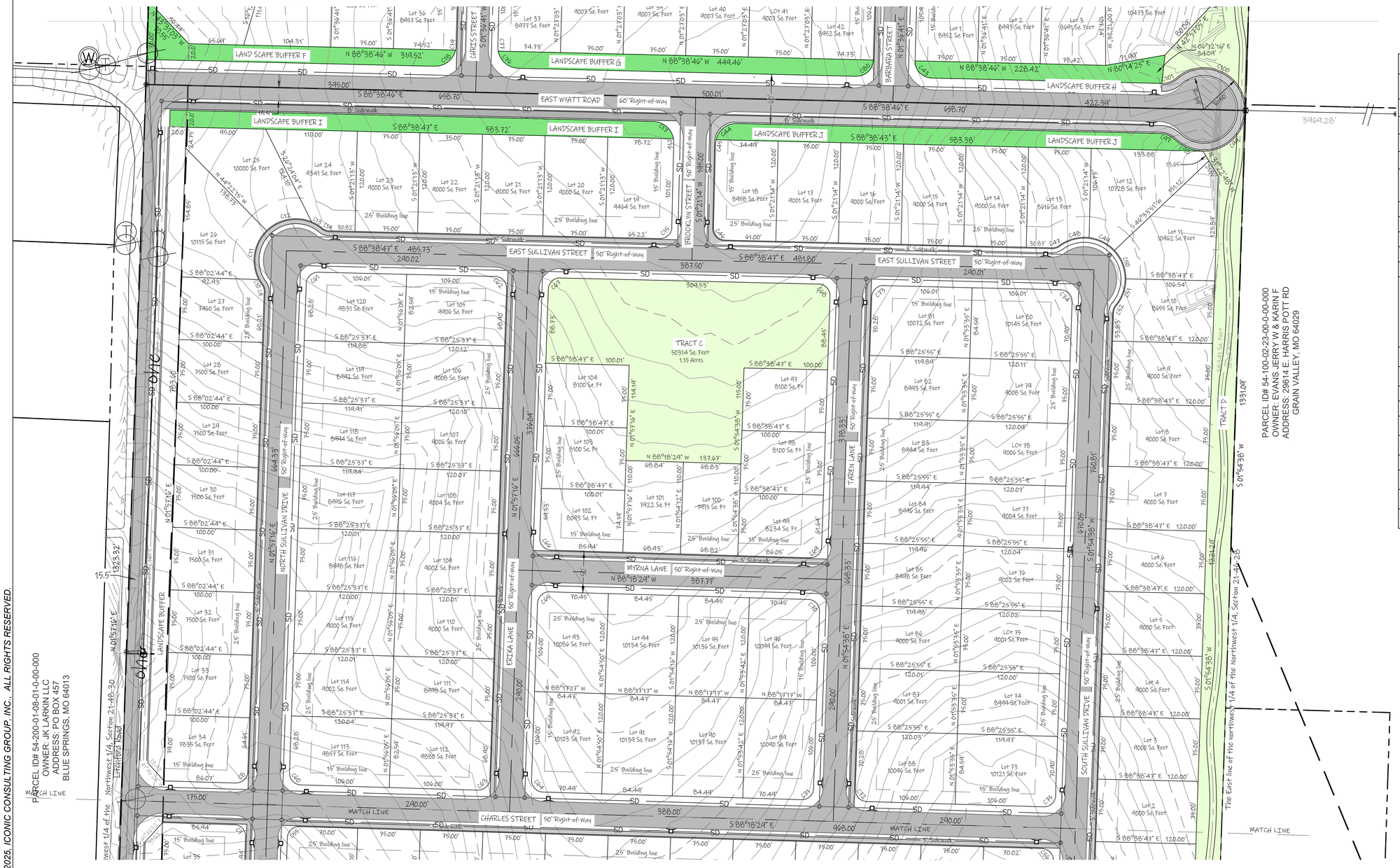
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JEFFREY E. BRISCOE,
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SULLIVAN RANCH DEVELOPMENT
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

GENERAL DEVELOPMENT PLAN

DESIGN:	AC
CHECK:	JB
DRAWN:	AC
DATE:	10/24/2025
SCALE:	1" = 60'

PROJECT NO.
20251057001
SHEET NO.
GI101



LEGEND:

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GENERAL NOTES:

1. SEE SHEET GC101 FOR GENERAL PHASING PLAN.
2. SEE SHEET L100 FOR OPEN SPACE AND LANDSCAPE.
3. SEE SHEET GI100 FOR REZONING PLAN.
4. SEE CU100 SERIES SHEETS FOR PRELIMINARY UTILITY LAYOUTS.
5. SEE CG101 FOR PRELIMINARY GRADING AND DRAINAGE.
6. SEE RC101 FOR EXISTING WATERSHED PLAN.

SITE DATA TABLE

LOT SIZE		MIN = 7200 SQ FT TYP = 9000 SQ FT	MIN = 0.17 AC TYP = 0.21 AC
DEVELOPMENT AREA		70.15 AC	
NUMBER OF RESIDENTIAL LOTS		218	
		EXISTING	PROPOSED
ZONE DISTRICT		AG	SF-7
LAND USE		AGRICULTURAL	SINGLE FAMILY DETACHED
		ALLOWED	PROPOSED
BUILDING HEIGHT			
FLOOR AREA RATIO			
		REQUIRED	PROPOSED
10% OPEN SPACE REQUIRED		7.0	7.0
SETBACKS	FRONT		25
	SIDE		8
	CORNER SIDE		25
	REAR		15
TRACT A	OPEN SPACE		1.93 ACRES
TRACT B	OPEN SPACE/DETENTION AREA		1.10 ACRES
TRACT C	OPEN SPACE		1.15 ACRES
TRACT D	OPEN SPACE		0.88 ACRES
TRACT E	OPEN SPACE/DETENTION AREA		1.93 ACRES
BUFFER TRACT F	BUFFER A		0.20 ACRES
BUFFER TRACT G	BUFFER A		0.20 ACRES
BUFFER TRACT H	BUFFER A		0.15 ACRES
BUFFER TRACT I	BUFFER A		0.27 ACRES
BUFFER TRACT J	BUFFER A		0.25 ACRES

PARCEL ID# 54-100-02-23-00-0-00-000
OWNER: EVANS JERRY W & KARIN F
ADDRESS: 29614 E. HARRIS POTT RD
GRAIN VALLEY, MO 64029

PARCEL ID# 54-200-01-08-01-0-00-000
OWNER: JK LARKIN LLC
ADDRESS: PO BOX 457
BLUE SPRINGS, MO 64013

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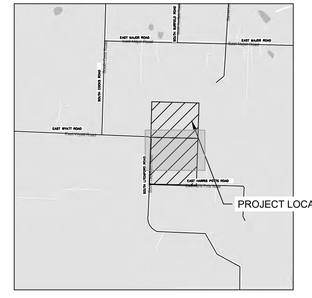
NO.	REVISION DESCRIPTION	DATE

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SULLIVAN RANCH DEVELOPMENT
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

GENERAL DEVELOPMENT PLAN

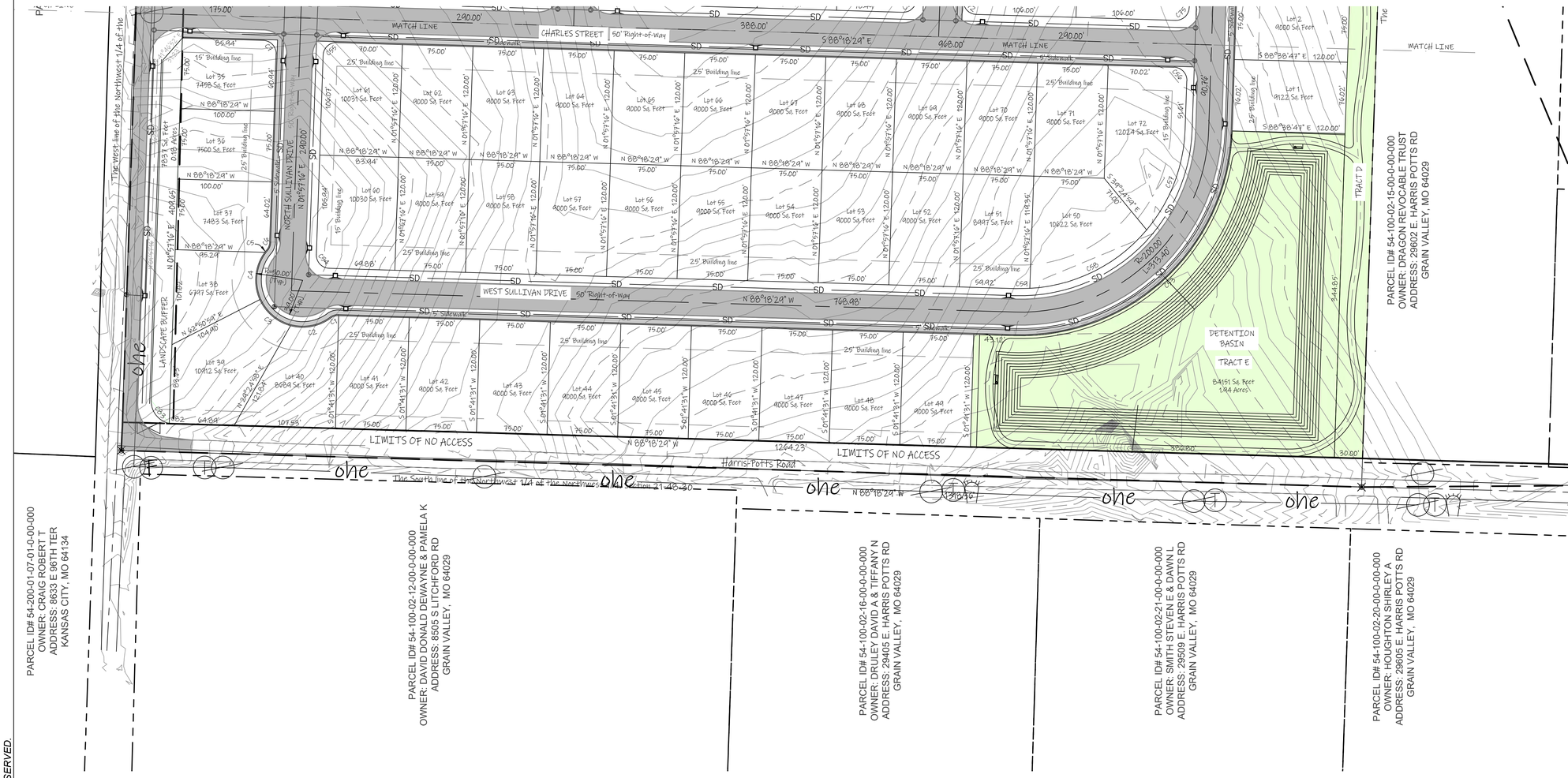


VICINITY MAP
N.T.S

GRAPHIC SCALE
60' 0 60' 180'
SCALE: 1" = 60'

DESIGN:	AC
CHECK:	JB
DRAWN:	AC
DATE:	10/24/2025
SCALE:	1" = 60'

PROJECT NO.
20251057001
SHEET NO.
GI102



LEGEND:

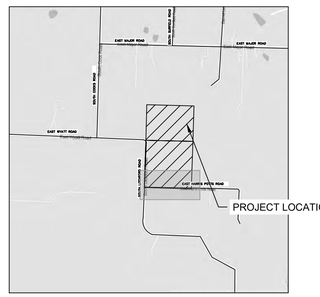
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GENERAL NOTES:

1. SEE SHEET GC101 FOR GENERAL PHASING PLAN.
2. SEE SHEET L100 FOR OPEN SPACE AND LANDSCAPE.
3. SEE SHEET GI100 FOR REZONING PLAN.
4. SEE CU100 SERIES SHEETS FOR PRELIMINARY UTILITY LAYOUTS.
5. SEE CG101 FOR PRELIMINARY GRADING AND DRAINAGE.
6. SEE RC101 FOR EXISTING WATERSHED PLAN.

SITE DATA TABLE

LOT SIZE		MIN = 7200 SQ FT TYP = 9000 SQ FT	MIN = 0.17 AC TYP = 0.21 AC
DEVELOPMENT AREA		70.15 AC	
NUMBER OF RESIDENTIAL LOTS		218	
		EXISTING	PROPOSED
ZONE DISTRICT		AG	SF-7
LAND USE		AGRICULTURAL	SINGLE FAMILY DETACHED
		ALLOWED	PROPOSED
BUILDING HEIGHT			
FLOOR AREA RATIO			
		REQUIRED	PROPOSED
10% OPEN SPACE REQUIRED		7.0	7.0
SETBACKS	FRONT		25
	SIDE		8
	CORNER SIDE		25
	REAR		15
TRACT A	OPEN SPACE		1.93 ACRES
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BUFFER TRACT H	BUFFER A		0.15 ACRES
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BUFFER TRACT J	BUFFER A		0.25 ACRES



VICINITY MAP
N.T.S

GRAPHIC SCALE
60' 0 60' 180'
SCALE: 1" = 60'

NO.	REVISION DESCRIPTION	DATE

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SULLIVAN RANCH DEVELOPMENT
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

GENERAL DEVELOPMENT PLAN

DESIGN:	AC
CHECK:	JB
DRAWN:	AC
DATE:	10/24/2025
SCALE:	1" = 60'

PROJECT NO.
20251057001

SHEET NO.
GI103

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1 GENERAL LANDSCAPE PLAN

LANDSCAPE LEGEND:

RIGHT OF WAY / PROPERTY LINE

EXISTING TREE CANOPY TO BE PRESERVED

STREETSCAPE TREES: 299
(1 TREE PER 75 FT.)

BUFFER A TREES: 87
(4 TREES PER 100 FT.)

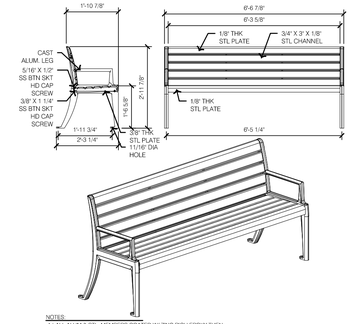
TOTAL: 386 TREES

TRACT ID	PARCEL TYPE	ACRES
A	OPEN SPACE	1.93
B	OPEN SPACE / DETENTION AREA	1.10
C	OPEN SPACE	1.15
D	OPEN SPACE	0.88
E	OPEN SPACE / DETENTION AREA	1.93
	TOTAL	**7.00**

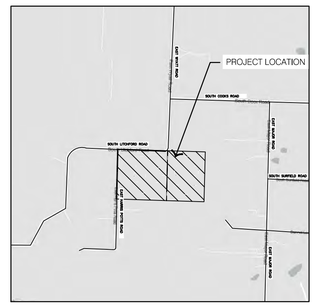
BUFFER TRACT ID	BUFFER TYPE	ACRES
F	BUFFER A	0.20
G	BUFFER A	0.20
H	BUFFER A	0.15
I	BUFFER A	0.27
J	BUFFER A	0.25
	TOTAL	**1.07**

GENERAL NOTES:

1. PRESERVATION OF EXISTING TREES ON SITE TO SATISFY THE PLANT UNIT REQUIREMENTS OF OPEN SPACE AND LANDSCAPE BUFFERS.
2. PRESERVATION OF EXISTING PLANT MATERIAL TO CONFORM WITH SECTION 407.040.C.6 OF THE BLUE SPRINGS, MO UNIFIED DEVELOPMENT CODE.



2 TYPICAL BENCH



KEY MAP

NORTH
0' 50' 100' 200'

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olsson®

NO.	REVISION DESCRIPTION	DATE

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1111 13TH STREET, SUITE 403
KANSAS CITY, MO 64105
OFFICE: 816.888.8141
WWW.ICONICCG.COM

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SULLIVAN RANCH DEVELOPMENT
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

GENERAL LANDSCAPE PLAN

DESIGN:	KT
CHECK:	KT
DRAWN:	EW
DATE:	09/11/2025
SCALE:	1" = 100'

PROJECT NO.
20251057001

SHEET NO.
L100



Elevation A



Elevation B



Elevation C

Received
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10/13/2025 2:08:58 PM

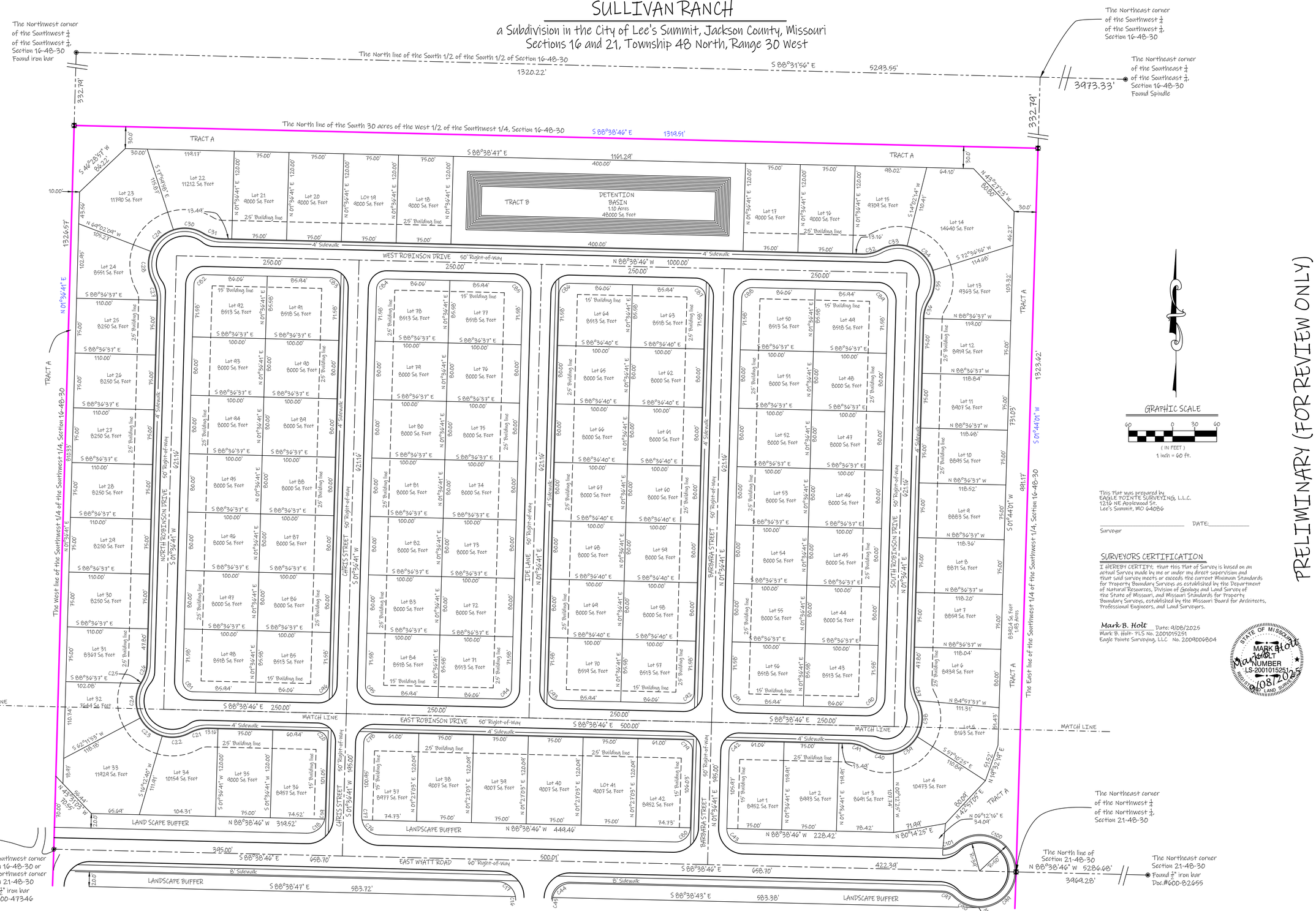


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10/13/2025 2:03:50 PM

Preliminary Plat (for Review ONLY)

SULLIVAN RANCH

a Subdivision in the City of Lee's Summit, Jackson County, Missouri
Sections 16 and 21, Township 48 North, Range 30 West



This Plat was prepared by
EAGLE POINTE SURVEYING, L.L.C.
1216 NE Applewood St.
Lee's Summit, MO 64086

_____ DATE:_____
Surveyor

SURVEYORS CERTIFICATION

I HEREBY CERTIFY: that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Mark B. Holt Date: 9/08/2025
Mark B. Holt- PLS No. 2001015291
Eagle Pointe Surveying, LLC No. 2009006804

STATE OF MISSOURI MARK B HOLT NUMBER LS-2001015291 LAND SURVEYOR 9/08/2025

PRELIMINARY (FOR REVIEW ONLY)

This Survey was prepared for:
CJR Construction
c/o Charles Robinson
6220 Blue Ridge Cutoff
Raytown, Missouri

NO.	DATE	DESCRIPTION	BY
1	9/8/25	Per City Comments	WBH

SULLIVAN RANCH
Section 16 and 21, T48N, R30W

Blue Springs
Jackson County, Missouri

DATE OF SURVEY: May 2025 thru Sept 2025
CLASS OF PROPERTY: SUBURBAN
SURVEY CREW: WBH
DRAWING NAME: 20250519BD
Prelim Plat

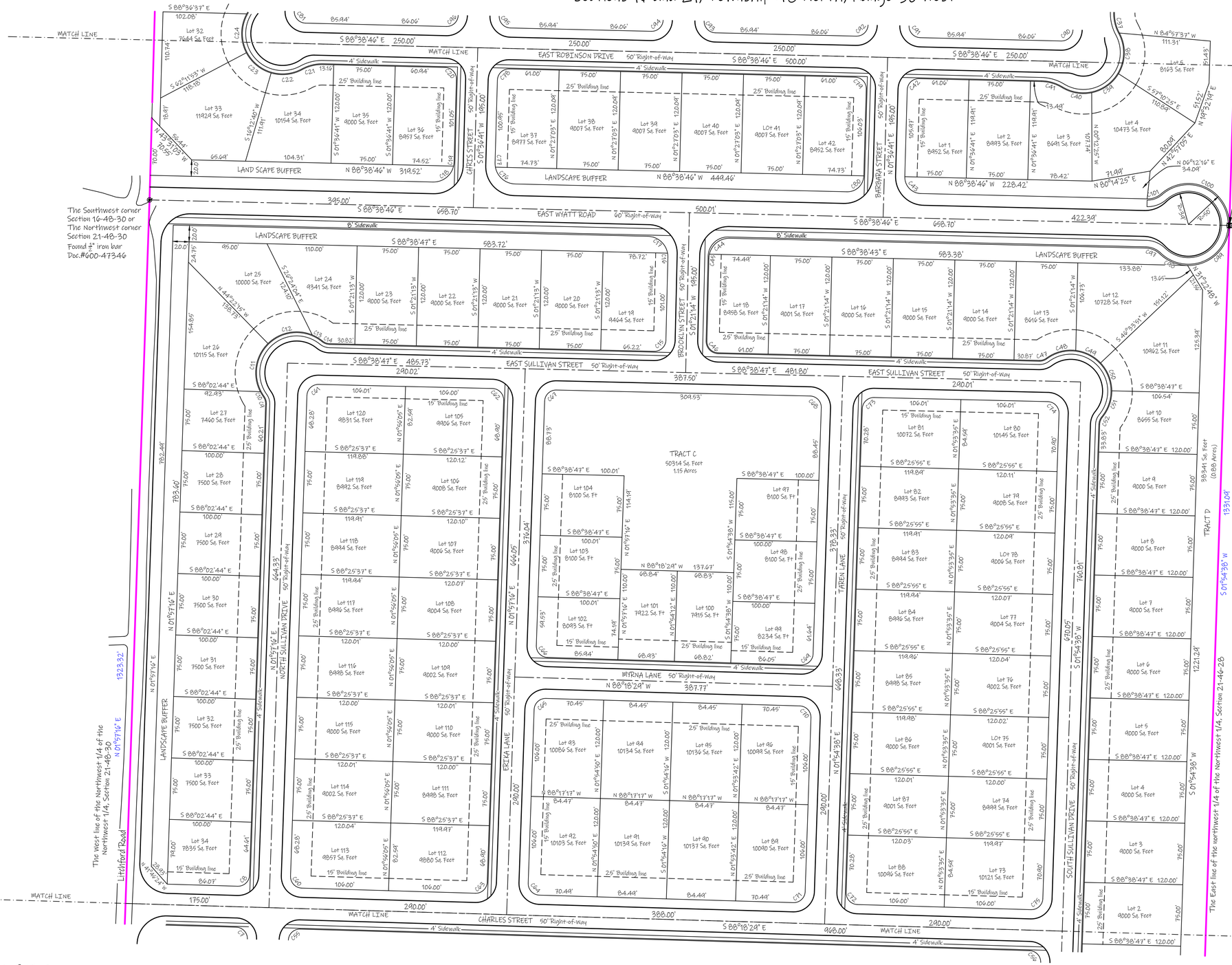
Eagle Pointe Surveying, LLC
1216 NE Applewood St.
Lee's Summit, MO 64086
(816) 456-0156

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Preliminary Plat (for Review ONLY)

SULLIVAN RANCH

a Subdivision in the City of Lee's Summit, Jackson County, Missouri
Sections 16 and 21, Township 48 North, Range 30 West



PRELIMINARY (FOR REVIEW ONLY)

This Plat was prepared by
EAGLE POINTE SURVEYING, L.L.C.
1216 NE Applewood St.
Lee's Summit, MO 64086

Surveyor DATE:

SURVEYORS CERTIFICATION

I HEREBY CERTIFY: that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Mark B. Holt Date: 9/08/2025
Mark B. Holt- PLS No. 2001015251
Eagle Pointe Surveying, LLC No. 2009006804

STATE OF MISSOURI
MARK B HOLT
NUMBER LS-2001015251
REGISTERED LAND SURVEYOR
9/08/2025

This Survey was prepared for:
CJR Construction
c/o Charles Robinson
6220 Blue Ridge Cutoff
Raytown, Missouri

NO.	DATE	DESCRIPTION	BY
1	9/8/25	Per City Comments	MBH

SULLIVAN RANCH
Section 16 and 21, Township 48N, Range 30W
Blue Springs
Jackson County, Missouri

DATE OF SURVEY: May 2025 thru Sept 2025
CLASS OF PROPERTY: SUBURBAN
SURVEY CREW: MBH
DRAWING NAME: 202505-1980 Prelim Plat

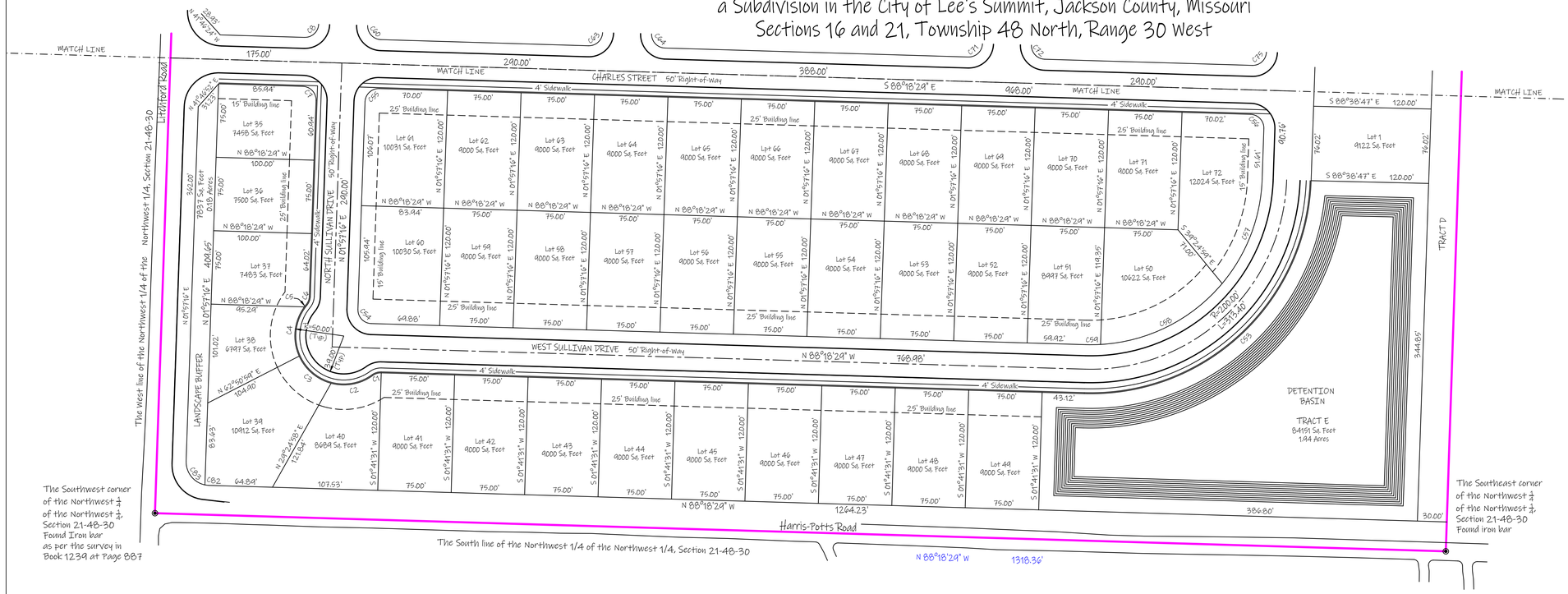
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Lee's Summit, MO 64086
(816) 456-0156

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Preliminary Plat (for Review ONLY)

SULLIVAN RANCH

a Subdivision in the City of Lee's Summit, Jackson County, Missouri
Sections 16 and 21, Township 48 North, Range 30 West



This Plat was prepared by
EAGLE POINTE SURVEYING, L.L.C.
1216 NE Applewood St.
Lee's Summit, MO 64086

_____ DATE:_____
Surveyor

SURVEYORS CERTIFICATION

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Mark B. Holt Date: 9/08/2025
Mark B. Holt- PLS No. 2001015251
Eagle Pointe Surveying, LLC No. 2009006804

STATE OF MISSOURI MARK B HOLT NUMBER LS-2001015251 9/08/2025 LAND SURVEYOR

PROPERTY DESCRIPTION

A tract of land partly in Section 16 and partly in Section 21, Wholly in Township 48 North of the Base line, Range 30 west of the 5th Principal Meridian, Blue Springs, Jackson County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Section 16-48-30; thence with the west line of the Southwest ¼ of the Southwest ¼ Section 16-48-30 N01°36'41"E, 891.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼ Section 16-48-30; thence with the North line of said South 30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest¼ Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼ Section 30-48-30 S01°44'01"W, 891.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼ Section 21-48-30; thence with the East line of said ¼ ¼ section S01°54'30"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼ Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼ Section 21-48-30 N88°18'29"W, 1318.36' to the Northwest corner of aforesaid ¼ ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

Subject to Right-of-way and Easements as may now be established

DEDICATION:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOW AS

"SULLIVAN RANCH"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF BLUE SPRINGS, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION _____, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

STREETS:
THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

DEVELOPMENT PURPOSE STATEMENT

To rezone the parcels 2017-03-A1-700-03-03-00-0-00-000 and 2017-04-S4-100-02-03-00-0-00-000 to bring Sullivan Ranch development to life. it exist as a vacant agricultural parcel (AG) and we are proposing the rezoning to SF-7. This is in line with the cities plans as well as requirements being one unit of zoning classification awayfrom the neighboring development to the west.

the parcels propose a unique opportunity with the being included in the S2 section of the cities plan and having the topography that allows for the extension of East Wyatt Road, improvement of South Litchford Road, and the implementation of our proposed development which would not be brought to action with the existing agricultural zoning which has been left vacant.

The surrounding development in Hoot Owl and the development to the North Willow Tree set the tone for the area that our development will carry by continuing the growth sense of community in the area, aiding in the improvement of the infrastructure, and minimizing the impact to schooling districts being divided between the Blue Springs and Lee's Summit districts.

SURVEYOR'S GENERAL NOTES/PLAT NOTES

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
      SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "MO D06804 AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
   b) PERMANENT MONUMENTS:
      SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "MO D06804" AT PLAT BOUNDARY CORNERS.

2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY

3. ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS." REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS

4. INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

5. NO TITLE REPORT WAS PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.

6. MINIMUM LIVABLE FLOOR SPACE SHALL BE 1600 SQ. FT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	14.00'	9.26'	9.09'	S 72°44'27" W	37°54.07"
C2	50.00'	44.72'	43.24'	S 76°24'42" W	61°14.36'
C3	50.00'	44.22'	42.76'	N 48°37'56" W	50°40.04"
C4	50.00'	53.01'	50.59'	N 00°54'18" E	60°44.26"
C5	50.00'	2.48'	2.48'	N 30°00'55" E	2°-24.91"
C6	14.00'	9.26'	9.09'	S 20°54'20" W	37°54.07"
C7	14.00'	22.00'	19.84'	N 43°10'37" W	90°15.45"
C8	14.00'	21.93'	19.75'	S 46°49'24" W	89°44.15"
C9	14.00'	9.26'	9.09'	N 16°58'46" W	37°54.07"
C10	50.00'	7.44'	7.43'	S 31°41'03" E	8°-31'36"
C11	50.00'	53.15'	50.52'	N 00°06'15" E	73°05.00"
C12	50.00'	58.24'	55.00'	N 75°59'49" E	66°44.02"
C13	50.00'	14.74'	14.69'	N 59°11'26" W	16°53.33"
C14	14.00'	9.26'	9.09'	N 69°41'43" W	37°54.07"
C15	14.00'	21.99'	19.80'	S 46°21'13" W	89°59.58"
C16	25.00'	5.03'	5.03'	S 04°24'53" E	11°32.14"
C17	25.00'	34.24'	31.62'	N 49°24'54" W	78°27.47"
C18	25.00'	34.24'	31.62'	S 52°07'20" W	78°27.47"
C19	25.00'	4.92'	4.91'	S 07°19'04" W	11°16.46"
C20	14.00'	22.00'	19.84'	S 43°21'03" E	90°15.21"
C21	50.00'	26.28'	25.98'	N 75°17.42" E	30°07.02"
C22	50.00'	39.25'	38.25'	S 63°43'26" W	44°58.24"
C23	50.00'	40.13'	39.04'	S 50°47.42" E	45°58.12"
C24	50.00'	49.50'	47.51'	S 00°33'44" W	56°43.43"
C25	50.00'	2.45'	2.45'	N 30°18'39" E	2°48.07"
C26	50.00'	26.28'	25.98'	S 16°40'12" W	30°07.02"
C27	50.00'	26.28'	25.98'	N 13°27'691" W	30°07.02"
C28	50.00'	43.17'	41.84'	N 05°46'16" W	44°28.12"
C29	50.00'	44.54'	43.08'	N 46°28'56" E	51°02.12"
C30	50.00'	43.13'	41.84'	S 83°16'51" E	49°28.14"
C31	50.00'	26.28'	25.98'	S 73°35'16" E	30°07.02"
C32	50.00'	26.28'	25.98'	S 76°17.42" W	30°07.02"
C33	50.00'	37.35'	36.48'	N 62°36'13" E	42°48.03"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C34	50.00'	51.12'	48.92'	S 46°40.25" E	59°34.42"
C35	50.00'	42.82'	41.56'	S 07°10.20" W	49°06.41"
C36	50.00'	26.28'	25.98'	S 16°40.12" W	30°07.02"
C37	50.00'	26.28'	25.98'	N 13°26.91" W	30°07.02"
C38	50.00'	51.44'	49.64'	N 01°15.16" E	59°31.20"
C39	50.00'	41.25'	40.11'	S 64°36.55" W	47°17.53"
C40	50.00'	37.66'	36.76'	N 80°06.27" W	43°09.25"
C41	50.00'	26.28'	25.98'	N 73°35.15" W	30°07.02"
C42	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C43	20.00'	31.61'	28.35'	S 43°31.03" E	90°15.21"
C44	25.00'	34.24'	31.62'	S 52°07.23" W	78°27.47"
C45	25.00'	5.03'	5.03'	N 03°07.22" E	11°32.16"
C46	14.00'	21.99'	19.80'	N 43°39.43" W	90°00.01"
C47	14.00'	9.26'	9.09'	S 72°44.27" W	37°54.07"
C48	50.00'	37.00'	37.00'	S 75°09.59" W	43°25.47"
C49	50.00'	34.23'	33.44'	N 23°16.38" W	39°40.55"
C50	50.00'	37.59'	36.71'	S 21°54.03" E	43°04.13"
C51	50.00'	35.06'	34.35'	S 18°43.25" W	40°10.41"
C52	14.00'	9.26'	9.09'	S 20°51.42" W	37°54.07"
C53	225.00'	352.57'	317.59'	S 46°48.04" W	89°46.53"
C54	14.00'	22.06'	19.84'	N 43°10.37" W	90°15.46"
C55	14.00'	21.93'	19.75'	S 46°49.24" W	89°44.15"
C56	14.00'	22.04'	19.84'	N 43°11.56" W	90°13.07"
C57	175.00'	116.36'	114.23'	S 20°57.20" W	38°05.45"
C58	175.00'	142.77'	138.64'	S 63°22.38" W	46°44.32"
C59	175.00'	15.10'	15.09'	S 84°13.13" W	4°56.30"
C60	14.00'	22.06'	19.84'	N 43°10.37" W	90°15.46"
C61	14.00'	21.84'	19.69'	N 46°38.14" E	89°23.57"
C62	14.00'	22.14'	19.90'	S 43°28.46" E	90°26.03"
C63	14.00'	21.93'	19.75'	S 46°49.24" W	89°44.15"
C64	14.00'	22.06'	19.84'	N 43°10.37" W	90°15.46"
C65	14.00'	21.93'	19.75'	S 46°49.24" W	89°44.15"
C66	14.00'	22.06'	19.84'	N 43°10.37" E	90°15.46"
C67	14.00'	21.84'	19.69'	S 46°38.14" W	89°23.57"
C68	14.00'	22.13'	19.89'	N 43°22.05" W	90°25.25"
C69	14.00'	21.84'	19.76'	S 46°48.04" W	89°46.53"
C70	14.00'	22.04'	19.84'	S 43°11.56" E	90°13.07"
C71	14.00'	21.84'	19.76'	S 46°48.04" W	89°46.53"
C72	14.00'	22.04'	19.84'	N 43°11.56" W	90°13.07"
C73	14.00'	21.86'	19.76'	S 46°27.55" W	89°31.01"
C74	14.00'	22.13'	19.89'	S 43°22.05" E	90°25.25"
C75	14.00'	21.84'	19.76'	N 46°48.04" E	89°46.53"
C76	25.00'	34.14'	31.55'	N 80°31.12" W	78°15.10"
C77	25.00'	5.24'	5.23'	N 04°23.28" W	12°00.17"
C78	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C79	14.00'	22.05'	19.84'	N 43°31.03" W	90°15.27"
C80	20.00'	31.33'	28.22'	S 46°28.51" W	89°44.23"
C81	14.00'	22.05'	19.84'	N 43°31.03" W	90°15.27"
C82	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C83	14.00'	22.05'	19.84'	S 43°31.03" E	90°15.27"
C84	14.00'	21.93'	19.75'	S 46°28.51" W	89°44.23"
C85	14.00'	22.05'	19.84'	S 43°31.03" E	90°15.27"
C86	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C87	14.00'	22.05'	19.84'	N 43°31.03" W	90°15.27"
C88	14.00'	21.93'	19.75'	S 46°28.51" W	89°44.23"
C89	14.00'	22.05'	19.84'	N 43°31.03" W	90°15.27"
C90	14.00'	21.93'	19.75'	S 46°28.51" W	89°44.23"
C91	14.00'	21.93'	19.75'	N 43°31.07" W	90°15.34"
C92	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C93	14.00'	22.05'	19.84'	N 43°31.03" W	90°15.27"
C94	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C95	14.00'	22.05'	19.84'	S 43°31.03" E	90°15.27"
C96	14.00'	21.93'	19.75'	N 46°28.51" E	89°44.23"
C97	25.00'	19.69'	19.26'	S 67°13.45" E	42°49.56"
C98	50.00'	37.59'	36.69'	N 67°02.08" W	43°02.44"
C99	50.00'	76.35'	70.56'	S 46°14.51" W	87°47.15"
C100	50.00'	115.42'	91.65'	N 65°03.47" W	132°50.00"
C101	25.00'	19.69'	19.26'	N 69°56.13" E	42°50.00"

PRELIMINARY (FOR REVIEW ONLY)

This Survey was prepared for:
CJR Construction
c/o Charles Robinson
6220 Blue Ridge Cutoff
Raytown, Missouri

NO.	DATE	DESCRIPTION	BY
1	9/8/25	Per City Comments	WBH

SULLIVAN RANCH
Section 16 and 21, Township 48N, Range 30W

Blue Springs
Jackson County, Missouri

DATE OF SURVEY: May 2025 thru Sept 2025
CLASS OF PROPERTY: SUBURBAN
SURVEY CREW: WBH
DRAWING NAME:202505-1980 Prelim Plat

Eagle Pointe Surveying, LLC
1216 NE Applewood St.
Lee's Summit, MO 64086
(816) 456-0156

MATCHLINE, SEE SHEET CU102

S. LITCHFORD RD.

MATCH EXISTING

HARRIS - POTTS RD.

LIMITS OF NO ACCESS

TRACT 198

TRACT 201

TRACT 100

TRACT 200

TRACT 99

MATCH EXISTING

A1-OS 0.77

A2-OS 0.72

B1-BP 0.26

B2-BP 0.91

A1-BP 0.92

A 40.40

B 28.8

PARCEL ID# 54-100-02-15-00-0-00-000
OWNER: DRAGON REVOCABLE TRUST
ADDRESS: 29602 E. HARRIS POTTS RD
GRAIN VALLEY, MO 64029

PARCEL ID# 54-100-02-24-00-0-00-000
OWNER: EVANS JERRT W & KARIN F-TRUSTEES
ADDRESS: 29614 E. HARRIS POTTS RD
GRAIN VALLEY, MO 64029

PARCEL ID# 54-100-02-23-00-0-00-000
OWNER: EVANS JERRY W & KARIN F
ADDRESS: 29614 E. HARRIS POTT RD
GRAIN VALLEY, MO 64029

PARCEL ID# 41-700-03-04-03-0-00-000
OWNER: CORE THERAPIES LLC
ADDRESS: 316 NE OAK RIDGE DR
LEES SUMMIT, MO 64064

PARCEL ID# 41-800-04-06-01-1-00-000
OWNER: UNDERWOOD MARTIN L & S SUSAN
ADDRESS: 29110 E WYATT RD
GRAIN VALLEY, MO 64029

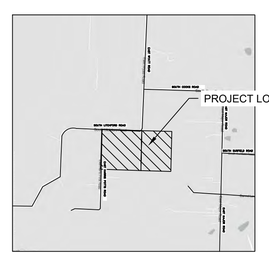
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LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED DRAIANGE BOUNDARY
- PROPOSED FLOW ARROW
- PROPOSED CURB INLET
- PROPOSED DRAINAGE MANHOLE
- SD — PROPOSED STORM DRAIN LINE
- NAME / ACRE — PROPOSED DRAINAGE BOUNDARY ID OS = OFFSITE; BP = BYPASS

NOTES:

1. S. LITCHFORD ROAD TO BE PARTIALLY REBUILT MATCHING EXISTING GROUND.
2. STREET GRADES 2% TO 4% DEPENDING ON STREET CLASSIFICATION. PER APWA 5200.
3. STREET TYPICAL SECTION WILL FOLLOW CITY OF BLUE SPRING STANDARD DETAILS.
4. ALL DRAINAGE STRUCTURES WILL FOLLOW CITY OF BLUE SPRINGS STANDARD DETAILS.
5. SEE DRAINAGE REPORT FOR OVERALL DRAINAGE INFORMATION. DETAIL DRAINAGE DESIGN WILL BE PROVIDED IN THE DESIGN PHASE.
6. GRADING PLAN IS PRELIMINARY. DETAIL GRADING WILL BE PROVIDED DURING DESIGN PHASE.



VICINITY MAP
N.T.S

GRAPHIC SCALE
100' 0 100' 300'
SCALE: 1" = 100'

NO.	REVISION DESCRIPTION	DATE

ICONIC CONSULTING GROUP, INC.
1111 13TH STREET, SUITE 403
KANSAS CITY, MO 64141
OFFICE: 816.888.4141
WWW.ICONICCG.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF **PRELIMINARY REVIEW** UNDER AUTHORITY OF JEFFREY E. BRISCOE, P.E. 2025024116 ON 10/08/2025 IT MAY NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

SULLIVAN RANCH DEVELOPMENT
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64029

PROPOSED DRAINAGE PLAN

DESIGN:	AC
CHECK:	JB
DRAWN:	AC
DATE:	10/08/2025
SCALE:	1" = 100'

PROJECT NO.
20251057001

SHEET NO.
CG101

Received
10/13/2025 2:12:58 PM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, 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:

Publication Dates:

- Sep 6, 2025

Printer's Fee: $224.84

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 09/08/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

**Rezoning | RZ-07-25-9646
General Development Plan | GDP-07-25-9647
"Sullivan Ranch Development"
E Wyatt Road and S. Litchford Road
Parcel # 41-700-03-03-00-0-00-000; Parcel #54-100-02-03-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, September 22, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Charles J. Robinson, CJR, on behalf of the property owner, Land Bank of Blue Springs Missouri, for consideration to rezone from "AG" (Agriculture) to "SF-7" (Single-Family)(RZ-07-25-9646) for 69 +/- acres for a neighborhood development with a General Development Plan (GDP-07-25-9647) located south of Wyatt Road and East of South Litchford Road. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

A TRACT OF LAND PARTLY IN SECTION 16 AND PARTLY IN SECTION 21, WHOLLY IN TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16-48-30; THENCE WITH THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 16-48-30, N01°36'41"E, 991.16' TO THE NORTHWEST CORNER OF THE SOUTH 30.00 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼, SECTION 16-48-30; THENCE WITH THE NORTH LINE OF SAID SOUTH 30.00

Rezoning; General Development Plan; Preliminary Plat
RZ-07-25-9646; GDP-07-25-9647; PP-07-25-9648
Sullivan Ranch
Exhibit #3

ACRES, S88°38'46"E, 1319.51' TO THE NORTHEAST CORNER OF THE AFORESAID SOUTH 30.00 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼, SECTION 16-48-30; THENCE WITH THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 30-48-30, S01°44'01"W, 991.17' TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30; THENCE WITH THE EAST LINE OF SAID ¼, ¼ SECTION, S01°54'38"W, 1331.09' TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30; THENCE WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30, N88°18'29"W, 1318.36' TO THE SOUTHWEST CORNER OF AFORESAID ¼, ¼ SECTION; THENCE WITH THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 21-48-30, N01°57'16"E, 1323.32' BACK TO THE POINT OF BEGINNING.

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-07-25-9647 and Rezoning/ RZ-07-25-9646 on **Monday, October 06, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 06, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
09/03/2025

Published in the Examiner, Sep 6, 2025

3831100

FirstName	Address1	Address2	City	State	Zip
HARRIS FAMILY TRUST DATED 12/28/2021	2330 COLORADO DR		JOPLIN	MO	64804
UNDERWOOD MARTIN L & S SUSAN	29110 E WYATT RD		GRAIN VALLEY	MO	64029
S DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MIC	8505 S LITCHFORD RD		GRAIN VALLEY	MO	64029
PYLE CHRIS & REBECCA	29201 MAJOR RD		GRAIN VALLEY	MO	64029
CRAIG ROBERT T	8633 E 96TH TER		KANSAS CITY	MO	64134
DRULEY DAVID A & TIFFANY N	29405 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029
DRAGON REVOCABLE TRUST DATED MAY 26, 2023	29602 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029
WOCHNER REGINA M & KNUST DAVID A	8312 S LITCHFORD RD		GRAIN VALLEY	MO	64029
JK LARKIN LLC	PO BOX 457		BLUE SPRINGS	MO	64013
EVANS JERRY W & KARIN F	29614 E HARRIS-POTTS RD		GRAIN VALLEY	MO	64029
HOUGHTON SHIRLEY A	29605 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029
CORE THERAPIES LLC	316 NE OAK RIDGE DR		LEES SUMMIT	MO	64064
SMITH STEVEN E & DAWN L	29509 E HARRIS POTTS RD		GRAIN VALLEY	MO	64029

Rezoning; General Development Plan; Preliminary Plat
RZ-07-25-9646; GDP-07-25-9647; PP-07-25-9648
Sullivan Ranch
Exhibit #4

Blue Springs, Missouri
Community Development

August 22, 2025

Ref: Public Hearing: Rezoning | RZ-07-25-9646
General Development Plan | GDP-07-25-9647
"Sullivan Ranch"
East of S Litchford and South of E.Wyatt Road
Parcel # 41-700-03-03-00-0-00-000 & 54-100-02-03-00-0-00-000

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, Charles Robinson of CJR Development for consideration to rezone from "AG" (Agriculture) to "SF-7" (Single-Family) (RZ-07-25-9646) for the 69 +/- acres for a neighborhood development with a General Development Plan (GDP-07-25-9647) located south of Wyatt Road and East of Shrout Road.

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

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

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

Planning Commission - Monday, September 22, 2025 @ 6:30 p.m.
&
City Council – Monday, October 06, 2025 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Rezoning; General Development Plan; Preliminary Plat
RZ-07-25-9646; GDP-07-25-9647; PP-07-25-9648
Sullivan Ranch
Exhibit #5

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 27, 2025 City Council: November 3, 2025
Project Name:	***Colbern Farms***
Site Location:	26100 E Colbern Road
Project Request:	**RZ-08-25-9668**; Rezoning from "GB-C" (General Business-Commercial) to "SF-7" (Single-Family Residential District). **GDP-09-25-9690**; General Development Plan for the development of 34 single-family homes and a walking trail. **PP-08-25-9670**; Preliminary Plat for 34 single-family lots and three (3) open space tracts on 16.67 +/- acres.

Applicant: Colby Dowell | KAT Excavation
Property Owner: Sarai Jarnail S & Manjit K
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "GB-C" (General Business-Commercial) and establish initial zoning of "SF-7" (Single-Family Residential District) for the property located at 26100 E Colbern Road. The applicant is also requesting approval of a General Development Plan for 34 single-family homes with a walking trail . The final request is for approval of a Preliminary Plat for 34 single family lots and three (3) open space tracts on 16.67 +/- acres.

Staff Recommendation: Staff recommends Approval of the Rezoning, and Approval of the General Development Plan and Preliminary Plat with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
04/19/2004	City Council	Approval of Chapman Farms Planned Unit Development Plan (R-4-2004)
04/12/2004	Planning Commission	Recommended approval of Chapman Farms Planed Unit Development Plan (R-4-2004)

Future Applications: The Rezoning, General Development Plan, and Preliminary Plat will be reviewed concurrently. Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to the selling of individual lots or the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family Residential)	Chapman Farms 1st Plat-Undeveloped
South:	Right-Of-Way Colbern Road/ Unincorporated Jackson County	Unincorporated Jackson County-Single Family residential
East:	Unincorporated Jackson County	Unincorporated Jackson County-Commercial

Rezoning; General Development Plan; Preliminary Plat
RZ-08-25-9668; GDP-09-25-9690; PP-08-25-9670
Colbern Farms
Exhibit #1

West:	Unincorporated Jackson County	Unincorporated Jackson County-Single Family Residential

REZONING ANALYSIS

Existing Zoning: "GB-C" (General Business-Commercial)
Existing Land Use: Undeveloped
Proposed Zoning: "SF-7" Single-Family Residential District
Proposed Land Use: Detached Single Family 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 a *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 "IMAGE" Framework:

- *IMAGE – GOAL 4: Promote development that reinforces the importance of the public realm*
  - *Improve design quality and orient projects to the public realm at **Distinct Destinations, Business Hubs, Neighborhood Center,** and **Gathering Places.***

The S1 Area Plan designates the subject property as *Mixed Density Neighborhood,* which is the primary designation for much of the S1 area. In practice, this allows net densities of 5 to 12 dwelling units per acre with a variety of housing formats such as smaller lot single family, duplexes, or an appropriate scaled multi-family.

Detached Housing: Areas appropriate for detached houses on small to medium lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 10,890 square foot (1/4 acre range). Larger lots may be integrated into the pattern in limited application to add variety of housing types of transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distances to Gathering Places and Neighborhood Center.

Small Scale Multi-Unit Housing: Areas appropriate for small and targeted application of higher-density housing types that integrate with the scale and patterns of

neighborhoods. This includes multi-unit houses (2-, 3-, and 4-plexes), townhouses, walk-up apartments (4 to 12 units / 2 to 4 stories). The lot sizes are comparable to lots for detached houses, and all building types retain a similar scale and relationship to the neighborhood streetscapes. Appropriate locations are typically the corners of important intersections, along block faces that front civic space, the end caps of blocks on larger streets, or on transition blocks between Neighborhoods and corridors or centers.

Strategic Plan 2025-2030: The City's Strategic Plan for 2025-2030 identifies "*Balanced Growth*" as a key strategic priority, reflecting the goal to expand and grow the community in a thoughtful and intentional manner that supports both residents and businesses. The plan emphasizes proactively identifying appropriate areas for different types of land uses, anticipating infrastructure and service needs ahead of development, and aligning public investment with private sector opportunities. By taking this forward-looking approach, the City aims to ensure that growth is supported by sufficient roads, utilities, parks, and other municipal services so that new neighborhoods and commercial areas function effectively and maintain the quality of life that existing residents value.

Within the context the development of the southern portion of the City via the South Area Sewer Neighborhood Improvement District (NID) serves as a concrete example of this balanced growth approach in practice. Established by the City in 2006 (with related bond issuance in 2009) to finance and provide sanitary sewer infrastructure for approximately 1,530 acres of planned development, the NID ensures that essential utility capacity and infrastructure are in place before or concurrent with lot development and build out. The NID requires that the landowners/developers within the district enter into cooperative agreements allocating sewer capacity, the City has effectively leveraged the NID to coordinate infrastructure readiness, phased growth, and service delivery in a way that aligns with the "Balanced Growth" Priority. The presence of the NID underscores how the City is guiding growth not just by zoning and land use decisions, but by infrastructure financing and capacity planning—thereby supporting the broader vision of preparing for and managing growth in a sustainable, service-oriented manner.

Rezoning: The intent of the "SF-7" zoning district is defined in Section 404.080, as follows:

The SF-7, Single-Family District is intended to accommodate and protect moderate density residential development as part of the overall neighborhood development patterns identified in the Comprehensive Plan. Application of this district should include appropriate transitions to other complimentary zoning districts that provide neighborhood services and amenities and other housing options that are part of larger mixed-density neighborhoods.

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: Staff finds the proposed rezoning is in accordance with the 2014 Comprehensive Plan which classifies the subject property as

providing Neighborhoods with Distinct Destinations and Gathering Places. The S1 area plan designates the area as a mix of detached housing and small-scale multi-unit housing. The proposed rezoning supports detached single-family housing-neighborhood lot size.

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

   STAFF RESPONSE: Staff finds the proposed development is proposed on a arterial, Colbern Road, and is relatively close to the intersection at South Highway 7. The proposed development would help set a guide and influence the development of other vacant properties along Colbern Road as an area with unique and innovative development. Staff finds the initial zoning of “SF-7” (Single-Family Residential District) supports the intent of any abutting zoning districts by providing a greater variety of housing choices within the city.

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: Staff finds the approval of the proposed rezoning would establish a positive precedent that encourages the development of other vacant properties along Colbern Road and South 7 Highway. The pedestrian-oriented design is thoughtful site planning and could serve as a model for future developments in the area. Denial of the application could discourage the development of vacant sites that require rezoning due to evolving conditions since the original zoning was established.

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

   STAFF RESPONSE: Staff finds the proposed development is generally compliant with the requirements of the Unified Development Code (UDC). The property is currently zoned “GB-C” (General Business-Commercial), which permits development under the established commercial standards. However, the existing “GB-C” zoning would allow commercial uses adjacent to residentially zoned and developed properties, creating potential land use compatibility concerns.

   The proposed rezoning and development plan establish a more cohesive transition between commercial and residential areas by incorporating design elements, buffering, and site layout that reduce potential conflicts. As such, the proposal provides a more compatible development pattern with surrounding uses while remaining consistent with the intent of the UDC.

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

   STAFF RESPONSE: City Utilities and public services are available and adequate to serve the proposed development. The site can be supported by existing infrastructure without requiring significant systems upgrades. Fire protection and emergency response services will be provided by the Southern Jackson County Fire Protection District, which is equipped to serve this area.

The proposed development is not anticipated to create additional demand that would negatively impact the City's or other agencies' ability to continue providing services, facilities, or programs to the site or surrounding properties.

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 finds the approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan. The investment in the site and in the city is likely to have a positive impact on the surrounding area by providing additional residents and housing options.

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: Staff finds the requested zoning change from "GB-C" (General Business-Commercial) to "SF-7" (Single-Family Residential) is justified by a change in conditions and alignment with the Comprehensive Plan and Future Land Use Map. The Comprehensive Plan identifies this area for future single-family residential development, recognizing the surrounding pattern of residential land uses and the transition away from commercial activity in this vicinity. The existing "GB-C" zoning no longer reflects current development trends or the long-range vision for the area. Rezoning the property to "SF-7" will correct commercial designation and support compatible residential infill.

8. The consistency of the application with other adopted policies of the City.

   STAFF RESPONSE: Staff finds 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.

GENERAL DEVELOPMENT PLAN & PRELIMINARY PLAT ANALYSIS

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a general development plan that will represent the general development on the site. The general development plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a general development plan is to allow preliminary review of a proposed development before substantial technical work has been undertaken.

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat

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

Preservation: The 16.67 +/- acre property is currently undeveloped and primarily consists of natural vegetation, including existing brush, shrubbery, and mature trees. As part of the proposed development, the applicant will be required to remove the existing trees to accommodate site grading and stormwater improvements. This includes the expansion of the existing drainage basin and the construction of an additional basin to manage runoff generated by the development. While the removal of vegetation is necessary to meet engineering and drainage requirements, the applicant will be required to incorporate new landscaping throughout the site.

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

Streets & Sidewalks: The proposed development will include two (2) access points located along Colbern Road, both providing direct access to the Colbern Farms development. A 5-foot-wide ADA compliant sidewalk will be required along the entire frontage of Colbern Road to ensure pedestrian connectivity and accessibility. These sidewalks will connect to the internal pedestrian network within the development, which includes 5-foot-wide ADA compliant sidewalks on both sides of all internal streets. The internal sidewalks will further connect to the walking trail located on the east side of the development, enhancing pedestrian circulation and access to open space. The Unified Development Code (UDC) requires a 5-foot-wide ADA compliant sidewalk along only one side of the local streets in single-family developments; therefore, the inclusion of sidewalks on both sides exceeds the minimum UDC requirement and promotes a more walkable neighborhood design.

Traffic: The proposed development will include internal local streets with two access point to Colbern Road. Colbern Road is classified as a major arterial road which is designed to accommodate higher traffic volumes and provide connectivity to key areas of the city. The proposed a maximum of 34 single-family lots, which is expected to generate a modest increase in daily traffic. The additional traffic generated by the development will be well within the capacity of a major arterial roadway and is not anticipated to negatively impact the overall traffic operations or level of service along Colbern Road.

Stormwater: A preliminary stormwater management plan has been submitted that includes multiple detention basins and BMPs 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: Gravity sanitary sewer is available to the north 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 to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Open Space: In accordance with the "SF-7" (Single-Family Residential) zoning district requirements, the applicant must provide a minimum of 10% open space consistent with the Open Space Standards outlined in Section 406.030 of the Unified Development Code. **All required open space amenities must be installed or financially guaranteed prior to approval of the Final Plat.**

Tract	Area	Open Space System
A	0.08 +/- acres	Landscape Buffer/sidewalk
B	0.17 +/- acres	Landscape Buffer/Sidewalk
C	1.13 +/- acres	Amenity Area
D	3.98 +/- acres	Detention Area
Total Open Space:	5.36 +/- acres	

Land Use: The proposed land use for the site is "Detached Housing," defined as the use of a lot for a single principal dwelling unit that is not attached to any other dwelling unit. The proposed development has a residential density of approximately 2.03 dwelling units per acre, which is consistent with the character and intent of the "SF-7" (Single-Family Residential) zoning district.

Building Typology: The "Detached House-Neighborhood Lot" is the most appropriate building type for the development. The standards are listed in the table below.

Detached House-Neighborhood Lot

	Required	Proposed
Frontage Width	65 feet to 120 feet; minimum 50 for lots fronting on the radius of a cul-de-sac	65 feet minimum frontage width
Area	7,200 square feet to 21,780 square feet	7,200 square feet minimum
Front setback	25 feet minimum	25 feet minimum
Side setback	8 feet minimum	8 feet minimum
Corner Side setback	25 feet minimum	25 feet minimum
Rear yard setback	15 feet minimum	15 feet minimum
Height	35 feet maximum	35 feet maximum
Frontage Type	Yard and setback	Yard and setback
Design and Performance Standards	Building coverage=40% of lot area maximum	Building coverage=40% of lot area maximum

Parking: Single-Family detached housing is required to provide a minimum of two off-street parking spaces per dwelling unit. The building elevations submitted indicate that each home will include either a two-car or three-car garage, which satisfies the off-street parking requirement. Vehicular parking for the development is required and proposed as follows:

Land Use	Required	Provided
Off-Street Parking	2 required per unit	4 spaces per unit

Pedestrian Access: All homes within the development will have direct pedestrian access to the public sidewalk from the front entrance. For homes with front-loaded garages, a connecting sidewalk will extend from the front door to the driveway, ensuring continuous access to the public sidewalk network. Staff finds this emphasis on pedestrian connectivity supports the intent of the development and contributes to a cohesive, walkable neighborhood design.

Architectural Character: The applicant has provided conceptual elevations of houses which include a mix of one-story and two-story houses. The materials include masonry, vinyl siding, and decorative elements.

Minimum Livable Floor Area: The nearest subdivision, located northwest of the subject property, is the Estates at Chapman Farms, which has an established minimum livable floor area of "Class E" (1,700 square feet). The applicant is proposing a minimum livable floor area of 1,700 square feet for all lots within the proposed subdivision, consistent with the adjacent classification and UDC Section 407.110. The approved minimum livable floor area must also be noted on the Final Plat.

Frontage & Landscaping: The applicant has provided a conceptual landscaping plan for the site. Additional details and plant units may be needed to meet landscaping requirements. **Landscaping requirements will be reviewed in greater detail with the Site Plan Design Review.**

Landscape Area	Required Units / PUs (plant units)
South buffer: Unincorporated Jackson County/ Arterial-Colbern Road/ Buffer C[1]	**25 ft wide: 60 units per 100 ft (584x.60)=350 PU's & 6-ft tall solid masonry wall or 6 ft tall double sided wood, vinyl, or composite fence with masonry columns a maximum of 75-ft on center.**
East buffer: Adj. to "GB-C"-Undeveloped land/Buffer C	25-ft. min. / 60 PUs/100-ft. (277 x 0.60) = **166 PUs**
North buffer: Adj. to "SF-7" zoning / No buffer required	**N/A**
West buffer: Adj. to Unincorporated Jackson County zoning / No buffer required	**N/A**
Open Space:	1 PU/500-sf. of lot area (227,383-sf.) = **454 PUs**
Total Plant Units:	**970 PUs**

*Section 407.040, Site & Landscape Design, requires that developments utilizing "SF-7" (Single-Family) zoning are required to install a fence when adjacent to an arterial road

Signage: All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with the Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

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

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

   STAFF RESPONSE: Staff finds that the proposed general development plan is consistent with the Comprehensive Plan and the Strategic Plan 2025-2030 as the property is designated for single-family residential development. The general development plan is consistent with all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.

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

   STAFF RESPONSE: Staff finds that 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-7" (Single-Family Residential).

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: Staff finds the general development plan in compliance with all applicable use, development, and design standards set forth in this Code. No alternative development standards have been proposed.

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

   STAFF RESPONSE: Staff finds the existing facilities and services are in place to serve the development. The applicant will be required to make some public improvements to serve the development.

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

   STAFF RESPONSE: Staff finds the General Development Plan is compatible with the existing adjacent land uses. Staff finds the proposed design is 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 finds the general development plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks within the development. The applicant is also providing a walking trail.

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: Staff finds the application is in accordance with the Comprehensive Plan as it pertains to physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments

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

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

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

   STAFF RESPONSE: The plan is proposed to be developed in one phase.

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

   STAFF RESPONSE: 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: Staff finds that the application will 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: Staff finds the design of the 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:

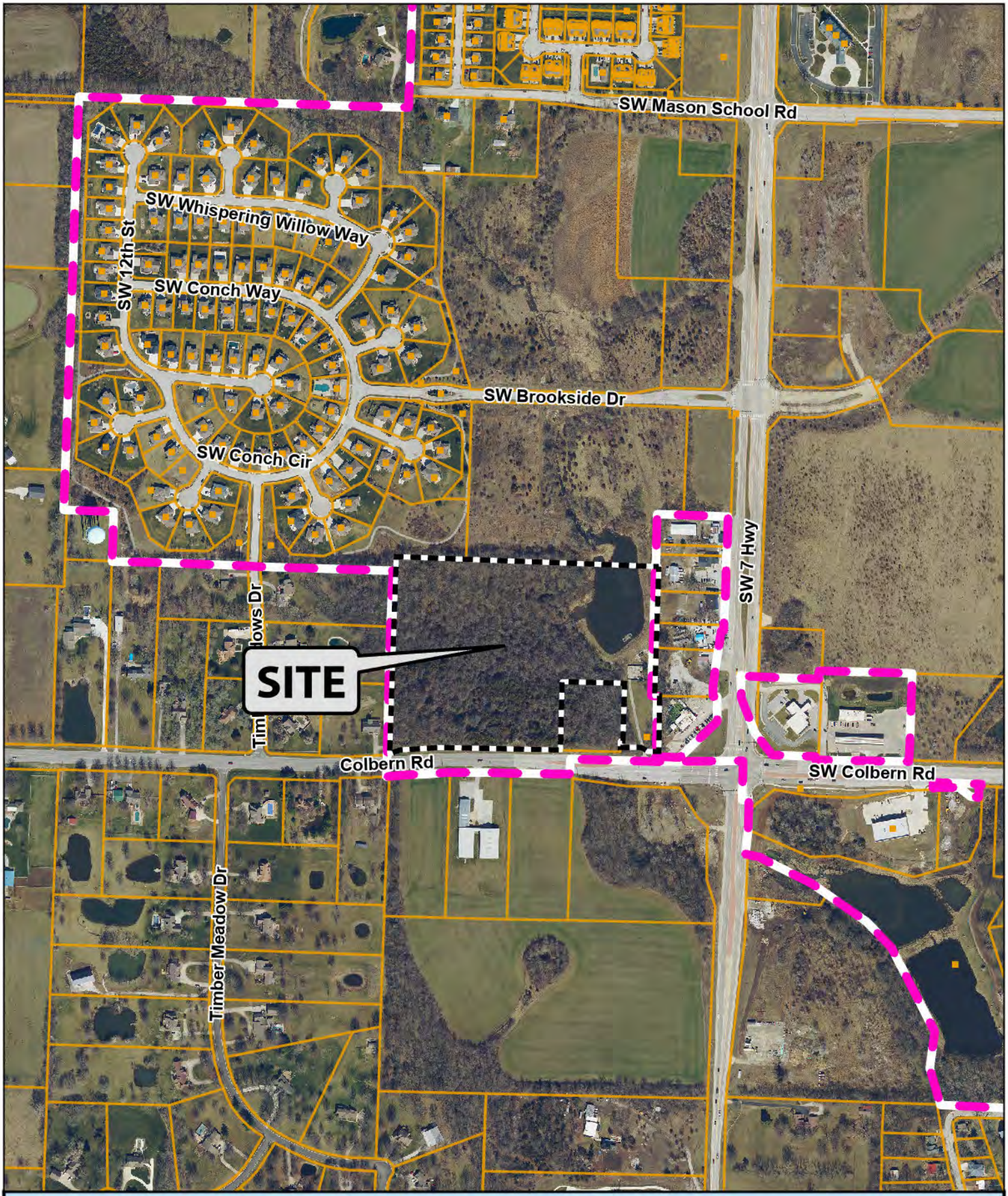
Staff recommends approval of the Rezoning application with the following conditions:

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

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

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

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-08-25-9668) or General Development Plan (GDP-09-25-9690) is denied by the City Council.
3. Prior to Final Plat approval and recording, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. Applicant shall provide Final Storm Report complying with City of Blue Springs Design & Construction Manual showing proposed runoff meeting or below the existing runoff to all downstream points of interest within their representative drainage areas. The Storm Report shall be consistent with the submitted public improvement plans including new detention and BMP facilities, modification to the existing Regional Detention or a combination of both.
    c. Modifications to the existing Regional Detention that result in the existing sanitary main being under the permanent pool of the detention will require a sanitary sewer relocation to move the sewer out of the permanent pool with a minimum 10 ft offset.
    d. Modifications to the regional detention will require a modification to the existing detention/drainage easement to fully encompass the proposed detention boundaries including berms and grading to existing.
    e. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of the first building, the following must occur:
    a. All required landscaping and buffers shall be installed or financially guaranteed. Including the wall or fence requirement to be installed on Colbern due to its classification as a arterial.
    b. All public improvements, unless stated otherwise, shall be completed.
        c. 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.

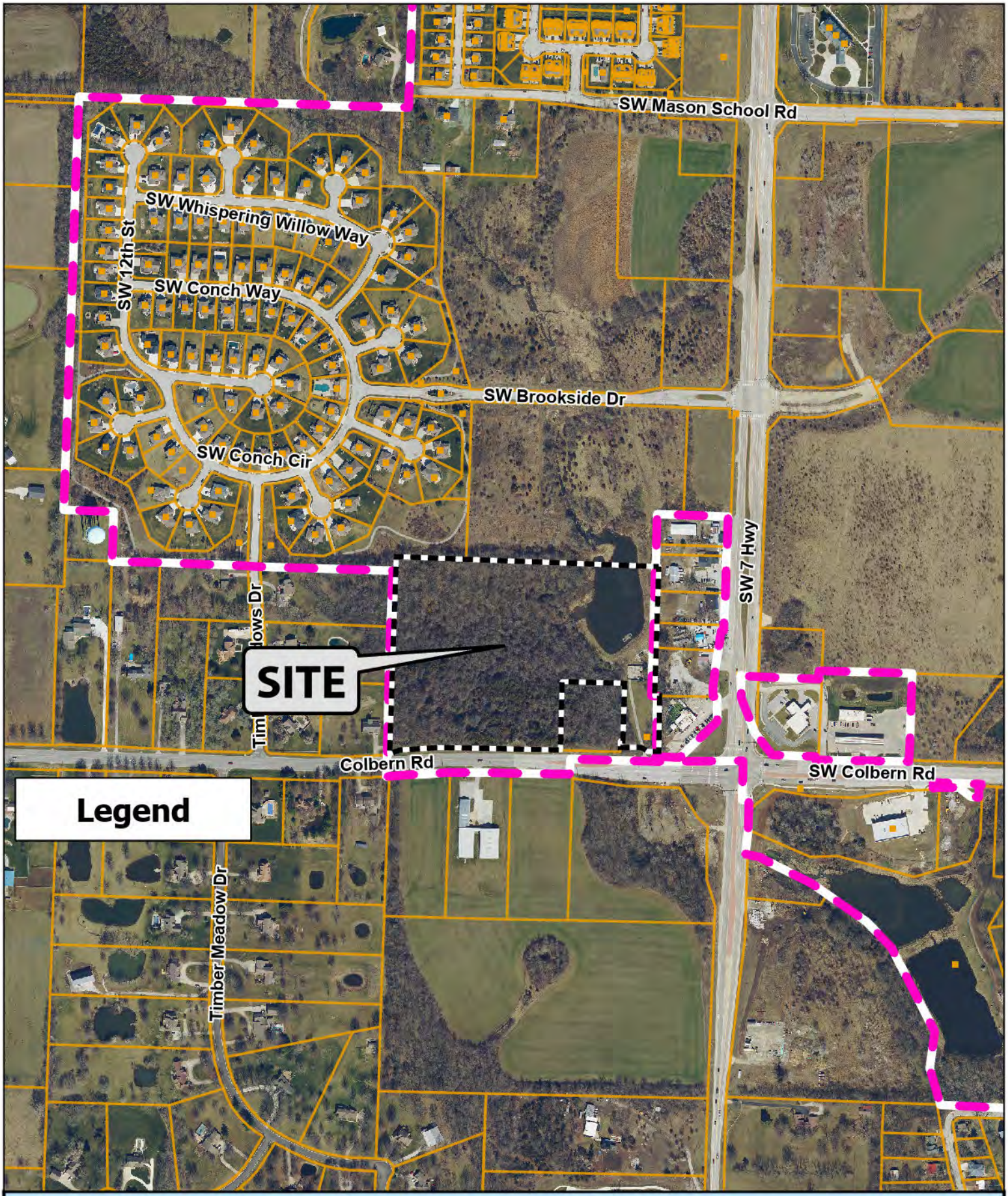


RZ-08-25-9668 / GDP-09-25-9690 / PP-08-25-9670
Parcel # 54-420-98-06-01-0-00-000
801 SW Colbern Rd
AERIAL LOCATION MAP

N

1" = 500'

Date: 09/24/25



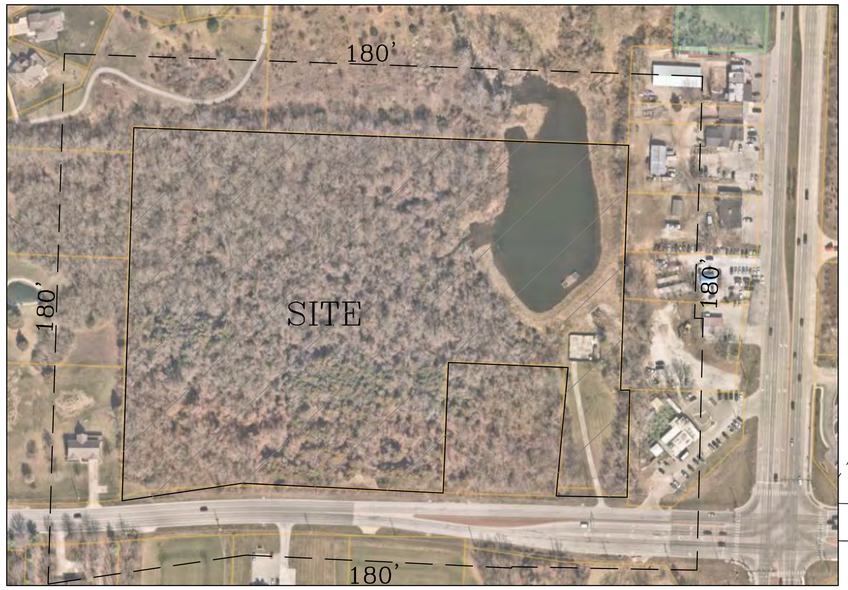
RZ-08-25-9668 / GDP-09-25-9690 / PP-08-25-9670
Parcel # 54-420-98-06-01-0-00-000
801 SW Colbern Rd
SITE LOCATION AND ZONING MAP

N

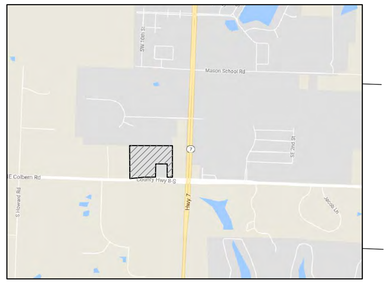
1" = 500'

Date: 09/24/25

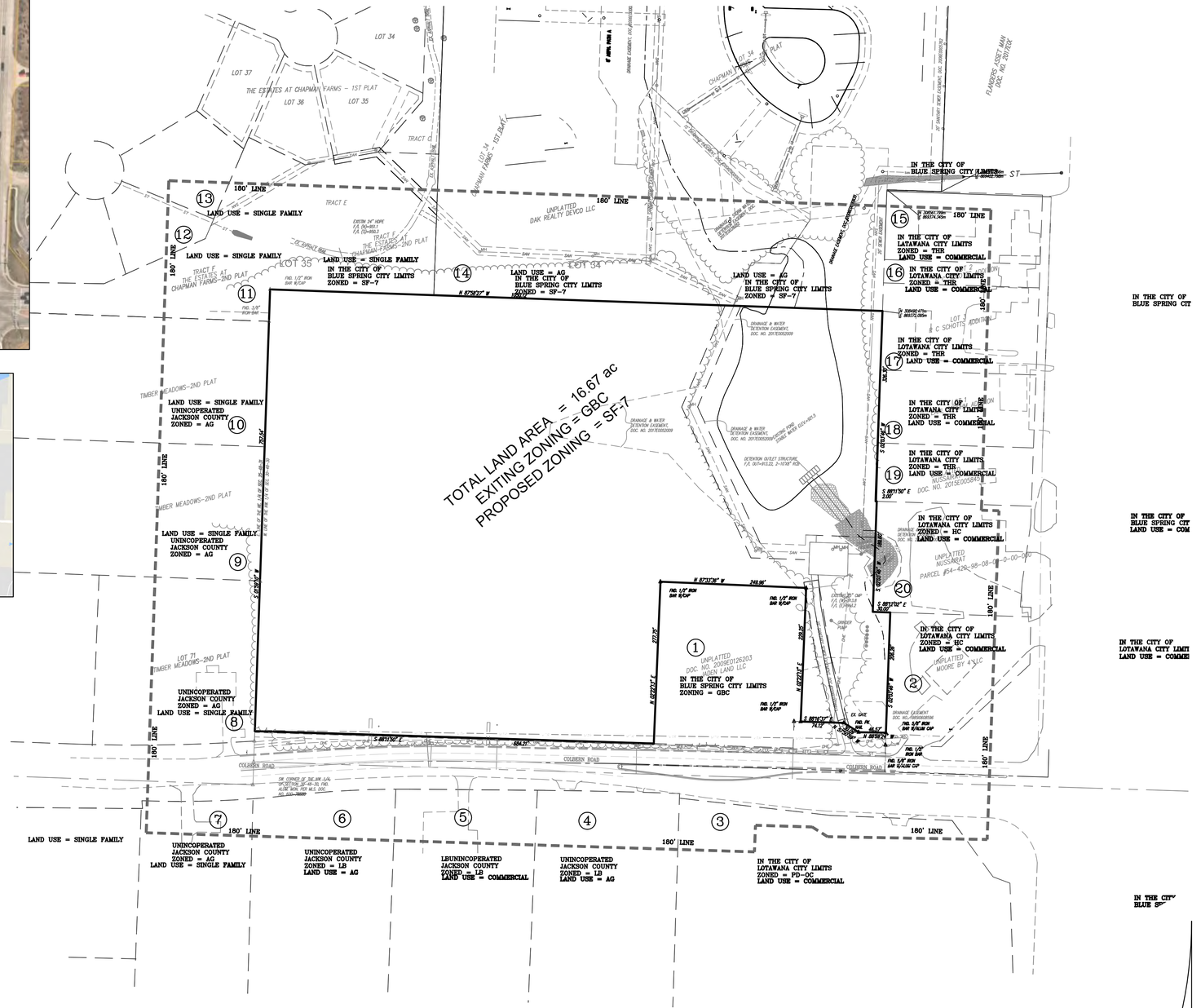
RE ZONING PLAN FOR COLBERN FARMS
BLUE SPRINGS, JACKSON COUNTY MISSOURI



1. PROPERTY ADRESS: NONE
   OWNER: JADEN LAND LLC
   701 NE SILVERLEAF PL LEES SUMMIT MO 64064
2. PROPERTY ADRESS: 9418 S M 7 HWY
   OWNER: MOORE BY 4 LLC
   2415 NE LAKE BREEZE DR LEES SUMMIT MO 64086
3. PROPERTY ADRESS: 26301 E COLBERN RD LAKE LOTAWANA MO 64086
   OWNER: PEASE ROBERT W JR & CYNTHIA
   26301 E COLBERN RD LAKE LOTAWANA MO 64086
4. PROPERTY ADRESS: SAME AS OWNER
   OWNER: ROYAL KNIT HOLDINGS LC
   26011 NE COLBERN RD LEES SUMMIT MO 64086
5. PROPERTY ADRESS: SAME AS OWNER
   OWNER: ROYAL KNIT HOLDINGS LC
   26011 NE COLBERN RD LEES SUMMIT MO 64086
6. PROPERTY ADRESS: SAME AS OWNER
   OWNER: ROYAL KNIT HOLDINGS LC
   26011 NE COLBERN RD LEES SUMMIT MO 64086
7. PROPERTY ADRESS: SAME AS OWNER
   OWNER: MASSMAN AMBROSE J & THERESA E
   25909 NE COLBERN RD LEES SUMMIT MO 64086
8. PROPERTY ADRESS: SAME AS OWNER
   OWNER: KESSNER DONALD L & CATHERINE L TRUSTEE
   25908 COLBERN RD LEES SUMMIT MO 64063
9. PROPERTY ADRESS: SAME AS OWNER
   OWNER: GOPPERT JOHN ANDY
   9409 TIMBER MEADOWS DR LEES SUMMIT MO 6406
10. PROPERTY ADRESS:
    OWNER: DONAHOO SARAH & MARK K
    9401 TIMBER MEADOWS DR LEES SUMMIT MO 64064
11. PROPERTY ADRESS: NONE
    OWNER: THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC
    9613 S LAKE SHORE DR LAKE LOTAWANA MO 64086
12. PROPERTY ADRESS: SAME AS OWNER
    OWNER: WILSON JOSEPH & BRIDGID
    9308 SW ORCA CT LEES SUMMIT MO 6406
13. PROPERTY ADRESS: SAME AS OWNER
    OWNER: EASLEY JOHN S & OUTLAW DANA M
    9304 SW ORCA CT LEES SUMMIT MO 64064
14. PROPERTY ADRESS: NONE
    OWNER: VILLAS AT CHAPMAN LLC
    1616 W 45TH ST KANSAS CITY MO 64111
15. PROPERTY ADRESS: 9314 S M 7 HWY, LAKE LOTAWANA 64064
    OWNER: A DAY LLC
    9512 S MAIN ENTRANCE DR LAKE LOTAWANA MO 64086
16. PROPERTY ADRESS: 9322 S M 7 HWY
    OWNER: A DAY LLC
    9512 S MAIN ENTRANCE DR LAKE LOTAWANA MO 64086
17. PROPERTY ADRESS: 9324 S M 7 HWY
    OWNER: A DAY LLC
    9512 S MAIN ENTRANCE DR LAKE LOTAWANA MO 64086
18. PROPERTY ADRESS: 9400 S M 7 HWY
    OWNER: A DAY LLC
    9512 S MAIN ENTRANCE DR LAKE LOTAWANA MO 64086
19. PROPERTY ADRESS: 9406 S M 7 HWY
    OWNER: NUSSAIRAT MO
    109 NE BROOKWOOD DR BLUE SPRINGS MO 64014
20. PROPERTY ADRESS: 9410 S M 7 HWY
    OWNER: NUSSAIRAT MO
    109 NE BROOKWOOD DR BLUE SPRINGS MO 64014



LOCATION MAP



SITE DATA:

EXISTING ZONING	GB-C
PROPOSED ZONING	SF-7
OVERLAY DISTRICT	NONE
SITE AREA	16.67

100 50 0 100
Scale In Feet
1"= 100'

DATE	REVISION	BY
9-22-25	PER CITY COMMENTS	-

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone (816) 350-5675
e-mail = rwquist@quistengineering.com

RE ZONING PLAN
FOR COLBERN FARMS
CIVIL PLANS FOR COLBERN FARM
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A WALQUIST
NUMBER
2001018925
PROFESSIONAL ENGINEER
10/15/25

DRAWN BY	RAW
CHECKED BY	RAW
DATE	7-8-25
PROJECT NO.	E24-313
SCALE	

1

Rezoning; General Development Plan; Preliminary Plat
RZ-08-25-9668; GDP-09-25-9690; PP-08-25-9670
Colbern Farms
Exhibit #2

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Colbern Farms – Rezoning Overview

(Blue Springs, Missouri)

1. Why We're Requesting the Change

The property is currently zoned GB-C (General Business–Community), which is meant for commercial development.

We're asking to rezone it to SB-7 (Suburban Residential) so it can be developed as a single-family neighborhood as shown on the preliminary plat. SB-7 is a much better match for the housing people are looking for and blends more naturally with the growth in the area.

2. What Makes the Property Unique

This tract has gentle slopes, natural drainage areas, and a good amount of mature trees. Switching to SB-7 lets the neighborhood layout work with the land's natural character, preserve open space, and handle stormwater in a responsible way.

3. How It Fits the City's Plan

The City of Blue Springs Comprehensive Plan calls for low-density residential use in this location.

Changing the zoning to SB-7 lines up with that vision and supports the City's plan for steady, well-planned housing growth near existing roads and utilities.

4. How It Fits the Neighborhood

Nearby properties are mostly larger-lot homes with some agricultural land mixed in. Changing from GB-C to SB-7 makes the zoning consistent with what's already around and continues the low-density character of the neighborhood.

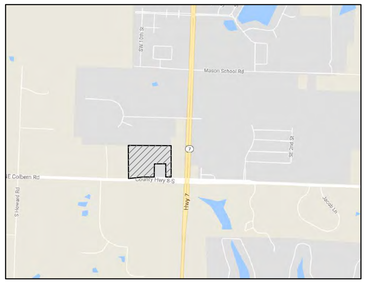
5. Traffic

Access will be from Colbern Road.

Even after the new homes are built, the added traffic should be modest and well within what Colbern Road can handle.

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GENERAL DEVELOPMENT PLAN
COLBERN FARMS
BLUE SPRINGS, JACKSON COUNTY MISSOURI



LOCATION MAP

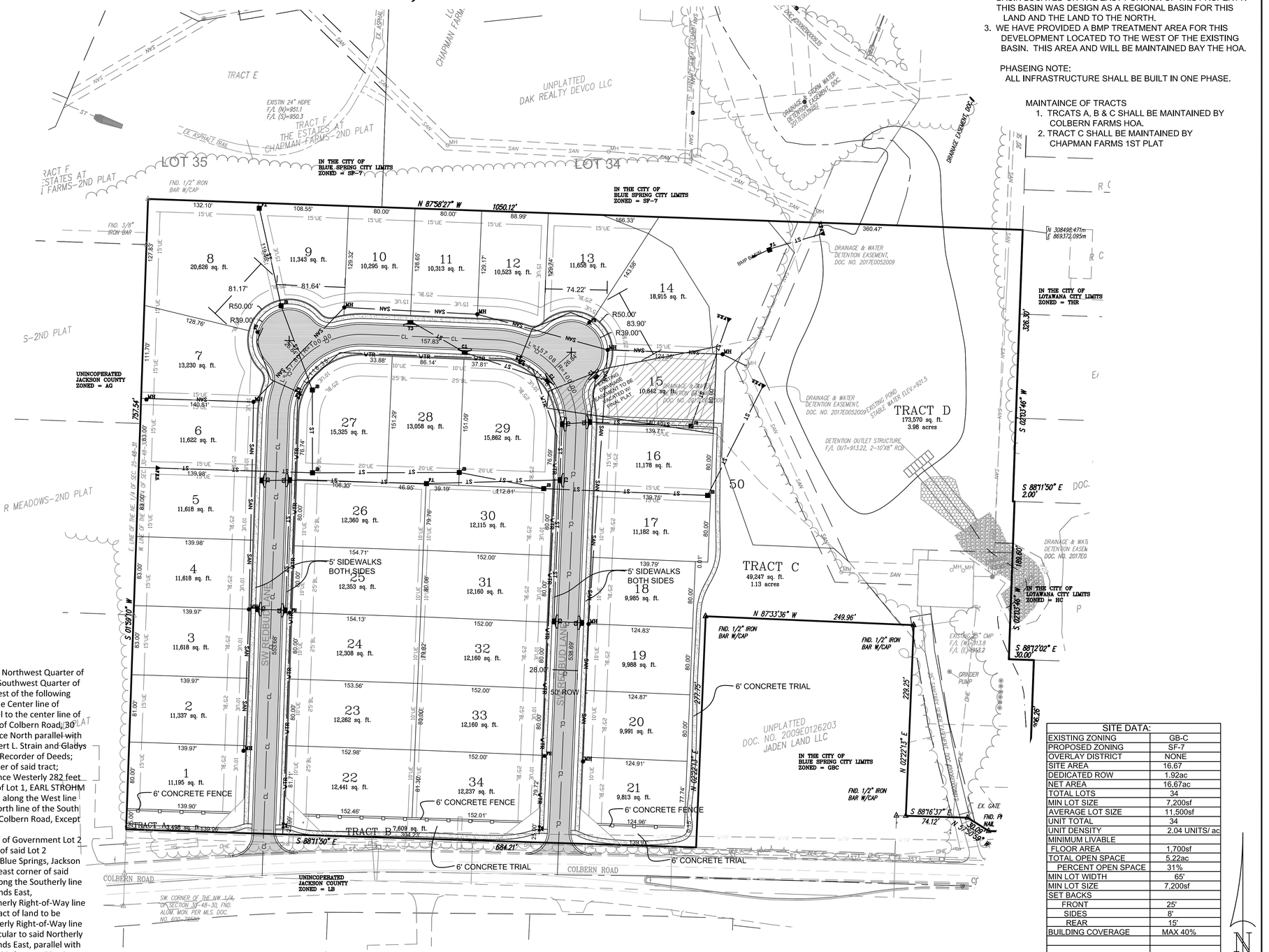
DEVELOPER:

NOTE:

1. ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
2. DETENTION FOR THIS DEVELOPMENT IS THE REGENIOL BASIN LOCATED ON THE EAST PORTION OF THIS PROPERTY. THIS BASIN WAS DESIGN AS A REGIONAL BASIN FOR THIS LAND AND THE LAND TO THE NORTH.
3. WE HAVE PROVIDED A BMP TREATMENT AREA FOR THIS DEVELOPMENT LOCATED TO THE WEST OF THE EXISTING BASIN. THIS AREA AND WILL BE MAINTAINED BAY THE HOA.

PHASEING NOTE:
ALL INFRASTRUCTURE SHALL BE BUILT IN ONE PHASE.

MAINTAINCE OF TRACTS
1. TRCATS A, B & C SHALL BE MAINTAINED BY COLBERN FARMS HOA.
2. TRACT C SHALL BE MAINTAINED BY CHAPMAN FARMS 1ST PLAT



Description of Record - Per Warranty Deed, Document Number 2010E0018715
All that part of the South 24 acres of the South Half of Government Lot 2 of the Fractional Northwest Quarter of Section 30, Township 48 Range 30 (The South Half of said Lot 2 sometimes referred to as Southwest Quarter of the Northwest Quarter of said Section) in Blue Springs, Jackson County, Missouri, lying West of the following described line: Beginning at a point on the center line of Colbern Road 280 feet West of the Center line of Missouri State Highway Number 7 as said roads are now established; thence North parallel to the center line of said Highway Number 7, a distance of 290 feet; thence West parallel with the center line of Colbern Road, 30 feet more or less, to a point 310 feet West of the East line of said Government Lot 2; thence North parallel with said East line 189.6 feet, more or less, to the South line of a tract of land conveyed to Robert L. Strain and Gladys R. Strain, Husband and Wife, filed for record as Document No. 717213 in the Office of the Recorder of Deeds; thence West along the South line of said Tract, 2 feet, more or less, to the Southwest corner of said tract; thence North along the West line of said tract being a line which is parallel with and distance Westerly 282 feet from the West line of said Highway no. 7, a distance of 100 feet to the Southwest corner of Lot 1, EARL STROHM ADDITION, a subdivision of land; thence North along the West line of said subdivision and along the West line of the CORRECTED PLAT R.C. SHOTTS ADDITION, a subdivision of land, to a point on the North line of the South 24 acres of the South Half of said Government Lot 2, Subject to the Rights of the Public in Colbern Road, Except any parts in roads.
EXCEPT that part described as follows: All that part of the South 24 acres of the South Half of Government Lot 2 of the Fractional Northwest Quarter of Section 30, Township 48 Range 30 (The South Half of said Lot 2 sometimes referred to as Southwest Quarter of the Northwest Quarter of said Section) in Blue Springs, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of said South Half of Government Lot 2; thence North 89 degrees 56 minutes 35 seconds West along the Southerly line of said South Half, a distance of 437.97 feet; thence North 00 degrees 03 minutes 25 seconds East, perpendicular to the last described course, a distance of 52.68 feet to a point on the Northerly Right-of-Way line of Colbern Road, as now established, said point being also the point of beginning of the tract of land to be described herein; thence North 89 degrees 20 minutes 42 seconds West, along said Northerly Right-of-Way line a distance of 239.21 feet; thence North 00 degrees 39 minutes 18 seconds East, perpendicular to said Northerly Right-of-Way line, a distance of 275.00 feet; thence South 89 degrees 20 minutes 42 seconds East, parallel with said Northerly Right-of-Way line of Colbern Road, a distance of 250.00 feet; thence South 00 degrees 39 minutes 18 seconds West, perpendicular to the last described course, a distance of 229.17 feet to a point on said Northerly Right-of-Way line; thence North 89 degrees 53 minutes 02 seconds West, along said Northerly Right-of-Way line, a distance of 11.22 feet; thence South 00 degrees 06 minutes 58 seconds West, continuing along said Northerly Right-of-Way line, a distance of 45.73 feet to the point of beginning. more or less 16.67ac

SITE DATA:	
EXISTING ZONING	GB-C
PROPOSED ZONING	SF-7
OVERLAY DISTRICT	NONE
SITE AREA	16.67
DEDICATED ROW	1.92ac
NET AREA	16.67ac
TOTAL LOTS	34
MIN LOT SIZE	7,200sf
AVERAGE LOT SIZE	11,500sf
UNIT TOTAL	34
UNIT DENSITY	2.04 UNITS/ ac
MINIMUM LIVABLE	
FLOOR AREA	1,700sf
TOTAL OPEN SPACE	5.22ac
PERCENT OPEN SPACE	31%
MIN LOT WIDTH	65'
MIN LOT SIZE	7,200sf
SET BACKS	
FRONT	25'
SIDES	8'
REAR	15'
BUILDING COVERAGE	MAX 40%

60 30 0 60
Scale In Feet
1"= 60'

DATE	REVISION	BY
9-22-25	PER CITY COMMENTS	-

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

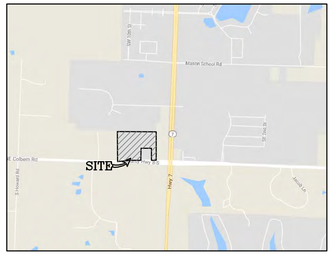
GENERAL DEVELOPMENT PLAN
FOR COLBERN FARMS
CIVIL PLANS FOR COLBERN FARM
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER E-2001018825
10/15/25
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	7-8-25
PROJECT NO.	E24-313
SCALE	

1

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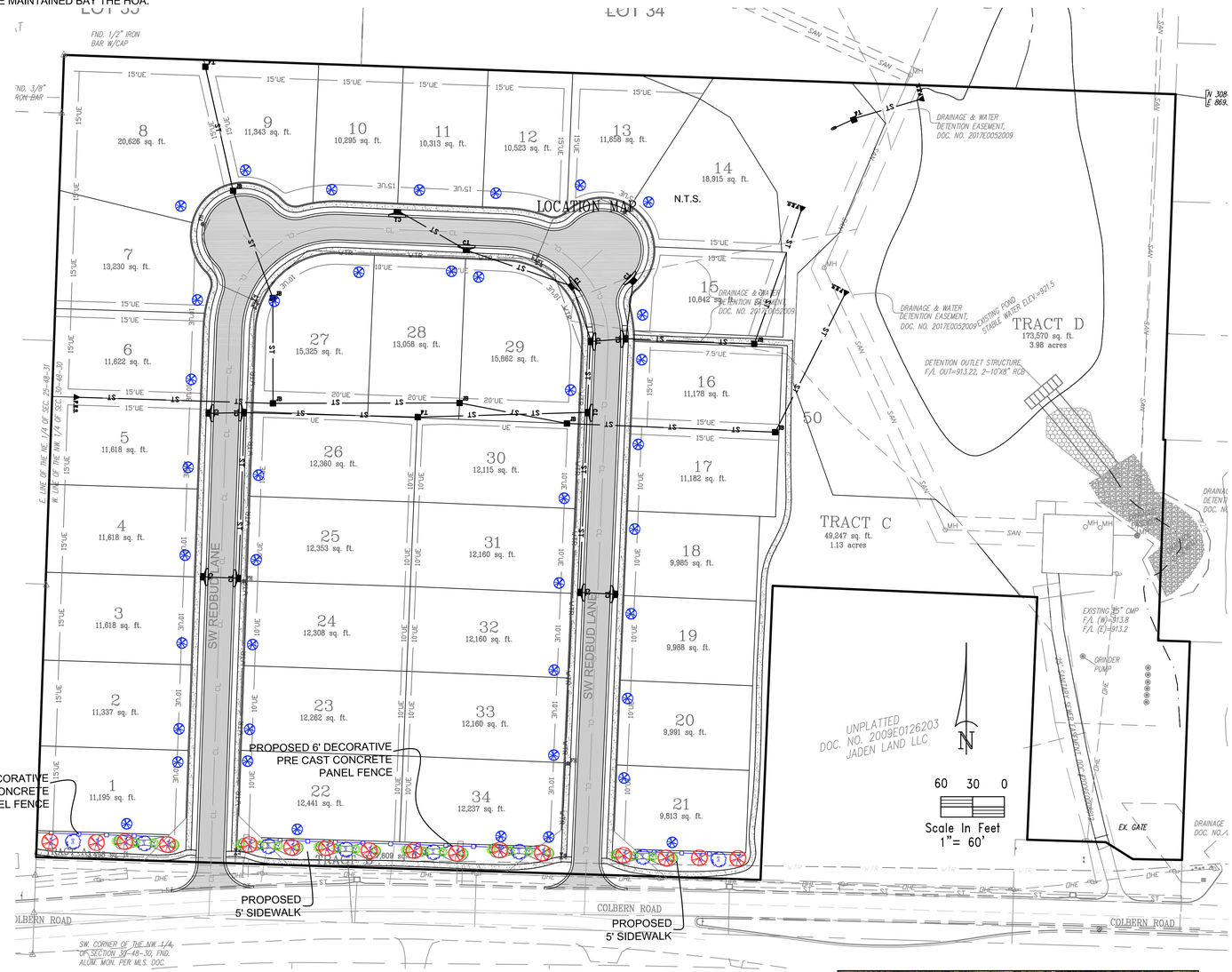
LOCATION MAP

NOTE:

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LANDSCAPING PLAN
COLBERN FARMS
BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:



PROPOSED 6' DECORATIVE PRE CAST CONCRETE PANEL FENCE

PROPOSED 5' SIDEWALK

PROPOSED 5' SIDEWALK

STREET TREES WITH IN THE ESTATES PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
S-A	-	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	-
S-B	-	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	-
S-C	-	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	-

ONE TREE PER LOT AND 2 FOR CORNER LOTS — TOTAL REQUIRED = - TREES OR -
28 REGULAR AND 6 CORNER LOTS
TOTAL = 40 TREES

OPEN SPACE TRACT A ,B, & C PLANTING SCHEDULE

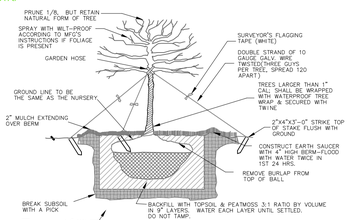
		COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES						
S-A	-	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	-
S-B	-	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	-
S-C	-	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	-
EVERGREEN TREES						
E-C	-	GREEN GIANT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

TOTAL PROPOSED =-

REQUIRED 15% OPEN SPACE 108,921 SF NEED 1 PLANT UNIT PER 500 SF => 130,556/ 500 = 218 PLANT UNITS — TOTAL REQUIRED = 218

E COLBERN RD TYPE "B" BUFFER PLANTING SCHEDULE
TOTAL FRONTAGE = 685 L.F.

			COMMON NAME	SCIENTIFIC NAME	CALIPER	PLANT UNITS PER	TOTAL PROPOSE UNITS
TREES							
S-A	S-A	16	STATE STREET MAPLE	ACER MIYABEI	2" CAL.	8	128
S-B	S-B	8	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	2" CAL.	8	64
S-C	S-C	0	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	2" CAL.	8	0
SHRUBS - PERENNIAL/ ORNAMANTAL							
SH-C	SH-C	0	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS	1GAL	1	0
EVERGREEN TREES							
E-C	E-C	24	GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	6' HT.	5	120



Tree Planting Detail

NO SCALE

OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE (15%)
15.67(0.15)= 2.5ac
= 108,921sf

ACTIVE OPEN SPACE PROPOSED
TRACT A, = 3,498sf
TRACT B = 7,609 sf
TRACT C = 216,424sf
TOTAL AREA = 5.22ac
TOTAL OPEN SPACE PROPOSED = 5.22ac
5.22/ 16.67 =31 %

WALKING TRAIL AND SIDEWALKS:
1. WE ARE PROPOSING TO INSTALL A 5' WALKING TRAIL ALONG COLBERN RD.
2. ALL OTHER TRAILS WILL BE 6' CONCRETE WALKING TRAILS.



DECORATIVE PRECAST CONCRETE PANEL FENCE

DATE	REVISION	BY
9-22-25	PER CITY COMMENTS	-

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

LANDSCAPING PLAN FOR COLBERN FARMS
CIVIL PLANS FOR COLBERN FARM
BLUE SPRINGS, JACKSON COUNTY MISSOURI

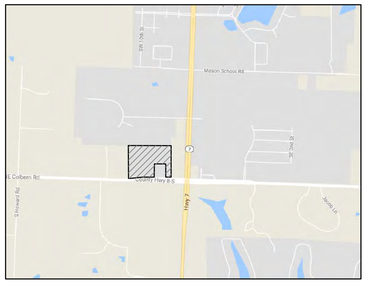
STATE OF MISSOURI
ROBERT W. QUIST
NUMBER E-2001018825
11/15/25
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY	RAW
CHECKED BY	RAW
DATE	7-8-25
PROJECT NO.	E24-313
SCALE	

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PRELIMINARY PLAT FOR COLBERN FARMS
BLUE SPRINGS, JACKSON COUNTY MISSOURI

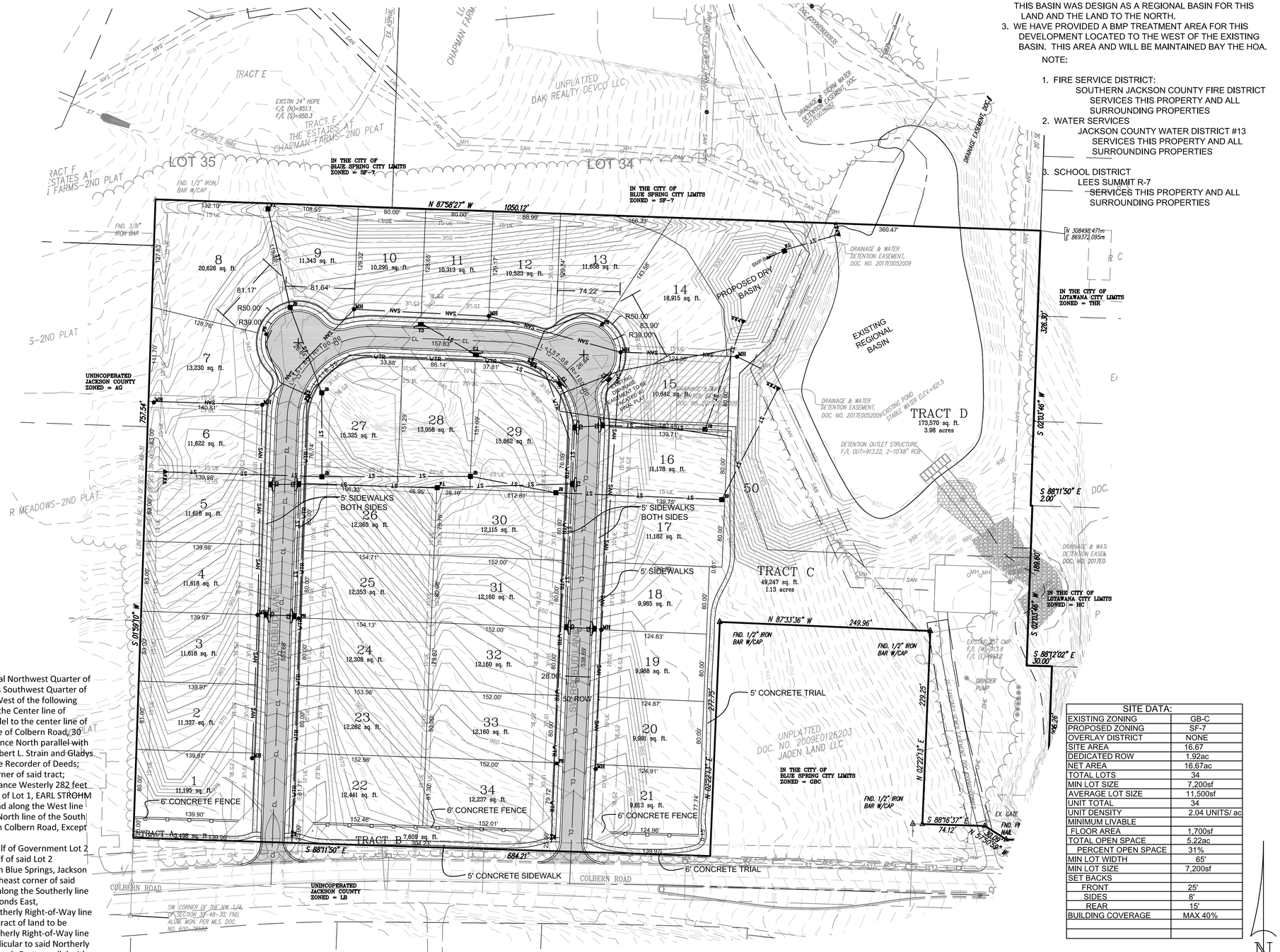
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NOTE:

1. FIRE SERVICE DISTRICT:
   SOUTHERN JACKSON COUNTY FIRE DISTRICT SERVICES THIS PROPERTY AND ALL SURROUNDING PROPERTIES
2. WATER SERVICES
   JACKSON COUNTY WATER DISTRICT #13 SERVICES THIS PROPERTY AND ALL SURROUNDING PROPERTIES
3. SCHOOL DISTRICT
   LEES SUMMIT R-7
   SERVICES THIS PROPERTY AND ALL SURROUNDING PROPERTIES


TRACT E
EXISTIN 24" HDPE
F/L (N)=951.1
F/L (S)=950.3
TRACT F
THE ESTATES AT CHAPMAN FARMS-2ND PLAT
CHAPMAN FARMS LLC
UNPLATTED
OAK REALTY DEVCO LLC
DOC. #2008E0092825
DRAINAGE, STORM WATER DETENTION EASEMENT, DOC. 2017E0052062
DRAINAGE EASEMENT, DOC.
LOT 35
LOT 34
IN THE CITY OF BLUE SPRING CITY LIMITS ZONED = SF-7
FND. 1/2" IRON BAR W/CAP
FND. 3/8" IRON BAR
N 87°58'27" W 1050.12'
360.47'
N 308498.471m
E 869372.095m
DRAINAGE & WATER DETENTION EASEMENT, DOC. NO. 2017E0052009
BMP BASIN
PROPOSED DRY BASIN
EXISTING REGIONAL BASIN
IN THE CITY OF LOTAWANA CITY LIMITS ZONED = THR
326.30'
S 02°03'46" W
S 88°11'50" E 2.00'
DOC.
DRAINAGE & WATER DETENTION EASEMENT, DOC. NO. 2017E0052009
EXISTING POND STABLE WATER ELEV=921.5
TRACT D
173,570 sq. ft.
3.98 acres
DETENTION OUTLET STRUCTURE F/L OUT=913.22, 2-10'X8" RCB
DRAINAGE & WATER DETENTION EASEMENT, DOC. NO. 2017E0052009
S 02°03'46" W 188.80'
IN THE CITY OF LOTAWANA CITY LIMITS ZONED = HC
S 88°12'02" E 30.00'
TRACT C
49,247 sq. ft.
1.13 acres
N 87°33'36" W 249.96'
FND. 1/2" IRON BAR W/CAP
FND. 1/2" IRON BAR W/CAP
EXISTING MH CMP F/L (W)=913.8 F/L (E)=913.2
GRINDER PUMP
5' CONCRETE TRIAL
UNPLATTED
DOC. NO. 2009E0126203
JADEN LAND LLC
IN THE CITY OF BLUE SPRING CITY LIMITS ZONED = GBC
N 02°22'13" E 229.25'
N 02°22'13" E 277.75'
FND. 1/2" IRON BAR W/CAP
S 88°16'37" E 74.12'
EX. GATE
FND. PIPE
N 57°35'58" W 30.00'
906.26'
S 01°35'10" W 757.54'
UNINCOPERATED JACKSON COUNTY ZONED = AG
R MEADOWS-2ND PLAT
ESTATES AT FARMS-2ND PLAT
SYCAMORE LANE
SYCAMORE LANE
50' ROW
5' SIDEWALKS BOTH SIDES
5' SIDEWALKS BOTH SIDES
5' SIDEWALKS
6' CONCRETE FENCE
6' CONCRETE FENCE
6' CONCRETE FENCE
5' CONCRETE SIDEWALK
6' CONCRETE TRIAL
TRACT A 3,488 sq. ft.
TRACT B 7,609 sq. ft.
S 88°11'50" E 684.21'
COLBERN ROAD
COLBERN ROAD
UNINCOPERATED JACKSON COUNTY ZONED = LS
SW CORNER OF THE NW 1/4 OF SECTION 30-48-30; FND. ALUM. MON. PER MLS. DOC. NO. 600-2858
8 20,626 sq. ft.
9 11,343 sq. ft.
10 10,295 sq. ft.
11 10,313 sq. ft.
12 10,523 sq. ft.
13 11,658 sq. ft.
14 18,915 sq. ft.
15 10,642 sq. ft.
16 11,178 sq. ft.
17 11,182 sq. ft.
18 9,985 sq. ft.
19 9,988 sq. ft.
20 9,991 sq. ft.
21 9,813 sq. ft.
7 13,230 sq. ft.
6 11,622 sq. ft.
5 11,618 sq. ft.
4 11,618 sq. ft.
3 11,618 sq. ft.
2 11,337 sq. ft.
1 11,195 sq. ft.
27 15,325 sq. ft.
28 13,058 sq. ft.
29 15,862 sq. ft.
26 12,360 sq. ft.
30 12,115 sq. ft.
25 12,353 sq. ft.
31 12,160 sq. ft.
24 12,308 sq. ft.
32 12,160 sq. ft.
23 12,282 sq. ft.
33 12,160 sq. ft.
22 12,441 sq. ft.
34 12,237 sq. ft.
R50.00'
R39.00'
R50.00'
R39.00'
83.90'
L=157.08'
R=100.00'
81.17'
81.64'
74.22'
157.83'
124.36'
139.71'
139.75'
139.98'
139.90'
139.96'
139.97'
139.98'
139.97'
139.97'
139.97'
139.90'
139.97'
152.46'
152.01'
152.00'
152.00'
152.00'
152.00'
152.00'
152.98'
153.56'
154.13'
154.71'
124.96'
124.91'
124.87'
124.83'
140.48'
140.61'
132.10'
108.55'
80.00'
80.00'
88.99'
166.35'
143.58'
128.76'
127.83'
141.10'
128.32'
128.65'
129.17'
129.74'
151.29'
151.09'
151.26'
151.52'
151.52'
151.52







THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, 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:

Publication Dates:

- Sep 27, 2025

Printer's Fee: $304.29

Anjana Bhadoriya

Agent

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 09/29/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | 08-25-9668
General Development Plan | 09-25-9690
Colbern Farms
26100 E Colbern Road
Parcel # 54-420-98-06-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, October 13, 2025 at 6:30 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Colby Dowell, KAT Excavation, on behalf of the property owners, Sarai Jarnail S & Manjit K, for consideration to rezone from "GB-C" (General Business-Commercial) to "SF-7" (Single Family Residential)(RZ-08-25-9668) for the 16.67 +/- acre property with a General Development Plan (GDP-09-25-9690) with proposed 34 lots located at 26100 E Colbern Road. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All that part of the South 24 acres of the South Half of Government Lot 2 of the Fractional Northwest Quarter of Section 30, Township 48 Range 30 (The South Half of said Lot 2 sometimes referred to as Southwest Quarter of the Northwest Quarter of said Section) in Blue Springs, Jackson County, Missouri, lying West of the following described line: Beginning at a point on the center line of Colbern Road 280 feet West of the Center line of Missouri State Highway Number 7 as said roads are now established; thence North parallel to the center line of said Highway Number 7, a distance of 290 feet; thence West parallel with the center line of Colbern Road, 30 feet more or less, to a point 310 feet West of the East line of said Government Lot 2; thence North parallel with said East line 189.6 feet, more or less, to the South line of a tract of land conveyed to Robert L. Strain and Gladys R. Strain, Husband

Rezoning; General Development Plan; Preliminary Plat
RZ-08-25-9668; GDP-09-25-9690; PP-08-25-9670
Colbern Farms
Exhibit #3

and Wife, filed for record as Document No. 717213 in the Office of the Recorder of Deeds; thence West along the South line of said Tract, 2 feet, more or less, to the Southwest corner of said tract; thence North along the West line of said tract being a line which is parallel with and distance Westerly 282 feet from the West line of said Highway no. 7, a distance of 100 feet to the Southwest corner of Lot 1, EARL STROHM ADDITION, a subdivision of land; thence North along the West line of said subdivision and along the West line of the CORRECTED PLAT R.C. SHOTTS ADDITION, a subdivision of land, to a point on the North line of the South 24 acres of the South Half of said Government Lot 2, Subject to the Rights of the Public in Colbern Road, Except any parts in roads. EXCEPT that part described as follows: All that part of the South 24 acres of the South Half of Government Lot 2 of the Fractional Northwest Quarter of Section 30, Township 48 Range 30 (The South Half of said Lot 2 sometimes referred to as Southwest Quarter of the Northwest Quarter of said Section) in Blue Springs, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of said South Half of Government Lot 2; thence North 89 degrees 56 minutes 35 seconds West along the Southerly line of said South Half, a distance of 437.97 feet; thence North 00 degrees 03 minutes 25 seconds East, perpendicular to the last described course, a distance of 52.68 feet to a point on the Northerly Right-of-Way line of Colbern Road, as now established, said point being also the point of beginning of the tract of land to be described herein; thence North 89 degrees 20 minutes 42 seconds West, along said Northerly Right-of-Way line a distance of 239.21 feet; thence North 00 degrees 39 minutes 18 seconds East, perpendicular to said Northerly Right-of-Way line, a distance of 275.00 feet; thence South 89 degrees 20 minutes 42 seconds East, parallel with said Northerly Right-of-Way line of Colbern Road, a distance of 250.00 feet; thence South 00 degrees 39 minutes 18 seconds West, perpendicular to the last described course, a distance of 229.17 feet to a point on said Northerly Right-of-Way line; thence North 89 degrees 53 minutes 02 seconds West, along said Northerly Right-of-Way line, a distance of 11.22 feet; thence South 00 degrees 06 minutes 58 seconds West, continuing along said Northerly Right-of-Way line, a distance of 45.73 feet to the point of beginning .

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie Associate Planner

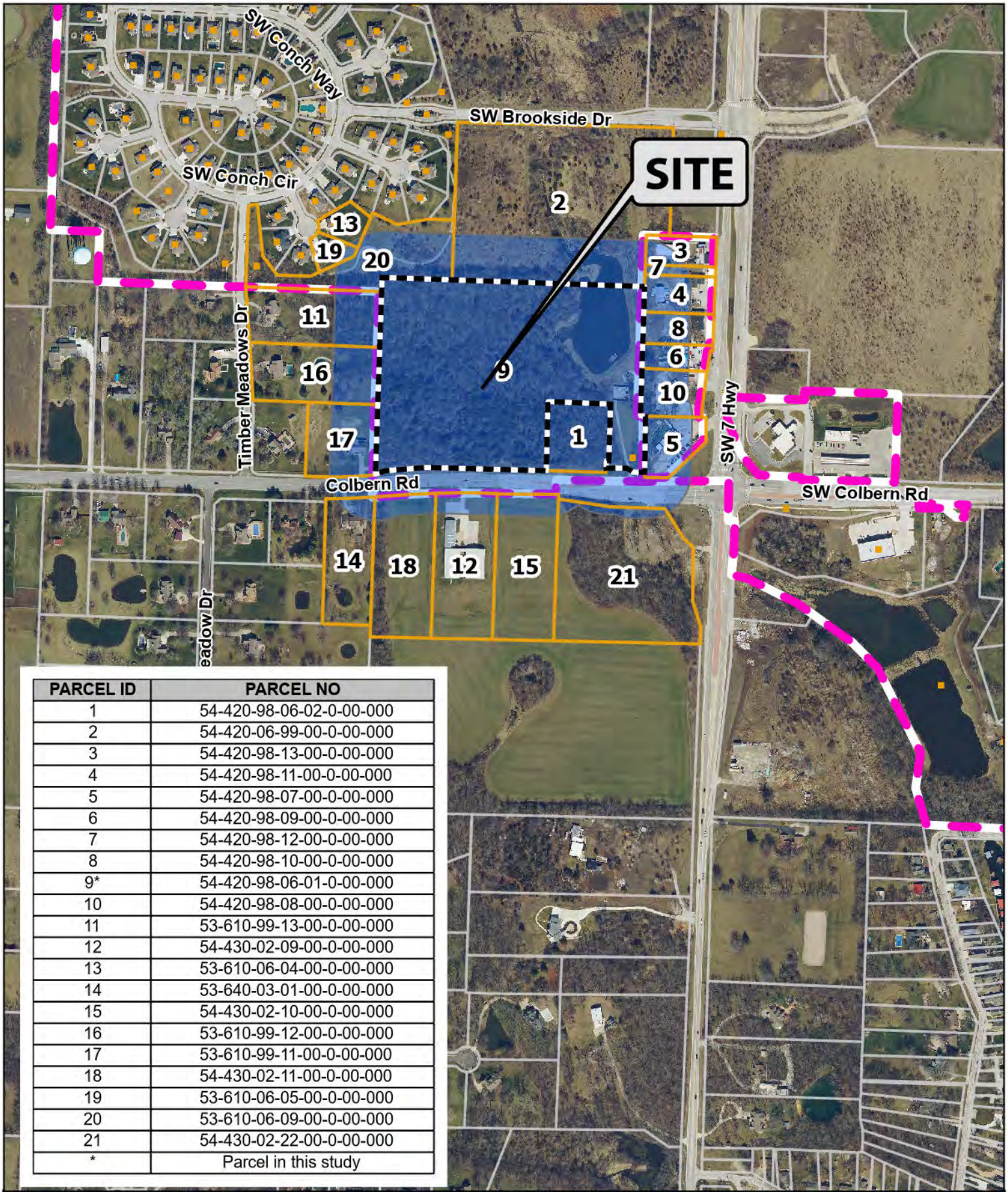
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-08-25-9668) and General Development Plan (GDP-09-25-9690) on **Monday, October 20, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 27, 2025
E-MAIL TO THE EXAMINER :
legals@examiner.net
09/24/2025

Published in the Examiner, Sep 27, 2025

3893720



PARCEL ID	PARCEL NO
1	54-420-98-06-02-0-00-000
2	54-420-06-99-00-0-00-000
3	54-420-98-13-00-0-00-000
4	54-420-98-11-00-0-00-000
5	54-420-98-07-00-0-00-000
6	54-420-98-09-00-0-00-000
7	54-420-98-12-00-0-00-000
8	54-420-98-10-00-0-00-000
9*	54-420-98-06-01-0-00-000
10	54-420-98-08-00-0-00-000
11	53-610-99-13-00-0-00-000
12	54-430-02-09-00-0-00-000
13	53-610-06-04-00-0-00-000
14	53-640-03-01-00-0-00-000
15	54-430-02-10-00-0-00-000
16	53-610-99-12-00-0-00-000
17	53-610-99-11-00-0-00-000
18	54-430-02-11-00-0-00-000
19	53-610-06-05-00-0-00-000
20	53-610-06-09-00-0-00-000
21	54-430-02-22-00-0-00-000
*	Parcel in this study

The City of Blue Springs Missouri

RZ-08-25-9668 / GDP-09-25-9690 / PP-08-25-9670

Parcel # 54-420-9

801 SW C

185' LOCA

Date: 09/24/25

Rezoning; General Development Plan; Preliminary Plat
RZ-08-25-9668; GDP-09-25-9690; PP-08-25-9670
Colbern Farms
Exhibit #4

Parcel ID	Name	situs_address	situs_city	situs_zip	owner_info	address_compl
1	54-420-98-06-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64064	JADEN LAND LLC	701 NE SILVERLEAF PL LEES SUMMIT, MO 64064
2	54-420-06-99-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64064	DAK REALTY DEVCO LLC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
3	54-420-98-13-00-0-00-000	9318 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9512 S MAIN ENTRANCE DR LAKE LOTAWANA, MO 64086
4	54-420-98-11-00-0-00-000	9324 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9512 LAKE LOTAWANA RD LAKE LOTAWANA, MO 64086
5	54-420-98-07-00-0-00-000	9418 S M 7 HWY	LAKE LOTAWANA	64064	MOORE BY 4 LLC	2415 NE LAKE BREEZE DR LEES SUMMIT, MO 64086
6	54-420-98-09-00-0-00-000	9406 S M 7 HWY	LAKE LOTAWANA	64064	NUSSAIRAT MO	109 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
7	54-420-98-12-00-0-00-000	9322 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9512 LAKE LOTAWANA RD LAKE LOTAWANA, MO 64086
8	54-420-98-10-00-0-00-000	9400 S M 7 HWY	LAKE LOTAWANA	64064	A DAY LLC	9400 A MO 7 HWY LEES SUMMIT, MO 64064
9	54-420-98-06-01-0-00-000	801 SW COLBERN RD	BLUE SPRINGS	64064	SARAI JARNAIL S & MANJIT K	1405 SUNNY CREEK LN BLUE SPRINGS, MO 64014
10	54-420-98-08-00-0-00-000	9410 S M 7 HWY	LAKE LOTAWANA	64064	MOORE BY 4 LLC	2415 NE LAKE BREEZE DR LEES SUMMIT, MO 64086
11	53-610-99-13-00-0-00-000	9401 TIMBER MEADOWS DR	UNINCORPORATED	64064	DONAHOO SARAH & MARK K	9401 TIMBER MEADOWS DR LEES SUMMIT, MO 64064
12	54-430-02-09-00-0-00-000	26011 E COLBERN RD	UNINCORPORATED	64086	ROYAL KNIT HOLDINGS LC	26011 NE COLBERN RD LEES SUMMIT, MO 64086
13	53-610-06-04-00-0-00-000	9304 SW ORCA CT	BLUE SPRINGS	64064	EASLEY JOHN S & OUTLAW DANA M	9304 SW ORCA CT LEES SUMMIT, MO 64064
14	53-640-03-01-00-0-00-000	25909 E COLBERN RD	UNINCORPORATED	64086	MASSMAN AMBROSE J & THERESA E	25909 NE COLBERN RD LEES SUMMIT, MO 64086
15	54-430-02-10-00-0-00-000	26111 E COLBERN RD	UNINCORPORATED	64086	ROYAL KNIT HOLDINGS LC	26011 NE COLBERN RD LEES SUMMIT, MO 64086
16	53-610-99-12-00-0-00-000	9409 TIMBER MEADOWS DR	UNINCORPORATED	64064	GOPPERT JOHN ANDY	9409 TIMBER MEADOWS DR LEES SUMMIT, MO 64064
17	53-610-99-11-00-0-00-000	25908 E COLBERN RD	UNINCORPORATED	64064	KESSNER DONALD L & CATHERINE L TRUSTEE	25908 COLBERN RD LEES SUMMIT, MO 64063
18	54-430-02-11-00-0-00-000	26005 E COLBERN RD	UNINCORPORATED	64086	ROYAL KNIT HOLDINGS LLC	26011 NE COLBERN RD LEES SUMMIT, MO 64086
19	53-610-06-05-00-0-00-000	9308 SW ORCA CT	BLUE SPRINGS	64064	WILSON JOSEPH & BRIDGID	9308 SW ORCA CT BLUE SPRINGS, MO 64064
20	53-610-06-09-00-0-00-000	1098 SW CONCH CIR	BLUE SPRINGS	64064	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC	9613 S LAKE SHORE DR LAKE LOTAWANA, MO 64086
21	54-430-02-22-00-0-00-000	26301 E COLBERN RD	LAKE LOTAWANA	64086	PEASE ROBERT W JR & CYNTHIA	26301 E COLBERN RD LAKE LOTAWANA, MO 64086

Rezoning; General Development Plan; Preliminary Plat
RZ-08-25-9668; GDP-09-25-9690; PP-08-25-9670
Colbern Farms
Exhibit #5

Blue Springs, Missouri
Community Development

September 26, 2025

Ref: Public Hearing: Rezoning | RZ-08-25-9668
General Development Plan | GDP-09-25-9690
Colbern Farms
26100 E Colbern Road
Parcel # 54-420-98-06-01-0-00-000

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, Colby Dowell of KAT Excavation for consideration to rezone from "GB" (General Business) to "SF-7" (Single Family)(RZ-08-25-9668) for the 16.67+/- acre neighborhood development with a General Development Plan (GDP-09-25-9690) located at 26100 E Colbern Road.

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

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

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

Planning Commission - Monday, October 13, 2025 @ 6:30 p.m.
&
City Council – Monday, October 20, 2025 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Rezoning; General Development Plan; Preliminary Plat
RZ-08-25-9668; GDP-09-25-9690; PP-08-25-9670
Colbern Farms
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: September 22, 2025 City Council: October 06, 2025
Project Name:	***Rampage Athletics***
Site Location:	2001 SW 9th Street
Project Request:	**RZ-07-25-9644**; Rezoning from "MF-14" (Moderate Density Multi-Family District) to "PD – C" (Planned Development – Commercial) **PDC-07-25-9645**; PD Concept Plan to allow Assembly and Indoor Recreation to better serve the surrounding neighborhood. **PDF-09-25-9682**; Planned Development Final Plan to specifically permit the uses of Assembly and Indoor Recreation.

Applicant: Michael Scott | St. Peter United Methodist Church
Property Owner: St. Peter United Methodist Church
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the property located at 2001 SW 9th Street from "MF-14" (Moderate Density Multi-Family District) to "PD-C" (Planned Development-Commercial). In conjunction with the rezoning, the applicant is also seeking approval of a Planned Development (PD) Concept Plan. The proposed PD-C zoning would specifically permit the uses of Assembly and Indoor Recreation at this location. Additionally, the applicant is requesting approval of a Planned Development Final Plan.

Staff Recommendation: Staff recommends approval of the Rezoning, PD Concept Plan and PD Final Plan with the conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
10/04/1993	City Council	Approved Rezoning from "GB" (General Business) to "R-3"(Multi-Family Residential) R-4-1993 Ord No. 2382
10/25/1999	City Council	Denied Planned Unit Development District for Eagles Landings PUD-5-1999
05/08/2000	City Council	Denied Planned Unit Development District and Preliminary Plat for Eagles Landings PUD-02-2000
08/14/2000	City Council	Denied Planned Unit Development District for Eagles Landing PUD-04-2000

Future Applications: There are no future development or land use applications proposed for this property at this time. The current request for rezoning is intended to align the property's zoning with its intended use and surrounding zoning patterns, but no site modifications, new construction, or additional planning applications are being considered as part of this request.

Adjacent Properties:

Rezoning, Planned Development Concept Plan, Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #1

Direction	Current Zoning	Current Land Use(s)
North:	"MF-14/PUD" (Moderate Density Multi-Family District/Planned Unit Development District)	Eagles Landing
South:	"GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	Detached Single-Family Residential Stonecreek Villas
East:	"MF-14" (Moderate Density Multi-Family)	Attached housing Duplex South Ridge
West:	"MF-14/PUD" (Moderate Density Multi-Family District/Planned Unit Development District)	Attached Multi-Family Eagles Landing

REZONING ANALYSIS

Existing Zoning: "MF-14" (Moderate Density Multi-Family)
Existing Land Use: Assembly-neighborhood (<500)
Proposed Zoning: "PD – C" (Planned Development – Commercial)
Proposed Land Use: Assembly-neighborhood (<500)/ Recreation-Indoor

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.*

The C1 (South 1) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Mixed Density Neighborhood*, which is defined as:

Mixed Density Neighborhood. 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. A range of housing formats, institutional uses or micro-commercial uses that are compatible with the neighborhood scale may be incorporated at strategic locations.

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

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

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

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

   STAFF RESPONSE: The proposed rezoning is consistent with the 2014 Comprehensive Plan and the C1 (South 1) Area Plan, which classify the subject property as 'Mixed-Density Neighborhood." Rezoning the property to "PD-C" (Planned Development-Commercial) aligns with the surrounding zoning patterns and would support the development of micro-commercial spaces and a broader range of uses in the area. This rezoning would provide flexibility for future neighborhood-serving commercial opportunities while maintaining compatibility with the area's planned mix of uses.

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

   STAFF RESPONSE: The intent of the Planned Development – Commercial (PD-C) zoning district is to encourage innovative, high-quality development that provides flexibility while ensuring compatibility with surrounding land uses. The proposed rezoning to PD-C allows the property to be limited to assembly and commercial indoor recreation uses, providing a tailored zoning framework that supports the site's intended use without introducing higher intensity commercial activities.

   The proposed PD-C restricts uses that may be incompatible with the surrounding area, and achieves a balanced approach offering flexibility in site design and use while maintaining consistency with adjacent "GB" zoned properties.

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

   STAFF RESPONSE: Approval of the rezoning application would allow for assembly and indoor recreation land uses on the site allowing for the property to support neighborhood-serving commercial activities. If the rezoning application is denied, Rampage Athletics would not be permitted to operate at this location, and the site would remain limited to multi-family residential, and assembly uses only.

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.

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: Staff finds that the proposed rezoning will not adversely affect the City's or other public agencies' ability to provide services, facilities, or programs. The site is already developed and is adequately served by existing infrastructure, utilities, and public services. The proposed rezoning is not expected to generate additional demand that would negatively impact the capacity or efficiency of municipal or governmental service delivery to the site or surrounding area.

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 finds that approval of the proposed rezoning will not negatively affect the condition, use, or value of adjacent properties, nor will it hinder the ability of surrounding areas to develop in accordance with the Comprehensive Plan.

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

   STAFF RESPONSE: The requested zoning is justified, as the property was originally designated as "General Business" when it was zoned in 1990's. The proposed zoning would restore the site to its original zoning classification, aligning with historical use and intent while supporting the continued development of neighborhood-serving commercial uses at this location. There are uses of the General Business which are excluded through the Planned Development Final Plan.

8. The consistency of the application with other adopted policies of the City.

   STAFF RESPONSE: Staff finds that the proposed rezoning and development are consistent with the City's adopted plans, policies, and regulations.

9. The recommendations of professional staff.

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

REZONING STAFF RECOMMENDATION:

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

PD CONCEPT & FINAL PLAN ANALYSIS

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

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

- The site will permit two additional land uses—Assembly and Indoor Recreations—as allowed uses within the PD District
- All other land uses not specified within this PD zoning shall be subject to the formal process of amending the Planned Development Concept Plan. Such amendments will require a public hearing before both the Planning Commission and City Council for consideration and approval.
- The PD Concept Plan excludes all uses permitted in "GB" except for assembly and indoor recreation.
- Any development standards not expressly addressed within this PD shall default to the applicable requirements of the Blue Springs Unified Development Code (UDC) in effect at the time of development.

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

Phasing: There is no further development proposed at this time.

Streets & Sidewalks: The site currently has three existing access points along SW 9th Street. There are no existing sidewalks along SW 9th Street, and the applicant is not required to install public improvements as part of this application.

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

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

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

Land Use: The indoor recreational land use is allowed by right in the underlying "GB"(General Business) zoning.

Building Typology: The existing building is classified as a General Commercial building, defined as a basic building type designed to accommodate retail, commercial, service, or office functions in various formats and scales. This building type is permitted within the "GB" (General Business) zoning district.

Parking: The site will utilize the existing parking lot, which provides approximately 101 parking spaces. This exceeds the minimum parking requirement for the proposed recreational indoor use. Per the Unified Development Code, recreational indoor facilities require one (1) parking space per 400 square feet of floor area. Based on the building size of approximately 11,160 +/- square feet, a total of 29 spaces are required. The existing parking supply significantly exceeds this requirement and is sufficient to accommodate the proposed use.

Pedestrian Access: There is existing pedestrian access leading into the building, and the applicant is not proposing any modifications to the existing site.

Open Space: The existing site will remain unchanged. No additional open space is proposed, and the current conditions are consistent with the City's open space requirements.

Frontage & Landscaping: The site is currently landscaped and no additional landscaping is proposed with this application. The existing landscaping is adequate to meet the requirements of the Unified Development code, and no modifications are required at this time.
.

Architectural Character: The architectural character of the site will not be changing as part of this application. All existing structures and features will remain as-is, and no modifications are proposed.

Outdoor

Lighting: No additional outdoor lighting is proposed with this application. The existing lighting on site will remain, and no modifications are required at this time.

Signage: Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process. If proposed signage does not meet the current requirements, the applicant may request a Master/ Alternative Sign Plan, which would be reviewed by the Planning Commission.

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

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

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

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

   STAFF RESPONSE: The proposed PD District supports the public's health, safety, and welfare by existing development to provide additional land use opportunities and compatibility with the area developed.

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

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

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

   STAFF RESPONSE: The proposed PD District is not highly unique in its design, but the PD District provides the necessary flexibility to achieve a coordinated site layout and mix of uses that would not be possible under the base zoning district. The PD process remains the most appropriate to achieve the projects goals and align with the City's development objectives.

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

   STAFF RESPONSE: As part of the Planned Development (PD) Standards, the applicant is not requesting modifications to the underlying zoning regulations. Instead the PD only allows for two (2) land uses: Assembly and Indoor Recreation

   These limitations refine the range of allowed uses within the PD and provide additional safeguards for compatibility with surrounding development.

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

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

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

   STAFF RESPONSE: The PD Concept Plan meets the review criteria for a Zoning Map amendment, as outlined in the findings of this staff report.

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

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

1. The final plan is in substantial compliance with the approved concept plan and planned development standards.

   STAFF RESPONSE: The PD Final Plan is in substantial compliance with the PD Concept Plan and there are no further deviations.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: No amendments are being requested.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall control.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
   a. The site will permit two additional land uses—Assembly and Indoor Recreations—as allowed uses within the PD District
   b. All other land uses not specified within this PD zoning shall be subject to the formal process of amending the Planned Development Concept Plan. Such amendments will require a public hearing before both the Planning Commission and City Council for consideration and approval.
   c. The PD Concept Plan allows the following land uses:
      i. Assembly <500

ii. Indoor recreation

2. Any development standards not expressly addressed within this PD shall default to the applicable requirements of the Blue Springs Unified Development Code (UDC) in effect at the time of development.

Staff recommends approval of the PD Final Plan application with the following 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.



The City of Blue Springs Missouri

RZ-07-25-9644 / PDC-07-25-9645
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
AERIAL LOCATION MAP

N

1" = 200'

Date: 06/26/25



The City of Blue Springs Missouri

RZ-07-25-9644 / PDC-07-25-9645
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
SITE LOCATION & ZONING MAP

N

1" = 200'

Date: 06/26/25

STATE OF MISSOURI }SS
COUNTY OF JACKSON }
SECURITY ABSTRACT RECEIVED
1983 FEB 14 P 3:45

151128

MEADOW RIDGE COMMERCIAL DEVELOPMENT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

06-1687

NORTHWEST CORNER
SOUTHWEST QUARTER
SEC. 6, TWP. 48, RNG. 30

LEGAL DESCRIPTION:

This is a subdivision of all that part of the Southwest Quarter of Section 6, Township 48, Range 30, Blue Springs, Jackson County, Missouri, described as follows: Beginning at a point on the West line of said Quarter Section, 1395.00 feet South of the Northwest corner thereof; thence North 90°-00'-00" East, 545.00 feet; thence South 00°-23'-03" East, 489.32 feet to a point on the South line of the North 52 acres of the West Half of the Southwest Quarter of said Section 6; thence South 89°-42'-29" West, along last said line, 544.99 feet to a point on the West line of said Quarter Section; thence North 00°-23'-03" West, along the West line of said Quarter Section, 492.60 feet to the point of beginning. Containing 6.145 acres.

DEDICATION:

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

MEADOW RIDGE COMMERCIAL DEVELOPMENT

EASEMENTS:

An easement or license is hereby granted to the City of Blue Springs, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water and sewer pipes, poles, wires and anchors, storm sewers, surface drainage, and all or any of them over, under and along those areas in this subdivision outlined on this plat and designated by the words "Utility Easement".

STREETS:

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby dedicated.

IN TESTIMONY WHEREOF: Hyram A. Jones & Sons, Inc. has caused these presents to be signed by its President and attested by its Secretary this 1st day of February, 1983.

HYRAM A JONES & SONS, INC.

BY _____
Larry A. Jones - President

Attest:

BY _____
Kirk Jones - Secretary

State of Missouri)
SS
County of Jackson)

On this 1st day of February, 1983, before me, the undersigned Notary Public, personally appeared Larry A. Jones, to me personally known, who being duly sworn did say that he is the President of Hyram A. Jones & Sons, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument signed in behalf of said corporation by authority of its board of directors and that Larry A. Jones acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

_____
Notary Public in and for Jackson County, Missouri

My commission expires _____

NANCY JEAN JONES
NOTARY PUBLIC STATE OF MISSOURI
JACKSON CO.
MY COMMISSION EXPIRES SEPT. 8 1986

This is to certify that the within plat of MEADOW RIDGE COMMERCIAL DEVELOPMENT was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri, this 17th day of January, 1983 by Ordinance No. 1193

Approved:

_____ _____
Mayor City Clerk

_____
Planning Commission

_____
City Engineer

Approved by
JACKSON COUNTY ASSESSOR

By _____

Date: 2-14-83

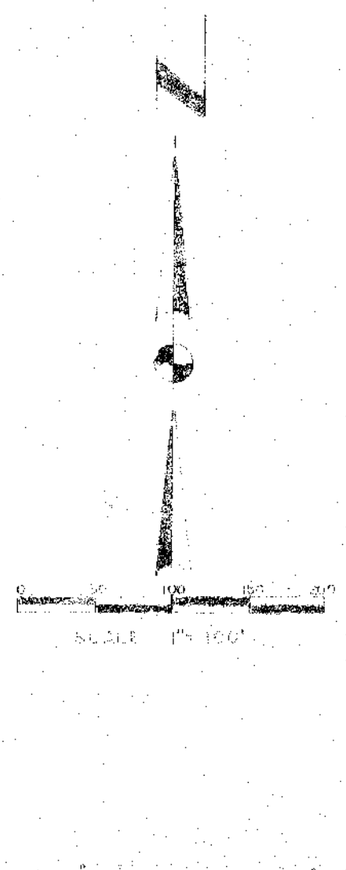
ADJECTIVE LOTS

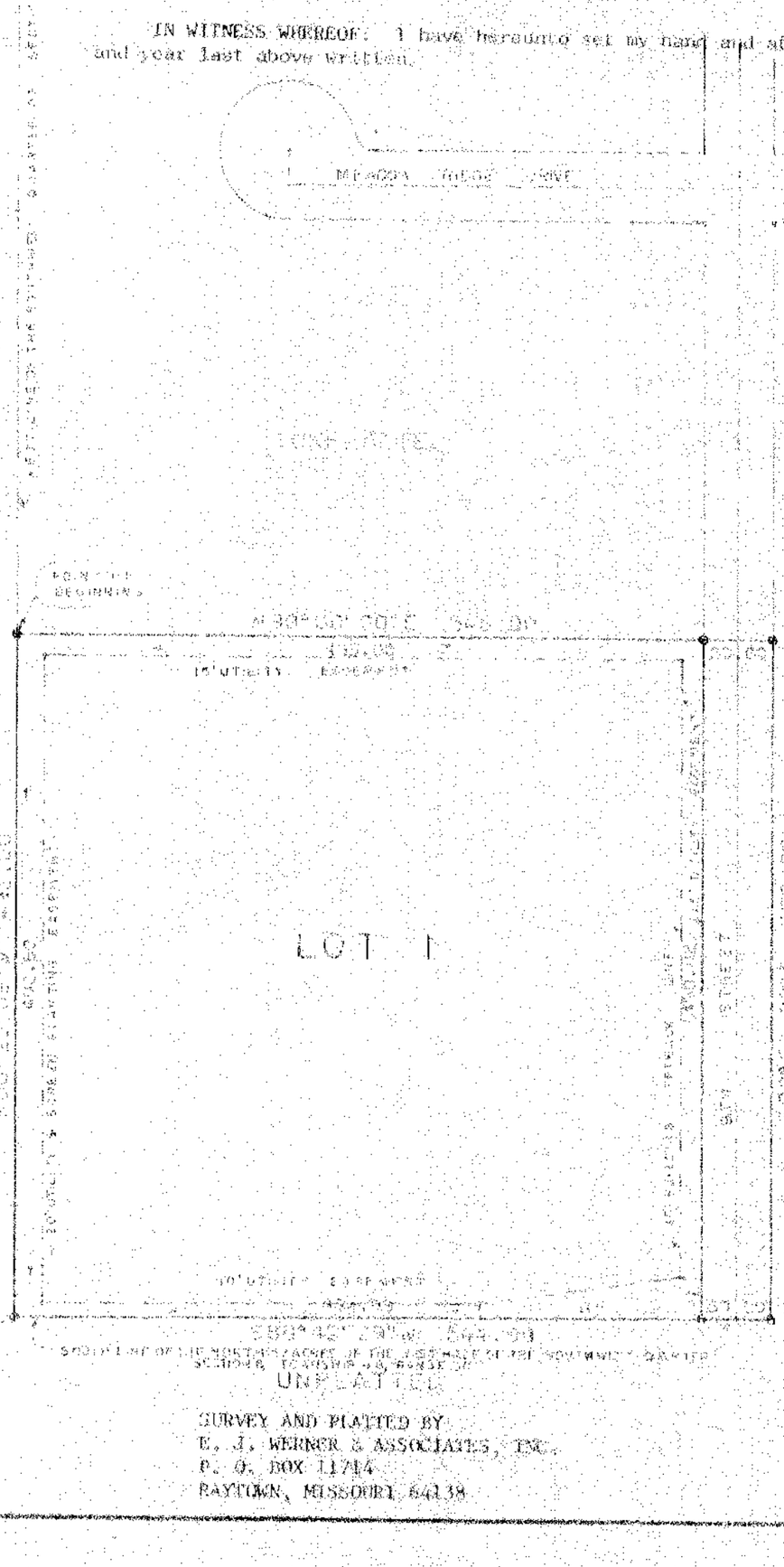
All lots meet the area, set-back and all other provisions of the subdivision regulations and zoning ordinance of Blue Springs, Missouri.

I hereby certify that the information contained hereon is true and accurate to the best of my professional knowledge and belief.

BY _____
Edward J. Werner - Missouri L.S. 320

SURVEY AND PLATTED BY
E. J. WERNER & ASSOCIATES, INC.
P. O. BOX 11714
RAYTOWN, MISSOURI 64138





Rezoning, Planned Development Concept Plan,
Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #2

"EXHIBIT A"

Lot 1 (One), MEADOW RIDGE COMMERCIAL DEVELOPMENT, a subdivision in Blue Springs, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT that part described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 23 minutes 03 seconds East on the East line of said Lot 1, 161.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 215.48 feet to a point of curvature; thence Southwesterly on a curve to the left (said curve having a radius of 125.00 feet, chord bearing South 86 degrees 12 minutes 06 seconds West, chord distance of 16.56 feet) an arc length of 16.57 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 126.28 feet; thence South 26 degrees 52 minutes 22 seconds West, 45.94 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 115.28 feet; thence North 89 degrees 04 minutes 37 seconds East on a line parallel with the South line of said Lot 1, 64.50 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 45.00 feet to said South line; thence South 89 degrees 04 minutes 37 seconds West on said South line; 306.45 feet to the Southwest corner of said Lot 1; thence North 0 degrees 23 minutes 03 seconds West on the West line of said Lot 1; 493.54 feet to the Northwest corner of said Lot 1; thence North 89 degrees 59 minutes 18 seconds East on the North line of said Lot 1; 495.00 feet to the Point of Beginning.

5

We are applying to rezone our property to a Planned District (PD) to better align with our current and future use as a church. The property is currently zoned as multi-family, but we are a church and actively engaged in community outreach. After reviewing the zoning history, we found that the property was originally zoned General Business and was later reclassified to multi-family by a previous owner. It is our understanding that most churches in Blue Springs are zoned General Business, with a few designated as PD.

By applying for PD zoning, we aim to narrow the allowable uses of the site, creating a long-term win-win scenario for both our organization and the City. This approach ensures that any future changes to the site's use will require City review and approval, protecting the community from unintended developments.

Our goal is to partner with organizations like Rampage to further our mission. In order for these partnerships to be viable, the zoning must accommodate such collaborations. We also work closely with community partners such as the Blue Springs School District, the Chamber of Commerce, and others to host outreach programs and events that benefit local residents.

The site will allow all land uses allowed in the "GB" (General Business) zoning district except the following:

- Marijuana/Cannabis-related uses
- Adult Entertainment uses
- Bar/Tavern Establishment uses
- Manufacturing
- Service Stations
- Outdoor Sales/Storage
- Heliport/Helipad

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, 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:

Publication Dates:

- Sep 6, 2025

Printer's Fee: $160.60

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 09/08/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-07-25-9644 Planned Development Concept Plan | PDC-07-25-9645 Planned Development Final Plan | PDF-09-25-9682 "Rampage Athletics" 2001 SW 9 th Street Parcel # 41-330-02-11-02-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, September 22, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Michael Scott, St. Peters United Methodist Church, on behalf of the property owner, St. Peters United Methodist Church, for consideration to rezone from "MF-14" (Multi-Family) to "GB" (General Business) (RZ_07-25-9644) for the 1.74 +/- acre church development with a Planned Development Concept Plan (PDC-07-25-9645)/Planned Development Final Plan (PDF-09-25-9682) located at 2001 SW 9 th Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

MEADOW RIDGE COMMERCIAL DEV---ALL TH PT LOT 1 DAF:-BEG 161' S OF NE COR SD LOT 1 TO TRU POB TH N 90 DEG 00 MIN 00 SEC W 215.48' TH SWLY ON A CURV TO LF WI A RAD OF 125' & DIST 16.57' TH S 0 DEG 23 MIN 03 SEC E 126.28' TH S 26 DEG 52 MIN 22 SEC W 45.94' TH S 0 DEG 23 MIN 03 SEC E 115.28' TH N 89 DEG 04 MIN 37 SEC E 64.50' TH S 0 DEG 23 MIN 03 SEC E 45' TH N 89 DEG 42 MIN 29 SEC E 188.54' TH N 0 DEG 23 MIN 03 SEC W 329.08' TO TRU POB

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie

The City Council of the City of Blue Springs will also hold a

Rezoning, Planned Development Concept Plan, Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #3

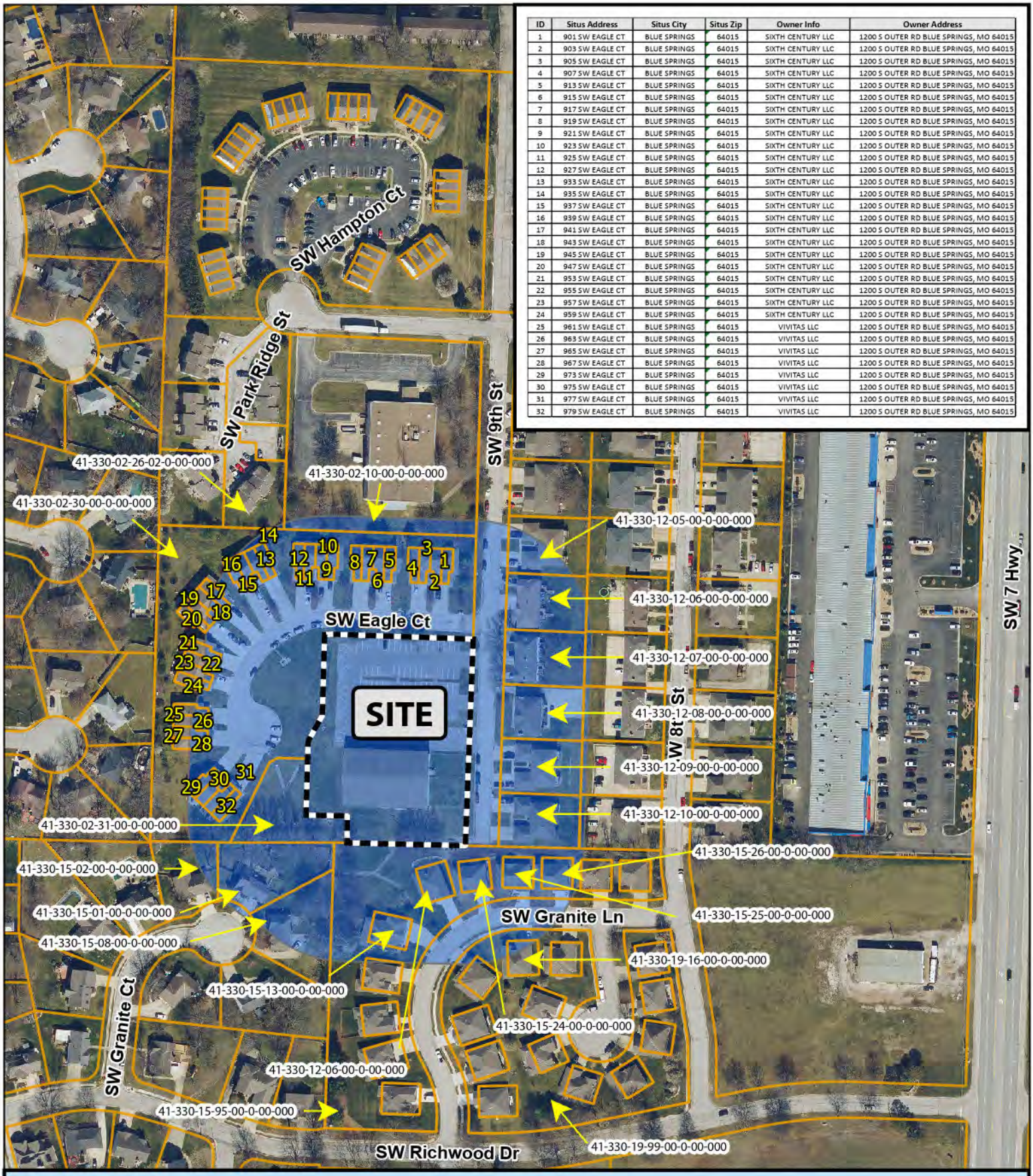
public hearing on the above noted Rezoning RZ-07-25-9644, Planned Development Concept Plan PDC-07-25-9645, Planned Development Final Plan PDF-09-25-9682 on **Monday, October 06, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 06, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
09/03/2025

Published in the Examiner, Sep 6, 2025

3831840



ID	Situs Address	Situs City	Situs Zip	Owner Info	Owner Address
1	901 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
2	903 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
3	905 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
4	907 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
5	913 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
6	915 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
7	917 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
8	919 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
9	921 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
10	923 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
11	925 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
12	927 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
13	933 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
14	935 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
15	937 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
16	939 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
17	941 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
18	943 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
19	945 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
20	947 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
21	953 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
22	955 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
23	957 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
24	959 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
25	961 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
26	963 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
27	965 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
28	967 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
29	973 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
30	975 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
31	977 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
32	979 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015

The City of Blue Springs Missouri

RZ-07-25-9644 / PDC-07-25-9645

2001 SW 9th Street

Parcel # 41-330

185' NOTIF

N

Date: 06/26/25

Rezoning, Planned Development Concept Plan, Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #4

OBJECTID	Situs Address	Situs City	Situs Zip	Situs State	Owner Info	Owner Address
1	2000 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	LOMBARD JASON RAY	509 MARSH HARBOR DR SAN DIEGO, CA 92154
2	1904 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	STONE CHASE ENTERPRISES LLC	1904 SW 9TH ST BLUE SPRINGS, MO 64015
3	1716 SW PARK RIDGE ST	BLUE SPRINGS	64015	MO	LE MCLAURY REAL ESTATE LLC	2208 NE WYNDHAM DR BLUE SPRINGS, MO 64029
4	2001 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	CAMPBELL TROY	1321 E 24TH ST KANSAS CITY, MO 64108
5	2205 SW GRANITE CT	BLUE SPRINGS	64015	MO	SCHWENTKER HOWARD E & KRISTEL A	2205 GRANITE CRT BLUE SPRINGS, MO 64015
6	955 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
7	973 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
8	925 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
9	967 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
10	937 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
11	979 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
12	933 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
13	941 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
14	957 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
15	963 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
16	977 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
17	901 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
18	927 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
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27	915 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
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29	919 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
30	953 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
31	961 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
32	907 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
33	921 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
34	923 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
35	900 SW MEADOWRIDGE DR	BLUE SPRINGS	64015	MO	CONSOLIDATED LIBRARY DISTRICT NO 3	15616 E US 24 HWY INDEPENDENCE, MO 64050
36	947 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
37	945 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
38	965 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
39	2104 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	ANDERSON MATTHEW & ROBIN	6244 STATE RTE 162 MARYVILLE, IL 62062
40	2201 SW GRANITE CT	BLUE SPRINGS	64015	MO	MURPHY MARVIN E & DENISE C	2201 SW GRANITE CRT BLUE SPRINGS, MO 64015
41	2009 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	EJC RENTALS LLC	1203 NW JEFFERSON CT BLUE SPRINGS, MO 64015
42	2004 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	NFB LLC	2308 STONEY BROOK DR DARDENNE PRAIRIE, MO 63368
43	2005 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	SYH ENTERPRISES LLC	421 N LIGHTBURNE LIBERTY, MO 64068
44	2203 SW 9TH ST UNIT 18	BLUE SPRINGS	64015	MO	DUDLEY DEBORAH K	1120 DEAN DR GRAIN VALLEY, MO 64029
45	2207 SW 9TH ST	BLUE SPRINGS	64015	MO	CARR PAMELA G	2207 SW 9TH ST BLUE SPRINGS, MO 64015
46	2008 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	COMPASS PROPERTIES LLC	2902 S SLAUGHTER RD GRAIN VALLEY, MO 64029
47	2200 SW GRANITE CT	BLUE SPRINGS	64015	MO	CHIESA ELIZABETH J	2200 GRANITE CRT BLUE SPRINGS, MO 64015
48	2001 SW 9TH ST	BLUE SPRINGS	64015	MO	ST. PETER UNITED METHODIST CHURCH	3609 SW MO-7 BLUE SPRINGS, MO 64014
49	1905 SW 9TH ST	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
50	999 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
51	2202 SW 9TH ST	BLUE SPRINGS	64015	MO	MITCHELL AARON & SHAWNA	2202 SW 9TH ST BLUE SPRINGS, MO 64015
52	2100 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	TT HOLDINGS LLC	25003 W 77TH ST SHAWNEE, KS 66277
53	2105 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	CUPID 7 LLC	14610 S BYNUM RD LONE JACK, MO 64070
54	2101 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	TT HOLDINGS LLC	25003 W 77TH ST LENEXA, KS 66215
55	805 SW GRANITE LN	BLUE SPRINGS	64015	MO	DAYLE CHANDRA S	805 SW GRANITE LN BLUE SPRINGS, MO 64015
56	821 SW GRANITE LN	BLUE SPRINGS	64015	MO	FROST SHERI ALYSON	821 SW GRANITE LN BLUE SPRINGS, MO 64015
57	817 SW GRANITE LN	BLUE SPRINGS	64015	MO	BAKER GARRY J & KAREN S	817 SW GRANITE LN BLUE SPRINGS, MO 64015
58	813 SW GRANITE LN	BLUE SPRINGS	64015	MO	LAMANNO MARK E & GERALDINE K | WITTING TRENTON JAMES & KATHERINE MARIE	813 SW GRANITE LN BLUE SPRINGS, MO 64015
59	812 SW GRANITE LN	BLUE SPRINGS	64015	MO	SUTTON TRACY	812 SW GRANITE LN BLUE SPRINGS, MO 64015
60	809 SW GRANITE LN	BLUE SPRINGS	64015	MO	HALES JESSICA & ABRUZZINO JENNIFER	809 SW GRANITE LN BLUE SPRINGS, MO 64015
61	925 SW RICHWOOD DR	BLUE SPRINGS	64015	MO	STONECREEK VILLAS HOMEOWNERS	
62	851 SW RICHWOOD DR	BLUE SPRINGS	64015	MO	STONECREEK VILLAS HOMEOWNERS	

Rezoning, Planned Development Concept Plan, Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #55

Blue Springs, Missouri
Community Development

August 22, 2025

Ref: Public Hearing: Rezoning | RZ-07-25-9644
Planned Development Concept Plan | PDC-07-25-9645
Planned Development Final Plan | PDF-09-25-9682
"Rampage Athletics"
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000

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, , Michael Scott of St. Peters United Methodist Church for consideration to rezone from "MF-14" (Multi-family) to "GB" (General Business) (RZ-07-25-9644) for the 1.74 +/- acre church development with a Planned Development Concept Plan (PDC-07-25-9645)/Planned Development Final Plan (PDF-09-25-9682) located at 2001 SW 9th Street.

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

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

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

Planning Commission - Monday, September 22, 2025 @ 6:30 p.m.
&
City Council – Monday, October 06, 2025 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears

Rezoning, Planned Development Concept Plan,
Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #6

Administrative Assistant

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 27, 2025 City Council: November 3, 2025
Project Name:	***Briarwood Oaks Estates***
Site Location:	101 NW Mock Avenue
Project Request:	PF-09-25-9693; Final Plat for a 11-lot subdivision on 3.23 +/- acres

Applicant: Harve Sommers / Dynamic Investments, Inc
Property Owner: Dynamic Investments, Inc
Staff Planner: Logan Day, Associate Planner

Project Description: The applicant is requesting approval of the Briarwood Oaks Estates, 4th Plat to develop a single-family subdivision. The 4th and final phase of the Briarwood Oaks Estates will include eleven (11) lots on 3.23 +/- acre generally located North of 40 Hwy, and East of SW 40th St.

Staff Recommendation: Staff recommends approval with conditions of the Final Plat Applications. Conditions are identified under each application.

Previous Actions:

Date	Review Body	Action
03/17/1996	City Council	Approved Annexation (A-1-96) by Ordinance No.2653
05/13/1996	Planning Commission	Recommended approval of rezoning (R-6-96) from R-A (Agriculture) to R-1 (Single Family).
05/20/1996	City Council	Approved rezoning (R-6-96) from R-A (Agriculture) to R-1 (Single Family) by Ordinance No. 5008.

Future Applications: Prior to selling individual lots or the issuance of building permits for lots in this Plat, the Final Plat must be approved and recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single Family)	Single Family Housing
South:	Right-of-Way; Unincorporated Jackson County	SW Westbound 40 Hwy; Out of City Limits
East:	Unincorporated Jackson Cnty; "SO" Service Office	Single Family House; Vacant Land
West:	"SF-7" (Single Family)	Undeveloped

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

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

Preservation: The site is currently undeveloped and does not include any specific preservation areas at this time. However, there are several mature trees located throughout the property that may be eligible for preservation credit toward the overall landscaping requirements.

Phasing: The entire Briarwood Oaks Estates encompasses four (4) phases. The other three (3) phases have been completed. The fourth and final phases consists of eleven (11) lots and one (1) tract.

Parking: Single-Family, Detached housing requires two (2) off-street parking spaces per dwelling unit. The previously approved elevations 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
Single-Family	2 spaces per dwelling unit	>2 spaces

Streets & Sidewalks: The proposed public street network matches the approved Preliminary Plat. All proposed lots have access to a local street. The proposed local street connects to another local street (SW 40th St) and a Major Arterial (SW Westbound 40 Hwy). The proposed public pedestrian network matches the approved Preliminary Plat. All proposed lots have access to a public sidewalk or are directly across the street from a public sidewalk.

Traffic: Additional traffic improvements were not required with this phase of the development. Required Right-of-Way and easements have been shown on the Final Plat

Stormwater: **A stormwater management plan has been prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review**. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Design procedures for each water quality BMP are included in the MARC BMP Manual.

Sanitary Sewer: Gravity sanitary sewer is available to the east 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 or otherwise connecting to the existing sanitary sewer.

Open Space: The Briarwood Oaks Estates neighborhood has provided open space in previous tracts as required in the “SF-7” Zoning District.

Signage: No additional signage is shown on the plan for the second plat. If the applicant would like to request signage, administrative sign permit approval will be required

Modifications

Requested: The proposed plans are substantial compliance with the previously approved Preliminary Plat. No Modifications are being requested.

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

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

   STAFF RESPONSE: Staff finds the Final Plat is in substantial compliance with the approved Preliminary Plat and surrounding development pattern of single-family residential homes within Kimstin Place.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Staff finds the Construction plans adequate and in conformance with adopted technical specifications and were approved by Staff.

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

   STAFF RESPONSE: Staff finds that the public improvements have been constructed and are in place to be used by this development.

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

   STAFF RESPONSE: Staff finds the Final Plat is in substantial compliance with the Preliminary Plat with no deviations.

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

   STAFF RESPONSE: The developer is responsible for the drafting and recording of covenants and restrictions for the Final Plat which must include the extension of the HOA and address the maintenance of all common tracts and amenities.

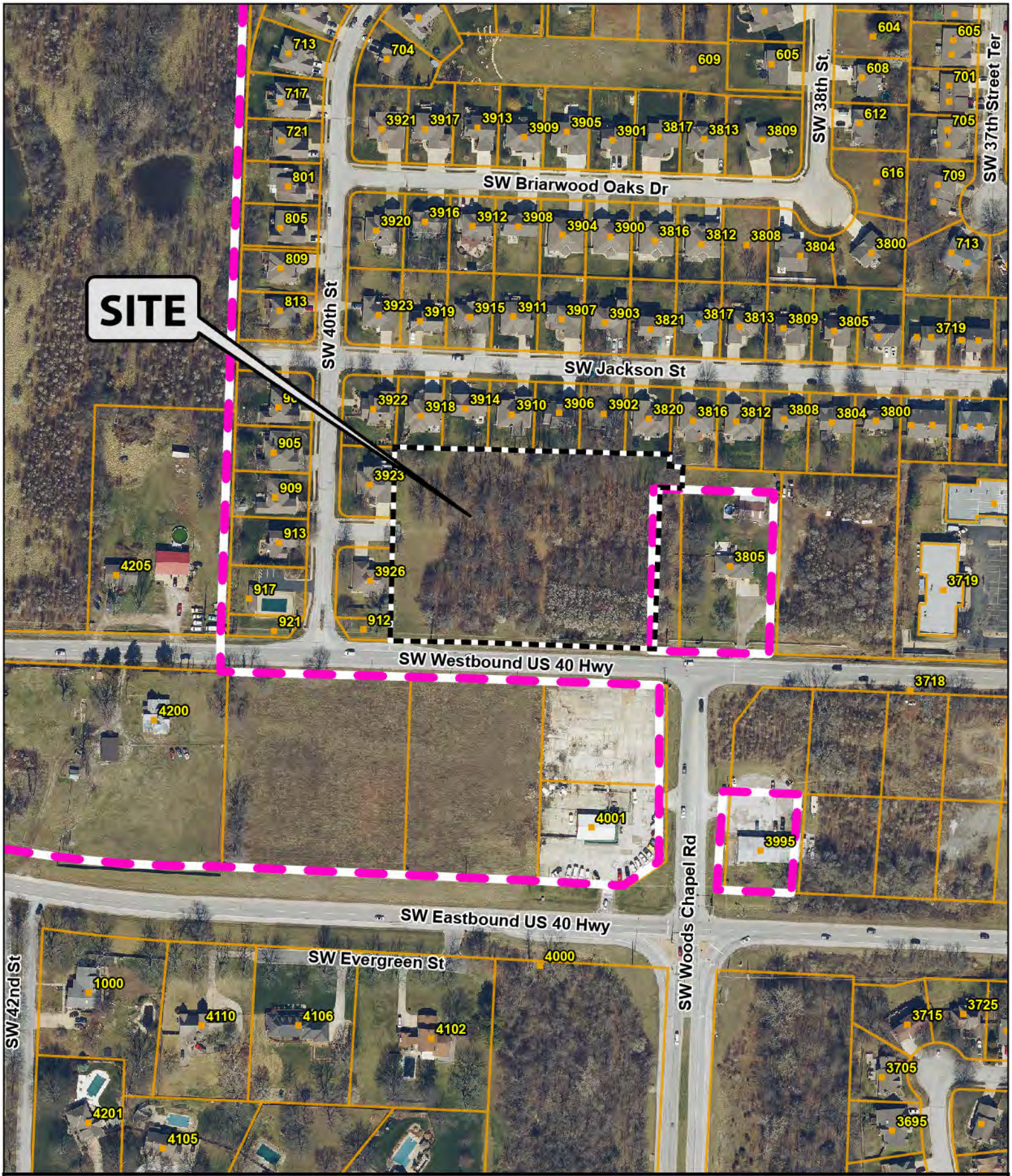
6. The recommendations of professional staff.

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

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

Staff recommends approval of the Final Plat application with the following three (3) 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. 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.
    c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.



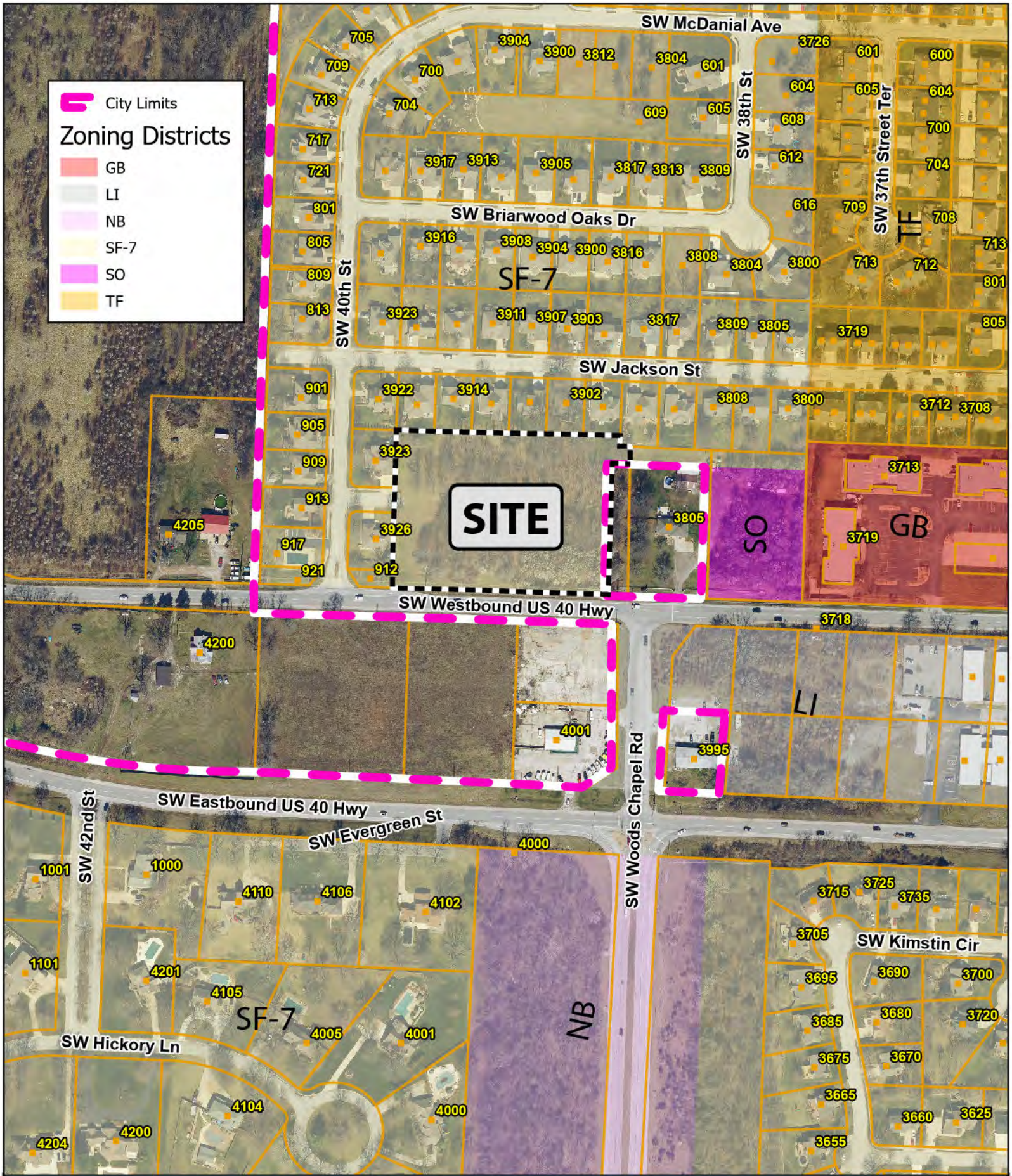
The City of Blue Springs Missouri

PF-09-25-9693
Parcel # 35-830-04-35-00-0-00-000
SW US 40 Hwy
AERIAL LOCATION MAP

N

1" = 200'

Date: 10/22/25



PF-09-25-9693
Parcel # 35-830-04-35-00-0-00-000
SW US 40 Hwy
ZONING MAP

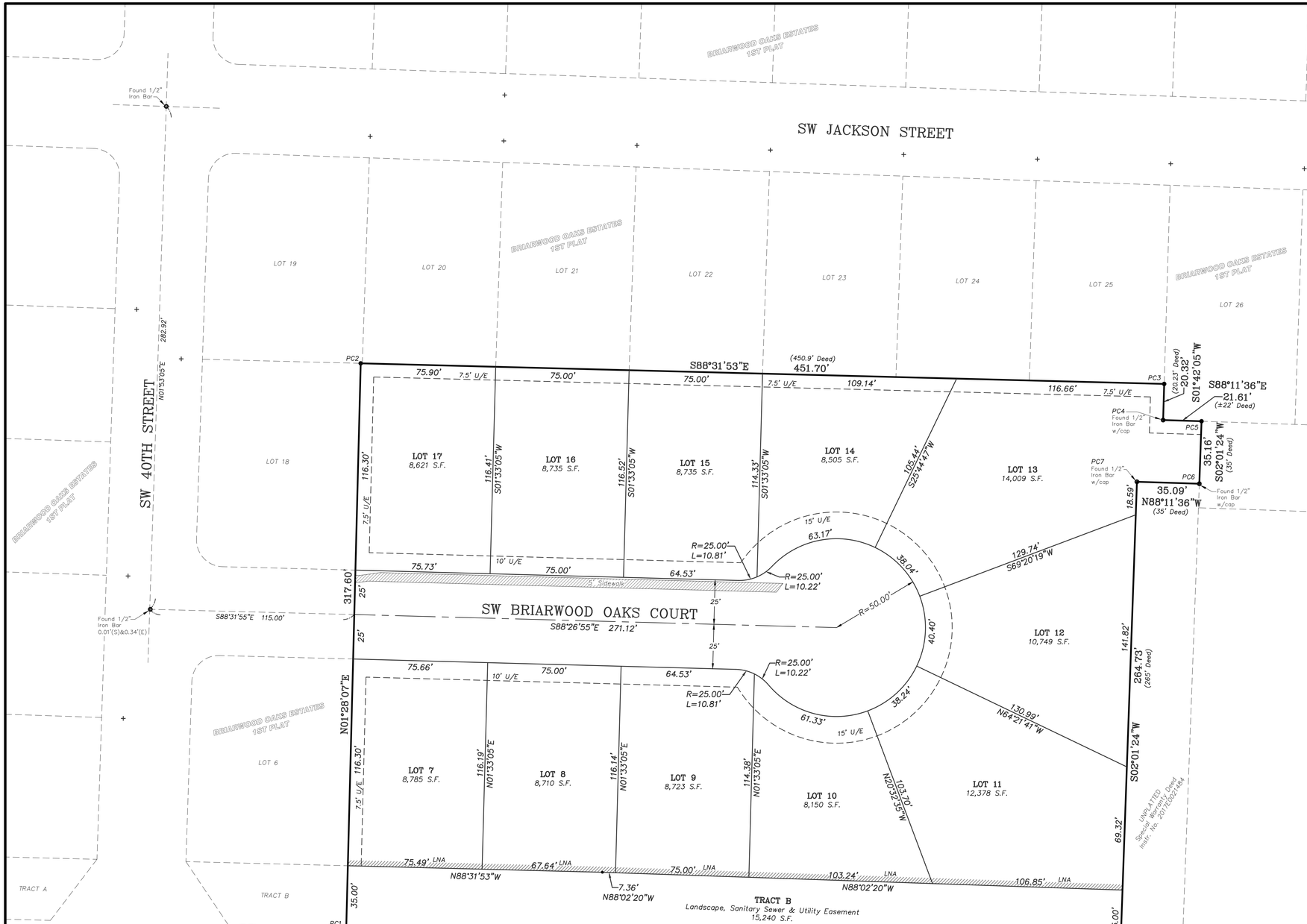
The City of Blue Springs Missouri

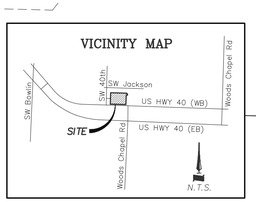
N

1" = 200'

Date: 10/22/25

FINAL PLAT
BRIARWOOD OAKS ESTATES, 4TH PLAT
A PART OF THE SW 1/4, SECTION 35–T49N–R31W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





MISSOURI STATE PLANE COORDINATE TABLE
GEODETIC DATA–NAD 1983 (West Zone)
1 METER = 3.28083333 FEET
PROJECT GRID FACTOR: 0.9999037

Coordinates shown hereon are Grid Coordinates listed in feet and were derived from GPS observations referenced to the MoDot Real–Time Network

PLAT CORNER NUMBER (PC)	NORTHING (Y) COORDINATE	EASTING (X) COORDINATE
PC–1	1035502.64	2842255.73
PC–2	1035820.10	2842263.86
PC–3	1035808.53	2842715.37
PC–4	1035788.22	2842714.77
PC–5	1035787.54	2842736.36
PC–6	1035752.40	2842735.12
PC–7	1035753.51	2842700.06
PC–8	1035488.97	2842690.71
PC–9	1035498.97	2842398.64

TRACT B OWNERSHIP AND MAINTENANCE

Tract B is for Open Space, Landscape Easement, Sanitary Sewer Easement and Utility Easement purposes, and shall be owned and maintained by the Homeowner's Association.

SURVEYOR'S NOTES

1. Property information shown hereon (record description, easements, etc.) was provided by Alliance Nationwide Title Agency LLC by Commitment Number MO–ANTA–5513 with a Commitment Date of July 12, 2024 at 8:00 AM.

2. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD 83) West Zone.

MONUMENTATION

● = Set 5/8" iron bar with aluminum cap numbered 2580 at plat corners.
o = Found monumentation as noted.
+ = Found plus "+" cut in concrete curb.

Note: Upon completion of construction, 1/2" iron bars w/plastic caps numbered LS–2580 will be set at all rear lot corners along with curb cuts at the extension of side lot lines.

RECORD SOURCES

a) Subdivision plat of "Briarwood Oaks Estates 1st Plat"
b) Missouri Warranty Deed, Instrument Number 2021E0062609
c) Trustee's Deed, Instrument Number 2024E0070524

Bearing, distance and or text shown hereon and followed by the word "Deed" refers to that as cited in the applicable deed referenced above.

PLAT LEGEND

LNA = LIMITS OF NO DIRECT ACCESS
U/E = UTILITY EASEMENT

OWNER OF RECORD & DEVELOPER

Dynamic Investments, Inc.
Harve Sommers
P.O. Box 888
Oak Grove, Missouri 64075

COUNTY APPROVALS

_____ _____
Jackson County Assessment Department *Date*

SCALE 30' 0 1"= 30' 30'

LEGAL DESCRIPTION

Containing 140,600 square feet or 3.2277 acres more or less.

All that part of the Southwest Quarter of Section 35, Township 49 North, Range 31 West of the Fifth Principal Meridian, in Blue Springs, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 35; thence North 88°29'25"West along the South line of said Southwest Quarter a distance of 1796.31 feet; thence North 01°28'07"East a distance of 42.18 feet to the Southeast corner of Tract B, BRIARWOOD OAKS ESTATES 1ST PLAT, a subdivision of land in said City, County and State, said Southeast corner being on the North right–of–way line of U.S. Highway 40 (Westbound) as it now exists and also being the POINT OF BEGINNING of the herein described tract of land; thence North 01°28'07"East along the boundary line of said BRIARWOOD OAKS ESTATES 1ST PLAT a distance of 317.60 feet to the Northeast corner of Lot 18 of said BRIARWOOD OAKS ESTATES 1ST PLAT; thence South 88°31'53"East along the boundary line of said BRIARWOOD OAKS ESTATES 1ST PLAT a distance of 451.70 feet to the Southeast corner of Lot 25 and the West line of Lot 26 of said BRIARWOOD OAKS ESTATES 1ST PLAT; thence South 01°42'05"West along the West line of said Lot 26 a distance of 20.32 feet to the Southwest corner thereof; thence South 88°11'36" East along the South line of said Lot 26 a distance of 21.61 feet; thence South 02°01'24"West a distance of 35.16 feet; thence North 88°11'36" West a distance of 35.09 feet; thence South 02°01'24"West a distance of 264.73 feet to the North right–of–way line of said U.S. Highway 40 (Westbound); thence North 88°02'20"West along said right–of–way line a distance of 292.27 feet; thence continuing along said right–of–way line North 88°31'53"West a distance of 142.97 feet to the POINT OF BEGINNING.

DEDICATION

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as:

"BRIARWOOD OAKS ESTATES, 4TH PLAT"

STREETS

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

EASEMENTS

An easement or license is hereby granted to the City of Blue Springs, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along strips of land designated as "Utility Easement" or by the abbreviation "U/E" on the accompanying plat. No fence will be allowed in areas designated as "Landscape Easement".

LIMITS OF NO ACCESS (LNA)

Lots 7 through 11 inclusive, Briarwood Oaks Estates, 4th Plat, shall have no direct access to U.S. Highway 40.

ACKNOWLEDGMENT

IN WITNESS WHEREOF: Dynamic Investments Inc., a Missouri Corporation, has caused these presents to be signed this _____ day of _____ 20_____

DYNAMIC INVESTMENTS, INC.

_____
Harve L. Sommers (President)

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this _____ day of _____ 20_____, before me the undersigned Notary Public, personally appeared Harve L. Sommers, President of Dynamic Investments, Inc., a Missouri Corporation, to me known to be the person(s) described in and who executed the foregoing instrument in behalf of said Corporation, and acknowledged that he/she executed the same as the free act and deed of said Corporation.

IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

My Commission Expires: _____ _____
Notary Public

CITY APPROVALS

_____ _____ _____ _____
Mike Mallon, Sr. Director of City Development *Date* *Chris Henning, Planning Commission Chairman* *Date*

_____ _____
City Engineer *Date*

This hereby certifies that the accompanying plat of "Briarwood Oaks Estates, 4th Plat" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this ____ day of _____, 2025, by Ord. No. _____.

_____ _____ _____ _____
Chris Lievsay, Mayor *Date* *Erin Ford, City Clerk* *Date*

SURVEYOR'S CERTIFICATION

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

_____
Jeffrey B. Lovelace, PLS
Missouri Registration No. 2580

DATE	NUMBER	REVISION	BY:	APPROVED
09-02-2025	1	Addressed City Comments		
09-30-2025	2	Addressed City Comments		
10-01-2025	3	Added 15' U/E to Lot 14		
10-14-2025	4	Addressed City Comments		
10-20-2025	5	Addressed City Comments		

FINAL PLAT
BRIARWOOD OAKS ESTATES, 4TH PLAT
IN THE SW 1/4, SECTION 35-T49N-R31W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR: DYNAMIC INVESTMENTS, INC.
P.O. Box 888
Oak Grove, Missouri 64075

Project No: 24124
Drawn By: JBL
Checked By: JBL
Date: 04-12-2025
Scale: 1" = 30'
File Name: 24124 - Plat
Certificate of Authority: Missouri - 2002026538 Kansas - LS-154

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

FINAL PLAT

SHT **1** OF **1**

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 27, 2025 City Council: November 3, 2025
Project Name:	***Hudson Estates of Blue Springs Final Plat***
Site Location:	East of 7 Highway and South of Cordill-Mason Elementary School
Project Request:	PF-09-25-9702; Final Plat for sixty (60) unit single-story apartment complex on 15.27 +/- acres

Applicant: Kyle Miller | Crockett Engineering Consultants
Property Owner: Sentry Real Estate LLC
Staff Planner: Nic Hutchison | Assistant Director

Project Description: The applicant requests approval of a Final Plat for *Hudson Estates of Blue Springs*, a proposed 60-unit, single-story apartment complex on approximately 15.27 ± acres. The plat includes two (2) tracts adjacent to MO-7 Highway and two (2) additional lots to the east to accommodate the apartment complex and required street right-of-way.

Staff Recommendation: Staff recommends approval with conditions of the Final Plat application.

Previous Actions:

Date	Review Body	Action
04/01/2024	City Council	Approved GDP-02-24-9040 General Development Plan for 60 unit single-story apartment complex; and PP-02-24-9041 Preliminary Plat.
8/14/2017	Planning Commission	Continued the public hearing for Eagles Creek PDC-07-17-5930. The 2017 application for Eagles Creek was withdrawn and is not related to the current development proposal.

Future Applications: Prior to the issuance of any building permits within this plat, the Final Plat must be approved by the City Council and recorded with Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"MF-14" (Moderate Density Multi-Family District)	School, Elementary
South:	"SF-7/PR-O" (Single-Family District / Planned Residential Overlay District)	Single Family Residential
East:	"SF-7" (Single-Family District)	Undeveloped Land
West:	"GB" (General Business)	Undeveloped Land

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

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

Phasing: Hudson Estates of Blue Springs is currently proposed as a single phase. There are currently no plans for a second phase of Hudson Estates of Blue Springs, but if the remaining undeveloped tracts are proposed for development, a new General Development Plan will be required to be submitted for review and approval.

Preservation: The site is currently undeveloped and consists primarily of open grassland with scattered mature trees. A concentrated row of mature trees of various species extends north-south near the existing stub of SW 3rd Street within the Eagles Ridge Subdivision. This tree line bisects the property between Eagles Ridge and Cordill-Mason Elementary and follows the ridgeline at the highest point of the site, where the land slopes downward to the east and west.

An additional dense stand of mature trees and understory vegetation exists along the southern property line adjacent to Eagles Ridge. The applicant has elected to preserve this vegetation under UDC Section 407.040(H) – Existing Tree Protection, rather than clearing the area and replanting a new landscape buffer. A Tree Preservation Area easement has been established over this vegetation, located outside the existing utility easement, allowing the preserved tree line to function as the required buffer between Hudson Estates of Blue Springs and Eagles Ridge.

Staff supports this approach, finding that preservation of mature vegetation provides greater long-term community value, visual screening, and environmental benefit than installing new plantings that would take years to establish comparable density and character.

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Multi-Family	2 spaces per 2-bed (60 2-bed units = **120 spaces**)	2 spaces provided per 2-bed unit. **120 spaces provided**

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 space per 8 units without private garage (60 units) = 8 spaces	10 spaces

Streets & Sidewalks: The development is proposing four (4) points of access to the proposed SW Hudson Drive. When fully constructed, Hudson Drive will extend from 7 Highway on the west to the

development's eastern boundary and terminate with a temporary cul-de-sac. Eventually, Hudson Drive is planned to connect to the Eagles Creek Subdivision to the east where property has already been preliminary platted to include an extension of SE Hudson Drive from Adams Dairy Parkway to the west. A 5-ft sidewalk is required along both sides of SW Hudson Drive. Limits of No Access are planned along SW Hudson Drive, except for the private drives that serve this development. The Eagles Creek Subdivision also utilized a Limits of No Access along its portion of Hudson to prevent unnecessary curb cuts, improve traffic safety and prevent garages and private driveways from fronting the residential collector street.

Traffic: A Traffic Impact Study was completed by Crockett Engineering Consultants, dated March 2024; to determine how this development will influence Mo 7 Highway. All movements at the intersection of MO 7 are projected to continue to operate at nearly the same levels of service. As such, no improvements are identified to mitigate the addition of side development traffic.

Water: A independent utility easement is being dedicated as part of this Plat to Water District 13. This easement will be recorded in advance of the filing of this Final Plat. All utilities will be installed in advance of construction.

Stormwater: A stormwater management plan has been prepared by a professional engineer, and subsequent detention and stormwater quality requirements have been met. All overland flow and detention areas are contained within a drainage easement.

Sanitary Sewer: Gravity sanitary sewer is available along the west side of Mo 7 Highway. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property or otherwise connecting to the existing sanitary sewer.

Open Space: The "Apartment Complex" building type requires that a minimum of 40% of the total site be open space, though only 10% of the open space must be active open space. The applicant is providing 6.61 acres of open space, which is approximately 43% of the total development site and of that, 10.1% is classified as active open space.

Active open space includes any open space area meeting the Open Space Systems per UDC Section 406.030. Open space includes outdoor, unenclosed areas, designed and accessible for recreation, pedestrian access, or landscaping, but does not include parking areas, access drives/driveways, or other areas intended for vehicular travel, and building coverage. All required open space amenities must be installed prior to occupancy of the first building.

Open Space	Required	Proposed
Open Space	40% minimum 6.61 Acres	43.2% 6.61 Acres
Active Open Space	10% minimum (Building Type) .61 Acres Amenity Space and Internal Sidewalk System	10.1% 0.62 Acres of open space

Signage: A monument sign is being proposed near the Community Building at the east driveway. Sign requirements will be reviewed in greater detail during the sign permitting processes.

Modifications Requested: The proposed plans are in agreement with the previously approved Preliminary Plat. No Modifications are being requested.

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

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

   STAFF RESPONSE: Staff finds the Final Plat is in substantial compliance with the approved Preliminary Plat and maintains compatibility with the surrounding development pattern of single-family residential homes within the Eagles Creek Subdivision.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: A performance bond will be posted for infrastructure prior to the final plat being recorded. The City agrees to issue building permits for the property without the road being completed as long as the road surface is all-weather, dust-free surface capable of handling the weight of emergency equipment vehicles. Once the road is completed and approved by Engineering, the performance bond will be released and a new 2-year maintenance bond will be needed.

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

   STAFF RESPONSE: Staff finds the Final Plat reflects the same phasing and public improvement schedule as the approved Preliminary Plat. No deviations are proposed.

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

   STAFF RESPONSE: Staff finds the proposed development is consistent with the Comprehensive Plan and complements the evolving character of the area, which includes recently redeveloped commercial corridors and newer multi-family housing developments.

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

   STAFF RESPONSE: The developer is responsible for drafting and recording covenants and restrictions for the Final Plat. These documents must include the extension of the Homeowners Association (HOA) and address the maintenance responsibilities for all common tracts, open space, and amenities.

6. The recommendations of professional staff.

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

Approval of a Final Plat does not constitute acceptance of public improvements. Such acceptance shall only occur following the completion, inspection, and approval of the public improvements, and shall require separate formal action by the City Council.

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

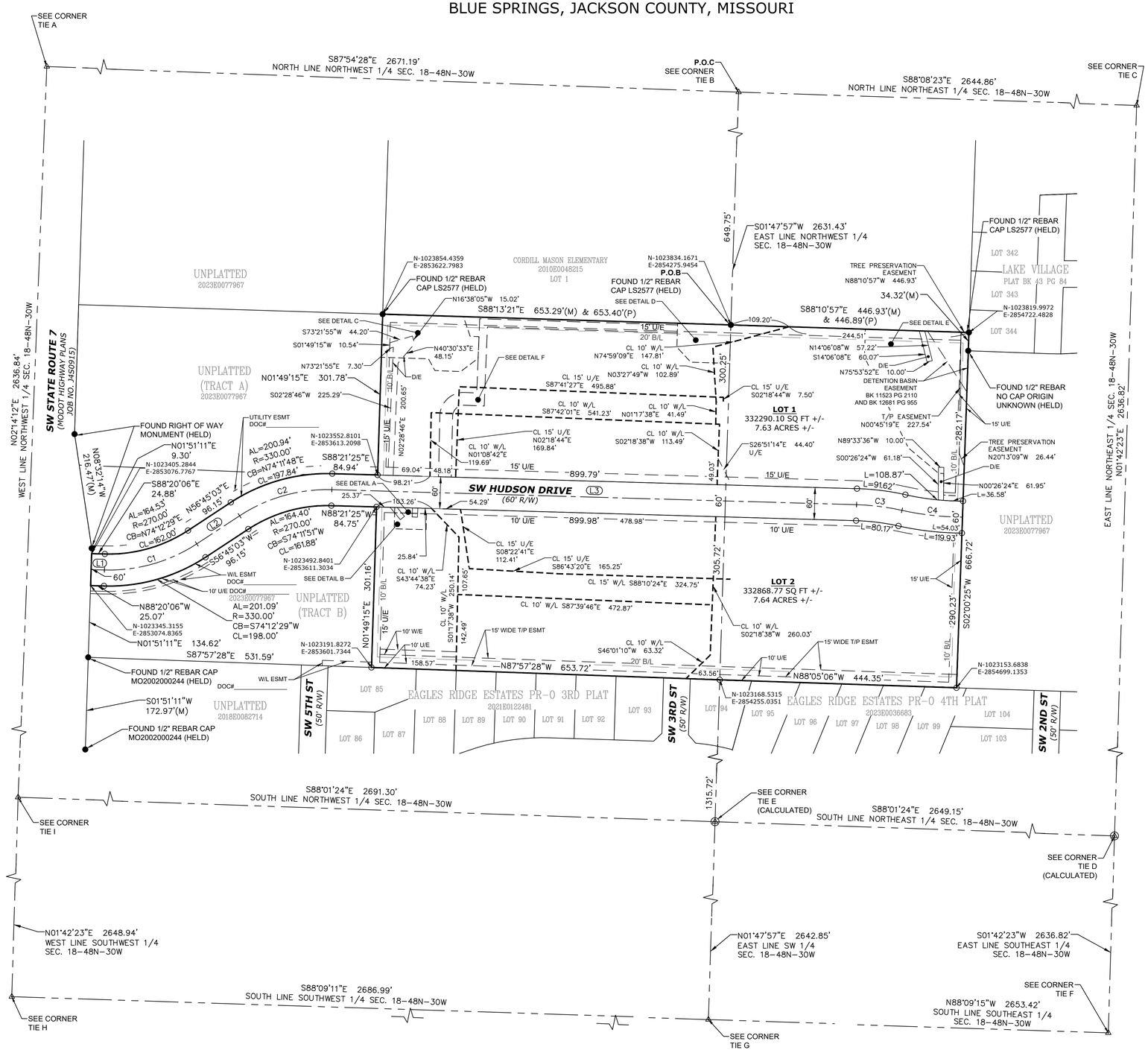
1. Approval of this Final Plat, based on the plans and documents submitted, does not waive any requirement of the Unified Development Code (UDC) unless specifically modified through the approved General Development Plan.
2. All required off-site easements shall be executed and recorded with Jackson County prior to the City signing the Final Plat for recording.
3. A performance bond shall be submitted and accepted by the City prior to releasing the Final Plat for recording with Jackson County.
4. The City may issue building permits prior to full completion of the public street, provided that an all-weather, dust-free surface capable of supporting emergency response vehicles is installed and approved by the City. No Certificates of Occupancy shall be issued until the public improvements are completed by City Standards and approved.
5. Upon acceptance of the public improvements, the developer shall submit a two-year maintenance bond, after which the performance bond may be released.

FINAL PLAT

HUDSON ESTATES OF BLUE SPRINGS

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Parcel Line and Curve Table			
Line #/Curve #	Length	Chord Bearing	Radius
L1	24.98'	S88°20'06"E	-
C1	182.81'	N74°12'29"E	300.00'
L2	96.15'	N56°45'03"E	-
C2	182.67'	N74°11'49"E	300.10'
L3	984.73'	S88°21'25"E	-
C3	85.90'	S82°53'53"E	450.00'
C4	114.40'	S83°37'15"E	530.00'



KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 1 OF 2

LEGEND

△	DENOTES FOUND SECTION CORNER	(M)	MEASURED
○	DENOTES SET 5/8" REBAR MO CLS 2022014231	(D)	DEEDED
●	DENOTES FOUND PROPERTY CORNER	(P)	PLATTED
B/L	BUILDING LINE	(C)	CALCULATED
U/E	UTILITY EASEMENT	R	RADIUS
W/E	WATER LINE EASEMENT	CB	CHORD BEARING
T/P	TREE PRESERVATION EASEMENT	CL	CHORD LENGTH
A/E	ACCESS EASEMENT	AL	ARC LENGTH
		R/W	RIGHT OF WAY

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).

10/22/2025

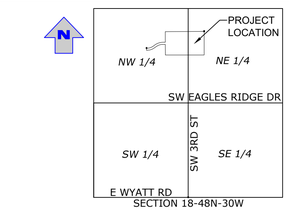
ANDREA WEISHAUBT NUMBER PLS-2025003640 PROFESSIONAL LAND SURVEYOR

ANDREA N WEISHAUBT PLS 2025003640

GENERAL NOTES

1. BEARINGS SHOWN HEREON RAE GRID BEARINGS BAED ON THE MISSOURI COORDINATE SYSTME OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-08", 2003 ADJUSTMENT (N: 313057.456 METERS, E: 870538.274 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999053 WAS USED.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
   -CORDILL MASON ELEMENTARY DOC 2010E0048215
   -LAKE VILLAGE PLAT BK 43 PG 84
   -EAGLES RIDGE ESTATES PR-O 3RD PLAT DOC 2021E0122481
   -EAGLES RIDGE ESTATES PR-O 4TH PLAT DOC 2023E0036683
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY MIDWEST LAND TITLE LLC, COMMITMENT NUMBER 2306074, HAVING AN EFFECTIVE DATE OF JULY 21, 2023.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF ZONE A, WITHOUT BASE FLOOD ELEVATION, AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0435G, WITH A DATE OF IDENTIFICATION OF 01/20/2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
6. CLOSURE PRECISION: 1 PART IN 15532026.667
7. CURRENT ZONING - MF14

VICINITY MAP



SECTION 18-48N-30W
1"=2000' SCALE

SECTION CORNER TIES:

(A) NORTHWEST CORNER OF THE NW 1/4 SEC. 18-48N-30W
-FOUND CHISELED "+" IN GUTTER OF CURB.
(B) NORTHEAST CORNER OF THE NW 1/4 SEC. 18-48N-30W
-FOUND 5/8" BAR WITH ALUMINUM CAP STAMPED "E.W. GARD PLS-1449".
(C) NORTHEAST CORNER OF THE NE 1/4 SEC. 18-48N-30W
-FOUND 3/8" REBAR
(D) CALCULATED SOUTHEAST CORNER OF THE NE 1/4 SEC. 18-48N-30W
(E) CALCULATED SOUTHEAST CORNER OF THE NW 1/4 SEC. 18-48N-30W
(F) SOUTHEAST CORNER OF THE SE 1/4 SEC. 18-48N-30W
-FOUND 1/2" REBAR WITH 1.5" ALUMINUM CAP
(G) SOUTHEAST CORNER OF THE SE 1/4 SEC. 18-48N-30W
-FOUND 5/8" REBAR WITH 1.5" ALUMINUM CAP
(H) SOUTHWEST CORNER OF THE SW 1/4 SEC. 18-48N-30W
-FOUND 1/2" REBAR
(I) SOUTHWEST CORNER OF THE NW 1/4 SEC. 18-48N-30W
-FOUND 2.5" ALUMINUM CAP STAMPED TORRES CONSULTING ENGINEERS LS. 227D

JOB NO:24-275

SCALE

100 50 0 100
SCALE IN FEET

SEC-TWN-RNG

18-48N-30W

PREPARED FOR

PARCEL NUMBER:
41-920-01-04-00-0-00-000
41-920-01-05-00-0-00-000
41-910-99-04-00-0-00-000

SENTRY REAL ESTATE

ADDRESS:
BLUE SPRINGS, MO

DATE

OCTOBER 22, 2025

22/2025 8:53 AMAUSTINTHOMPSON

FILE : S:\Atlas Land Consulting\2024\24-275 MACO Development Hudson Estates Blue Springs\Hudson Estates.dwg

FINAL PLAT

HUDSON ESTATES OF BLUE SPRINGS

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH PM., IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED BY ANDREA N WEISHAUBT MOPLS 2025003640, AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.93 FEET TO THE A SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGES ESTATES PR-O 4TH PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°57'28" WEST, ALONG SAID NORTH LINE, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 301.16 FEET; THENCE NORTH 88°21'25" WEST, 84.75 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.40 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 74°11'51" WEST, AND A CHORD LENGTH OF 161.88 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12'29" WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20'06" WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51'11" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20'06" EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12'29" EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45'03" EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE THE RIGHT, HAVING AN ARC LENGTH OF 200.94 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11'48" EAST, AND A CHORD LENGTH OF 197.84 FEET; THENCE SOUTH 88°21'25" EAST, 84.94 FEET; THENCE NORTH 01°49'15" EAST, 301.78 FEET TO THE SOUTHWEST CORNER OF LOT 1 SAID CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13'21" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.29 FEET TO THE POINT OF BEGINNING.
CONTAINING 765,457.64 SQ FT OR 17.57 ACRES MORE OR LESS

WATERLINE EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 13, JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF WATER MAINS, HYDRANTS, VALVES, AND APPURTENANCES, TOGETHER WITH THE NECESSARY EQUIPMENT AND FACILITIES, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "WATER EASEMENT" OR BY THE ABBREVIATION "W/E" ON THE ACCOMPANYING PLAT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID WATER EASEMENT, AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF PUBLIC WATER SUPPLY DISTRICT NO. 13.

UTILITY EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, AND TO THE RESPECTIVE PROVIDERS OF GAS, ELECTRIC, TELECOMMUNICATIONS, SEWER, AND OTHER UTILITIES, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS MAINS, ELECTRIC LINES, TELECOMMUNICATION LINES, SEWER LINES, POLES, WIRES, ANCHORS, SURFACE DRAINAGE, AND ALL OR ANY OF THEM, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID UTILITY EASEMENT, AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

DRAINAGE AND GRADING EASEMENTS:
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "GRADING" AND "DRAINAGE" EASEMENTS OR BY THE ABBREVIATION "DE" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF STORM WATER DRAINAGE WAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEERING DEPARTMENT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE OR GRADING EASEMENTS, AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

DEDICATION OF DETENTION AREA:
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS SUBDIVISION AND FROM PROPERTIES OUTSIDE THIS SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION AREA SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNERS OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. IN THE EVENT SAID LOT OWNERS SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION AREA, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID LOT OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED, AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

STREET DEDICATION:
SOUTHWEST HUDSON DRIVE, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

IMPROVEMENT DEDICATION:
ALL STREETS, ROADS, AND RELATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, CURBS, GUTTERS, AND STORMWATER FACILITIES, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, FOR PUBLIC USE AND MAINTENANCE.

DEDICATION:
IN TESTIMONY WHEREOF,
I, UNDERSIGNED OWNER OF SUBJECT PROPERTY, HAVE SET OUR HANDS THIS _____ DAY OF _____,20__.

_____
SENTRY REAL ESTATE LLC, MANAGING MEMBER, JOHN A. CHRISTIANSEN

ACKNOWLEDGEMENT:

STATE OF MISSOURI
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____; TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:_____

IN TESTIMONY WHEREOF,
I, UNDERSIGNED OWNER OF SUBJECT PROPERTY, HAVE SET OUR HANDS THIS _____ DAY OF _____,20__.

_____
BLUE SPRINGS SENIOR APARTMENTS, L.P.,
MANAGER OF THE GENERAL PARTNER, BLUE SPRINGS HOUSING PARTNERS GP LLC

ACKNOWLEDGEMENT:

STATE OF MISSOURI
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:_____

ACKNOWLEDGEMENTS:
THIS HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT OF "HUDSON ESTATES" WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, ON THIS _____ DAY OF _____, 202_, BY ORDINANCE NO. _____.

_____
CHRIS HENNING, CHAIRMAN
PLANNING COMMISSION

THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ON THE ACCOMPANYING PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI BY ORDINANCE NO. _____, THIS _____ DAY OF _____, 2025.

_____ _____ _____
CHRIS LIEVSAY MAYOR DATE

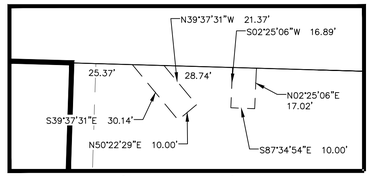
_____ _____ _____
ERIN FORD CITY CLERK DATE

_____ _____ _____
MIKE MALLON DIRECTOR OF COMMUNITY DEVELOPMENT DATE

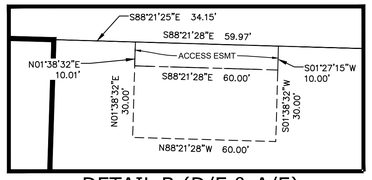
_____ _____
CITY ENGINEER DATE

JACKSON COUNTY:
APPROVED BY THE JACKSON COUNTY ASSESSMENT DEPARTMENT.

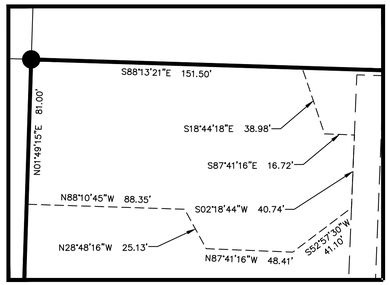
_____ _____
COUNTY ASSESSOR DATE



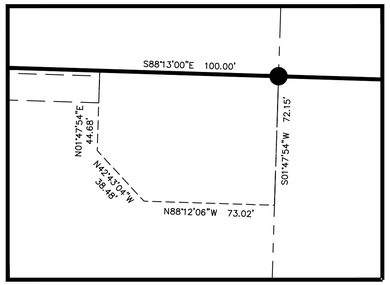
DETAIL A (D/E)



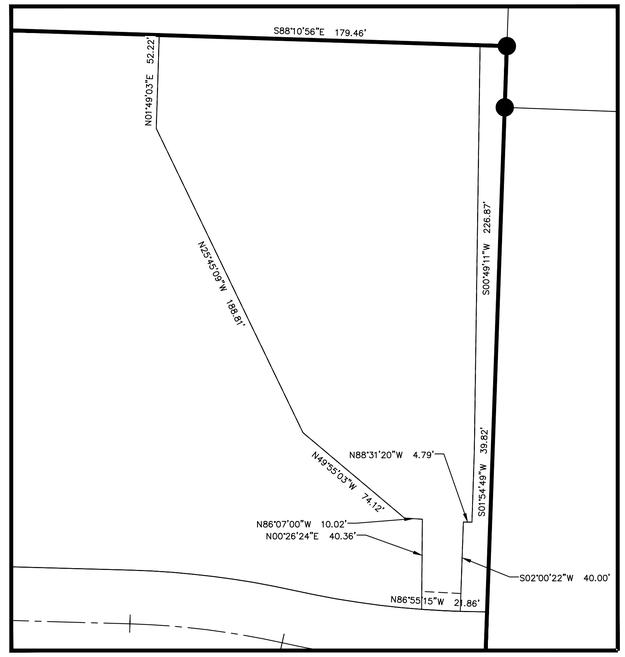
DETAIL B (D/E & A/E)



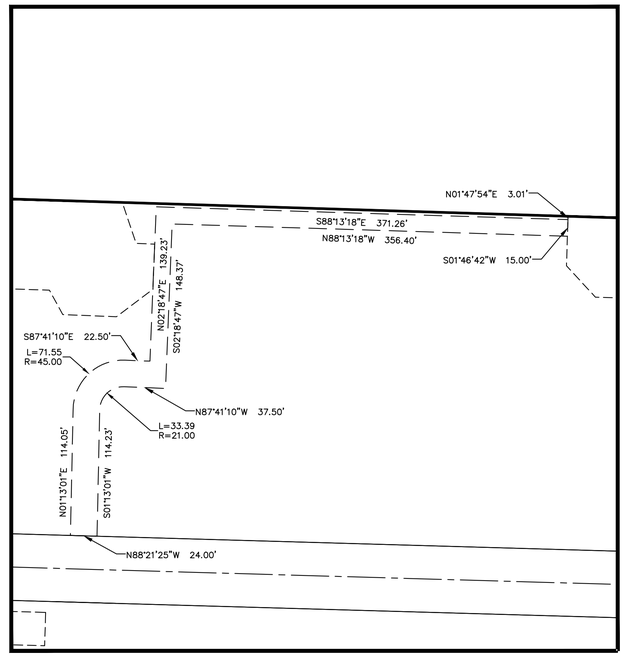
DETAIL C (D/E)



DETAIL D (D/E)



DETAIL E (D/E)



DETAIL F (A/E)

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 2 OF 2

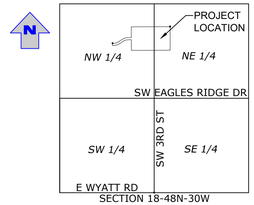
LEGEND

- △ DENOTES FOUND SECTION CORNER
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND PROPERTY CORNER
- *A/E* ACCESS EASEMENT
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *W/E* WATER LINE EASEMENT
- *T/P* TREE PRESERVATION EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- *R* RADIUS
- *CB* CHORD BEARING
- *CL* CHORD LENGTH
- *AL* ARC LENGTH
- *R/W* RIGHT OF WAY

GENERAL NOTES

1. BEARINGS SHOWN HEREON RAE GRID BEARINGS BAED ON THE MISSOURI COORDINATE SYSTME OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-08", 2003 ADJUSTMENT (N: 313057.456 METERS, E: 870538.774 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999053 WAS USED.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
   -CORDILL MASON ELEMENTARY DOC 2010E0048215
   -LAKE VILLAGE PLAT BK 43 PG 84
   -EAGLES RIDGE ESTATES PR-O 3RD PLAT DOC 2021E0122481
   -EAGLES RIDGE ESTATES PR-O 4TH PLAT DOC 2023E0036683
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY MIDWEST LAND TITLE LLC, COMMITMENT NUMBER 2306074, HAVING AN EFFECTIVE DATE OF JULY 21, 2023.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF ZONE A, WITHOUT BASE FLOOD ELEVATION, AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0435G, WITH A DATE OF IDENTIFICATION OF 01/20/2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
6. CLOSURE PRECISION: 1 PART IN 15532026.667
7. CURRENT ZONING - MF14

VICINITY MAP



SECTION 18-48N-30W
1"=2000' SCALE

JOB NO:24-275

SCALE	PREPARED FOR
100 50 0 100 SCALE IN FEET	PARCEL NUMBER: 41-920-01-04-00-0-00-000 41-920-01-05-00-0-00-000 41-910-99-04-00-0-00-000
SEC-TWN-RNG	SENTRY REAL ESTATE
18-48N-30W	ADDRESS: BLUE SPRINGS, MO

DATE

OCTOBER 14, 2025

10/22/2025 8:53 AMAUSTINTHOMPSON
CAD FILE : S:\Atlas Land Consulting\2024\24-275 MACO Development Hudson Estates Blue Springs\Hudson Estates.dwg