PLANNING COMMISSION MEETING
AGENDA

Monday, April 28, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** April 14, 2025

2 PUBLIC HEARING / PRELIMINARY PLAT W/ALTERNATIVE DEVELOPMENT STANDARDS / PP-03-25-9515 / "McAtee Lane" / 400 NW 7 Hwy

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 12, 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 FINAL PLAT / PF-03-25-9516 / "McAtee Lane" / 400 NW 7 Hwy

4 MASTER/ALTERNATIVE SIGN / ASP-04-25-9554 / "Tim Horton's" / 1900 NW 7 Hwy

5 ADJOURN

The next meeting will be Monday, May 12, 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
April 23, 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, April 14, 2025

Media Link: April 14, 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, April 14, 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
Chad Sanderson
Jared Pumphrey
Richard How
Jennifer Ritschel-Smith
Brian Ingersoll
Susan Stokenbury
Byron Craddolph
Travis Graham

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Shantele Frie, Associate Planner
Chris Willis, Associate Planner
James Newell, City Attorney
Traci Breshears, Recording Secretary

ABSENT

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.

CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda.

Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Ingersoll. With 9-0 approval the minutes passed.

	Chris Henning—Aye Chad Sanderson—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye
PUBLIC HEARING OPENED	Chairperson Henning opened the public hearing at 6:32 pm
PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-03-25-9502 / "Blue Springs High School" / 901 NW 19th Street **&** **AGENDA ITEM 7 / PRELIMINARY PLAT / PP-03-25-9503** / "Blue Springs High School" / 901 NW 19th Street **&** **AGENDA ITEM 8 / FINAL PLAT / PF-03-25-9504** / "Blue Springs High School" / 901 NW 19th Street	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Rezoning, Preliminary Plat and Final Plat to Planning Commission.
APPLICANT	David Ratley, 11827 W 112th Street, Overland Park, KS
IN FAVOR	Matt Roberds, 2913 NW Castle Drive, Blue Springs, MO
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 6:40 pm.
MOTION / REZONING / RZ-03-25-9502 / "Blue	Commissioner Sanderson made the motion to approve Rezoning / RZ-03-25-9502 for Blue Springs High School.

Springs High School" / 901 NW 19th Street

SECOND

The motion was seconded by Commissioner Graham.

VOTE

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

RECOMMENDED FOR APPROVAL
(9-Aye, 0-No)

MOTION / PRELIMINARY PLAT / PP-03-25-9503 / "Blue Springs High School" / 901 NW 19th Street

Commissioner Sanderson made the motion to approve Preliminary Plat / PP-03-25-9503 for Blue Springs High School with 1 staff condition.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

APPROVED with 1 staff condition.
(9-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.

MOTION / FINAL PLAT / PF-03-25-9504 / "Blue Springs High School" / 901 NW 19th Street

Commissioner Sanderson made the motion to approve Final Plat / PF-03-25-9504 for Blue Springs High School with 2 staff conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifere Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL with 2 conditions (9-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan. 2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
PUBLIC HEARING OPENED	Chairperson Henning opened the Public Hearing at 6:43 pm.
PUBLIC HEARING / AGENDA ITEM 2 / GENERAL DEVELOPMENT PLAN / GDP-03-25-9506 / "Asphaltic Surfaces" / 1050 SW Cemetery Road **&** **PUBLIC HEARING / AGENDA ITEM 4 / CONDITIONAL USE PERMIT / CUP-03-25-9507 /** "Asphaltic Surfaces" / 1050 SW Cemetery Road	Chairperson Henning requested Chris Willis, Associate Planner, presented the General Development Plan and Conditional Use Permit for Asphaltic Surfaces.
APPLICANT	Patrick Joyce, 805 Pennsylvania Ave, Suite 150, Kansas City, MO
IN FAVOR	None.
IN OPPOSITION	None.

PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:21 pm.
MOTION / GENERAL DEVELOPMENT PLAN / GDP-03-25-9506 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	Commissioner How made the motion to approve General Development Plan / GDP-03-25-9506 for Asphaltic Surfaces with 5 staff conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL w/ 5 staff conditions (9-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan. 2. Prior to issuance of a building permit, a Preliminary Plat, Final Plat, and Site Plan and Design Review will be required to be reviewed and approved. 3. Ensure the eastbound left turn lane on Hwy 40 at White Cemetery Road will be shown graphically on the future Site Plan and Design Review application. 4. The proposed above ground fuel tank will need to be permitted separately. However, a building permit will not be able to be applied for until the Preliminary Plat, Final Plat, and Site Plan and Design Review has been reviewed and approved. 5. Staff recommends that the requested deviations from 405.050(A)(31)(c)(1)(b) and 405.050(A)(31)(c)(1)(c) be approved to allow company vehicles to be parked overnight in the approved parking spaces on the property and front or street-facing building façade with overhead doors to face an arterial or collector street. Staff also recommends that the requested deviation from UDC 405.060(A)(3)(a**)** be approved to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback**.**
MOTION / CONDITIONAL USE PERMIT/ CUP-03-25-9507 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	Commissioner Sanderson made the motion to approve Conditional Use Permit / CUP-03-25-9507 for Asphaltic Surfaces with 3 staff conditions.

SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL w/ 3 staff conditions (9-Aye, 0-No)**
STAFF CONDITIONS	1. Approval based on the representation of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specificities by the Alternative Development Standards. 2. The Conditional Use Permit allows the "Construction or Building Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 1050 SW Cemetery Road. 3. Temporary storage of materials and equipment is only allowed for one (1) year. The allowance of temporary storage of materials and equipment is allowed during the duration of the construction of the proposed building. If no Certificate of Occupancy is issued within one year from the time of Conditional Use Permit is approved, then temporary storage of material and equipment will no longer be allowed on site.
PUBLIC HEARING OPENED	Chairperson Henning recused himself from Agenda Item 5, and Vice-Chair How stepped in, opening the public hearing at 7:32 pm.
PUBLIC HEARING / AGENDA ITEM 5 / CONDITIONAL USE PERMIT / CUP-03-25-9505 / "500 R D Mize Offices" / 500 NW R D Mize Road	Vice Chair How requested Chris Willis, Associate Planner, presented the Conditional Use Permit to the Planning Commission.
APPLICANT	Rob Clifton, 500 NW R D Mize Road, Blue Springs, MO
IN FAVOR	None.
IN OPPOSITION	Gary Simmons, 411 Wilmington Drive, Blue Springs, MO
PUBLIC HEARING CLOSED	Vice Chair How closed the Public Hearing at 7:31 pm.

MOTION / CONDITIONAL USE PERMIT / CUP-03-25-9505 / "500 R D Mize Offices" / 500 NW R D Mize Road

Commissioner Graham made a motion to approve Conditional Use Permit / CUP-03-25-9505 for 500 R D Mize Offices with 2 staff conditions.

SECOND

Commissioner Stokenbury seconded the motion.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Richard How—Aye
Jared Pumphrey—Aye	Travis Graham—Aye
Jennifer Ritschel-Smith—Aye	Byron Craddolph—Aye

RECOMMENDED FOR APPROVAL w/ 2 staff conditions (8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The Conditional Use Permit allows the "Construction or Building Contractor (With Machinery, Equipment, Or Storage)" land use to be allowed at the property addressed 500 NW RD Mize.

PUBLIC HEARING OPENED

Chairperson Henning opened the Public Hearing at 7:32 pm.

PUBLIC HEARING / AGENDA ITEM 6 / VACATION / VAC-03-25-9508 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy

&

AGENDA ITEM 9 / FINAL PLAT / PF-03-25-9509 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy

Chris Willis, Associate Planner presented the Vacation and Final Plat to the Planning Commission.

APPLICANT

Brad Sonner, Olsson, 7301 W 133rd St, Suite 200, Overland Park, KS

IN FAVOR

None.

IN OPPOSITION

None.

PUBLIC HEARING CLOSED

Chairperson Henning closed the Public Hearing at 7:42 pm.

MOTION / VACATION / VAC-03-25-9508 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy

Commissioner Stokenbury made the motion to approve Vacation / VAC-03-25-9508 for Hy-Vee 3rd Plat with 2 staff conditions.

SECOND

The motion was seconded by Commissioner Graham.

VOTE

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

RECOMMENDED FOR APPROVAL w/ 2 staff conditions (9-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The vacation document(s) shall be recorded at Jackson County prior to approval of a building permit.
    a. If Blue Springs Hy-Vee 3rd Plat Final Plat is not recorded within one (1) year, this vacation shall be null and void.

MOTION / FINAL PLAT / PF-03-25-9509 / "Hy-Vee 3rd Plat" / 625 SW 40 Hwy

Commissioner How made the motion to approve Final Plat / PF-03-25-9509 for Hy-Vee 3rd Plat with 5 staff conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

Byron Craddolph—Aye

RECOMMENDED FOR APPROVAL w/ 5 staff conditions (9-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits.
5. A building permit can't be applied for on the proposed Lot 1A, until a separate Site Plan and Design Review has been done for that lot.

COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS

Chris Willis, Associate Planner, presented the monthly report for March.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner How motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:47 pm.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 28, 2025 City Council: May 05, 2025
Project Name:	***McAtee Lane***
Site Location:	Lot 1B, McDermed Place
Project Request:	**PP-03-25-9515**; Preliminary Plat for replat of Lot 1B, McDermed Place into three single-family lots with Alternative Design Standards. **PF-03-25-9516**: Final Plat for 3 separate single-family lots with Alternate Design Standard

Applicant: Robert "Chad" McAtee | R.C. McAtee Construction
Property Owner: Robert "Chad" McAtee | R.C. McAtee Construction
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval of a Preliminary and Final Plat, along with Alternative Design Standards. The proposal involves the replatting Lot 1B of McDermed Place into three single-family residential lots, with a request to allow front-loaded attached garages—an alternative to the standard requirement—in the T3 Sub-Urban zoning district under the Downtown Development Code. The Final Plat covers approximately 0.23 acres near NW 15th Street and NW B Street.

Staff Recommendation: Staff recommends approval with conditions of the Preliminary Plat and Final applications with Alternative Design Standards. Conditions are identified under each application.

Previous Actions:

Date	Review Body	Action
10/09/2024	Admin Review	Minor Subdivision Plat of McDermed Place; a replat of Lot 1 and West ½ of Lot 2, Stanley Homestead

Future Applications: The Final Plat recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single-Family)	Mize Gardens-1st Plat
South:	"T3" (Sub-Urban)	Single-Family Stanley Estates-1st Plat
East:	"T3" (Sub-Urban)	Single-Family Stanley Estates- 1st Plat
West:	"SF-7" (Single-Family)	Single-Family North Heights Addition-2nd Plat

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.

Preliminary Plat & Final Plat
PP-03-25-9515; PF-03-25-9516
McAtee Lane
Exhibit 1

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.

Land Use & Density: The proposed land use is "Single-Family Residential," with the property being subdivided into three lots to accommodate three new single-family homes. Located within the "T3" Sub-Urban Area of the Downtown Development Code, this district supports a low-density, residential while encouraging creative land development solutions. It promotes a mix of housing types in close proximity and contributes to a diverse and walkable neighborhood environment.

Building Typology: Permitted building types in the "T3" zoning district include single-family houses and accessory units. Conditional uses include live/work units, small civic buildings, flat-over-flats, tandem houses, and paired houses. The most appropriate building type is detached house small lot.

Zoned T3 Standards

Standard	Requirement	Proposed
Frontage Width	Minimum 25 feet	Minimum 33.50 ft
Lot Area	N/A	N/A
Front Setback	**Common Lawn**: Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard**: Not less than ten (10) feet and not more than twenty-five (25) feet to the building wall.	**Common Lawn:** Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard:** Not less than ten (10) feet and not more than twenty-five (25) feet to the building wall.
Side Setback	Not less than five (5) feet to the building wall	Not less than five (5) feet to the building wall
Corner Side Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	N/A
Rear Setback	Not less than five (5) feet to the building wall	Not less than five (5) feet to the building wall
Building Height	Not more than two and one-half (2 ½) stories	Not more than two and one-half (2 ½) stories
Frontage Type	Common Lawn and Front Yard	Common Lawn and Front yard
Design and Performance Standards	Detached Garages must be a minimum of 5 ft from principal structure. The Downtown Development Code has no minimum floor area requirements	Requesting modification of an alternate design standard allowing front loaded attached garages in T3 zoning.

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character: The building elevations submitted with this application feature a mix of durable and visually appealing materials. The exterior includes vertical siding in a light neutral tone, provided a clean, contemporary appearance. Architectural shingles are used for the roof, while metal awnings over the porch and garage enhance both enhance both aesthetics and functionality. The attached garage door features a wood-look finish with a decorative pattern, and the front entry includes a glass-paneled door with a sidelight to increase natural light within the home.

Parking: Vehicular parking is required and proposed as follows for T3 Zoning:

Land Use	Required	Provided
Zone T3	Two (2) off-street parking spaces shall be provided for each dwelling unit	Two (2) off-street parking spaces provided**Modification requested

Parking & Loading (404.240(H)(1): Attached garages shall not front to the street which the primary building entrance is located. Detached garages may front to the street when located in the rear yard. Off-street parking shall be located at the rear of the building. When depth of a lot is insufficient to accommodate required off-street parking, surface parking may be provided on the side of the building, provided that it covers no more than thirty percent (30%) of the width of the lot. Surface parking shall be screened from public right-of-way by landscaping to effectively screen parking areas from the street. Surface parking shall be set back a minimum of six (6) feet from any property line of a less-intensive zoning district.

Streets & Sidewalks: The site currently has direct access from NW 15th Street. No public infrastructure improvements are required as part of this development.

Pedestrian Access: An existing 5-foot-wide ADA-compliant sidewalk is located along the east side of NW 15th Street, providing pedestrian connectivity and meeting current City Standards. No additional sidewalk improvements are required with this application.

Sanitary Sewer: An existing sanitary sewer main is located along the east side of the property and is available to serve the three proposed lots. Connection to this main will be required in accordance with City of Blue Springs standards.

Frontage & Landscaping: The table below summarizes the landscaping requirements for the site in accordance with the "T3" zoning district standards. Per the Downtown Development Code (Section 404.040-Frontage Design), specific frontage types require designated front yard plantings. These plantings must consist of deciduous or evergreen shrubs or trees located between the frontage line and building façade. The required front yard plantings for each applicable frontage type are outlined as follows:

Landscape Area	Required Units / PUs (plant units)
Dooryard	Six (6) front yard plantings
Terrace/Light Court	Six (6) front yard plantings

Forecourt	Fifteen (15) front yard plantings
Front yard	Ten (10) front yard plantings
Common Lawn	Six (6) front yard plantings per unit

Preservation: The site is currently undeveloped and consists of a primarily flat, open grassy area with minimal vegetation. There are no existing structures or significant topographical features on the property, making it suitable for residential development.

Phasing: The development will be completed in one (1) single phase.

Modifications Requested: The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

- **Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.**

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

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

   STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently redeveloped residential and surrounding single-family homes with front-loaded garages exist.

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

   STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently redeveloped single-family residential.

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

   STAFF RESPONSE: The proposed alternative development standard is consistent with the intent and provisions of this Chapter, particularly as it relates to the redevelopment of single-family residential properties.

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

   STAFF RESPONSE: The proposed development consists of single-family residential lots, which are consistent with the existing residential character of the area. The allowance of front-loaded garages does not alter the nature of single family use and will function similarity to other homes in the vicinity.

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

   STAFF RESPONSE: The proposed alternative development standard will not result in conditions that are contrary to public health, safety, and general welfare. The request to allow front-loaded garages within the downtown development area maintains compliance with applicable building codes, access requirements, and safety standards. The proposed alternative development promotes orderly development while preserving the public interest and enhancing the overall livability of the area.

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

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

   STAFF RESPONSE: The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

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

   STAFF RESPONSE: The proposed Preliminary Plat is in compliance with the requirements of the Development Code. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district (“T3” Sub-Urban) regulations and development standards:

   Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

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 development 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 does not require any preliminary reports, but the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

STAFF RESPONSE: The application does not deter any existing of future development on adjacent properties.

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

   STAFF RESPONSE: The design of the site does 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.

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

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

   STAFF RESPONSE: The Final Plat is in substantial compliance with the proposed preliminary plat considering the lot, layout, and access.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans will be reviewed for adequacy and conformance with adopted technical specification.

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

   STAFF RESPONSE: After Final Plat is approved any construction plans will need to be submitted and reviewed for accuracy.

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

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

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

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

6. The recommendations of professional staff.

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

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

Staff Recommendation:

Staff recommends approval of the Preliminary Plat application with the following two (2) 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 otherwise approved through the PD Concept Plan.
2. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

   Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

Staff recommends approval of the Final Plat application with the following two (2) 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 otherwise approved through the PD Concept Plan.
2. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

   Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

3. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.



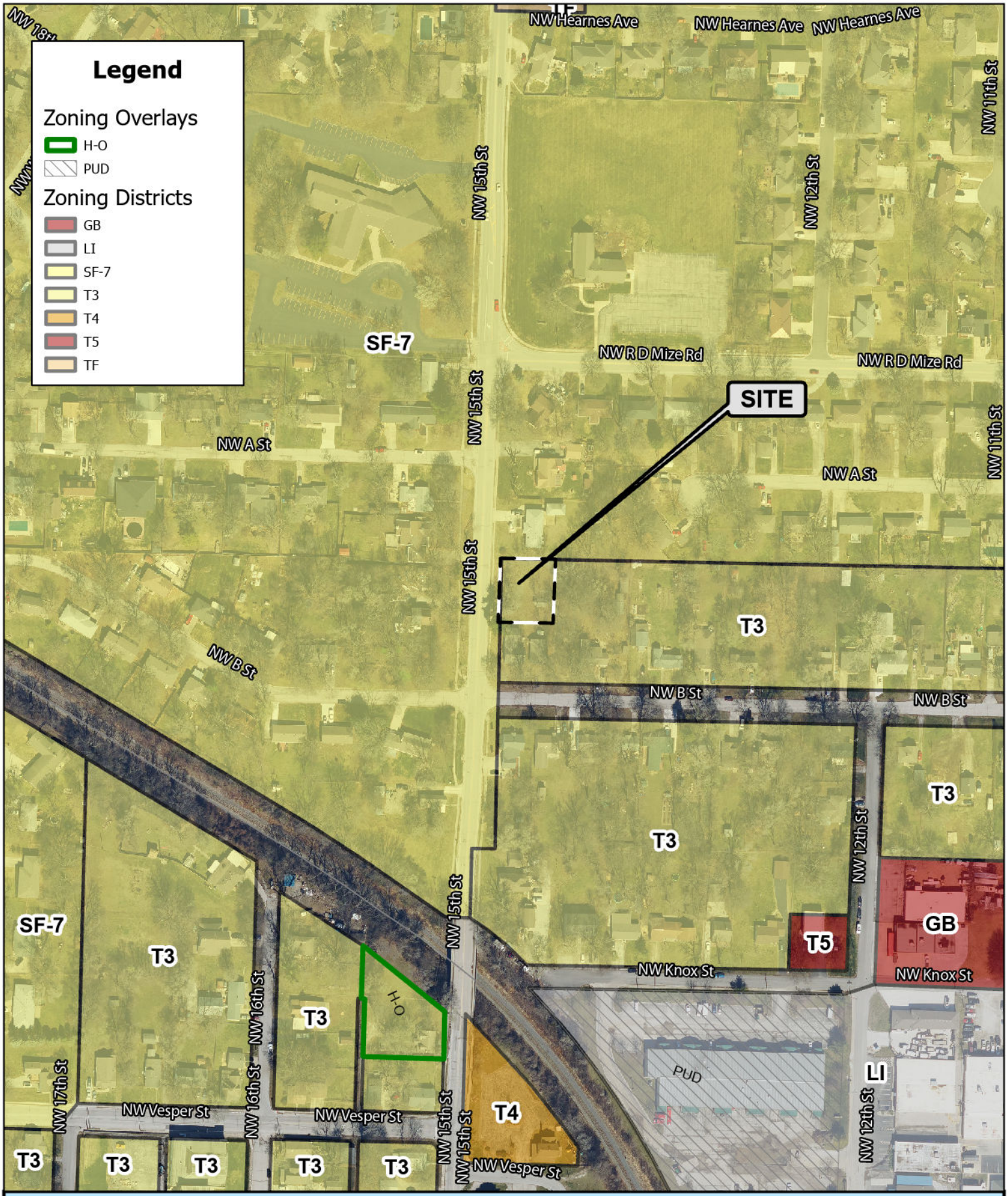
The City of Blue Springs Missouri

PP-03-25-9515- PF-03-25-9516
Parcel# 35-710-02-47-00-0-00-000
AERIAL SITE LOCATION MAP

N

Not To Scale

04/01/25



The City of Blue Springs Missouri

PP-03-25-9515- PF-03-25-9516
Parcel# 35-710-02-47-00-0-00-000
ZONING SITE LOCATION MAP

N

Not To Scale

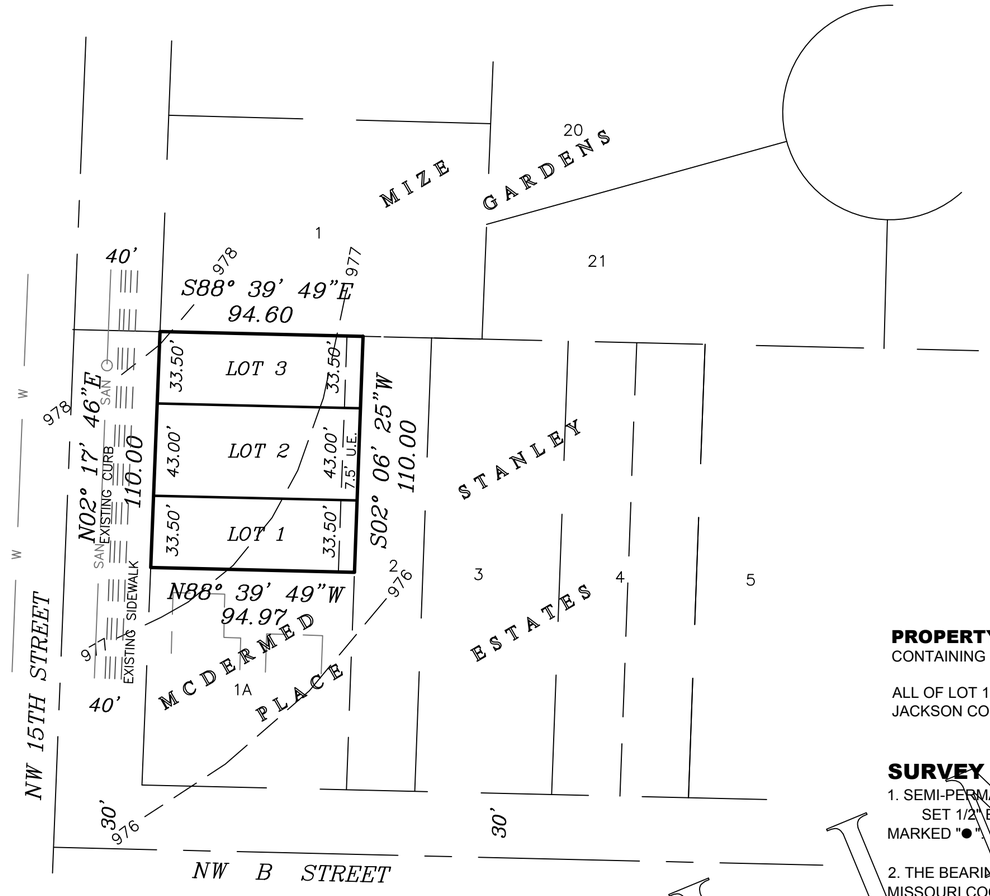
04/01/25

Z:\CAD drawing (from home comp)\CAD Drawings_SUBDIVISION Files\M\McAtee Lane (Prev Meadow)\McAtee Lane (Dermed Place) (Stanley Estates) MASTER.dwg, 3/14/2025 9:33:16 AM, DWG To PDF.pc3

PRELIMINARY PLAT

McATEE LANE

A REPLAT OF LOT 1B, McDERMED PLACE
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



LOT AREAS

1	3,179 SQ.FT. OR 0.0730 AC.
2	4,076 SQ.FT. OR 0.0936 AC.
3	3,171 SQ.FT. OR 0.0728 AC.

W — E
S

0' 50'
SCALE = 1" = 50'

DEDICATION:

FOR THE PURPOSE OF CREATING THREE SINGLE FAMILY HOME BUILDABLE LOTS, THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SUBDIVISION SHALL HEREAFTER BE KNOW AS:

McATEE LANE

STREETS: NO THOROUGHFARES AND/OR RIGHT-OF-WAY ARE BEING DEDICATED BY THIS PLAT.

EASEMENTS: AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, AND CABLES, AND SIMILAR FACILITIES, UPON,OVER, AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI OR ITS DESIGNEES.

IN TESTIMONY WHEREOF: R. C. McATEE CONSTRUCTION, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 20_____.

_____
ROBERT C. McATEE, MEMBER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____ , 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. McATEE, BEING KNOWN BY ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS A MEMBER OF R. C. McATEE CONSTRUCTION, LLC. AND THAT HE EXECUTED THIS INSTRUMENT AS THE FREE ACT AND DEED OF SAID LLC.

IN TESTIMONY THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____
, NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

(NOTARY SEAL)

PROPERTY DESCRIPTION:

CONTAINING 10,426 SQUARE FEET OR 0.2393 ACRES.

ALL OF LOT 1B, MCDERMED PLACE, A SUBDIVISION IN SAID BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

SURVEY NOTES:

1. SEMI-PERMANENT MONUMENTATION:
SET 1/2" BAR WITH CAP STAMPED "E.W.GARD PLS-1449" AT CORNERS MARKED "●".

2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, BY GPS OBSERVATIONS USING THE MoDOT GPS NETWORK IN SEPTEMBER 2024. GRID FACTOR EQUALS 0.9999054.

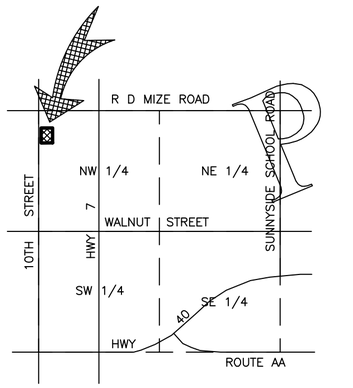
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM THE PLAT OF McDERMED PLACE.

4. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY AFFECT THE SUBJECT PROPERTY.

5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 29095 C 0319 G HAVING AN EFFECTIVE DATE OF JANUARY 20, 2017. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE SUBJECT TO MINIMAL FLOODING.

7. THE SURVEYOR'S "CERTIFICATION" STATEMENT USED HEREON IS MADE TO THE PARTIES NAMED HEREIN AND IS NOT TRANSFERABLE TO ADDITIONAL PARTIES, INSTITUTIONS, OR SUBSEQUENT OWNERS AND MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



VICINITY MAP
SEC 31–T.49–R.30
NOT TO SCALE

BLUE SPRINGS APPROVALS:

THIS ADMINISTRATIVE PLAT IS APPROVED AS AUTHORIZED BY SECTION 403.050, BLUE SPRINGS CODE OF ORDINANCES AND SECTION 89.440 RsMO. APPROVED THIS _____ DAY OF _____ , 20 ____, BY PLAN CASE NO. _____ .

_____
ERIN FORD,
CITY CLERK

_____
DATE

_____
MIKE MALLON,
SENIOR DIRECTOR OF COMMUNITY DEV

_____
DATE

_____
ADAM HILGEDICK,
ASSISTANT DIRECTOR OF PUBLIC WORKS

_____
DATE

JACKSON COUNTY APPROVALS:

_____ _____
ASSESSMENT DEPARTMENT DATE

DRAWINGS OF A PRELIMINARY NATURE ARE NOT REQUIRED TO BE SIGNED OR SEALED PER RSMO 327.411(4)

SIGNATURE & SEAL WILL BE ADDED TO FINAL PRINTS

(SURVEYOR SEAL)

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF A FINAL DEVELOPMENT PLAN APPROVAL ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

_____
ERWIN W. GARD, PLS-1449

03/04/25
DATE

PRELIMINARY PLAT FOR REVIEW ONLY
PRELIMINARY PLAT FOR REVIEW ONLY

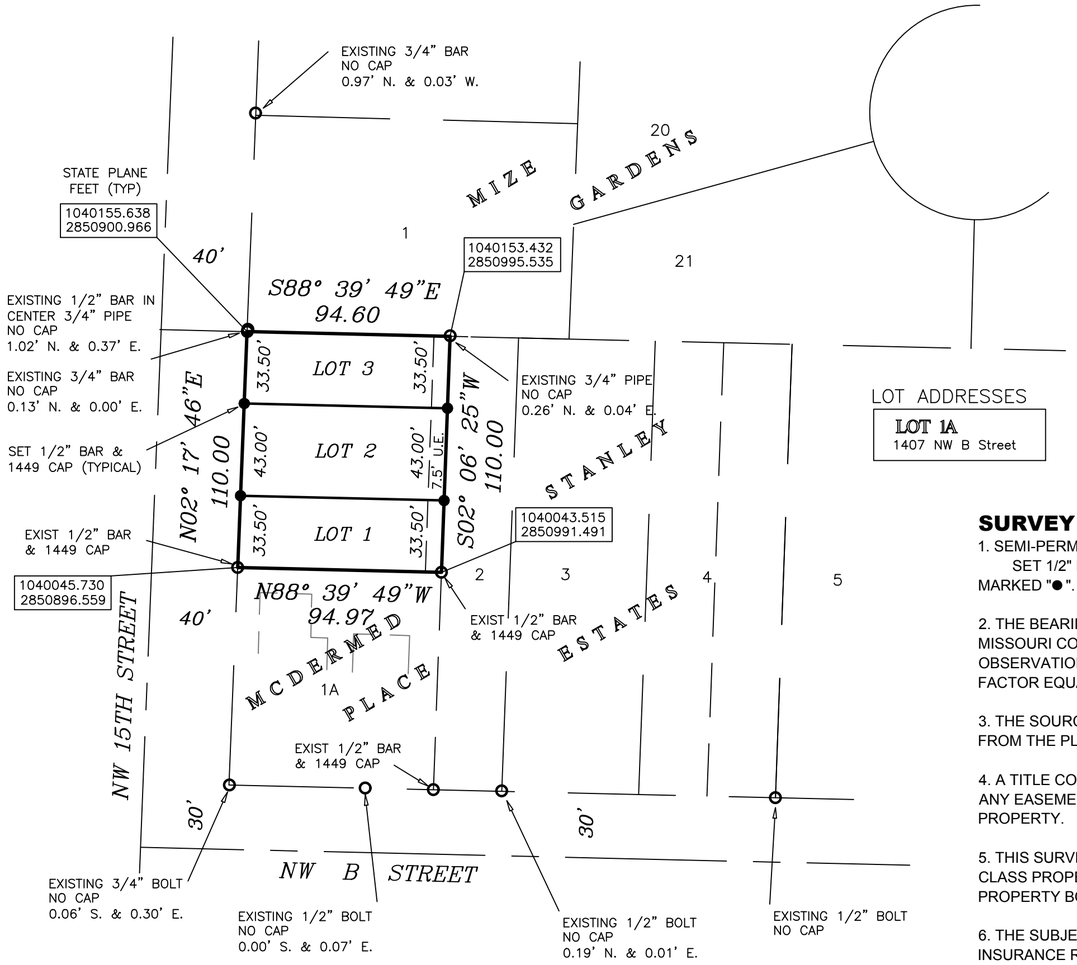
GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C
Blue Springs, Missouri 64015
Phone: 816-295-5951
Web: gardhorizon.com
Erwin W. Gard, Owner
Professional Surveyor ~ Realtor
Cell: 816-853-4559
Email: erwin@gardhorizon.com

R. C. MCATEE CONSTRUCTION, LLC
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.:	FIELD BK~PG	MASTER FOLDER:	SHEET	OF
1334–2501	GPS	CAD Drawings\Subdivision	1	1
DRAWN BY: E. GARD	SUB FOLDER: M	FILE NAME: McDermed Place MASTER		

Received
03/14/2025 10:38:21 AM

Z:\CAD drawing (from home comp)\CAD Drawings_SUBDIVISION Files\M\McAtee Lane (Prev Meadow)\McAtee Lane (Dermed Place) (Stanley Estates) MASTER.dwg, 4/18/2025 3:06:39 PM, DWG To PDF.pc3



LOT ADDRESSES

LOT 1A 1407 NW B Street

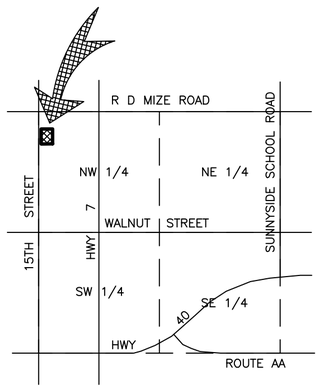
LOT AREAS

1	3,179 SQ.FT. OR 0.0730 AC.
2	4,076 SQ.FT. OR 0.0936 AC.
3	3,171 SQ.FT. OR 0.0728 AC.

W E S

0' 50'

SCALE = 1" = 50'



VICINITY MAP

SEC 31–T.49–R.30

NOT TO SCALE

SURVEY NOTES:

1. SEMI-PERMANENT MONUMENTATION:
SET 1/2" BAR WITH CAP STAMPED "E.W.GARD PLS-1449" AT CORNERS MARKED "●".

2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, BY GPS OBSERVATIONS USING THE MoDOT GPS NETWORK IN SEPTEMBER 2024. GRID FACTOR EQUALS 0.9999054.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM THE PLAT OF McDERMED PLACE.

4. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY AFFECT THE SUBJECT PROPERTY.

5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 29095 C 0319 G HAVING AN EFFECTIVE DATE OF JANUARY 20, 2017. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE SUBJECT TO MINIMAL FLOODING.

7. THE SURVEYOR'S "CERTIFICATION" STATEMENT USED HEREON IS MADE TO THE PARTIES NAMED HEREIN AND IS NOT TRANSFERABLE TO ADDITIONAL PARTIES, INSTITUTIONS, OR SUBSEQUENT OWNERS AND MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, WE PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM.

ERWIN W. GARD, PLS-1449

03/04/25
DATE

STATE OF MISSOURI
ERWIN W. GARD
LS-1449
REGISTERED LAND SURVEYOR

(SURVEYOR SEAL)

BLUE SPRINGS APPROVALS:

THIS CERTIFIES THAT THE ACCOMPANYING PLAT OF McATEE LANE WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ON THIS _____ DAY OF _____ , 20 ____, BY ORDINANCE NUMBER _____ .

_____
CHRIS LIEVSAY, MAYOR — DATE

_____
ERIN FORD, CITY CLERK — DATE

_____
CHRIS HENNING, PLANNING COMMISSION CHAIR — DATE

_____
CITY ENGINEER — DATE

_____
MIKE MALLON, SENIOR DIRECTOR OF COMMUNITY DEV — DATE

JACKSON COUNTY APPROVALS:

_____ _____
ASSESSMENT DEPARTMENT — DATE

FINAL PLAT

McATEE LANE

A REPLAT OF LOT 1B, McDERMED PLACE
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:
CONTAINING 10,426 SQUARE FEET OR 0.2393 ACRES.

ALL OF LOT 1B, MCDERMED PLACE, A SUBDIVISION IN SAID BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

PURPOSE STATEMENT:
FOR THE PURPOSE OF CREATING THREE SINGLE FAMILY HOME BUILDABLE LOTS, THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SUBDIVISION SHALL HEREAFTER BE KNOW AS:

McATEE LANE

STREETS: NO THOROUGHFARES AND/OR RIGHT-OF-WAY ARE BEING DEDICATED BY THIS PLAT.

EASEMENTS: AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, AND CABLES, AND SIMILAR FACILITIES, UPON,OVER, AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI OR ITS DESIGNEES.

IN TESTIMONY WHEREOF: R. C. McATEE CONSTRUCTION, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 20_____.

_____
ROBERT C. McATEE, MEMBER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)
ON THIS _____ DAY OF _____ , 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT C. McATEE, BEING KNOWN BY ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS A MEMBER OF R. C. McATEE CONSTRUCTION, LLC. AND THAT HE EXECUTED THIS INSTRUMENT AS THE FREE ACT AND DEED OF SAID LLC.

IN TESTIMONY THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____
, NOTARY PUBLIC

(NOTARY SEAL)

_____
MY COMMISSION EXPIRES

REVISED – PER CITY REVIEW 4/11/25 – E. GARD 4/18/25

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C
Blue Springs, Missouri 64015
Phone: 816-295-5951
Web: gardhorizon.com
Erwin W. Gard, Owner
Professional Surveyor ~ Realtor
Cell: 816-853-4559
Email: erwin@gardhorizon.com

R. C. MCATEE CONSTRUCTION, LLC
3224 S. OWENS SCHOOL ROAD
INDEPENDENCE, MISSOURI 64057

JOB NO.: 1334–2501	FIELD BK~PG: GPS	MASTER FOLDER: CAD Drawings\Subdivision	SHEET 1	OF 1
DRAWN BY: E. GARD	SUB FOLDER: M	FILE NAME: McDermed Place MASTER		


HOME
8081

The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PP-03-25-9515; PF-03-25-9516
PC MEETING:	4.28.2025
CC MEETING:	5.5.2025
BOA MEETING:	
NEWSPAPER:	4.12.2025
NOTICE LETTERS:	4.11.2025
PLANNER:	Shantele Frie

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

McATEE LANE
Project Name

35-710-02-47-00-0-00-000 — Lot 1B, McDermed Place
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
T-3	Vacant	T-3	Single Family	0.24	3

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Robert "Chad" McAtee — R.C. McAtee Const
Name of Applicant — **Company** — **Phone** — **Email Address**

3224 S. Owens School Road — Blue Springs — MO — 64057
Address — **City** — **State** — **Zip Code**

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

X — For: Robert "Chad" McAtee — 03-14-25
Applicant Signature — **Date**

R.C. McAtee Construction, LLC — 816-305-5969 — rcmcatee14@comcast.net
Name of Property Owner — **Phone** — **Email Address**

3224 S. Owens School Road — Blue Springs — MO — 64057
Address — **City** — **State** — **Zip Code**

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

X — For: Robert "Chad" McAtee — 03-14-25
Property Owner Signature — **Date**

Preliminary Plat & Final Plat
PP-03-25-9515; PF-03-25-9516
McAtee Lane
Exhibit 2

Received
03/14/2025 10:36:16 AM

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

PROJECT DESCRIPTION:

Replat of Lot 1B, McDermed Place into 3 single family lots plus an Alternative Development Request to allow front loaded garages in the T-3 zoning district per the following statement.

Alternate Design Standard Statement:
T3 zone currently allows detached garages but not attached front loaded garages. I am requesting an approval of an alternate design standard allowing front loaded attached garages in applicable circumstances such as this one where current surrounding existing homes already have them. In an effort to increase maximum density, as is one of the master development plan initiatives, the depth of this parcel does not make it conducive for detached garages and does not have a corner side street as is consistent with most previous lot splits which include detached garages in the T3 zone. Because of those features or lack there of, the approval of front loaded garages on the lot split will allow the opportunity to increase density in the area which is one of the prominent initiatives of the master plan.

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03/14/2025 10:36:18 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

DEVELOPER

Robert "Chad" McAtee	R. C. McAtee Construction, LLC		
Name	Company Name		
3224 S. Owens School Road	Independence	MO	64057
Address	City	State	Zip
rcmcatee14@comcast.net	816-305-5969		
Email	Phone	Fax	

ENGINEER

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

ARCHITECT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

SURVEYOR

Erwin W. Gard, PLS,CET	Gard Horizon, LLC		
Name	Company Name		
1212 SW Luttrell, Suite C	Blue Springs	MO	64015
Address	City	State	Zip
erwin@gardhorizon.com	816-295-5951		
Email	Phone	Fax	

LANDSCAPE ARCHITECT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

ATTORNEY

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

OTHER CONTACT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

Received
03/14/2025 10:36:18 AM

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, 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 Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Apr 12, 2025

Printer's Fee: $108.19

Edmar Corachia

_____

Agent

VERIFICATION

State of Florida
County of Orange

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

Signed or attested before me on this: 04/14/2025

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Preliminary Plat with Alternative Development Standards PP-03-25-9515 "McAtee Lane" North of NW "B" Street and East of NW 15th Street Parcel # 35-710-02-47-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 28, 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 and owner, Chad McAtee, RC McAtee Construction, for approval of a Preliminary Plat with Alternative Development Standards to allow for the replat of Lot 1B of the McDermed Place Plat into 3 single-family lots north of NW "B" Street and East of NW 15th 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.

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

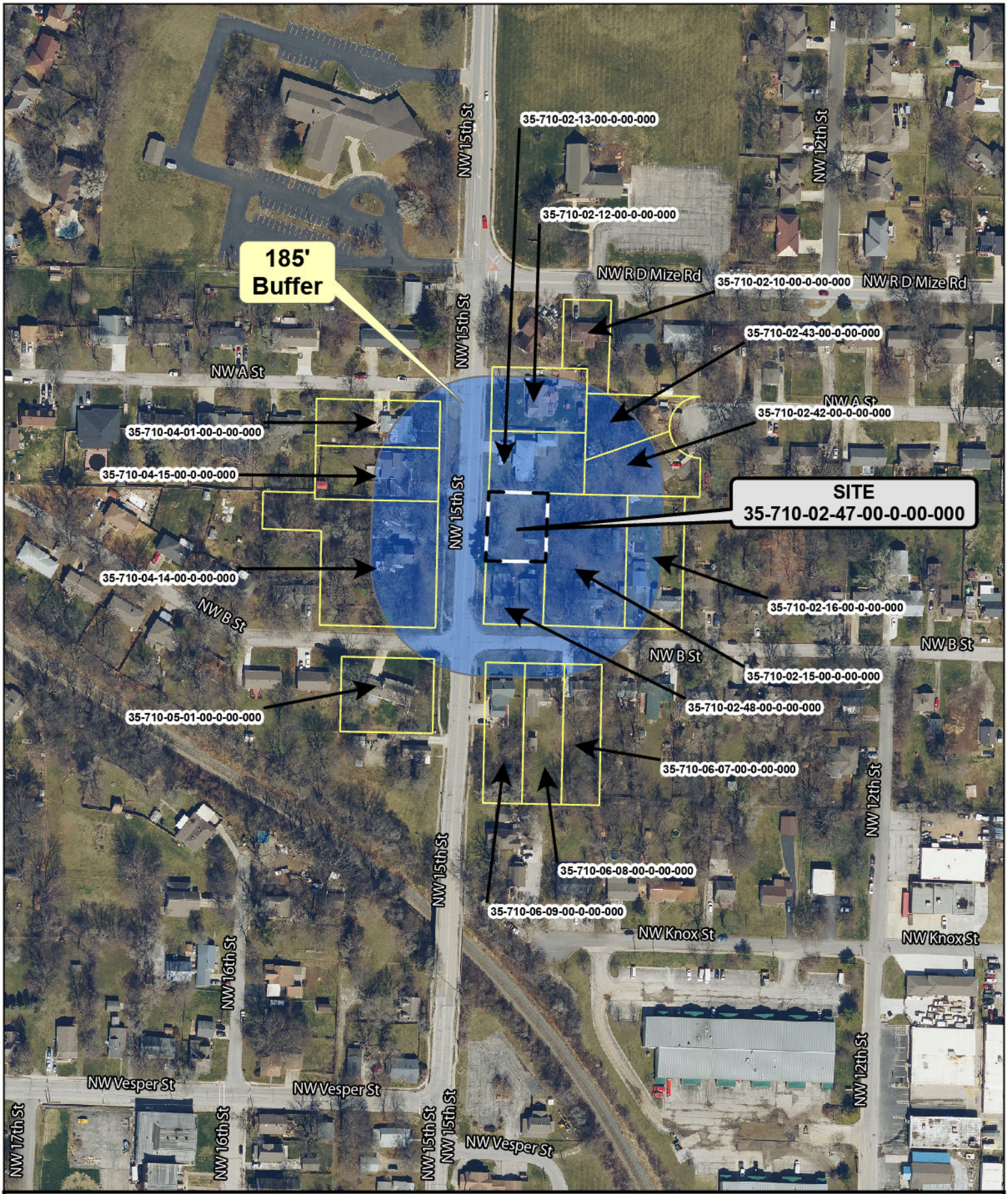
The City Council of the City of Blue Springs will also hold a public hearing on the above noted **Preliminary Plat with Alternative Development Standards | PP-03-25-9515** on **Monday, May 5, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 12, 2025

3366030

Preliminary Plat & Final Plat
PP-03-25-9515; PF-03-25-9516
McAtee Lane
Exhibit 3



The City of Blue Springs Missouri

PP-03-25-9515- PF-03-25-9516
Parcel# 35-710-02-47-00-0-00-000
185' BUFFER MAP

N

Preliminary Plat & Final Plat
PP-03-25-9515; PF-03-25-9516
McAtee Lane
Exhibit 4

03/25/25

OBJECTID	Parcel Number	Situs Address	Situs City	Situs State	Situs Zip	Owner	Owner Address
1	35-710-06-09-00-0-00-000	1406 NW B ST	BLUE SPRINGS	MO	64015	ADAMS BRIAN & AMY	1406 NW B ST BLUE SPRINGS, MO 64015
2	35-710-06-07-00-0-00-000	1402 NW B ST	BLUE SPRINGS	MO	64015	MYRICK INA LOUELLEN-TRUSTEE	1100 SW STONEHENGE CT BLUE SPRINGS, MO 64015
3	35-710-02-43-00-0-00-000	1424 NW A ST	BLUE SPRINGS	MO	64015	TYE CLINT & PAMELA	1424 A ST BLUE SPRINGS, MO 64015
4	35-710-02-12-00-0-00-000	600 NW 15TH ST	BLUE SPRINGS	MO	64015	HICKERT DONALD D & MAXINE M	600 NW 15TH ST BLUE SPRINGS, MO 64015
5	35-710-05-01-00-0-00-000	1500 NW B ST	BLUE SPRINGS	MO	64015	BEAR LLOYD DOUGLAS	1500 NW B STREET BLUE SPRINGS, MO 64015
6	35-710-04-15-00-0-00-000	507 NW 15TH ST	BLUE SPRINGS	MO	64015	AETAS DEVELOPMENT LLC	8319 WARD PKWY KANSAS CITY, MO 64114
7	35-710-04-14-00-0-00-000	503 NW 15TH ST	BLUE SPRINGS	MO	64015	YNOT23 LLC	PO BOX 380068 KANSAS CITY, MO 64138
8	35-710-02-16-00-0-00-000	1213 NW B ST	BLUE SPRINGS	MO	64015	HARTLEY LAURA M	17901 E 30TH TERRACE CT S INDEPENDENCE, MO 64057
9	35-710-02-10-00-0-00-000	1436 NW R D MIZE RD	BLUE SPRINGS	MO	64015	MCFARLAND CAROL ANN	1436 RD MIZE RD BLUE SPRINGS, MO 64015
10	35-710-04-01-00-0-00-000	509 NW 15TH ST	BLUE SPRINGS	MO	64015	CARR RAVEN M	1334 LAKEVIEW N ODESSA, MO 64076
11	35-710-06-08-00-0-00-000	1404 NW B ST	BLUE SPRINGS	MO	64015	BARNETT KATHLEEN	1404 NW B ST BLUE SPRINGS, MO 64015
12	35-710-02-42-00-0-00-000	1418 NW A ST	BLUE SPRINGS	MO	64015	YOUNG MATTHEW S	1418 NW A ST BLUE SPRINGS, MO 64015
13	35-710-02-13-00-0-00-000	508 NW 15TH ST	BLUE SPRINGS	MO	64015	COOPER MARY B	508 NW 15TH ST BLUE SPRINGS, MO 64015
14	35-710-02-15-00-0-00-000	1403 NW B ST	BLUE SPRINGS	MO	64015	JOHNSTON KAREN D	1403 NW B STREET BLUE SPRINGS, MO 64015
15	35-710-02-47-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	R.C. MCATEE CONSTRUCTION LLC	3224 S OWENS SCHOOL RD INDEPENDENCE, MO 64057
16	35-710-02-48-00-0-00-000	1407 NW B ST	BLUE SPRINGS	MO	64015	TIMOTHY AND DEBRA MCDERMED LIVING TRUST	1407 NW B ST BLUE SPRINGS, MO 64015

Preliminary Plat & Final Plat
PP-03-25-9515; PF-03-25-9516
McAtee Lane
Exhibit 5

Blue Springs, Missouri
Community Development

April 11, 2025

Ref: Public Hearing: Preliminary Plat with Alternative Development Standards | PP-03-25-9515
"McAtee Lane"
north of NW B Street and East of NW 15th Street
Parcel # 35-710-02-47-00-0-00-000

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 and owner, Chad McAtee, RC McAtee Construction, for approval of a Preliminary Plat with Alternative Development Standards to allow for the replat of Lot 1B of the McDermed Place Plat into 3 single-family lots north of NW B Street and East of NW 15th Street.

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

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

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

Planning Commission - Monday, April 28, 2025 @ 6:30 p.m.
&
City Council – Monday, May 5, 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

Preliminary Plat & Final Plat
PP-03-25-9515; PF-03-25-9516
McAtee Lane
Exhibit 6

LANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: April 28, 2025 City Council: N/A
Project Name:	***Tim Horton's***
Site Location:	1900 NW 7 HWY
Project Request:	**ASP-04-25-9554; <u>Master / Alternative Sign Plan</u>** for an approval of using of an existing non-conforming pole sign at the proposed Tim Hortons Coffee Shop, located at 1900 NW 7 Hwy.

Applicant: Roy Browne │ The Architects
Property Owner: Gyasi Parkins │ GB HWY 7-Brothers LLC.
Staff Planner: Shantele Frie │ Associate Planner

Project Description: The applicant, Roy Browne is requesting approval of a Master/Alternative Sign Plan to allow the continued use of an existing non-conforming pole sign at the proposed Tim Hortons Coffee Shop, located at 1900 NW 7 Hwy. The sign, originally installed for the former Backyard Burgers, is classified as non-conforming due to its location, which does not comply with the requirements outlined in Sign Code Section 501.060(c)(2)(a) and UDC Code Section 405.060(3)(d).

Staff Recommendation: Staff recommends <u>denial</u> of the Master / Alternative Sign Plan application.

Previous Actions:

Date	Review Body	Action
03/24/2025	Planning Commission	Denial of Alternative Sign Plan (ASP-01-25-9475) for use of non-conforming pole sign at the proposed Tim Hortons Coffee Shop
02/24/1997	Planning Commission	Recommended approval of the Final Plat for Prestige Park 1st Plat
03/04/1997	City Council	Approved the Final Plat for Prestige Park 1st Plat
04/28/1997	Planning Commission	Approval of Site Plan Design for Backyard Burgers

On March 24, 2025, the applicant appeared before the Planning Commission during its regularly scheduled meeting to request approval for the use of an existing non-conforming pole sign located outside the I-70 corridor as part of a Master/Alternative Sign Plan (ASP-01-25-9475). Following review and discussion, the Planning Commission voted to deny the request. Per Section 501.030(E) of the City Code, the applicant was informed of the opportunity to appeal the Commission's decision within 10 days. However, no appeal was submitted during the allowable timeframe. It is important to note that the City Code does not impose a mandatory waiting period before submitting a new application for a Master/Alternative Sign Plan following a denial.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB"-General Business	Prestige Plaza Retail Shopping
South:	"GB"-General Business	Office Space-CJ Real Estate Property Management
East:	"TF"-Two-Family	Two-Family Residential-Country Club Manor

West:	Right-of-Way	MO-7 Highway

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

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

Overview:

DESCRIPTION	TYPE	QTY	EXISTING	Proposed	NOTES/ISSUES
Proposed Non-conforming Pole Sign	Pole	1	80 sq ft	80 sq ft	**This property does not abut or located within the I-70 Corridor. The pole sign has been abandon; Backyard Burgers has not been in business for last 6 months. The non-conforming pole sign is located in a water easement which is prohibited by city code.**
TOTALS		**1**	**80 SQ Ft**	**80 SQ FT**	

The purpose of this Master/Alternative Sign Plan is to review signage that does not meet all requirements of the Sign Code.

Types: The applicant is seeking approval of a Master/Alternative Sign Plan to retain the existing non-conforming pole sign. However, staff does not believe this request is warranted for the following reasons:

1. **The property is not located between the Interstate 70 (I-70) frontage roads.**
2. **The property is neither within 400 feet of the I-70 pavement edge (excluding on/off-ramps) nor positioned as close to I-70 as possible while complying with all location requirements.**
3. **The current non-conforming pole sign is located in the water easement shown on the drawings provided.**
4. **There is four (4) feet and six (6) inches of open space where a proposed monument sign can be placed.**

Location: The subject property, located at 190 NW 7 Hwy, is situated north of Interstate 70. The sign is approximately 3,069 feet from the I-70 corridor.

Design & Construction (501.040):

Placement:

The pole sign's location is non-conforming which requires approval through the Master/Alternative Sign Plan process. Upon review, staff has determined that the sign is non-conforming and not permitted due to the property's location outside the I-70 corridor.

Sign Code Section 501.060(c)(2)(a*):*

Location. Pole Signs are only allowed when: (a) Located on one (1) of the following properties:

1. *A property between the Interstate Highway 70 (I-70) frontage roads; or*
2. *A property between the I-70 frontage roads but within (400) feet of the edge of the pavement of I-70 not including any on/off ramp, except said sign shall be located as close to I-70 as possible, while still adhering to all location restrictions.*

Sign Code Section 501.060(c) (2)(b*):*
Location. Pole signs are only allowed when: (b) located outside of any easement restricting the placement of such sign structure.

UDC Section 405.060(3)(d*):* *Accessory Use Development and Operational Standards: The following standards shall apply to all accessory uses and structures unless otherwise specifically provided. Setbacks from Easements. No accessory structure, other than a fence or wall, shall be located within any platted or recorded easement (other than a drainage easement), or over any known utility*.

Design Standards:
The proposed building façade signage has been reviewed through the administrative sign permit process. It aligns with the overall design, color, and composition of the site's signage. No additional signs have been permitted on the property.

Materials:
The proposed signage will feature an acrylic face with internal illumination housed in aluminum cabinets.

Illumination:
All proposed signage is proposed to be internally illuminated.

Construction Standards:
Code requires that signs be installed to meet Building Code requirements.

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

1. Meet the intent of this Sign Code.

   STAFF RESPONSE: Staff believes the request does not align with the intended standards. The pole sign is non-conforming and has been abandoned for more than six months.

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

   STAFF RESPONSE: Staff believes the proposed additional sign will contribute to visual clutter and disorder. The pole sign, in particular, will add to signage congestion along the corridor.

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

   STAFF RESPONSE: Staff believes the signage will significantly impact the architectural, cultural, historical, and contextual character of the surrounding area. The removal of pole signs outside the I-70 corridor is intended to reduce visual clutter and enhance the streetscape.

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

   STAFF RESPONSE: Staff does not believe the proposed additional signs on the building façade will infringe on public safety.

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

   STAFF RESPONSE: Staff believes the proposed pole sign will negatively impact the rights of adjacent and nearby property owners, residents, and other stakeholders with a vested interest.

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

   STAFF RESPONSE: Staff believes the signage is not appropriate in terms of time, place, and manner, as it is located outside the I-70 corridor. The pole sign is located in water easement.

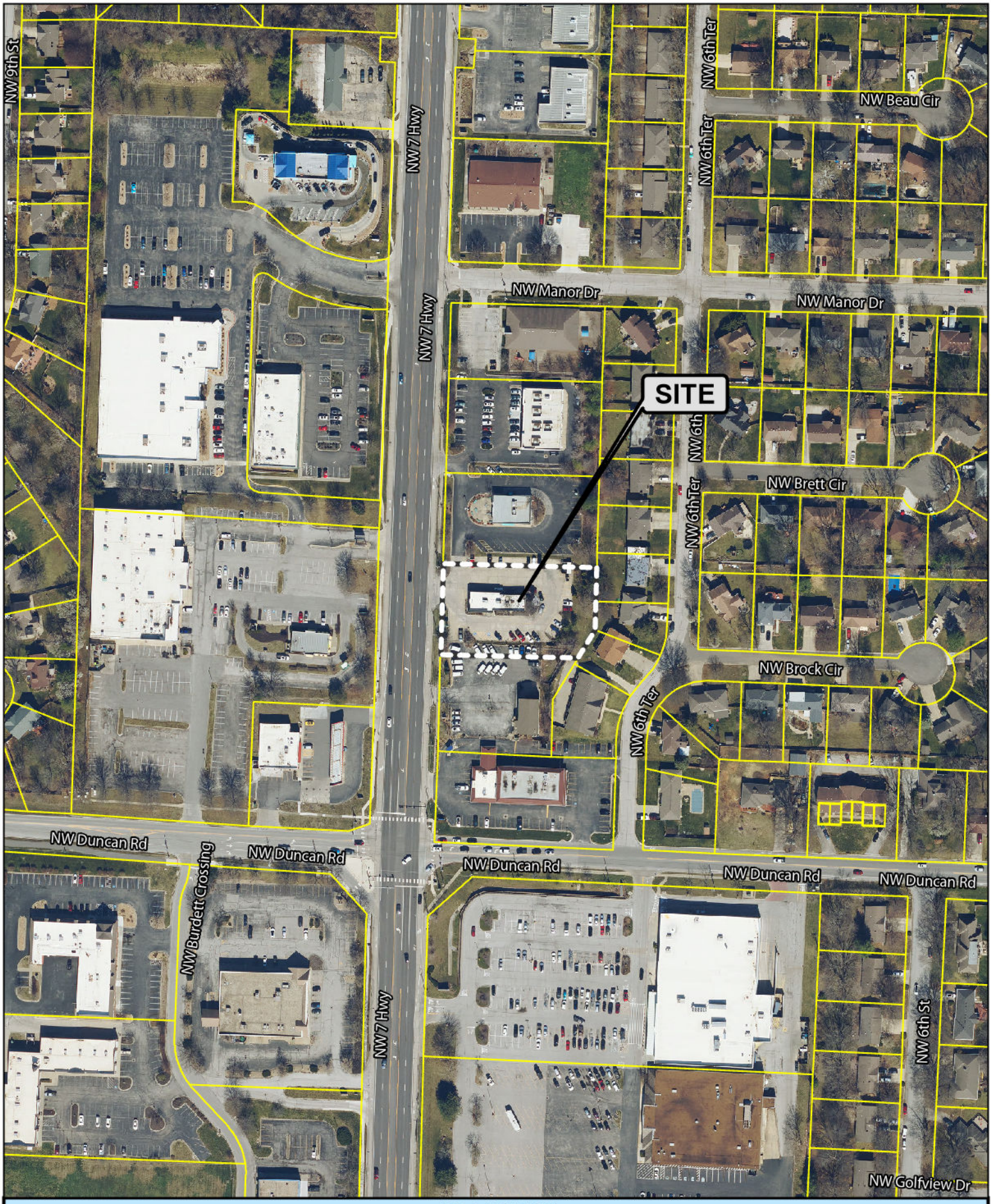
7. Meet the following review criteria as applicable:

   Any request for approval of a permanent sign must demonstrate a higher standard of quality than required by the Sign Code, showcasing superior aesthetics, creativity, and innovation.

   STAFF RESPONSE: Staff does not find the proposed pole sign appropriate due to its location outside the I-70 corridor.

Staff Recommendation:

Staff does not recommend approval of the Master / Alternative Sign Plan application.



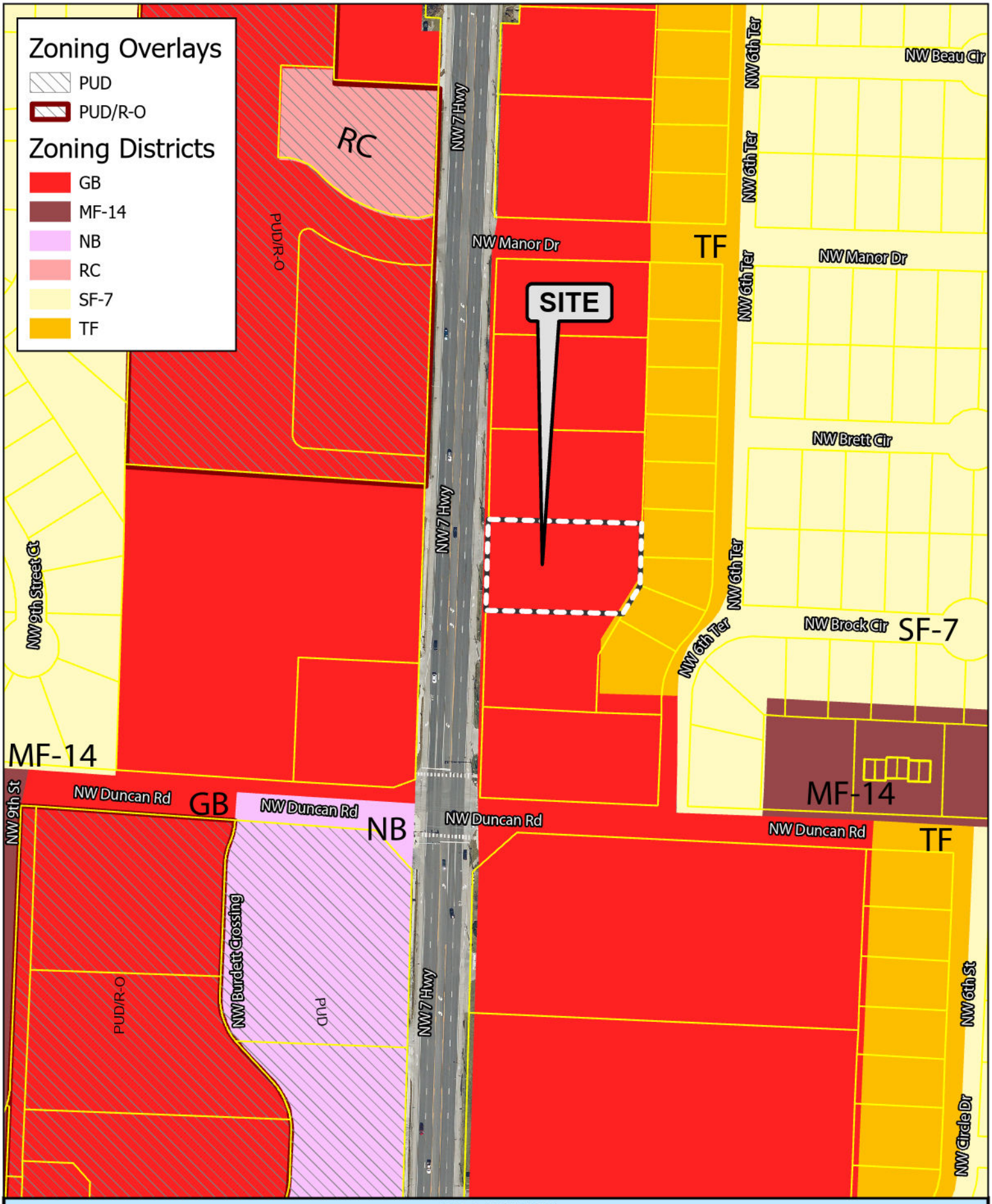
The City of Blue Springs Missouri

ASP-04-25-9554
1900 NW 7 HWY
Parcel# 36-330-08-16-00-0-00-000
AERIAL LOCATION MAP

N

1" = 200'

Date: 03/17/2025



ASP-04-25-9554
1900 NW 7 HWY
Parcel# 36-330-08-16-00-0-00-000
ZONING SITE LOCATION MAP

N
1" = 200'

Date: 03/17/2025

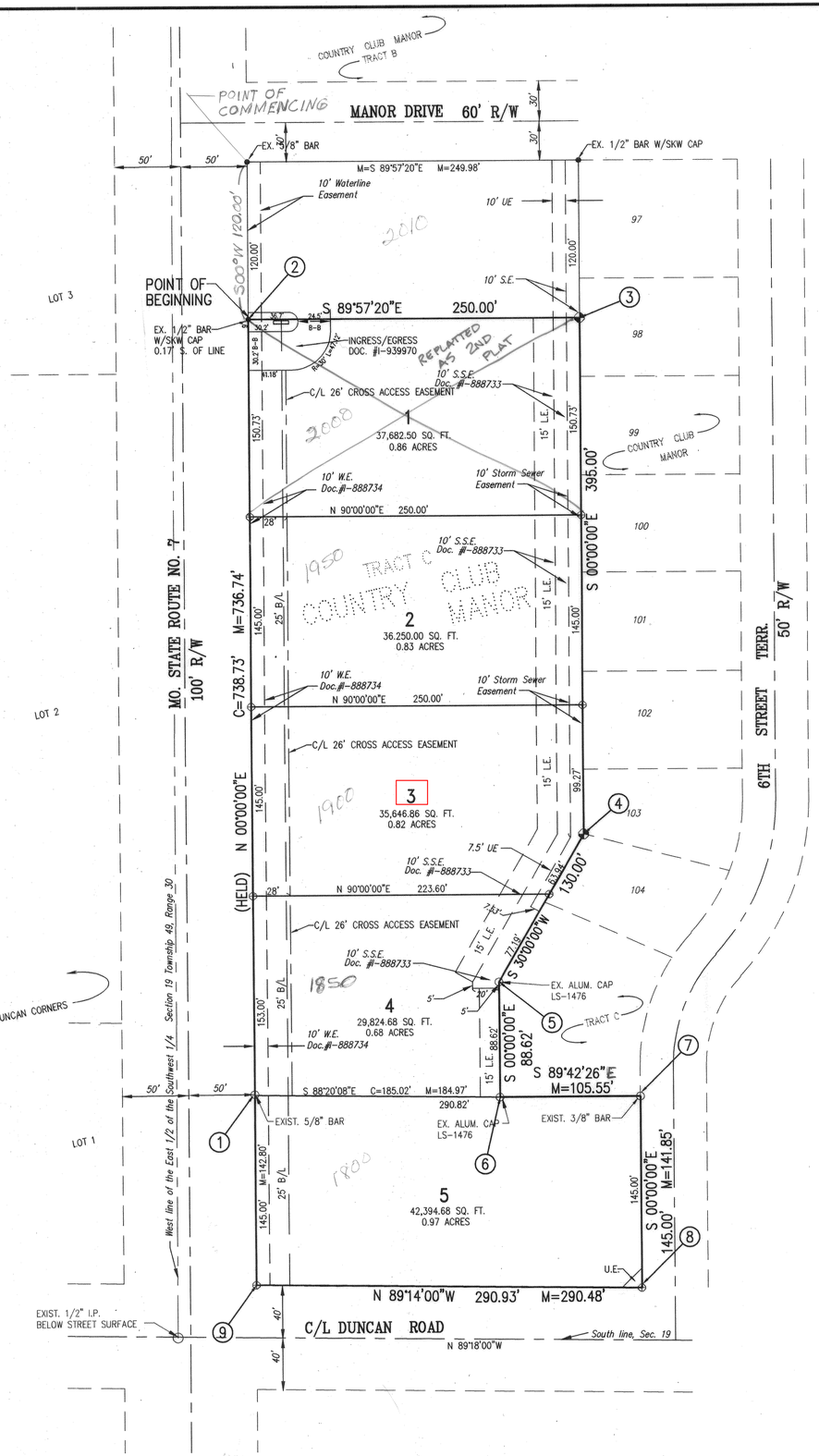
97 - 1 23323

COPY

PRESTIGE PARK 1st PLAT

A REPLAT OF TRACT C, COUNTRY CLUB MANOR
LOTS 1 THRU 5
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

RECORDED FEE COLLECTED
FEDERAL INSTRUMENT RECEIVED
1997 APR 24 A 10: 03 .0
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DIRECTOR OF RECORDS
300
300
400
50.00
Paid

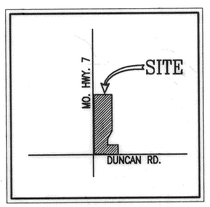


TRAVERSE TABLE (METERS)					
POINT	BEARING	DISTANCE GRID	DISTANCE METERS	NORTHING	EASTING
JA-06				318154.555	867781.737
	S81°36'46"E	2607.554	794.784		
TP-A				318039.314	868567.757
	S82°05'42"E	3156.926	962.233		
TP-B				317906.975	869520.847
	N52°53'14"E	1244.190	379.230		
TP-C				318135.798	869823.263
	N04°24'24"W	1051.979	320.644		
TP-D				318455.494	869798.626
	N00°01'33"E	846.534	258.024		
TP-E				318713.518	869798.743
	N05°40'34"W	221.673	67.566		
①				318780.752	869792.061
	N00°53'01"E	593.841	181.003		
②				318961.734	869794.852
	S89°06'59"E	249.977	76.193		
③				318960.560	869871.036
	S00°53'01"W	394.963	120.385		
④				318840.188	869869.179
	S30°53'01"W	129.987	39.620		
⑤				318806.186	869848.843
	S00°53'01"W	88.612	27.009		
⑥				318779.180	869848.426
	S88°20'59"E	105.55	32.172		
⑦				318778.254	869880.585
	S00°53'01"W	142.82	43.531		
⑧				318734.728	869879.914
	N88°20'59"W	290.530	88.555		
⑨				318737.278	86971.395
	N00°52'37"E	142.640	43.479		
①					

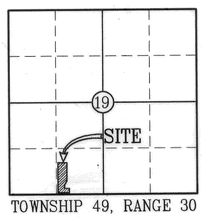
1 METER = 3.28083333

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999057

NOTE:
ALL STORM WATER DETENTION WILL BE TAKEN CARE OF ON A PER LOT BASIS AS THEY ARE DEVELOPED.



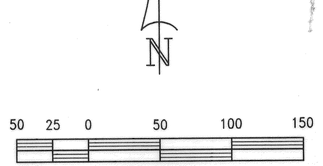
LOCATION MAP



TOWNSHIP 49, RANGE 30

DESCRIPTON:

All that part of Tract "C", COUNTRY CLUB MANOR, a subdivision in the East Half of the Southwest Quarter of Section 19, Township 49 North, Range 30 West (E 1/2, SW 1/4, Sec. 19-T49-R30), in Blue Springs, Jackson County, Missouri, described as follows: Commence at the Northwest Corner of said Tract "C", also being the intersection of the East right-of-way line of Missouri State Route No. 7 and the South right-of-way of Manor Drive as now established; thence South 00 degrees West along East right-of-way line of Missouri State Route No. 7, 120.00 feet to the True Point of Beginning; thence North 89 degrees 57 minutes 20 seconds East, 250.00 feet; thence South 00 degrees 00 minutes 00 seconds East, along the West line of said Country Club Manor, 395.00 feet to the Northwesterly Corner of lot 104 of said Country Club Manor; thence South 30 degrees 00 minutes 00 seconds West along the Northwesterly line of said lot 104, 130.00 feet; thence South 00 degrees 00 minutes 00 seconds East 88.62 feet; thence South 89 degrees 42 minutes 26 seconds East, 105.55 feet to the West right-of-way line of 6th Street Terrace; thence South along said right-of-way South 00 degrees 00 minutes 00 seconds East, 141.95 feet to a point on the North right-of-way of Duncan Road thence along said right-of-way North 89 degrees 14 minutes 00 seconds West, 290.48 feet to a point on the East right-of-way of Missouri State Route No. 7; thence North 00 degrees 00 minutes 00 seconds East along said right-of-way line, 736.74 feet to the Point of Beginning. Containing 4.17 Acres more or less. Subject to easements of record. END OF DESCRIPTION.



MONUMENT LEGEND

- ◆ SET ALUMINUM MONUMENT BLUE VALLEY ENGINEERING CORPORATE NO. LS254D
- ⊕ SET 1/2" REBAR AND CAP
- ○ EXISTING MONUMENTS

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES.

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER COMPLETION OF ALL STREETS AND UTILITIES.

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 PRESTIGE PARK 1st PLAT, LOTS 1 thru 5.

All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. 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, cable television, gas and sewer pipes, poles, wires and anchors and all or any of them upon areas outlined on this plat and designated by the words "Utilities Easement" or abbreviated "U.E."

All lots meet the area, set back, and all other subdivision regulations and zoning ordinances of the City of Blue Springs, Missouri.

In testimony whereof PRESTIGE DEVELOPMENT INC. has caused these presents to be signed by its President and attested by its Secretary this 24th day of March, 1997.

PRESTIGE DEVELOPMENT INC.

By: _____
President, Thomas J. Evans

ATTEST: _____
Secretary, Francis C. Krigh

State of Missouri } SS:
County of Jackson }

On this 24th day of March, 1997, before me, the undersigned Notary Public, personally appeared THOMAS J. EVANS to me personally known, who being duly sworn did say that he is the President of PRESTIGE DEVELOPMENT INC. a Missouri Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and that THOMAS J. EVANS acknowledged said instrument to be the free act and deed of said Corporation.

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

Karla Henry
Notary Public - Notary Seal
State of Missouri
Jackson County
My Commission Expires 02/24/99

My Commission expires _____
Karla Henry
Notary Public in and for Jackson County, MO.
Karla Henry
PRINTED

This is to certify that the within plat of PRESTIGE PARK 1st PLAT was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri, this 24th day of March, 1997, by Ordinance No. 6960.

APPROVED:

_____ Gregory O. Grounds – Mayor

_____ Diana Gardner – City Clerk

_____ Steve Magel, Planning Commission

_____ Oliver DeGrate, City Engineer

_____ Thomas M. Kuntz, Director of Community Development

APPROVED BY JACKSON COUNTY ASSESSOR:

By: _____ Date: 4-24-97
BRUCE R FISHER

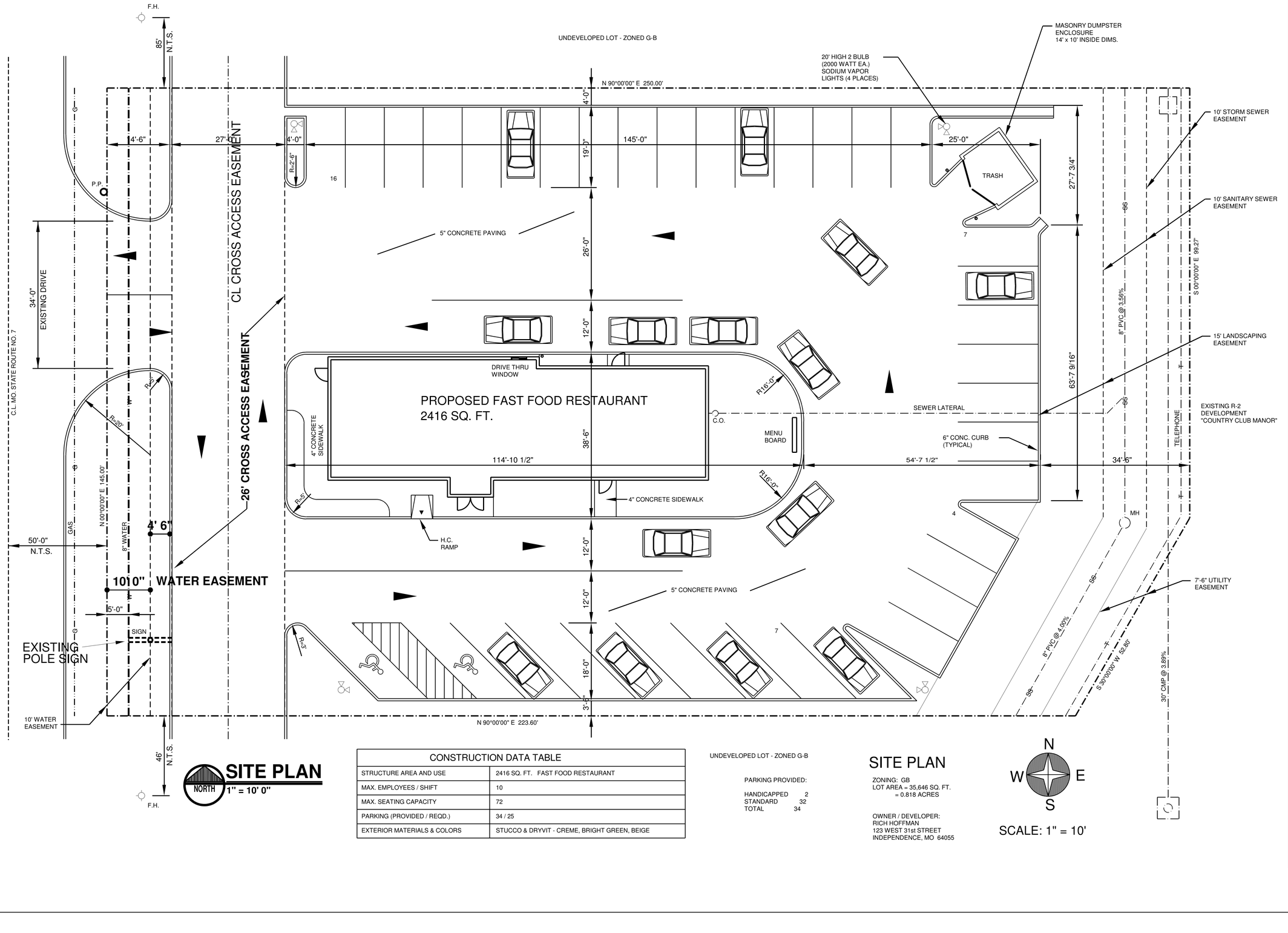
I HEREBY DECLARE that an actual property boundary re-survey was made by me or under my direct supervision and that survey meets or exceeds the Current Missouri Minimum Standards for Property Boundary Surveys to the best of my professional knowledge, information and belief.

Signed: _____
Karl E.F. Swaters – RLS No. 2332
Date: 4/24/97

STATE OF MISSOURI
KARL E.F. SWATERS
NUMBER 2332
REGISTERED LAND SURVEYOR

BLUE VALLEY
ENGINEERS & SURVEYORS, INC.
3424 W. DUNCAN RD., BLUE SPRINGS, MO. 64015 – PH. 816/228-9773
PROJECT NO. 96-271
PRESTIGE PARK 1ST PLAT LOTS 1 – 5

D:\PRESTIGE\PRESTGEF Mon Mar 24 15:40:12 1997



SITE PLAN

NORTH

1" = 10' 0"

CONSTRUCTION DATA TABLE	
STRUCTURE AREA AND USE	2416 SQ. FT. FAST FOOD RESTAURANT
MAX. EMPLOYEES / SHIFT	10
MAX. SEATING CAPACITY	72
PARKING (PROVIDED / REQD.)	34 / 25
EXTERIOR MATERIALS & COLORS	STUCCO & DRYVIT - CREME, BRIGHT GREEN, BEIGE

UNDEVELOPED LOT - ZONED G-B

PARKING PROVIDED:

HANDICAPPED 2
STANDARD 32
TOTAL 34

SITE PLAN

ZONING: GB
LOT AREA = 35,646 SQ. FT.
= 0.818 ACRES

OWNER / DEVELOPER:
RICH HOFFMAN
123 WEST 31st STREET
INDEPENDENCE, MO 64055

SCALE: 1" = 10'

BACK YARD BURGERS
MO 7 HIGHWAY
BLUE SPRINGS, MO

Job No.
Date 4-4-97
Revised 4-21-97
7-29-97

Dr. RICH Ck.

SDC ENGINEERING, INC.
consulting structural and civil engineers
9600 E. 53rd Street
P.O. Box 1456
Raytown, Missouri 64133
816/356-1445 fax 816/356-8364

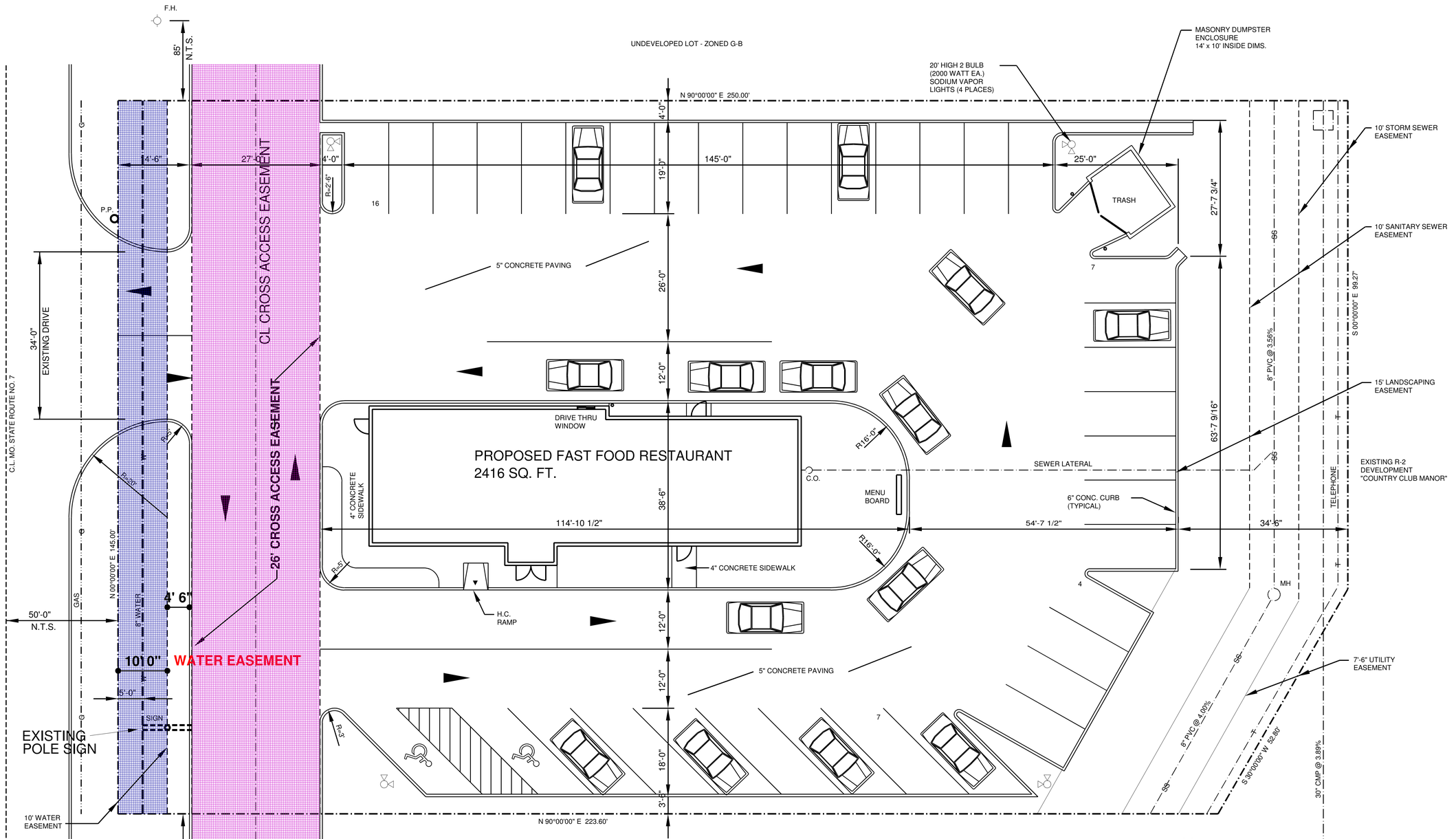
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D/P 4/13/25
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W/D

REDRAW OF ORIGINAL DRAWINGS FOR:
BACK YARD BURGER
1900 NW HWY 7
BLUE SPRINGS, MO

the ARCHITECTS
ARCHITECTURE, PLANNING, ENGINEERING
ROY E. BROWNE, ARCHITECT & ASSOCIATES
24 OAK HILL CLUSTER/INDEPENDENCE, MO/64057

SP-1



SITE PLAN

NORTH 1" = 10' 0"

CONSTRUCTION DATA TABLE	
STRUCTURE AREA AND USE	2416 SQ. FT. FAST FOOD RESTAURANT
MAX. EMPLOYEES / SHIFT	10
MAX. SEATING CAPACITY	72
PARKING (PROVIDED / REQD.)	34 / 25
EXTERIOR MATERIALS & COLORS	STUCCO & DRYVIT - CREME, BRIGHT GREEN, BEIGE

UNDEVELOPED LOT - ZONED G-B

PARKING PROVIDED:

HANDICAPPED	2
STANDARD	32
TOTAL	34

SITE PLAN

ZONING: GB
LOT AREA = 35,646 SQ. FT.
= 0.818 ACRES

OWNER / DEVELOPER:
RICH HOFFMAN
123 WEST 31st STREET
INDEPENDENCE, MO 64055

SCALE: 1" = 10'

BACK YARD BURGERS
MO 7 HIGHWAY
BLUE SPRINGS, MO

Job No.
Date 4-4-97
Revised 4-21-97
7-29-97
Dr. RICH Ck.

SDC ENGINEERING, INC.
consulting structural and civil engineers
9600 E. 53rd Street
P.O. Box 14538
Raytown, Missouri 64133
816/356-1445 fax 816/356-8364

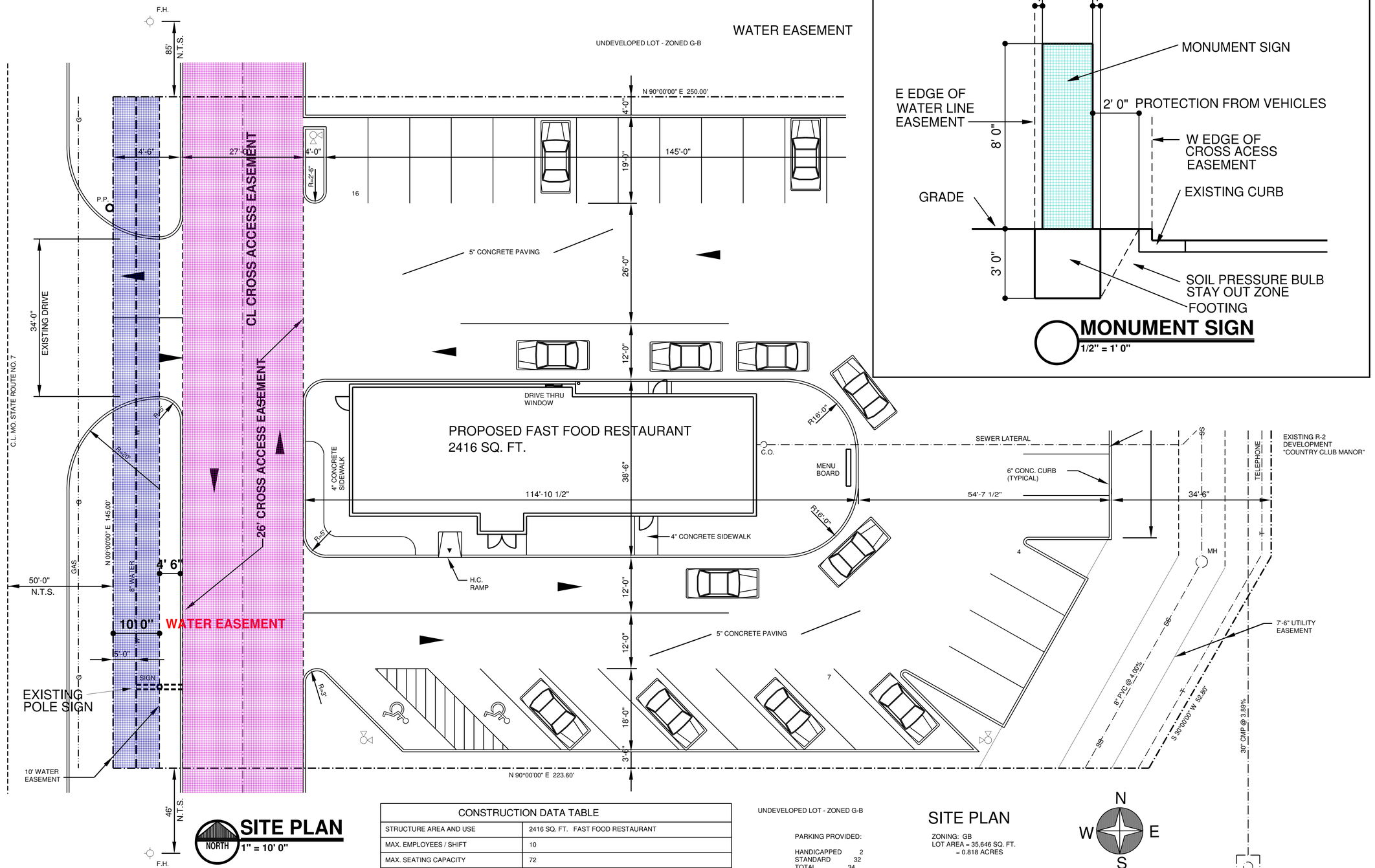
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Rev
D/P 4/13/25
Rev
W/D

REDRAW OF ORIGINAL DRAWINGS FOR:
BACK YARD BURGER
1900 NW HWY 7
BLUE SPRINGS, MO

the ARCHITECTS
ARCHITECTURE, PLANNING, ENGINEERING
ROY E. BROWNE, ARCHITECT & ASSOCIATES
24 OAK HILL CLUSTER/ INDEPENDENCE, MO 64057

SP-1



CONSTRUCTION DATA TABLE	
STRUCTURE AREA AND USE	2416 SQ. FT. FAST FOOD RESTAURANT
MAX. EMPLOYEES / SHIFT	10
MAX. SEATING CAPACITY	72
PARKING (PROVIDED / REQD.)	34 / 25
EXTERIOR MATERIALS & COLORS	STUCCO & DRYVIT - CREME, BRIGHT GREEN, BEIGE

UNDEVELOPED LOT - ZONED G-B

PARKING PROVIDED:

HANDICAPPED	2
STANDARD	32
TOTAL	34

SITE PLAN

ZONING: GB
LOT AREA = 35,646 SQ. FT.
= 0.818 ACRES

OWNER / DEVELOPER:
RICH HOFFMAN
123 WEST 31st STREET
INDEPENDENCE, MO 64055

N
W E
S

SCALE: 1" = 10'

BACK YARD BURGERS
MO 7 HIGHWAY
BLUE SPRINGS, MO

Job No.
Date 4-4-97
Revised 4-21-97
7-29-97
Dr. RICH Ck.

SDC ENGINEERING, INC.
consulting structural and civil engineers
9600 E. 53rd Street
P.O. Box 14538
Raytown, Missouri 64133
816/356-1445 fax 816/356-8364

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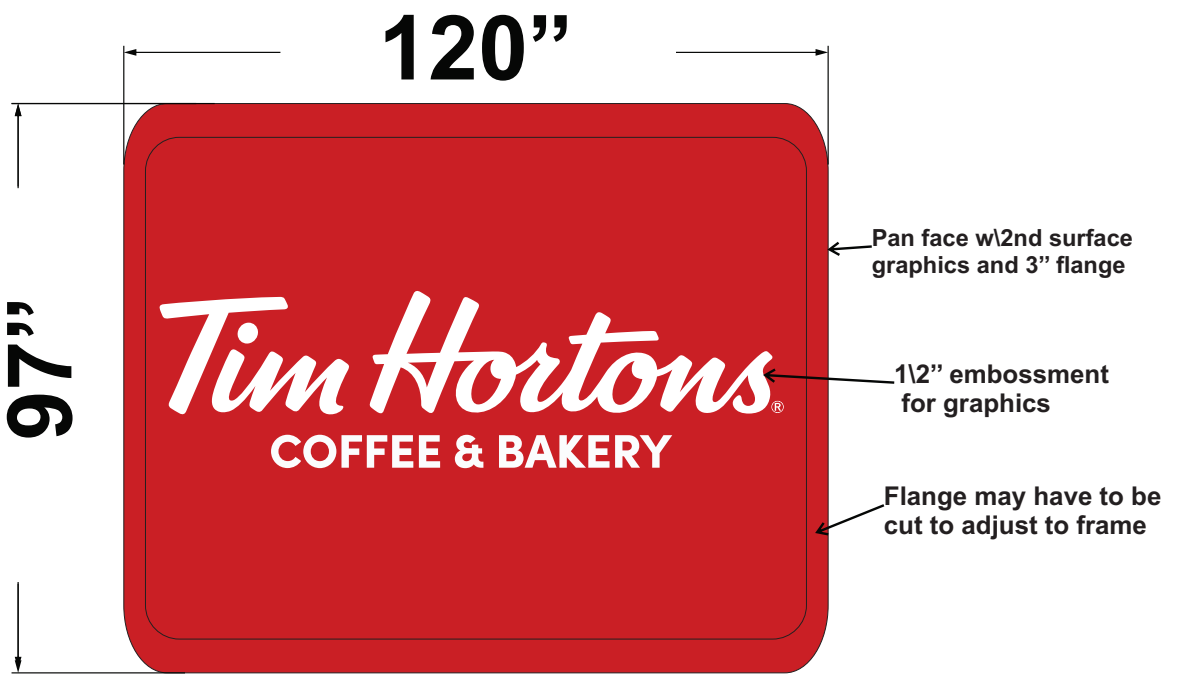
REDRAW OF ORIGINAL DRAWINGS FOR:
TIM HORTONS POLE SIGN
1900 NW HWY 7
BLUE SPRINGS, MO

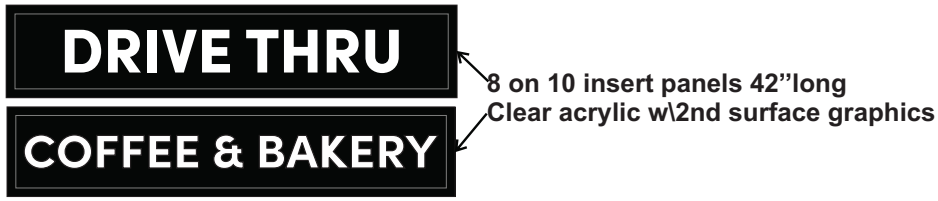
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SP-3

Face Replacment

Front View





Visual



Paint Specifications

	Black-Gloss Finish

Vinyl Specifications

	3630-33 Red
	3630-22 Black

UL CERTIFIED E356732

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes:	Client Signature:
Blue Springs,MO	J. Normand			
	Date: 1-18-2024	Page #:		

The data in this document incorporate proprietary rights of Capital Sign & Awnings. Any Party accepting this document does so in confidence and agrees that it shall not be duplicated, in whole or in part, nor disclosed to others without written consent of Capital Signs & Awnings.

The City of Blue Springs Missouri

Planning Application

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

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

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

TIM HORTONS
Project Name

1900 NW HWY 7
Project Address (Parcel ID If No Address Assigned or Multiple Addresses) | Legal Description (attach as a separate page if too large)

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
ROY BROWNE	THE ARCHITECTS	(816) 229-1111	CREATORREB@YAHOO.COM

Address	City	State	Zip Code
24 OAK HILL CLUSTER	INDEPENDENCE	MO	64057

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

X _____ 1/30/25
Applicant Signature | Date

Name of Property Owner	Phone	Email Address
GYASI PARKINS		GHABE RLLC@YAHOO.COM

Address	City	State	Zip Code

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

X _____
Property Owner Signature | Date

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

PROJECT DESCRIPTION:

SEEKING APPROVAL TO KEEP EXISTING POLE SIGN.