# PLANNING COMMISSION MEETING
# AGENDA

**Monday, June 23, 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** May 27, 2025

**2 PUBLIC HEARING / REZONING / RZ-05-25-9572 / "Hawes Estates"** / 27711 E Wyatt Rd
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 7, 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 / CONDITIONAL USE PERMIT / CUP-05-25-9573 / "Hawes Estates"** / 27711 E Wyatt Rd
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 7, 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 PRELIMINARY PLAT / PP-05-25-9574 / "Hawes Estates"** / 27711 E Wyatt Rd

**5 PRELIMINARY PLAT / PP-05-25-9569 / "Asphaltic Surfaces"** / 1050 SW Cemetery Rd

**6 FINAL PLAT / PF-05-25-9568 / "Asphaltic Surfaces"** / 1050 SW Cemetery Rd

7 **FINAL PLAT / PF-05-25-9571 / "Eagles Ridge Estates PR-O 5th Plat" /**

8 **PR-O FINAL PLAN / PROF-06-25-9610 / "Eagles Ridge Estates PR-O 5th Plat" /**

9 **SITE PLAN DESIGN REVIEW / SPDR-05-25-9570 / "Asphaltic Surfaces"** / 1050 SW Cemetery Rd

10 **MASTER/ALTERNATIVE SIGN / ASP-05-25-9596 / "Downtown Student Mural"** / 204 SW 11th St

11 **RULES OF PROCEDURE**

12 **ADJOURN**

**The next meeting will be Monday, July 14, 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
June 18, 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
## Tuesday, May 27, 2025

Media Link: May 27, 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 Tuesday, May 27, 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<br>Chad Sanderson<br>Jared Pumphrey<br>Richard How | Brian Ingersoll<br>Susan Stokenbury<br>Travis Graham |
| **STAFF PRESENT** | Mike Mallon, Senior Director of City Development<br>Shantele Frie, Associate Planner<br>James Newell, City Attorney<br>Jerry Kaylor, Mayor Pro Tem | |
| **ABSENT** | Jennifer Ritschel-Smith<br>Byron Craddolph | |
| **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.<br><br>Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner Stokenbury. With 7-0 approval the minutes passed. | |

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

**AGENDA ITEM 2 / SITE PLAN DESIGN REVIEW/ SPDR-04-25-9538 /** "7 Brew" / 400 NW 7 Hwy

**&**

**AGENDA ITEM 3 / PRELIMINARY PLAT / PP-04-25-9539 /** "7 Brew" / 400 NW 7 Hwy

**&**

**AGENDA ITEM 4 / FINAL PLAT / PF-04-25-9540 /** "7 Brew" / 400 NW 7 Hwy

Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Site Plan Design Review, Preliminary Plat and Final Plat to Planning Commission.

**MOTION / SITE PLAN DESIGN REVIEW / SPDR-04-25-9538 /** "7 Brew" / 400 NW 7 Hwy

Commissioner Sanderson made the motion to approve Site Plan Design Review / SPDR-04-25-9538 for 7 Brew with 3 staff conditions.

**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 |
| | Travis Graham—Aye |

**RECOMMENDED FOR APPROVAL with 3 conditions (7-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. A building permit is required to be approved prior to construction of the new pad site building.
3. All required site improvements, landscaping, and screening are required to be installed prior to the issuance of a Certificate of Occupancy.

**MOTION / PRELIMINARY PLAT/ PP-04-25-9539** / "7 Brew" / 400 NW 7 Hwy

Commissioner Sanderson made the motion to approve Preliminary Plat / PP-04-25-9539 for 7 Brew with 2 staff conditions.

**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 |
| | Travis Graham—Aye |

**APPROVED w/ 2 staff conditions**
**(7-Aye, 0-No)**

**STAFF CONDITIONS**

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

**MOTION / FINAL PLAT / PF-04-25-9540** / "7 Brew" / 400 NW 7 Hwy

Commissioner Sanderson made a motion to approve Final Plat / PF-04-25-9540 for 7 Brew with 5 conditions.

**SECOND**

Commissioner Ingersoll seconded the motion.

**VOTE**

| | |
|---|---|
| Chad Sanderson—Aye | Brian Ingersoll—Aye |
| Susan Stokenbury—Aye | Chris Henning—Aye |
| Jared Pumphrey—Aye | Richard How—Aye |

Travis Graham—Aye

**APPROVED w/ 5 staff conditions**
**(7-Aye, 0-No)**

**STAFF CONDITIONS**

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
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. If the applicant is unable to connect to Highway 7 sanitary sewer main, then a sanitary sewer extension within a public easement will need to be provided.

**MEETING ADJOURN**

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 7:11 pm.

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Chris Henning, Chairperson

_____
Date

# PLANNING APPLICATION REVIEW STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: June 23, 2025 City Council: July 7, 2025 |
| **Project Name:** | ***Hawes Estates-Phase 1*** |
| **Site Location:** | 27711 E Wyatt Road |
| **Project Request:** | **RZ-05-25-9572**; Rezoning from "AG" (Agriculture – Homesite) to "SF-12" (Large Lot Single Family).<br>**CUP-05-25-9573**; Conditional Use Permit for Tri-County Water Authority for use as major water infrastructure for Lot 1.<br>**PP-05-25-9574**; Preliminary Plat for a parcel to be sub-divided into three lots for a total of 17 +/- acres. |

**Applicant:** John Overstreet | Tri-County Water Authority
**Property Owner:** James T. Hawes
**Staff Planner:** Shantele Frie | Associate Planner

**Project Description:** The applicant is requesting approval of a Rezoning, Conditional Use Permit, and Preliminary Plat for the development of an approximately 17 +/- acre site. The proposed project includes the creation of three lots; Lot 1, approximately 7 +/- acres in size, will be developed for a major water infrastructure use by the Tri-County Water Authority. Lots 2 and 3, each approximately 5 +/- acres are intended for single-family residential use.

**Staff Recommendation:** Staff recommends approval of the Rezoning, approval of the Conditional Use Permit with conditions, and Preliminary Plat with conditions. Conditions are identified at the end of this report.

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| 07/07/2003 | City Council | Approval of South Annexation (A-5-2003) |

**Future Applications:** A Site Plan Design Review and Final Plat must be approved. The Final Plat must be recorded with Jackson County, prior to the issuance of any building permits.

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| North: | "PD/MU"-Planned Development/Mixed Use | Colonial Gardens |
| South: | "AG-County" (Agriculture) | Detached Single Family Residential |
| East: | "AG-County" (Agriculture | Undeveloped Vacant Land |
| West: | "PD/MU"-Planned Development/Mixed Use | Single-Family Residential |

## REZONING ANALYSIS

**Existing Zoning:** "AG-C" (Agriculture – County)
**Existing Land Use:** Agriculture Homesite
**Proposed Zoning:** "SF-12" Large Lot Single Family
**Proposed Land Use:** Single Family Residential

**Comprehensive**



Rezoning, Conditional Use Permit, Preliminary Plat
RZ-05-25-9568; CUP-05-25-9569; PP-05-25-9570
Hawes Estates/Tri-County Water
Exhibit 1

**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.*

The S2 Specific Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Low Density Residential* which is defined as:

*Areas of predominantly detached houses and neighborhoods compatible institutional uses. Net density for these areas is typically less than 5 units per acre. This category is appropriate in limited application areas that are remote from neighborhood centers or where transitions to natural features make it difficult to develop in more compact and walkable neighborhood patterns.*

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

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

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

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

   **STAFF RESPONSE**: The proposed rezoning is in accordance with the 2014 Comprehensive Plan and S2 Specific Area Plan which classifies the subject property as "*Low Density Residential*." The rezoning to SF-12, Large Lot Single-Family District, an approved Conditional Use Permit, and General Development Plan would comply with the Comprehensive Plan designation.

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

   **STAFF RESPONSE**: If a Conditional Use Permit is approved the proposed development meets the intent of the "SF-12 Large Lot Single-Family District definition and standards. The intent of the "SF-12" zoning district is defined in Section 404.070, as follows: *to accommodate the proposed land use "Utility Major," which under the UDC definition includes generating plants; electrical switching facilities, and primary substations; water and waste water treatment plants; water tanks; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, sewage collection, heat, steam, communication, or other similar service.*

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 the existing 17 +/- acre parcel to be developed in accordance with the standards of the "SF-12" zoning district. Denial of the rezoning application would result in the property remaining undeveloped for an unknown period of time. The denial of this rezoning would have an impact on future development and growth in the area.

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

   **STAFF RESPONSE**: The subject property cannot be developed under the current "AG-C" (Agriculture – County) zoning district. Prior to any development activity on the site, a rezoning application would need to be submitted for review and approval.

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 believes this rezoning will not reduce the ability of the City or other government agencies to provide service, facilities, or programs. The subject property is located in a developing area with access to services and facilities. Additional improvements to provide adequate services, including utilities, stormwater, and street improvements will be provided by the developer.

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

   **STAFF RESPONSE**: Staff believes approval of this rezoning will likely 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.

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 property is zoned for "AG-C" (Agriculture – County) because it was only recently annexed into the City, however, it retained its existing zoning designation until which time would be required to be modified because of a change of land use.

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

   **STAFF RESPONSE**: Staff believes this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

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

## CONDITIONAL USE PERMIT & PRELIMINARY PLAT ANALYSIS

A Conditional Use Permit (CUP) provides flexibility for different uses within a zoning district and allows the potential for additional uses that due to their varying design and operational characteristics of the use or due to conditions in the area are not generally appropriate in that district but require a case-specific review to determine the compatibility in a specific context and location.

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 current parcel contains existing structures, including a single-family farmhouse located on the existing Lot 1. While the site includes these structures, the majority of the land remains undeveloped and consists of open fields. All existing structures are scheduled to be removed by Tri-County Water Authority at their expense, with demolition to be completed no later than December 31, 2026. Existing trees on the property will be preserved when possible, and additional landscaping will be incorporated to enhance the site's overall appearance and environmental quality.

**Phasing:** The site is proposed to be developed in multiple phases.

**Streets & Sidewalks:** Lot 1 will include a single access drive from SE Wyatt Road, designed with sufficient distance to allow vehicles to fully exit the roadway before stopping at the entrance gate.

Lots 2 and 3, which are intended for single-family residential use, will each have a single driveway access without a gated entry off Shroud Road. As part of the public improvements, a 5-foot wide ADA compliant sidewalk will be installed along SE Wyatt Road to enhance pedestrian accessibility and connectivity.

**Traffic:** A traffic study was not required for the proposed development, as the major utility use will not generate additional traffic. The facility is designed to be remotely monitored, with only routine daily inspections conducted by a standard utility vehicle.

**Stormwater:** **A 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:** The proposed Lot 1 will not require connection to a sanitary sewer system due to its intended use. Lots 2 and 3 will be served by private septic systems, as public sanitary sewer infrastructure is not currently available in this area.

**Open Space:** In accordance with the "SF-12" zoning district standards, a minimum of 10% of the site must be designated as open space. The development is also required to submit a Landscape Plan that complies with the City of Blue Springs landscaping requirements.

**Land Use:** Three water utility providers have existing water lines in this area: Tri-County Water Authority, the City of Blue Springs, and Jackson County Public Water Supply District (PWSD) 13. An interconnect facility is needed at this location to enhance system resiliency for all three entities during maintenance and repair outages. Lot 1, approximately 7 ± acres, is designated for major water infrastructure to be operated by Tri-County Water Authority. Lots 2 and 3, each approximately 5 ± acres, are intended for single-family residential use.

**Building Typology:** UDC Chapter 405 does not provide a building type that can be appropriately applied to the proposed land use, nor are there special use standards for the "Utility-Major" land use. Therefore, staff has evaluated the use and any lot size, setback, height, building coverage, etc. requirements based on the site and surrounding properties

**Parking:** Parking for the proposed development will be required in accordance with the standards outlined in the Unified Development Code. The Utility-Major located on Lot 1 will be subject to the parking requirements specified in Schedule B of the UDC. The single-family residential lots (Lots 2 and 3) will be required to provide a minimum of two (2) parking spaces per dwelling unit. Parking compliance for all lots will be reviewed in greater detail during the Site Plan Design Review process to ensure adequacy and adherence to City Standards.

**Architectural Character:** **The building and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Site Plan Design Review process.**

**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 Process.**

**Signage:** All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process.

**Review Criteria:** *A Conditional Use Permit shall be reviewed according to the following criteria:*

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

   **STAFF RESPONSE:** If approved, the application will bring the property and proposed development into compliance with the Unified Development Code (UDC) and align with the surrounding zoning districts. The proposed development will also support continued growth in the area by facilitating the delivery of water from Tri-County Water Authority to Public Water Supply District (PWSD) 13, helping to meet the area's infrastructure needs.

2. Compliance of any proposed development with the requirements of this Development Code.

   **STAFF RESPONSE:** The proposed development will comply with the Unified Development Code (UDC) upon approval of a Conditional Use Permit. Lot 1 would then be permitted for use as a major utility. Several surrounding areas will require water service to support future development, further reinforcing the need for this infrastructure.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

   **STAFF RESPONSE:** Site-specific conditions necessary to meet the purposes and intent of this development code are listed in the Staff Recommendation section for the Conditional Use Permit, which is found at the end of this report.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   **STAFF RESPONSE:** Staff does not anticipate that the proposed land use, if approved, will have a negative impact on the public realm. The development will be required to complete public improvements to existing streets, and the proposed facilities will be set back from the roadway. Additionally, large tree plantings along the street frontage will be incorporated in accordance with the City's landscaping requirements.

5. The adequacy of drainage, utilities, and other public facilities.

   **STAFF RESPONSE:** Utilities and drainage structures will have to be constructed at this site and limited public improvements would be required.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

   **STAFF RESPONSE:** The proposed development on Lot 1 includes a single-story building of approximately 3,000 square feet, which will house the piping and pumps necessary for the utility interconnect and booster pumping system to support water service in the area. To ensure adequate fire flow capacity, ground-level water storage tanks are also proposed, with a total storage volume ranging from 1 million to 2 million gallons. These tanks are expected to range in size from approximately 31,000 to 45,000 square feet.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

   **STAFF RESPONSE:** The proposed development is not anticipated to impact the compatibility of the surrounding area. The major utility use is designed to be remotely monitored, with only routine daily inspections conducted by a standard utility vehicle, resulting in minimal traffic to the site.

8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

   **STAFF RESPONSE:** The application will not prevent adjacent properties from being developed as required by the Unified Development Code.

9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   **STAFF RESPONSE:** The proposed development does not conflict with the City's long-range plans; in fact, without approval of this use at the proposed location, future development in the area could be adversely affected due to the lack of adequate water infrastructure.

10. The recommendations of professional staff.

    **STAFF RESPONSE:** Staff recommends approval of the Conditional Use Permit with conditions listed below.

Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

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

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

**STAFF RESPONSE:** The application is in accordance with the Comprehensive Plan 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:** 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 multiple 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:** This project has produced preliminary reports, and the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

   **STAFF RESPONSE:** The application does not deter any existing or future development 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.

**Staff Recommendation:**

Staff recommends approval of the Rezoning 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.

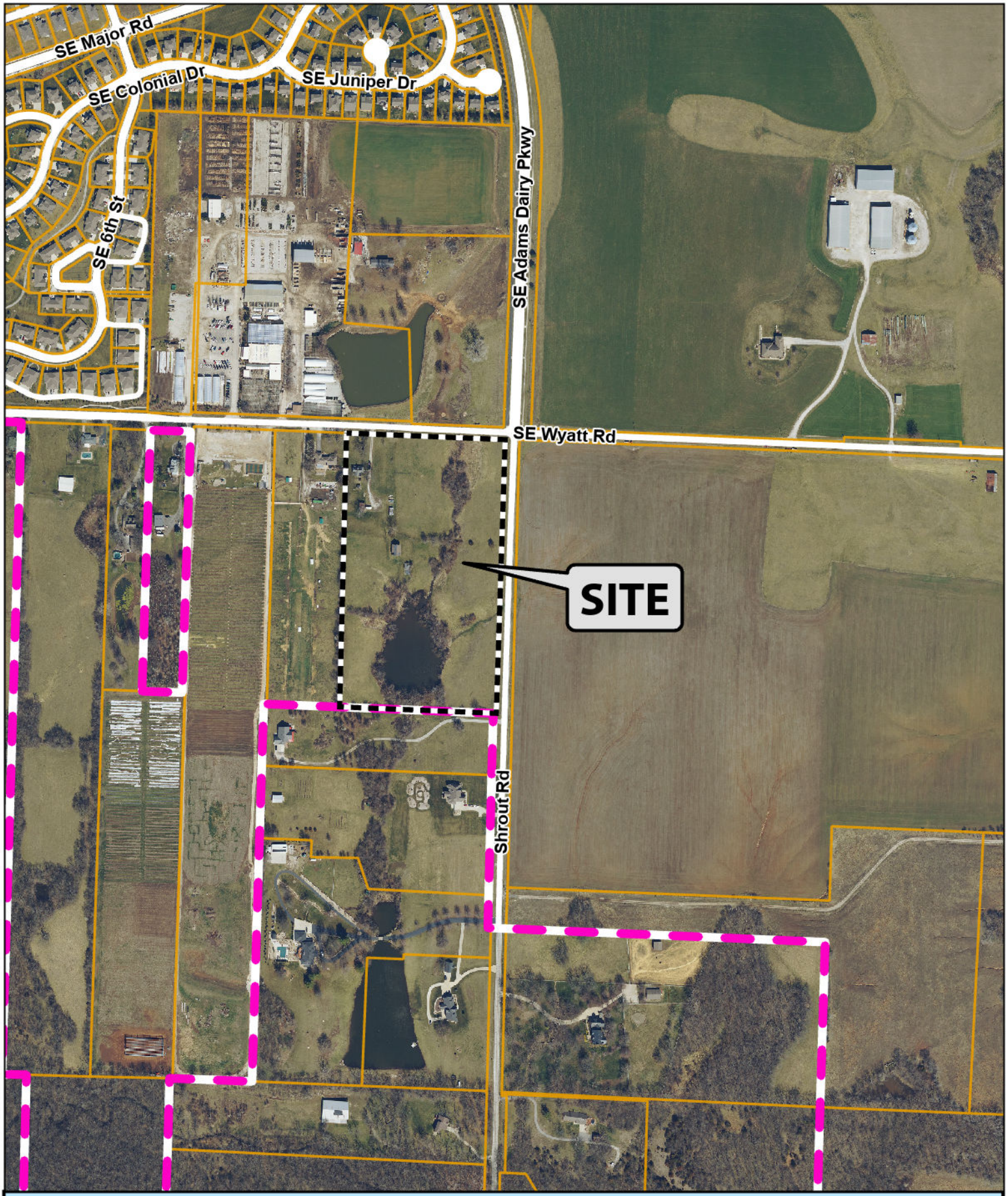
2. The decision on the rezoning application shall be rescinded if the associated Conditional Use Permit (CUP-05-25-9573) is not approved.

Staff recommends approval of the Conditional Use Permit 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. The Conditional Use Permit is to allow the development of a “Utility-Major” land use on the 7 +/- acres property on Lot 1 of Hawes Estate-Phase 1 Plat.

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

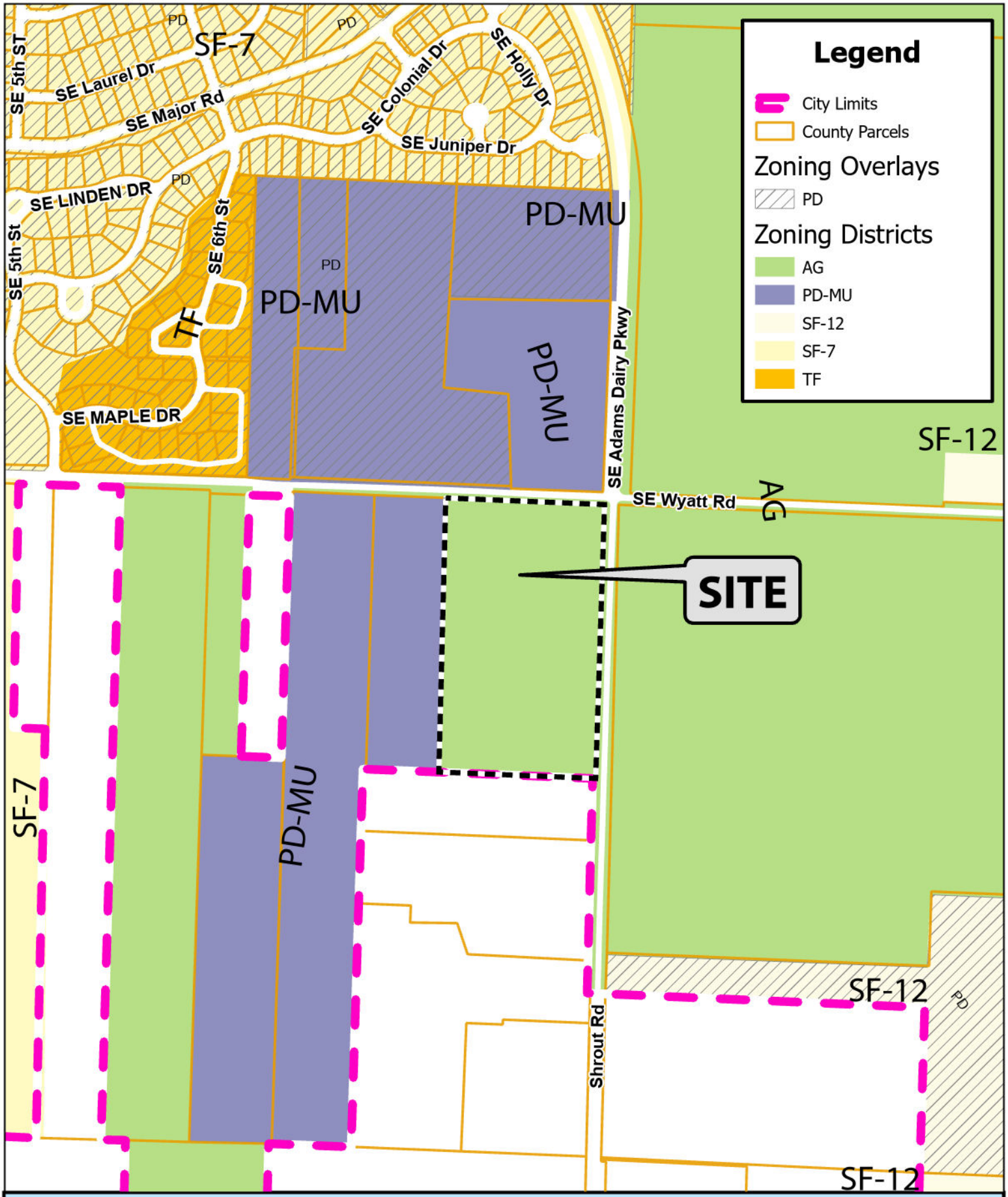
1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-05-25-9572), Conditional Use Permit (CUP-05-25-9573) is denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. All right-of-way and easements must be shown as required by Public Works 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 each building, all parking and access improvements shall be completed.




RZ-05-25-9572 / CUP-05-25-9573 / PP-05-25-9574
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0-00-000
AERIAL LOCATION MAP

N
1" = 500'

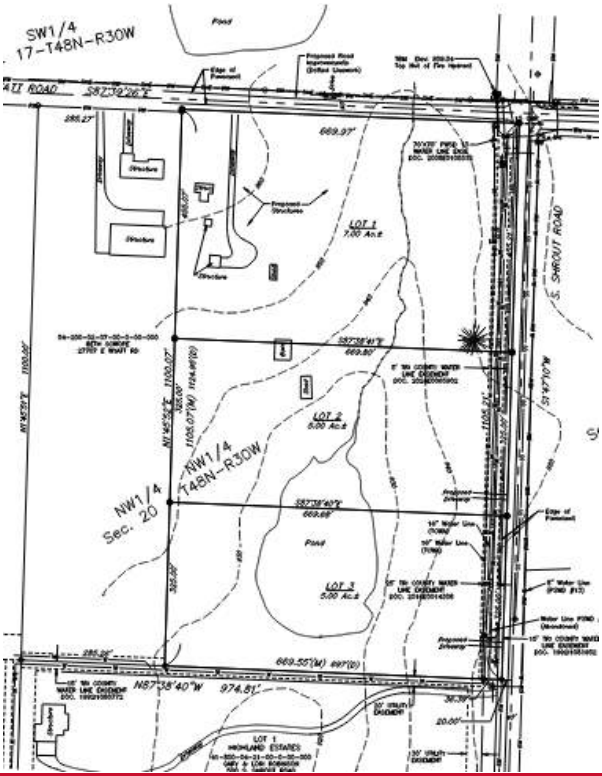
Date: 06/03/25




RZ-05-25-9572 / CUP-05-25-9573 / PP-05-25-9574
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0-00-000
SITE LOCATION & ZONING MAP

N
1" = 500'

Date: 06/03/25




# Planning Application

Hawes Estates – Phase 1

*27711 E Wyatt Rd, Blue Springs, MO 64014*

May 5, 2025

Revised June 10, 2025

**Received**
06/11/2025 9:45:10 AM

# 1 Hawes Estates – Phase 1

## 1.1 Legal Description:

SEC 20 TWP 48 RNG 30; N 1124' OF E 697' OF NW NW ¼

## 1.2 Project Address:

27711 E WYATT RD, BLUE SPRINGS, MO 64014

## 1.3 Project Description

The Hawes property is located at the southwest corner of Wyatt Road and Shrout Road/Adams Dairy Parkway. There are three water utilities that have lines in this area. Tri-County Water Authority (TCWA), City of Blue Springs, and Jackson County Public Water Supply District (PWSD) 13. There is a need for an interconnect facility at this location to provide resiliency to each entity's water system during maintenance and repair outages. PWSD 13 will ultimately need either elevated storage or ground storage with a booster pump station to serve the undeveloped area in south Blue Springs in the PWSD 13 service area.

The project would involve rezoning and a preliminary plat of the described property. The parcel is to be sub-divided into three lots.

Lot 1, approximately 7 AC±, is to be used by TCWA for use as major water infrastructure.

Lots 2 and 3 would be approximately 5 AC± and would be used for single family dwellings with Lot 3 having two outbuildings in the back southwest corner of the lot.

The current property is zoned as agriculture (AG) with a land use of single family residential. The proposed use will be Zoned for FS-12. This aligns with the design purpose and cohesiveness with the adjacent properties.

Lot 1 will be used for Major Utility with a conditional use permit (CUP) per the Unified Development Code (UDC).

Lot 2 and 3 will be for Single Family as allowed in the FS-12 zoning per the UDC.

CUP Rezoning and Plat Items for Lot 1

The intended uses of the Lot 1 will help the continued development of the area by providing the required supply of water from TCWA to the water district PWSD 13 for the area.

The facility will be a normally unmanned location with minimal impact on the area with respect to noise, traffic, or intensity of use. A single drive is all that will be required for access with minimal access to the site and remote monitoring of the water utility's facility. The planned ultimate improvements for Lot 1 will house water utility infrastructure as a



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building to house and conceal water utility interconnect facility, booster pump station, and spare parts storage for emergency utility repair in the city and adjacent county area. Lot 1 will also provide required water storage for future development areas with ground storage water tanks. These tanks and the booster pump station will supply the area with water for both normal use and required fire flow. It should be noted that this area will require improvements to allow for further development and growth.



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# 3 Rezoning

## 3.1 Application

See attached application

## 3.2 Legal Description:

SEC 20 TWP 48 RNG 30; N 1124' OF E 697' OF NW NW ¼

## 3.3 Project Address:

27711 E WYATT RD, BLUE SPRINGS, MO 64014

## 3.4 Plan Sets:

See attached plan set.

## 3.5 Narrative

- Provide the reason for the request to rezone. Include the existing zoning and the proposed zoning

  Any development to the property would require rezoning as the current zoning of agricultural is not allowed in the city. The proposed rezoning would be to single family SF-12

- Describe any unique characteristics of the property and explain why the property cannot be used under the existing zoning

  The existing zoning for the property is currently not allowed within the city limits.

- Describe the conformance of this rezoning with the Comprehensive Plan and how it is consistent with Development Policies and the Future Land Use Map

  The SF-12 is in conformance with the future land use for the area and the CUP for Lot 1 will allow for the future development plans of the surrounding area.

- Describe the character of the surrounding neighborhood and how the proposed rezoning fits into the existing zoning pattern. Provide an explanation if the rezoning creates a small, isolated district unrelated to surrounding districts

  The surrounding neighborhood is low density residential, and the rezoning will maintain that similar use. It will not create and isolated unrelated district.

- Describe the potential Traffic Conditions of the proposed use and if any increase in traffic/turning movements will create an undue traffic hazard. Include the names of the public street(s) that provide access to the property, along with their street classification and their right-of-way width



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- There is not an anticipated increase in traffic as Lot 1 will be an unmanned water utility facility and Lots 2 and 3 will be single family dwellings.
    - Wyatt Road will not be impacted by Lot 1.
    - Shrout Road will not be impacted by Lot 2 and Lot 3.
- Explain if platting or re-platting is required to create appropriately sized lots, properly sized rights-of-way, or easements such as drainage, utility, landscape, etc.

  The platting is required to create three lots. All lots will be over 5 acres and will provide adequate size for all drainage, utility and landscaping needs.



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# 2 Conditional Use Permit

## 2.1 Application

See attached application.

## 2.2 Legal Description:

SEC 20 TWP 48 RNG 30; N 1124' OF E 697' OF NW NW ¼

## 2.3 Project Address:

27711 E WYATT RD, BLUE SPRINGS, MO 64014

## 2.4 Plan Sets:

See attached plan set.

## 2.5 Narrative:

- The proposed use and the intensity and extent of the proposed use and/or development

  The current plat is zoned as agricultural and as such is no longer an allowed zoning district within the city. The SF-12 better aligns with the adjacent properties south of the that are in the county that will also allow major utility with a CUP.

- How the proposed use furthers the intent of the zoning district and supports that of any abutting districts and whether any additional site-specific conditions are necessary to meet the purposes and intent of the UDC and the intent or design objectives of any applicable UDC regulation

  The proposed plan is to take the current plat that is zoned AG, and rezone to single family SF-12 and split into 3 parcels.

  Parcel 1 improvements would be for a major utility that would be allowed by the UDC with a conditional use permit.

  Parcel 2 and 3 improvements would be for single family homes. That is what is allowed per the UDC.

  The structure that is split by the parcel line L11 between Lot 1 and Lot 2 is to be demolished. The structure approximately 120 ft north of this structure is also to be demolished. The agreement for these structure demolitions is attached as an Appendix.

- Compliance of any proposed development with the requirements of the UDC

  If rezoned to SF-12, then the development would be allowed for Lot 1 a major utility. There are several surrounding areas to this site that will require water



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to support development. This site is in a location that will support the area's future development by providing a location for water utility to serve the area.

- Compatibility with the character of the area in terms of building scale, building form, landscape, and site design

  The building scale for Lot 1 would be a single story building around 3,000 SF and would enclose the piping and pumps for the utility interconnect and the booster pumping to provide water for the area.

  The water storage tanks, required to provide adequate fire flow volume, would be ground storage tanks that would provide 1 million to 2 million gallons of storage. This would be provided by using tanks that are 31,000 SF to 45,000 SF each

- Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property

  The compatibility with the area would not be affected. The major utility would not add any regular traffic to the site as it is intended to be a remote monitored site that would have only daily checks performed by access with a standard utility truck.

- Why the proposed use will not prevent or negatively impact the development and use of adjacent property in accordance with the applicable UDC regulations

  Lot 1's major utility will be required to be somewhere in this area to provide water for the development of the area.

  Lot 2 and 3 will align similarly with the adjacent property south along Shrout Road with single family dwellings on large lots. This will not affect the use of any adjacent property.

- Why the long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area

  The long-range plans are not impacted by this development, rather without the approval of this use at this location the long-range plans could be negatively impacted by not having adequate supply of water for area development.

- The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape

  The facilities for this development would be set back from the road with tree plantings along the street to align with the City's landscaping requirements.

- The adequacy of stormwater drainage, utilities, streets, and other public facilities, or how they will be provided

  Lot 1 does not require any utilities other than what is already in the area. A road entrance will need to be relocated for the existing property to better



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align with the facility layout. No sewer is required. Electrical power will be required and is readily adjacent to the site. Stormwater flow will be coordinated with the Wyatt Road improvements as the current stormwater is conveyed by an open channel across the site to the existing pond.
Lots 2 and 3 will require private septic systems, as the public sewer is not in the area, and new drive entrances off Shrout Road for each lot.

- The adequacy of access roads and entrance/exit drives or how they will be provided. Describe how they are/will be designed to prevent traffic hazards and minimize traffic congestion on public streets

  Lot 1 will have an access drive with enough distance for traffic to pull into the drive and off the road before having to stop at the gate. There will not be any significant traffic to the site other than a daily check on the site and equipment.

  Lots 2 and 3 will not have any gates and will be a driveway for a single-family dwelling.

- State if the proposed use will be valid only for a specific period of time

  The proposed use will be permanent.



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**AGREEMENT**

THIS AGREEMENT is entered into this 4TH day of June 2025 by and between TRI-COUNTY WATER AUTHORITY (Tri-County) and JAMES HAWES (Hawes)

Witnesseth:

Hawes owns real estate in Jackson County, Missouri, City of Blue Springs, consisting of 3 Lots in Hawes Estates, a platted subdivision, and

An existing structure-barn is located on and straddling Lots 1&2 of said subdivision, and

The City of Blue Springs, Missouri requires that the barn be removed, and

Hawes and Tri-County agree that as a condition of the sale of Lot 1 from Hawes to Tri-County, such barn will be removed by and at cost of Tri-County, such demolition to occur no later than 12/31/2026, and

Tri-County will allow Hawes access and use of barn within the property boundary of Lot 1 until such time it is demolished. Tri-County will not insure such structure.

This Agreement is contingent on the City of Blue Springs:

a). Approving Hawes plat of Lots 1, 2, & 3.

b.) Approving and issuing necessary permits to Tri-County for construction of Improvements as applied for by Tri-County to City.

c.) Tri-County purchasing Lot 1 from Hawes.

6-4-25
Date

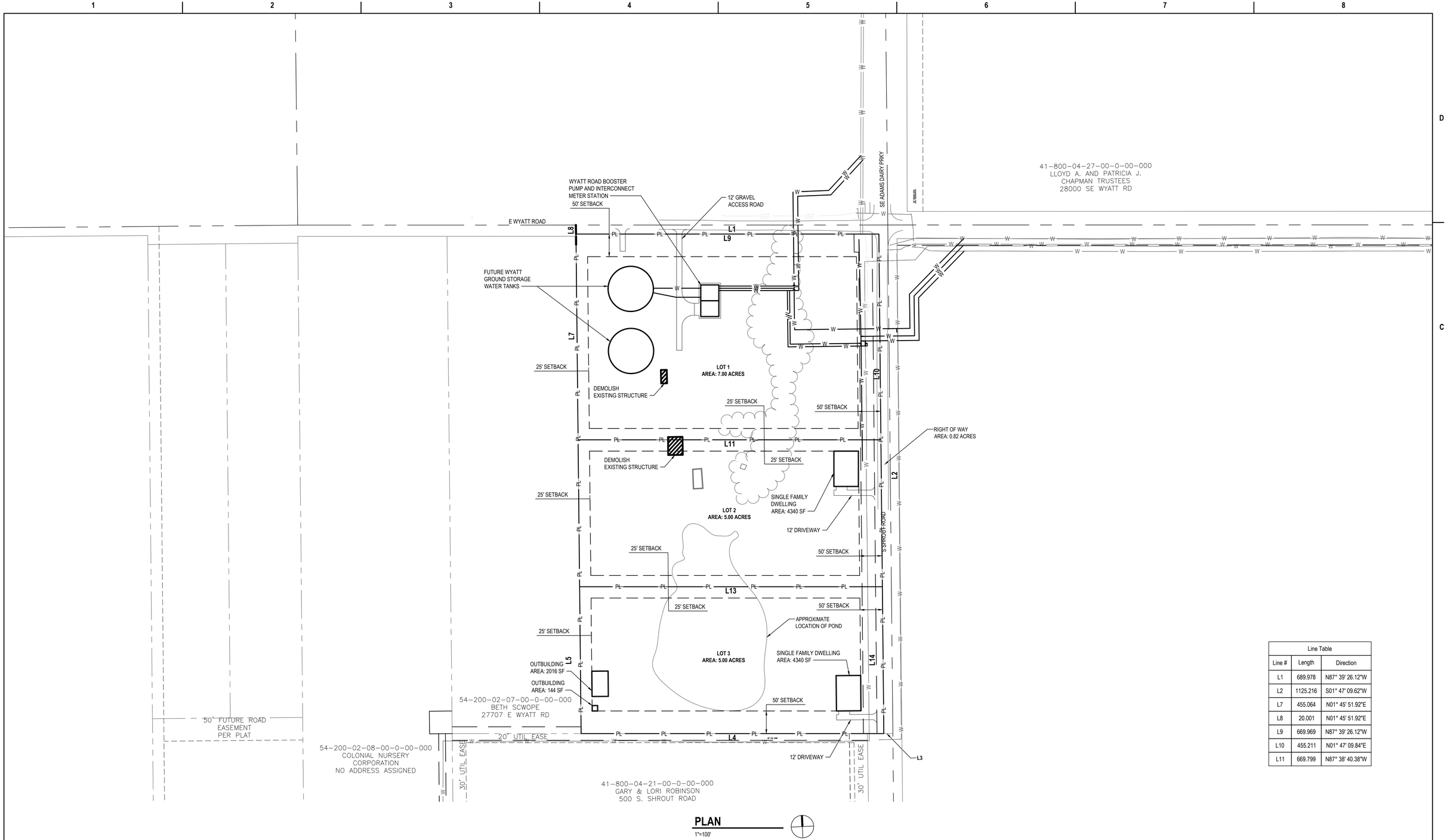
By: James Hawes
JAMES HAWES

JUNE 3, 2025
Date

By:
TRI-COUNTY WATER AUTHORITY
John Overstreet, General Manager



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**PLAN**
1"=100'

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 689.978 | N87° 39' 26.12"W |
| L2 | 1125.216 | S01° 47' 09.62"W |
| L7 | 455.064 | N01° 45' 51.92"E |
| L8 | 20.001 | N01° 45' 51.92"E |
| L9 | 669.969 | N87° 39' 26.12"W |
| L10 | 455.211 | N01° 47' 09.84"E |
| L11 | 669.799 | N87° 38' 40.38"W |

C:\pw_working\central\d0104207772\FIGURE_5.1.dwg
6/9/2025 2:03:15 PM

HDR
MISSOURI CERTIFICATE OF AUTHORITY #000856
10450 HOLMES ROAD, SUITE 600
KANSAS CITY, MO 64131
816-360-2700

| ISSUE | DATE | DESCRIPTION |
|---|---|---|

PROJECT MANAGER K. SIMS
PROJECT NUMBER 10384063

STATE OF MISSOURI
KYLE E. SIMS
NUMBER PE-2014003496
PROFESSIONAL ENGINEER
6/10/2025

**PRELIMINARY NOT FOR CONSTRUCTION**

Tri-County WATER AUTHORITY

**SYSTEM RESILIENCY IMPROVEMENTS**

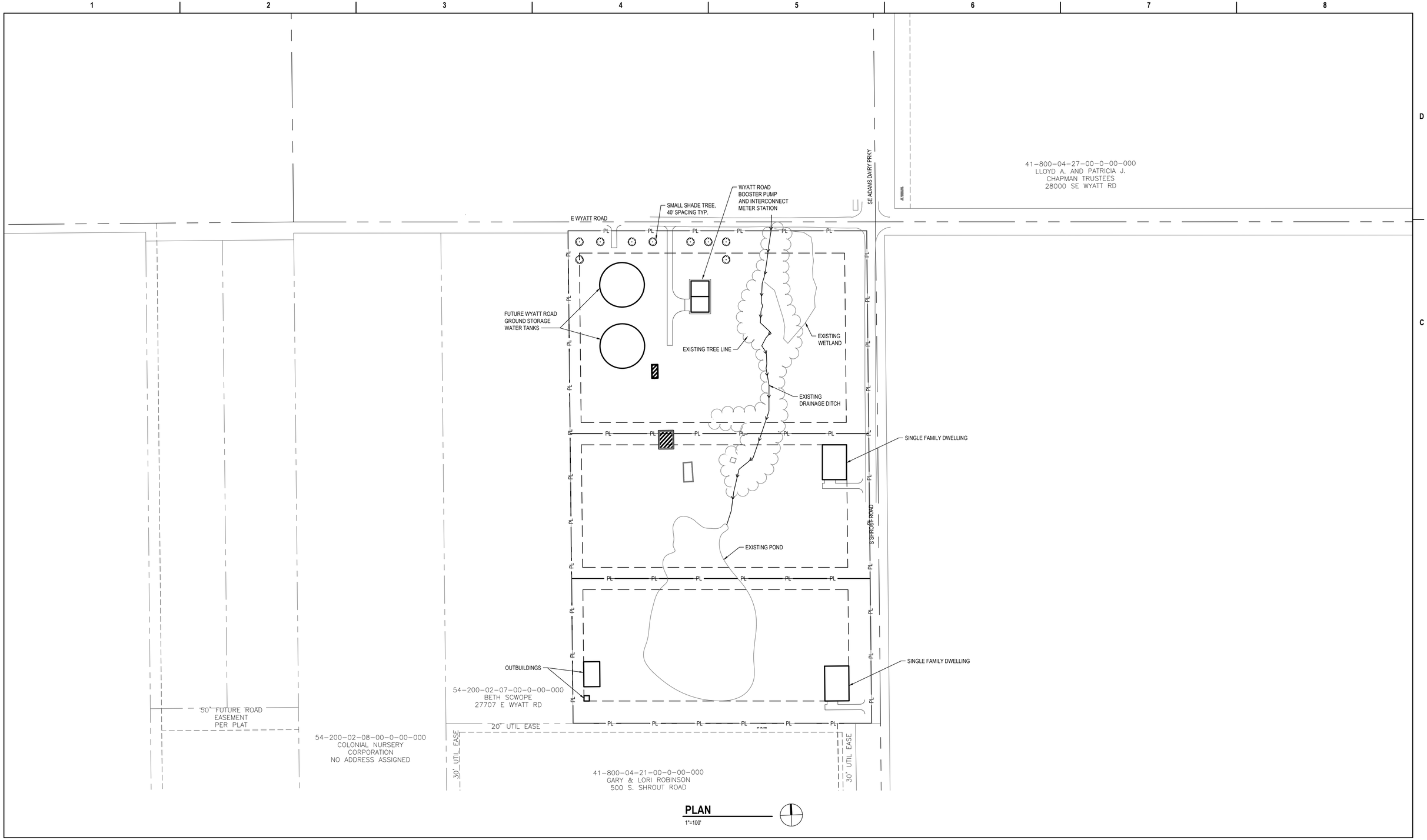
**WYATT ROAD PROPOSED SITE PLAN**

0 1" 2"

FILENAME FIGURE_5.1.dwg
SCALE AS NOTED

SHEET 1

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**PLAN**
1"=100'

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HDR
MISSOURI CERTIFICATE OF
AUTHORITY #000856
10450 HOLMES ROAD, SUITE 600
KANSAS CITY, MO 64131
816-360-2700

| ISSUE | DATE | DESCRIPTION |
|---|---|---|

**PROJECT MANAGER** K. SIMS

**PROJECT NUMBER** 10384063

STATE OF MISSOURI
KYLE E. SIMS
NUMBER PE-2014003496
PROFESSIONAL ENGINEER
6/10/2025

**PRELIMINARY NOT FOR CONSTRUCTION**

Tri-County WATER AUTHORITY

**SYSTEM RESILIENCY IMPROVEMENTS**

# WYATT ROAD LANDSCAPE PLAN

0 1" 2"

**FILENAME** FIGURE_5.3.dwg
**SCALE** AS NOTED

**SHEET** 2

Received
06/11/2025 9:45:13 AM

# 4 Preliminary Plat

## 4.1 Application

See attached application

## 4.2 Legal Description:

SEC 20 TWP 48 RNG 30; N 1124' OF E 697' OF NW NW ¼

## 4.3 Project Address:

27711 E WYATT RD, BLUE SPRINGS, MO 64014

## 4.4 Plan Sets:

See attached plan set.

## 4.5 Contiguous Properties:

The owner of the property and the proposed owner do not have any contiguous properties.

Tri-County Water Authority does have contiguous easements to the property for water transmission to client cities.

## 4.6 Title Report

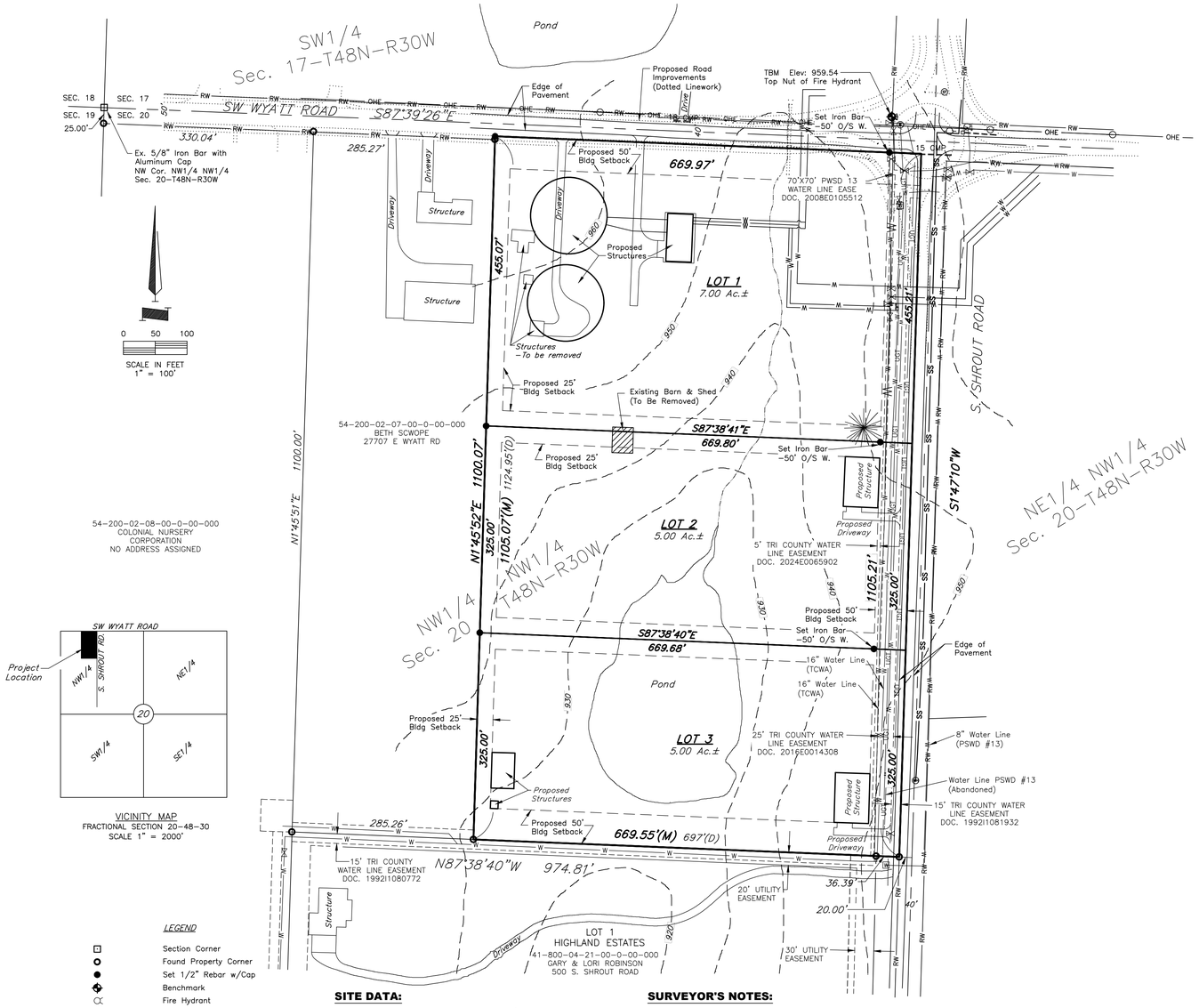
See attached title report.



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# *PRELIMINARY PLAT of*
# *HAWES ESTATES – PHASE I*

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI




0 50 100
SCALE IN FEET
1" = 100'




VICINITY MAP
FRACTIONAL SECTION 20-48-30
SCALE 1" = 2000'

*LEGEND*

| | |
|---|---|
| □ | Section Corner |
| ○ | Found Property Corner |
| ● | Set 1/2" Rebar w/Cap |
| ◆ | Benchmark |
| | Fire Hydrant |
| -○- | Power Pole |
| | Valve |
| | Storm Drainage Structure |
| | Sanitary Sewer Manhole |
| | Boundary Line |
| | 1/4 Section Line |
| SS | Sanitary Sewer Line |
| UGT | Underground Telephone Line |
| W | Water Line |
| RW | Right-of-Way Line |
| | Easement Line |
| ROW | Future Right-of-Way Line |
| OHE | Overhead Electric Line |

**DESCRIPTION (DEED I603P1475):**

The North 1124.95 feet of the East 697 feet of the Northwest Quarter of the Northwest Quarter of Section 20, Township 48, Range 30, Jackson County, Missouri.

Subject to the Covenants, Restrictions, Reservations and Easements now of record.

**SITE DATA:**

| | |
|---|---|
| EXISTING ZONING | AG |
| PROPOSED ZONING | SF-12 |
| OVERLAY DISTRICT | |
| LOT 1 | 7± AC |
| LOT 2 | 5± AC |
| LOT 3 | 5± AC |
| ROW AREA | 0 |
| EASEMENT AREA | 1± AC |
| TOTAL SITE AREA | 17± AC |

**SURVEYOR'S NOTES:**

1. Property classified as "Rural".
2. Plat is valid only if print has original signature and seal of the surveyor.
3. Surveyor has made no investigation or independent search of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
4. Property and surrounding Property Zoned "Agriculture / Agri-tourism"
5. This tract lies within a FIRM Zone X, Community: City of Blue Spings, No. 290169, Panel: 0434 G, Map No. 29095C0434G, Revised Date: January 20, 2017.
6. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, West Zone, Grid North.
7. (M).....Denotes Measured Value
   (D).....Denotes Deed Record Value
8. Lot 1 to be used for the expansion of TCWA facilities, Lot 2 & Lot 3 to be for single-family (Min. Livable Area per Code)
9. Land Use Code: AG Homesite

STATE OF MISSOURI
JOHNNY R YAKLE
PLS-2001001917
REGISTERED LAND SURVEYOR

JOHNNY R. YAKLE, PLS 2001001917

EXTERNAL REFERENCE

IMAGE REFERENCE

Blue Springs Missouri

Tri-County WATER AUTHORITY

| NO | DATE | BY | REVISION |
|---|---|---|---|
| 1 | 6/5/2025 | JFJ | RESUBMITTER COMMENTS FROM CITY OF BLUE SPRINGS |

DRAWING: TCWA-Misc_Sub.dwg DATE: Jun 05, 2025 4:18PM

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| | JFJ | JRY |


HDR ENGINEERING, INC.
10450 HOLMES ROAD, SUITE 600
KANSAS CITY, MO 64131
816-347-1100 FAX 816-347-1197
KS. PROFESSIONAL SURVEYOR FACILITY
LICENSE NUMBER LS-231


PRELIMINARY PLAT OF
HAWES ESTATES - PHASE I
PART OF THE NW1/4 NW1/4 SECTION 20, T48N, R30W
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

OWNER ADDRESS:
28405 EAST BLUE VALLEY ROAD
INDEPENDENCE, MO 64058

PROJECT NO.
10384063

DRAWING NO.
1 of 1


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# 5 Preliminary Rendering



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## Figure 1. Aerial Plan with Parcel Lines and Proposed Improvements




## Figure 2. Existing Lot 1 From Wyatt Road





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**Figure 3. Proposed Lot 1 Improvements Along Wyatt Road**

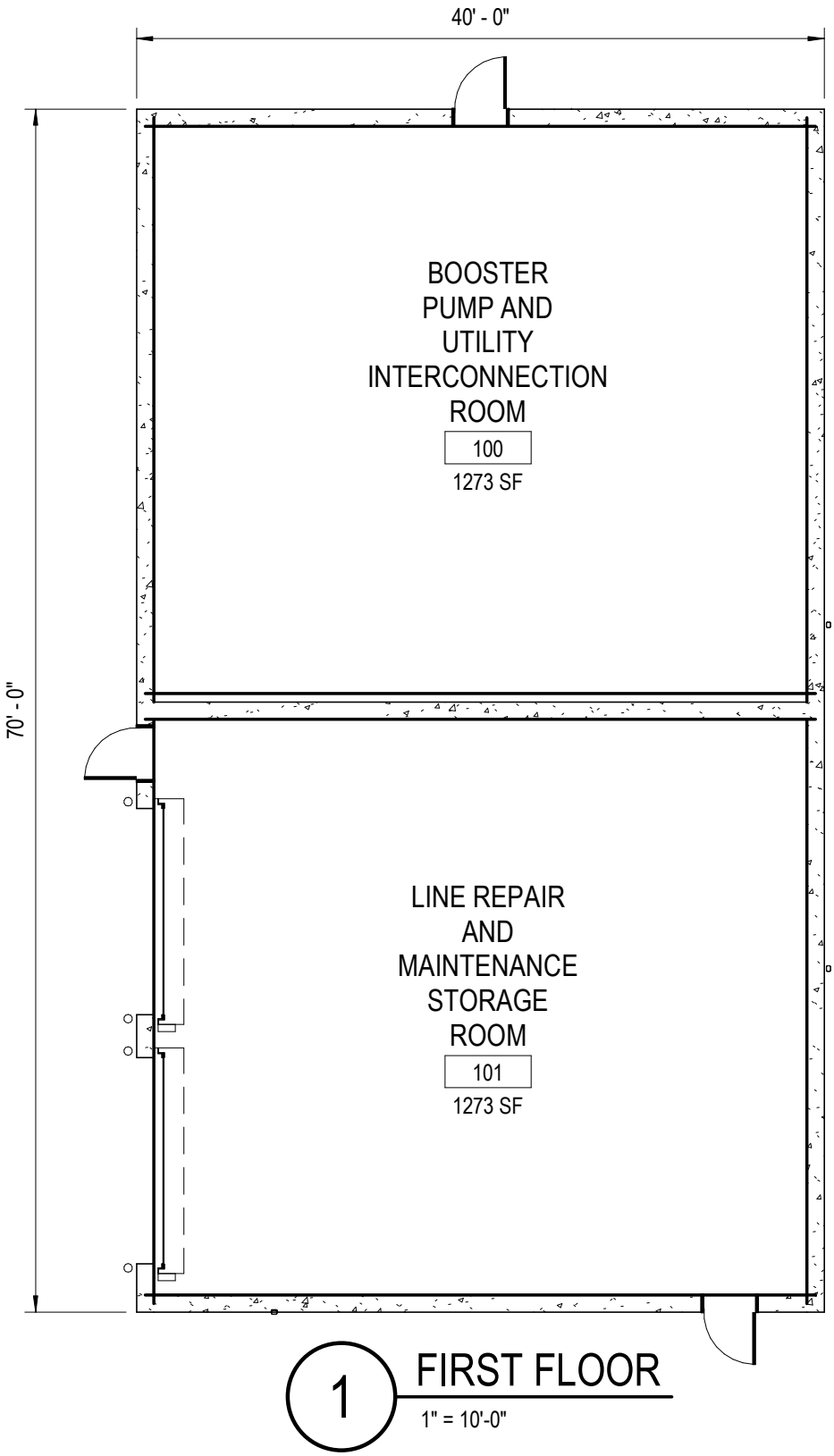


**Figure 4. Proposed Lot 1 Improvements Along Wyatt Road**





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1 FIRST FLOOR

1" = 10'-0"

TRI-COUNTY WATER AUTHORITY
SYSTEM RESILIENCY
IMPROVEMENTS
WYATT ROAD BOOSTER PUMP STATION

PROCESS PLAN

**DATE**
5-6-2025

**FIGURE**
5

**Received**
06/11/2025 9:45:16 AM

The City of Blue Springs Missouri

# Planning Application

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

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

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

HAWES ESTATES - PHASE 1

Project Name

27711 E WYATT RD, BLUE SPRINGS, MO 64014 — SEC 20 TWP 48 RNG 30; N 1124' OF E 697' OF NW NW 1/4

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — Legal Description (attach as a separate page if too large)

| Existing Zoning | Existing Land Use | Proposed Zoning | Proposed Land Use | Total Acreage | # of Proposed Lots |
|---|---|---|---|---|---|
| AG | AG HOMESITE | SF-12 | AG HOMESITE | 17 | 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

| Name of Applicant | Company | Phone | Email Address |
|---|---|---|---|
| John Overstreet | Tri-County Water Authority | 816-796-4100 ext. 204 | j.overstreet@tri-countywaterauthority.com |

| Address | City | State | Zip Code |
|---|---|---|---|
| 28405 East Blue Valley Road | Independence | MO | 64058 |

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

X _____ (Applicant Signature) — Date: 2/3/25

JAMES T HAWES

| Name of Property Owner | Phone | Email Address |
|---|---|---|
| 27711 E WYATT RD | BLUE SPRINGS | MO 64014 |

| 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 James T. Hawes — Property Owner Signature — Date: 2-5-25

Rezoning, Conditional Use Permit, Preliminary Plat
RZ-05-25-9568; CUP-05-25-9569; PP-05-25-9570
Hawes Estates/Tri-County Water
Exhibit 2

**Received**
06/11/2025 9:46:17 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:**

Rezoning and a preliminary plat of the described property. The parcel is to be sub-divided into three lots.
Lot 1 will be approximately 7 AC± is to be used by Tri-County Water Authority for use as major water infrastructure.
Lot 2 and 3 would be approximately 5 AC± and would be used for single family homes

The current property is zoned as AG with a land use

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THE EXAMINER

## AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, 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 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:**

- Jun 7, 2025

**Printer's Fee:** $120.03

Edmar Corachia

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: 06/11/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

**Rezoning | RZ-05-25-9572**
**Conditional Use Permit**
**CUP-05-25-9573**
**"Hawes Estates"**
**27711 E Wyatt Rd**
**Parcel #**
**54-200-02-06-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 23, 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, John Overstreet, Tri-County Water Authority, on behalf of the property owner, James Hawes, to rezone the property from AG (Agriculture-County) to SF-12 (Large Lot Single-Family) and approval for a Conditional Use Permit for Major Utility to build a water utility building and ground storage water tanks. 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:

The North 1124.95 feet of the East 697 feet of the Northwest Quarter of the Northwest Quarter of Section 20, Township 48, Range 30, Jackson County, Missouri

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-05-25-9572 & Conditional Use Permit | CUP-05-25-9573** on **Monday, July 07, 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.

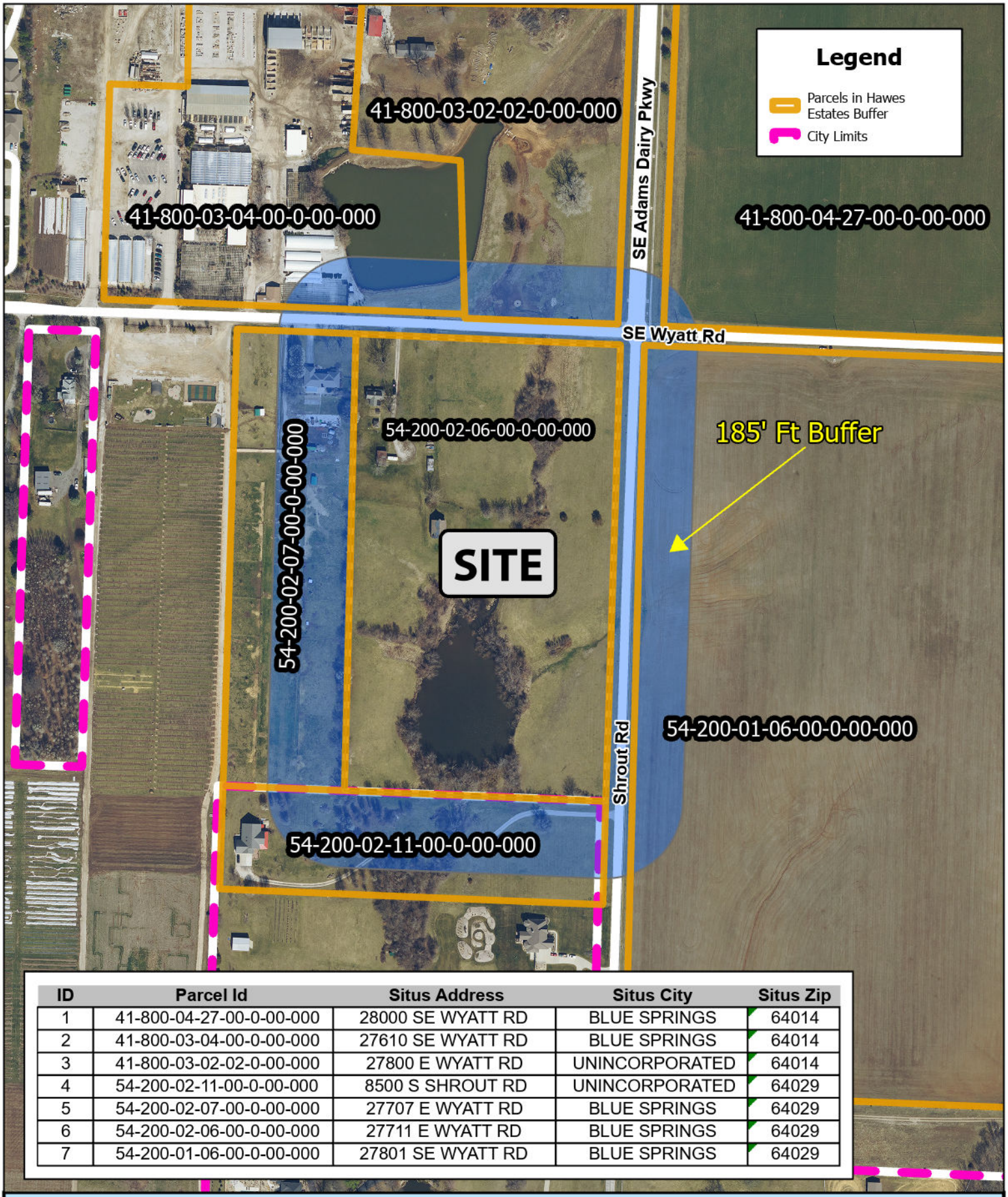
CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 7, 2025



Rezoning, Conditional Use Permit, Preliminary Plat
RZ-05-25-9568; CUP-05-25-9569; PP-05-25-9570
Hawes Estates/Tri-County Water
Exhibit 3

3556270




| ID | Parcel Id | Situs Address | Situs City | Situs Zip |
|---|---|---|---|---|
| 1 | 41-800-04-27-00-0-00-000 | 28000 SE WYATT RD | BLUE SPRINGS | 64014 |
| 2 | 41-800-03-04-00-0-00-000 | 27610 SE WYATT RD | BLUE SPRINGS | 64014 |
| 3 | 41-800-03-02-02-0-00-000 | 27800 E WYATT RD | UNINCORPORATED | 64014 |
| 4 | 54-200-02-11-00-0-00-000 | 8500 S SHROUT RD | UNINCORPORATED | 64029 |
| 5 | 54-200-02-07-00-0-00-000 | 27707 E WYATT RD | BLUE SPRINGS | 64029 |
| 6 | 54-200-02-06-00-0-00-000 | 27711 E WYATT RD | BLUE SPRINGS | 64029 |
| 7 | 54-200-01-06-00-0-00-000 | 27801 SE WYATT RD | BLUE SPRINGS | 64029 |

The City of Blue Springs Missouri

RZ-05-25-9572 / CUP-05-25-9573 / PP-05-25-9574
27711 SE Wyatt Rd
Parcel # 54-200-02-06-00-0
185' NOTIFICATION M

N

Date: 06/03/25

Rezoning, Conditional Use Permit, Preliminary Plat
RZ-05-25-9568; CUP-05-25-9569; PP-05-25-9570
Hawes Estates/Tri-County Water
Exhibit 4

| OID | Parcel Id | Situs Address | Situs City | Situs Zip | Owner Info | Owner Address |
|---|---|---|---|---|---|---|
| 1 | 41-800-04-27-00-0-00-000 | 28000 SE WYATT RD | BLUE SPRINGS | 64014 | CHAPMAN LLOYD A & PATRICIA J-TRUSTEES | 28000 SE WYATT RD BLUE SPRINGS, MO 64014 |
| 2 | 41-800-03-04-00-0-00-000 | 27610 SE WYATT RD | BLUE SPRINGS | 64014 | COLONIAL GARDENS DEVELOPMENT LLC | 5609 N BLUE VALLEY RD INDEPENDENCE, MO 64014 |
| 3 | 41-800-03-02-02-0-00-000 | 27800 E WYATT RD | UNINCORPORATED | 64014 | COLONIAL GARDENS DEVELOPMENT LLC | 5609 N BLUE VALLEY RD INDEPENDENCE, MO 64014 |
| 4 | 54-200-02-11-00-0-00-000 | 8500 S SHROUT RD | UNINCORPORATED | 64029 | ROBINSON GARY & LORI, KNOWLES LINDA | 8500 S SHROUT RD GRAIN VALLEY, MO 64029 |
| 5 | 54-200-02-07-00-0-00-000 | 27707 E WYATT RD | BLUE SPRINGS | 64029 | SCHWOPE BETH | 27707 E WYATT RD BLUE SPRINGS, MO 64014 |
| 6 | 54-200-02-06-00-0-00-000 | 27711 E WYATT RD | BLUE SPRINGS | 64029 | HAWES JAMES T | 27711 E WYATT RD BLUE SPRINGS, MO 64014 |
| 7 | 54-200-01-06-00-0-00-000 | 27801 SE WYATT RD | BLUE SPRINGS | 64029 | CHAPMAN LLOYD A & PATRICIA J - TRUSTEES | 28000 SE WYATT RD BLUE SPRINGS, MO 64014 |

Rezoning, Conditional Use Permit, Preliminary Plat
RZ-05-25-9568; CUP-05-25-9569; PP-05-25-9570
Hawes Estates/Tri-County Water
Exhibit 5

Blue Springs, Missouri
Community Development

June 6, 2025

**Ref: Public Hearing: Rezoning | RZ-05-25-9572**
**Conditional Use Permit | CUP-05-25-9573**
**Hawes Estates**
**27711 E Wyatt Rd**
**Parcel # 54-200-02-06-00-0-00-000**

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, John Overstreet of Tri-County Water Authority, on behalf of property owner, James Hawes, to rezone the property from AG (Agriculture-County) to SF-12 (Large Lot Single-Family) and approval for a Conditional Use Permit for Major Utility to build a water utility building and ground storage water tanks.

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, June 23, 2025 @ 6:30 p.m.**
**&**
**City Council – Monday, July 7, 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, Conditional Use Permit, Preliminary Plat
RZ-05-25-9568; CUP-05-25-9569; PP-05-25-9570
Hawes Estates/Tri-County Water
Exhibit 6

# PLANNING APPLICATION REVIEW STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: June 23, 2025 City Council: July 7, 2025 |
| **Project Name:** | ***Asphaltic Surfaces*** |
| **Site Location:** | 1050 SW Cemetery Road |
| **Project Request:** | **SPDR-05-25-9570**; Site Plan Design Review for approval of new building with associated parking for site to be used for Construction Contractor with a building designed as a general industrial facility.<br>**PP-05-25-9569**; Preliminary Plat to show the general layout of the site.<br>**PF-05-25-9568**; Final Plat for Shady Green First Plat consisting of one lot on 2.18 +/- acres. |

**Applicant:** Patrick Joyce | Kimley-Horn and Associates
**Property Owner:** Jake Robbins | Asphaltic Surfaces LLC
**Staff Planner:** Shantele Frie | Associate Planner

**Project Description:** The applicant is requesting approval of a Site Plan Design Review, Preliminary Plat, and Final Plat for the property located at 1050 SW Cemetery Road. The proposed project includes construction of a general industrial building with associated parking and public infrastructure improvements to accommodate a Construction Contractor and storage use. A Conditional Use Permit for this use within the "GB" (General Business) zoning district has been previously approved. The Final Plat includes one (1) parcel totaling approximately 2.18 +/- acres.

**Staff Recommendation:** Staff recommends approval with conditions of the Site Plan Design Review, Preliminary Plat, and Final Plat applications. Conditions are identified under each application.

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| 09/25/2023 | Planning Commission | Recommended approval of Rezoning (RZ-06-23-8813) from "GB" (General Business) to "LI" (Light Industrial) |
| 09/25/2023 | Planning Commission | Recommended approval of a General Development Plan for a 6,670-sf. warehouse building. |
| 09/25/2023 | Planning Commission | Approval of a Preliminary Plat for a one (1) lot subdivision on +/- 2.18 acres. |
| 10/02/2023 | City Council | Denied approval of a Rezoning (RZ-06-23-8813) from "GB" (General Business) to "LI" (Light Industrial). |
| 10/02/2023 | City Council | Denied approval of a General Development Plan (GDP-06-23-8814) for a 6,670-sf. warehouse building. |
| 04/14/2025 | Planning Commission | Recommended approval of a General Development Plan (GDP-03-25-9506) and Conditional Use Permit (CUP-03-25-9507) for Asphaltic Surfaces. |
| 04/21/2025 | City Council | Approval of General Development Plan (GDP-03-25-9506) and Conditional Use Permit (CUP-03-25-9507) for Asphaltic Surfaces. |

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

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| North: | "LI/PUD" (Light industrial/Planned Unit Development) | Various Industry Light Land Use |
| South: | "GB" (General Business) | Storage, Residential Warehouse |
| East: | "RC" (Regional Commercial) | Building or Construction Contractor (With Machinery, Equipment, or Storage) |
| West: | "LI" (Light Industrial) | Industry Light |

## SITE PLAN DESIGN REVIEW, PRELIMINARY PLAT, FINAL PLAT ANALYSIS

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

**Preliminary Plat**

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

**Final Plat**

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

**Land Use :** A Conditional Use Permit has been approved for the land use of building or construction contractor (with machinery, equipment, or storage) to be located within the "GB" General Business zoning district located at 1050 SW Cemetery Road.

**Building Typology:** The proposed development is classified as an "General Industrial," which is defined as "a building designed to accommodate light industrial or general industrial functions at a variety of scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use." The applicable development standards are provided in the table below with one requested modification highlighted.

**General Industrial**

| Standard | Requirement | Proposed |
|---|---|---|
| Frontage Width | 75-ft min. | 141 ft |
| Lot Area | N/A | 94,958 sf. |
| Front Setback | 40-ft min. | 106.1-ft. |
| Side Setback | 10-ft. min. | 153.2-ft. (North side)<br>75.5-ft. (South side) |
| Corner Side | 40-ft. min. | N/A |
| Rear Setback | 20-ft. min | 69.4-ft. |
| Building Coverage | 85% max. | 3.35% |
| Building Height | 45-ft. max. in "LI"; 60-ft. max. in "HI" | 22-ft. |
| Frontage Type | Buffer Edge | Buffer Edge |

**Architectural Character:** The building features a two-story design that incorporates a mix of Coronado stone and medium bronze 24-gauge PBC pre-finished metal panels, creating a balance and visually appealing architectural character. The use of stone at the base adds texture and grounding to the structure, while the metal panels contribute a modern and durable finish. Windows are strategically placed on both the first and second levels to break up the expanse of metal siding and enhance visual interest. Overall the building and site design are consistent with the architectural requirements outlined in the Non-Residential Design Standards of UDC Section 407.090.

**Parking:** Vehicular parking is required and proposed as follows:

| Land Use | Required | Provided |
|---|---|---|
| Indoor Storage, warehousing, equipment servicing, or manufacturing area | Not to exceed 1 space per 1,000 sq ft for a total of 9 parking stalls | 14 Regular Parking stalls and 1 ADA Parking Stall |

Bike parking is required and proposed as follows:

| Land Use | Required | Provided |
|---|---|---|
| Industrial | 3% of the number of employees based on the largest shift | 2 Bicycle Parking Stalls |

**Streets & Sidewalks:** The development provides an ingress and egress access point from SW Cemetery Road. No new sidewalk will be constructed as part of the scope of this project.

**Pedestrian Access:** The development includes an internal 8-foot-wide private sidewalk that begins at the northern end of the proposed building near the ADA-accessible parking stall and extends south along the length of the building to its southernmost point.

**Traffic:** In coordination with MoDOT, the developer will construct an eastbound left-turn lane on Highway 40 at the approach to Cemetery Road.

**Stormwater:** The proposed development includes a 7,600-square-foot building with associated parking and drive areas. Through prior discussions with the City of Blue Springs, it was determined that an impervious surface increase of up to 10% would be allowed without requiring detention. As shown in the impervious area exhibit included in the Planning Commission packet, the development results in a net increase of 1,205 square feet—from 44,216 square feet to 45,421 square feet—reflecting a 1.27% increase over existing conditions. These calculations have been updated to reflect a minor site plan revision related to the proposed sanitary sewer easement. Additionally, the applicant has proposed a 15-foot storm sewer easement around the existing storm line on the site.

**Sanitary Sewer:** Gravity sanitary sewer lines are located along the southern and eastern portions of the property. The site plan indicates that the existing sanitary sewer manholes will remain undisturbed. A 15-foot sanitary sewer easement is proposed to encompass the existing sewer line along these property boundaries. A licensed engineer or surveyor will need to verify whether the existing sewer invert elevations are adequate to serve the proposed development.

**Signage:** Building mounted signage is proposed on the building and shown for illustrative purposes only. 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 the Planning Commission would review.

**Frontage & Landscaping:** The table below outlines the landscaping requirements for the site based on the proposed site plan

| Landscape Area | Required Units / PUs (plant units) | Proposed Plant Units (PU) |
|---|---|---|
| Frontage Design: Buffer edge adjacent to WB 40 HWY | 1 shade tree for every 75 feet of frontage and a continuous buffer= 6 trees | **6 trees** |
| Buffer edge adjacent to Cemetery Road | 1 shade tree for every 75 feet of frontage and a continuous buffer=3 trees | **3 trees** |
| Buffer edge adjacent to EB 40 HWY | 1 shade tree for every 75 feet of frontage and a continuous buffer=4 trees | **4 trees** |
| South Buffer: Adjacent to HWY 40 (Arterial)-Buffer Type B: 15 ft minimum | 15' minimum requires 45 PUs per 100 LF = 250' LF/0.45 = 113 PUs | **128 PUs** |
| East Buffer: Adjacent to RC Zoning-Buffer Type A: 7 ft minimum | 7' minimum requires 45 Pus per 100 LF = 330' LF/0.45 = 149 PUs | **146 PUs** |
| North Buffer: Adjacent to HWY 40 (Arterial)-Buffer Type B: 15 ft minimum | 15' minimum requires 45 units per 100 LF = 380' LF/0.45 = 171 PUs | **170 PUs** |
| West Buffer: Adjacent to Cemetery Road (Minor Collector)-Buffer Type B: 15 feet minimum | 15' minimum requires 45 Pus per 100 LF = 330 LF/0.45 = 149 PUs | **145 PUs** |
| Parking lot landscaping: | 2 PUs per uncovered space = 15 spaces x 2=30 PUs | **133 PUs** |
| Total Plant Units Required: | **612 PUs** | **722 PUs** |

*Buffer area reductions and/or accessory building encroachments requested.

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

**Outdoor Lighting:** The applicant has provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with Section 407.060. **It must meet the minimum average light output across the site and the maximum light output at the property line allowed by the Code.**

**Open Space:** Per the "GB"-General Business zoning district standards, designated open space is twelve (12) percent.

**Preservation:** The site contains existing impervious surface that was previously utilized for parking.

**Phasing:** The site is proposed to be redeveloped in a single-phase.

**Modifications Requested:** The applicant's General Development Plan was approved with alternative development standards related to either the building type (General Industrial) or selected base zoning district (GB-General Business) regulations and development standards:

- **Per 405.050(A)(31)(c)(1)(b) – Deviation from this section to allow for the overnight parking of company vehicles in the front or street side of the building.**
- **Per 405.050(A)(31)(c)(1)(c) – Deviation from this section to allow a front or street-facing building façade with overhead doors to face an arterial or collector street.**
- **Per 405.060(A)(3)(a) – Deviation from this section to allow for the proposed storage of an above ground fuel tank (accessory structure) within the front or side yard setback.**

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

1. Compliance with the requirements of this Development Code.

   **STAFF RESPONSE:** The plan meets the requirements of this Development Code.

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

   **STAFF RESPONSE:** There are no specific design and development policies or standards applicable to the site.

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

   **STAFF RESPONSE:** As noted, there is three (3) alternative development standards being requested for this specific to the site.

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

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

5. The recommendations of professional staff.

   **STAFF RESPONSE:** Staff recommends approval of the Site Plan Design Review with the conditions as listed at the end of the staff report.

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

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

6. 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 mixed-use employment dominant.

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

   **STAFF RESPONSE:** The proposed Preliminary Plat is in compliance with the requirements of this Development Code.

8. 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.

9. 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 has not provided preliminary reports, but the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

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

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

11. 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.

12. 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. The proposed final plat is being reviewed concurrently with the preliminary plat.

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

13. 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. The preliminary and final plat are being reviewed concurrently.

14. The construction plans meet all technical specifications.

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

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

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

16. 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.

17. 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.

18. 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 Site Plan Design Review application with the following three (3) 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. A building permit is required to be approved prior to construction of the General Industrial site building.
3. All required site improvements, landscaping, and screening are required to be installed prior to the issuance of a Certificate of Occupancy.

Staff recommends approval of the Final Plat application with the following four (4) 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.

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



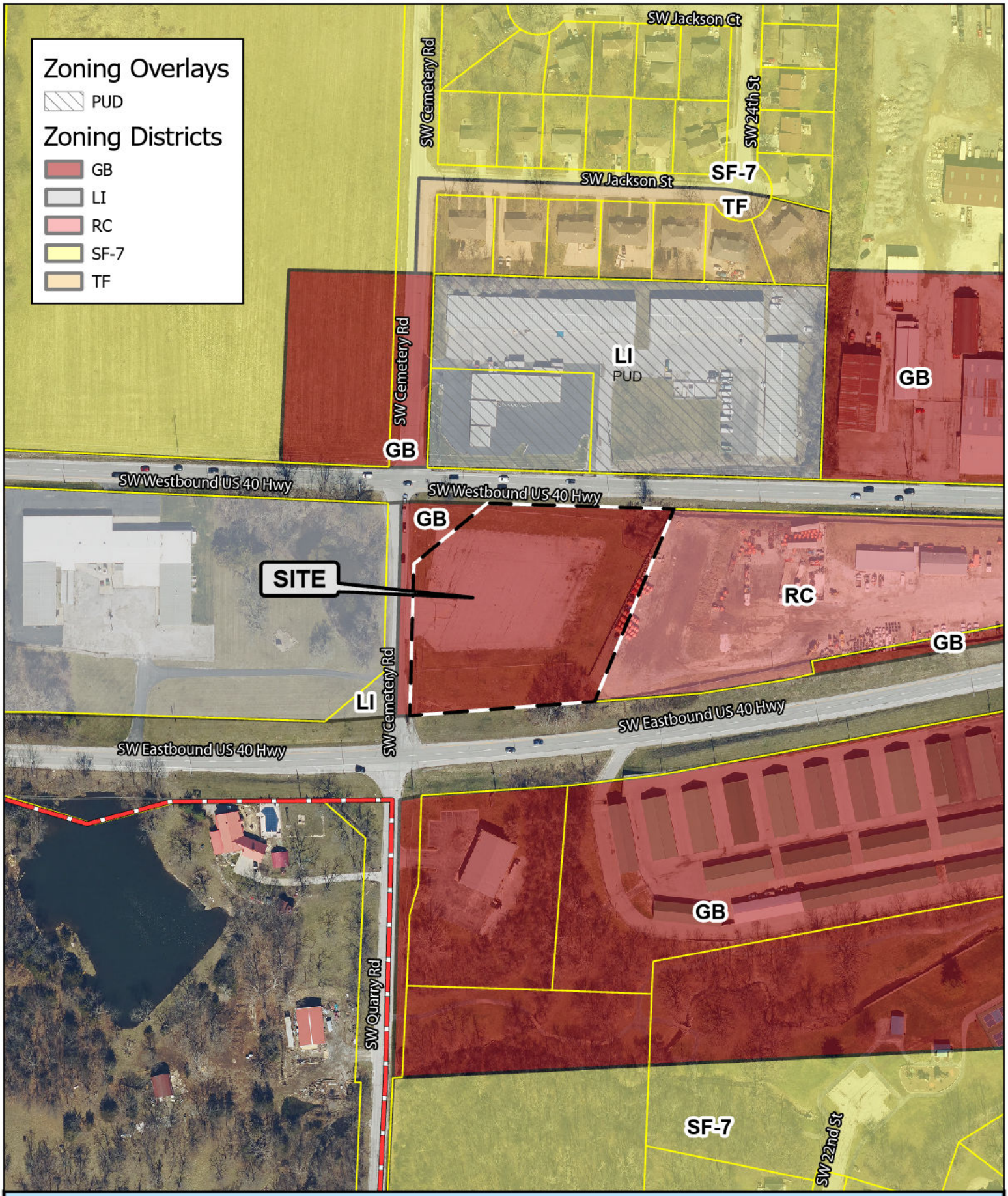

The City of Blue Springs Missouri

GDP-03-25-9506 - CUP-03-25-9505
1050 SW Cemetery Rd
Parcel# 42-120-01-04-00-0-00-000
AERIAL SITE LOCATION MAP

N

*Not To Scale*

03/25/25




GDP-03-25-9506 - CUP-03-25-9505
1050 SW Cemetery Rd
Parcel# 42-120-01-04-00-0-00-000
ZONING SITE LOCATION MAP

N

Not To Scale

03/25/25

# SITE PLAN DESIGN REVIEW

FOR

# ASPHALTIC SURFACES

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

NW $\frac{1}{4}$ SECTION 1, TOWNSHIP 48N, RANGE 31W

## PROJECT TEAM


OWNER/DEVELOPER:
CAPITAL BUILDERS, LLC
1507 NE WALL STREET
LEE'S SUMMIT, MO 64086
CONTACT: MATTHEW HENDRICKSON
TEL: (816) 694-1369
EMAIL: MATT@CAPITALBUILDERSKC.COM

ARCHITECT:
BNB DESIGN
115 N NETTLETON AVE.
BONNER SPRINGS, KS 66012
CONTACT: ERIN BARDON
TEL: (913) 422-5762
EMAIL: EBARDON@BNBDESIGN.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150,
KANSAS CITY, MO 64105
CONTACT: PATRICK JOYCE, P.E.
TEL: (785) 550-8994
EMAIL: PATRICK.JOYCE@KIMLEY-HORN.COM
SECONDARY CONTACT: LOGAN GREEN
TEL: (816) 281-7669
EMAIL: LOGAN.GREEN@KIMLEY-HORN.COM


## UTILITY AND GOVERNING AGENCY CONTACTS

SANITARY & WATER:
CITY OF BLUE SPRINGS
ENGINEERING DIVISION
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

STORMWATER:
CITY OF BLUE SPRINGS
PUBLIC WORKS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

STREETS:
CITY OF BLUE SPRINGS
NATHAN LEA
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

TELEPHONE:
AT&T
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
TEL: (816) 275-1550

ELECTRIC:
EVERGY
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

GAS:
SPIRE, INC.
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

## HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED FEBRUARY 6, 2025.

## FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095CO318G EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

## FIRE CODE

ALL ISSUES PERTAINING TO LIFE, SAFETY, AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

## OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED APRIL 8, 2025.

## ADA NOTE

ALL SIDEWALKS, HANDICAP STALLS, AND HANDICAP UNLOADING AREAS SHALL HAVE 2% MAXIMUM CROSS SLOPE, AS CONSTRUCTED. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS AND NOTIFY ENGINEER IF DISCREPANCY OCCURS.

## SIGNAGE NOTE

NO NEW SIGNAGE IS BEING PROPOSED AT THIS TIME. EXISTING SIGNAGE SHALL REMAIN.

## GENERAL SITE NOTES

CURRENT ZONING: GENERAL BUSINESS (GB)

PROPOSED ZONING: GENERAL BUSINESS (GB)

CURRENT LAND USE: PARKING LOT

PROPOSED LAND USE: BUILDING OR CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE)

## OFF-SITE IMPROVEMENTS NOTE

IN COORDINATION WITH MODOT, AN EASTBOUND LEFT TURN LANE SHALL BE CONSTRUCTED ON HIGHWAY 40 APPROACHING CEMETERY RD BY THE DEVELOPER.

## PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. THE CITY OF BLUE SPRINGS, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

APPROXIMATE TOTAL ACREAGE: 2.18 AC

WATERSHED: EAST FORK LITTLE BLUE RIVER




LOCATION MAP

SCALE: 1" = 150'

NORTH

APPROVED BY:

DATE

## PROJECT BENCHMARK

5/8" REBAR WITH ELEVATION OF 891.94'
N: 1035169.48', E: 2847383.39', ELEV: 926.34'

## SHEET INDEX


| Sheet Number | Sheet Title |
|---|---|
| C100 | COVER SHEET |
| C102 | TOPOGRAPHICAL SURVEY |
| C200 | EXISTING CONDITIONS |
| C300 | OVERALL SITE PLAN |
| C301 | SITE PLAN |
| C400 | GRADING PLAN |
| C500 | UTILITY PLAN |
| L100 | LANDSCAPE PLAN |
| L101 | LANDSCAPE DETAILS & NOTES |
| SP100 | SITE PLAN RENDERING |
| A1 | ARCHITECTURAL PLAN |
| A2 | EXTERIOR ELEVATIONS |
| E0.1 | PHOTOMETRIC PLAN |
| E0.1 | PHOTOMETRIC SCHEDULE |


## LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 804.23 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 275.45 FEET; TO A POINT 40 .00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42: THENCE SOUTH 23 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.58 FEET, THRU A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 36 SECONDS, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.78; THENCE NORTH 50 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING.

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805 PENNSYLVANIA AVE. SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-2350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #2015312.
EXPIRES: 12/31/24


SCALE: AS NOTED
DESIGNED BY: LG
DRAWN BY: LG
CHECKED BY: PJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
5/30/2025

ASPHALTIC SURFACES

COVER SHEET

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 05/30/2025

KHA PROJECT NO. 268923000

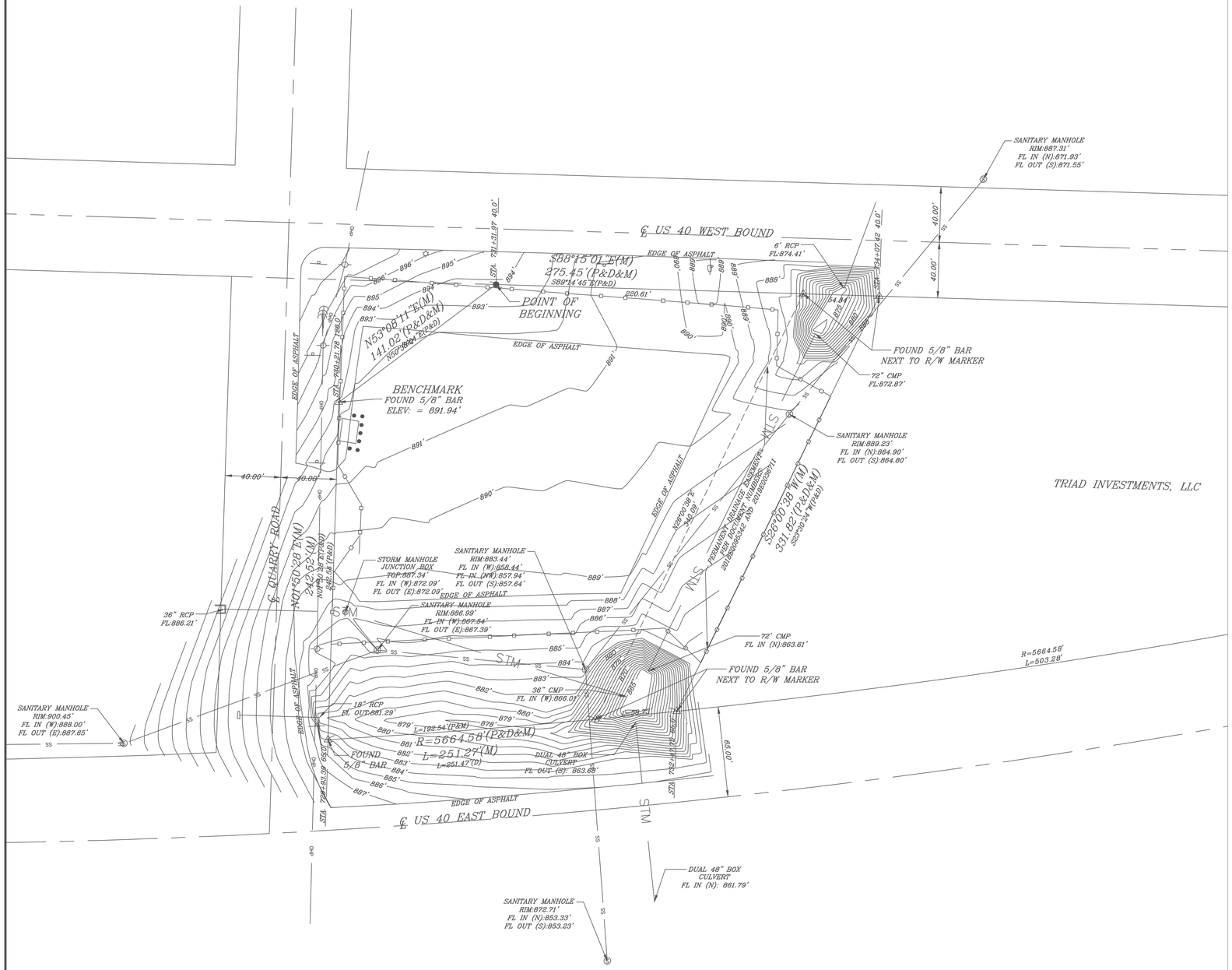
SHEET NUMBER

C100


Drawing name: K:\KNC_LGE\268923000_Asphalt Surfaces\03-DWG\Sheet\C100 COVER SHEET.dwg C100 COVER SHEET May 30, 2025 4:22pm by Logan.Green
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## PROPERTY DESCRIPTION

CONTAINING 94,991 SQUARE FEET OR 2.18 ACRES

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 894.23 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 275.45 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42; THENCE SOUTH 23 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.56 FEET, THRU A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 36 SECONDS, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.76; THENCE NORTH 50 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING.

## SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN VERBATIM FROM TITLE COMMITMENT NUMBER: MO-ANTA-BLS-8022, RECORDED SEPTEMBER 19, 2024 AT 8:00 AM WITH ALLIANCE NATIONWIDE TITLE AGENCY, LLC.

3. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.

4. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

5. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SCHEDULE B EXCEPTIONS OF THE ABOVE REFERENCED TITLE COMMITMENT.

   ITEMS 1-12 AND 18 CONTAIN NO SURVEY RELATED INFORMATION OR NO INFORMATION THAT CAN BE PLOTTED HEREON.

   ITEM 13: AN EASEMENT TO THE STATE OF MISSOURI, FOR USE OF THE STATE HIGHWAY COMMISSION OF MISSOURI, RECORDED APRIL 16, 1940 AS DOCUMENT NO. 441064 IN BOOK 647, AT PAGE 40 DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

   ITEM 14: A RIGHT-OF-WAY TO GRANTED TO THE STATE OF MISSOURI IN THE DOCUMENT RECORDED APRIL 16, 1940 AS DOCUMENT NO. 441074 IN BOOK 647, AT PAGE 88 OF OFFICIAL RECORDS DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

   ITEM 15: RIGHT OF WAY TO PANHANDLE EASTERN PIPE LINE COMPANY, A DELAWARE CORPORATION AS EVIDENCED BY EASEMENT TO STATE OF MISSOURI RECORDED APRIL 16, 1940 AS DOCUMENT NO. 441064 IN BOOK 647, PAGE 40 AND ASSIGNMENT TO THE GAS SERVICE COMPANY RECORDED NOVEMBER 15, 1960 AS DOCUMENT NO. 757827 IN BOOK 1494, PAGE 494 DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

   ITEM 16: PERMANENT DRAINAGE EASEMENT AS DISCLOSED BY CERTIFICATE OF SURVEY RECORDED NOVEMBER 2, 2018 AS DOCUMENT NO. 2018E0095432 AND STIPULATION OF JUDGEMENT QUIETING TITLE RECORDED MAY 20, 2019 AS DOCUMENT NO. 2019E0036711 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

   ITEM 17: MATTERS DISCLOSED BY CERTIFICATE OF SURVEY RECORDED NOVEMBER 2, 2018 AS DOCUMENT NO. 2018E0095432 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

6. THREE SANITARY SEWER MANHOLES WERE FOUND ON THIS PROPERTY. NO EASEMENT WAS FOUND THAT COVERS THESE SANITARY SEWER MANHOLES.

7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 318 OF 425, MAP NUMBER 29095C0318G; THE SUBJECT PROPERTY IS ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

9. CONTOUR INTERVAL IS 1.0 FEET.

10. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

11. CONTROL BENCH MARK: 5/8" REBAR LOCATED AT NORTHWEST CORNER OF PROPERTY; ELEVATION 894.94 FEET.

12. UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE GROUND OR FROM THE RESPECTIVE UTILITY COMPANY. WE DO NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN NOR THE POSSIBLE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ANYONE WHO USES THE INFORMATION SHOWN HEREON SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION ACTIVITY.

13. FIELD WORK WAS COMPLETED ON JANUARY 17, 2025.

## LEGEND

- POWER POLE
- GUY WIRE
- LIGHT POLE
- CONCRETE BOLLARD
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- OHP — OVERHEAD POWER LINE
- CHAINLINK FENCE
- SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
- FOUND 5/8" MONUMENT AS NOTED
- (M) MEASURED BEARING OR DISTANCE
- (P) PLATTED BEARING OR DISTANCE
- (D) DESCRIBED BEARING OR DISTANCE

IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

GRAPHIC SCALE

40 0 20 40 80 120

( IN FEET )
1 inch = 40 ft.

STATE OF MISSOURI
ROBERT G. YOUNG
PLS-2007000089
PROFESSIONAL LAND SURVEYOR

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
5/30/2025

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, MO. PLS-2007000089 — 1/30/2025 DATE


LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


FOR ASPHALTIC SURFACES
1050 SW CEMETERY ROAD
BLUE SPRINGS, MO 64015

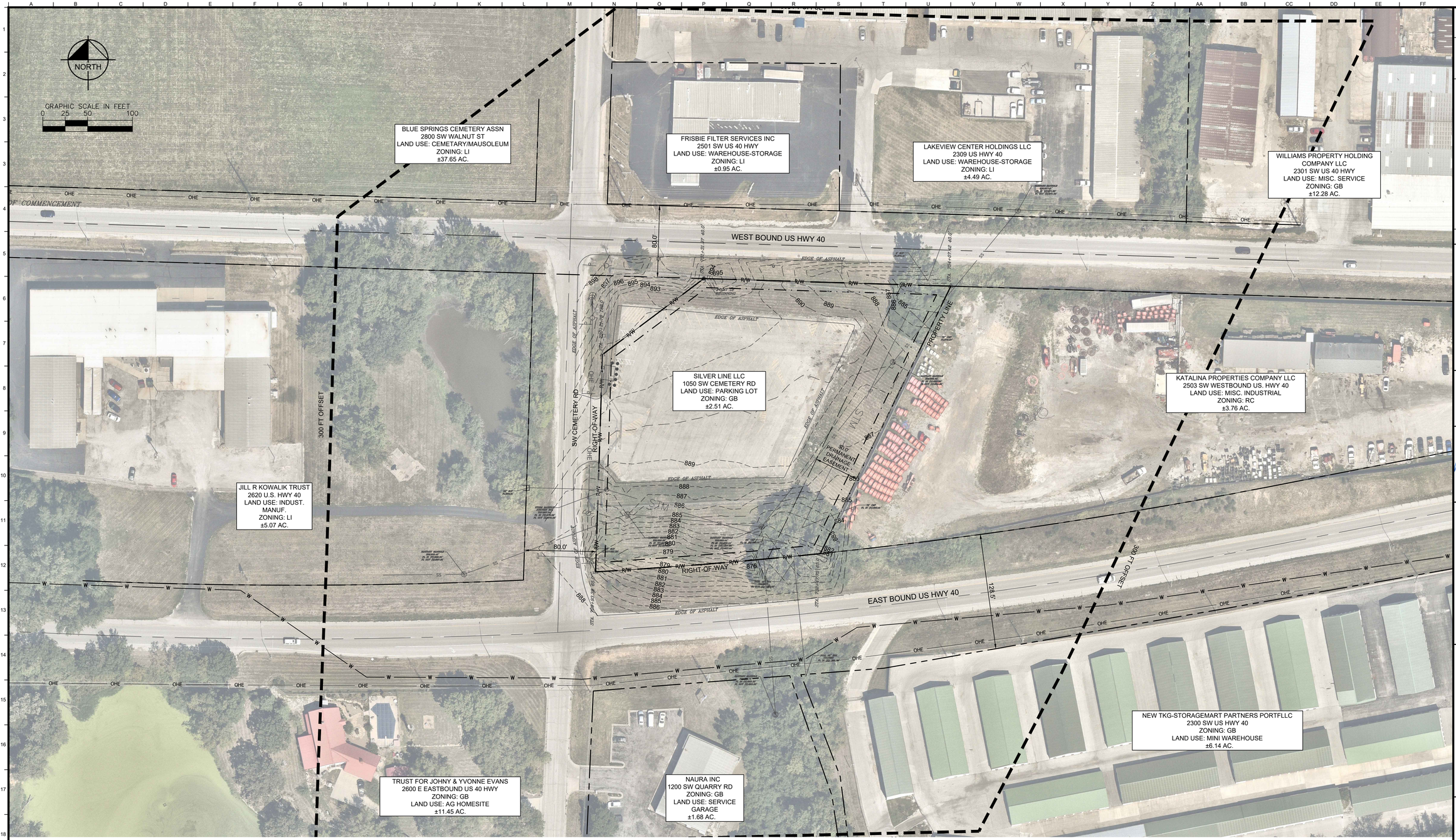
| SEC.-TWP.-RGE. | COUNTY | JOB NO. |
|---|---|---|
| 1-48-31 | JACKSON | J-24475 |
| DATE | FIELD BOOK & PAGE | |
| 1/17/2025 | LOOSE LEAF | DRAWN BY JDS |

BOUNDARY & TOPOGRAPHIC SURVEY


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E:\A-JACKSON COUNTY\J-24475 ASPHALTIC SURFACES-JAKE ROBBINS MATT HENDRICKSON\DWG\J-24475 SITE PLAN.DWG 1/30/2025



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## EXISTING CONDITIONS LEGEND

| | |
|---|---|
| 1015 | EXISTING CONTOUR |
| | EXISTING SANITARY SEWER |
| | EXISTING FENCE |
| W | EXISTING WATER LINE |
| OHE | EXISTING OVERHEAD ELECTRIC LINE |

## PROJECT SITE

WATER DISTRICT: CITY OF BLUE SPRINGS

FIRE DISTRICT: CENTRAL FIRE DISTRICT

NOTE: AERIAL IMAGERY IS FROM NEARMAPS AND IS WAS NOT THE RESULT OF A TOPOGRAPHICAL SURVEY. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

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805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816.652.2350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #2015152.
EXPIRES: 12/31/24

SCALE: AS NOTED | DESIGNED BY: LG | DRAWN BY: LG | CHECKED BY: PJ

STATE OF MISSOURI
PATRICK J JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
05/30/2025

ASPHALTIC SURFACES

EXISTING CONDITIONS

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 05/30/2025

KHA PROJECT NO. 268923000

SHEET NUMBER
C200

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NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

WEST BOUND HWY 40

EAST BOUND HWY 40

EDGE OF ASPHALT

PROPOSED PRIVATE IMPROVEMENTS

SW CEMETERY RD

PROPOSED BUILDING ±7600 S.F.

RIGHT-OF-WAY

R/W

STA. 728+31.97 40.0' RIGHT

STA. 728+07.42 40.0' RIGHT

STA. 728+21.78 328.0' RIGHT

STA. 728+93.39 65.0' RIGHT

STA. 728+47.78 65.0' RIGHT

PROPOSED PUBLIC ROADWAY IMPROVEMENTS SHOWN FOR VISUAL REFERENCE ONLY. DESIGN OF THE SHOWN PUBLIC ROADWAY IMPROVEMENTS SHALL BE GOVERNED UNDER SEPARATE COVER. PER COORDINATION WITH CITY STAFF, DESIGN OF THE PROPOSED PUBLIC ROADWAY IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF ANY APPLICABLE PERMITS FOR CONSTRUCTION.

PER COORDINATION WITH MODOT STAFF, THE PROPOSED EAST BOUND LEFT TURN LANE ON EAST BOUND 40 HWY SHALL BE 220 FEET IN TOTAL LENGTH, WITH 120 FEET OF STORAGE AND 100 FEET OF TAPER, AS SHOWN.

100.0'

120.0'

100.0'

12.0'

Know what's **below.**
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805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816.652.2300
WWW.KIMLEY-HORN.COM

MO CERTIFICATE OF AUTHORITY #2015312.
EXPIRES: 12/31/24

SCALE: AS NOTED
DESIGNED BY: LG
DRAWN BY: LG
CHECKED BY: PJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
5/30/2025

# ASPHALTIC SURFACES

## OVERALL SITE PLAN

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE:
05/30/2025

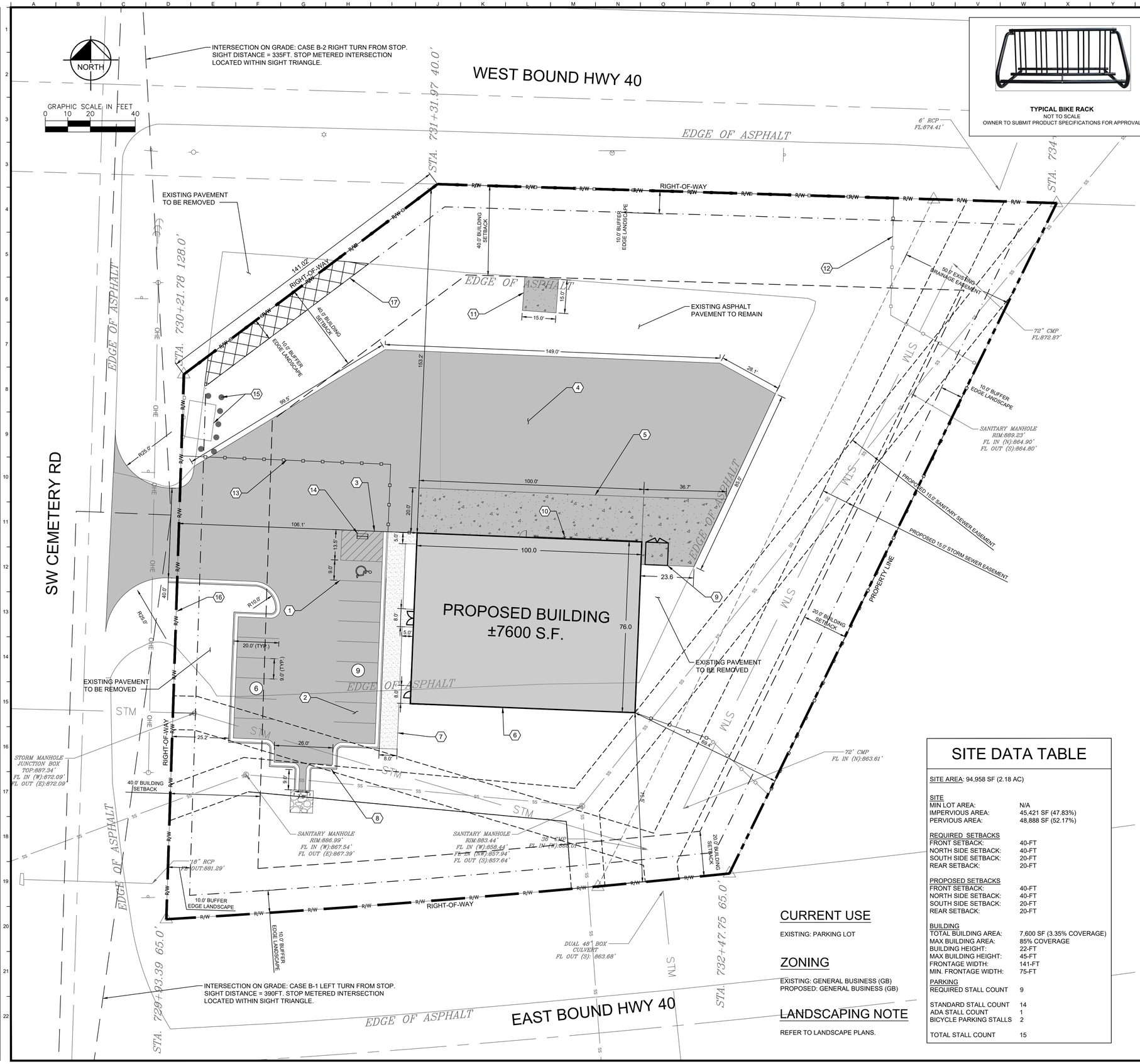
KHA PROJECT NO.
268923000

SHEET NUMBER
C300

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Drawing name: K:\KNC_LDEV\268923000_Asphaltic Surfaces\03-DWG\Sheet\OVERALL SITE PLAN.dwg C300 OVERALL SITE PLAN May 30, 2025 4:26pm by Logan Green




**TYPICAL BIKE RACK**
NOT TO SCALE
OWNER TO SUBMIT PRODUCT SPECIFICATIONS FOR APPROVAL

## SITE PLAN NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.
12. SITE WILL CONFORM TO ENHANCED STREETSCAPE FRONTAGE BUFFER (MIN. 10FT).
13. REFER TO PAVING AND STRIPING NOTES ON SHEET C###.

## PROPOSED USE

CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE) APPROVED IN GB ZONING PER CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT CODE § 404.140. PROPOSED USE IS CONSISTENT WITH EXISTING ZONING. PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "GB" GENERAL BUSINESS.

## PAVEMENT NOTES

ALL OFF-STREET PARKING AND LOADING AREAS, EXCEPT THOSE REQUIRED FOR SINGLE-FAMILY OR DUPLEX USES, SHALL BE SURFACED WITH:

1. FIVE (5) INCHES OF CONCRETE;
2. SIX (6) INCHES OF ASPHALT; OR
3. THREE (3) INCHES OF ASPHALT COMBINED WITH EIGHT (8) INCHES OF AGGREGATE BASE AND SUBGRADE BASE.

## SITE PLAN LEGEND

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER (CG-1)
- EXISTING FENCE TO REMAIN
- PROPOSED FENCE

## SITE PLAN KEY NOTES

1. INSTALL 1 VAN ACCESSIBLE ADA PARKING STALL WITH SIGN MOUNTED A MINIMUM OF 7 FEET ABOVE FINISHED GRADE. PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, BLUE IN COLOR. REFER TO DETAIL ON SHEET C301.
2. INSTALL 90° PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR.
3. PAINT 4" PARKING STRIPING AT 45°, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR, AT 2-FT ON-CENTER SPACING (TYP.).
4. INSTALL STANDARD-DUTY ASPHALT PAVEMENT (TYP.). REFER TO DETAILS ON SHEET C301-C302.
5. INSTALL HEAVY-DUTY CONCRETE PAVEMENT (TYP.). REFER TO DETAILS ON SHEET C301-C302.
6. CONSTRUCT BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
7. INSTALL 8FT WIDE PRIVATE CONCRETE SIDEWALK (TYP.). REFER TO DETAILS ON SHEETS C301.
8. INSTALL STRAIGHT BACK CURB AND GUTTER (TYP.). REFER TO DETAIL ON SHEET C301-C302.
9. INSTALL TRASH ENCLOSURE (TYP.). REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS.
10. INSTALL STEEL PIPE BOLLARD (TYP.). REFER TO DETAIL ON SHEET C301.
11. INSTALL CONCRETE FUEL PAD AND TANK. REFER TO DETAIL ON SHEET C301-C302.
12. INSTALL WHITE BOTTOM LOCKING DOUBLE WALL SLATS TO EXISTING FENCE (TYP.).
13. REMOVE EXISTING FENCE AND GATE AND ADD NEW FENCE AND GATE AT LOCATION SHOWN.
14. INSTALL 2-BIKE CAPACITY TRADITIONAL MOVEABLE BIKE RACK. BIKE RACK SHALL BE POWDER-COATED FINISH, BLACK IN COLOR.
15. REMOVE EXISTING CONCRETE PAD AND STEEL-PIPE CONCRETE BOLLARDS.
16. REMOVE EXISTING CHAIN LINK FENCE AS SHOWN.
17. REMOVE EXISTING ASPHALT PAVEMENT FROM LANDSCAPE BUFFER.

## SITE DATA TABLE

SITE AREA: 94,958 SF (2.18 AC)

| | |
|---|---|
| **SITE** | |
| MIN LOT AREA: | N/A |
| IMPERVIOUS AREA: | 45,421 SF (47.83%) |
| PERVIOUS AREA: | 48,888 SF (52.17%) |
| **REQUIRED SETBACKS** | |
| FRONT SETBACK: | 40-FT |
| NORTH SIDE SETBACK: | 40-FT |
| SOUTH SIDE SETBACK: | 20-FT |
| REAR SETBACK: | 20-FT |
| **PROPOSED SETBACKS** | |
| FRONT SETBACK: | 40-FT |
| NORTH SIDE SETBACK: | 40-FT |
| SOUTH SIDE SETBACK: | 20-FT |
| REAR SETBACK: | 20-FT |
| **BUILDING** | |
| TOTAL BUILDING AREA: | 7,600 SF (3.35% COVERAGE) |
| MAX BUILDING AREA: | 85% COVERAGE |
| BUILDING HEIGHT: | 22-FT |
| MAX BUILDING HEIGHT: | 45-FT |
| FRONTAGE WIDTH: | 141-FT |
| MIN. FRONTAGE WIDTH: | 75-FT |
| **PARKING** | |
| REQUIRED STALL COUNT | 9 |
| STANDARD STALL COUNT | 14 |
| ADA STALL COUNT | 1 |
| BICYCLE PARKING STALLS | 2 |
| TOTAL STALL COUNT | 15 |

## CURRENT USE

EXISTING: PARKING LOT

## ZONING

EXISTING: GENERAL BUSINESS (GB)
PROPOSED: GENERAL BUSINESS (GB)

## LANDSCAPING NOTE

REFER TO LANDSCAPE PLANS.

## ALTERNATIVE DEVELOPMENT STANDARDS

1. OVERNIGHT PARKING OF COMPANY VEHICLES PERMITTED IN FRONT/STREET SIDE OF THE BUILDING.
2. FRONT/STREET-FACING BUILDING FAÇADE WITH OVERHEAD DOORS ALLOWED TO FACE ARTERIAL/COLLECTOR STREET.
3. STORAGE OF AN ABOVE-GROUND FUEL TANK (ACCESSORY STRUCTURE) PERMITTED WITHIN FRONT/SIDE YARD SETBACK.

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PHONE: 816.652.2300
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LG | DRAWN BY: LG | CHECKED BY: PJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009038032
PROFESSIONAL ENGINEER
5/30/2025

ASPHALTIC SURFACES

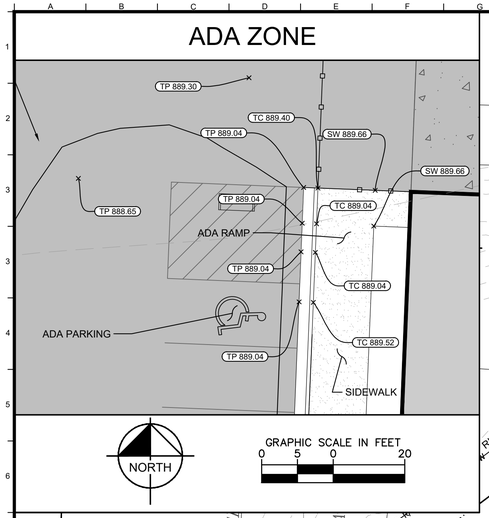
SITE PLAN

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 05/30/2025
KHA PROJECT NO. 268923000
SHEET NUMBER C301

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Drawing name: K:\KNC_LDEV\268923000_Asphaltic Surfaces\03-DWG\Sheet\C300 SITE PLAN.dwg C301 SITE PLAN May 30, 2025 4:27pm by Logan Green
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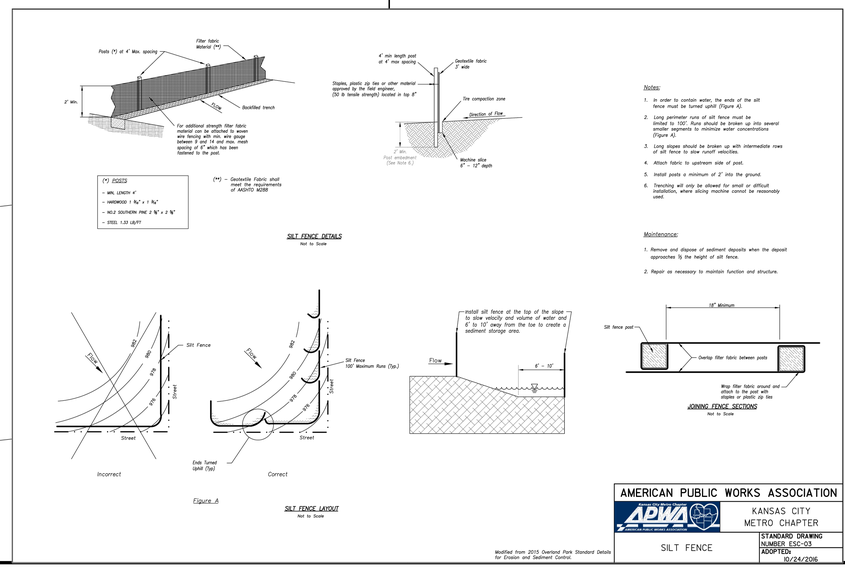
## GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MISSOURI DEPT. OF TRANSPORTATION STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MISSOURI DEPT. OF TRANSPORTATION SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DEPT. OF TRANSPORTATION SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

LIMITS OF DISTURBANCE: ±0.92 AC

## GRADING PLAN LEGEND

- LIMITS OF DISTURBANCE
- 1015 — EXISTING CONTOUR
- 1015 — PROPOSED CONTOUR
- TP 800.00 — TOP OF PAVEMENT ELEVATION
- TC 800.00 — TOP OF CURB ELEVATION
- SW 800.00 — SIDEWALK ELEVATION
- ME 800.00 — MATCH EXISTING ELEVATION
- X.XX% — SLOPE ARROW
- CONCRETE CURB & GUTTER (CG-1)
- SF — PROPOSED SILT FENCE




AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
SILT FENCE
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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PHONE: 816-652-2300
MO CERTIFICATE OF AUTHORITY #2015312.
EXPIRES: 12/31/24

SCALE: AS NOTED | DESIGNED BY: LG | DRAWN BY: LG | CHECKED BY: PJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
5/30/2025

ASPHALTIC SURFACES

GRADING PLAN

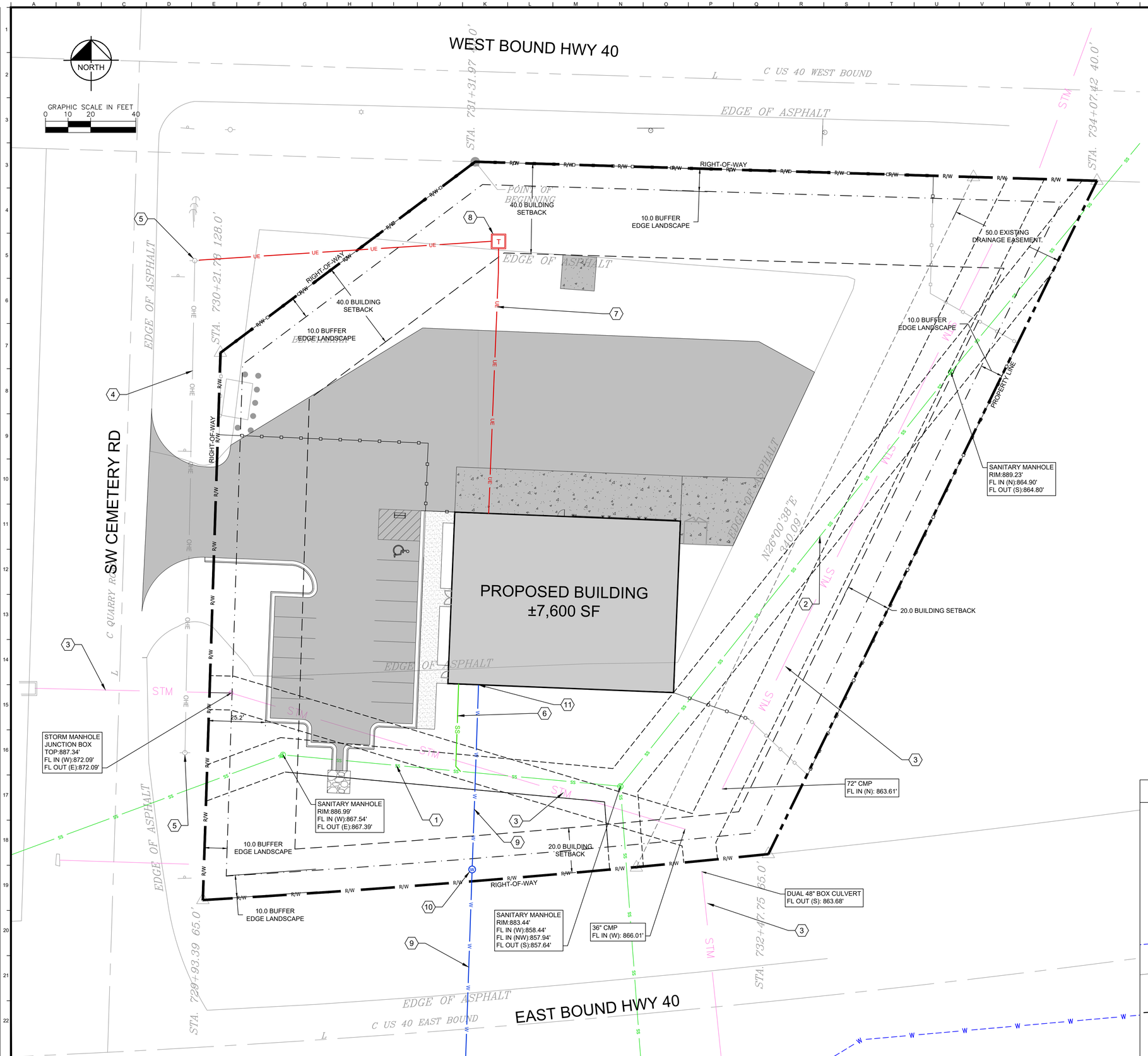
ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 05/30/2025

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## UTILITY PLAN LEGEND

| | |
|---|---|
| SS | PROPOSED SANITARY SEWER |
| W | PROPOSED WATER LINE |
| UE | PROPOSED UNDERGROUND ELECTRIC LINE |
| ss | EXISTING SANITARY SEWER |
| OHE | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING STORM SEWER |
| T | PROPOSED TRANSFORMER |

## UTILITY PLAN NOTES

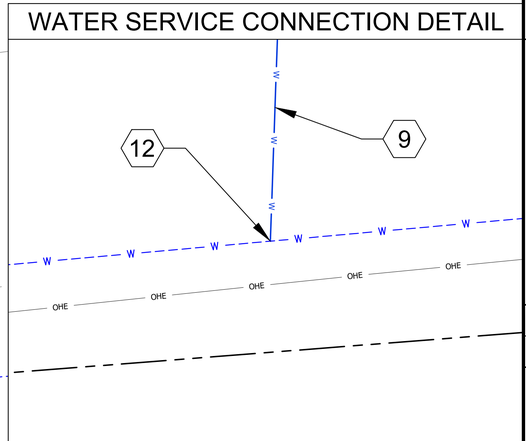
1. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES AND DETAILS OF THE CITY OF BLUE SPRINGS, MISSOURI AND UTILITY PROVIDERS.
2. ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL NOT CONNECT TO THE SANITARY SEWER.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE CITY OF BLUE SPRINGS, MISSOURI, UDO ONCE EXACT LOCATIONS ARE DETERMINED.
4. REFER TO WATER AND SANITARY SEWER NOTES ON SHEET C###.

## # UTILITY PLAN KEY NOTES

1. EXISTING 8" PVC SANITARY SEWER TO REMAIN.
2. EXISTING 10" PVC SANITARY SEWER TO REMAIN.
3. EXISTING STORM SEWER TO REMAIN.
4. EXISTING OVERHEAD POWER LINE TO REMAIN.
5. EXISTING POWER POLE TO REMAIN.
6. INSTALL 4" SDR-26 PVC SANITARY SEWER LINE AND TIE IN TO EXISTING SANITARY SEWER LINE AT LOCATION SHOWN. REFER TO MEP PLANS. INSTALL CUT-IN WYE SANITARY SEWER CONNECTION WITH STUB. REFER TO DETAIL ON SHEET C501.
7. INSTALL UNDERGROUND ELECTRICAL CONDUIT LINE AS SHOWN AND CONNECT TO BUILDING PER MEP PLANS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR CONTINUATION AND CONNECTION INTO EXISTING POWER GRID.
8. INSTALL TRANSFORMER WITH CONCRETE PAD FOOTING. REFER TO MEP PLANS.
9. INSTALL 1.5" TYPE K COPPER WATER SERVICE LINE UP TO METER AND 10 FT PAST METER. 10 FT AFTER METER, INSTALL SCHEDULE 40 PVC (OR OTHER CITY APPROVED PIPE MATERIAL) WATER SERVICE LINE. REFER TO DETAIL ON SHEET C501.
10. INSTALL 1.5" WATER METER WITH METER PIT. REFER TO DETAIL ON SHEET C501.
11. INSTALL 1.5" DOMESTIC WATER SERVICE LINE CONNECTION TO BUILDING. REFER TO MEP PLANS FOR CONNECTION AT BUILDING AND CONTINUATION.
12. CONNECT 1.5" DOMESTIC WATER SERVICE LINE TO EXISTING 12" WATER MAIN.

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## WATER SERVICE CONNECTION DETAIL




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KANSAS CITY, MO 64105
PHONE: 816.652.6350
WWW.KIMLEY-HORN.COM
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EXPIRES: 12/31/24

SCALE: AS NOTED
DESIGNED BY: LG
DRAWN BY: LG
CHECKED BY: PJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
5/30/2025

ASPHALTIC SURFACES

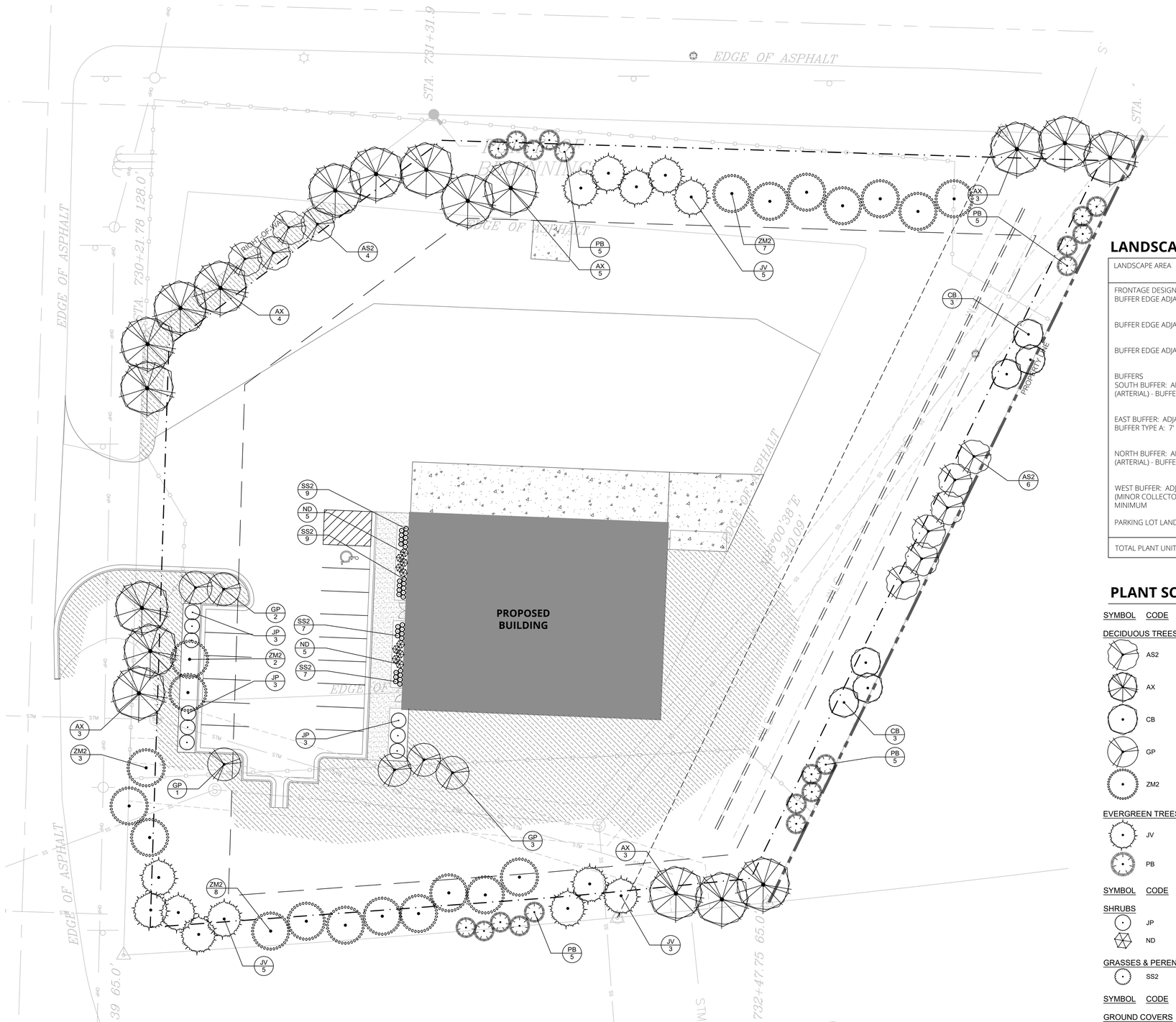
UTILITY PLAN

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

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1 LANDSCAPE PLAN
SCALE = 1" = 20'

NORTH
0 20' 40'
GRAPHIC SCALE 20'

## LANDSCAPE REQUIREMENTS SUMMARY

| LANDSCAPE AREA | REQUIRED PLANT UNITS (PU) | PROPOSED PLANT UNITS (PU) |
|---|---|---|
| FRONTAGE DESIGN<br>BUFFER EDGE ADJACENT TO WB HWY 40 | 1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 6 TREES | 6 TREES |
| BUFFER EDGE ADJACENT TO CEMETERY ROAD | 1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 3 TREES | 3 TREES |
| BUFFER EDGE ADJACENT TO EB HWY 40 | 1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 4 TREES | 4 TREES |
| BUFFERS<br>SOUTH BUFFER: ADJACENT TO HWY 40 (ARTERIAL) - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 PUs PER 100 LF = 250' LF / 0.45 = 113 PUs | 128 PUs |
| EAST BUFFER: ADJACENT TO RC ZONING - BUFFER TYPE A: 7' MINIMUM | 7' MINIMUM REQUIRES 45 PUs PER 100 LF = 330' LF / 0.45 = 149 PUs | 146 PUs |
| NORTH BUFFER: ADJACENT TO HWY 40 (ARTERIAL) - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 UNITS PER 100 LF = 380' LF / 0.45 = 171 PUs | 170 PUs |
| WEST BUFFER: ADJACENT TO CEMETERY ROAD (MINOR COLLECTOR) - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 PUs PER 100 LF = 330 LF / 0.45 = 149 PUs | 145 PUs |
| PARKING LOT LANDSCAPING | 2 PUs PER UNCOVERED SPACE = 15 SPACES x 2 = 30 PUs | 133 PUs |
| TOTAL PLANT UNITS | 612 PUs | 722 PUs |

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | AS2 | 10 | SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE' | B & B | 2"CAL | |
| | AX | 18 | PACIFIC SUNSET MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM | B & B | 2"CAL | |
| | CB | 6 | COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS` | B & B | 2"CAL | |
| | GP | 6 | PRINCETON SENTRY® MAIDENHAIR TREE / GINKGO BILOBA 'PNI 2720' | B & B | 2"CAL | |
| | ZM2 | 20 | MUSASHINO SAWLEAF ZELKOVA / ZELKOVA SERRATA `MUSASHINO` | B & B | 2"CAL | |
| EVERGREEN TREES | | | | | | |
| | JV | 13 | EASTERN REDCEDAR / JUNIPERUS VIRGINIANA | B & B | | 6` TALL |
| | PB | 20 | BACHERI COLORADO SPRUCE / PICEA PUNGENS 'BACHERI' | B & B | | 6` TALL |
| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | | |
| SHRUBS | | | | | | |
| | JP | 9 | SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA `SEA GREEN` | 5 GAL | | |
| | ND | 10 | FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER' | 2 GAL | | |
| GRASSES & PERENNIALS | | | | | | |
| | SS2 | 32 | JAZZ LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM `JAZZ` | 1 GAL | | |
| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | | |
| GROUND COVERS | | | | | | |
| | TF | 13,349 SF | TALL FESCUE / TURF TYPE TALL FESCUE BLEND | SEED | | |

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Olathe, KS 66061
p. 913.780.6707
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BLUE SPRINGS
ASPHALTIC SURFACES

1050 Canterbury Road
Blue Springs, MO 64015

current submittal

SITE PLAN DESIGN REVIEW

issued: 05.08.2025

revisions

| Date | No. |
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LANDSCAPE PLAN

L100

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1 LANDSCAPE PLAN

SCALE = 1" = 20'

NORTH

0 20' 40'

GRAPHIC SCALE 20'

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**BLUE SPRINGS**
**ASPHALTIC SURFACES**

1050 Canterbury Road
Blue Springs, MO 64015

current submittal

**SITE PLAN DESIGN REVIEW**

issued: 05.08.2025

revisions

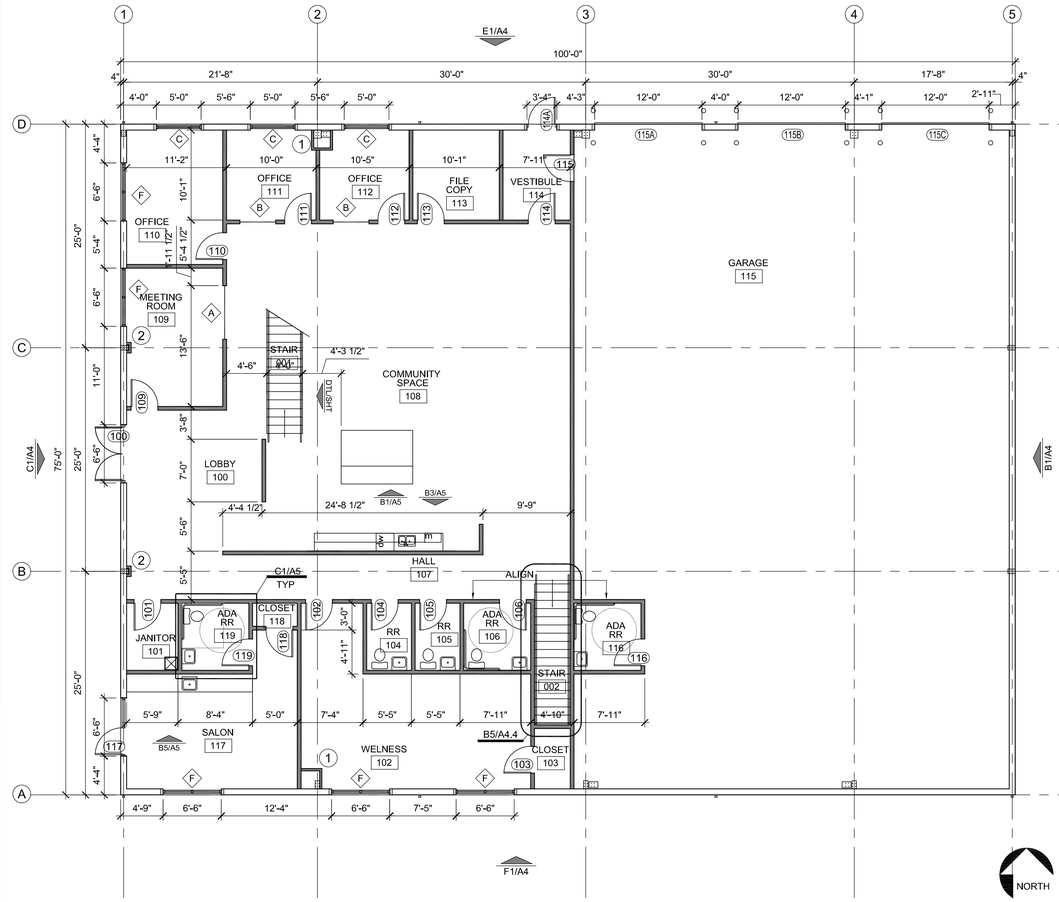
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**SITE PLAN RENDERING**

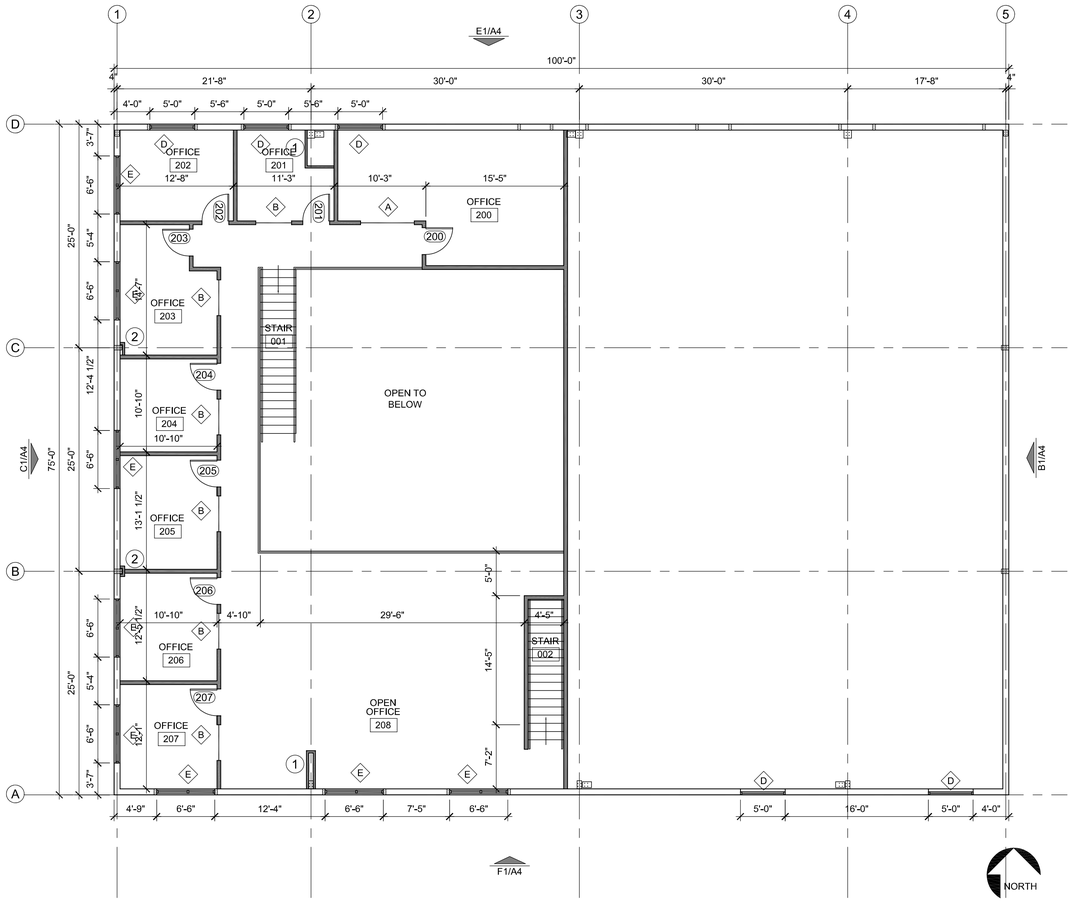
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D1 lower level architectural plan

scale: 1/8" = 1'-0"




D5 upper level architectural plan

scale: 1/8" = 1'-0"

F1 notes

bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

I, Erin Bardon, a Missouri registered Architect #A-2001004065 have prepared the drawings and assume responsibility for the sheets numbered T1 - A4 for the project: Asphaltic Surfaces.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

The architect is not responsible for the design of the electrical, plumbing, civil engineering, landscaping, structural, signage not specified and fire sprinkling or fire suppression systems; and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components, and equipment, as well as the method in which they are installed on the project by others. The architect is not hired or responsible for certification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

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**ASPHALTIC SURFACES**

**1050 SW CANTERBURY ROAD,**
**BLUE SPRINGS, MO 64015**

STATE OF MISSOURI
ERIN C BARDON
NUMBER
A-2001004065
ARCHITECT

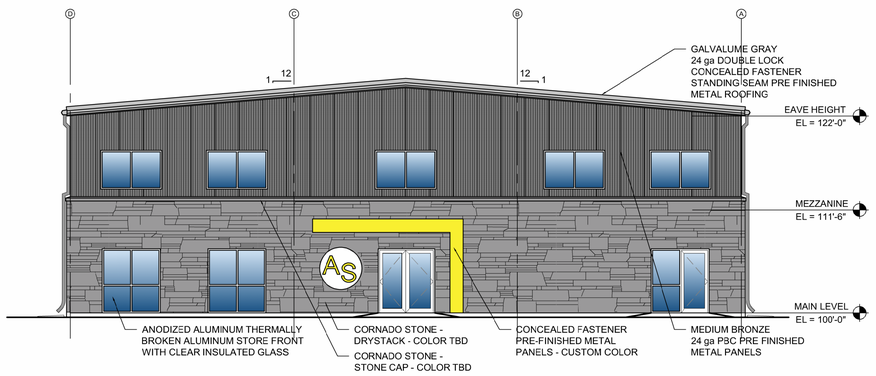
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8 MAY 2025

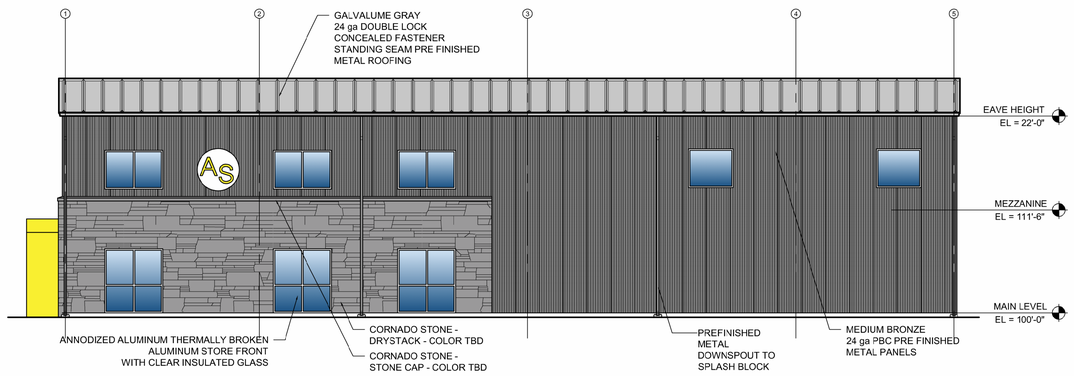
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ARCHITECTURAL PLAN

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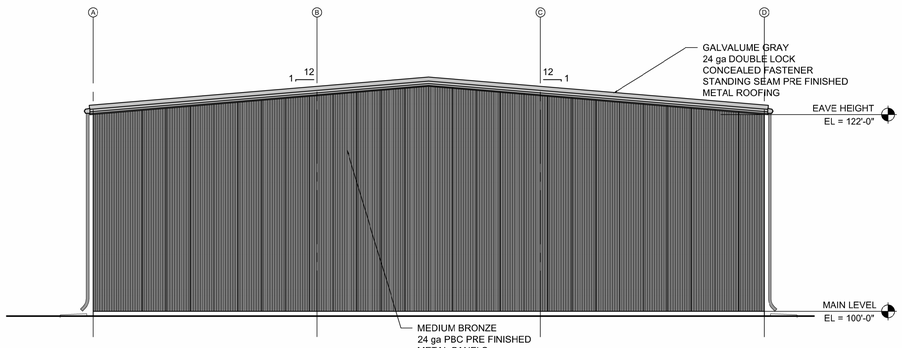



# B1 west elevation

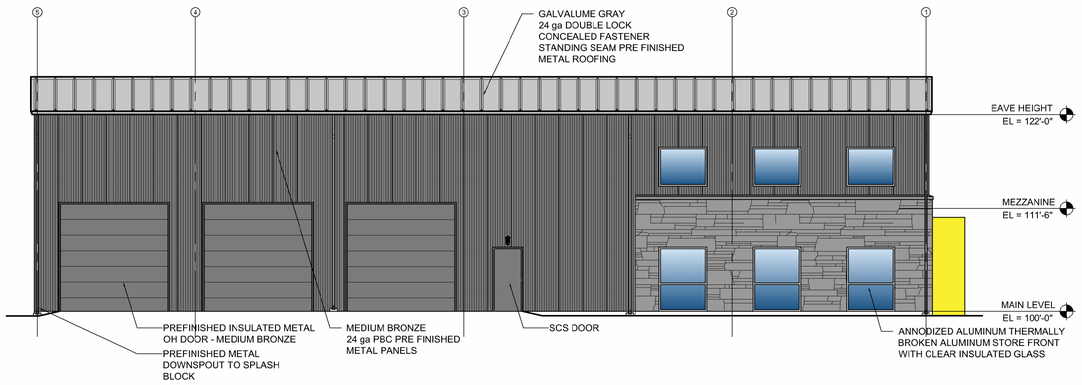



# B4 south elevation

scale: 1/8" = 1'-0"

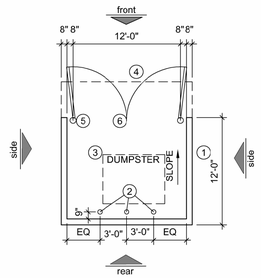



# D1 east elevation




# D4 north elevation

scale: 1/8" = 1'-0"



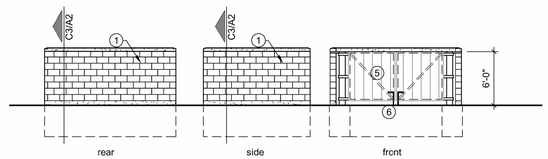

KEYED NOTES

1. 8" SMOOTH FACE INTEGRAL COLORED MASONRY ENCLOSURE, COLOR TO BE DETERMINED
2. 6" DIA. STEEL PIPE BOLLARD FILLED WITH CONCRETE AND DOME TOP. REF B7/A2.1 COLOR TO BE DETERMINED
3. 6" CONCRETE SLAB W/ #4 REBAR @ 18" O.C. EACH WAY.
4. TURN DOWN AT PAVING.
5. HEAVY DUTY GATE WITH PAINTED STEEL TUBE FRAME MOUNTED ON PIPE COLUMN WITH METAL PANELS TO MATCH BUILDING COLOR TO BE DETERMINED
6. 2" DIA. PIPE SLEEVE TO LOCK GATE IN CLOSED POSITION.

GENERAL NOTE:

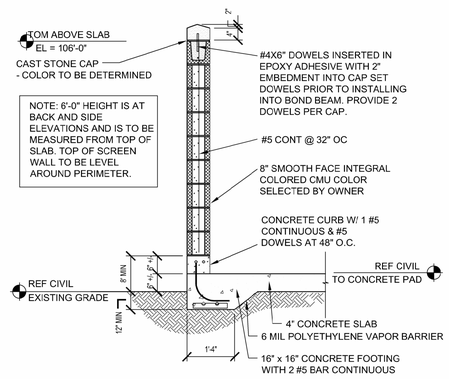
1. REFER TO CIVIL DRAWINGS FOR ORIENTATION AND LOCATION OF ENCLOSURE

# F1 trash enclosure plan

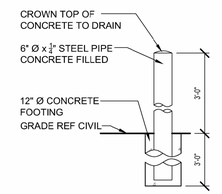



# F2 trash enclosure elev

scale: 1/8" = 1'-0"




# F5 section




# F6 dtl

scale: 1/2" = 1'-0"

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115 n. nettleton
bonner springs, ks
913.422.5762 ph

I, Erin Bardon, a Missouri registered Architect #A-2010040l65 have prepared the drawings and assume responsibility for the sheets numbered T1 - A4 for the project: Asphaltic Surfaces.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

The architect is not responsible for the design of the electrical, ;lumbing, civil engineering, landscaping, structural, signage not specified and fire sprinkling or fire suppression systems; and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components, and equipment, as well as the method in which they are installed on the project by others. The architect is not hired or responsible for certification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord o' tenant.

The licensed professional whose stamp appears on the other sheets (other than noted above) shall be responsible for those items in paragraph three above.

# ASPHALTIC SURFACES

1050 SW CANTERBURY ROAD,
BLUE SPRINGS, MO 64015

STATE OF MISSOURI
ERIN C. BARDON
PLUMB RED
A-2010040165
REGISTERED ARCHITECT

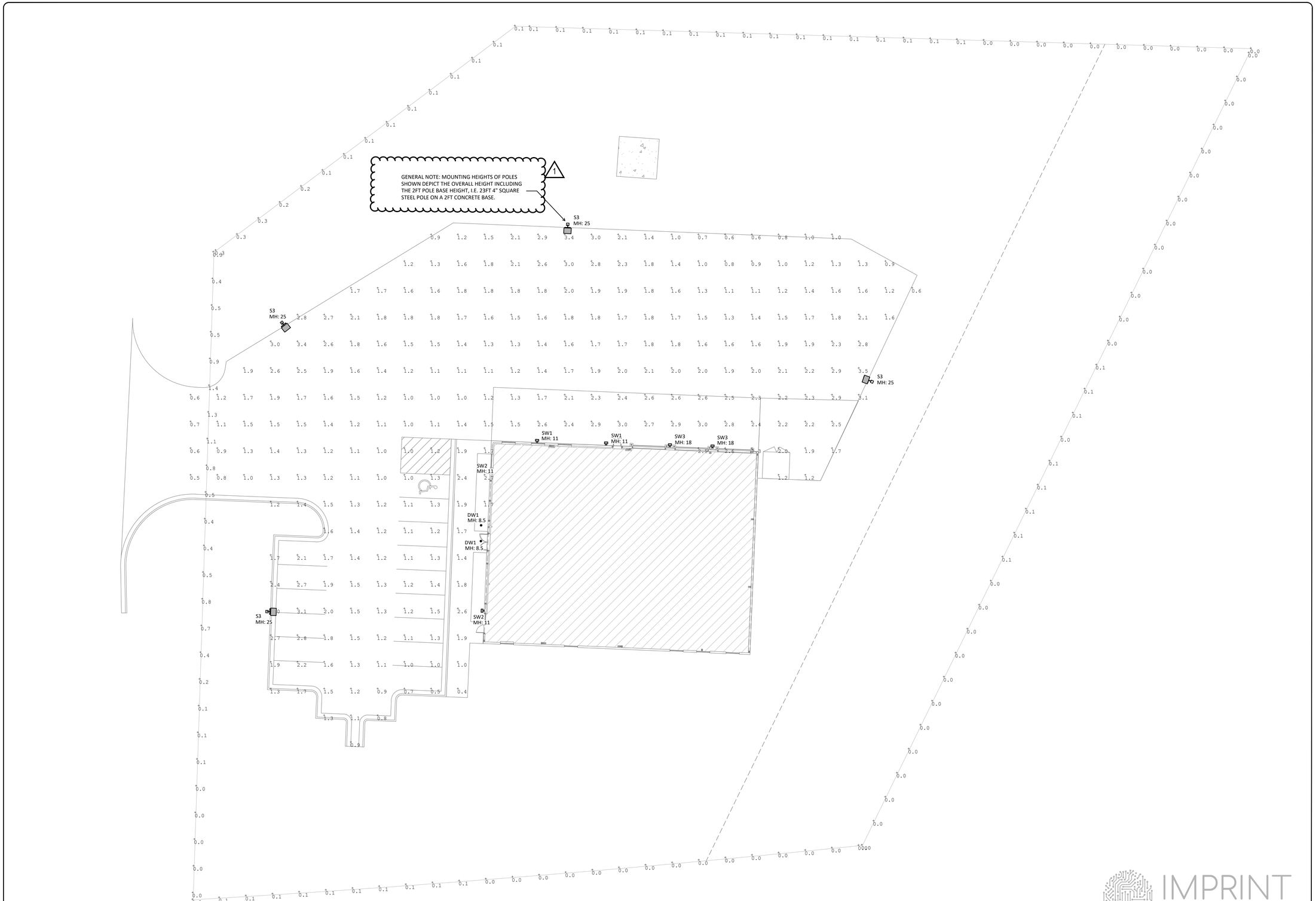
REVISION DATE:
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ISSUE DATE:
PLANNING DEVELOPMENT SET
8 MAY 2025

# A2

EXTERIOR
ELEVATIONS

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PHOTOMETRIC SITE PLAN

1/16" = 1'-0"


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115 N Nettleton Ave
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STATE OF MISSOURI
BEN HOLLON
NUMBER PE-2022000238
PROFESSIONAL ENGINEER
06-11-2025

# Asphaltic Surfaces

## Blue Springs, MO

REVISION DATE:

| | | |
|---|---|---|
| 1 | 2025-06-11 | CITY COMMENTS |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

ISSUE DATE:

SITE PLAN - PHOTOMETRICS

E0.1


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**Luminaire Schedule**
**Scenario: Linear**

| Label | Symbol | Qty | LLF | Tag | Lum. Lumens | Lum. Watts | Description |
|---|---|---|---|---|---|---|---|
| RSX1 LED P3 40K R3 | | 4 | 0.850 | S3 | 14022 | 109.44 | RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R3 Distribution |
| DL34RW-L120B-DUN-T40 | | 2 | 0.850 | DW1 | 1184 | 14.36 | 4_ RECESSED VANDAL RESISTANT DOWNLIGHT (IP67) - 1200LM |
| DSXW1 P2 40K TFTM | | 2 | 0.850 | SW1 | 2309 | 14.58 | 3000 4000K 70CRI Forward Throw Medium |
| DSXW1 P3 40K TFTM | | 2 | 0.850 | SW2 | 3231 | 21.05 | 4000 4000K 70CRI Forward Throw Medium |
| DSXW1 P4 40K TFTM | | 2 | 0.850 | SW3 | 4214 | 28.68 | 5000 4000K 70CRI Forward Throw Medium |

**Calculation Summary**
**Scenario: Linear**

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Parking Lot | Illuminance | Fc | 1.66 | 3.5 | 0.4 | 4.15 | 8.75 |
| Property Line - East | Illuminance | Fc | 0.02 | 0.1 | 0.0 | N.A. | N.A. |
| Property Line - North | Illuminance | Fc | 0.06 | 0.1 | 0.0 | N.A. | N.A. |
| Property Line - Northwest | Illuminance | Fc | 0.15 | 0.3 | 0.1 | 1.50 | 3.00 |
| Property Line - South | Illuminance | Fc | 0.04 | 0.1 | 0.0 | N.A. | N.A. |
| Property Line - West | Illuminance | Fc | 0.46 | 1.4 | 0.0 | N.A. | N.A. |

d-series

# D-Series Size 1
## LED Wall Luminaire

BAA BABA

Catalog Number
Notes
Type

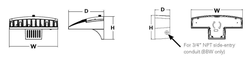
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)




Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information** EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

| Series | Lumen Package | CCT | CRI | Distribution | Voltage | Mounting | Control Options |
|---|---|---|---|---|---|---|---|
| DSXW1 LED | P1 2000 Lumens<br>P2 2200 Lumens<br>P3 3200 Lumens<br>P4 4300 Lumens<br>P5 5200 Lumens<br>P6 7200 Lumens<br>P7 10000 Lumens | 27K 2700K<br>30K 3000K<br>35K 3500K<br>40K 4000K<br>50K 5000K<br>57K 5700K<br>AMBPC Amber PC[1]<br>AMBLW Amber LW[1] | 70CRI 70CRI<br>80CRI 80CRI[2]<br>AMCRI Amber CRI | T2S Type 2 Short<br>T2M Type 2 Medium<br>T3LG Type 3 Low Glare[3]<br>T3M Type 3 Medium<br>T4VL Type 4 Medium<br>TFTM Forward Throw Medium<br>BLC3 Back Light Control Type 3[4]<br>BLC4 Back Light Control Type 4[4] | MVOLT 120[5]<br>208[5]<br>240[5]<br>277[5]<br>347[5,6]<br>480[5,6]<br>HVOLT[5] | Shipped included<br>SRM Surface-mounting bracket<br>BBW Surface-mounted back box (for conduit entry)[7] | Shipped installed<br>PE Photoelectric cell, button type[8]<br>DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)<br>PIR 180° motion/ambient light sensor, <15' mtg ht[9]<br>PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9]<br>PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]<br>PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]<br>E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]<br>E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10] |

| Other Options | | Finish (required) | | | |
|---|---|---|---|---|---|
| Shipped installed | Shipped separately[11] | DDBXD Dark bronze | DCSXD Sandstone | DWHGXD Textured white | |
| SF Single fuse (120, 277 or 347V)[5,6] | BCSW Black cutsheet spillers | DBLXD Black | DDBTXD Textured dark bronze | DCSTXD Textured sandstone | |
| DF Double fuse (208, 240 or 480V)[5,6] | VG Vandal guard | DNAXD Natural aluminum | DBLBXD Textured black | | |
| HS House-side shield[9] | DDL Diffused drop lens | DWHXD White | DNATXD Textured natural aluminum | | |
| SPD Separate surge protector | | | | | |

**Accessories**
Ordered and shipped separately.

DSXWHS House-side shield (one per light engine)
DSXWBSWH Bird-deterrent spikes
DSXWTRGSV Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Not available with BLC3 or BLC4.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 or P2 Package. Not available with motion/ambient light sensor (PIR or PIRH), bird spikes or vandal guard.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH) or DMG.
9 Reference Motion Sensor table for functional options available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with HVOLT, MVOLT voltage options. Emergency components located in back box. Not available with P1 and P6 Packages.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.


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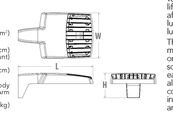



# RSX1 LED
## Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA (ft²@0°): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (SPA mount): 22.0 lbs (10.0 kg)




Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

**Ordering Information** EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| RSX1 LED | P1<br>P2<br>P3<br>P4 | 30K 3000K<br>40K 4000K<br>50K 5000K | R2 Type 2 Wide<br>R3 Type 3 Wide<br>R2S Type 2 Short<br>R4 Type 4 Wide<br>R4S Type 4 Short<br>R5 Type 5 Wide[1]<br>R5S Type 5 Short[1]<br>AFR Automotive Front Row<br>AFRRH Automotive Front Row Right Rotated<br>AFRLH Automotive Front Row Left Rotated | MVOLT (120V-277V)[2]<br>HVOLT (347V-480V)[2]<br>XVOLT (277V-480V)[2]<br>(use specific voltage for options as noted)<br>120[3] 277[3]<br>208[3] 347[3]<br>240[3] 480[3] | SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)<br>RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°) 2 at 180°, 3 at 120°)<br>WA Mast arm adaptor (fits 2-3/8" OD horizontal tenons)<br>IS Adjustable slipfitter (fits 2-3/8" OD tenon)[4]<br>WBA Wall bracket[5]<br>WBASC Wall bracket with surface conduit box<br>AASP Adjustable tilt arm square pole mounting[4]<br>AARP Adjustable tilt arm round pole mounting[4]<br>AAWB Adjustable tilt arm with wall bracket[4]<br>AAWSC Adjustable tilt arm wall bracket and surface conduit box[4] |

| Options | | Finish |
|---|---|---|
| **Shipped Installed** | **Shipped Installed** | DDBXD Dark Bronze |
| HS House-side shield[7] | *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) | DBLXD Black |
| PE[8] Photocontrol, button type[9] | NLSBC/PIR36 Night Light sensor, 15-36' mounting height, ambient sensor enabled at 1fc[*,6] | DNAXD Natural Aluminum |
| PER7 Seven-wire twist-lock receptacle only (no control)[3,4&5] | BAA Buy America(n) Act and/or Build America Buy America Qualified | DWHXD White |
| SF Single fuse (120, 277, 347)[3] | CCE Coastal Construction[10] | DDBTXD Textured Dark Bronze |
| DF Double fuse (208, 240, 480)[3] | *Note: NLSBC/PIR36 with eSight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. | DBLBXD Textured Black |
| SPD20KV 20KV Surge pack (10KV standard) | **Shipped Separately (requires some field assembly)** | DNATXD Textured Natural Aluminum |
| FAO Field adjustable output[11] | EGS External glare shield[12] | DWHGXD Textured White |
| DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[3] | EGFV External glare full visor (360° around light aperture)[12] | |
| | BS Bird spikes[*] | |


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Bonner Springs, KS
66012
913.422.5762 ph


STATE OF MISSOURI
BEN HOLLON
NUMBER PE-2022000238
PROFESSIONAL ENGINEER
06-11-2025

# Asphaltic Surfaces
## Blue Springs, MO

REVISION DATE:
1 2025-06-11 CITY COMMENTS
2
3
4
5
6
7
8

ISSUE DATE:

PHOTOMETRICS - SCHEDULES & DETAILS

# E0.2


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# PRELIMINARY PLAT
# FOR
# ASPHALTIC SURFACES
# SHADY GREEN FIRST PLAT

NE $\frac{1}{4}$, SECTION S26, TOWNSHIP 49N, RANGE 31W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015

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

| LEGEND | |
|---|---|
| | PROPERTY LINE |
| | BUILDING LINE |
| | LANDSCAPE BUFFER |
| | EASEMENT LINE |

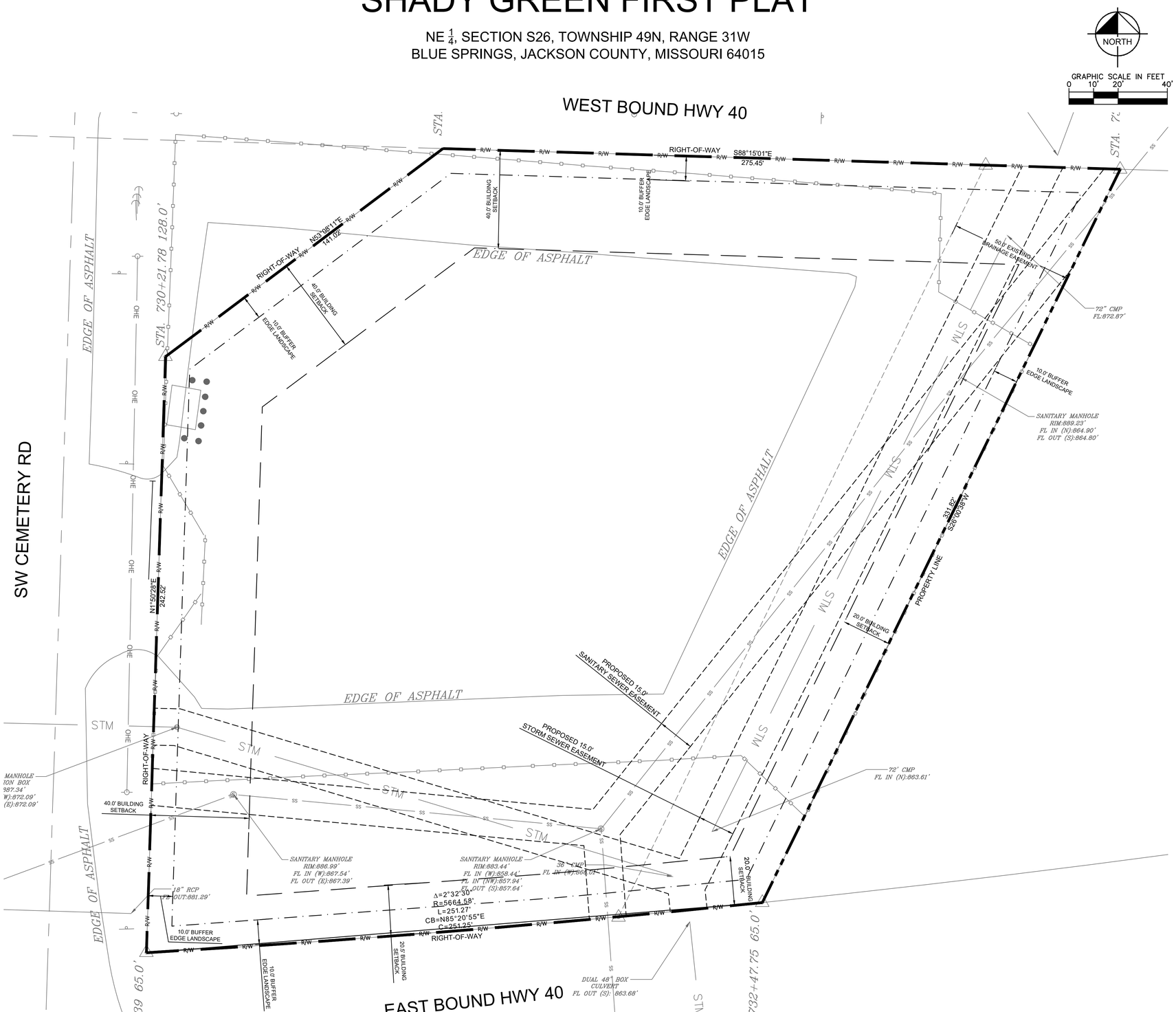
| PRELIMINARY PLAT SUMMARY TABLE | | | |
|---|---|---|---|
| A | **ZONING** | | |
| | EXISTING | GENERAL BUSINESS (GB) | |
| | PROPOSED | GENERAL BUSINESS (GB) | |
| B | **LAND AREA SUMMARY** | | |
| | EXISTING & PROPOSED | ±2.18 | ACRES |
| C | **LAND USE** | | |
| | EXISTING | PARKING LOT | |
| | PROPOSED | WAREHOUSE/OFFICE | |
| D | **IMPERVIOUS AREA** | | |
| | EXISTING | 1.02 | 46.56% |
| | PROPOSED | 1.04 | 47.83% |
| E | **BUILDING INFORMATION** | | |
| | GROSS FLOOR AREA (SF) | ±7,600 | |
| | BUILDING COVERAGE | 3.35% | |
| F | **PARKING COUNT** | | |
| | STALLS REQUIRED | 9 | |
| | STANDARD STALLS PROVIDED | 14 | |
| | ADA STALLS REQUIRED | 1 | |
| | ADA STALLS PROVIDED | 1 | |
| G | **BUILDING STANDARDS SUMMARY** | | |
| | FRONT SETBACK | 40' B/L | |
| | NORTH SIDE SETBACK | 40' B/L | |
| | SOUTH SIDE SETBACK | 20' B/L | |
| | REAR SETBACK | 20' B/L | |
| | MAX BUILDING COVERAGE | 85% OF LOT AREA MAX. | |
| | MAX BUILDING HEIGHT | 45' | |

## SURVEY NOTE

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

## LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 804.23 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 275.45 FEET; TO A POINT 40 .00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42; THENCE SOUTH 23 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.58 FEET, THRU A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 36 SECONDS, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.78; THENCE NORTH 50 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING.




Kimley-Horn hereby certifies that this preliminary plat provides an accurate representation of the proposed property/plan.

PATRICK JOYCE, PE — Date

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

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805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816.652.0350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #201512.
EXPIRES: 12/31/24


SCALE: AS NOTED
DESIGNED BY: LG
DRAWN BY: LG
CHECKED BY: PJ

ASPHALTIC SURFACES

PRELIMINARY PLAT

ASPHALTIC SURFACES
1050 SW CANTERBURY RD.
BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 05/08/2025

KHA PROJECT NO. 268923000

SHEET NUMBER

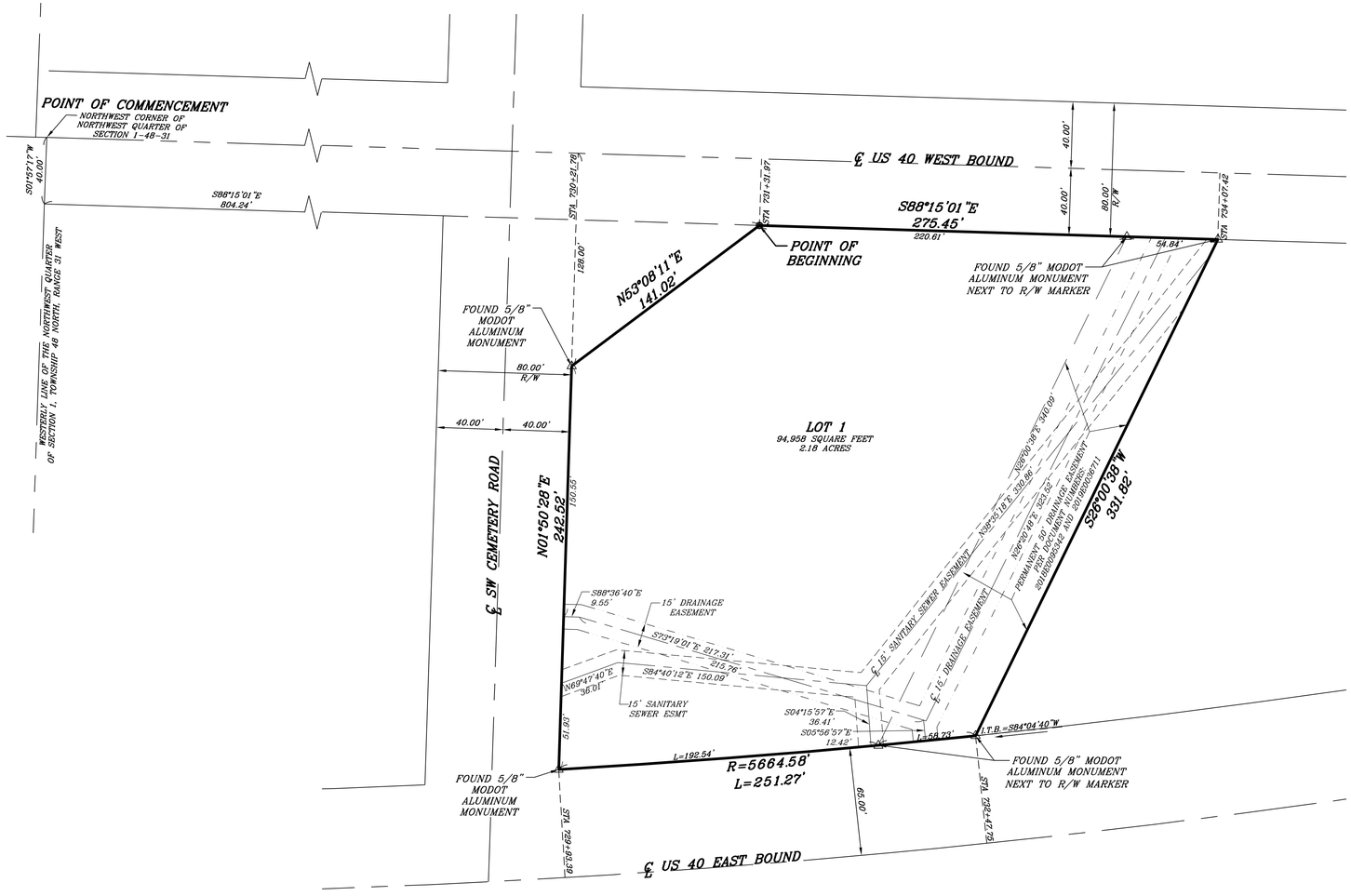
PLAT 1

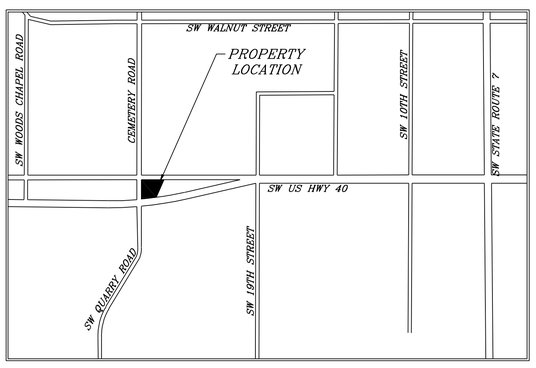
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Drawing name: K:\KNC_LEE\268923000_Asphaltic Surfaces\03-DWG\Sheet\PRELIMINARY PLAT.dwg CDS1 PRELIMINARY PLAT May 08, 2025 3:24pm by logan.greet
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# FINAL PLAT
# SHADY GREEN FIRST PLAT
## BLUE SPRINGS, JACKSON COUNTY, MISSOURI




VICINITY MAP
NOT TO SCALE

### LEGEND

- ● SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
- △ FOUND 5/8" MONUMENT AS NOTED
- (M) MEASURED BEARING OR DISTANCE
- (P) PLATTED BEARING OR DISTANCE
- (D) DESCRIBED BEARING OR DISTANCE

IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

GRAPHIC SCALE
40 0 20 40 80 120
( IN FEET )
1 inch = 40 ft.

### PROPERTY DESCRIPTION
CONTAINING 94,981 SQUARE FEET OR 2.18 ACRES

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 31 WEST IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S01°57'17"W, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ROUTE 40 WESTBOUND LANE; THENCE S88°15'01"E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 804.24 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 731+31.97, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING S88°15'01"E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 275.45 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42; THENCE S26°00'58"W, A DISTANCE OF 331.82 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 732+47.75; THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S84°04'40"W, A RADIUS OF 5664.58 FEET, AN ARC DISTANCE OF 251.47 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 729+93.39, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST CEMETERY ROAD; THENCE N01°50'28"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 242.54 FEET TO A POINT 128.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 730+21.78; THENCE N53°08'11"E A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON MAY 8, 2025.

LAND USE STATEMENT:
THE PROPERTY IS TO BE USED FOR OFFICE AND WAREHOUSING AND STORAGE OF CONSTRUCTION EQUIPMENT.

### SURVEY NOTES:
1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM TITLE COMMITMENT NUMBER:MO-ANTA-BLS-8022, RECORDED SEPTEMBER 19, 2024 AT 8:00 AM WITH ALLIANCE NATIONWIDE TITLE AGENCY, LLC.

3. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.

4. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

5. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 318 OF 425, MAP NUMBER 29095C0318G; THE SUBJECT PROPERTY IS ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

### DEDICATION:
STREETS:
ALL STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

DRAINAGE EASEMENT DEDICATION
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OF D.E." ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

SANITARY SEWER EASEMENT DEDICATION
A SANITARY SEWER EASEMENT (SS/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN BLUE SPRINGS, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND CUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PROPOSED USE
CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE) APPROVED IN GB ZONING PER CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT CODE § 404.140. PROPOSED USE IS CONSISTENT WITH EXISTING ZONING. PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "GB" GENERAL BUSINESS.

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS "SHADY GREEN FIRST PLAT" AND SHALL CONSIST OF LOT 1.

### IN TESTIMONY WHEREOF:
JACOB ROBBINS, OWNER OF THE PROPERTY SHOWN HEREON HAS SUBSCRIBED THEIR NAME THIS_____DAY OF_____, 2025.

_____
JACOB ROBBINS

BE IT REMEMBERED THAT ON THIS_____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE PERSON, WHOM EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

STATE OF MISSOURI)
SS)
COUNTY OF_____)

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

### CITY/COUNTY SIGNATURES:
APPROVED BY THE BLUE SPRINGS CITY COUNCIL ON _____, 2025 BY ORDINANCE NO. _____.

SIGNED, _____
CHRIS HENNING, PLANNING COMMISSION CHAIR

SIGNED, _____
CHRIS LIEVSAY, MAYOR

SIGNED, _____
ERIN FORD, CITY CLERK

SIGNED, _____
MIKE MALLON, SENIOR DIRECTOR OF COMMUNITY DEVELOPMENT

SIGNED, _____
CITY ENGINEER

SIGNED, _____
VINCINT E. BRICE, JACKSON COUNTY ASSESSMENT DEPARTMENT

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER PLS-2007000089
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, EFFECTIVE AT THE TIME THIS SURVEY WAS PERFORMED AND THAT THIS SURVEY AND PLAT ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

REV. 6/9/2025
ROBERT G. YOUNG, PLS-2007000089 DATE

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
BUSINESS AUTHORITY LICENSE NO. LS-2010031977
MO CERT. OF AUTHORITY LICENSE NO. LC-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

| | | | |
|---|---|---|---|
| FOR ASPHALTIC SURFACES 1050 SW CEMETERY ROAD BLUE SPRINGS, MO. 64015 | SEC.-TWP.-RGE. 1-48-31 | COUNTY JACKSON | JOB NO. J-24475 |
| | DATE 5/8/2025 | FIELD BOOK & PAGE LOOSE LEAF | DRAWN BY JDC |
| FINAL PLAT | | | |

© COPYRIGHT 2025 R.L. BUFORD & ASSOCIATES, LLC
E:\J\J-JACKSON COUNTY\J-24475 ASPHALTIC SURFACES-JAKE ROBBINS MATT HENDRICKSON\DWG\J-24475 PLAT.DWG 6/9/2025

PF-05-25-9568;
PP-05-25-9569;
SPDR-05-25-9570

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: | 6.23.2025 |
| CC MEETING: | 7.7.2025 |
| BOA MEETING: | |
| NEWSPAPER: | |
| NOTICE LETTERS: | |
| PLANNER: | Shantele Frie |

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

Asphaltic Surfaces
**Project Name**

1050 SW Cemetery Rd, Blue Springs, MO 64015 — Separate Document
**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 |
|---|---|---|---|---|---|
| GB | Vacant | GB | Office/Warehouse | 2.18 | 1 |

## APPLICATION (*check all that apply*)

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

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

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

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

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

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

## APPLICANT & PROPERTY OWNER INFORMATION

Patrick Joyce — Kimley-Horn and Associates — (785) 550-8994 — patrick.joyce@kimley-horn.com
**Name of Applicant** — **Company** — **Phone** — **Email Address**

805 Pennsylvania Ave, Suite 150 — Kansas City — MO — 64105
**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 Patrick Joyce — 5/8/2025
**Applicant Signature** — **Date**

Jake Robbins — (816) 204-5634 — Jake@asphalticsurfaces.com
**Name of Property Owner** — **Phone** — **Email Address**

908 NW Vesper St — Blue Springs — MO — 64015
**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 — 5/8/2025
**Property Owner Signature** — **Date**

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

**PROJECT DESCRIPTION:**

The project site, located at 1050 SW Cemetery Rd, spans 2.18 acres and is zoned as General Business. Presently, the site is vacant and used as a parking lot. Surrounding properties consist of a mix of Light Industrial and General Business zones.

The proposed development includes the construction of a new building with associated parking and drives. The site will be utilized as an office/warehouse space, with the building designed as a general industrial facility.

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# CONTACT INFORMATION SHEET

## PROJECT LEAD

| Name | Company Name | | |
|---|---|---|---|
| Patrick Joyce | Kimley-Horn & Associates | | |
| **Address** | **City** | **State** | **Zip** |
| 805 Pennsylvania Ave, Suite 150 | Kansas City | MO | 64105 |
| **Email** | **Phone** | **Fax** | |
| patrick.joyce@kimley-horn.com | (785) 550-8994 | | |

## DEVELOPER

| Name | Company Name | | |
|---|---|---|---|
| Matthew Hendrickson | Capital Builders, LLC | | |
| **Address** | **City** | **State** | **Zip** |
| 1507 NE Wall St | Lee's Summit | MO | 64086 |
| **Email** | **Phone** | **Fax** | |
| matt@elevatedadventuresgroup.com | (816) 694-1369 | | |

## ENGINEER

| Name | Company Name | | |
|---|---|---|---|
| Patrick Joyce | Kimley-Horn & Associates | | |
| **Address** | **City** | **State** | **Zip** |
| 805 Pennsylvania Ave, Suite 150 | Kansas City | MO | 64105 |
| **Email** | **Phone** | **Fax** | |
| patrick.joyce@kimley-horn.com | (785) 550-8994 | | |

## ARCHITECT

| Name | Company Name | | |
|---|---|---|---|
| Erin Bardon | BNB Design | | |
| **Address** | **City** | **State** | **Zip** |
| 115 N Nettleton Ave | Bonner Springs | KS | 66012 |
| **Email** | **Phone** | **Fax** | |
| ebardon@bnbdesign.com | (913) 422-5762 | | |

## SURVEYOR

| Name | Company Name | | |
|---|---|---|---|
| Robert Young | R.L Buford & Associates, LLC | | |
| **Address** | **City** | **State** | **Zip** |
| 201 Main St, Suite #6 | Parkville | MO | 64152 |
| **Email** | **Phone** | **Fax** | |
| rob@rlbuford.com | (816) 741-6152 | | |

## LANDSCAPE ARCHITECT

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

## ATTORNEY

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

## OTHER CONTACT

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

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# PLANNING APPLICATION REVIEW STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: June 23, 2025 City Council: July 7, 2025 (Final Plat) |
| **Project Name:** | ***Eagles Ridge Estates PR-O 5th Final Plan and Final Plat*** |
| **Site Location:** | Generally located northwest of SW Newport Drive & west of SW 5th Street |
| **Project Request:** | **PROF-06-25-9610**; PRO Final Plan for thirty-two (32) single-family homes and one (1) open space tract<br>**PF-05-25-9571**; Final Plat for thirty-two (32) lots and one (1) tract on 10.55 +/- acres |

**Applicant:** Bryan Rahn | Blue Springs Safety Storage South, LLC
**Property Owner:** Blue Springs Safety Storage South, LLC
**Staff Planner:** Shantele Frie │ Associate Planner

**Project Description:** The applicant is requesting the approval of a Final Plat and a Planned Residential Overlay Final Plan for the property located northwest of SW Newport Drive and west of SW 5th Street. This property is approximately 10.55 +/- acres and is zoned SF-7/PR-O. The Final Plat consists of thirty-two (32) single-family residential lots and one (1) tract for the purpose of open space. The PR-O Final Plan complies with the previously approved PR-O Concept Plan including the previously approved modifications listed in the staff report.

**Staff Recommendation:** Staff recommend approval with conditions of the PR-O Final Plan and Final Plat applications. Conditions are identified at the end of the staff report.

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| 03/17/2003 | City Council | Approved the Annexation request (A-6-2002) that included the Chapman Farms Development by Ord. No. 3554. |
| 07/06/2005 | City Council | Approved the Rezoning (R-6-2005) by Ord. No. 3888 and the PR-O Concept Plan (PRO-2-2005) for Eagles Ridge by Ord. No. 3889. |
| 11/14/2005 | Planning Commission | Approved the Preliminary Plat (05-10-04) for Eagles Ridge. |
| 11/21/2005 | City Council | Approved the Amended PR-O Concept Plan (PRO-4-2005) for Eagles Ridge by Ord. No. 3928. |
| 09/26/2016 | Planning Commission | Approved the Amended Preliminary Plat (PP-08-16-5438) for Eagles Ridge Estates PR-O & Eagles Ridge Villas PR-O. |
| 10/03/2016 | City Council | Approved the Amended PR-O Concept Plan (PROC-08-16-5437) for Eagles Ridge Estates PR-O & Eagles Ridge Villas PR-O by Ord. No. 4617. |
| 10/09/2017 | Planning Commission | Approved the Amended Preliminary Plat (PP-09-17-6007) for Eagles Ridge Estates PR-O & Eagles Ridge Villas PR-O. |
| 10/16/2017 | City Council | Approved the Amended PR-O Concept Plan (PROC-09-17-6008) for Eagles Ridge Estates PR-O & Eagles Ridge Villas PR-O by Ord. No. 4694. |

| | | |
|---|---|---|
| 09/13/2021 | Planning Commission | Recommended approval of the Rezoning (08-21-7919) and PRO Concept Plan 5th Plat (PROC-08-21-7920) to City Council |
| 09/13/2021 | Planning Commission | Approved the Preliminary Plat for Eagles Ridge Estates 5th Plat |
| 09/20/2021 | City Council | Approved the Rezoning (RZ-08-21-7919) and PRO Concept Plan (PROC-08-21-7920) for Eagles Ridge PR-O 5th Plat |

**Future Applications:** The PR-O Final Plan and Final Plat are being reviewed concurrently. The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits for the development.

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| North: | "SF-7" (Single-Family) & "MF-14" (Moderate Density Multi-Family) | Undeveloped |
| South: | "SF-7/R-O" (Single-Family/Planned Residential Overlay) | Single-Family (Eagles Ridge Estates PR-O 2nd Plat) |
| East: | "SF-7/PD" (Single-Family/Planned Development) | Single-Family (Cambridge Park) |
| West: | "SF-7/PR-O" (Single-Family/Planned Residential Overlay) | Single-Family (Eagles Ridge Estates PR-O 3rd Plat) |

## FINAL PLAN & FINAL 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.

A final plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) or more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

**Preservation:** The subject property consists of approximately 10.55 +/- acres of undeveloped open space and represents the final phase of the Eagles Ridge Estates subdivision. As part of the proposed development, infrastructure improvements will include the construction of a public street and a sidewalk along one side of the roadway.

**Phasing:** This proposal is the fifth phase of the Eagles Ridge Estates Planned Residential Overlay (PR-O) and includes thirty-two (32) single-family residential lots and one designated open space tract. This will be completed in one phase.

**Streets &**

**Sidewalks:** The development will provide vehicular access through two (2) points: one from SW 5th Street connecting to SW Nelson Drive, and the other from SW 5th Street at SW Chelmsford Drive.

In accordance with City requirements, 5-foot-wide sidewalks will be installed on one (1) side of the internal streets. These sidewalks will enhance pedestrian connectivity to the existing phases of the subdivision and nearby amenities.

A 5-foot-wide trail is proposed along MO-7 Highway, located behind Lots 151, 152, and 159 through 166, as well as Tract G. Additionally, an off-site trail segment is proposed along MO-7 Highway within Tract A of the Eagles Ridge Estates PR-O 1st Plat.

**Traffic:** A traffic impact study is not required for this project.

**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 has been provided through construction of a detention basin. A stormwater certification letter has been provided indicating the basin was constructed and will function in accordance with the stormwater design.

**Sanitary Sewer:** The existing sanitary sewer system has adequate capacity to accommodate flows generated by the proposed development. However, the developer is responsible for extending the sanitary sewer infrastructure within the site to provide service. An engineer or surveyor must verify that the sewer invert elevations are sufficient to allow for proper connection to the existing system.

**Modifications Previously Approved:** The base zoning district standards and regulations shall control development with a PR-O, unless modifications are specifically approved as part of the PR-O Concept Plan. The applicant has been previously approved for the following modification to the base zoning district regulations for the "SF-7" (Single-Family) zoning district:

- **Establish minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Lot Development Standards."**
    - **Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.**

**Open Space & Landscape:** The remaining 10.55 +/- acres of the original 153.3 +/- acre Eagles Ridge Estates Subdivision is proposed to include thirty-two (32) single-family residential lots and one (1) tract. The applicant is proposing a detention pond within Tract G; however, this area does not count toward the open space requirement for the overall subdivision. Open space requirements are being satisfied through previously approved community amenities. With the inclusion of the open space provided in the 5th Plat, the total open space for Eagles Ridge Estates amounts to approximately 20.5%, exceeding the minimum 15% required by Code.

The PR-O Final Plan meets the streetscape requirements outlined in UDC Section 404.220.P.1. The applicant has indicated that the required street trees—one (1) for every 50 feet of right-of-way frontage—will be installed by the builder as each lot is developed.

In addition, each lot is required to include forty-five (45) plant units, independent of street tree requirements. Landscaping must be installed, or a financial guarantee must be provided, prior to the issuance of a certificate of occupancy.

A decorative precast concrete panel fence and, where feasible, a berm will be installed along the rear Lots 151, 152, and 159 through 166, as well as along Tract G, adjacent to MO-7 HWY.

**Land Use:** The proposed land use of the property is "Detached Housing" which is defined as, "the use of a lot for only one (1) principal dwelling unit that is not connected to any other dwelling unit. Typical formats include estates, single-family houses." The proposed use is for the development of thirty-two (32) single-family homes.

**Building Typology:** The lot development standards for the development fall under the "SF-7" zoning district requirements. Through the PR-O Concept Plan process, the applicant has been previously approved for the following development standards for each single-family lot:

| Standard | | "SF-7" Requirement | Previously Approved & Proposed |
|---|---|---|---|
| Lot Size | Frontage Width | 65-ft. min. | 65-ft. min. |
| | Area | 7,200-sf. | 7,200-sf. min. |
| Setbacks | Front | 25-ft. min. | 25-ft. min. |
| | Side | 8-ft. min. | 8-ft. min. |
| | Corner Side | 25-ft. min. | 15-ft. min.* |
| | Rear | 15-ft. min. | 15-ft. min. |
| Height | | 35 feet max. | 35-ft. max. |
| Design and Performance Standards | | Building Coverage = 40% of lot area max. | 40% max. |

*Previously approved modification under the PR-O Concept Plan

**Parking:** Vehicular parking is required and proposed as follows:

| Land Use | Required | Provided |
|---|---|---|
| Single-Family | 2 spaces per dwelling unit (1 unit = 2 spaces) | >2 spaces provided |

**Architectural Character:** The applicant intends to continue the current building style which includes a mix of ranch and two-story houses. The elevations provided match the approved PR-O Concept Plan by including a mix of siding and masonry on the façade.

**Minimum Livable Floor Area:** Per the 1996 UDC, Section 407.140, Minimum Livable Floor Area Standards, subdivisions are to be classified in a manner that minimizes the differences in dwelling sizes within and between adjacent residential developments. **The applicant is proposing a minimum livable floor area classification of 1,600-sf. for a true ranch and 1,800-sf. for all other floor plans, which matches the previous phases of Eagles Ridge Estates PR-O.**

**Signage:** Additional signage was not shown for this phase; however, if additional signage is required, an Administrative Sign Permit must be applied for.

**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 final plan is in substantial compliance with the approved concept plan and planned residential overlay standards as requested with the PR-O Concept Plan.

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:** The applicant is not proposing any amendments to the previously approved PR-O Concept Plan.

Any modification that, in the sole discretion of the Director of Community Development, negatively affects or impacts use, investments, or design of public facilities beyond the particular project and site may not be considered a minor amendment. Any change that violates a condition of approval in the concept plan or alters the findings of any technical study that supports the approved concept plan, may not be considered a minor change.

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.

**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 plat is in substantial compliance with the approved preliminary plat.

2. The construction plans meet all technical specifications.

   **STAFF RESPONSE:** The project was constructed per approved plans meeting all technical specifications.

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

   **STAFF RESPONSE:** “As Built” plans were submitted and reviewed for accuracy by city staff. It was determined that improvements meet city specifications.

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

   **STAFF RESPONSE:** There are no deviations in the final plat. The application is in compliance with the Comprehensive Plan and the purposes and intent of the UDC.

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 City does not approve nor enforce private covenants and restrictions; however, the applicant has provided a copy of the Declaration of Restrictions.

6. The recommendations of professional staff.

   **STAFF RESPONSE:** Staff recommends approval of the Final Plat with the conditions as 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 Planned Residential Overlay Final Plan application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless previously approved by the PR-O Concept Plan.
   a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Landscaping in the open space tract shall be financially guaranteed prior to the recording of the Final Plat.
3. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
   a. Sidewalk improvements adjacent to applicable lots.
   b. A minimum of 45 plant units and street tree(s) shall be installed.

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

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless previously approved by the PR-O Concept Plan.
   a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Prior to the Final Plat being recorded the following must occur:
   a. The landscaping and amenities shall be financially guaranteed; and,
   b. The sidewalk panels needing replaced adjacent to open space tracts shall be financially guaranteed.
3. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
4. Prior to Building Occupancy, the following must occur:
   a. Landscape buffers and amenities shall be installed and pass a final inspection by Planning; and,
   b. The sidewalk adjacent to open space tracts shall be installed and pass a final inspection by Public Works.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
   a. Sidewalk improvements adjacent to each lot.
   b. A minimum of 45 plant units and street tree shall be installed.

# Blue Springs, MO




Legend

- City Limits
- City Parcels
- County Parcels

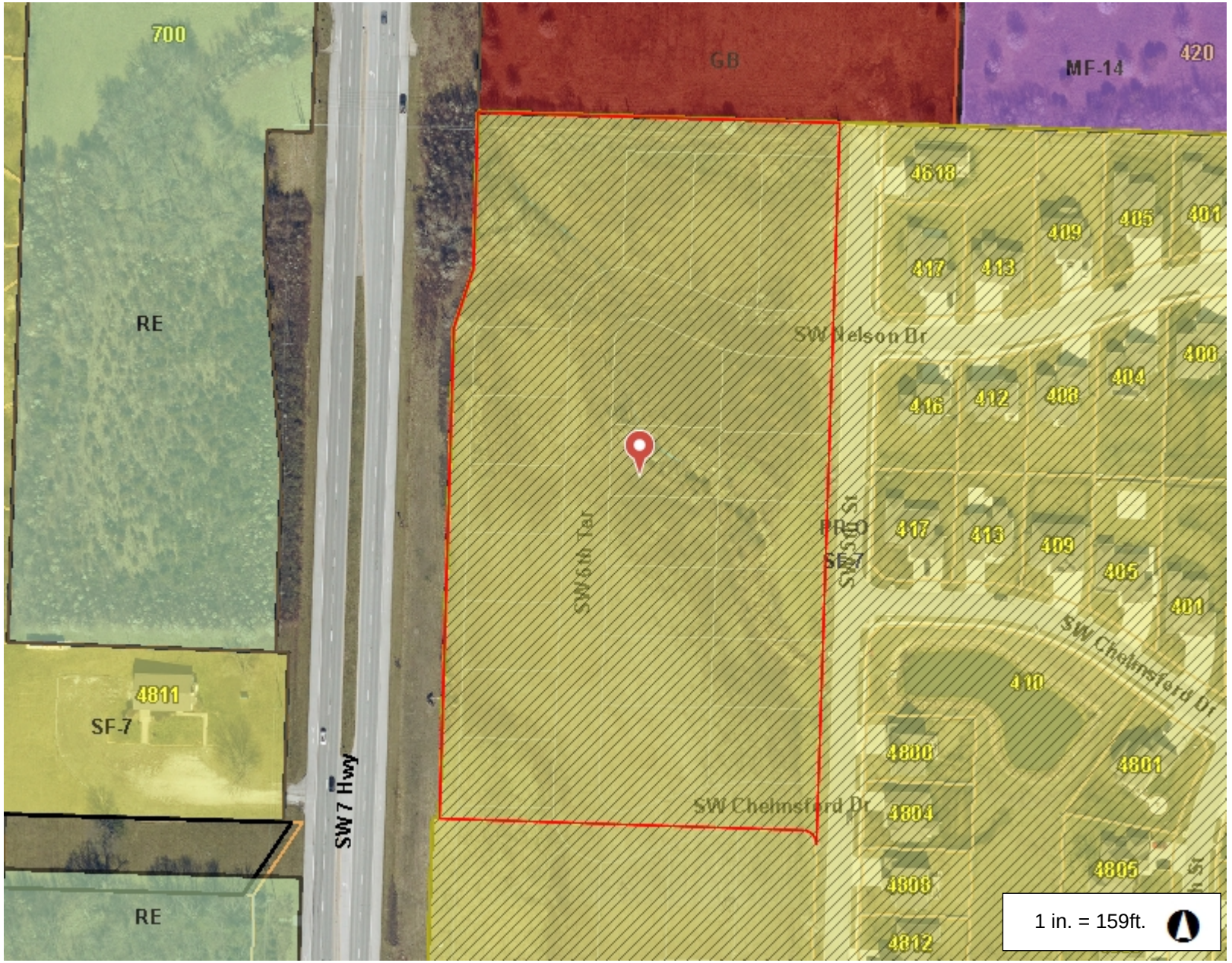
Notes

318.8 0 159.42 318.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Blue Springs, MO




SW 7 Hwy
Ryan Rd
Major Rd

## Legend

### Zoning Overlays

- ADP-O
- H-O
- PD
- PR-O
- PUD
- PUD/R-O
- R-O

### Zoning Districts

- Agricultural
- Central Business
- Civic Service
- County - General Business
- County - Local Business
- County - Multi-Family
- County - Residential Estate
- County - Single Family
- Downtown Zoning - T3
- Downtown Zoning - T4
- Downtown Zoning - T5
- General Business
- Heavy Industrial
- Light Industrial
- Multi Family - 10
- Multi Family - 14
- Multi Family - 18

## Notes

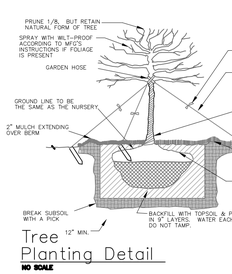
318.8 0 159.42 318.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# FINAL PLAN
# "EAGLES RIDGE ESTATES PR-O 5TH PLAT"
## LOTS 151 THRU 182
## BLUE SPRINGS, JACKSON COUNTY MISSOURI



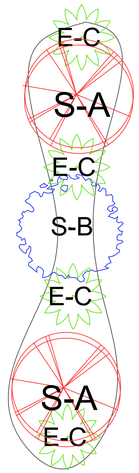

Tree Planting Detail

NO SCALE




LOCATION MAP

N.T.S.




TPY. BERM LANDSCAPING
TOTAL OF 17
44 PU EACH

### STREET TREES WITH IN THE ESTATES PLANTING SCHEDULE

| | | COMMON NAME | SCIENTIFIC NAME | CALIPER | PLANT UNITS PER | TOTAL PROPOSE UNITS |
|---|---|---|---|---|---|---|
| S-A | 46 | STATE STREET MAPLE | ACER MIYABEI | 2" CAL. | 8 | 368 |
| S-B | 0 | PACIFIC SUNSET MAPLE | ACER TRUNCATUM 'PACIFICSUNSET' | 2" CAL. | 8 | 0 |
| S-C | 0 | AUTUMN BLAZE MAPLE | ACER X 'AUTUMN BLAZE' | 2" CAL. | 8 | 0 |

ONE TREE PER LOT AND 3 FOR CORNER LOTS
25 REGULAR AND 7 CORNER LOTS
TOTAL = 46 TREES

TOTAL REQUIRED = 46 TREES OR 368

### OPEN SPACE TRACT G PLANTING SCHEDULE

| | | COMMON NAME | SCIENTIFIC NAME | CALIPER | PLANT UNITS PER | TOTAL PROPOSE UNITS |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| S-A | 14 | STATE STREET MAPLE | ACER MIYABEI | 2" CAL. | 8 | 112 |
| S-B | 0 | PACIFIC SUNSET MAPLE | ACER TRUNCATUM 'PACIFICSUNSET' | 2" CAL. | 8 | 0 |
| S-C | 0 | AUTUMN BLAZE MAPLE | ACER X 'AUTUMN BLAZE' | 2" CAL. | 8 | 0 |
| SHRUBS - PERENNIAL/ ORNAMANTAL | | | | | | |
| SH-C | 28 | ADAGIO MAIDEN GRASS | MISCANTHUS SINENSIS | 1GAL | 1 | 28 |

TOTAL PROPOSED =140

TOTAL OPEN SPACE 67,524 SF NEED 1 PLANT UNIT PER 500 SF => 67,542 / 500 = 135 PLANT UNITS TOTAL REQUIRED = 140

### 7 HWY TYPE "C" BUFFER PLANTING SCHEDULE

| | | COMMON NAME | SCIENTIFIC NAME | CALIPER | PLANT UNITS PER | TOTAL PROPOSE UNITS |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| S-A | 16 | STATE STREET MAPLE | ACER MIYABEI | 2" CAL. | 8 | 128 |
| S-B | 21 | PACIFIC SUNSET MAPLE | ACER TRUNCATUM 'PACIFICSUNSET' | 2" CAL. | 8 | 168 |
| S-C | 11 | AUTUMN BLAZE MAPLE | ACER X 'AUTUMN BLAZE' | 2" CAL. | 8 | 88 |
| SHRUBS - PERENNIAL/ ORNAMANTAL | | | | | | |
| SH-C | 0 | ADAGIO MAIDEN GRASS | MISCANTHUS SINENSIS | 1GAL | 1 | 0 |
| EVERGREEN TREES | | | | | | |
| E-C | 68 | GREEN GIANT ARBORVIATAE | THUJA PLICATA 'GREEN GIANT' | 6' HT. | 5 | 340 |

TOTAL PROPOSED =724

TOTAL TYPE "C" BUFFER REQUIREMENTS = 60 PU PER 100 L.F. => 1,160 / 100 = 12 X 60 = 720 PLANT UNITS TOTAL REQUIRED = 720

| EXISTING AND PROPOSED SF-7 PLATS | TOTAL ACRES | TOTAL OPEN SPACE |
|---|---|---|
| EAGLES RIDGE ESTATES PR-O 1ST PLAT | 14.52 | 2.34 |
| EAGLES RIDGE ESTATES PR-O 2ND PLAT | 20.05 | 10.74 |
| EAGLES RIDGE ESTATES PR-O 3RD PLAT | 8.46 | -- |
| EAGLES RIDGE ESTATES PR-O 4TH PLAT | 17.89 | -- |
| EAGLES RIDGE ESTATES PR-O 5TH PLAT | 10.55 | 1.60 |
| TOTAL | 71.47 | 14.68 |

TOTAL PERCENTAGE = 20.5 %

LANDSCAPING:
1. STREET TREES
   1 - TREE PER LOT PER STREET FRONTAGE AND 3 TREES FOR CORNER LOTS.
   THERE ARE 7 CORNER LOTS = 7 X 3 = 21 TREES
   THERE ARE 25 REMAINING LOTS = 25 TREES
   TOTAL STREET TREES REQUIRED= 46 TREES
2. OPEN SPACE TREES
   TOTAL AREA OF TRACT G OPEN SPACE = 67,524sf
   REQUIREMENT = I PLANT UNIT PER 500sf OF OPEN SPACE
   TOTAL REQUIRED 67,542/ 500 = 135 PU'S
3. TYPE "C" BUFFER ALONG 7 HWY
   TOTAL FRONTAGE ALONG 7 HWY = 1,160 L.F.
   REQUIRED 60 PLANT UNITS PER 100' OF FRONTAGE
   TOTAL REQUIRED= 1,160/ 100 = 12 X 60 = 720 PU'S
3. ADDITIONAL 6' DECORATIVE PRE CAST CONCRETE PANEL FENCE AND (BERM WHERE POSSIBLE) WILL BE INSTALLED ALONG 7 HWY BEHIND LOTS 151, 152, 159 THRU 166 AND TRACT G .

WALKING TRAIL AND SIDEWALKS:
1. WE ARE PROPOSING TO INSTALL A 5' WALKING TRAIL ALONG 7 HWY BEHIND LOTS 151, 152, AND 159 THRU 166 AND TRACT G. IN ADDTION WE WILL BE INSTALLING A PORTION OF OFF SITE TRAIL ALONG 7 HWY ON THE EXISTING TRACT 1 OF "EAGLES RIDGE PR-O 1ST PLAT"

PLANNING NOTES:
1. TOTAL LAND AREA = 10.55 ac
2. TOTAL SINGLE FAMILY LOTS PROPOSED = 32
3.. TOTAL UNITS PER ACRE =3.03 UNITS PER ac
4. TOTAL OPEN SPACE / COMMON AREA FOR THIS PHASE = 1.55ac
   1.55/ 10.55 = 15%
5. WITH THIS ADDITION TO OPEN SPACE THE OVERALL OPEN SPACE FOR EAGLES RIDGE ESTATE PR-O = 20.5%
6. TOTAL DEDICATED ROW = 1.77ac
7. MIN LOT SIZE = 7,645 sf
8. MIN FRONT YARD SET BACK = 25'
9. MIN CORNER SIDE SET BACK = 15'
10. MIN SIDE YARD SET BACK = 8'
11. MIN REAR YARD SET BACK = 15'
12. MIN HOUSE SIZE WILL BE 1,600sf



DECORATIVE PRECAST CONCRETE PANEL FENCE

**DEVELOPER:**

BLUE SPRINGS SAFETY STORAGE LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-229-8115

| DATE | REVISION | BY |
|---|---|---|
| 4-1-24 | PER CITY COMMENTS | - |
| 5-3-24 | PER CITY COMMENTS SHEETS 1, 5, 9 AND 10 | |
| 5-22-24 | PER CITY COMMENTS SHEETS 4, 6, 8, AND 10 | |
| 8-26-24 | REVISION FOR SIDWALK TO EAGLES DR. | |
| 12-7-21 | PER CITY COMMENTS | |
| 5-30-25 | REVISION FINAL PLAN | |
| 6-10-25 | PER CITY COMMENTS | |


Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 350-3675
e-mail = rwalquist@quistengineering.com


FINAL PLAN FOR
EAGLES RIDGE ESTATES PR-O 5TH PLAT
LOTS 151 THRU 182
CIVIL PLANS FOR
EAGLES RIDGE ESTATES 5TH PR-O
BLUE SPRINGS, JACKSON COUNTY MISSOURI

STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER 2001018825
5/9/25
REGISTERED PROFESSIONAL ENGINEER

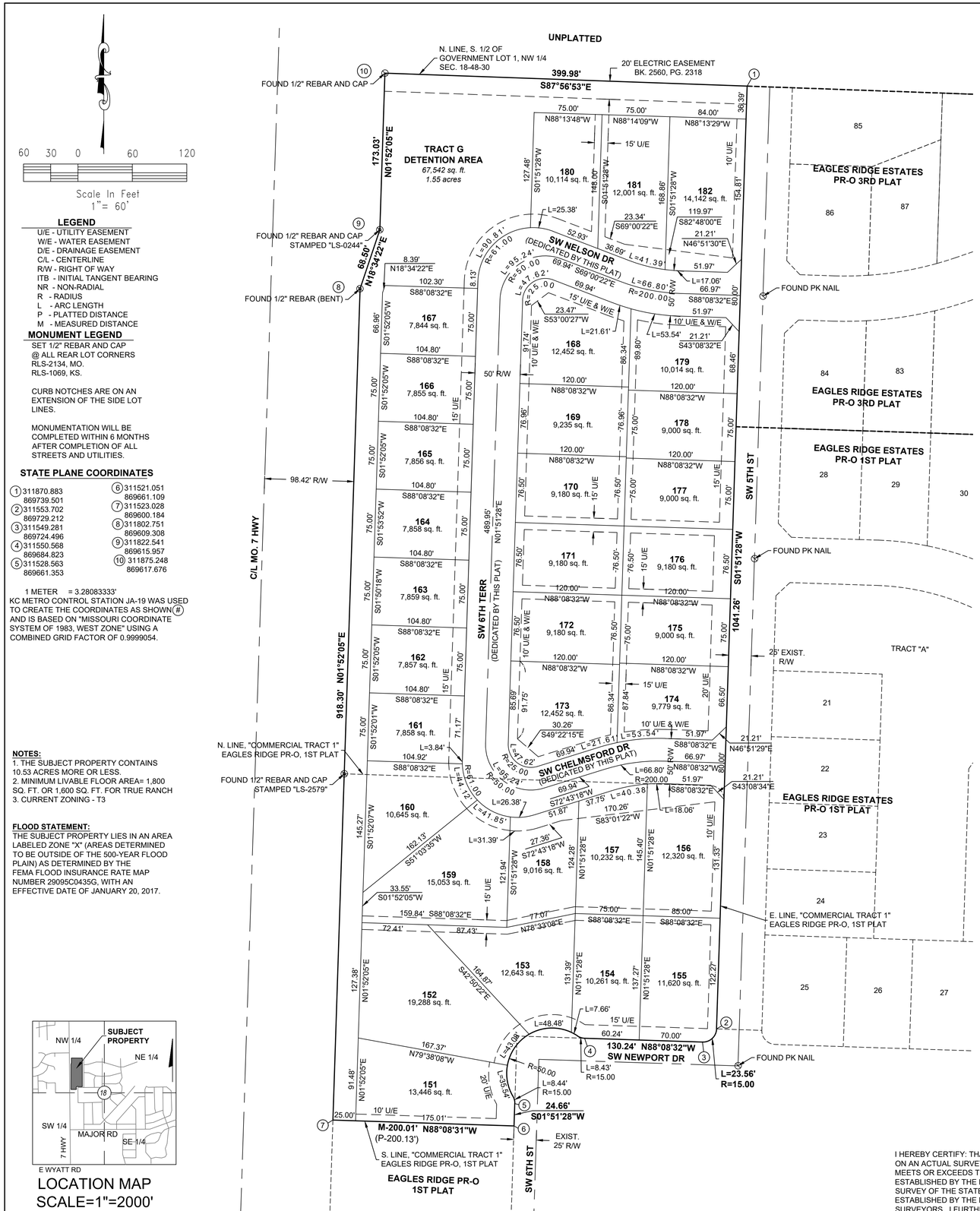
| | |
|---|---|
| DRAWN BY | RAW |
| CHECKED BY | RAW |
| DATE | 3-15-24 |
| PROJECT NO. | E24-302 |
| SCALE | |

# FINAL PLAT

## EAGLES RIDGE ESTATES PR-O 5TH PLAT

## LOTS 151 THRU 182 AND TRACT G

**A PART OF THE S. 1/2 OF GOVERNMENT LOT 1 OF THE NW 1/4**
**OF SECTION 18, TOWNSHIP 48, RANGE 30,**
**BLUE SPRINGS, JACKSON COUNTY, MISSOURI**




### LEGEND

U/E - UTILITY EASEMENT
W/E - WATER EASEMENT
D/E - DRAINAGE EASEMENT
C/L - CENTERLINE
R/W - RIGHT OF WAY
ITB - INITIAL TANGENT BEARING
NR - NON-RADIAL
R - RADIUS
L - ARC LENGTH
P - PLATTED DISTANCE
M - MEASURED DISTANCE

### MONUMENT LEGEND

SET 1/2" REBAR AND CAP @ ALL REAR LOT CORNERS RLS-2134, MO. RLS-1069, KS.

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.

### STATE PLANE COORDINATES

1. 311870.883, 869739.501
2. 311553.702, 869729.212
3. 311549.281, 869724.496
4. 311550.568, 869684.823
5. 311528.563, 869661.353
6. 311521.051, 869661.109
7. 311523.028, 869600.184
8. 311802.751, 869609.308
9. 311822.541, 869615.957
10. 311875.248, 869617.676

1 METER = 3.28083333'
KC METRO CONTROL STATION JA-19 WAS USED TO CREATE THE COORDINATES AS SHOWN (#) AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999054.

**NOTES:**
1. THE SUBJECT PROPERTY CONTAINS 10.53 ACRES MORE OR LESS.
2. MINIMUM LIVABLE FLOOR AREA= 1,800 SQ. FT. OR 1,600 SQ. FT. FOR TRUE RANCH
3. CURRENT ZONING - T3

**FLOOD STATEMENT:**
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0435G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.




LOCATION MAP
SCALE=1"=2000'
SECTION 18
TOWNSHIP 48 RANGE 30

**PURPOSE STATEMENT:**
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 10.53 ACRE TRACT OF LAND INTO 32 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT FOR A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

**PLAT 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 BE HEREAFTER KNOWN AS "EAGLES RIDGE ESTATES PR-O - 5TH PLAT".

**DETENTION AREA:**
AREAS DESIGNATED AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER 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 THE 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. OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION AREA. 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 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.

**WATER UTILITY EASEMENT:**
A WATER UTILITY EASEMENT, "W/E," IS HEREBY GRANTED TO THE PUBLIC WATER SUPPLY DISTRCT NO. 13 OF JACKSON COUNTY, MISSOURI, ITS SUCCESSORS AND/OR ASSIGNS, AS SHOWN ON THIS PLAT, TO LOCATE, CONSTRUCT, USE, MAINTAIN AND REPAIR WATER PIPELINE(S) AND APPURTENANCES INCLUDING A RIGHT OF ACCESS, ON, ALONG, AND IN ALL OF EASEMENT AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THIS EASEMENT. UPON COMPLETION OF CONSTRUCTION, REPAIR, AND/OR MAINTENANCE, ALL FENCES, GATES, AND OTHER SURFACE AREAS AFFECTED BY OPERATIONS WILL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.

**EASEMENT DEDICATION:**
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, AND CABLE TELEVISION, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFIES THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER EASEMENT RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

**STREET DEDICATION:**
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

**LEGAL DESCRIPTION:**
A PART OF THE SOUTH HALF OF GOVERNMENT LOT 1 OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 48, RANGE 30, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF "EAGLES RIDGE ESTATES PR-O, 3RD PLAT," A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF SW 5TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 51 MINUTES 28 SECONDS WEST, 1041.26 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW NEWPORT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THENCE NORTH 88 DEGREES 08 MINUTES 32 SECONDS WEST, 130.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 8.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 134.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 8.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 6TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 51 MINUTES 28 SECONDS WEST, 24.66 FEET TO A POINT ON THE SOUTH LINE OF COMMERCIAL TRACT 1, LYING IN "EAGLES RIDGE PR-O, 1ST PLAT," A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI ; THENCE ALONG SAID SOUTH LINE OF COMMERCIAL TRACT 1, NORTH 88 DEGREES 08 MINUTES 31 SECONDS WEST, 200.01 FEET (PLATTED=200.13 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY MISSOURI HIGHWAY NO. 7; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: NORTH 01 DEGREES 52 MINUTES 05 SECONDS EAST, 918.30 FEET; THENCE NORTH 18 DEGREES 34 MINUTES 22 SECONDS EAST, 68.50 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 05 SECONDS EAST, 173.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 56 MINUTES 53 SECONDS EAST, 399.98 FEET TO THE POINT OF BEGINNING. CONTAINING 10.53 ACRES, MORE OR LESS.

**ACKNOWLEDGEMENT:**
IN WITNESS WHEREOF, BLUE SPRINGS SAFETY STORAGE SOUTH, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___DAY OF ____, 20__.

_____
MEMBER - DAVID L. WARD

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS ___ DAY OF _____, 20__, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

_____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

**CITY ACKNOWLEDGEMENT:**
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "EAGLES RIDGE ESTATES PR-O - 5TH PLAT", WAS SUBMITTED TO AND APPROVED BY THE BLUE SPRINGS CITY COUNCIL THIS ___ DAY OF _____, 202_ BY ORDINANCE NO._____.

_____ _____
MAYOR - CHRIS LIEVSAY SENIOR DIRECTOR OF CITY DEVELOPMENT - MIKE MALLON

_____ _____
CITY ENGINEER - CITY CLERK - ERIN FORD

_____
PLANNING COMMISSION CHAIR - CHRIS HENNING

**JACKSON COUNTY ASSESSMENT DEPARTMENT APPROVAL:**

BY:_____.

DATE:_____.

I HEREBY CERTIFY: THAT THE PLAT OF "EAGLES RIDGE ESTATES PR-O - 5TH PLAT" SUBDIVISION 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. 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 BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

STATE OF MISSOURI
ROGER A. BACKUES
NUMBER LS-2134
6-18-2025
PROFESSIONAL SURVEYOR

DATE: JUNE 18, 2025


**DEVELOPER**
BLUE SPRINGS SAFETY STORAGE SOUTH
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MISSOURI 64029
PH. 816.229.8115


**EAGLES RIDGE ESTATES PR-O - 5TH PLAT**
**BLUE SPRINGS, JACKSON COUNTY, MISSOURI**


**BOUNDARY & CONSTRUCTION SURVEYING, INC.**
*821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063*
*PH.# 816/554-9798, FAX # 816/554-0337*


PROJECT NO. 24-277 | SHEET 1 OF 1

EAGLES RIDGE ESTATES PR-O 5TH PLAT, BLUE SPRINGS, MO

The City of Blue Springs Missouri

# Planning Application

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

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

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

EAGLES RIDGE ESTATES PR-O 5th Plat
Project Name

SOUTH 7 HWY — SEE ATTACHED
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — Legal Description (attach as a separate page if too large)

| Existing Zoning | Existing Land Use | Proposed Zoning | Proposed Land Use | Total Acreage | # of Proposed Lots |
|---|---|---|---|---|---|
| SF7 | AG | SF-7 PR-O | SINGLE FAMILY | 10.53 | 32+1 TRACT |

## 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 |
|---|---|---|---|
| Bryan Rahn | BLUE SPRINGS SAFTY STORAGE | 816-229-8115 | bryan@countryclub-homes.com |

| Address | City | State | Zip Code |
|---|---|---|---|
| 1120 NW EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |

*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 Bryan Rahn — Digitally signed by Bryan Rahn Date: 2023.12.20 07:19:56 -06'00' — 4-23-25
Applicant Signature — Date

| Name of Property Owner | Phone | Email Address |
|---|---|---|
| BLUE SPRINGS SAFETY STORAGE | 816-229-8115 | BRYAN@COUNTRYCLUB-HOMES.COM |

| Address | City | State | Zip Code |
|---|---|---|---|
| 1120 EAGLES RIDGE BLVD | GRAIN VALLEY | MO | 64029 |

*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 Bryan Rahn — 4-23-25
Property Owner Signature — Date

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

**PROJECT DESCRIPTION:**

FINAL PLAT EAGLES RIDGE ESTATES PRO-5TH

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# CONTACT INFORMATION SHEET

## PROJECT LEAD

| Name | Company Name | | |
|---|---|---|---|
| BRYAN RAHN | BLUE SPRINGS SAFTY STORAGE | | |
| **Address** | **City** | **State** | **Zip** |
| 1120 NW EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |
| **Email** | **Phone** | **Fax** | |
| BRYAN@COUNTRYCLUB-HOMES.COM | 816-228-8115 | | |

## DEVELOPER

| Name | Company Name | | |
|---|---|---|---|
| TONY WARD | BLUE SPRINGS SAFTY STORAGE | | |
| **Address** | **City** | **State** | **Zip** |
| 1120 NW EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |
| **Email** | **Phone** | **Fax** | |
| TONY@SAFTYMINISTORAGE.COM | 816-228-8115 | | |

## ENGINEER

| Name | Company Name | | |
|---|---|---|---|
| ROBERT WALQUIST | QUIST ENGINEERING | | |
| **Address** | **City** | **State** | **Zip** |
| 821 NE COULUMBUS | LEE'S SUMMIT | MO | 64034 |
| **Email** | **Phone** | **Fax** | |
| RWALQUIST@QUISTENGINEERING.COM | 816-550-5675 | | |

## ARCHITECT

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

## SURVEYOR

| Name | Company Name | | |
|---|---|---|---|
| SAME AS ENGINEER | | | |
| **Address** | **City** | **State** | **Zip** |
| | | | |
| **Email** | **Phone** | **Fax** | |
| | | | |

## LANDSCAPE ARCHITECT

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

## ATTORNEY

| Name | Company Name | | |
|---|---|---|---|
| CURT PETERSON | POLSINELLI PC | | |
| **Address** | **City** | **State** | **Zip** |
| 900 W 48TH PLACE SUITE 900 | KANSAS CITY | MO | 64112 |
| **Email** | **Phone** | **Fax** | |
| CPETERSON@POLSINELLI.COM | 913-234-7458 | | |

## OTHER CONTACT

| Name | Company Name | | |
|---|---|---|---|
| BAILEY PERRY | WARD DEVELOPMENT | | |
| **Address** | **City** | **State** | **Zip** |
| 1120 EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |
| **Email** | **Phone** | **Fax** | |
| BAILEY@SAFETYMINISTORAGE.COM | 816-229-8115 | | |

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**LEGAL DESCRIPTION:**

A PART OF THE SOUTH HALF OF GOVERNMENT LOT 1 OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 48, RANGE 30, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "EAGLES RIDGE ESTATES PR-O, 3RD PLAT," A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF SW 5TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 51 MINUTES 28 SECONDS WEST, 1041.26 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW NEWPORT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THENCE NORTH 88 DEGREES 08 MINUTES 32 SECONDS WEST, 130.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 8.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 134.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 8.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 6TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 51 MINUTES 28 SECONDS WEST, 24.66 FEET TO A POINT ON THE SOUTH LINE OF COMMERCIAL TRACT 1, LYING IN "EAGLES RIDGE PR-O, 1ST PLAT," A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI ; THENCE ALONG SAID SOUTH LINE OF COMMERCIAL TRACT 1, NORTH 88 DEGREES 08 MINUTES 31 SECONDS WEST, 200.01 FEET (PLATTED=200.13 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY MISSOURI HIGHWAY NO. 7; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: NORTH 01 DEGREES 52 MINUTES 05 SECONDS EAST, 918.30 FEET; THENCE NORTH 18 DEGREES 34 MINUTES 22 SECONDS EAST, 68.50 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 05 SECONDS EAST, 173.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 56 MINUTES 53 SECONDS EAST, 399.98 FEET TO THE POINT OF BEGINNING. CONTAINING 10.53 ACRES, MORE OR LESS.

# PLANNING APPLICATION REVIEW STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: June 23, 2025 |
| **Project Name:** | ***Blue Springs Student Mural*** |
| **Site Location:** | 204 SW 11th Street |
| **Project Request:** | ASP-05-25-9596; Master / Alternative Sign Plan for the installation of "Blue Springs Student Mural" mural on the northern façade of 204 SW 11th Street. |

**Applicant:** Teresa Keene | Downtown Blue Springs
**Property Owner:** Paul Waan | Integrity Roofing LLC
**Staff Planner:** Shantele Frie | Associate Planner

**Project Description:** The applicant is requesting approval of a Master Sign Plan application that includes a proposed mural installation on the northern façade of 204 SW 11Th Street. The mural design features an individual set against a vibrant, multi-colored background with cloud imagery and incorporates symbolic elements that reflect the spirit and identity of the Blue Springs Community. The mural will be composed of three individual panels, each measuring 8 feet by 8 feet, and will showcase original artwork created by local high school students. This mural will replace the existing mural art work currently located on this location.

The proposal exceeds the allowed number of murals per building. The Sign Code allows one (1) mural per building and the applicant is requesting to install three (3) mural panels.

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

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

The Public Art Commission recommended approval of the proposed mural on June 11, 2025, based on the images provided, with two (2) conditions.

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

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| 03/26/2007 | City Council | Approval of Rezoning from T-3 to T-5 Downtown Development Code. |

| | | |
|---|---|---|
| 07/26/2021 | Planning Commission | Recommended Approval of a Master Sign Plan (ASP-07-21-7852) for a mural. |
| 07/16/2021 | Public Art Commission | Recommended approval of Master Sign Plan (ASP-07-21-7852) |
| 06/11/2025 | Public Art Commission | Recommend approval of Master Sign Plan (ASP-05-25-9596) |

**Future Applications:** The applicable construction and sign permits must be obtained prior to installation.

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| North: | "CS" (Civic Space) | Parking Lot (Public Safety Building) |
| South: | "T5" (Urban Center) | Vacant Office Space |
| East: | Local Road | Right-of-Way (SW 10th Street) |
| West: | Local Road | Right-Of-Way (SW 11th Street) |

## 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 | SQFT | TOTAL | NOTES/ISSUES |
|---|---|---|---|---|---|
| Proposed mural consisting of three individual panels | Mural | 3 | 200 sq ft | 200 sq ft | The Sign Code allows one (1) mural per building and the applicant is requesting to install three (3) mural panels. |
| | | | | | |

**Types:** The applicant is requesting approval of a Master Sign Plan to install three building-mounted signs in the form of painted murals.

**Location:** The proposal includes three (3) murals to be installed on the north façade.

**Measurement:** Signage size allowances are determined based on the sign area permitted for each sign type.

1. If approved through a Master Sign Plan, murals may cover up to one hundred percent (100%) of the primary building façade.

The proposed "Blue Springs Student Mural" covers less than the maximum 100% façade coverage permitted by the Sign Code for Murals.

**Staff believes the purposed signage is of high aesthetic quality and that the signage fit in with the surrounding area due its location in Downtown Blue Springs.**

**Design & Construction (501.040):**

***Placement:***
None of the proposed building signs obstruct any pedestrian/vehicular access, sight-triangle, or light/ventilation required by Code or encroach on public property or right-of-way.

***Design Standards:***
The proposed signage complements the design, color, and composition of other on-site signage and the building.

Additionally, Code requires signage to be in "proportion to the building." The signage is all smaller than what is allowed by Sign Code. Painted signs typically blend in more with the building and do not feel as large as traditional wall-mounted signage.

***Materials:***
The proposed painted murals must utilize materials that are acceptable per the Sign Code. Staff has concerns about the painted signs and their longevity since paint typically requires more maintenance than a traditional sign. Signs must be constructed of durable materials capable of withstanding weather over the life of the sign with reasonable maintenance. Code requires a maintenance and removal plan to be provided with painted murals.

**Staff recommends that the painted commercial signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed.**

***Illumination:***
The proposed signage will not be illuminated.

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

**Permanent Sign Standards (501.060):**

**Murals:**
The proposed Blue Springs Student mural meets most of the standards for a Mural Sign. Murals cannot be overtly commercial, must not be located on the primary façade, limited to one (1) per building, and may cover up to 100% of the façade. The only standard the murals do not meet the limit of one (1) per building. Despite the deviation from code, Staff believe the approval of this Master Sign Plan request is warranted because the murals are cohesive and do not cover 100% of the façade.

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

1. Meet the intent of this Sign Code.

   **Staff Response:** Staff believes that the proposed student mural project meets the intent of the Sign Code.

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

**STAFF RESPONSE:** Staff believes the proposed student mural project has been designed to compliment the architectural character of the building and surrounding area, maintaining a clean and cohesive appearance that aligns with the visual aesthetic of Blue Springs. The mural is appropriately scaled, uses high quality materials, and avoids excessive text or graphics that could contribute to visual clutter. Its placement and design have been carefully considered to ensure it does not obstruct or compete with nearby signage, thereby preventing confusion or distraction. Overall, the mural enhances the visual environment and supports the community's identity without detracting from the attractiveness, character, or economic vitality of the area.

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 finds that the proposed mural is appropriate and compatible with the character of Downtown Blue Springs and its diverse mix of commercial uses.

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

   **STAFF RESPONSE:** Since the mural is painted directly on panels which will be placed on the wall, it will not pose any interference with public or traffic safety.

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

   **STAFF RESPONSE:** Staff believes that the proposed mural will not have any adverse impact on adjacent or nearby property owners or residents.

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

   **STAFF RESPONSE:** Approval of the proposed mural is based solely on the time, place, and manner of the signage and does not regulate or take into consideration the content or message displayed.

7. Meet the following review criteria as applicable:

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

      The Public Art Commission meeting was held on June 11, 2025. The Blue Springs Public Art Commission had the following conditions with a recommendation for approval:
      recommendation for the mural with the following conditions:

      1. **Maintenance Plan Requirement:**
         **A formal maintenance plan must be submitted outlining how the mural will be cared for over time. This plan should ensure the mural does not degrade by more than ten percent (10%) of its surface area. Signs of degradation may include, but not limited to, peeling, flaking, or fading paint.**

2. **In the event removal is necessary, the mural must be removed in a manner that does not damage the structure.**

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

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

iv. Be maintained for the duration of its display and removed in its entirety after said duration or if it falls into a state of disrepair. A maintenance and removal plan must be provided. Said plan should outline the entity responsible for maintenance over the entire life of the mural, what constitutes disrepair, and the date or event when the sign will be removed (e.g., change in ownership, demolition of building, etc.). The applicant must ensure this plan complies with and addresses any issue created by the Visual Artist Rights Act (VARA).
**The applicant has provided a maintenance plan for when the mural begins to show signs of deterioration.**

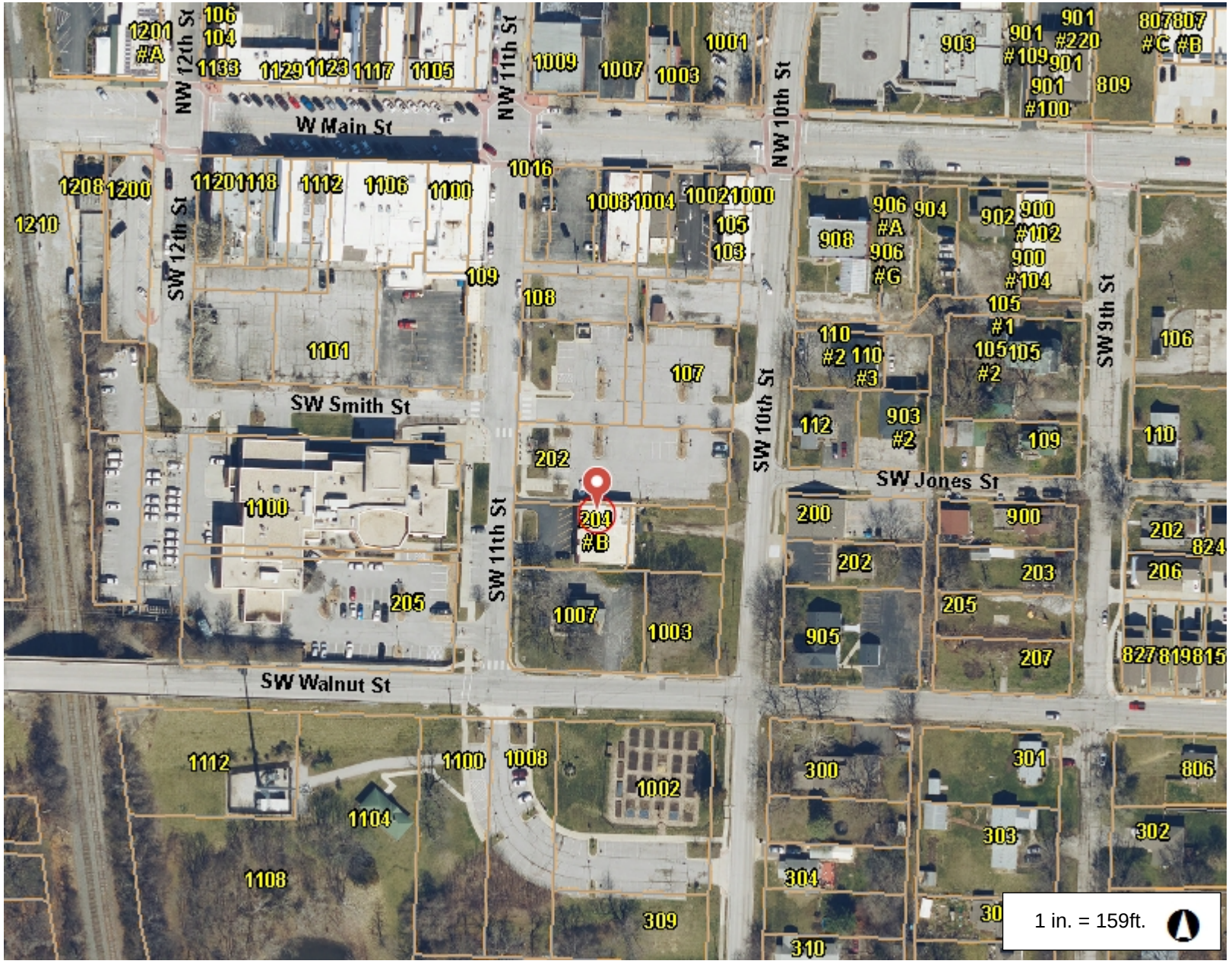
**Staff Recommendation:**
Staff recommends approval of the Master/Alternative Sign Plan with three (3) conditions:

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

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

3. Concerning Sign Removal:
   a. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the structure.

# Blue Springs, MO




SW 7 Hwy
Ryan Rd
Major Rd

## Legend

- City Limits
- City Parcels
- County Parcels

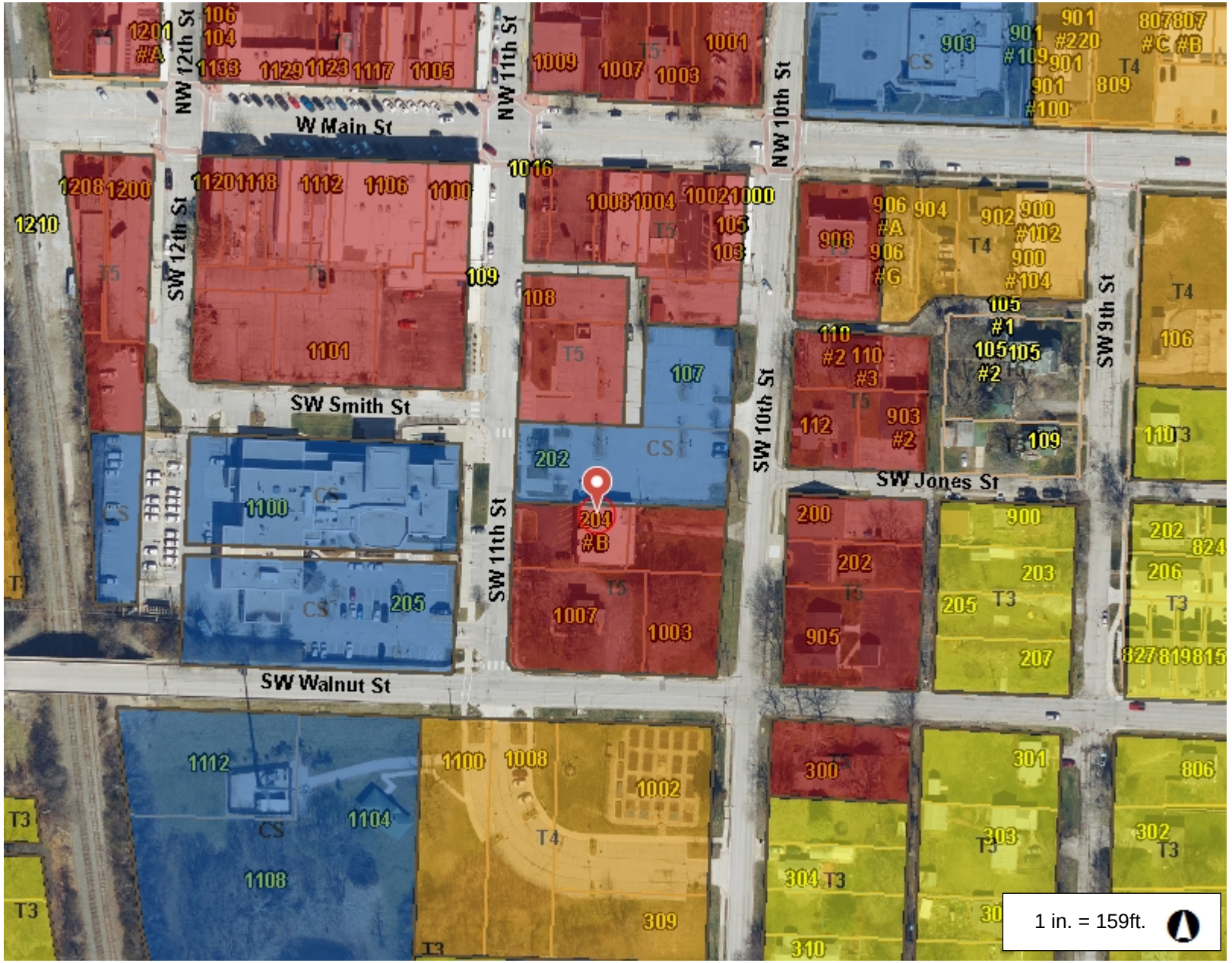
## Notes

318.8 0 159.42 318.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Blue Springs, MO




## Legend

### Zoning Overlays

- ADP-O
- H-O
- PD
- PR-O
- PUD
- PUD/R-O
- R-O

### Zoning Districts

- Agricultural
- Central Business
- Civic Service
- County - General Business
- County - Local Business
- County - Multi-Family
- County - Residential Estate
- County - Single Family
- Downtown Zoning - T3
- Downtown Zoning - T4
- Downtown Zoning - T5
- General Business
- Heavy Industrial
- Light Industrial
- Multi Family - 10
- Multi Family - 14
- Multi Family - 18

## Notes

318.8 0 159.42 318.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Maintenance and Removal Plan – Student Mural Project**

**Responsible Entity:**
Downtown Blue Springs will serve as the primary entity responsible for the ongoing maintenance and future removal of the mural. A formal *Collaborative Mural Agreement* will be completed and signed by all contributing students (and their parents/guardians, if under 18) as well as the supervising instructor. This agreement designates Downtown Blue Springs as the authorized representative to oversee the mural for the duration of its life.

**Maintenance Commitment:**

- Monthly visual inspections will be conducted to assess mural conditions.
- Minor repairs (e.g., graffiti removal, touch-ups, cleaning) will be addressed as needed by Downtown Blue Springs in consultation with the school or instructor.
- A protective sealant will be applied upon completion to support preservation.

**Definition of Disrepair:**
The mural will be considered in disrepair if:

- Paint has noticeable peeling, cracking, or fading in alignment with City of Blue Springs sign code.
- The work has been vandalized and not restored within 30 days.
- The mural becomes unsafe due to damage to the wall or surrounding surface.

**Removal Plan:**

- The mural will be removed in its entirety under any of the following conditions:
    - Change in building ownership, if the new owner requests removal.
    - Demolition or major renovation of the wall or structure.
    - Significant and irreversible damage or deterioration.

**VARA Compliance**

- The Collaborative Agreement contains a **VARA waiver**, ensuring Downtown Blue Springs may authorize updates or removal without further artist approval, in line with Code requirement

# Collaborative Mural Agreement

Project Title: _____

Location of Mural: _____

Instructor/School Contact: _____

Class or Group Name: _____

Date(s) of Project Completion: _____

**1. Purpose of Agreement**

This agreement acknowledges that the mural listed above was created as a collaborative group project by students under the instruction and supervision of the teacher named below

All participating students agree that the mural is a joint work of art created for public display as part of a class or group assignment.

**2. Joint Authorship and Representation**

All student participants acknowledge that the mural is a collaborative artwork, and no individual student retains sole authorship or control Downtown Blue Springs is designated as the authorized representative to make decisions about the mural's future maintenance,

**3. Maintenance, Updates, and Removal**

Downtown Blue Springs will be responsible for overseeing necessary repairs, updates, or removal of the mural

This includes decisions related to damage, structural changes, or changes in use of the building

Reasonable care will be taken to preserve the artwork.

**4. Visual Artists Rights Act (VARA) Waiver**

All contributors waive any rights under VARA related to modification or removal of the mural

Downtown Blue Springs may maintain, update, or remove the mural without additional permissions.

**5. Public Display and Use**

Participants grant permission for the mural to be publicly displayed, photographed, and used in promotional materials by the school,

**Signatures**

Instructor Name (Printed): _____ Signature: _____

Date: _____

| Student Name | Signature | Parent/Guardian (if under 18) |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

(Attach additional sheets if needed.)

# Student Mural-204 SW 11th St

## Existing Mural



## New Mural







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Blue
Springs


Blue Springs
Blue Springs
BOWL
BBQ

The City of Blue Springs Missouri

# Planning Application

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

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

CASE #: ASP-05-25-9596
PC MEETING: 6.23.2025
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER: Shantele Frie

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

Blue Springs Student Mural
**Project Name**

204 SW 11th St Blue Springs, MO 64015
**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 |
|---|---|---|---|
| Teresa Keene | Downtown Blue Spring | 816-598-4343 | director@downtownbluespring |

| Address | City | State | Zip Code |
|---|---|---|---|
| 801 NW Vesper St | Blue Springs | MO | 64015 |

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

X TKeene — 5/21/25
**Applicant Signature** | **Date**

| Name of Property Owner | Phone | Email Address |
|---|---|---|
| Paul Waan | 8163053652 | paulw@integrityroofingllc.com |

| Address | City | State | Zip Code |
|---|---|---|---|
| 801 NW Vesper St | Blue Springs | MO | 64015 |

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

X — 05/21/25
**Property Owner Signature** | **Date**

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

**PROJECT DESCRIPTION:**

Downtown Blue Springs, in partnership with the Blue Springs School District, is coordinating a new student mural project to replace an existing mural created by a previous class. The new mural would consist of three 8-foot by 8-foot panels featuring original artwork by local high school students. The design concept incorporates iconic imagery that celebrates the spirit of the Blue Springs community, including references to school mascots, walking trails, local businesses without specifically highlighting one particular business (coffee cup, pastries, etc), BBQ, and other recognizable elements. The mural will be painted during the high schools Summer Camp and installed in the same location as the current mural, which has deteriorated over time. A full-color rendering will be submitted prior to installation. This project is partially funded through support from the Community Improvement District (CID).

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# CONTACT INFORMATION SHEET

## PROJECT LEAD

| Name | Company Name | | |
|---|---|---|---|
| Teresa Keene | Downtown Blue Springs | | |
| **Address** | **City** | **State** | **Zip** |
| 801 NW Vesper St | Blue Springs | MO | 64015 |
| **Email** | **Phone** | **Fax** | |
| director@downtownbluesprings.org | 816-598-4343 | | |

## DEVELOPER

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

## ENGINEER

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

## ARCHITECT

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

## SURVEYOR

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

## LANDSCAPE ARCHITECT

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

## ATTORNEY

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

## OTHER CONTACT

| Name | Company Name | | |
|---|---|---|---|
| Jeremy Baker (art teacher) | Blue Springs School District | | |
| **Address** | **City** | **State** | **Zip** |
| 1200 SE Adams Dairy Pkwy | Blue Springs | MO | 64015 |
| **Email** | **Phone** | **Fax** | |
| jbaker@bssd.net | 816-874-3500 x506 | | |

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