BLUE SPRINGS
MISSOURI

PLANNING COMMISSION MEETING

Monday, March 23, 2026 6:30 PM
Public Safety Building
1100 SW Smith St
Blue Springs, Missouri

MEMBERS:	Susan Stokenbury (3/3)
Chris Henning (3/3)	Jennifer Ritschel (3/3)
Rick How (3/3)	Travis Graham (2/3)
Brian Ingersoll (3/3)	Byron Craddolph (2/3)
Chad Sanderson (3/3)	Jared Pumphrey (3/3)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval March 9, 2026 Minutes
4. Public Hearing—Rezoning: Sullivan Ranch (RZ-02-26-9805) East of S Litchford and North of SE Harris-Potts Rd
5. Public Hearing—General Development Plan: Sullivan Ranch (GDP-02-26-9806) East of S Litchford and North of SE Harris-Potts Rd
6. Public Hearing—General Development Plan: McAtee Village (GDP-12-25-9749) 412 SW 9th St

7. Public Hearing—General Development Plan: McAtee Meadows (GDP-12-25-9747) 707 SW South Ave
8. Preliminary Plat: Sullivan Ranch (PP-02-26-9807) East of S Litchford and North of SE Harris-Potts Rd
9. Preliminary Plat: McAtee Village (PP-12-25-9750) 412 SW 9th St
10. Preliminary Plat: McAtee Meadows (PP-12-25-9748) 707 SW South Ave
11. Adjournment

This agenda was posted at City Hall and on the City's website on March 18, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
MISSOURI

MINUTES OF PLANNING COMMISSION March 9, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, March 9, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel-Smith

Travis Graham

Jared Pumphrey

Byron Craddolph

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

Jennifer Baird, City Attorney

BLUE SPRINGS
MISSOURI

1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Shantele Frie, Planner III, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson Henning requested action on the approval of the minutes from February 23, 2026. Commissioner Stokenbury made a motion to approve the minutes. Commissioner Graham seconded the motion. With 9-0 approval the minutes passed.

3. PUBLIC HEARING—AGENDA ITEM 4: UDC Text Amendment/UDCT-01-26-9774/Short Term Rentals/ 903 W Main St

Chairperson Henning opened the public hearing at 6:31p.m. and requested Nic Hutchison, Director of City Development, present the UDC Text Amendment for Short Term Rentals to Planning Commission.

For: None

Against: Laura Wade, 2278 SW Park Avenue, Blue Springs, MO

With no further discussion, Chairperson Henning, closed the public hearing at 6:41 p.m.

Commissioner How made the motion to approve UDC Text Amendment/UDCT-01-26-9774. Commissioner Graham seconded the motion. With a 8-1 approval the UDC Text Amendment was recommended for approval at the March 16, 2026 City Council Meeting.

Chris Henning—Aye

Richard How—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Byron Craddolph—Aye

Susan Stokenbury—Aye

Jennifer Ritschel-Smith—Aye

Travis Graham—Aye

Jared Pumphrey—No

4. PUBLIC HEARING—AGENDA ITEMS 5 & 7: General Development Plan & Preliminary Plat/GDP-12-25-9749; PP-12-25-9750/McAtee Village/412 SW 9th St

Chairperson Henning opened the public hearing at 6:43 p.m. and requested a motion for a continuance on both the General Development Plan and the Preliminary Plat for McAtee Village

Commissioner Stokenbury made the motion to approve the continuance. Commissioner Sanderson seconded the motion. With a 9-0 approval the continuance was approved and will be heard at the March 23, 2026 Planning Commission Meeting.

Chris Henning—Aye

Richard How—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Susan Stokenbury—Aye

Travis Graham—Aye

Jennifer Ritschel-Smith—Aye

Jared Pumphrey—Aye

Byron Craddolph—Aye

5. PUBLIC HEARING—AGENDA ITEMS 6: Conditional Use Permit/CUPC-01-26-97/Moni's Daycare/9305 SW Orca Ct

Chairperson Henning opened the public hearing at 6:45 p.m. and requested Logan Day, Planner I, present the Conditional Use Permit for Moni's Daycare to Planning Commission.

Applicant: Monireh Ghorbanpour, 9305 SW Orca Ct, Blue Springs

For: None

Against: Mike Amberson, 9309 SW Orca Ct, Blue Springs, MO

With no further discussion, Chairperson Henning closed the public hearing at 7:15 p.m.

Commissioner Pumphrey made a motion to limit the CUP to 90 days. Chairperson Henning amended the motion to amend the Conditional Use Permit to 1 year. The motion was seconded by Commissioner How. With a 6-3 approval the Conditional Use Permit was amended to only be affective for 1 year.

Chris Henning—Aye

Susan Stokenbury—Aye

Richard How—Aye

Jennifer Ritschel—No

Brian Ingersoll—No

Travis Graham—Aye

Chad Sanderson—Aye

Byron Craddolph—Aye

Jared Pumphrey—No

Chairperson Pumphrey made the motion to approve Conditional Use Permit/CUPC-01-26-9786 with 3 staff conditions. Commissioner How seconded the motion. With a 7-2 approval the Conditional Use Permit was recommended for approval at the March 23, 2026, City Council Meeting.

Chris Henning—Aye

Jennifer Ritschel-Smith—Aye

Richard How—Aye

Travis Graham—Aye

Brian Ingersoll—No

Byron Craddolph—Aye

Chad Sanderson—Aye

Jared Pumphrey—No

Susan Stokenbury—Aye

Staff Conditions:

1. Approval by the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC
2. The Conditional Use Permit is granted for the operation of a day care-general use at 9305 SW Orca Ct. All standards in UDC Section 405.050.A.8.b shall be met at all times.
3. In addition to the continued maintenance and renewal of a City occupational (Business) license, the day care provider must remain in compliance with all other applicable City, County, and State requirements for the operation of the day care-general use.

6. ADJOURN

Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:28 p.m.

[BOARD CHAIR]

_____

[Chris Henning]

ATTEST;

_____

[board secretary]

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 23, 2026

City Council Date: April 6, 2026

Project Name: Sullivan Ranch

Site Location: East of SE Wyatt Road and East of SE Litchford Road

(41-700-03-03-00-0-00-000) Northern Parcel 29.63 Acres

(54-100-02-02-00)-Southern Parcel 38.73 Acres

Applicant: Charles J. Robinson, CJR Development

Property Owner: Land Bank of Blue Springs Missouri

Staff Planner: Shantele Frie, Planner III

Project Request:

RZ-02-26-9805: Rezoning from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single-Family District).

Rezoning, General Development Plan, Preliminary Plat
RZ-02-26-9805; GDP-02-26-9806; PP-02-26-9807
Sullivan Ranch
Exhibit #1

GDP-02-26-9806: General Development Plan for the development of 151 Large Lot Single Family residential, open spaces, and amenities.

PP-02-26-9824: Preliminary Plat for 151 Large Lot Single-Family residential lots and seven (7) open space tracts on 70.15 +/- acres.

Project Description:

The applicant is requesting approval to rezone the subject property from "AG-C" (Agriculture-County) and establish initial zoning of "SF-12" (Large Lot Single-Family Residential District) for the property located east of SE Wyatt Road and East of SE Litchford Road. The applicant is also requesting approval of a General Development Plan for 151 Large-Lot Single-Family homes, seven (7) open space areas, and walking trails throughout the development. The final request is for approval of a Preliminary Plat for 151 Large-Lot Single-Family lots, open-space tracts, and amenities on 70.15 +/- acres.

Staff Recommendation:

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

Previous Actions:

Date	Review Body	Action
07/07/2003	City Council	Approved the Annexation (A-6-2002) of the property into the Blue Springs City Limits (Ord. 3578)
05/30/2007	Planning Commission	Recommended denial of the Rezoning (RZ-03-07-1006) and the Gibson Estates PR-O Concept Plan (PROC-03-07-1008) for 634 single-family lot development on 225 +/- acres.
09/05/2007	City Council	Denied the Rezoning (RZ-07-07-1216) and the Gibson Ridge PR-O Concept Plan (PROC-07-07-1215) for a 480 dwelling unit development on 225 +/- acres.

10/27/2025	Planning Commission	Recommended Denial of the Rezoning (RZ-07-25-9646) and the Sullivan Ranch General Development Plan (GDP-07-25-9647) for 218 single-family lot development on 70.15 +/- acres.
11/17/2025	City Council	Denied the Rezoning (RZ-07-25-9646) and the Sullivan Ranch General Development Plan (GDP-07-25-9647) for 218 single-family lot development on 70.15 +/- acres.

Future Applications:

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

Adjacent Properties:

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

REZONING ANALYSIS

Existing Zoning: "AG-C" (Agriculture-County)

Existing Land Use: Undeveloped Vacant Land

Proposed Zoning: "SF-12" (Large Lot Single Family Residential District)

Proposed Land Use: Detached Single-Family Housing

Comprehensive Plan:

According to the 2014 Comprehensive Plan, the "*Future Land Use Policy Map* reflects planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning for any specific parcel or location. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvement 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 are 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. Connections to Gathering Places or Neighborhood Centers are important to access daily services and meet daily needs.

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

Goal 1: Strengthen Individual Neighborhood Identities.

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

2. Enhance or build Gathering Places so that most homes are within a 5-10 min walk of at least one gathering place.

The Goal and Target most opposed to this development is found under the "investments" framework:

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

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

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

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

Detached Housing: Areas appropriate for detached houses on small to larger lots as part of a residential neighborhood. Lot sizes are typically in the 6,000 to 15,000 square foot (1/4) acre range. Larger lots may be integrated into the pattern in limited applications to

add a variety of housing types and a transition to adjacent natural areas. Small lots may be integrated into the pattern to provide housing options within walking distance of Gathering Places and the Neighborhood Center.

Strategic Plan 2025-2030:

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

In this context, the development of the southern portion of the City via the South Area Sewer Neighborhood Improvement District (NID) serves as a concrete example of this balanced growth approach in practice. Established by the City in 2006 (with a related bond issuance in 2009) to finance and provide sanitary sewer infrastructure for approximately 1,530 acres of planned development, the NID ensures that essential utility capacity and infrastructure are in place before or concurrently with lot development and build-out. The NID requires that landowners/developers within the district enter into cooperative agreements to allocate sewer capacity. The City has effectively leveraged the NID to coordinate infrastructure readiness, phased growth, and service delivery in ways that align with the "Balanced Growth" Priority. The presence of the NID underscores how the City is guiding growth not just through zoning and land-use decisions, but also through infrastructure financing and capacity planning—thereby supporting a broader vision of preparing for and managing growth in a sustainable, service-oriented manner. The Neighborhood Improvement District (NID) anticipated the development of detached single-family housing on this property at a density consistent with the current proposal. The NID was sized accordingly and assessed based on this projected level of development.

Rezoning:

The intent of the "SF-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 relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

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

a manner consistent with the City's long-range vision for the southern growth area.

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

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

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

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in

particular the building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

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

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

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

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

a. The City will be able to provide the necessary utilities and municipal services to support the proposed development. Public Water Supply

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

6. The effect of approval of 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.

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

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

    a. Staff finds that the requested zoning change from "AG-C" (Agriculture-County) to "SF-12" (Large Lot Single-Family Residential District) is justified by changing conditions in the surrounding area and consistent with the City's Comprehensive Plan and Future Land Use Map. The Comprehensive Plan designates this area for future single-family residential development, reflecting the community's intent to promote orderly residential growth in the southern portion of the City. The existing "AG-C" zoning designation no longer aligns with current development patterns or the long-range vision established for this portion of the community. Staff finds the

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

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

    a. Staff finds this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

    a. Based on the review criteria above, staff recommends approval of this rezoning.

General Development Plan & Preliminary Plat Analysis

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and to achieve quality development through the review of a general development plan that represents the site's development. The general development plan will be approved by the City Council to establish a framework for development on a property. A general development plan is a plan for the entire area proposed to be included within a 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 Unified Development Code Section 403.050 and the submittal requirements set forth in the Preliminary Plat application.

Preservation:

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

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

Phasing:

The development is proposed in five (5) phases.

Streets & Sidewalks:

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

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

Full roadway improvements will be required along E. Wyatt Road consistent with the City's roadway standards. The improvements shall include dedication of a 60-foot right-of-way and construction of the full roadway section. S Litchford Road will require half-

road improvements, including installation of curb and gutter with a sidewalk along the development frontage. In addition, S. Litchford Road shall be modified as necessary to provide adequate sight distance from the proposed southern entrance, consistent with the traffic study dated July 7, 2025. Harris-Potts Road will also require half-road improvements along the project frontage, including curb and gutter with installation of a minimum five (5) foot-wide ADA-compliant sidewalk. Sidewalks along both S Litchford Road and Harris-Potts Road shall meet ADA accessibility requirements and be constructed in accordance with City standards.

A Limit of No Access is required to be delineated and dedicated on all lots and tracts adjacent to S Litchford Road and S Harris-Potts Road. Sidewalks adjacent to tracts must be installed before approval of the Final Plat for each development phase. Sidewalks along lot frontages must be installed before issuance of a Certificate of Occupancy for each lot.

Traffic:

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

The proposed subdivision includes 151 Large Lot Single-Family residential lots, which is expected to result in a modest increase in daily traffic. Based on the street classifications and existing roadway capacities, the additional traffic generated by the development is expected to remain well within the functional capacity of the surrounding roadway network after all improvements are completed. The proposed development is not expected to adversely impact traffic operation or reduce the level of service along E. Wyatt Road or adjacent roadways.

A preliminary Traffic Impact Study was completed as part of the initial review process. A follow-up Traffic Impact Study will be required while local schools are in session to capture a more accurate representation of peak traffic conditions and roadway operations. The results of the final study will be reviewed by City Staff prior to approval of Construction Infrastructure Plans to ensure appropriate mitigation measures are incorporated, if necessary.

Stormwater:

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

Sanitary Sewer:

A Neighborhood Improvement District (NID) was previously established to extend sanitary sewer service to this area. The available sewer capacity within the NID is limited based on the development assumptions and density allocations established at the time of its creation. The proposed number of sewer connections associated with this development can be adequately served by the existing NID sanitary sewer system.

The proposed Sullivan Ranch development is located within the Pump 7 service area, which was originally designed to serve approximately 223.62 acres and 669 single-family residential lots. The Sullivan Ranch development proposes 151 single-family residential lots, while the adjacent Hoot Owl Meadows subdivision to the west includes 231 single-family residential lots. Combined, these developments comprise 382 single-family residential lots within the Pump 7 service area. The City's long-range vision for this portion of the community has consistently identified it as a site for higher-density residential growth, with the goal of fully utilizing existing infrastructure and promoting efficient land-use patterns in the southern part of the city.

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

Land Use & Density:

The proposed land use for the site is "Detached Housing," defined as the use of a lot for a single principal dwelling unit that is not attached to any other dwelling unit. The

proposed development has a residential density of approximately 2.15 dwelling units per acre, which is consistent with the character and intent of the "SF-12" (Large Lot Single-Family Residential) zoning district.

Building Typology:

The "Detached House—Large Lot." Is the most appropriate building type for the development. The standards are listed in the table below:

Standard	**Requirement**	**Proposed**
Min. Lot Size	12,000 square feet to 1 acre	Minimum 12,000 square feet
Min. Lot Width	100 feet to 150 feet; minimum 80 feet for lots fronting on the radius of a cul-de-sac.	Minimum lot width 100-feet Minimum lot width 80
Front Setback	30-feet	30-feet
Corner Side Setback	30-feet corner side	30-feet
Side Setback	15-feet	15-feet
Rear Setback	30-feet	30-feet* except those noted below
Building Coverage	35% Max	35% Max
Building Height	35-ft	35-ft

CUL-DE-SAC LOTS REQUEST FOR WIDTH REDUCTION

Lot Number	**Building Line Width**
34	88-feet
44	83-feet
45	98-feet
81	96-feet

LOTS BACKING UP TO LANDSCAPE TRACTS FOR REQUEST FOR REAR YARD REDUCTION IN SETBACK

Lot Number	Request for Rear Yard Reduction of 30 feet
1	20-feet
2	20-feet
3	20-feet
4	20-feet
5	20-feet
6	20-feet
27	20-feet
28	20-feet
29	20-feet
30	20-feet
31	20-feet
32	20-feet
33	20-feet
34	20-feet
35	20-feet
36	20-feet
43	20-feet
44	20-feet
55	20-feet
56	20-feet
57	20-feet
58	20-feet
77	20-feet
78	20-feet
79	20-feet
80	20-feet
81	20-feet
82	20-feet
83	20-feet

84	20-feet
85	20-feet
86	20-feet
87	20-feet
88	20-feet
89	20-feet
90	20-feet
91	20-feet
92	20-feet
93	20-feet
102	20-feet
103	20-feet
104	20-feet
114	20-feet
115	20-feet
116	20-feet
117	20-feet
118	20-feet
119	20-feet
120	20-feet
121	20-feet
122	20-feet
123	20-feet
124	20-feet
125	20-feet
126	20-feet
127	20-feet
128	20-feet
147	20-feet
148	20-feet

** The request for the reduction for the rear yard setback would to provide adequate space for rear patios and decks for homes adjacent to the green space while maintaining the overall parcel boundary. The proposed improvements would extend toward the internal green space rather than encroaching on the exterior property lines of development.

Parking:

Single-Family Detached Housing requires two (2) off-street parking spaces per dwelling unit. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

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

Pedestrian Access:

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

Open Space:

In accordance with the requirements of the "SF-12" (Large Lot Single-Family Residential District) zoning district, the applicant is required to provide a minimum of 10% open space, consistent with the Open Space Standards outlined in Section 406.030 of the Unified Development Code (UDC). For this development, the required open space equates to approximately 7 +/- acres. Based on the submitted General Development Plan, this requirement has been satisfied.

Street trees are required at a minimum ratio of one (1) tree per lot or tract. For lots or tracts with frontage greater than 100 feet, one (1) street tree is required for every fifty (50) feet of frontage, in accordance with City standards. **Illustrative details of amenities must be provided with the Site Plan Design Review. A final landscape plan must be submitted for review and approval with the Site Plan Design Review and must address landscaping in common tracts and street trees. The minimum number of plant units to meet landscape buffer requirements must also be provided.**

All required open-space amenities must be installed before the building is occupied. Additional open space details will be reviewed through the Site Plan Design Review process.

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

Open Space	Description
Tract A-0.20 acres	Open Space/ Landscape Buffer
Tract B- 0.68 acres	Open Space/Detention
Tract C- 0.04 acres	Open Space/Landscape Buffer
Tract D-0.03 acres	Open Space/Landscape Buffer Walking Trail
Tract E-0.97 acres	Open Space/Detention Walking Trail
Tract F-0.14 acres	Open Space/Detention Walking Trail
Tract G-0.20 acres	Open Space/Landscape Buffer
Tract H-0.05 acres	Open Space/Landscape Buffer
Tract I-0.37 acres	Open Space
Tract J-0.75 acres	Open Space/Landscape Buffer Walking Trail
Tract K-1.22 acres	Open Space/Detention Walking Trail
Tract L-0.35 acres	Open Space/Landscape Buffer

	Walking Trail
Tract M-0.94 acres	Open Space/Detention Walking Trail
Tract N-0.32 acres	Open Space/Landscape Buffer Walking Trail
Tract O-0.12 acres	Open Space/Landscape Buffer Walking Trail
Tract P-0.24 acres	Open Space/Landscape Buffer
Tract Q-0.61 acres	Open Space/Detention
Tract R-0.51 acres	Open Space/Landscape Buffer Walking Trail
Tract S-0.53 acres	Open Space
Tract T-0.16 acres	Open Space/Landscape Buffer Walking Trail
Tract U-0.08 acres	Open Space/Landscape Buffer Walking Trail
Tract V-0.37 acres	Open Space/Landscape Buffer
Tract W-0.12 acres	Open Space/Landscape Buffer Walking Trail
Tract X-0.24 acres	Open Space/Landscape Buffer Walking Trail
Total Area	**9.53 acres**

Architectural Character:

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

Final architectural designs meeting the architectural design standards shall be provided for review and approval with Site Plan Design Review.

Minimum Livable Floor Area:

The adjacent Hoot Owl Meadows subdivision has an approved minimum livable floor area of 1,800 square feet. The applicant is proposing a minimum livable floor area of 1,600 square feet for all lots within the proposed development. Section 407.110 of the UDC allows the Planning Commission to classify subdivisions in a manner that minimizes the differences in dwelling sizes between adjoining neighborhoods and generally limits new subdivisions to no more than one classification below an abutting development unless a higher standard is requested. Because the proposed minimum is one step lower than Hoot Owl Meadows, it is consistent with the criteria for establishing a transition in dwelling sizes between subdivisions. The minimum livable floor area classification shall be clearly noted on the Final Plat prior to recording.

Frontage & Landscaping:

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

Landscape Area	Required Units / PUs (plant units)
South buffer: Adj. to Minor Collector (SE Harris Potts Road)	Buffer A- 20-foot width; 30 plant units per 100 linear feet.

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

Signage:

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

General Development Plan Review Criteria

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

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

    a. Staff finds the proposed General Development Plan is consistent with the City's Comprehensive Plan and the Strategic Plan 2025-2030, which identifies this area for future single-family residential development. The existing or proposed utility services are adequate for the proposed development. The proposal conforms to all applicable provisions of the

Unified Development Code (UDC), and the applicant listed in the Staff Report has requested modifications. Furthermore, the proposed development supports the City's long-range planning vision for the southern portion of the community, which emphasizes accommodating higher-density residential growth in an orderly manner.

2. The proposed General Development Plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a Zoning Map Amendment.

    a. Staff finds the proposed General Development Plan is conditioned on the approval of a concurrent application for a Zoning Map Amendment and is consistent with the requested zoning of "SF-12" (Large Lot Single-Family Residential).

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

    a. Staff finds that the General Development Plan complies with applicable use, development, and design standards established in the Unified Development Code. The applicant has requested a modification to the rear yard setback requirement for the lots identified in the staff report, proposing a reduction from the required thirty (30) feet to twenty (20) feet. Staff has reviewed this request in the context of the overall development layout and design.

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

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

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

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

6. The General Development Plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

    a. Staff finds the General Development Plan will foster a convenient and walkable neighborhood. The applicant is providing all the required sidewalks within the development in addition to connectivity to walking trails.

Preliminary Plat 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 development under the guidance of the Comprehensive Plan. In particular, the physical patterns, the arrangement of streets, blocks, lots, and open spaces, and public realm investments reflect the plan's principles and concepts.

    a. Staff finds the application is in accordance with the Comprehensive Plan as it pertains to physical patterns, arrangement of streets, blocks, lots, and open spaces, and public realm investments. Compliance with the requirements of this Development Code. In particular, the blocks and lots proposed meet all development and site design standards under the existing or proposed zoning.

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.

    a. Staff finds the proposed plan is in compliance with the requirements of this Development Code.

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

    a. The plan is proposed to be developed in five (5) phases.

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

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

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

    a. Staff finds that the proposed application does not hinder existing or anticipated future development, nor does it conflict with the goals and policies of the Comprehensive Plan. The proposal remains consistent with the City's adopted long-range planning objectives.

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

    a. Staff finds that the proposed design will not impede the construction or extension of existing or future public infrastructure within the area. The development layout allows for appropriate coordination with planned improvements and does not restrict future infrastructure expansion.

7. The recommendations of professional staff.

    a. Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the subdivision's overall planning concepts and shall be a prerequisite to 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 Recommendations:

Staff recommend approval of the Rezoning application.

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

1. Approval based on the representations of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless are requested and approved through the approval of the General Development Plan:

2. Established minimum lot standards that deviate from the "SF-12" zoning district standards, as outlined in the table, which include reductions to the minimum rear yard setback requirement to the following lots: 1,2,3,4,5,6,27,28,29,30,31,32,33,34,35,36,43,44,55,56,57,58,77,78,79,80,81,82,83,84, 85,86,87,88,89,90,91,92,93,102,103,104,114,115,116,117,118,119,120,121,122,123, 124,125,126,127,128,147,148.

3. Established minimum lot standards that deviate from the "SF-12" zoning district standard as outlined in the table, which includes a request for a reduction in lot width for the Cul-De-Sac front building line for the following lots: 34, 44,45,81.

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-02-26-9805) or General Development Plan (GDP-02-26-9806) is denied by the City Council.

3. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.

4. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.

5. All public infrastructure including offsite connection to lift station with easements prior to Final Plat approval.

6. Capacity of downstream culverts shall be evaluated per APWA and replaced as required.

7. Storm sewer improvements along Litchford Road and Harris-Potts Road shall be provided to meet APWA requirements for spread.

8. Improvements to Litchford Road shall include recommendations in Traffic Impact Study to meet minimum sight distance requirements.

9. Provide Final Drainage Study. Drainage Study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10, and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

10. Provide As-Built drawings prior to Final Plat approval.

11. Developer shall coordinate with Public Works Department regarding the proposed street lighting prior to Final Plat approval.

12. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.

    a. As required by MDNR land disturbance permit, storm water pollution prevention plan (SWPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.

13. A Maintenance Bond will be required following infrastructure acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

14. The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

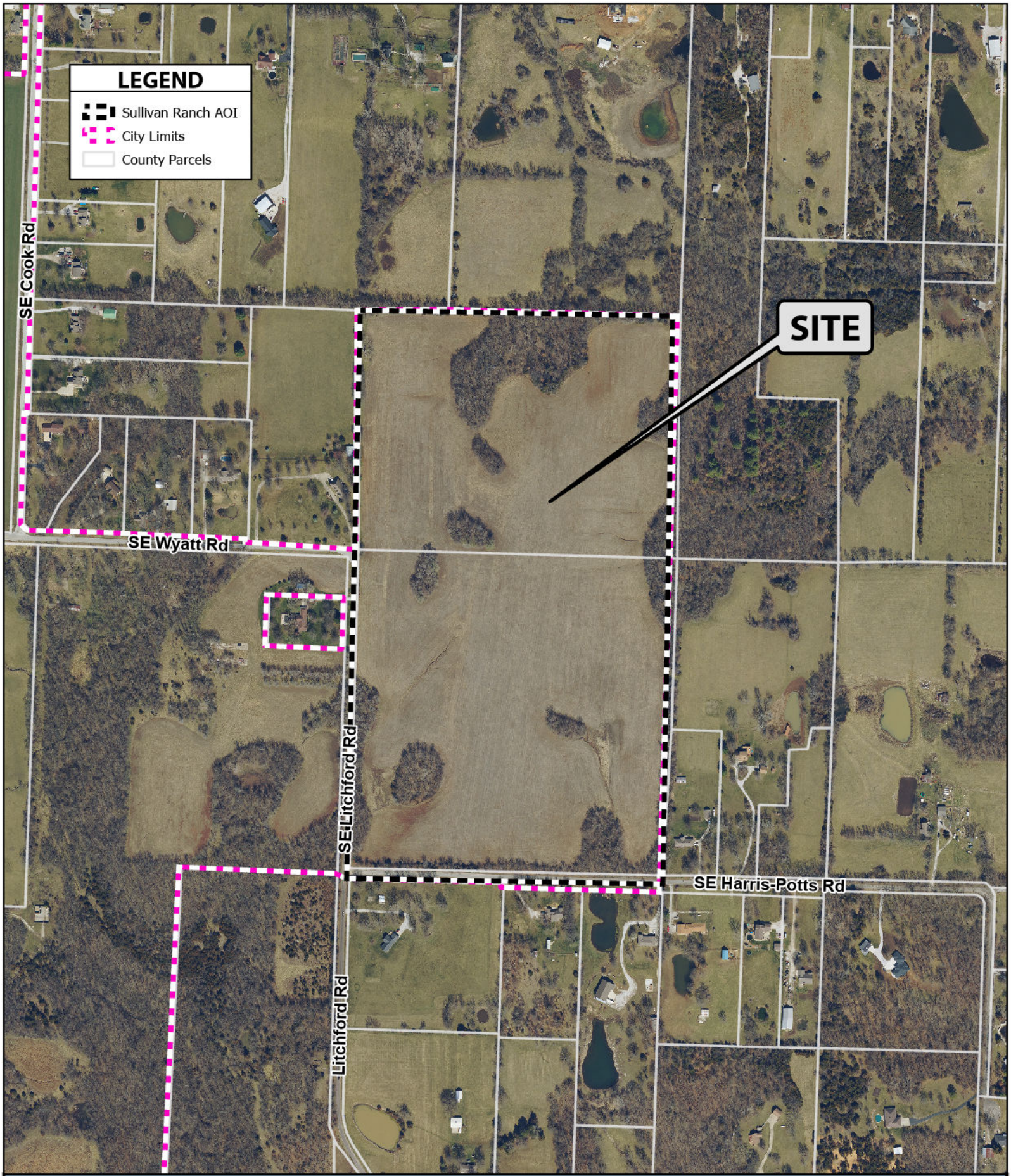
15. Acknowledgement of final acceptance by the local PWSD authority shall be submitted prior to Final Plat approval.

16. A sealed letter by a Registered Professional Engineer is the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

17. The developer shall construct full roadway improvements along E. Wyatt Road in accordance with City roadway standards, including dedication of a sixty (60) foot right-of-way and construction of the full roadway section.

18. The developer shall construct half-road improvements along S. Litchford Road along the development frontage, including installation of curb, gutter, and sidewalk.

19. The developer shall construct half-road improvements along Harris-Potts Road along the development frontage, including the installation of curb, gutter, and a minimum five (5) foot-wide ADA-compliant sidewalk.



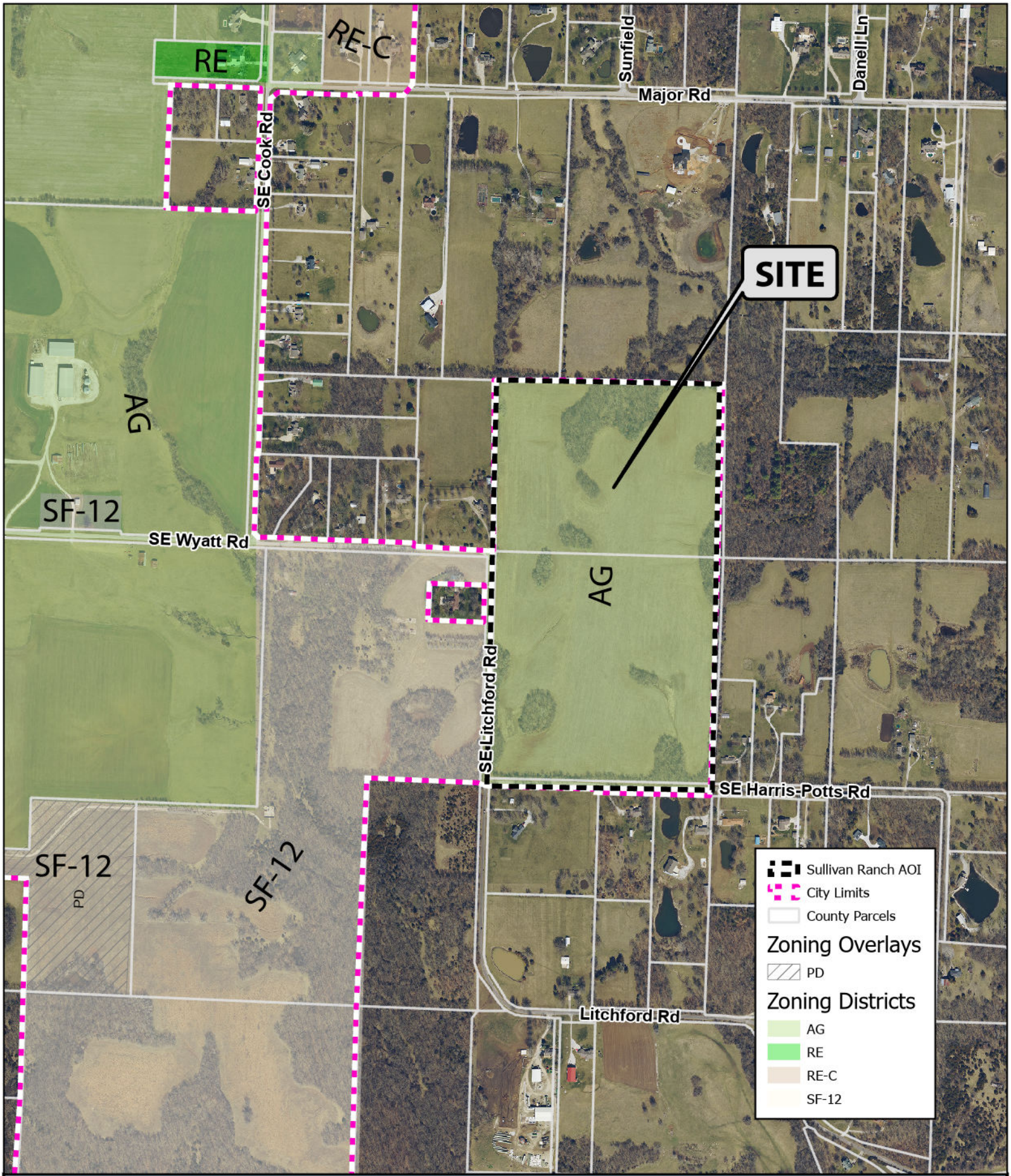
BLUE SPRINGS
MISSOURI

GDP-02-26-9806/ RZ-02-26-9805 / PP-02-26-9807
SULLIVAN RANCH
AERIAL LOCATION MAP

N

1" = 500'

Date: 03/05/26



BLUE SPRINGS
MISSOURI

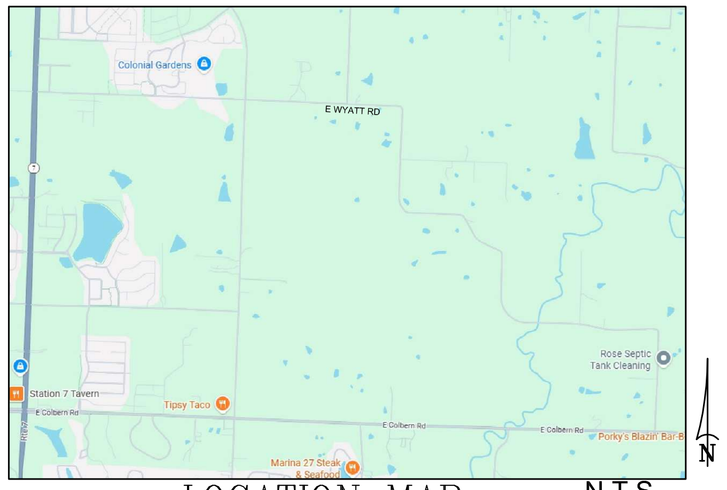
GDP-02-26-9806/ RZ-02-26-9805 / PP-02-26-9807
SULLIVAN RANCH
SITE LOCATION AND ZONING MAP

N

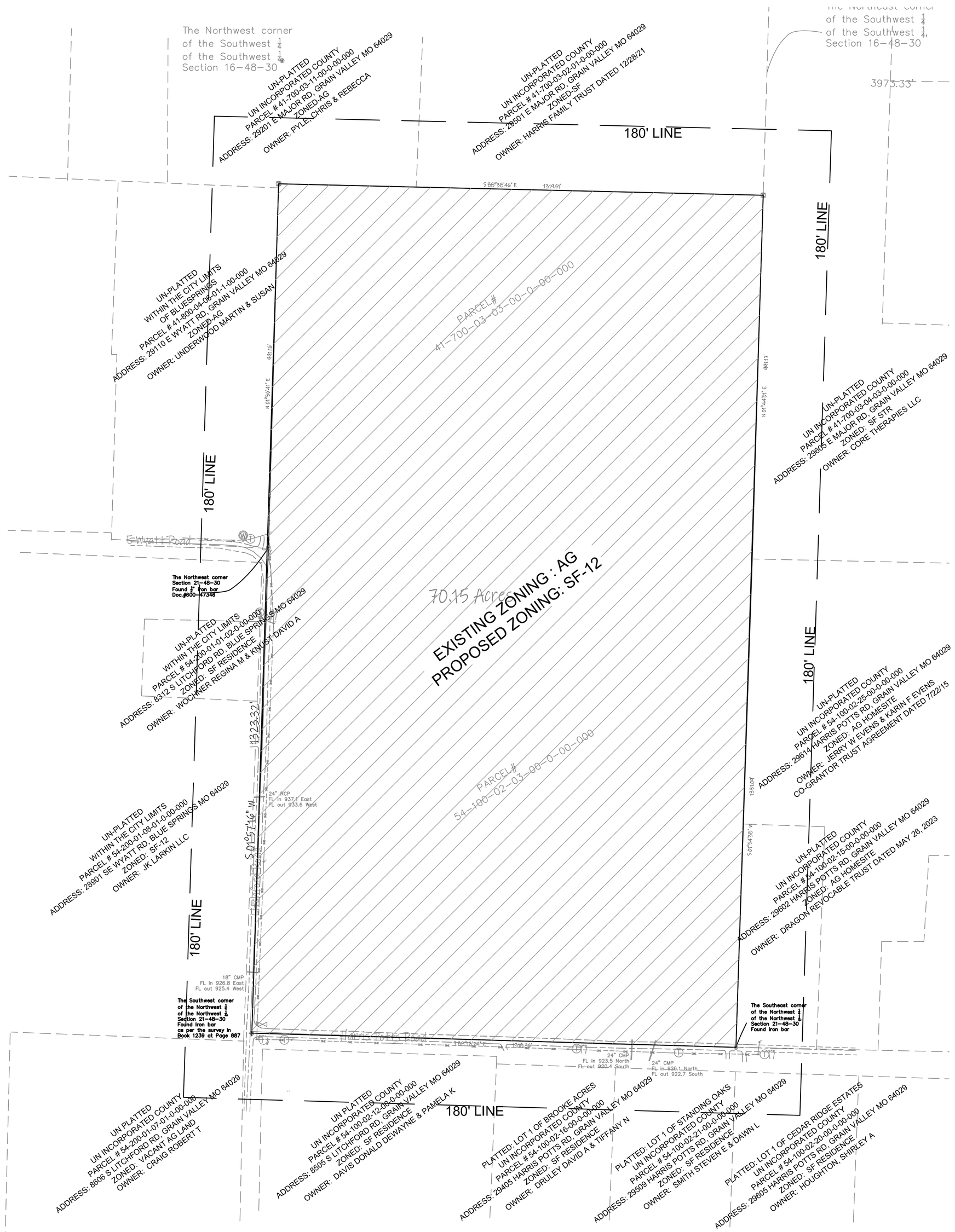
1" = 700'

Date: 03/05/26

RE ZONING PLAN "SULLIVAN RANCH"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



LOCATION MAP N.T.S.



Legal Description

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

Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30 N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30 S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30 N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

DEVELOPER:

DATE	REVISION	BY
2-3-26	PER REVISED COMMENTS	-

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5875
e-mail = mvquist@quistengineering.com

REZONING PLAN
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

1ST SUBMITTAL SET
NOT FOR CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

Received
03/09/2026 8:38:50 AM

GENERAL DEVELOPMENT PLAN
"SULLIVAN RANCH"
BLUE SPRINGS, JACKSON COUNTY MISSOURI

5' City Sidewalk

8' HOA Walking Trail


LIMITS OF NO ACCESS
5' SIDEWALK
8' ASPHALT TRAIL
OPEN SPACE/ BMP & DETENTION
5' SIDEWALKS
8' CONCRETE TRAIL
SE IDA LANE
SE CHARLES ST
SE SULLIVAN DR
SE MYRNA LANE
SE WYATT ROAD
SE ROBINSON RD
SE ROBINSON COURT
SE CHRIS COURT
SE CHRIS STREET
SE IDA DRIVE
EAST ROBINSON RD
NORTH ROBINSON DRIVE
SE BARBARA DR
BARBARA RD
TRACT A 0.20 acres
TRACT B 0.68 acres
TRACT C 0.04 acres
TRACT D 0.03 acres
TRACT E 0.97 acres
TRACT F 0.14 acres
TRACT G 0.20 acres
TRACT H 0.05 acres
TRACT I 0.37 acres
TRACT J 0.75 acres
TRACT K 1.22 acres
TRACT L 0.35 acres
TRACT M 0.94 acres
TRACT N 0.32 acres 14,036 sq. ft.
TRACT O 0.12 acres
TRACT P 0.24 acres
TRACT Q 0.61 acres
TRACT R 0.51 acres
TRACT S 0.53 acres
TRACT T 0.16 acres
TRACT U 0.08 acres
TRACT V 0.37 acres 16,269 sq. ft.
TRACT W 0.12 acres
TRACT X 0.24 acres
OPEN SPACE/ BMP & DETENTION
OPEN SPACE/ BMP & DETENTION
OPEN SPACE/ BMP & DETENTION
OPEN SPACE/ BMP & DETENTION
OPEN SPACE/ BMP & DETENTION
8' ASPHALT TRAIL
LIMITS OF NO ACCESS
8' CONCRETE TRAIL
8' ASPHALT TRAIL
LIMITS OF NO ACCESS
8' ASPHALT TRAIL
8' CONCRETE TRAIL
8' CONCRETE TRAIL
8' CONCRETE TRAIL
8' ASPHALT TRAIL
8' ASPHALT TRAIL
8' ASPHALT TRAIL
LIMITS OF NO ACCESS
8' ASPHALT TRAIL
5' SIDEWALKS
5' SIDEWALKS
5' SIDEWALKS

GENERAL UTILITY PLAN
"SULLIVAN RANCH"
BLUE SPRINGS, JACKSON COUNTY MISSOURI



200 100 0 200

Scale In Feet
1"= 200'

DATE	REVISION	BY
2-26-26	PER CITY COMMENTS	-

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5875
e-mail = rwquist@quistengineering.com

GENERAL UTILITY PLAN
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

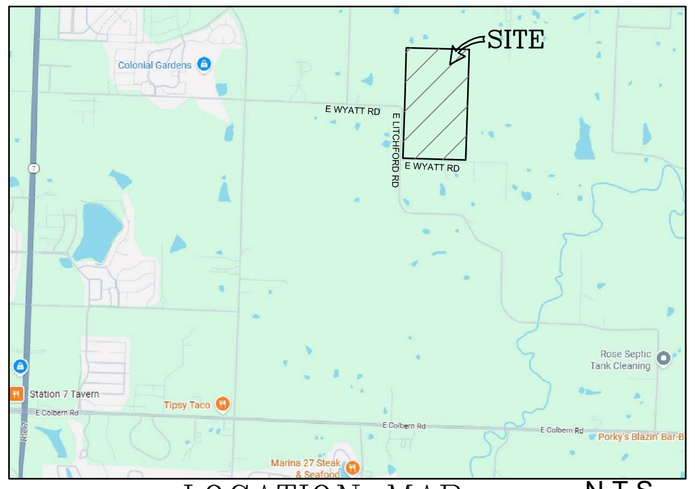
1ST SUBMITTAL SET
NOT FOR
CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

Received
03/09/2026 8:39:41 AM

PRELIMINARY PLAT
"SULLIVAN RANCH"
LOTS 1 THRU 148
BLUE SPRINGS, JACKSON COUNTY MISSOURI

DEVELOPER:



LOCATION MAP N.T.S.

SYMBOL LEGEND

PROPOSED		EXISTING
MH	Manhole	MH
CI	Curb Inlet	
JB	Junction Box	JB
FI	Field Inlet	FI
FES	Flared End Section	FES
FH	Fire Hydrant	
BO	Blow Off	
WV	Water Valve	
WM	Water Meter	
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	

LINE LEGEND

PROPOSED		EXISTING
ST	Storm Line	ST
SAN	Sanitary Line	SAN
WTR	Water Line	
	Building Line	BL
	Easement Line	
	5' City Sidewalk	
	2' Curb	
840	Contour	840
	Tree Line	
X	Fence Line	X
G	Gas Line	G
	Overhead Telephone Line	OHT
	Undergroung Telephone Line	UGT
	Overhead Electrical Line	OHE
	Underground Electrical Line	UGE
	8' HOA Walking Trail	

UN-PLATTED WITHIN THE CITY LIMITS OF BLUESPRINGS

HALF RD IMPROVEMENT ALONG LITCHFORD RD

NO ACCESS EASEMENT ALONG LITCHFORD RD

1323.32'

HALF RD IMPROVEMENT ALONG LITCHFORD RD

UN INCORPORATED COUNTY

N 01°36'41" E 991.16'

50' ROW TO PROPERTY LINE

30' ROW EASEMENT

UN INCORPORATED COUNTY

OPEN SPACE/ BMP & DETENTION

OPEN SPACE/ BMP & DETENTION

PHASE 1

PHASE 2

PHASE 3

PHASE 5

PHASE 4

HALF RD IMPROVEMENT ALONG HARRIS POTTS RD

NO ACCESS EASEMENT ALONG HARRIS POTTS

UN INCORPORATED COUNTY

HALF RD IMPROVEMENT ALONG HARRIS POTTS RD

OPEN SPACE/ BMP & DETENTION

UN-PLATTED WITHIN THE CITY LIMITS OF BLUESPRINGS

HALF RD IMPROVEMENT ALONG HARRIS POTTS RD

UN-PLATTED AND UN INCORPORATED COUNTY

The Southwest Corner of the N 1/2 of the SW 1/4 of Section 16 Found Iron

UN INCORPORATED COUNTY

S 01°54'38" W 1331.09'

60' ROW

UN INCORPORATED COUNTY

N 01°44'01" E 991.17'

60' ROW

S 88°38'46" E 1319.51'

OPEN SPACE/ BMP & DETENTION

SITE DATA:		
EXISTING ZONING	AG	
PROPOSED ZONING	SF-12	
OVERLAY DISTRICT	NONE	
SITE AREA	70.15	
DEDICATED ROW	16.54ac	
NET AREA	53.61ac	
TOTAL LOTS	148	
MIN LOT SIZE	12,000sf	
AVERAGE LOT SIZE	13,500sf	
UNIT TOTAL	148	
UNIT DENSITY	2.1 units/ac	
SF -12	REQUIRED	PROPOSED
MINIMUM LIVABLE FLOOR AREA	1,600sf	1,600sf
TOTAL OPEN SPACE	7.0ac	9.53ac
PERCENT OPEN SPACE	10%	14%
MIN LOT WIDTH	100'	100' ACCEPT AS NOTED
MIN LOT SIZE	12,000sf	12,000sf
SET BACKS		
FRONT	30'	30'
SIDES	15'	15'
REAR	30'	30' ACCEPT AS NOTED
CORNER SIDE	30'	30'
BUILDING COVERAGE	MAX 35%	MAX 35%

NOTE:

1. WYATT RD ALL PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 32' WIDE WITH 60' ROW DEDICATED WITH 5' SIDEWALK ON ONE SIDE AND 8' TRAIL ON THE OTHER.
2. ALL OTHER PROPOSED ROADS SHALL BE PUBLIC BUILT TO CITY STANDARDS 28' WIDE WITH 50' ROW DEDICATED WITH SIDEWALKS ON ONE SIDE.
3. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
4. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.

CUL-DE SAC LOTS REQUEST FOR WIDTH VARENCE	
LOT NUMBER	BUILDING LINE WIDTH
34	88'
44	83'
45	98'
81	96'

LOTS BACKING UP TO LADSCAPING TRACTS REQUEST FOR REAR SET BACK VARENCE	
LOT NUMBER	REQUESTED REAR SET BACK
1	20'
2	20'
3	20'
4	20'
5	20'
6	20'
27	20'
28	20'
29	20'
30	20'
31	20'
32	20'
33	20'
34	20'
35	20'
36	20'
43	20'
44	20'
55	20'
56	20'
57	20'
58	20'
77	20'
78	20'
79	20'
80	20'
81	20'
82	20'
83	20'
84	20'

LOTS BACKING UP TO LADSCAPING TRACTS REQUEST FOR REAR SET BACK VARENCE	
LOT NUMBER	REQUESTED REAR SET BACK
85	20'
86	20'
87	20'
88	20'
89	20'
90	20'
91	20'
92	20'
93	20'
102	20'
103	20'
104	20'
114	20'
115	20'
116	20'
117	20'
118	20'
119	20'
120	20'
121	20'
122	20'
123	20'
124	20'
125	20'
126	20'
127	20'
128	20'
147	20'
148	20'

Legal Description

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

Beginning at the Southwest corner of Section 16-48-30; thence with the West line of the Southwest ¼ of the Southwest ¼ Section 16-48-30 N01°36'41"E, 991.16' to the Northwest corner of the South 30.00 acres of the West ½ of the Southwest ¼, Section 16-48-30; thence with the North line of said South 30.00 acres S88°38'46"E, 1319.51' to the Northeast corner of the aforesaid South 30.00 acres of the West ½ of the Southwest¼, Section 16-48-30; thence with the East line of the Southwest ¼ of the Southwest ¼, Section 30-48-30 S01°44'01"W, 991.17' to the Northeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the East line of said ¼, ¼ section S01°54'38"W, 1331.09' to the Southeast corner of the Northwest ¼ of the Northwest ¼, Section 21-48-30; thence with the South line of the Northwest ¼ of the Northwest ¼, Section 21-48-30 N88°18'29"W, 1318.36' to the Southwest corner of aforesaid ¼, ¼ section; thence with the West line of the Southwest ¼ of the Southwest ¼, Section 21-48-30 N01°57'16"E, 1323.32' back to the Point of Beginning and containing 70.15 acres.

80 40 0 80

Scale In Feet
1"= 80'

REVISION	DATE	BY
PRELIMINARY	2-28-26	-
REVISED COMMENTS	2-28-26	
PER CITY COMMENTS	3-13-26	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 500-5675
e-mail = nvu@quistengineering.com

PRELIMINARY PLAT
SULLIVAN RANCH
LOTS 1 THRU 148
CIVIL PLANS FOR
SULLIVAN RANCH
BLUE SPRINGS, JACKSON COUNTY MISSOURI

1ST SUBMITTAL SET
NOT FOR
CONSTRUCTION

DRAWN BY	RAW
CHECKED BY	RAW
DATE	2-3-26
PROJECT NO.	E25-326
SCALE	

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 7, 2026

Printer's Fee: $236.38

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 03/10/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

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

PUBLIC NOTICE

**Rezoning | RZ-02-26-9805
General Development Plan | GDP-02-26-9806
"Sullivan Ranch Development"
E Wyatt Road and S. Litchford Road
Parcel # 41-700-03-03-00-0-00-000; Parcel #54-100-02-03-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 23, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Charles J. Robinson, CJR, on behalf of the property owner, Land Bank of Blue Springs Missouri, for consideration to rezone from "AG" (Agriculture) to "SF-12" (Large Lot Single-Family District) (RZ-02-26-9805) for 69 +/- acres for a proposed development with a General Development Plan (GDP-02-26-9806) consisting of 151 large lot single-family located south of Wyatt Road and East of South Litchford Road. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

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

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

Rezoning, General Development Plan, Preliminary Plat
RZ-02-26-9805; GDP-02-26-9806; PP-02-26-9807
Sullivan Ranch
Exhibit #2

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

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

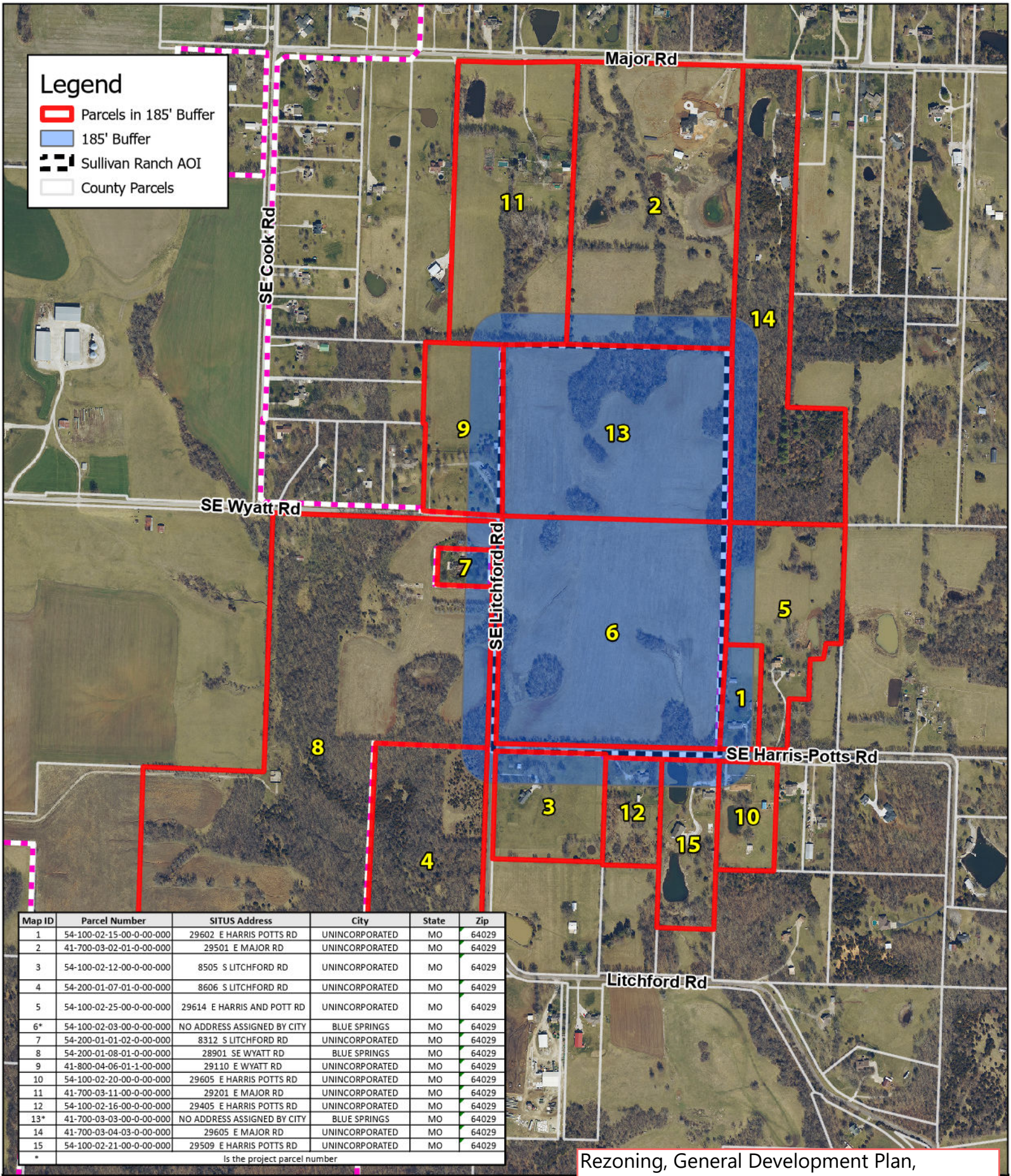
The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-02-26-9806 and Rezoning/RZ-02-26-9805 on **Monday, April 6, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 7, 2026
E-MAIL TO THE EXAMINER: legals@examiner.net
03/04/2026

Published in the Examiner, Mar 7, 2026

4356880



Map ID	Parcel Number	SITUS Address	City	State	Zip
1	54-100-02-15-00-0-00-000	29602 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
2	41-700-03-02-01-0-00-000	29501 E MAJOR RD	UNINCORPORATED	MO	64029
3	54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	MO	64029
4	54-200-01-07-01-0-00-000	8606 S LITCHFORD RD	UNINCORPORATED	MO	64029
5	54-100-02-25-00-0-00-000	29614 E HARRIS AND POTT RD	UNINCORPORATED	MO	64029
6*	54-100-02-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029
7	54-200-01-01-02-0-00-000	8312 S LITCHFORD RD	UNINCORPORATED	MO	64029
8	54-200-01-08-01-0-00-000	28901 SE WYATT RD	BLUE SPRINGS	MO	64029
9	41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	MO	64029
10	54-100-02-20-00-0-00-000	29605 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
11	41-700-03-11-00-0-00-000	29201 E MAJOR RD	UNINCORPORATED	MO	64029
12	54-100-02-16-00-0-00-000	29405 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
13*	41-700-03-03-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64029
14	41-700-03-04-03-0-00-000	29605 E MAJOR RD	UNINCORPORATED	MO	64029
15	54-100-02-21-00-0-00-000	29509 E HARRIS POTTS RD	UNINCORPORATED	MO	64029
*	Is the project parcel number				

BLUE SPRINGS
MISSOURI

GDP-02-26-9806/ RZ-02-26-980
SULLIVAN RAN
185' NOTIFICATION

Rezoning, General Development Plan,
Preliminary Plat
RZ-02-26-9805; GDP-02-26-9806;
PP-02-26-9807
Sullivan Ranch
Exhibit #3

Date: 03/05/26

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

Rezoning, General Development Plan,
Preliminary Plat
RZ-02-26-9805; GDP-02-26-9806;
PP-02-26-9807
Sullivan Ranch
Exhibit #4

Blue Springs, Missouri
Community Development

March 6, 2025

Ref: Public Hearing: Rezoning | RZ-02-26-9805
General Development Plan | GDP-02-26-9806
"Sullivan Ranch"
East of S Litchford and North of SE Harris-Potts Rd
Parcel # 41-700-03-03-00-0-00-000 & 54-100-02-03-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Charles Robinson of CJR Development for consideration to rezone from "AG" (Agriculture) to "SF-12" (Single-Family) (RZ-02-26-9805) for the 69 +/- acres for a neighborhood development with a General Development Plan (GDP-02-26-9806) located North of SE Harris Potts Rd and East of Litchford Rd

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:

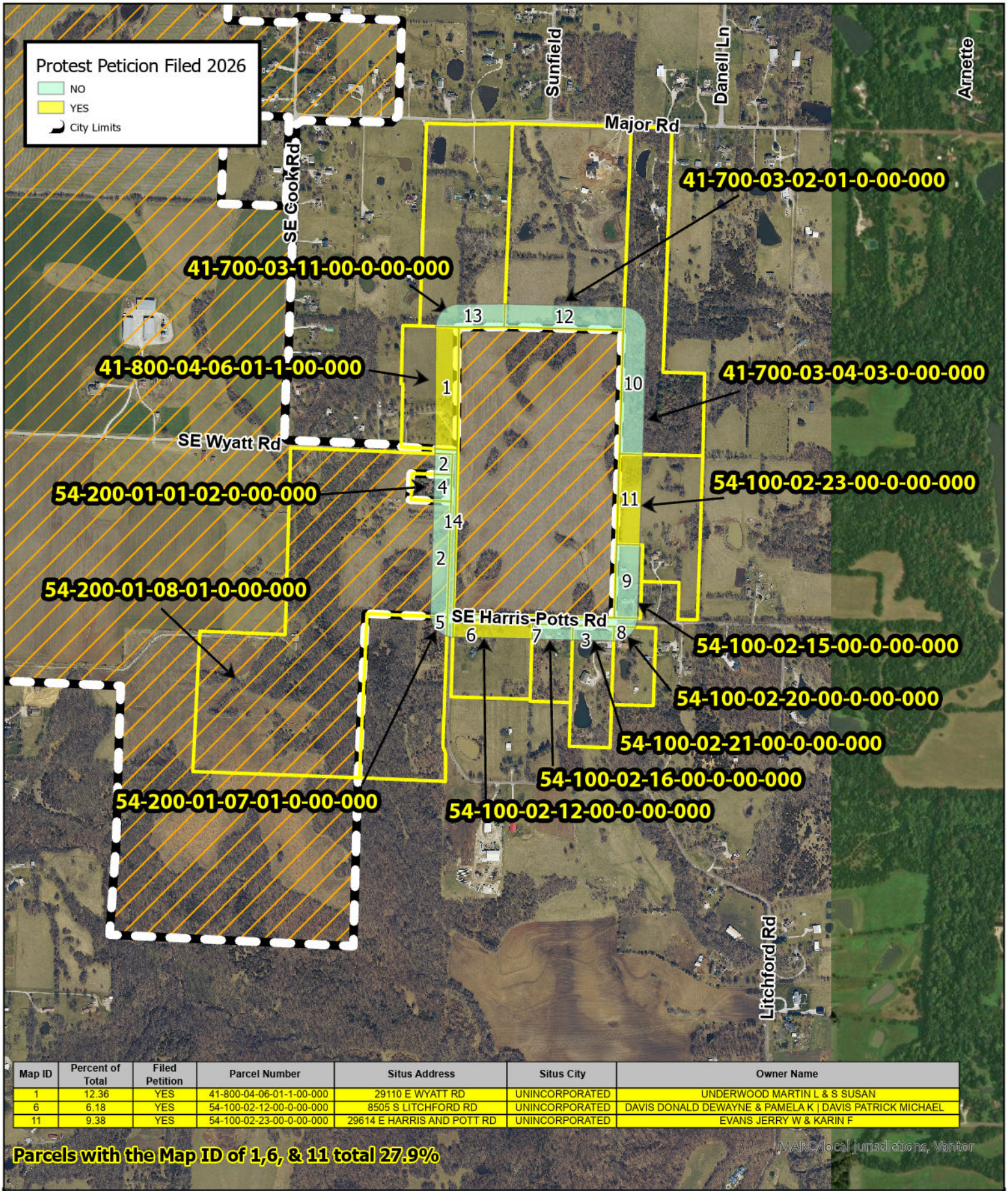
Planning Commission - Monday, March 23, 2026 @ 6:30 p.m.
&
City Council – Monday, April 6, 2026 @ 6:00 p.m.

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

Rezoning, General Development Plan, Preliminary Plat
RZ-02-26-9805; GDP-02-26-9806; PP-02-26-9807
Sullivan Ranch
Exhibit #5



Map ID	Percent of Total	Filed Petition	Parcel Number	Situs Address	Situs City	Owner Name
1	12.36	YES	41-800-04-06-01-1-00-000	29110 E WYATT RD	UNINCORPORATED	UNDERWOOD MARTIN L & S SUSAN
6	6.18	YES	54-100-02-12-00-0-00-000	8505 S LITCHFORD RD	UNINCORPORATED	DAVIS DONALD DEWAYNE & PAMELA K | DAVIS PATRICK MICHAEL
11	9.38	YES	54-100-02-23-00-0-00-000	29614 E HARRIS AND POTT RD	UNINCORPORATED	EVANS JERRY W & KARIN F

Parcels with the Map ID of 1,6, & 11 total 27.9%

BLUE SPRINGS MISSOURI

PROTEST PETITION MAP
Parcels # 41-700-03-3-00-0-00-000 &
54-100-02-3-00-0-00-000

N

1" = 1,000'

Date: 11/14/25

BLUE SPRINGS
MISSOURI

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 23rd, 2026

City Council Date: April 6th, 2026

Project Name: McAtee Village

Site Location: 412 SW 9th St

Applicant: Chad McAtee, R.C. McAtee Construction

Property Owner: R.C. McAtee Construction

Staff Planner: Logan Day, Planner I

Project Request:

PP-12-25-9750; Preliminary Plat for a four (4) lot subdivision on 0.41+/- acres.
GDP-12-25-9749; General Development Plan for a development of four (4) single family homes.

Project Description:

The applicant is requesting approval of a Preliminary Plat and General Development Plan to allow the development of four (4) single-family homes on approximately 0.41+/- acres, in accordance with the T3 zoning standards of the Downtown Development Code.

Staff Recommendation:

Staff recommends approval of the General Development Plan and Preliminary Plat with the conditions identified at the end of the staff report.

General Development Plan; Preliminary Plat
GDP-12-25-9749; PP-12-25-9750
McAtee Village
Exhibit #1

Previous Actions:

Date	Review Body	Action
March 26th, 2007	Planning Commission	Recommend Approval of the establishment of a Downtown Zoning District
April 2nd, 2007	City Council	Approved the establishment of the Downtown Zoning District

Future Applications:

Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County Prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Single Family House
South:	"T3" (Sub-Urban)	Single Family House
East:	"T3" (Sub-Urban)	Vacant Land
West:	"T3" (Sub-Urban)	Single Family House

Preliminary Plan & Plat Analysis

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

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and

potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

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

Land Use & Density:

The proposed land use is "Single Family Residential: with the subject property being subdivided into 4 lots to accommodate four (4) new single family homes. Located within the "T3" Sub-Urban Area of the Downtown Development Code, this district supports a low-density, residential while encouraging creative land development solutions. It promotes a mix of housing types in close proximity and contributes to a diverse neighborhood environment.

Building Typology:

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

Zone T3 Standards

Standard	Requirement	Proposed
Frontage Width	Minimum 25 feet	Minimum 37.97 feet
Lot Area	N/A	N/A
Front Setback	**Common Lawn**: Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard**: Not less than ten (10) feet and not more than	**Common Lawn:** Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard:** Not less than ten (10) feet and not more than

	twenty-five (25) feet to the building wall.	twenty-five (25) feet to the building wall.
Side & Corner Side Setback	Not less than five (5) feet to the building wall	Not less than five (5) feet to the building wall
Corner Side Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	N/A
Rear Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	Not less than five (5) feet to the building wall
Building Height	Not more than two and one-half (2 ½) stories	Not more than two and one-half (2 ½) stories
Frontage Type	Common Lawn and Front Yard	Common Lawn and Front Yard
Design and Performance Standards	Detached Garages must be a minimum of 5 ft from principal structure. The Downtown Development Code has no minimum floor area requirements	Requesting modification of an alternate design standard allowing front loaded attached garages in T3 zoning.

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

Architectural Character:

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

Parking:

Vehicular parking is required and proposed as follows:

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

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

Streets & Sidewalks:

The site currently has direct access from SW 9th Street. No public infrastructure improvements are required as part of the proposed development. The project includes a 24-foot-wide private drive with a corresponding commercial driveway approach, designed to accommodate two-way traffic in accordance with City of Blue Springs standards. The private drive will be maintained by the property owners' association (HOA), and a note identifying HOA maintenance responsibility will be included on the Final Plat.

Pedestrian Access:

No additional sidewalk improvements are required with this application.

Traffic:

Homeowners' Association (HOA) restrictions shall be recorded prohibiting parking within the private drive. Parking will be accommodated within the two-car garages provided by the applicant and through on-street parking areas. The prohibition on driveway parking is necessary due to the extended driveway width required to meet International Fire Code (IFC) requirements and City of Blue Springs standards for two-way traffic.

Stormwater:

Prior to Final Platting approval, a registered engineer in the state of Missouri a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with City of Blue Springs Design and Construction Manual. All required storm water facilities provided shall meet the recommendations of said report. This report shall be subject to review and approval by the City Engineer.

Sanitary Sewer:

An existing sanitary sewer main is located along SW 9th St and is available to serve the four (4) proposed lots. Connection to this main will be required in accordance with City of Blue Springs standards.

Frontage & Landscaping:

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

Landscape Area	Required Units / PUs (plant units)
Dooryard	Six (6) front yard plantings
Terrace/Light Court	Six (6) front yard plantings
Forecourt	Fifteen (15) front yard plantings
Front yard	Ten (10) front yard plantings
Common Lawn	Six (6) front yard plantings per unit

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

Preservation:

The site is currently developed with an existing single-family residence and consists of a relatively flat lot with existing vegetation. There are no significant topographic features on the property, and no preservation plan is proposed as part of the project.

Phasing:

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

Modifications Requested:

The applicant is requesting approval of Alternative Design Standards related to the building type and selected base zoning district ("T3" Sub-Urban) regulations and development standards. These modifications are proposed to ensure that, in the event the City assumes ownership and maintenance of the private drive in the future, the buildings would not become nonconforming under the applicable zoning requirements.

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

Review Criteria

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

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

    a. The proposed General Development Plan is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

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

    a. The proposed General Development Plan is consistent with the existing zoning of the property. No Zoning Map amendment is requested or required. The proposed development complies with the applicable district regulations and development standards, subject to the conditions outlined in this report.

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

a. The proposed General Development Plan complies with the applicable use, development, and design standards of the Unified Development Code (UDC), with the exception of the requested Alternative Design Standard to permit front-loaded garages fronting the street. Subject to approval of the Alternative Design Standard and the conditions outlined in this report, the development meets this criteria.

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

    a. The existing facilities and services exist or are planned by the project to serve the development at time of construction.

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

    a. The proposed General Development Plan is compatible with the existing surrounding land uses and zoning designations. The subject property is located within an area characterized by similar residential development, and the proposed infill housing is consistent in use and scale with adjacent properties.

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

    a. The proposed General Development Plan supports orderly infill development within an existing residential area. The private drive will be constructed to meet City and IFC standards for safe access. Sidewalks are not proposed, as

the development is served by a private drive and the adjacent public right-of-way does not contain sidewalks.

Review Criteria

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

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

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

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

    a. The plan is compatible with the character of the area which includes developed single-family residential.

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

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

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other

conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

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

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

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

Review Criteria

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

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

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

2. Compliance with the requirements of the 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.

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

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

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

    a. The plan is proposed to be development in one phase.

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

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

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

a. The application does not deter any existing of future development on adjacent properties.

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

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

7. The recommendations of professional staff.

    a. 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 Recommendations:

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

a) Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan:

    I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

   I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

   II. Maintenance bonding for a period of 2-years is provided for public infrastructure (sanitary sewer, storm sewer and water).

   III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) During Site Plan Design Review, grading along the south property line shall be designed to direct stormwater around the adjacent property to the south in a manner that does not adversely impact the existing residence. Any grading or drainage improvements related to this condition shall be shown on plans prepared and stamped by a professional engineer licensed in the State of Missouri and shall

be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

f) Homeowners Association (HOA) restrictions shall be recorded restricting driveway usage from parking, as required parking shall be accommodated within garages and on-street parking areas.

g) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

h) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

i) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.



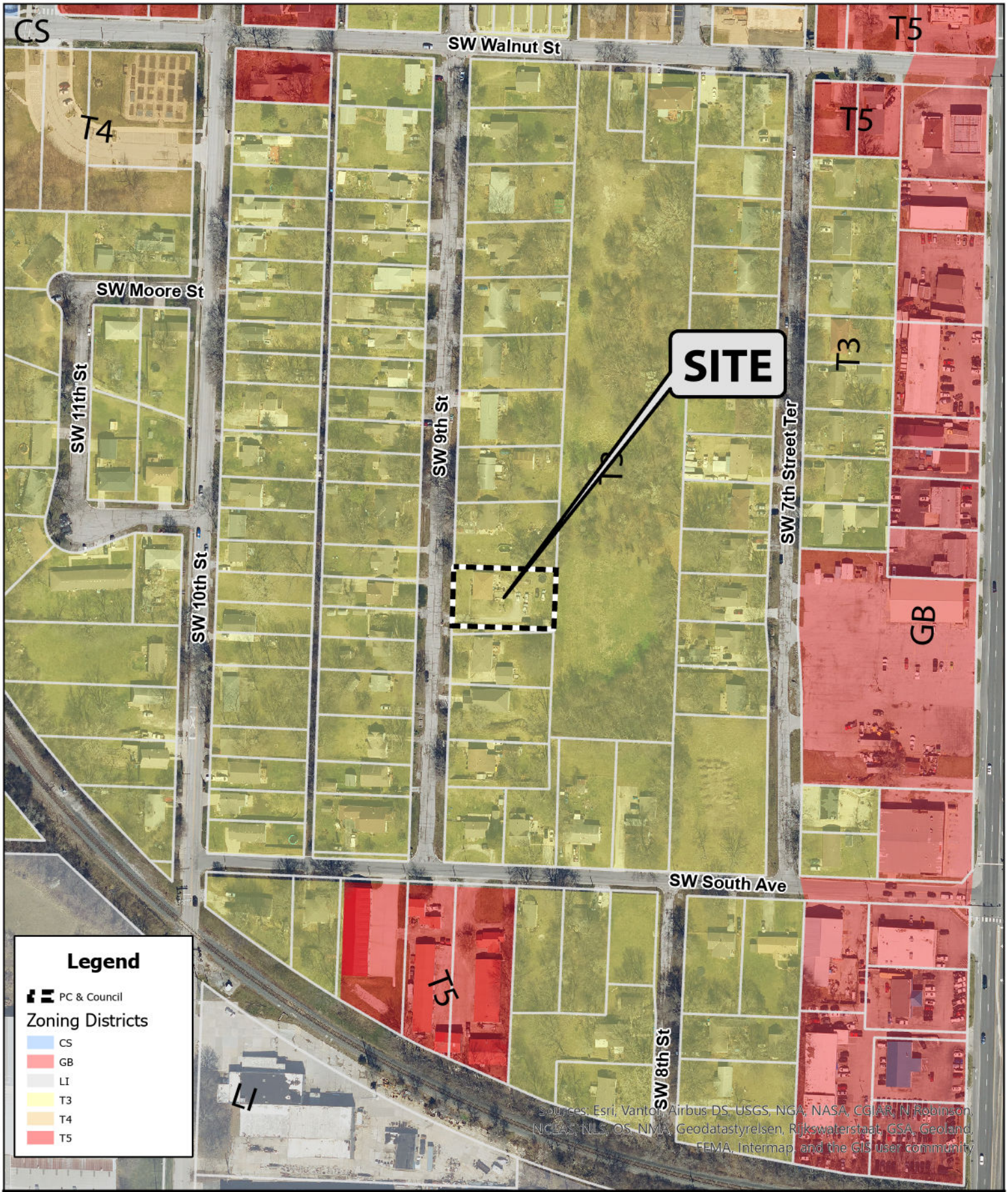
BLUE SPRINGS
MISSOURI

GDP-12-25-9749/ PP-12-25-9750
412 SW 9th Street
AERIAL LOCATION MAP

N

1" = 100'

Date: 01/20/26



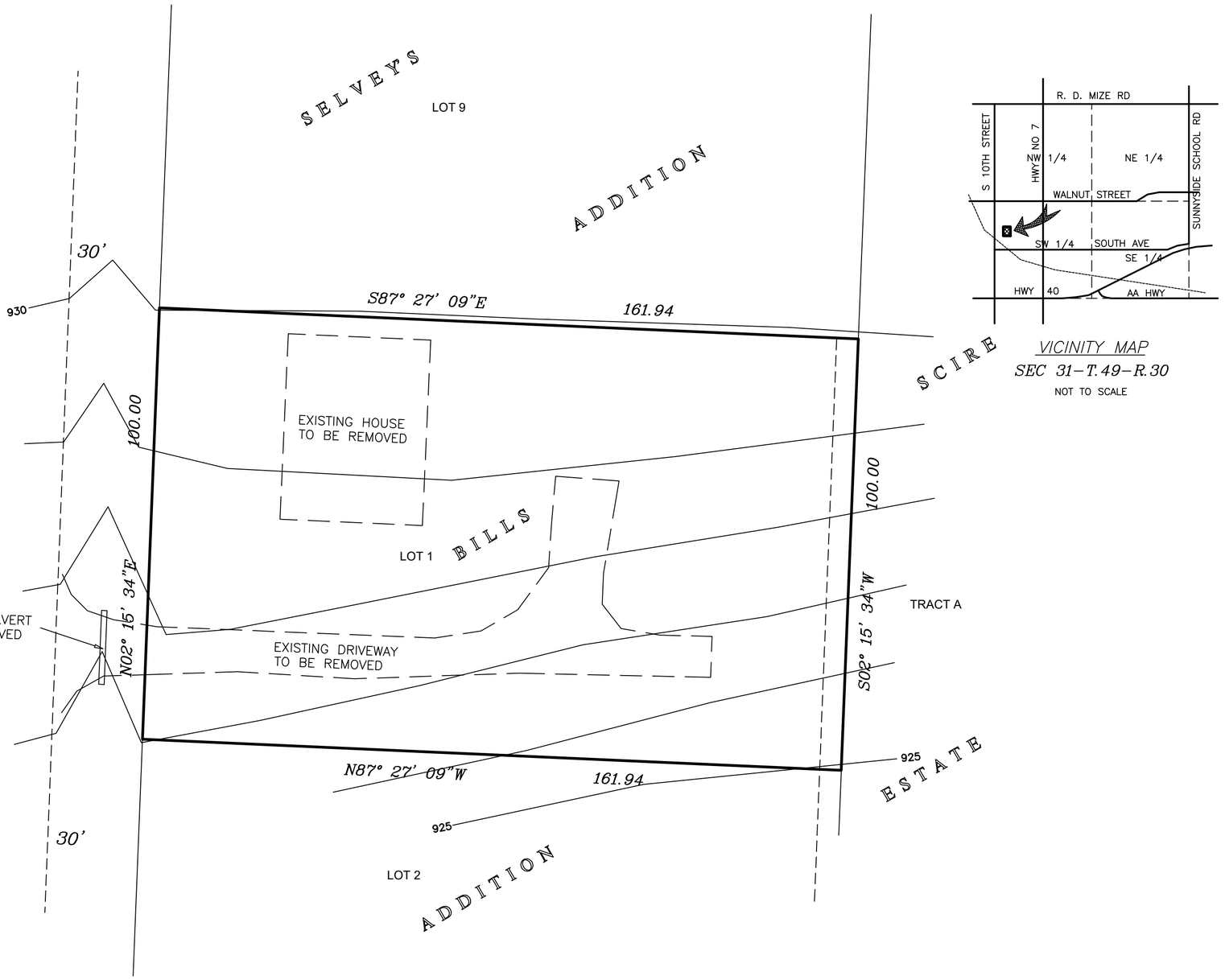
BLUE SPRINGS MISSOURI

GDP-12-25-9749/ PP-12-25-9750
412 SW 9th Street
SITE LOCATION AND ZONING MAP

N

1" = 200'

Date: 01/20/26



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

EXISTING CONDITION MAP

McATEE VILLAGE

A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485

PURPOSE STATEMENT:

A REPLAT OF 1 LOT TO CREATE 4 NEW SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2025 E 0042485 AND THE PLATS OF BILL'S ADDITION, SELVEY'S ADDITION, AND SCIRE ESTATES.
4. THE EASEMENTS SHOWN HEREON ARE FROM THE PLATS. NO OTHER EASEMENTS OR RIGHTS-OF-WAY WERE NOTED IN A TITLE REPORT BY STEWART TITLE COMPANY, COMMITMENT NO 2766927 DATED OCT. 24, 2025, AT 8:00 AM.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND THE PRIVATE DRIVE SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. THE PLATTED 35' FRONT SET BACK LINE SHOWN ON BILL'S ADDITION WILL BE VACATED WITH THE PROPOSED FINAL PLAT.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
9. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE OF THE INGRESS - EGRESS EASEMENT AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER USES.

SURVEYOR'S DECLARATION:

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

DATE

ERWIN W. GARD, PLS-1449

01/06/2026

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

(SURVEYOR SEAL)

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

EXISTING CONDITION MAP

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY:	DISK NO.:	FILE NAME:		
E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

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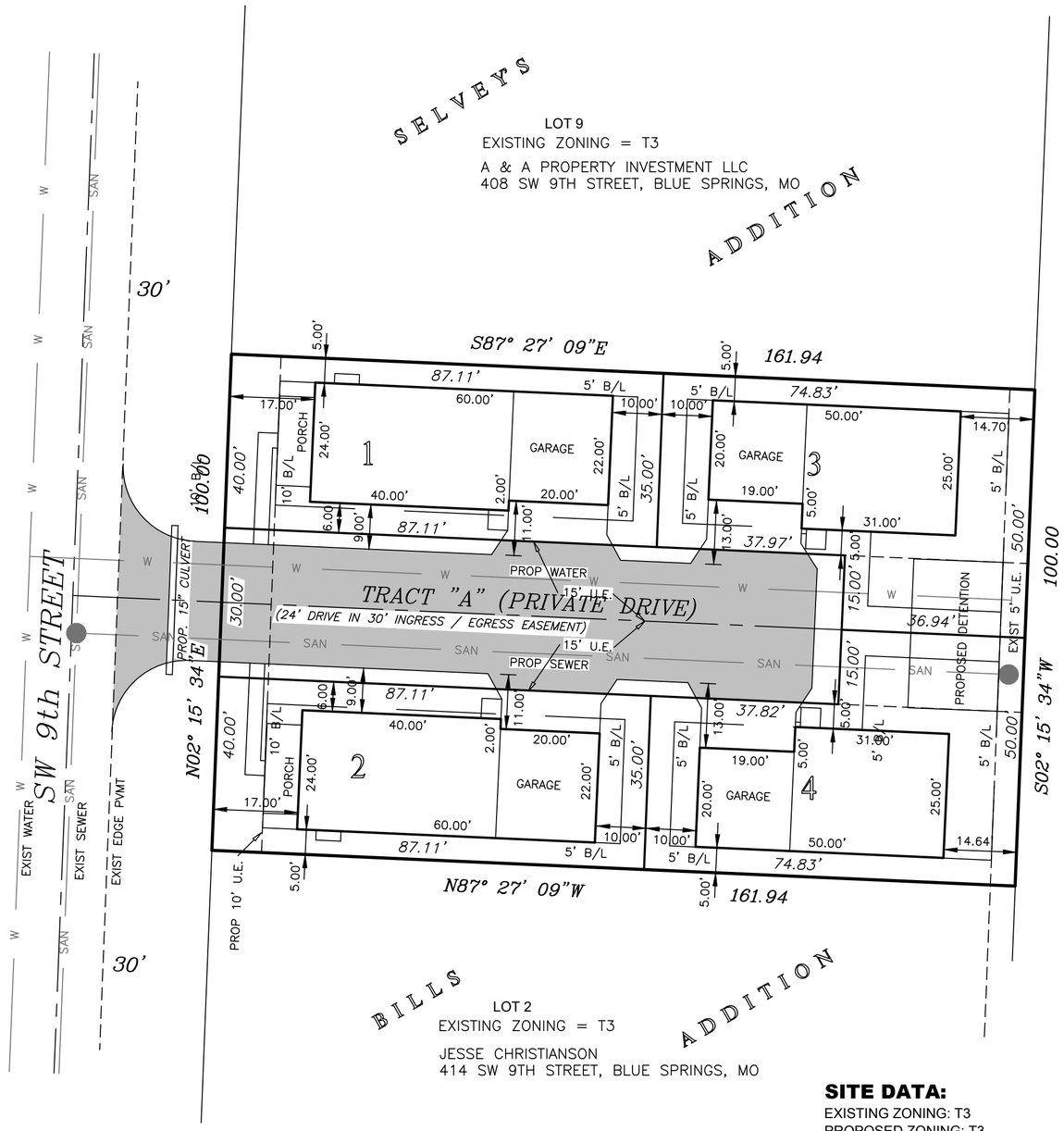
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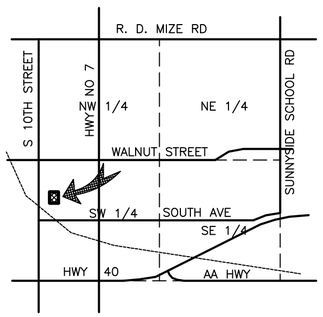
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DEVELOPMENT PLAN

McATEE VILLAGE

A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





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

SCIRE ESTATE

EXISTING ZONING = T3

JOHN SCIRE REVOCABLE LIVING TRUST
27508 E. PINK HILL ROAD, INDEPENDENCE, MO

TRACT A

STORM FLOW:
TOTAL LAND AREA = 16,194 S.F.

IMPERVIOUS AREA
EXISTING PROPERTY = 3,292 S.F.
PROPOSED DEVELOPMENT = 9,225 S.F.
NET INCREASE = 5,933 S.F.

DRAINAGE ANALYSIS:
Q = KCIA (100 YR STORM & 15 MIN DURATION)

EXISTING PROPERTY
K = 1
C = 16,194 S.F. TOTAL LAND AREA
IMPERVIOUS = 3,292 S.F. = 20.3%
C = 0.9 x 20.3% = 0.18
PERVIOUS = 12,902 S.F. = 79.7%
C = 0.3 x 79.7% = 0.24
C = 0.18 + 0.24 = 0.42
I = 7.5 (100 YR STORM & 15 MIN DURATION)
A = 0.37 ACRES

Q = 1 x 0.42 x 7.5 x 0.37 = 1.17 CFS

PROPOSED DEVELOPMENT
K = 1
C = 16,194 S.F. TOTAL LAND AREA
IMPERVIOUS = 9,225 S.F. = 57.0%
C = 0.9 x 57.0% = 0.51
PERVIOUS = 6,969 S.F. = 43.0%
C = 0.3 x 43.0% = 0.13
C = 0.51 + 0.13 = 0.64
I = 7.5 (100 YR STORM & 15 MIN DURATION)
A = 0.37 ACRES

Q = 1 x 0.64 x 7.5 x 0.37 = 1.78 CFS

DETENTION VOLUME REQUIRED:
V = 1.78 – 1.17 x 60 x 15 = 549 CF

DETENTION OUTLET PROPOSED:
10" HDPE WITH 1' HW = 1.2 CFS
(BASED ON APWA FIGURE 5603–2)

PROPERTY DESCRIPTION:

CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485

PURPOSE STATEMENT:

A REPLAT OF 1 LOT TO CREATE 4 NEW SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
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SURVEYOR'S DECLARATION:

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

DATE

ERWIN W. GARD, PLS-1449

11/17/2025

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

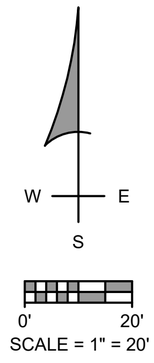
(SURVEYOR SEAL)

SITE DATA:

EXISTING ZONING: T3
PROPOSED ZONING: T3
OVERLAY DISTRICT: NONE
SITE AREA: 0.37 AC
DEDICATED R/W: NO NEW R/W
TOTAL LOTS: 4
MIN. LOT SIZE: 3049 SF
SET BACKS:
9TH ST.: 10'
ALL OTHERS: 5'

LOT AREA:

LOT #	SQ. FT.
1	3049±
2	3049±
3	3173±
4	3174±



REVISED – STORM DATA PER ENGINEERING REVIEW JAN 15, 2026 – E. GARD JAN 16, 2026
REVISED – PER STAFF REVIEW DEC 31, 2025 – E. GARD JAN 07, 2026
REVISED – NOTES TO REFLECT TITLE REPORT DATA – E. GARD DEC 18, 2025
REVISED – ADDED NOTES AND OTHER ITEMS REQUESTED BY STAFF REVIEW OF DEC 12, 2025 – E. GARD DEC 15, 2025

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

DEVELOPMENT & LANDSCAPE PLAN

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

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1333–2501	GPS	SUBDIVISION R	1	1
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E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

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LANDSCAPE PLAN

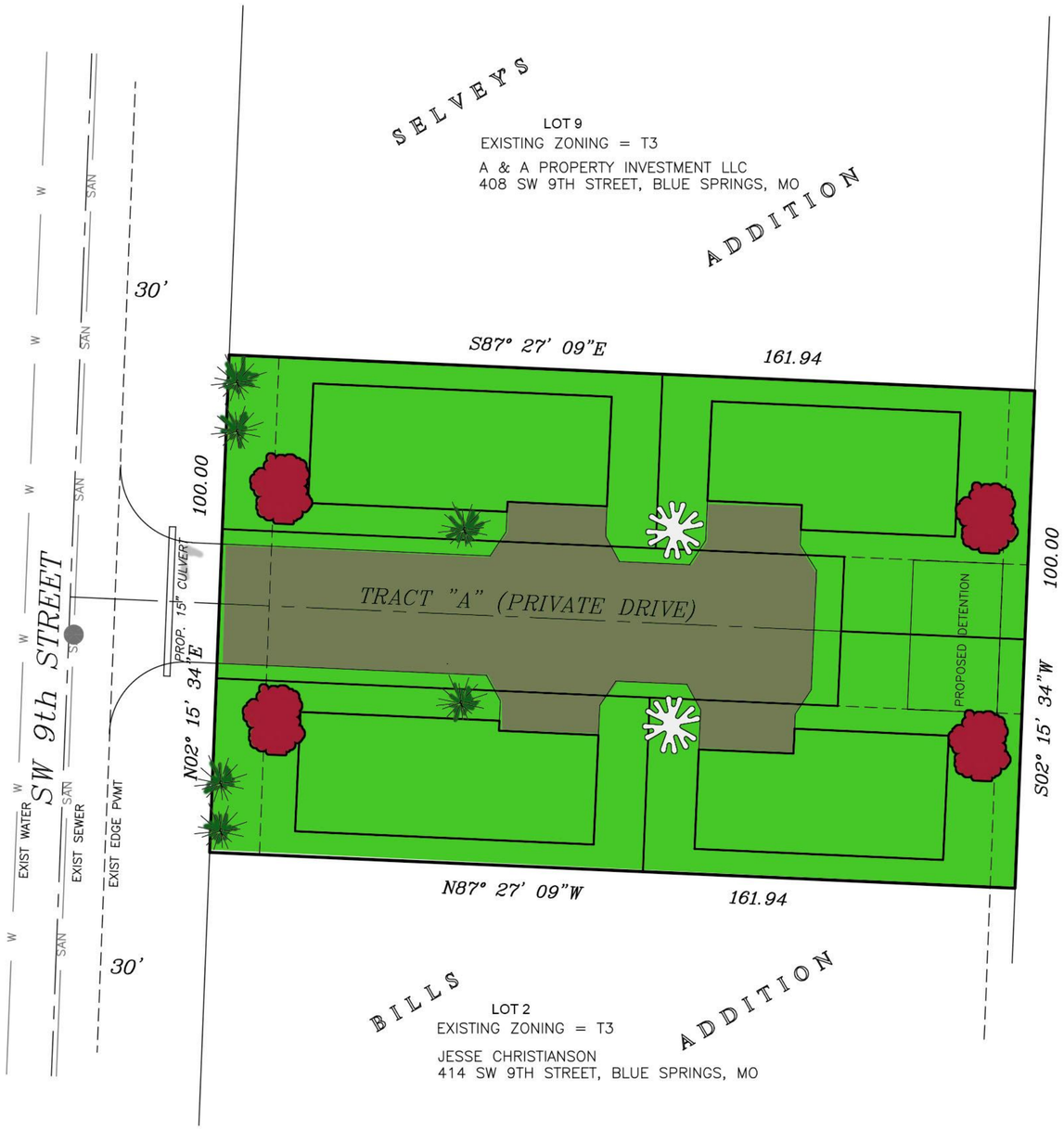
McATEE VILLAGE

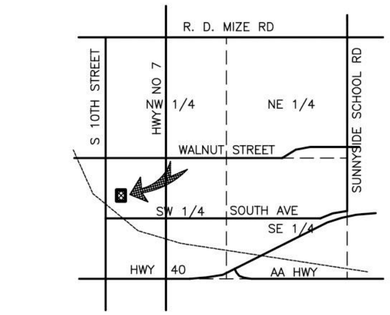
A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:
CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

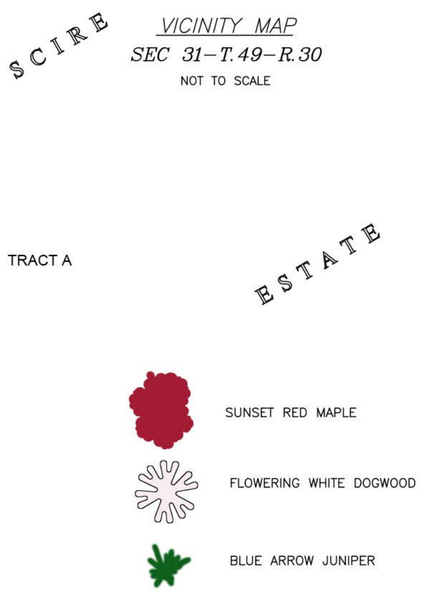
ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485





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



LANDSCAPE PLAN

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

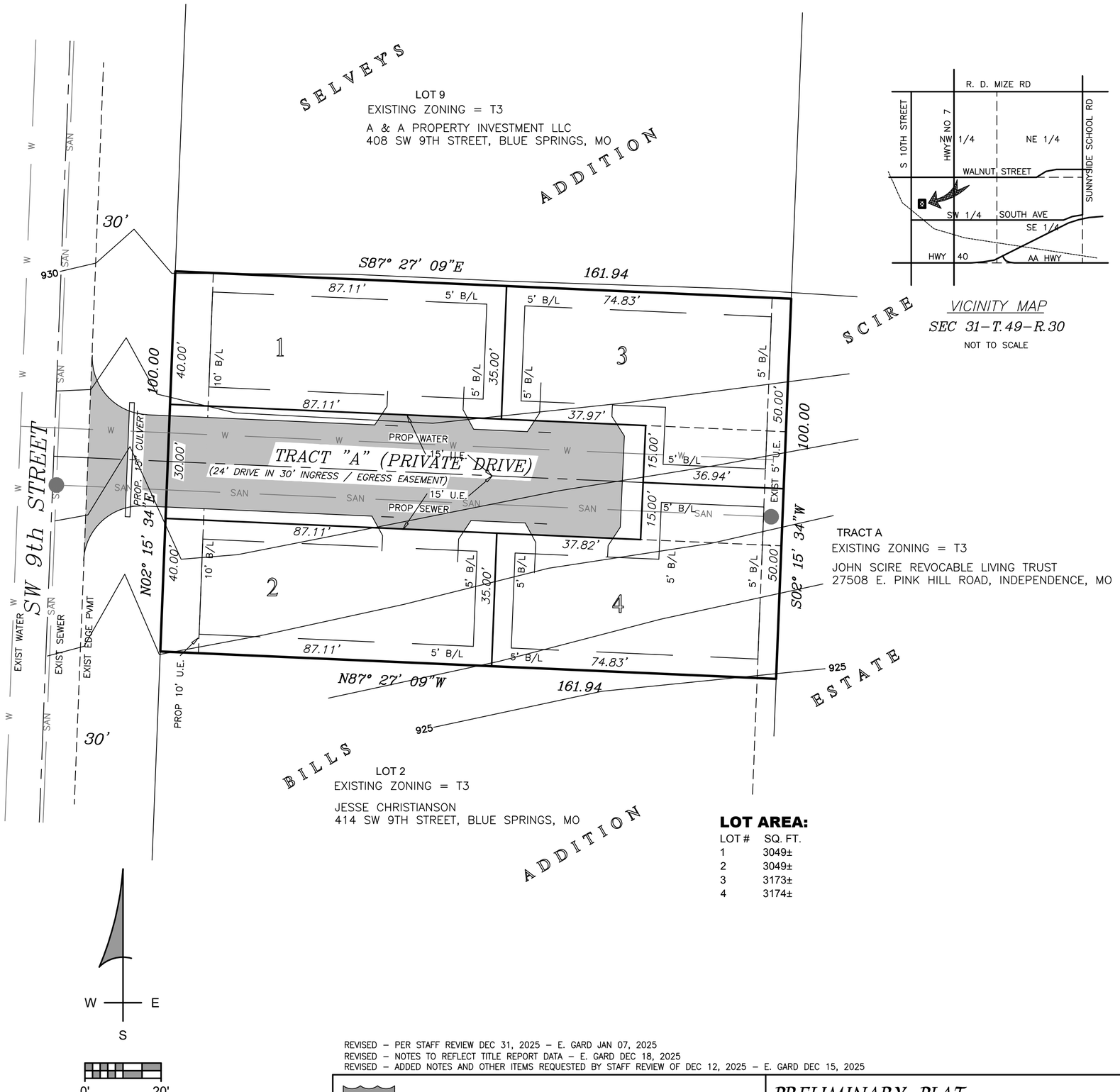
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E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

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PRELIMINARY PLAT

McATEE VILLAGE

A REPLAT OF LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



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

PROPERTY DESCRIPTION:

CONTAINING 16,194 SQUARE FEET OR 0.3718 ACRES.

ALL OF LOT 1, BILLS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2025 E 0042485

PURPOSE STATEMENT:

A REPLAT OF 1 LOT TO CREATE 4 NEW SINGLE FAMILY HOME SITES.

NOTES:

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LOT AREA:

LOT #	SQ. FT.
1	3049±
2	3049±
3	3173±
4	3174±

SURVEYOR'S DECLARATION:

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

DATE

ERWIN W. GARD, PLS-1449

11/17/2025

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

(SURVEYOR SEAL)

REVISED – PER STAFF REVIEW DEC 31, 2025 – E. GARD JAN 07, 2025
REVISED – NOTES TO REFLECT TITLE REPORT DATA – E. GARD DEC 18, 2025
REVISED – ADDED NOTES AND OTHER ITEMS REQUESTED BY STAFF REVIEW OF DEC 12, 2025 – E. GARD DEC 15, 2025

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1212 SW Luttrell, Suite C ~ Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

PRELIMINARY PLAT

412 SW 9TH STREET

LOT 1, BILLS ADDITION,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY:	DISK NO.:	FILE NAME:		
E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Feb 21, 2026

Printer's Fee: $127.01

Anjana Bhadoriya

Agent

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

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 02/23/2026

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

General Development Plan I
GDP-12-25-9749
McAtee Village
412 SW 9th St
Parcel # 36-930-05-13-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 9, 2026 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 , on behalf of the property owner, Chad McAtee, R.C McAtee Construction, for approval of a General Development Plan [SF1] (GDP-12-25-9749) to develop 4 single-family residential lots based on Downtown T3 zoning requirements, located at 412 SW 9 th St. 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:

Lot 1, BILLS ADDITION, a subdivision in Blue Springs, Jackson County, Missouri.

CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

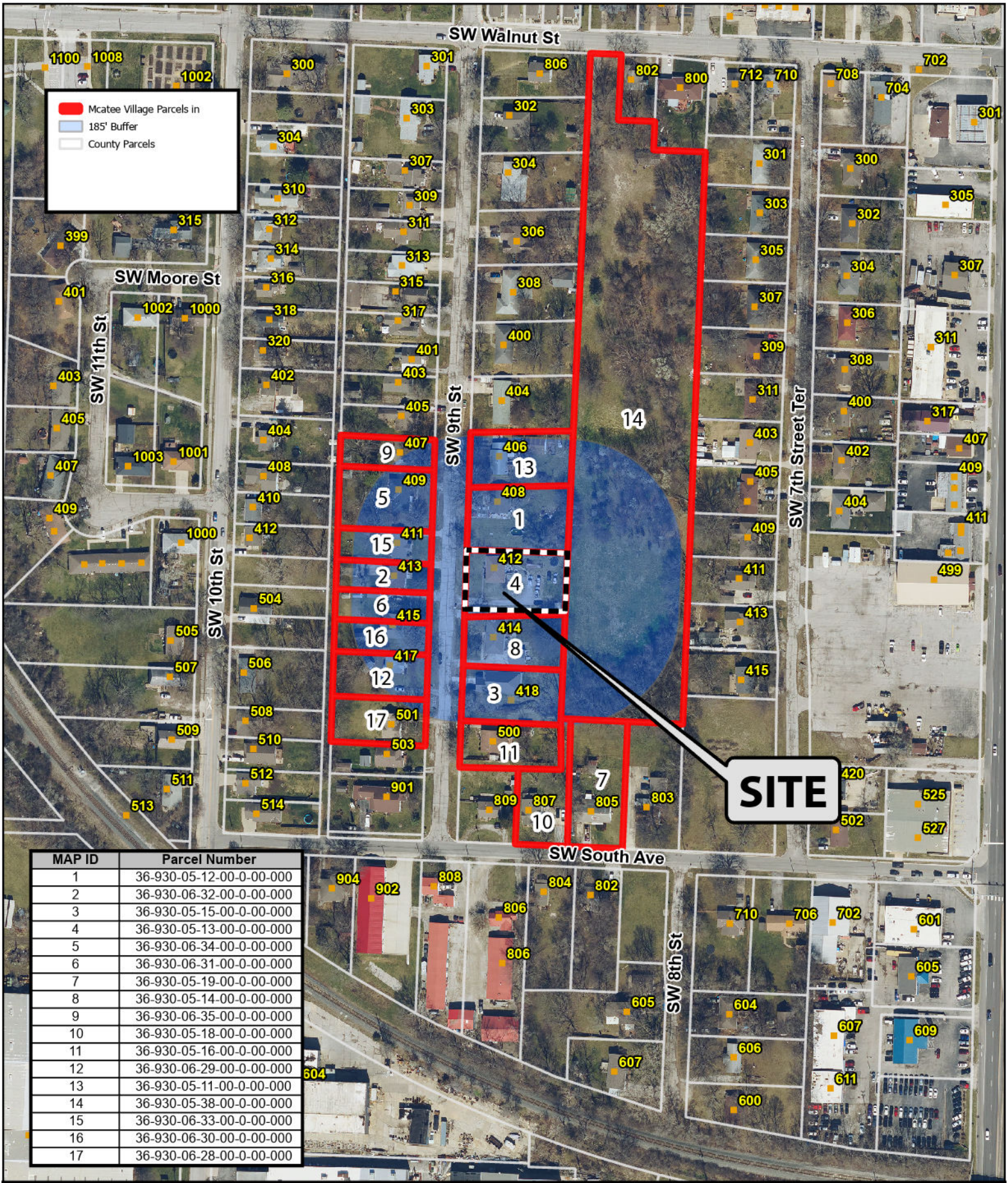
The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-12-25-9749 on **Monday, March 16, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, February 7, 2025
E-MAIL TO THE EXAMINER : legals@examiner.net
02/04/2025
[SF1] Add the case number in ( )

Published in the Examiner, Feb

General Development Plan; Preliminary Plat
GDP-12-25-9749; PP-12-25-9750
McAtee Village
Exhibit #2



MAP ID	Parcel Number
1	36-930-05-12-00-0-00-000
2	36-930-06-32-00-0-00-000
3	36-930-05-15-00-0-00-000
4	36-930-05-13-00-0-00-000
5	36-930-06-34-00-0-00-000
6	36-930-06-31-00-0-00-000
7	36-930-05-19-00-0-00-000
8	36-930-05-14-00-0-00-000
9	36-930-06-35-00-0-00-000
10	36-930-05-18-00-0-00-000
11	36-930-05-16-00-0-00-000
12	36-930-06-29-00-0-00-000
13	36-930-05-11-00-0-00-000
14	36-930-05-38-00-0-00-000
15	36-930-06-33-00-0-00-000
16	36-930-06-30-00-0-00-000
17	36-930-06-28-00-0-00-000

BLUE SPRINGS
MISSOURI

GDP-12-25-9749/ PP-12-
412 SW 9th Street
185' LOCATION MA

General Development Plan; Preliminary Plat
GDP-12-25-9749; PP-12-25-9750
McAtee Village
Exhibit #3

Date: 01/20/26

OBJECTID	Parcel No	situs_address	situs_city	situs_zip	total_sqft	subdiv_name	owner_info	address_compl
1	35-710-02-13-00-0-00-000	508 NW 15TH ST	BLUE SPRINGS	64015	14934	MIZE GARDENS	PEREZ ESCOBEDO RIGOBERTO	508 NW 15TH ST BLUE SPRINGS MO 64015
2	35-710-02-15-00-0-00-000	1403 NW B ST	BLUE SPRINGS	64015	26772	STANLEY ESTATE SUB	JOHNSTON KAREN D	1403 NW B STREET BLUE SPRINGS MO 64015
3	35-710-06-09-00-0-00-000	1406 NW B ST	BLUE SPRINGS	64015	14095	STANLEY ESTATE SUB	ADAMS BRIAN & AMY	1406 NW B ST BLUE SPRINGS MO 64015
4	35-710-06-07-00-0-00-000	1402 NW B ST	BLUE SPRINGS	64015	13590	STANLEY ESTATE SUB	MYRICK INA LOUELLEN-TRUSTEE	1100 SW STONEHENGE CT BLUE SPRINGS MO 64015
5	35-710-02-43-00-0-00-000	1424 NW A ST	BLUE SPRINGS	64015	11480	MIZE GARDENS	TYE CLINT & PAMELA	1424 A ST BLUE SPRINGS MO 64015
6	35-710-02-12-00-0-00-000	600 NW 15TH ST	BLUE SPRINGS	64015	15543	STANLEY HOMESTEAD	HICKERT DONALD D & MAXINE M	600 NW 15TH ST BLUE SPRINGS MO 64015
7	35-710-05-01-00-0-00-000	1500 NW B ST	BLUE SPRINGS	64015	17693	NORTH HEIGHTS	BEAR LLOYD DOUGLAS	1500 NW B STREET BLUE SPRINGS MO 64015
8	35-710-04-14-00-0-00-000	503 NW 15TH ST	BLUE SPRINGS	64015	43057	NORTH HEIGHTS ADD	HOFFMAN CHRISTINE S & CHRISTOPHER	503 NW 15TH ST BLUE SPRINGS MO 64015
9	35-710-04-15-00-0-00-000	507 NW 15TH ST	BLUE SPRINGS	64015	16857	NORTH HEIGHTS	AETAS DEVELOPMENT LLC	1221 W 103RD ST STE 138 KANSAS CITY MO 64114
10	35-710-02-10-00-0-00-000	1436 NW R D MIZE RD	BLUE SPRINGS	64015	9641	MIZE GARDENS	MCFARLAND CAROL ANN	1436 RD MIZE RD BLUE SPRINGS MO 64015
11	35-710-02-16-00-0-00-000	1213 NW B ST	BLUE SPRINGS	64015	19410	STANLEY ESTATE SUB	HARTLEY LAURA M	17901 E 30TH TERRACE CT S INDEPENDENCE MO 64057
12	35-710-04-01-00-0-00-000	509 NW 15TH ST	BLUE SPRINGS	64015	14827	NORTH HEIGHTS	CARR RAVEN M	1334 LAKEVIEW N ODESSA MO 64076
13	35-710-06-08-00-0-00-000	1404 NW B ST	BLUE SPRINGS	64015	14158	STANLEY ESTATE SUB	BARNETT KATHLEEN	1404 NW B ST BLUE SPRINGS MO 64015
14	35-710-02-42-00-0-00-000	1418 NW A ST	BLUE SPRINGS	64015	14293	MIZE GARDENS	YOUNG MATTHEW S	1418 NW A ST BLUE SPRINGS MO 64015
15	35-710-02-48-00-0-00-000	1407 NW B ST	BLUE SPRINGS	64015	0	MCDERMED PLACE	AND DEBRA MCDERMED LIVING TRUST U/A DATED 1	1407 NW B ST BLUE SPRINGS MO 64015

General Development Plan; Preliminary Plat
GDP-12-25-9749; PP-12-25-9750
McAtee Village
Exhibit #4

Blue Springs, Missouri
Community Development

February 6, 2026

Ref: Public Hearing: General Development Plan | GDP-12-25-9749
McAtee Village
412 SW 9th Street
Parcel # 36-930-05-13-00-0-00-000

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, Chad McAtee for consideration to approve a General Development Plan for 4 single-family lots located North of SW South Ave and East of SW 9th Street, to allow a 4 lot development on 0.412+/- acres of land.

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, March 9, 2026 @ 6:30 p.m.
&
City Council – Monday, March 16, 2026 @ 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

General Development Plan; Preliminary Plat
GDP-12-25-9749; PP-12-25-9750
McAtee Village
Exhibit #5

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 23rd, 2026

City Council Date: April 6th, 2026

Project Name: McAtee Meadows

Site Location: 707 SW South Ave

Applicant: Chad McAtee, R.C. McAtee Construction

Property Owner: R.C. McAtee Construction

Staff Planner: Logan Day, Planner I

Project Request:

PP-12-25-9748; Preliminary Plat for a twelve (12) lot subdivision on 0.92+/- acres.
GDP-12-25-9747; General Development Plan for a development of twelve (12) single family homes.

Project Description:

The applicant is requesting approval of a Preliminary Plat and General Development Plan to allow the development of twelve (12) single-family homes on approximately 0.92+/- acres, in accordance with the T3 zoning standards of the Downtown Development Code.

Staff Recommendation:

Staff recommends approval of the General Development Plan and Preliminary Plat with the conditions identified at the end of the staff report.

General Development Plan;
Preliminary Plat
GDP-12-25-9747; PP-12-25-9748
McAtee Meadows
Exhibit #1

Previous Actions:

Date	Review Body	Action
March 26th, 2007	Planning Commission	Recommend Approval of the establishment of a Downtown Zoning District
April 2nd, 2007	City Council	Approved the establishment of the Downtown Zoning District

Future Applications:

Future required applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County Prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Single Family House
South:	"T3" (Sub-Urban)	Single Family House
East:	"T3" (Sub-Urban), "GB" (General Business)	Single Family House, Retail Services
West:	"T3" (Sub-Urban)	Single Family House

Preliminary Plan & Plat Analysis

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

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and

potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

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

Land Use & Density:

The proposed land use is "Single Family Residential: with the subject property being subdivided into twelve (12) lots to accommodate twelve (12) new single family homes. Located within the "T3" Sub-Urban Area of the Downtown Development Code, this district supports a low-density, residential while encouraging creative land development solutions. It promotes a mix of housing types in close proximity and contributes to a diverse neighborhood environment.

Building Typology:

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

Zone T3 Standards

Standard	Requirement	Proposed
Frontage Width	Minimum 25 feet	Minimum 32.33' feet
Lot Area	N/A	N/A
Front Setback	**Common Lawn**: Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard**: Not less than ten (10) feet and not more than	**Common Lawn:** Not less than ten (10) feet and not more than twenty (20) feet to the building wall. This frontage is limited to no more than fifty percent (50%) of any given blocks total frontage **Front Yard:** Not less than ten (10) feet and not more than

	twenty-five (25) feet to the building wall.	twenty-five (25) feet to the building wall.
Side & Corner Side Setback	Not less than five (5) feet to the building wall	Not less than five (5) feet to the building wall
Corner Side Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	N/A
Rear Setback	Not less than five (5) feet to the building wall or to match that of the existing side street	Not less than five (5) feet to the building wall
Building Height	Not more than two and one-half (2 ½) stories	Not more than two and one-half (2 ½) stories
Frontage Type	Common Lawn and Front Yard	Common Lawn and Front Yard
Design and Performance Standards	Detached Garages must be a minimum of 5 ft from principal structure. The Downtown Development Code has no minimum floor area requirements	Requesting modification of an alternate design standard allowing front loaded attached garages in T3 zoning.

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

Architectural Character:

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

Parking:

Vehicular parking is required and proposed as follows:

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

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

Streets & Sidewalks:

The site currently has direct access from SW 7th Street Terrance. The public infrastructure improvements that are required as part of the proposed development consist of curb and gutter along SW 7th Street Terrance and Sidewalk along both SW 7th Terrance and SW South Ave. The project also includes a 24-foot-wide private drive with a corresponding commercial driveway approach, designed to accommodate two-way traffic in accordance with City of Blue Springs standards. The private drive will be maintained by the property owners' association (HOA), and a note identifying HOA maintenance responsibility will be included on the Final Plat.

Pedestrian Access:

There are additional sidewalk improvements required with this application along SW 7th Street Terrace and SW South Ave, but the proposed development will not have interior pedestrian access.

Traffic:

Parking will be provided within the one and two-car garages and additional driveway parking provided by the applicant. The site will have direct access to SW 7th Street Terrance site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distances exists at proposed drive connection to existing ROW shall be submitted.

Stormwater:

Prior to Final Platting approval, a stormwater drainage report shall be submitted by a registered engineer in the state of Missouri demonstrating a reduction in runoff in

accordance with City of Blue Springs Design and Construction Manual. All required storm water facilities provided shall meet the recommendations of said report. This report shall be subject to review and approval by the City Engineer.

Sanitary Sewer:

An existing sanitary sewer main is located along SW South Ave and is available to serve the twelve (12) proposed lots. Connection to this main will be required in accordance with City of Blue Springs standards.

Frontage & Landscaping:

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

Landscape Area	Required Units / PUs (plant units)
Dooryard	Six (6) front yard plantings
Terrace/Light Court	Six (6) front yard plantings
Forecourt	Fifteen (15) front yard plantings
Front yard	Ten (10) front yard plantings
Common Lawn	Six (6) front yard plantings per unit

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

Preservation:

The site is currently undeveloped and consists of a relatively flat lot with existing vegetation. There are no significant topographic features on the property, and no preservation plan is proposed as part of the project.

Phasing:

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

Modifications Requested:

The applicant is requesting approval of Alternative Design Standards related to the building type and selected base zoning district ("T3" Sub-Urban) regulations and development standards. These modifications are proposed to ensure that, in the event the City assumes

ownership and maintenance of the private drive in the future, the buildings would not become nonconforming under the applicable zoning requirements.

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

Review Criteria

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

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

    a. The proposed General Development Plan is in accordance with the Comprehensive Plan Designation of Neighborhood Area.

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

    a. The proposed General Development Plan is consistent with the existing zoning of the property. No Zoning Map amendment is requested or required. The proposed development complies with the applicable district regulations and development standards, subject to the conditions outlined in this report.

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

    a. The proposed General Development Plan complies with the applicable use, development, and design standards of the Unified Development Code (UDC),

with the exception of the requested Alternative Design Standard to permit front-loaded garages fronting the street. Subject to approval of the Alternative Design Standard and the conditions outlined in this report, the development meets this criteria.

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

    a. The existing facilities and services exist or are planned by the project to serve the development at time of construction.

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

    a. The proposed General Development Plan is compatible with the existing surrounding land uses and zoning designations. The subject property is located within an area characterized by similar residential development, and the proposed infill housing is consistent in use and scale with adjacent properties.

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

    a. The proposed General Development Plan supports orderly infill development within an existing residential area. The private drive will be constructed to meet City and IFC standards for safe access. Sidewalks are proposed, as the adjacent public right-of-way does contain sidewalks.

Review Criteria

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

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

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

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

    a. The plan is compatible with the character of the area which includes developed single-family residential.

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

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

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

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

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

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

Review Criteria

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

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

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

2. Compliance with the requirements of the 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.

    a. The proposed Preliminary Plat is in compliance with the requirements of the Development Code. The applicant is proposing the following modifications through the Alternative Design Standards related to either the building type

or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

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

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

    a. The plan is proposed to be developed in one phase.

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

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

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

    a. The application does not deter any existing of future development on adjacent properties.

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

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

7. The recommendations of professional staff.

    a. 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 Preliminary Plat & General Development Plan application with the following conditions:

a) Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the General Development Plan:

    I. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.

b) A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.

c) Prior to Final Platting the following items must be addressed:

I. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

II. A maintenance bond will be required following infrastructure (sanitary sewer, storm sewer and water) acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

III. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction and prior to Final Plat approval.

IV. All public Infrastructure shall be installed and accepted with easements prior to Final Plat Approval.

d) Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

e) Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of

a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.

f) Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.

g) The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

h) Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

i) Provide site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distance exists at proposed drive connections to the existing ROW.

j) Temporary construction easements for work outside of the property boundary shall be required prior to construction permit approval.

k) A public storm sewer easement shall be recorded for the proposed offsite storm sewer prior to construction permit approval.

l) The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

m) Fire Hydrant servicing the site shall be constructed in a manner that water flows 1000 gallons per minute for 1 hour.

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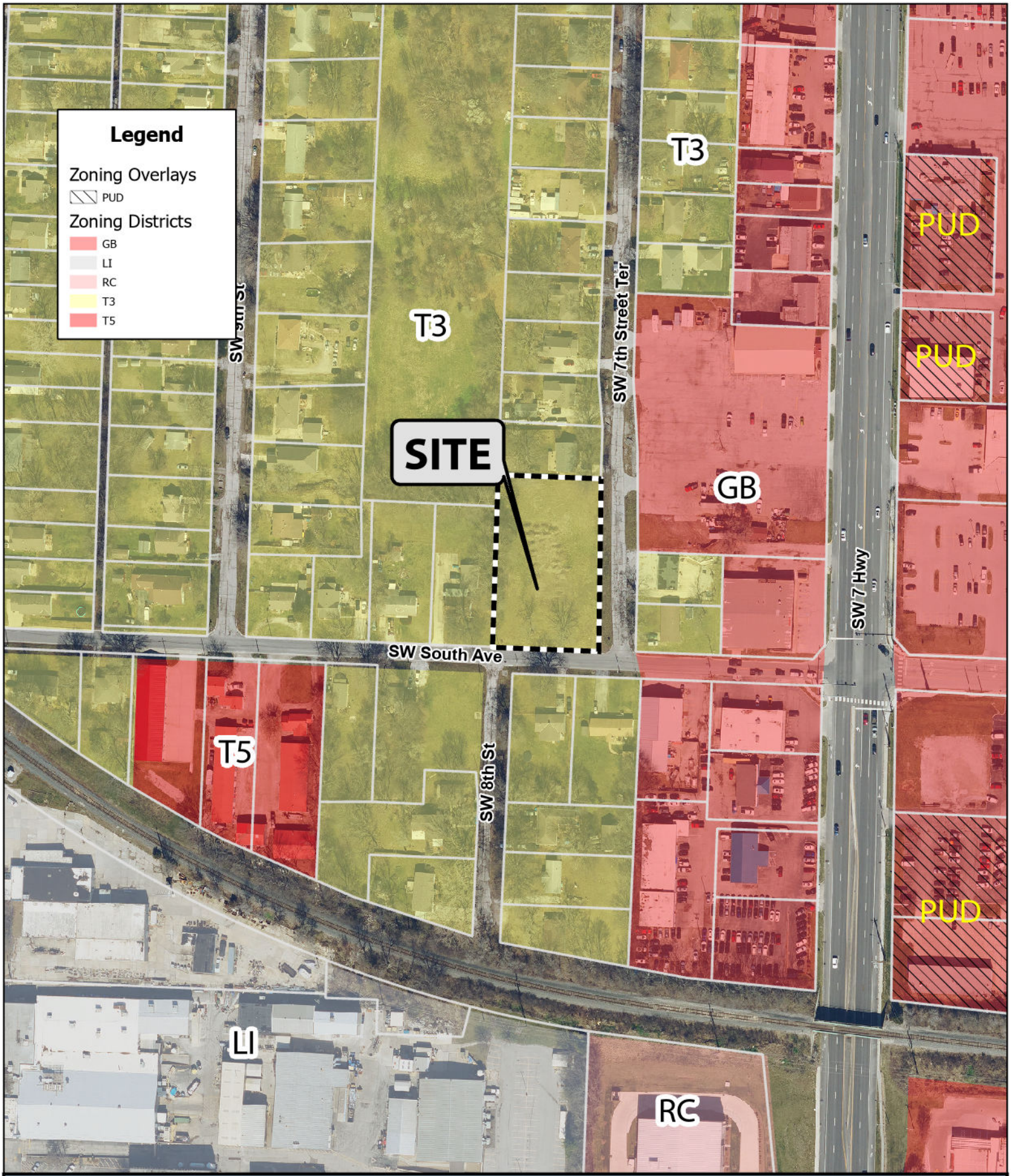
BLUE SPRINGS
MISSOURI

GDP-12-25-9747 / PP-12-25-9748
707 South Avenue
AERIAL LOCATION MAP

N

1" = 200'

Date: 01/20/26



BLUE SPRINGS MISSOURI

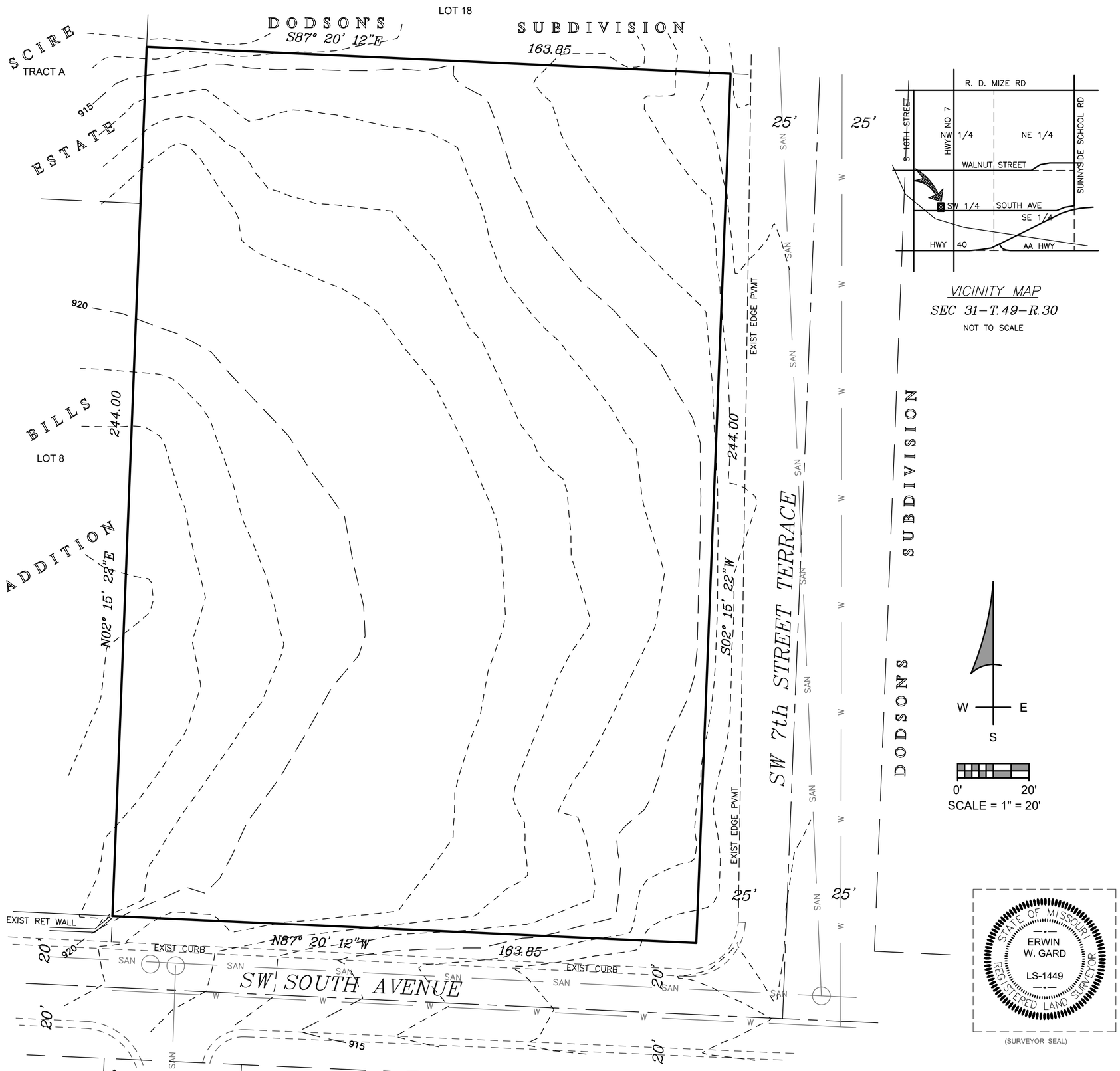
GDP-12-25-9747 / PP-12-25-9748
707 South Avenue
SITE LOCATION AND ZONING MAP

N

1" = 200'

Date: 01/20/26

Z:\CAD drawing (from home comp)\CAD Drawings_SECTION files\R30\T49\S31\Sec 31-49-30 MASTER - McAtee.dwg, 1/7/2026 2:28:52 PM, DWG To PDF.pc3



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

W E S

0' 20'
SCALE = 1" = 20'

EXISTING CONDITION PLAN

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

CONTAINING 39,978 SQUARE FEET OR 0.9178 ACRES.

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

PURPOSE STATEMENT:

TO PLAT AN UNPLATTED TRACT OF LAND AND CREATE 13 (MAYBE 14) SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2025 E 0042485 AND THE PLATS OF BILL'S ADDITION, SELVEY'S ADDITION, AND SCIRE ESTATES.
4. THE EASEMENTS SHOWN HEREON ARE FROM THE PLATS. THE EASEMENT SHOWN IN A TITLE REPORT BY ALLIANCE NATIONWIDE TITLE AGENCY, COMMITMENT NO 101073 DATED NOVEMBER 29, 2017 AT 8:00 AM, SCHEDULE B, PART II, NO 11, IN BOOK I 537 AT PAGE 318 IS A TEMPORARY CONSTRUCTION EASEMENT WHICH IS NO LONGER IN EFFECT.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND THE PRIVATE DRIVE SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. THE PLATTED 35' FRONT SET BACK LINE SHOWN ON BILL'S ADDITION WILL BE VACATED WITH THE PROPOSED FINAL PLAT.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
9. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF THE INGRESS - EGRESS EASEMENT AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER USES.
10. LOTS 1-7 SHALL NOT HAVE ACCESS TO 7TH STREET TERR.
11. THE DEVELOPER RESERVES THE RIGHT TO SWITCH LOT 1 WITH TRACT B IF FINAL ENGINEERING DESIGN DICTATES THAT LOT 1 IS BETTER SUITED FOR THE DETENTION FACILITY.

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

(SURVEYOR SEAL)

SURVEYOR'S DECLARATION:

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

DATE

ERWIN W. GARD, PLS-1449

01/07/2026
1

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

EXISTING CONDITION PLAN

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: ROBINSON MEADOWS MASTER		

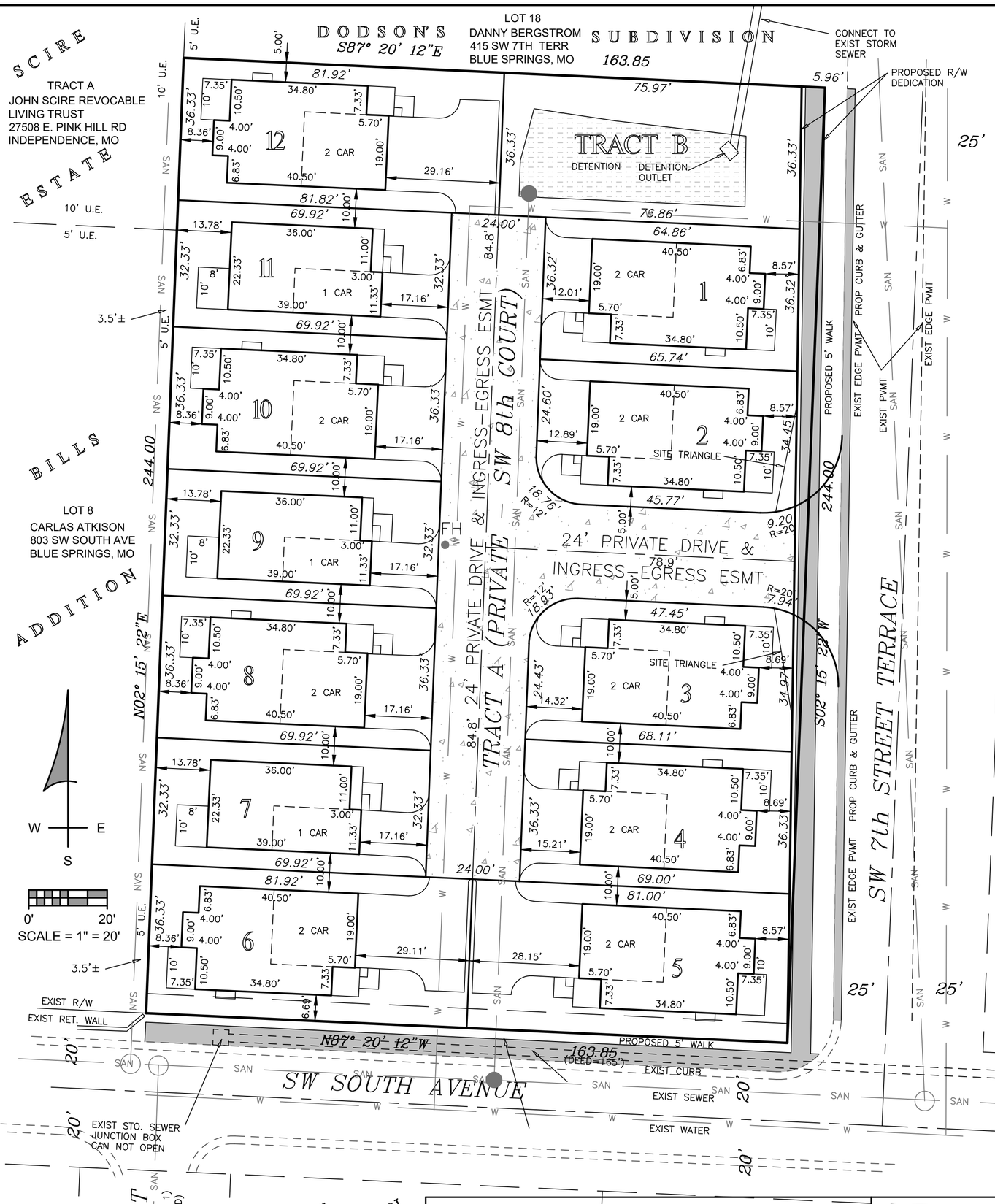
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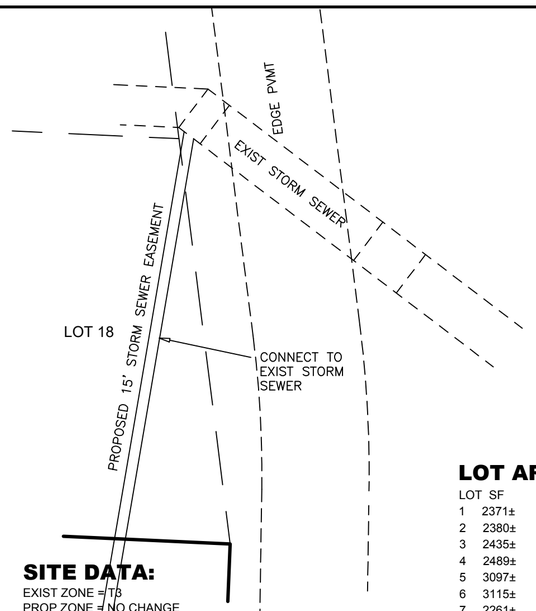
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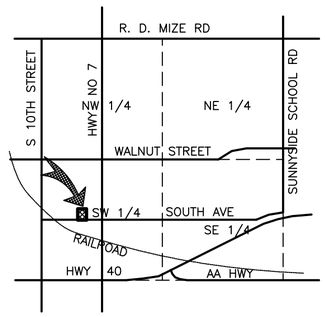
DEVELOPMENT & LANDSCAPE PLAN

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI







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

LOT AREA:

LOT	SF	LOT	SF
1	2371±	8	2540±
2	2380±	9	2261±
3	2435±	10	2540±
4	2489±	11	2261±
5	3097±	12	2976±
6	3115±	A	5750±
7	2261±	DET	2776±

SITE DATA:

EXIST ZONE = T3
PROP ZONE = NO CHANGE
OVERLAY DIST = NONE
SITE AREA = 0.9 AC
DEDICATED R/W = NONE
NET AREA = 0.9 AC
TOTAL LOTS = 13
TOTAL TRACTS = 2
REQ MIN LOT WIDTH = 25'
MIN LOT WIDTH = 32'
REQ MIN LOT AREA = NONE
AVG LOT AREA = 2470 SF
T3 SET BACKS
FRONT = 10'
SIDE / REAR = 5'
MAX BLDG COVERAGE = NONE
AVG BLDG COVERAGE = 38%

IMPERVIOUS AREA:

EXISTING
TOTAL = 0 SF

PROPOSED
12 HOMES = 12,995 SF
DRIVE = 10,531 SF
TOTAL = 23,526 SF

NET INCREASE = 23,526 SF

STORM WATER & DETENTION DATA:

EXISTING
Q=CIAK, C=0.5, I=7.5, A=0.92, K=1
(FOR 100 YR STORM & 15 MIN DURATION)
Q=3.50 CFS

PROPOSED
Q=CIAK
C=39,978 SF TOTAL LAND AREA
IMPERVIOUS = 23,526 SF = 59%
C=0.9 x 59% = 0.53
PERVIOUS = 16,452 SF = 41%
C=0.5 x 41% = 0.21
C=0.53 + 0.21 = 0.74
Q=0.74 x 7.5 x 0.92 x 1 = 5.11 CFS

DETENTION
V=5.11 - 3.50 x 60 x 15 = 1449 CF

OUTLET
12" HDPE WITH 1.4' HW = 3.50 CFS
(BASED ON APWA FIGURE 5603-5)

PROPERTY DESCRIPTION:

CONTAINING 39,978 SQUARE FEET OR 0.9178 ACRES.

THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
2. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FROM ADJACENT SURVEYS.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2018 E 0002807 AND THE PLAT OF DODSON'S ADDITION, BILLS ADDITION, AND SCIRE ESTATES.
4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE POSSIBLE EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOODING, AS DISCLOSED BY FEMA PANEL 29095 C 0319 G HAVING AN EFFECTIVE DATE OF 01/20/2017.
6. MAINTENANCE OF TRACT A AND B SHALL BE BY THE HOMEOWNERS ASSOCIATION.
7. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEDICATING ALL EASEMENTS TO THE CITY OF BLUE SPRINGS.
8. A NOTE WILL BE SHOWN ON THE FINAL PLAT DEFINING THE USE AND MAINTENANCE OF TRACTS A AND B AND WILL INCLUDE LANGUAGE FOR CITY, POLICE, FIRE, AND OTHER PUBLIC USES.
9. LOTS 1-5 SHALL NOT HAVE ACCESS TO 7TH STREET TERRACE AND LOTS 5 & 6 SHALL NOT HAVE ACCESS TO SOUTH AVENUE.

SURVEYOR'S DECLARATION:

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

ERWIN W. GARD, PLS-1449

11/14/2025
DATE

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

REVISED – PER CITY COMMENTS 03/09/26 – E. GARD 03/13/26
REVISED – PER CITY COMMENTS 01/26/26 – E. GARD 03/11/26
REVISED – PER CITY COMMENTS 02/20/26 – E. GARD 03/04/26
REVISED – COMPLETE LAYOUT PER CLIENT COMMENTS 02–03–26 – E. GARD 02–04–26
REVISED – PER CITY COMMENTS 01–02–26 – E. GARD 01–07–26

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
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Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

GENERAL DEVELOPMENT PLAN

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY:	DISK NO.:	FILE NAME:		
E. GARD	CAD Drawings	ROBINSON MEADOWS MASTER		

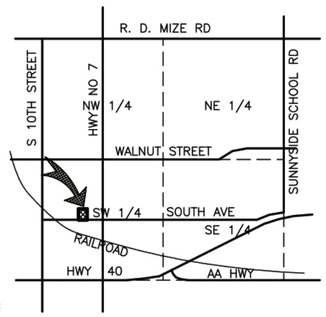
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LANDSCAPE PLAN

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



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

LOT AREA:

LOT	SF	LOT	SF
1	2371±	8	2540±
2	2380±	9	2261±
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PROPERTY DESCRIPTION:

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THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

SUNSET RED MAPLE

FLOWERING WHITE DOGWOOD

BLUE ARROW JUNIPER

EXISTING TREE LINE

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
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Phone: 816-295-5951 ~ Web: gardhorizon.com
Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

LANDSCAPE PLAN

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: ROBINSON MEADOWS MASTER		

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PRELIMINARY PLAT

McATEE MEADOWS

APART OF THE SW 1/4, SECTION 31-TWP.49-RNG. 30
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

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THE SOUTH 1.0 ACRE OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 363.0 FEET WEST OF THE NE CORNER OF THE NW 1/4, SW 1/4, SECTION 31-TWP.49-RNG.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE WEST 165.0 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID 1/4 1/4 SECTION; THENCE EAST 165.0 FEET; THENCE NORTH TO POINT OF BEGINNING.

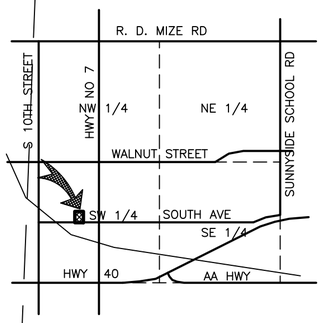
THE ABOVE DESCRIPTION IS FROM DOCUMENT NUMBER 2018 E 0002807

PURPOSE STATEMENT:

TO PLAT AN UNPLATTED TRACT OF LAND AND CREATE 12 SINGLE FAMILY HOME SITES.

NOTES:

1. NO BOUNDARY CORNER MARKERS HAVE BEEN RECOVERED OR SET FOR THIS DRAWING.
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3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DOCUMENT NUMBER 2018 E 0002807 AND THE PLAT OF DODSON'S ADDITION, BILLS ADDITION, AND SCIRE ESTATES.
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9. LOTS 1-5 SHALL NOT HAVE ACCESS TO 7TH STREET TERRACE AND LOTS 5 & 6 SHALL NOT HAVE ACCESS TO SOUTH AVENUE.



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

W E S

0' 20'
SCALE = 1" = 20'

SURVEYOR'S DECLARATION:

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

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

(SURVEYOR SEAL)

ERWIN W. GARD, PLS-1449

11/14/2025
DATE

REVISED – PER CITY COMMENTS 03/09/26 – E. GARD 03/13/26
REVISED – PER CITY COMMENTS 01/26/26 – E. GARD 03/11/26
REVISED – PER CITY COMMENTS 02/20/26 – E. GARD 03/04/26
REVISED – COMPLETE LAYOUT PER CLIENT COMMENTS 02-03-26 – E. GARD 02-04-26
REVISED – PER CITY COMMENTS 01-02-26 – E. GARD 01-07-26

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
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PRELIMINARY PLAT

707 SW SOUTH AVENUE

PART OF THE SW 1/4, SECTION 31-T.49-R.30,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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

JOB NO.:	FIELD BK~PG	MASTER FILE:	SHEET	OF
1333–2501	GPS	SUBDIVISION R	1	1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: ROBINSON MEADOWS MASTER		

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jan 31, 2026

Printer's Fee: $47.63

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Broward

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

Signed or attested before me on this: 02/02/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE
AMENDMENT

Notice is hereby given that on January 24, 2026, the City of Blue Springs published notices for Eclectic Tattoo Conditional Use Permit; a Unified Development Code Text Amendment; and for McAtee Meadows General Development. The date of the City Council Meeting was posted as being February 17, 2026. The correct date for this meeting is **Wednesday, February 18, 2026 at 6:00pm** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the consideration of these projects.

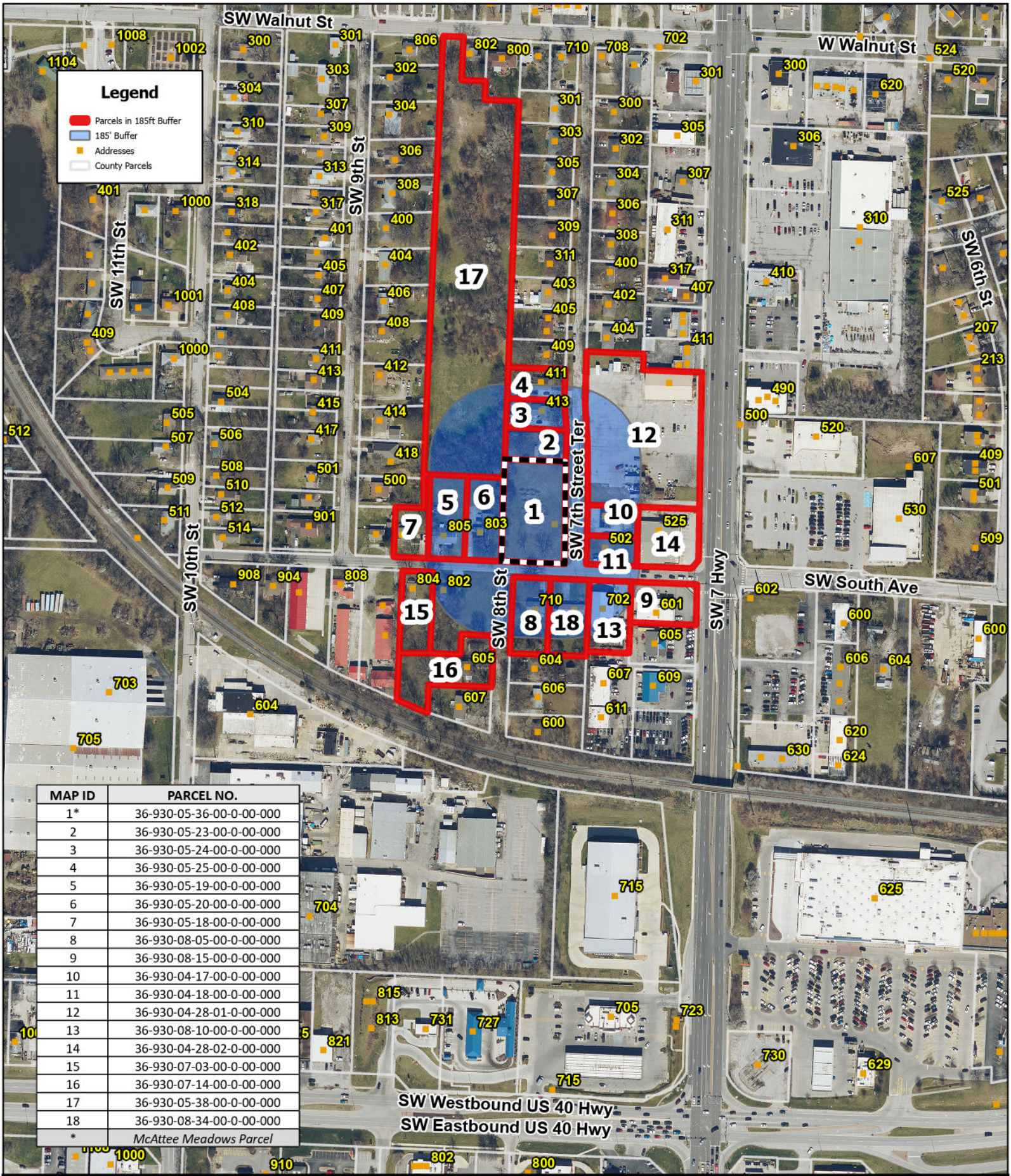
CITY OF BLUE SPRINGS
By: Traci Breshears
Publish: Saturday, January 31, 2026

Published in the Examiner, Jan 31, 2026

4249550

No

General Development Plan;
Preliminary Plat
GDP-12-25-9747; PP-12-25-9748
McAtee Meadows
Exhibit #2



MAP ID	PARCEL NO.
1*	36-930-05-36-00-0-00-000
2	36-930-05-23-00-0-00-000
3	36-930-05-24-00-0-00-000
4	36-930-05-25-00-0-00-000
5	36-930-05-19-00-0-00-000
6	36-930-05-20-00-0-00-000
7	36-930-05-18-00-0-00-000
8	36-930-08-05-00-0-00-000
9	36-930-08-15-00-0-00-000
10	36-930-04-17-00-0-00-000
11	36-930-04-18-00-0-00-000
12	36-930-04-28-01-0-00-000
13	36-930-08-10-00-0-00-000
14	36-930-04-28-02-0-00-000
15	36-930-07-03-00-0-00-000
16	36-930-07-14-00-0-00-000
17	36-930-05-38-00-0-00-000
18	36-930-08-34-00-0-00-000
*	*McAttee Meadows Parcel*

BLUE SPRINGS MISSOURI

GDP-12-25-9747 / PP-12-25-9748
707 South Avenue
185' LOCATION MAP

General Development Plan;
Preliminary Plat
GDP-12-25-9747; PP-12-25-9748
McAtee Meadows
Exhibit #3

Date: 01/20/26

OBJECTID	Parcel no	situs_address	situs_city	situs_zip	subdiv_name	owner_info	address_compl
1	36-930-05-36-00-0-00-000	707 SW SOUTH AVE	BLUE SPRINGS	64015		RC MCATEE CONSTRUCTION LLC	3224 S OWENS SCHOOL RD INDEPENDENCE MO 64057
2	36-930-05-23-00-0-00-000	415 SW 7TH TER	BLUE SPRINGS	64015	DODSONS SUB	BERGSTROM DANNY C	415 SW 7TH TER BLUE SPRINGS MO 64015
3	36-930-05-24-00-0-00-000	413 SW 7TH TER	BLUE SPRINGS	64015	DODSONS SUB	CARNEY AMANDA N	413 SW 7TH TER BLUE SPRINGS MO 64015
4	36-930-05-25-00-0-00-000	411 SW 7TH TER	BLUE SPRINGS	64015	DODSONS SUB	GERALD S SCHAEFER JR TRUST DATE 11/01/2014	15923 GLENFINNAN WAY VILLAGE OF LOCH LLOYD MO 64012-5508
5	36-930-05-19-00-0-00-000	805 SW SOUTH AVE	BLUE SPRINGS	64015	BILLS ADD	MCDANIEL DAVID M	406 SW 9TH ST BLUE SPRINGS MO 64015
6	36-930-05-20-00-0-00-000	803 SW SOUTH AVE	BLUE SPRINGS	64015	BILLS ADD	ATKISON CARLAS L	803 SW SOUTH AVE BLUE SPRINGS MO 64015
7	36-930-05-18-00-0-00-000	807 SW SOUTH AVE	BLUE SPRINGS	64015	BILLS ADD	HUDSON INVESTMENTS LLC	40000 E ROUND PRAIRIE RD OAK GROVE MO 64075
8	36-930-08-05-00-0-00-000	710 SW SOUTH AVE	BLUE SPRINGS	64015	WOODROME ADD	HUFF ENTERPRISES LLC	36103 E GARDNER RD OAK GROVE MO 64075
9	36-930-08-15-00-0-00-000	601 SW 7 HWY	BLUE SPRINGS	64015	SECTION 31 TOWNSHIP 49 RANG	RIAZ & TRIVEDI LLC	15542 VALLEY VIEW DR OVERLAND PARK KS 66223
10	36-930-04-17-00-0-00-000	420 SW 7TH TER	BLUE SPRINGS	64015	DODSONS SUB	FOX FAMILY RENTALS LLC	8908 PFLUMM RD OLATHE KS 66215
11	36-930-04-18-00-0-00-000	502 SW 7TH TER	BLUE SPRINGS	64015	DODSON	SCHNETZER WILLIAM	4324 NE PARK LAKE CIR LEES SUMMIT MO 64064
12	36-930-04-28-01-0-00-000	499 SW 7 HWY	BLUE SPRINGS	64015	MORRIS FLOYD ADD	STANLEY PACK POST 499 OF THE AMER LEGION	499 SW M 7 HWY BLUE SPRINGS MO 64015
13	36-930-08-10-00-0-00-000	702 SW SOUTH AVE	BLUE SPRINGS	64015	SEC-31 TWP-49 RNG-30	BLUE RIVER CAPITAL HOLDINGS LLC	1850 NW M 7 HWY BLUE SPRINGS MO 64014
14	36-930-04-28-02-0-00-000	525 SW 7 HWY	BLUE SPRINGS	64015	MORRIS FLOYD ADD	PETER J FINK SR FAMILY LIMITED PTP	1801 S 54TH ST OMAHA NE 68106
15	36-930-07-03-00-0-00-000	804 SW SOUTH AVE	BLUE SPRINGS	64015	WOODROME ADD	JUNGEBLUT LOUIS JOHN JR	1010 W 25TH TER HIGGINSVILLE MO 64037
16	36-930-07-14-00-0-00-000	605 SW 8TH ST	BLUE SPRINGS	64015	WOODROME ADD	SANTOS MARIA RHODORA	605 SW 8TH ST BLUE SPRINGS MO 64015-4235
17	36-930-05-38-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	UNKNOWN	64086	SCIRE ESTATES	JOHN SCIRE REVOCABLE LIVING TRUST DATED 09/18/2015	27508 E PINK HILL RD INDEPENDENCE MO 64057
18	36-930-08-34-00-0-00-000	706 SW SOUTH AVE	BLUE SPRINGS	64015	WOODROME ADD	HUDSON INVESTMENTS LLC	40000 E ROUND PRAIRIE RD OAK GROVE MO 64075

General Development Plan;
Preliminary Plat
GDP-12-25-9747; PP-12-25-9748
McAtee Meadows
Exhibit #4

Blue Springs, Missouri
Community Development

December 26, 2025

Ref: Public Hearing: General Development Plan | GDP-12-25-9747
McAtee Meadows
707 SW South Avenue
Parcel # 36-930-05-36-00-0-00-000

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, Chad McAtee for consideration to approve a General Development Plan for 13 single-family lots located on the Northwest corner of SW South Avenue and SW 7th Street Terrace, to allow a neighborhood development on .88+/- acres of land.

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, February 9, 2026 @ 6:30 p.m.
&
City Council – Wednesday, February 18, 2026 @ 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

General Development Plan;
Preliminary Plat
GDP-12-25-9747; PP-12-25-9748
McAtee Meadows
Exhibit #5