BLUE SPRINGS
MISSOURI

PLANNING COMMISSION MEETING

Monday, July 27, 2026 6:30 PM
Public Safety Building
1100 SW Smith St
Blue Springs, Missouri

MEMBERS:	Susan Stokenbury (8/8)
Rick How (8/8)	Jennifer Ritschel (7/8)
Chris Henning (8/8)	Travis Graham (6/8)
Brian Ingersoll (8/8)	Jennifer Irey (3/3)
Chad Sanderson (5/8)	Jared Pumphrey (6/8)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval June 22, 2026 Minutes
4. PUBLIC HEARING—Vacation: SheDigs It (VAC-06-25-9919) 600 SE Central Drive

   This project was withdrawn by the applicant
5. PUBLIC HEARING—Rezoning: Pointe of Hope (RZ-06-26-9922) 1215 NW 7 Hwy
6. PUBLIC HEARING—Conditional Use Permit: Pointe of Hope (CUP-06-26-9923) 1215 NW 7 Hwy

7. PUBLIC HEARING—Planned Development Concept Plan: Ford Warehouse (PDC-04-26-9865) 3110 SW Eastbound 40 Hwy
8. Planned Development Final Plan: Lux II (PDF-05-26-9885) 1500 NW North Ridge Drive
9. Adjournment

This agenda was posted at City Hall and on the City's website on July 22, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

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MINUTES OF PLANNING COMMISSION June 22, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, June 22, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with Chairperson Rick How presiding.

BOARD ATTENDANCE

Rick How

Chris Henning

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel

Travis Graham

Jennifer Irey

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Katie Tholen, Mayor Pro-Tem

Jennifer Baird, City Attorney

Traci Breshears, Recording Secretary

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1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Rick How, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Traci Breshears, recording secretary, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson How requested action on the June 8, 2026 minutes. Commissioner Graham made a motion to approve the minutes. Commissioner Stokenbury seconded the motion. With a 8-0 approval, the minutes were passed.

3. AGENDA ITEM 4—PUBLIC HEARING: VACATION / VAC-06-26-9901 / 12th Street Extension / 8131 SW 12th Street

Chairperson How opened the public hearing at 6:31 p.m. and requested Logan Day, Planner I, present the Vacation for 12th Street to Planning Commission.

No one spoke on in favor or against the project. Chairperson How closed the public hearing at 6:34 p.m.

Commissioner Sanderson made the motion to approve Vacation VAC-06-26-9901 with staff conditions. Commissioner Henning seconded the motion. With a 8-0 approval, with one abstaining, the Vacation will be heard on the July 6, 2026 at City Council.

Rick How—Aye Chris Henning—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—Abstain

Jared Pumphrey—Aye

STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Unified Development Code (UDC), unless specifically modified through the approval of this Vacation application. Conditions of approval include:
    a. Utility easements shall be provided within the existing right-of-way, including for the existing public sanitary sewer, prior to the vacation of the right-of-way. Documentation of utility releases and/or letters of no objection from all affected utility providers shall be submitted prior to recording the vacation.

4. **AGENDA ITEMS 5, 6 AND 9—PUBLIC HEARING: GENERAL DEVELOPMENT PLAN, CONDITIONAL USE PERMIT & PRELIMINARY PLAT / GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852 / Winwater & Flex Use / 2601 NW Jefferson Street**

Chairperson How opened the public hearing at 6:35 p.m. and requested Logan Day, Planner I, present the General Development Plan, Conditional Use Permit, and Preliminary Plat for Winwater & Flex Use to Planning Commission.

Applicant, Jeremy Powell, 3200 Route 291, Independence, MO, spoke on the project. No one spoke in favor of the project. Several Spoke in Opposition:

Larry Anderson, 2613 NW Stonecrest Ct, Blue Springs, MO

Andrew Quick, 1509 NW Timberline Ct, Blue Springs, MO

Willie Jordan, 2604 NW Timberline Dr, Blue Springs, MO

Lora Martinez, 1505 NW Timberline Ct, Blue Springs, MO

Robert Cairns, 2608 NW Timberline Dr, Blue Springs, MO

Don Harris, 2500 NW Timberline Dr, Blue Springs, MO

Abby Dickerson, 1505 NW Timberline Ln, Blue Springs, MO

Chairperson How closed the public hearing at 7:22 p.m.

Commissioner Stokenbury made the motion to approve General Development Plan GDP-03-26-9850 with staff conditions. Commissioner Graham seconded the motion. With a 5-4 approval, the General Development Plan will be heard on July 6, 2026 at City Council.

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Rick How—Aye

Chris Henning—No

Brian Ingersoll—Aye

Chad Sanderson—No

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—No

Jared Pumphrey—No

STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A Site Plan Design Review is required to review final building and site design, including landscaping and Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.
3. Provide site triangles at west entrance to ensure proper sight distance is met.
4. Easement shall be acquired from lots 4 and 5 of Stonecrest Plat for sanitary sewer extension.
5. Existing septic tank shall be abandoned or removed per MDNR standards.
6. Footing of the building should not be within the zone of influence from the existing storm along Saunders.

7. Provide Final Drainage Study. Drainage study shall conform to the 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.
8. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.
    a. As required by the MDNR land disturbance permit, a storm water pollution prevention plan (SWPPP) 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 SWPPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.
9. The City of Blue Springs Design and Construction Manual shall be followed regarding construction specifications.
10. 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.

Commissioner Stokenbury made the motion to approve Conditional Use Permit CUP-03-26-9851 with staff conditions. Commissioner Graham seconded the motion. With a 5-4 approval, the Conditional Use Permit will be heard on July 6, 2026.

Rick How—Aye Chris Henning—No

Brian Ingersoll—Aye

Chad Sanderson—No

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—No

Jared Pumphrey—No

STAFF CONDITIONS:

1. Approval by City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The parking spaces shall not be used for outdoor storage of equipment, boats, trailers, household goods, or other personal property. Trailers may occupy a parking space only if they are associated with a business located on the premises and are actively being used for loading and unloading purposes.

Commissioner Stokenbury made the motion to approve Preliminary Plat PP-03-26-9852 with staff conditions. Commissioner Graham seconded the motion. With a 5-4 approval, the Preliminary Plat was approved.

Rick How—Aye

Chris Henning—No

Brian Ingersoll—Aye

Chad Sanderson—No

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—No

Jared Pumphrey—No

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STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Provide As-built Drawings prior to Final Plat approval. Prior to Final Plat approval all public works items must be completed and pass inspection.
3. 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.
4. All required public improvements shall be completed and accepted by the City prior to approval of the final plat.
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

5. AGENDA ITEM 7—PUBLIC HEARING: CONDITIONAL USE PERMIT / CUP-04-26-9863 / Universal Beauty Studio Academy / 1405 SW Smith St

Chairperson How opened the public hearing at 7:25 p.m. and requested Shantele Frie, Planner III, present the Conditional Use Permit for Universal Beauty Studio Academy to Planning Commission.

Applicant, Tyrone Jackson, 2025 E Chestnut Expressway Ste B, Springfield, MO, spoke on the project. No one spoke in favor or against the project. Chairperson How closed the public hearing at 7:32 p.m.

Commissioner Henning made the motion to approve Conditional Use Permit CUP-04-26-9863 with staff conditions. Commissioner Ingersoll seconded the motion. With a 8-1 approval, the Conditional Use Permit will be heard on July 6, 2026 at City Council.

Rick How—Aye

Chris Henning—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Jared Pumphrey—No

STAFF CONDITIONS:

1. Approval of 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 unless specified by the following Alternative Development Standards:
2. The Conditional Use Permit allows "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section of the UDC 405.050 (33) at property addressed 1405 SW Smith Street.
3. Prior to the issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo establishment license must be provided

6. AGENDA ITEM 8—PUBLIC HEARING: CONDITIONAL USE PERMIT / Midnight Ink / CUP-05-26-9882 / 2307 Nw South Outer Road

Chairperson How opened the public hearing At 7:36 p.m. and requested Shantele Frie, Planner III, present the Conditional Use Permit for Midnight Ink to Planning Commission.

Applicant, Kaitlynn Harris, 2307 NW South Outer Rd, spoke on the project. No one spoke in favor or against the project. Chairperson How closed the public hearing at 7:42 p.m.

Commissioner Sanderson made the motion to approve Conditional Use Permit CUP-05-26-9882 with staff conditions. Commissioner Stokenbury seconded the motion. With a 8-1 approval, the Conditional Use Permit will be heard on July 6, 2026 at City Council.

Rick How—Aye

Jennifer Ritschel—Aye

Chris Henning—Aye

Travis Graham—Aye

Brian Ingersoll—Aye

Jennifer Irey—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 unless specified by the following Alternative Development Standards:
    a. The Conditional Use Permit allows “Body Art Service” land use to be allowed in accordance with the Special Use Standards Section of the UDC 405.050 (33) at the property addressed 2307 NW South Outer Road.

2. Prior to the issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo establishment license must be provided.

7. ADJOURN

Chairperson How 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 7:44 p.m.

[BOARD CHAIR]

_____

[Rick How]

ATTEST;

_____

[board secretary]

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PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: July 27,2026

City Council Date: August 3, 2026

Project Name: Pointe of Hope

Site Location: 1211 NW 7 Hwy

Applicant: Rick Villers, Steel Systems Construction

Property Owner: Pointe of Hope Luthern Church

Staff Planner: Logan Day, Planner I

Project Request:

RZ-06-26-9922; Rezoning of property from "GB" General Business to "RC" Regional Commercial.
CUP-06-26-9923; Conditional Use Permit to allow the outdoor storage of recreational vehicles (RVs), boats, and trailers.

REZONING; CONDITIONAL USE PERMIT
RZ-06-26-9922; CUP-06-26-9923
POINTE OF HOPE
EXHIBIT #1

Project Description:

The applicant is requesting to rezone Tract 3, located on the rear portion of the property, from General Business (GB) to Regional Commercial (RC). The applicant is also requesting approval of a Conditional Use Permit (CUP) to allow the outdoor storage of recreational vehicles (RVs), boats, and trailers. The property has been utilized for several years as a secure outdoor storage area for RVs, boats, and trailers. The requested rezoning and CUP are intended to bring the existing use into conformance with the City's current zoning regulations and establish a formal framework for the continued operation of the storage area.

Staff Recommendation:

Staff Recommends approval of Rezoning and Conditional Use Permit with conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
01/08/2001	Planning Commission	Recommended Approval of Conditional Use Permit (CU-1-2001) for Telecommunications Tower.
07/11/2011	Planning Commission	Approved Preliminary Plat (PP-6-11-3025) & Site Plan Design Review (SPDR-6-11-3026) for Pointe Center and Recommended Approval of Final Plat (PF-6-11-3028)
07/11/2011	City Council	Approved Final Plat for Pointe Center (PF-6-11-3028)
11/12/2012	Planning Commission	Approved Site Plan Design Review (SPDR-10-12-3696)

Future Applications:

Any future modifications, expansions, or changes in use to the site shall require review and approval in accordance with the applicable requirements of the Unified Development Code.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Large Retail (Price Chopper)
South:	Right of Way	NW Jefferson St & Interstate I-70
East:	"GB" (General Business)	Mid Size Retail (Ace Hardware & KC Cannabis)
West:	"GB" (General Business) / "MF-10" (Low Density Multi Family)	Hotel or Motel (Extended Stay)

Rezoning Analysis

Existing Zoning:

"GB" (General Business)

Existing Land Use:

Outdoor Storage for Recreational Vehicles (RV'S), boats, and trailers

Proposed Zoning:

"RC" (Regional Commercial)

Proposed Land Use:

Outdoor Storage for Recreational Vehicles (RV'S), boats, and trailers

Comprehensive Plan:

The Future Land Use Policy Map designates the subject property as General Commercial. This designation is intended to accommodate a broad range of commercial uses that serve both the local community and the surrounding region, including retail, service, office, entertainment, and other commercial activities. Development within these areas is expected to provide convenient access to goods and services while maintaining compatibility with adjacent land uses through appropriate site design, circulation, and buffering. The proposed rezoning from General Business (GB) to Regional Commercial (RC), along with the requested Conditional Use Permit for the outdoor storage of recreational vehicles (RVs), boats, and trailers, is intended to bring an existing use into conformance with the City's current zoning regulations. The property has historically been utilized for outdoor storage associated with the church, and the request would establish the appropriate zoning and approvals to allow the continued operation of the existing use. Staff finds the request to be generally consistent with the General Commercial Future Land Use designation, as the proposal maintains a commercial-oriented use and supports the long-term vision established by the Comprehensive Plan.

Rezoning:

The intent of the "RC" Regional Commercial zoning district is to accommodate a broad range of commercial uses that serve both the local community and the surrounding region. The district is intended for larger-scale commercial developments located along major transportation corridors and is designed to accommodate uses that require greater site area, visibility, and access than those typically found in neighborhood

commercial districts. The RC district also allows the outdoor storage of recreational vehicles (RVs), boats, and trailers through the Conditional Use Permit process, ensuring that such uses are reviewed for compatibility with surrounding properties.

The applicant is requesting to rezone the subject property from General Business (GB) to Regional Commercial (RC) to bring an existing outdoor storage use into conformance with the Unified Development Code. The requested Conditional Use Permit would allow the continued outdoor storage of recreational vehicles (RVs), boats, and trailers, which has historically occurred on the site. The proposed RC zoning district provides the appropriate zoning framework for this use, as outdoor storage is contemplated within the district when approved through the Conditional Use Permit process. Staff finds the requested rezoning to be consistent with the intent of the RC district, as it establishes the appropriate zoning designation for an existing commercial outdoor storage use while providing for continued oversight through the Conditional Use Permit process.

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 that 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 as well as the uses existing or anticipated in surrounding districts.

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

    a. Staff finds the application furthers the intend of the proposed zoning district and supports that of any abutting zoning district.

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 the proposed rezoning is intended to bring an existing outdoor storage use into conformance with the Unified Development Code and does not introduce a new land use to the area. Approval is not anticipated to establish a precedent, as each rezoning and Conditional Use Permit request is evaluated on its own merits. The request is not expected to alter the existing character, development pattern, or urban design of the surrounding commercial area.

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

    a. Staff finds the proposed rezoning to the Regional Commercial (RC) district and the associated Conditional Use Permit establish the appropriate zoning framework for the existing outdoor storage use. The property will

be required to comply with all applicable provisions of the Unified Development Code, including the standards of the RC zoning district and any conditions of approval associated with the Conditional Use Permit.

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. Staff finds the proposed rezoning is not anticipated to create additional demand for public services, facilities, or programs beyond those currently serving the property. The site is already developed and utilized for the proposed use, and existing public infrastructure is adequate to serve the property.

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

    a. Staff finds the proposed rezoning is not anticipated to adversely affect the condition or value of surrounding properties, as it recognizes an existing commercial outdoor storage use that is compatible with the surrounding commercial area. Approval of the request is also consistent with the General Commercial designation of the Comprehensive Plan and is not expected to hinder future development in accordance with the City's long-range vision.

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 the requested rezoning is justified by a change in circumstances the property has been used for the outdoor storage of recreational

vehicles (RVs), boats, and trailers, and the proposed rezoning to Regional Commercial (RC), together with the requested Conditional Use Permit, will bring the existing use into conformance with the Unified Development Code.

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

    a. Staff finds the proposed rezoning is consistent with the City's adopted policies, including the 2014 Comprehensive Plan and the Unified Development Code. The request recognizes an existing commercial outdoor storage use, aligns with the property's General Commercial Future Land Use designation, and establishes the appropriate zoning framework for the continued operation of the use.

9. The recommendations of professional staff.

    a. Staff recommends Approval of Rezoning application

Conditional Use Permit Analysis

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

Special Use Standards:

- Outdoor Storage for Recreational Vehicles (RV'S), boats, and trailers
    a. All vehicle and equipment storage areas and parking areas shall be surfaced with:

        (1) Five (5) inches of concrete;

(2) Six (6) inches of asphalt; or

(3) Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.

(4) Any other pavement or surface material must be structurally equivalent to the above as determined by a licensed engineer in the State of Missouri to the satisfaction of the Director of Public Works, but all such areas shall be dust free

Staffs Response:

The existing site is currently utilized as an outdoor storage of recreational vehicles (RVs), boats, and trailers and is being brought into compliance through this application. While the site does not currently include the required surface materials identified in this standard, staff is not proposing full replacement of the existing storage area at this time. The applicant shall maintain the existing surface in a condition that minimizes dust and provides a stable surface for the storage of recreational vehicles (RVs), boats, and trailers. Any future expansion, redevelopment, or modifications to the storage area may be subject to compliance with the applicable surfacing requirements of the Unified Development Code.

Land Use & Density:

The proposed rezoning does not change the existing land use or increase the intensity of development on the subject property. The site will continue to be utilized for the outdoor storage of recreational vehicles (RVs), boats, and trailers. The requested Regional Commercial (RC) zoning district establishes the appropriate zoning designation for the existing use and is consistent with the surrounding commercial development

pattern and the General Commercial Future Land Use designation identified in the Comprehensive Plan.

Architectural Character:

No new buildings, additions, or exterior modifications are proposed. Therefore, the architectural character of the site will remain unchanged.

Parking:

No changes to the existing parking layout are proposed as part of this request.

Streets & Sidewalks:

The site is not proposed for redevelopment, and existing sidewalks are already present along NW Jefferson Street and on one side of NW North Ridge Drive. As the request is intended to bring an existing use into conformance with the Unified Development Code rather than facilitate new development, additional street and sidewalk improvements are not applicable.

Pedestrian Access:

No new pedestrian access improvements are proposed with this request. The subject property functions as an outdoor storage facility for recreational vehicles (RVs), boats, and trailers and is not intended to serve pedestrian-oriented commercial activity.

Traffic:

The proposed rezoning and Conditional Use Permit are not anticipated to significantly impact traffic in the surrounding area.

Stormwater:

There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer:

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

Signage:

No new signage is proposed with this Conditional Use Permit. Existing and future signage shall be reviewed for compliance with the applicable requirements of the Unified Development Code.

Frontage & Landscaping:

The site currently utilizes existing landscaping along NW North Ridge Drive, which provides screening along the eastern frontage of the property. To ensure the site is adequately screened and consistent with the requirements of the Unified Development Code, a Type B landscape buffer would be required along NW Jefferson Street to provide additional screening between the property and adjacent roadway frontage.

Landscape Area	**Required Units / PUs (plant units)**
Buffer Type "B" (Along NW Jefferson)	15 feet wide: 45 units per 100 feet; 25 feet wide: 40 units per 100 feet
Buffer Type "C3" (Western Property Line)	25 feet wide: 60 units per 100 feet; 35 feet wide: 55 units per 100 feet and 6-feet tall solid privacy fence (masonry, wood, composite, or vinyl) or an undulating 4-feet

	to 6-feet earth berm with landscaping on top

Preservation:

Existing vegetation will be preserved.

Review Criteria

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

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

    a. The proposed Conditional Use Permit is consistent with the intent of the existing zoning district by allowing the outdoor storage of recreational vehicles (RVs), boats, and trailers, subject to conditions that ensure compatibility with surrounding properties. The proposed use is consistent with the existing commercial character of the area and supports the continued use of the property

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

    a. The Conditional Use Permit request is intended to bring an existing outdoor storage of recreational vehicles (RVs), boats, and trailers use into compliance with the requirements of the Development Code. No new buildings or site improvements are proposed as part of this request.

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

    a. Staff has identified site-specific conditions necessary to ensure the use operates in a manner consistent with the intent of the Development Code. These conditions include requiring additional screening along NW Jefferson Street and limiting the approval to the outdoor storage of recreational vehicles (RVs), boats, and trailers. General vehicle repair is not included as an approved use under this Conditional Use Permit.

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

    a. Staff finds the request does not include new development or modifications to the existing site layout. As such, no changes to the streetscape or the relationship of site elements to the public realm are proposed. The existing character of the surrounding area will remain unchanged.

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

    a. The site is currently developed and served by existing public infrastructure. The proposed Conditional Use Permit does not include new development or improvements that would create additional demands on drainage systems, utilities, or other public facilities. Existing infrastructure is adequate to support the continued operation of the use.

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

a. The proposed use is compatible with the existing character of the area, which includes commercial and service-oriented uses as no changes to the existing building scale or form are proposed.

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

    a. The proposed use is compatible with the operating characteristics of the surrounding area. The outdoor storage of recreational vehicles (RVs), boats, and trailers is not anticipated to create significant audible impacts or changes to existing traffic patterns.

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

    a. The proposed Conditional Use Permit will not prevent the development or use of neighboring properties in accordance with applicable regulations.

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

    a. The proposed Conditional Use Permit will not negatively impact the long-range plans for the site or surrounding area. The request allows an existing commercial use to continue while ensuring the property operates in compliance with applicable regulations.

10. Recommendation of professional staff.

    a. Staff recommends approval of the Conditional Use Permit

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following three (3) 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. Tract 3 shall be screened from the public right-of-way along NW Jefferson Street and NW North Ridge Drive through a combination of landscaping and a six (6) foot tall solid privacy fence. The privacy fence shall consist of an approved material, including masonry, wood, composite, or vinyl, and shall comply with applicable requirements of the Unified Development Code.

3. The property shall be used solely for the outdoor storage of recreational vehicles (RVs), boats, and trailers. The sale, display for sale, repair, maintenance, servicing, dismantling, or similar commercial activities involving vehicles, boats, or trailers shall not be permitted on the site.



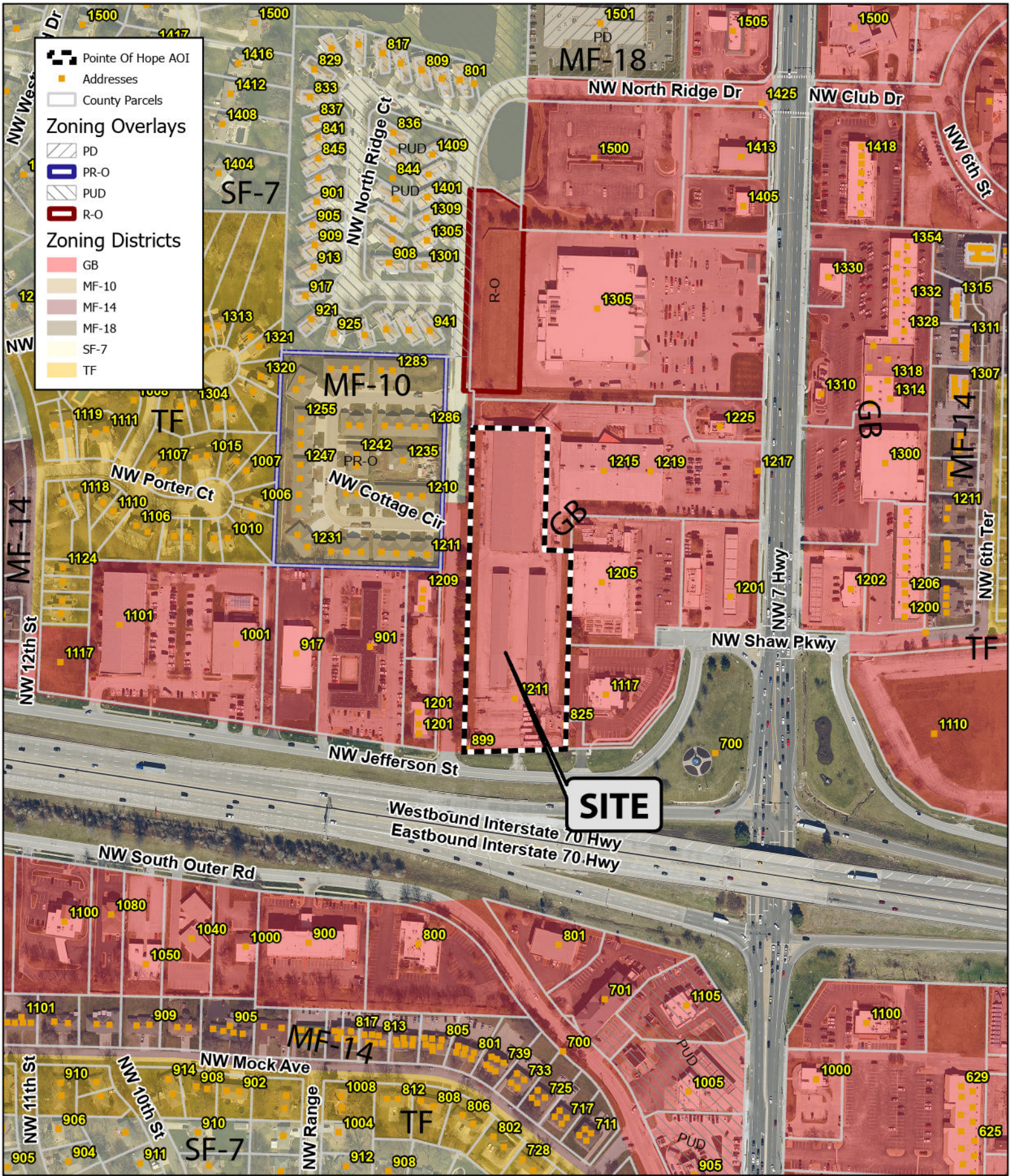
BLUE SPRINGS MISSOURI

RZ-06-26-9922, CUP-06-26-9923
POINTE OF HOPE
AERIAL MAP

N

1" = 200'

Date: 07/07/26



BLUE SPRINGS MISSOURI

RZ-06-26-9922, CUP-06-26-9923
POINTE OF HOPE
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 07/07/26

Applicant: Pointe of Hope Church
Subject Property: Rear portion of 1215 NW Highway 7 (Tract 3)
Current Zoning: General Business (GB)
Proposed Zoning: Regional Commercial (RC) with a Conditional Use Permit (CUP) for Outdoor Storage (RV, Trailer, and Boat Storage)

1. Executive Summary & Purpose of Request

Pointe of Hope Church is respectfully submitting this application to rezone tract 3 of the rear property from General Business (GB) to Regional Commercial (RC), alongside a request for a Conditional Use Permit (CUP) to allow for the outdoor storage of Recreational Vehicles (RVs), Boats and Trailers.

The primary objective of this application is to bring an existing use into compliance with current municipal zoning ordinances. For several years, the church has utilized an under-developed portion of its rear lot to provide a secure, low-impact RV storage area for community members in exchange for a monthly fee. 100% of the proceeds generated from this operation directly fund the church's operations and outreach. Pointe of Hope depends on outside revenue streams, as we target new Christians and seekers, putting less emphasis on congregational giving. This application seeks to formalize and regulate this arrangement in cooperation with city staff.

2. Zoning Suitability

The rear of the site is uniquely situated to transition to Regional Commercial. The rear portion of the property is not visible from Highway 7 and has a tree line buffering it from the residential area on the west side of the property. Transitioning this specific section to Regional Commercial allows for low-intensity, low-traffic commercial activities that do not disrupt the primary assembly use of the church or traffic flow in the area.

3. Proposed Conditions & Aesthetic Mitigations

To ensure a higher standard of visual appeal and to mitigate any potential impacts on neighboring properties, Pointe of Hope Church is open to implementing screening and operational parameters as conditions of approval:

- **Site Screening & Landscaping:** The applicant will install necessary screening working in collaboration with planning and law enforcement. This will effectively obscure the stored vehicles from public right-of-ways and adjacent properties, improving the visual character of the area adjacent to the outer road.
- **Low Traffic Impact:** RV storage inherently creates incredibly low traffic impact. Vehicles are typically moved only a few times a year (at the beginning and end of recreational seasons). Unlike traditional commercial operations, there are no delivery trucks, no regular customer turnover, and no late-night disruptions.
- **Passive Use:** The storage area is entirely passive. No maintenance, mechanical work, detailing, or habitational use of the RVs will be permitted on-site.
- **Security:** The area is currently secured via a locked perimeter gate.
- **Operational Rules:** Clear leasing guidelines will restrict storage exclusively to fully operational, currently registered recreational vehicles, boats, and trailers.

5. Public Benefit

Approving this application yields a dual benefit to the city. First, it satisfies a persistent and growing regional demand for safe, secure, and regulated boat and RV storage—keeping these large vehicles out of residential driveways and off neighborhood streets where they frequently cause code violations or line-of-sight safety issues. Second, it sustains a vital revenue stream for Pointe of Hope Church.

6. Conclusion

Pointe of Hope Church is dedicated to being a good neighbor and a compliant stakeholder in our community. By granting this rezoning and conditional use request, the City will successfully bring a low-impact, existing use into regular compliance, addressing stakeholder concerns and supporting our ministry. We look forward to working collaboratively with the Planning Commission and City Staff on this request.

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

- Jul 11, 2026

Printer's Fee: $190.51

Edmar Corachia

Edmar Corachia
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 07/13/2026

Pamela Baez
Notary Public - State of Florida
Commission # HH 732409
Expires on 10/19/2029
Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

REZONING; CONDITIONAL USE PERMIT
RZ-06-26-9922; CUP-06-26-9923
POINTE OF HOPE
EXHIBIT #2

PUBLIC NOTICE

Conditional Use Permit I CUP-06-26-9923
Rezone I RZ-06-26-9922
Pointe of Hope
1211 NW 7 Hwy
Parcel # 36-420-04-25-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 27, 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, Rick Villers, Steel Systems Construction, on behalf of the property owner, Pointe of Hope Church, for approval to rezone tract B of the rear property from General Business (GB) to Regional Commercial (RC), alongside a request for a Conditional Use Permit (CUP) to allow for the outdoor storage of Recreational Vehicles (RVs), Boats and Trailers at 1211 NW 7 Hwy. 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:

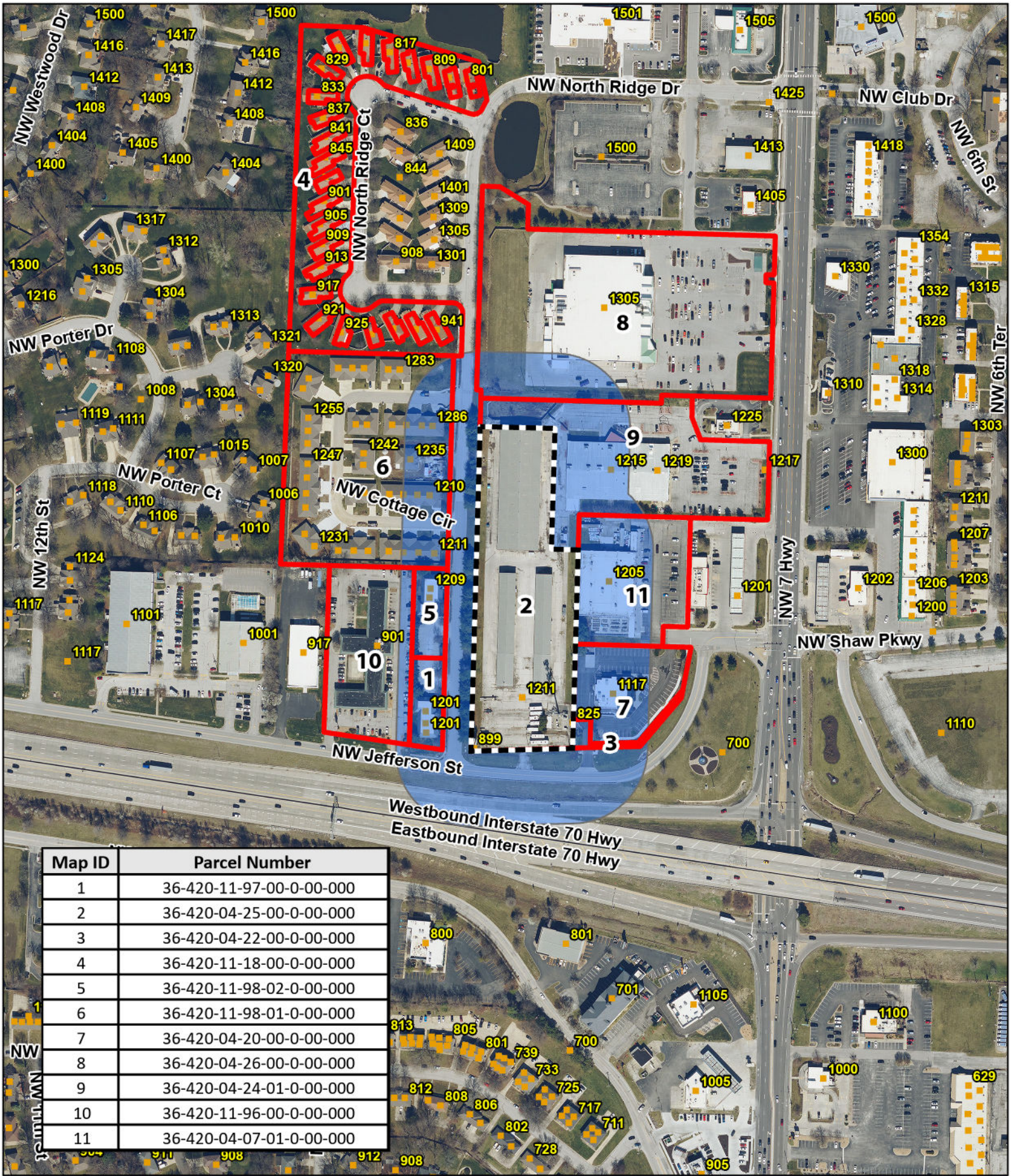
POINTE CENTER---ALL TH PT LOT 1 DAF: BEG MOST SE COR SD LOT 1 TH W ALG S LI 463.70' TH S 01 DEG 37 MIN 35 SEC W 87.08; TH 88 DEG 22 MIN 50 SEC W 66.04' TH N 01 DEG 42 MIN 28 SEC E 296.75' TH N 88 DEG 34 MIN 31 SEC W 164.49' TH E ROW LI NORTH RIDGE DR TH N ALG SD E ROW LI 70' M0L. TH S 88 DEG 23 MIN 44 SEC E 445' TH N 20' TO N LI SD LOT 1 TH E ALG SD N LI 75' MOL TH S 01 DEG 39 MIN 36 SEC E 52.75' TH S 21 DEG 06 MIN 26 SEC E 59.02' TH S 88 DEG 23 MIN 44 SEC E 170.17' TO W ROW LI M 7 HWY TH S ALG SD W ROW LI 192.75' TO POB
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 Rezone / RZ-06-26-9922, Conditional Use Permit / CUP-06-22-9923 on **Monday, August 3, 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

Published in the Examiner, Jul 11, 2026

4717490



Map ID	Parcel Number
1	36-420-11-97-00-0-00-000
2	36-420-04-25-00-0-00-000
3	36-420-04-22-00-0-00-000
4	36-420-11-18-00-0-00-000
5	36-420-11-98-02-0-00-000
6	36-420-11-98-01-0-00-000
7	36-420-04-20-00-0-00-000
8	36-420-04-26-00-0-00-000
9	36-420-04-24-01-0-00-000
10	36-420-11-96-00-0-00-000
11	36-420-04-07-01-0-00-000

BLUE SPRINGS
MISSOURI

RZ-06-26-9922, CUP-
POINTE OF H
185' NOTIFICATI

REZONING; CONDITIONAL USE PERMIT
RZ-06-26-9922; CUP-06-26-9923
POINTE OF HOPE
EXHIBIT #3

Date: 07/07/26

Map ID	Parcel Number
1	36-420-11-97-00-0-00-000
2	36-420-04-25-00-0-00-000
3	36-420-04-22-00-0-00-000
4	36-420-11-18-00-0-00-000
5	36-420-11-98-02-0-00-000
6	36-420-11-98-01-0-00-000
7	36-420-04-20-00-0-00-000
8	36-420-04-26-00-0-00-000
9	36-420-04-24-01-0-00-000
10	36-420-11-96-00-0-00-000
11	36-420-04-07-01-0-00-000

REZONING; CONDITIONAL USE PERMIT
RZ-06-26-9922; CUP-06-26-9923
POINTE OF HOPE
EXHIBIT #4

Owner Name
PAPURI COMMERCIAL LLC
POINTE OF HOPE LUTHERAN CHURCH
QUIKTRIP CORPORATION
NORTH RIDGE VILLAS PUD OWNERS ASSOC INC
HOLISTIC HEALING THRU HIM LLC
NET WORTH LLC
SC NOLAND LLC
ENTERPRISES COSCO LLC
POINTE OF HOPE LUTHERAN CHURCH
901 NW JEFFERSON LLC
1205 PROPERTIES LLC

Owner Address	Situs Address
1201 NW NORTH RIDGE DR UNIT A BLUE SPRINGS MO 64015	1201 NW NORTH RIDGE DR UNIT A
1215 N M 7 HWY BLUE SPRINGS MO 64015	1211 NW 7 HWY
4705 S 129TH E AVE TULSA OK 74134	NO ADDRESS ASSIGNED BY CITY
600 CENTRAL DR BLUE SPRINGS MO 64015	CA RESIDENTIAL
1209 NW NORTH RIDGE DR STE C BLUE SPRINGS MO 64015	1209 NW NORTH RIDGE DR UNIT A
101 NW 2ND ST CONCORDIA MO 64020	1210 NW COTTAGE CIR
5925 BEVERLY AVE MISSION KS 66202	1117 N 7 HWY
13180 METCALF AVE STE 210 OVERLAND PARK KS 66213	1305 NW 7 HWY
1215A NW STATE ROUTE 7 BLUE SPRINGS MO 64014-2281	1215 NW 7 HWY
3700 MONTEREY DR STE A COLUMBIA MO 65203	901 NW JEFFERSON ST
20148 W 98TH ST LENEXA KS 66220	1205 NW 7 HWY

City	State	Zip	Shape_Le	Shape_Ar	LegalDescr
BLUE SPRINGS	MO	64015	238.1308	2791.302	NORTH RIDGE 5TH PLAT - LOTS
BLUE SPRINGS	MO	64015	820.9547	27586.62	POINTE CENTER LOT 1 TRACTS
BLUE SPRINGS	MO	64015	316.1102	903.919	QUIKTRIP STORE 241 1ST PLAT
BLUE SPRINGS	MO	64015	3294.344	21374.71	NORTH RIDGE VILLAS P.U.D. 1S
BLUE SPRINGS	MO	64015	238.1894	2796.252	NORTH RIDGE 5TH PLAT - LOTS
BLUE SPRINGS	MO	64015	733.8837	33124.76	NORTH RIDGE COTTAGES---LOT
BLUE SPRINGS	MO	64015	380.5418	8576.789	BOB EVANS FARM OF BLUE SPI
BLUE SPRINGS	MO	64015	982.911	47591.06	COSENTINO'S PRICE CHOPPER
BLUE SPRINGS	MO	64015	857.4447	23482.61	POINTE CENTER---ALL TH PT LC
BLUE SPRINGS	MO	64015	498.6727	13724.88	SEC-30 TWP-49 RNG-30 PT OF
BLUE SPRINGS	MO	64015	466.2728	13048.21	SEC-30 TWP-49 RNG-30 PT OF

ST PLAT---TR B, TR 8A & COMMON AREA (EX UNITS 1-14) & PT TR D OF NORTH RIDGE VILLAS P.U.D. 2ND I

OT 1 DAF: BEG MOST SE COR SD LOT 1 TH W ALG S LI 463.70' TH S 01 DEG 37 MIN 35 SEC W 87.08; TH 88
NW 1/4 DAF: BEG 53' N & 116' SELY OF SW COR OF NW 1/4 TH N 410' TH E 220' TH S 436.62' TH NWLY A
NW 1/4 DAF: BEG 735' MOL W & 260' N OF SW COR OF NW 1/4 TH N 320.01' TH E 273.70' TH S 258' MO

PLAT & TRS 16A-17A, 19A-24A & COMMON AREA (EX UNITS 15-17 & 19-24) & COMMON AREA BETWEEN

DEG 22 MIN 50 SEC W 66.04' TH N 01 DEG 42 MIN 28 SEC E 296.75' TH N 88 DEG 34 MIN 31 SEC W 164.4

TR 17A & 19A (EX UNIT DAF: BEG 117.08' N &

BLUE SPRINGS
MISSOURI

July 11, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-06-26-9923
Rezone | RZ-06-26-9922

Pointe of Hope

1211 NW 7 Hwy

Parcel # 36-420-04-25-00-0-00-000

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, Rick Villers, Steel Systems Construction, on behalf of the property owner, Pointe of Hope Church, for approval to rezone tract B of the rear property from General Business (GB) to Regional Commercial (RC), alongside a request for a Conditional Use Permit (CUP) to allow for the outdoor storage of Recreational Vehicles (RVs), Boats and Trailers at 1211 NW 7 Hwy.

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

REZONING; CONDITIONAL USE PERMIT
RZ-06-26-9922; CUP-06-26-9923
POINTE OF HOPE
EXHIBIT #5

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.govor 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, July 27, 2026 @ 6:30 p.m.

&

City Council – Monday, August 3, 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

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: July 27th,2026

City Council Date: August 3rd , 2026

Project Name: Ford Warehouse

Site Location: 3110 SW Eastbound US 40 Hwy

Applicant: Powell Minnis

Property Owner: BFRE,LLC

Staff Planner: Logan Day, Planner I

Project Request:

PDC-04-26-9865; Planned Development Concept for the development of a storage addition to the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound US 40 Hwy.

Project Description:

The applicant is proposing an addition to the existing Blue Springs Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway. The project consists of

PLANNED DEVELOPMENT CONCEPT PLAN
PDC-04-26-9865
FORD WAREHOUSE
EXHIBIT #1

constructing a storage addition on the south side of the existing warehouse to expand the facility's storage capacity.
The proposed development also includes installation of a new fire service line to provide fire sprinkler protection for both the existing warehouse and the proposed addition. Site improvements include construction of a paved fire access route extending from US 40 Highway to the building, as required by the Central Jackson County Fire Protection District.

Staff Recommendation:

Staff recommends approval of the Planned Development Concept with Conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
6/1/26	City Council	Approved the Annexation of 3100 SW Eastbound US 40 Hwy. ORD 5499 (ANNX-03-26-9856)

Future Applications:

Future applications include a Planned Development Final and Building Permit applications.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"NB"(Neighborhood Business)	Church
South:	Out of City Limits	Single Residential Home
East:	Out of City Limits	Industrial Storage Yard
West:	Out of City Limits	Industrial Storage Yard

PUD CONCEPT PLAN & ANALYSIS

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

Planned Unit Development Regulations:

Per the 1996 Unified Development Code, Section 407.110, PUD regulations are intended to encourage innovative land planning and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high-quality development and other community goals by:

1. Reducing or eliminating inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots
2. Allowing greater freedom in selecting the means to provide access, light open space and design amenities
3. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses
4. A pattern of development that preserves trees, outstanding natural topography, geologic features, and prevents soil erosion
5. A creative approach to the use of land and related physical development
6. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs

7. An environment of stable character that is compatible with surrounding development; and

8. Enhancement of the quality of development in recognition of the level of public investments in the neighborhood.

Modifications Requested:

Per the 1996 Unified Development Code, Section 407.110, Planned Unit Development Regulations, is intended to reduce or eliminate the inflexibility that sometimes results from the strict application of zoning standards. The base zoning district standards and regulations shall control development with a PUD unless modifications are specifically approved as part of the PUD. The applicant is requesting the following modification to the base zoning district regulations for the (Light Industrial) zoning district (per the 1996 UDC):

a. UDC Section 407.040(F) – Alternative Compliance for Frontage Type Buffer Edge Requirement: Approval of an alternative compliance method to the required frontage buffer by utilizing the existing topography, mature vegetation, and proposed landscaping in lieu of the standard hedge, evergreen, and/or berm requirement.

b. UDC Section 407.010(J) – Parking Requirements: Approval to reduce the required number of off-street parking spaces from 39 spaces to 6 spaces, with the 15 spaces total and the remaining 9 spaces deferred until such time as additional parking is warranted by future operations.

c. UDC Section 407.010(E)(4) – Parking and Loading Pavement: Approval to utilize an improved crushed stone aggregate fire access road, stabilized with a composite geogrid system, in lieu of a fully paved surface. The proposed fire access road has been designed to support the required 75,000-pound fire apparatus loading.

d. Approval to continue utilization of the existing on-site septic system serving the property. The proposed building addition will not utilize or expand the existing septic system; however, the existing system will remain in place to serve the current development.

e. Approval to reduce the required front setback from 40 feet to 18 feet due to the existing building's location on the property. The existing building is currently considered nonconforming due to its encroachment into the required front setback. Approval of the setback reduction will allow the existing structure to be brought into a conforming status while accommodating the proposed improvements to the property.

Phasing:

The development is proposed to be completed in one single phase.

Streets & Sidewalks:

The proposed development includes the removal of one of the three existing access points, reducing the total number of driveways from three to two. The area of the removed driveway will be restored to landscaped green space. No new access points are proposed. All proposed access modifications, including the revised driveway configuration and fire access improvements, have been reviewed and approved by the Missouri Department of Transportation, and City Engineering.

Traffic:

A traffic impact study was not required for this development due to the limited traffic generated by the proposed warehouse addition. The facility has only three employees on site, and the addition is intended for storage purposes rather than increased operational activity. As a result, the proposal is not anticipated to generate a significant increase in traffic volumes or adversely impact the surrounding roadway network. No off-site traffic improvements were required.

Stormwater:

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 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:

Based on the submitted plans, the development is proposed to continue utilizing the existing on-site septic system. The proposed warehouse addition does not include any plumbing fixtures or increase in wastewater demand. Any future improvements that increase wastewater generation shall be subject to review, and connection to the public sanitary sewer system may be required in accordance with City Code. No connection to the public sanitary sewer system is proposed as part of this application. Should additional sanitary service be required, all applicable health department and regulatory agency requirements shall be met.

Land Use & Density:

The proposed land use is a General Industrial Building, as defined by the Unified Development Code. The proposed development consists of a storage addition to the existing industrial warehouse and does not change the established industrial use of the property.

Building Typology:

The building type standards are being reviewed under General Industrial Building. Through the PUD Concept plan process, the applicant is proposing the following development standards for each with modifications highlighted in yellow:

Standard	**Requirement**	**Proposed**
Min. Lot Width	75 feet min.	75 feet min.

Front Setback	40 feet min.	18 feet min.
Side Setback	20 feet min.	20 feet min.
Rear Setback	20 feet min.	20 feet min.
Building Coverage	Building coverage = 85% of lot area maximum	Building coverage = 85% of lot area maximum
Building Height	45 feet maximum in LI district	45 feet maximum in LI district

The applicant is requesting a reduction in the required front setback from **40 feet to 18 feet**. The existing building is located approximately **18 feet** from the front property line, while the proposed storage addition is located on the south side of the building and does not affect the existing front setback. Approval of this modification will establish a front setback that is consistent with the existing building location, allowing the property to remain in conformance with the approved Planned Development while accommodating future improvements to the site.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Indoor storage, warehousing, equipment servicing or manufacturing area	Not to exceed 1 space per 1,000 square feet (39 Spaces)	6 Spaces**

The applicant is requesting approval to provide 6 parking spaces initially, with 9 additional spaces shown as deferred, for a total of 15 proposed parking spaces rather than the 39 spaces required by the Unified Development Code. The reduced parking supply is supported by the limited intensity of the use, which typically has no more than three employees on-site at a time and generates minimal traffic. The deferred spaces may be constructed in the future if additional parking is warranted by increased demand.

Architectural Character:

The proposed development consists of an addition to the existing warehouse. The addition will utilize prefinished metal wall panels, overhead doors, and a low-slope roof designed to match the existing building. The building materials, colors, and overall design are intended to maintain a consistent appearance with the existing structure.

Signage:

All proposed signage shall comply with the City's Sign Code. A sign permit is required prior to the installation of any proposed signage. A complete sign permit application shall include scaled drawings of each proposed sign, including dimensions (height, width, and total sign area), materials, illumination details (if applicable), mounting method, and the proposed location of the sign on the building façade or site plan.

Review Criteria.

A Planned Unit Development Concept Plan shall be reviewed according to the following criteria:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards based on the purpose and intent of the UDC.

    Staff finds the proposed Planned Development represents an improvement over what could otherwise be accomplished through the strict application of the base zoning district standards. The requested modifications recognize the existing building location, allow for deferred parking based on the site's operational needs, provide alternative frontage buffering that utilizes existing vegetation and topography, and permit an alternative fire access surface approved by the appropriate reviewing agencies. Collectively, these modifications allow for the expansion of the

existing warehouse while maintaining compatibility with surrounding properties and meeting the intent of the Unified Development Code.

2. The existing or proposed utility services are adequate for the proposed development.

   Staff finds the existing and proposed utility services are adequate to serve the proposed development. The project will continue to utilize existing utility infrastructure, including the existing on-site septic system, and no significant increase in utility demand is anticipated as a result of the proposed warehouse storage addition. The proposed fire service improvements have also been reviewed and approved by the Central Jackson County Fire Protection District.

3. The PUD Concept Plan is in conformance with the PUD standards of Section 407.110 and any standards required as a result of an overlay district.

   Staff finds the PUD Concept Plan is in conformance with the applicable PUD standards of Section 407.110 and any applicable standards required by an overlay district. The proposed development has been reviewed for compliance with the requirements of the Unified Development Code and the intent of the PUD process, including the proposed site layout, development standards, and overall design considerations.

4. The development is consistent with and implements the planning goals and objectives of the City, as contained in the Comprehensive Plan and other adopted policy resolutions.

   Staff finds the development is consistent with and implements the planning goals and objectives of the City as identified in the Comprehensive Plan and other adopted policy resolutions. The proposed

development supports the City's objectives by promoting orderly growth, efficient use of land, and development that is compatible with surrounding properties and existing infrastructure

5. The Planned Unit Development Concept Plan is consistent with good general planning practice and the development will promote the general welfare of the city.

   Staff finds the Planned Unit Development Concept Plan is consistent with good general planning practices and will promote the general welfare of the City. The proposed development provides for the orderly arrangement of land uses, encourages efficient use of available resources and infrastructure, and incorporates design considerations that support compatibility with surrounding properties and the overall character of the community.

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

Staff Recommendations:

Staff recommends approval of the Planned Unit Development Concept 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 modified by the Amended Planned Unit Development.

a. UDC Section 407.040(F) – Alternative Compliance for Frontage Type Buffer Edge Requirement: Approval of an alternative compliance method to the required frontage buffer by utilizing the existing topography, mature vegetation, and proposed landscaping in lieu of the standard hedge, evergreen, and/or berm requirement.

b. UDC Section 407.010(J) – Parking Requirements: Approval to reduce the required number of off-street parking spaces from 15 spaces to 6 spaces, with the remaining 9 spaces deferred until such time as additional parking is warranted by future operations.

c. UDC Section 407.010(E)(4) – Parking and Loading Pavement: Approval to utilize an improved crushed stone aggregate fire access road, stabilized with a composite geogrid system, in lieu of a fully paved surface. The proposed fire access road has been designed to support the required 75,000-pound fire apparatus loading and has been reviewed and approved by the Central Jackson County Fire Protection District.

d. Approval to continue utilization of the existing on-site septic system serving the property. The proposed building addition will not utilize or expand the existing septic system; however, the existing system will remain in place to serve the current development.

e. Approval to reduce the required front setback from 40 feet to 18 feet due to the existing building's location on the property. The existing building is currently considered nonconforming due to its encroachment into the required front setback. Approval of the setback reduction will allow the existing structure to be brought into a conforming status while accommodating the proposed improvements to the property.

2. The deferred parking spaces shown on the approved plans shall be constructed in accordance with the requirements of the Unified Development Code and Blue Springs Construction Manual when additional parking is warranted due to increased demand.

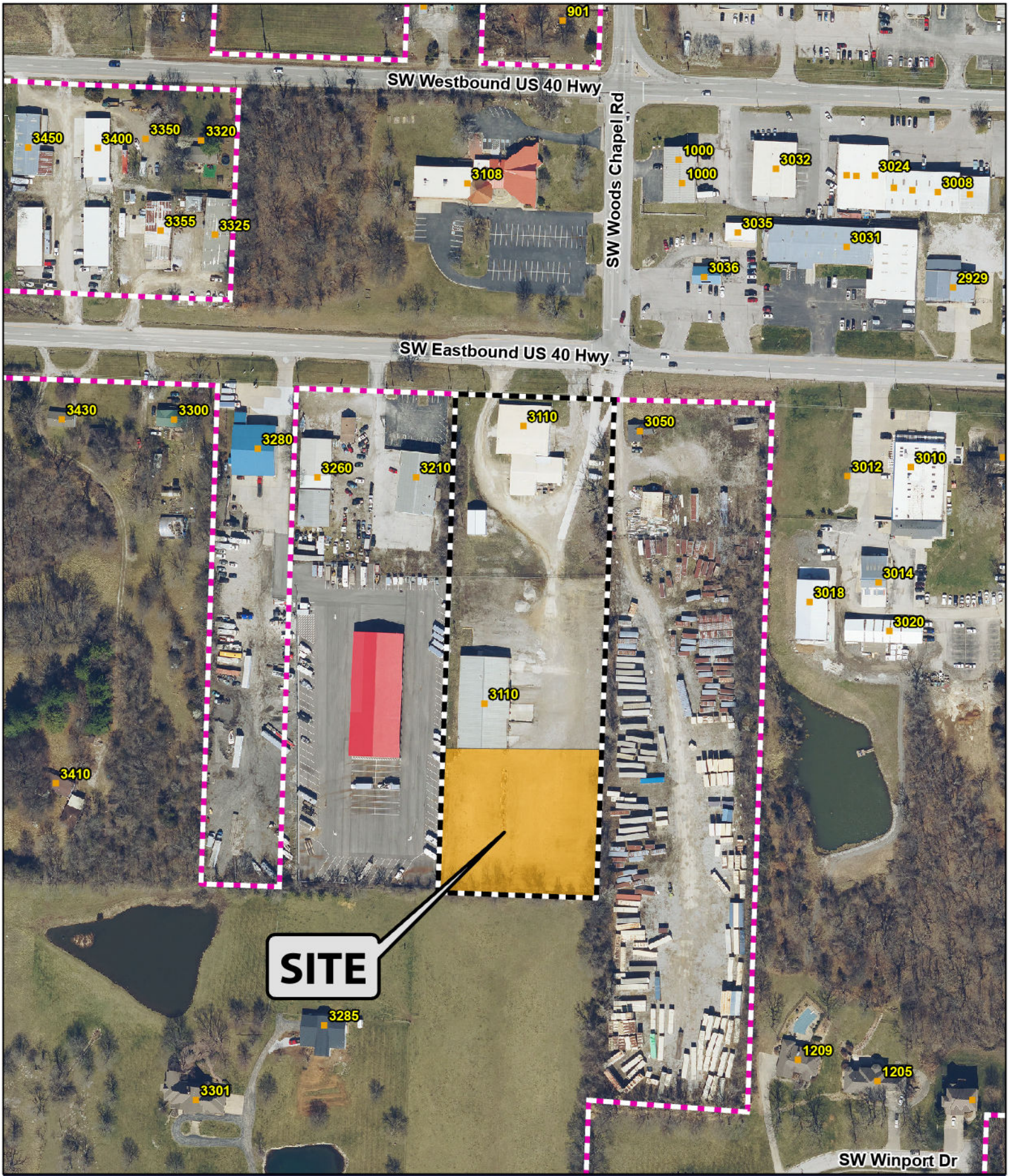
3. A final stormwater management plan shall be prepared by a professional engineer registered in the State of Missouri and submitted to the Public Works Department for review and approval prior to final site plan approval. Stormwater detention and water quality requirements shall be met in accordance with APWA 5600 and applicable City standards, with BMP design procedures following the MARC BMP Manual. Overland flow paths and detention areas shall be contained within appropriate drainage easements. If the approved final stormwater management plan results in substantial changes to the approved PDC layout, the applicant shall submit an amendment to the Planned Development Concept Plan for review and approval prior to implementation of those changes.

4. Documentation of approved traffic control plans from MoDOT issuing a permit for traffic improvements will be provided to the city prior to construction of said improvements.

5. Any future expansion of the building or change in use that increases wastewater demand, including the addition of plumbing fixtures or restroom facilities, shall require review by the City. If public sanitary sewer service is required under applicable City Code, the property shall connect to the public sanitary sewer system at that time.

6. Prior to issuance of any building permit, the applicant shall provide documentation from the Central Jackson County Fire Protection District (CJCFD)

verifying that the proposed site access has been reviewed and approved for emergency vehicle access.



BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
AERIAL MAP

N

1" = 200'

Date: 07/07/26



BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 07/07/26

July 1, 2026

Mr. Logan Day, Planner I
City of Blue Springs
903 W. Main Street
Blue Springs, MO 64105

RE: PDC-04-26-9865 Blue Springs Ford Parts Warehouse Expansion

Dear Mr. Day,

We are pleased to provide a written narrative and response to planning comments from your letter dating June 26, 2026.

Comment #1: **Provide written narrative** describing the use with number of employees on the site at any given time, as well as each requested deviation from the Unified Development Code.

The use of the building is solely a vehicle parts storage warehouse. With the proposed addition, the parts storage warehouse will have 3 employees total. The building is not open to the public, and serves as a warehouse for the Blue Springs Ford dealership. The existing building and addition are being protected throughout with a new fire sprinkler system and fire access road with private hydrants that have been reviewed and approved by Central Jackson County Fire Department.

There are 3 proposed deviations to the UDO:

1. UDO Section 407.040 F Alternative Compliance - Frontage Type Buffer Edge requirement
   We are requesting consideration for an alternative compliance to the requirement for a hedge, evergreen and/or berm to the Buffer edge as described in the Unified Development Code section 407.040F. Our justification for the alternative compliance is based on the following:
   1. The portion of Highway 40 that fronts the property is eastbound only at this location. Westbound traffic does not have view of the property. There are existing buildings on the property and also buildings on adjacent property including existing trees that buffer view of the property and the proposed warehouse addition, to the point that it is hardly visible.
   2. The property is very deep, approx. 827' and the proposed addition is at the extreme south end of the property which is the furthest away from Hwy 40 ROW. The proposed warehouse addition is approx. 600' south from the ROW at Highway 40.
   3. The topography from Hwy 40 to the warehouse expansion is approx. 9 feet below the existing grade at Hwy 40. This places it further down in elevation and less visible from the highway.
   4. The proposed landscape plan does add 7 new street trees along Hwy 40 ROW.
   5. Per the survey and civil drawings, a landscape berm would conflict with existing utilities.

   Given all the points above, adding a berm with landscaping does not lessen the visibility of the warehouse expansion from Highway 40 Eastbound ROW. We consider these points to be an acceptable alternate to the landscape berm and meets criteria of UDO 407.040 F, items 2 a, b, c, d.

2. UDO Section 407.010 Parking Requirements
   Parking requirements for the warehouse addition in Light Industrial zone is 1 per 1000 s.f., or 15 spaces. We are requesting consideration for some of the required spaces to be deferred.
   1. The total count for the employees for the parts storage warehouse including the addition is 3 employees. There is no plan by the owner to require additional employees. This is the maximum parking spaces required for employees.
   2. The parts storage warehouse does not serve the public. It serves the Blue Springs Ford dealership. Delivery trucks are sent to the facility to pick up parts and take them back to the dealership. The shipment and delivery trucks do not require traditional parking spaces, as

they park in front of the building on a concrete apron similar to other types of warehouse facilities.

3. As shown on the site plan, there are 4 existing parking spaces along the east side of the existing north building facing Hwy 40 on pavement.
4. We are providing 2 new spaces – 1 regular parking space and 1 accessible space at the building addition for a total of 6 parking spaces.

We are requesting consideration to allow 9 parking spaces to be deferred and can be built at such time as additional parking is needed.

3. UDO Section 407.010.E.4 Parking and Loading Pavement

The existing drive to the existing building is currently compacted stone aggregate, we are requesting approval to use an improved crushed stone aggregate surface with a composite geogrid between the compacted subgrade and aggregate. This stabilizes the pavement section and meets the 75000 lb. weight requirement of a fire truck.

1. Part of the existing access road from Hwy 40 to the building is asphalt pavement to remain.
2. 4 existing parking spaces and 2 new parking spaces are on concrete pavement.
3. For the fire access road, we propose using compacted 6" crushed stone base (AB3), ¾" minus in size, over a composite geogrid, over proof rolled and prepared subgrade per geotechnical engineer requirements from Hwy 40 ROW to the extents of the new fire access road on the site plan.
4. This new fire access road will be graded with slopes compliant with Central Jackson County Fire Department. The design has been reviewed and approved by CJCFD. Their approval documents from Captain Derrick Llewellyn have been provided to Blue Springs. See also pavement section design document provided by Garic Abendroth, PE, Engineering Director, *Alpha Omega Geotech, Inc.* that verifies the design meets the 75,000 lb fire truck weight.
5. The 2 new parking spaces and delivery apron adjacent to the building is new 7" concrete over 6" crushed stone over geogrid and proof rolled subgrade.

Comment #2: **Provide documentation with MoDOT on removal of pavement and retirement of the access**.
See traffic memo prepared by Priority Engineers, Kristin Skinner P.E. dated January 21, 2026, and approval letter from MoDOT (Chris Harman) dated February 18, 2026.

Comment #3: **Provide communication from fire department** for existing fire access road regrading.
See Central Jackson County Fire Department review and approval of building and site design, including fire access road.

Thank you for your continued support. Please let us know if you require any further information or clarification on the proposed design.

Sincerely,
Powell Minnis
Senior Architect



Davidson Architectural and Engineering

MoDOT

Missouri Department of Transportation

Kanas City District
Eric Schroeter, P.E., Deputy Chief Engineer

600 Northeast Colbern Rd.
Lee's Summit, Missouri 64086
816.607.2280
Fax: 816.622.6550
1.888.ASK MODOT (275.6636)

TO: Luke McIntosh, P.E.
Parter, Civil Engineer, Davidson a+e

FROM: Chris Harman
Senior Traffic Studies Specialist, MoDOT

David Olson,
Senior Traffic Specialist, MoDOT

DATE: 2/18/2026

LOCATION: Jackson County, US 40 & SW Woods Chapel Rd.
US 40 EB LM 19.925

SUBJECT: Approval memorandum for the Traffic Impact memo titled "Blue Springs Ford Parts Warehouse TRAFFIC MEMO", dated January 21, 2026.

MEMO: This letter serves as approval for the traffic memo referenced above for the proposed Blue Springs ford parts warehouse development that is planned to go in on the south side of Eastbound US 40 with access points along US 40 EB.

High level improvements/comments consist of the following:

-The removal of one of the existing access points on US 40 to address driveway spacing concerns.

- Construction plans showing the removal of the entrance shall be provided and approved by MoDOT prior to a permit being issued for construction of this improvement.
- Traffic Control Plans will need to be approved prior to MoDOT issuing a permit for construction of these improvements.
- Third Party inspection will be required during construction

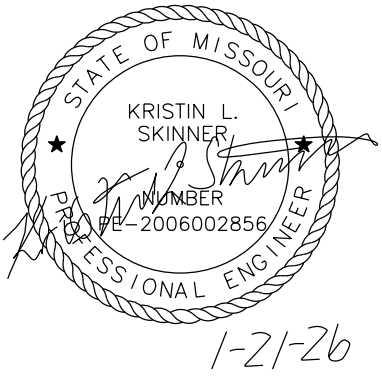
Blue Springs Ford Parts Warehouse

TRAFFIC MEMO

January 21, 2026

Prepared For:
Davidson a+e
4301 Indian Creek Parkway
Overland Park, KS 66207

Prepared By:
Priority Engineers, Inc.
PO Box 563
Garden City, MO 64747



January 21, 2026

Mr. Luke McIntosh, PE
Davidson a+e
4301 Indian Creek Parkway
Overland Park, KS 66207

RE: Blue Springs Ford Parts Warehouse Traffic Memo – Blue Springs, MO

Dear Mr. McIntosh,

As requested, Priority Engineers, Inc. has reviewed the proposed development to be located at 3110 SW Eastbound US 40 Highway in Blue Springs. The proposed site will add an additional 15,200 square foot building to an existing site.

Existing Conditions

The site currently contains four separate structures, all of which serve as storage or warehouse uses for automobile parts. According to the owner, the southern most building receives one large truck delivery once a week, with the remainder of the traffic consisting of cargo vans used for distribution. An average of 30 cargo vans visit the southernmost building each week. The existing northernmost building is reported to receive 65 cargo vans per week, with the two smallest buildings on the site being used for storage.

The site currently has two drives onto US 40 Highway. The western most drive is located approximately 185' west of the signalized intersection of EB US 40 Highway and SW Woods Chapel Road. On the eastern portion of the property, there is a wide access area that merges with an adjacent property at the signal.

US 40 Highway, adjacent to the development, consists of two eastbound lanes, with the westbound portion separated by 400' and private property. US 40 Highway has paved shoulders and a posted speed limit of 45 MPH. According to data available on the MoDOT traffic volume map, the eastbound AADT US 40 in this area was 17,767 in 2024.

Proposed Conditions

The proposed project will add an additional 15,200 square foot building near the southwest corner of the site. Though the project is expected to expand storage capacity, the owner reports that additional traffic volumes are not anticipated. In addition to the building, improvements to the driveways within the site will be made, and a paved area will be provided adjacent to the proposed building and the existing southernmost building.

No changes to the access to the site are being proposed, and no work is expected to be completed within MoDOT right-of-way.

Trip Generation

The vehicle trips generated by the proposed use were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. Land Use 150, Warehouse, was selected as the most appropriate land use. Table 1 below illustrates the number of trips estimated by the proposed site.

Table 1: ITE Trip Generation

Land Use	*Intensity*	*Daily*	*AM Peak Hour*			*PM Peak Hour*		
			Total	*In*	*Out*	*Total*	*In*	*Out*
Existing Buildings 1-4	24,143 SF	33	3	2	1	4	1	3
Proposed Building	15,200 SF	21	2	1	1	2	1	1
Total		**54**	**5**	**3**	**2**	**6**	**2**	**4**

It should be noted that most warehouse uses included in the ITE data are significantly larger than this site, and the average rates rather than the fitted curves were utilized. Although the expected trip generation for this site is low utilizing ITE Trip Generation, at 54 vehicles per day, this estimate is still significantly higher than the 96 vehicles per week reported by the owner of the site.

Turn Lane Analysis

Peak Hour volumes on US 40 Highway were taken from the MoDOT traffic volume map. 8:00 AM was used for the AM Peak Hour. In the PM Peak Hour, traffic was found to be highest in the 4:00 hour. The AM and PM Peak Hour traffic volumes are shown in Figure 3.

The MoDOT Engineering Policy Guide (EPG) was consulted to determine if a right turn lane would be required for the proposed entrance. Figure 940.9.9 was considered for a right turn lane on a four-lane road. This section of the EPG also notes that a right turn lane is not needed for right turn volumes less than 10 vph. This site (including the existing buildings) is expected to produce 3 right turning vehicles in the AM and 1 in the PM. Therefore, a right turn lane is not required.

Summary

The proposed site will have a low trip generation rate, even when calculated conservatively using ITE Trip Generation rates. A right turn lane is not necessary. The proposed site will have a minimal impact on the adjacent roadway and no improvements are recommended as a result of this development.

Please let me know if you have any questions or require additional information. I can be reached at (816) 738-4400.

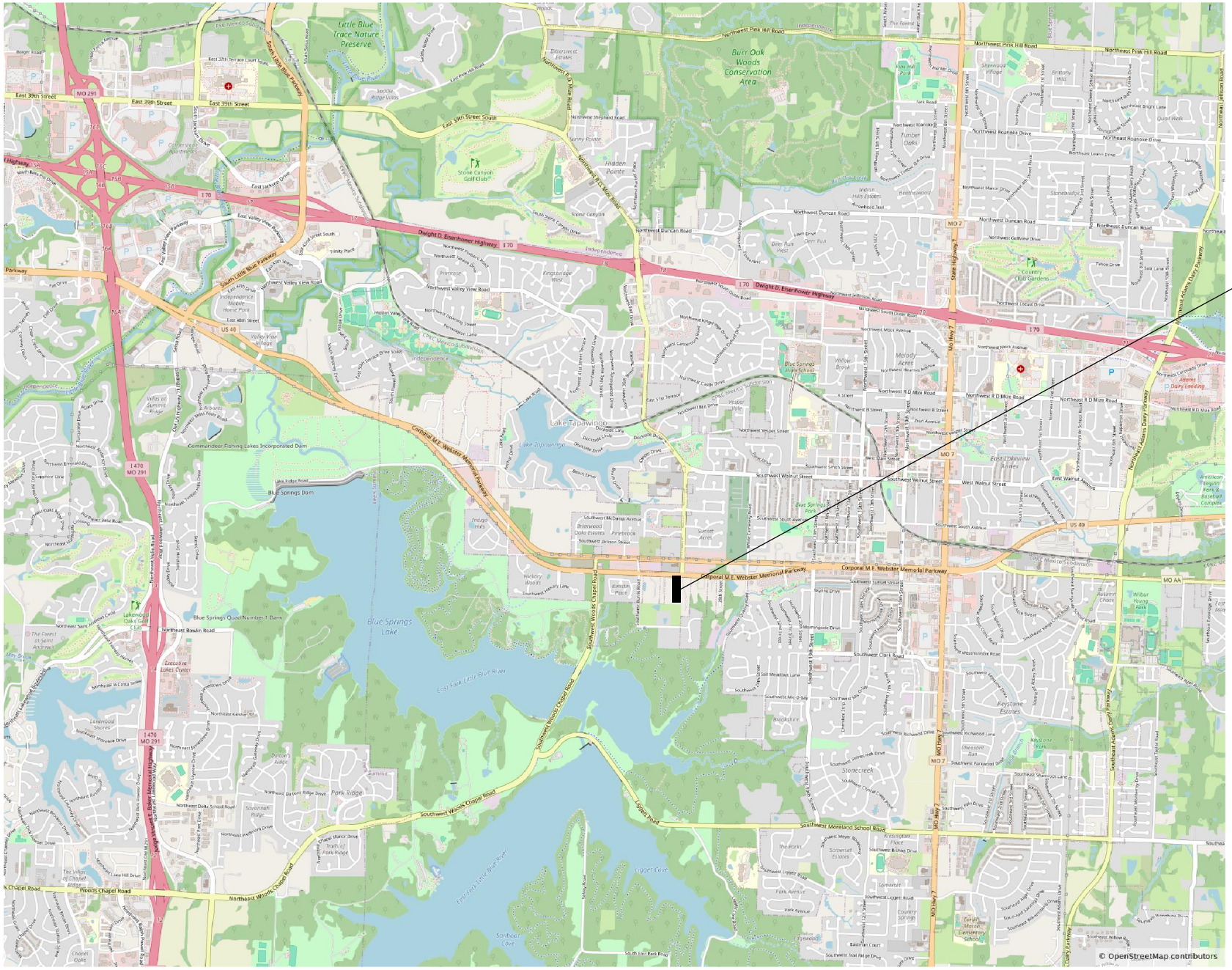
Sincerely,

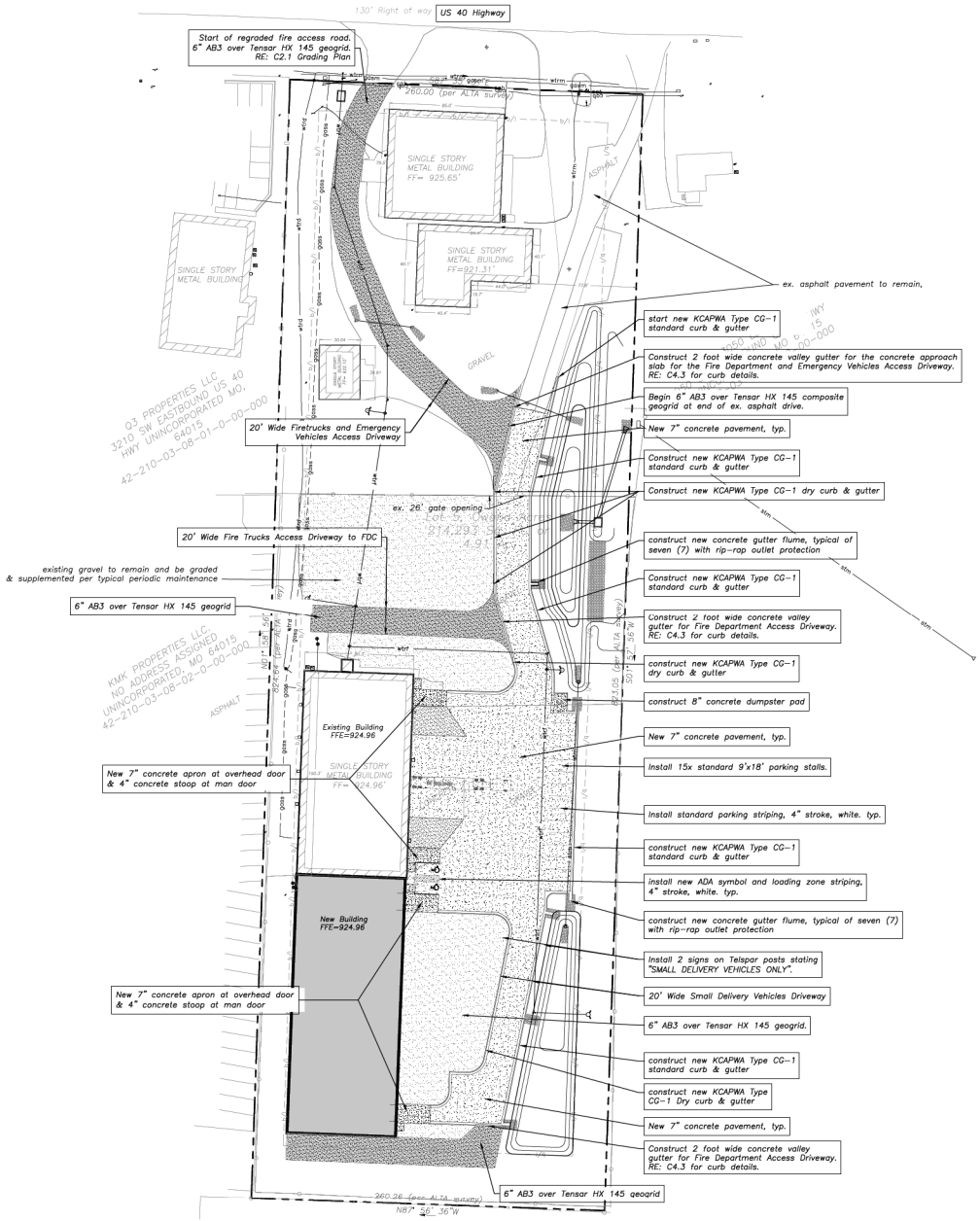
PRIORITY ENGINEERS, INC.



Kristin L. Skinner, P.E., PTOE

Attachments


Project Location
Little Blue Trace Nature Preserve
Burr Oak Woods Conservation Area
Stone Canyon Golf Club
Hidden Pointe
Lake Tapawingo
Blue Springs Lake
Blue Springs Dam
Blue Springs Quad Number 1 Dam
Commandeer Fishing Lakes Incorporated Dam
Dwight D. Eisenhower Highway I 70
Corporal M.E. Webster Memorial Parkway
Southwest Woods Chapel Road
Southwest Moreland School Road
Northeast Woods Chapel Road
Northwest Duncan Road
Northwest Pink Hill Road
Northwest R D Mize Road
East 39th Street
East 39th Street South
Northwest Shepherd Road
Northwest Valley View Road
Northwest Jefferson Road
Northwest Adams Dairy Parkway
Northwest Roanoke Drive
Northwest Mock Avenue
Northwest Vesper Street
Northwest Bowlin Road
Southwest Clark Road
Southwest Walnut Street
West Walnut Street
East Walnut Avenue
Southwest Lakeview Drive
Southwest Logger Road
Southwest Bishop Drive
Southwest Parkwood Drive
Southwest Willow Drive
Southwest Richwood Lane
Southwest Meadow Lane
Southwest Sunset Drive
Southwest Jackson Street
Southwest Burris Road
Southwest Ellis Road
Southwest Lakeview Drive
Southwest Lakeview Parkway
Southwest Lakeview Road
Southwest Lakeview Terrace
Southwest Lakeview Court
Southwest Lakeview Circle
Southwest Lakeview Lane
Southwest Lakeview Place
Southwest Lakeview Way
Southwest Lakeview Trail
Southwest Lakeview Ridge
Southwest Lakeview Hills
Southwest Lakeview Meadows
Southwest Lakeview Woods
Southwest Lakeview Estates
Southwest Lakeview Manor
Southwest Lakeview Park
Southwest Lakeview Square
Southwest Lakeview Plaza
Southwest Lakeview Center
Southwest Lakeview Commons
Southwest Lakeview Gardens
Southwest Lakeview Heights



davidson
architecture&engineering

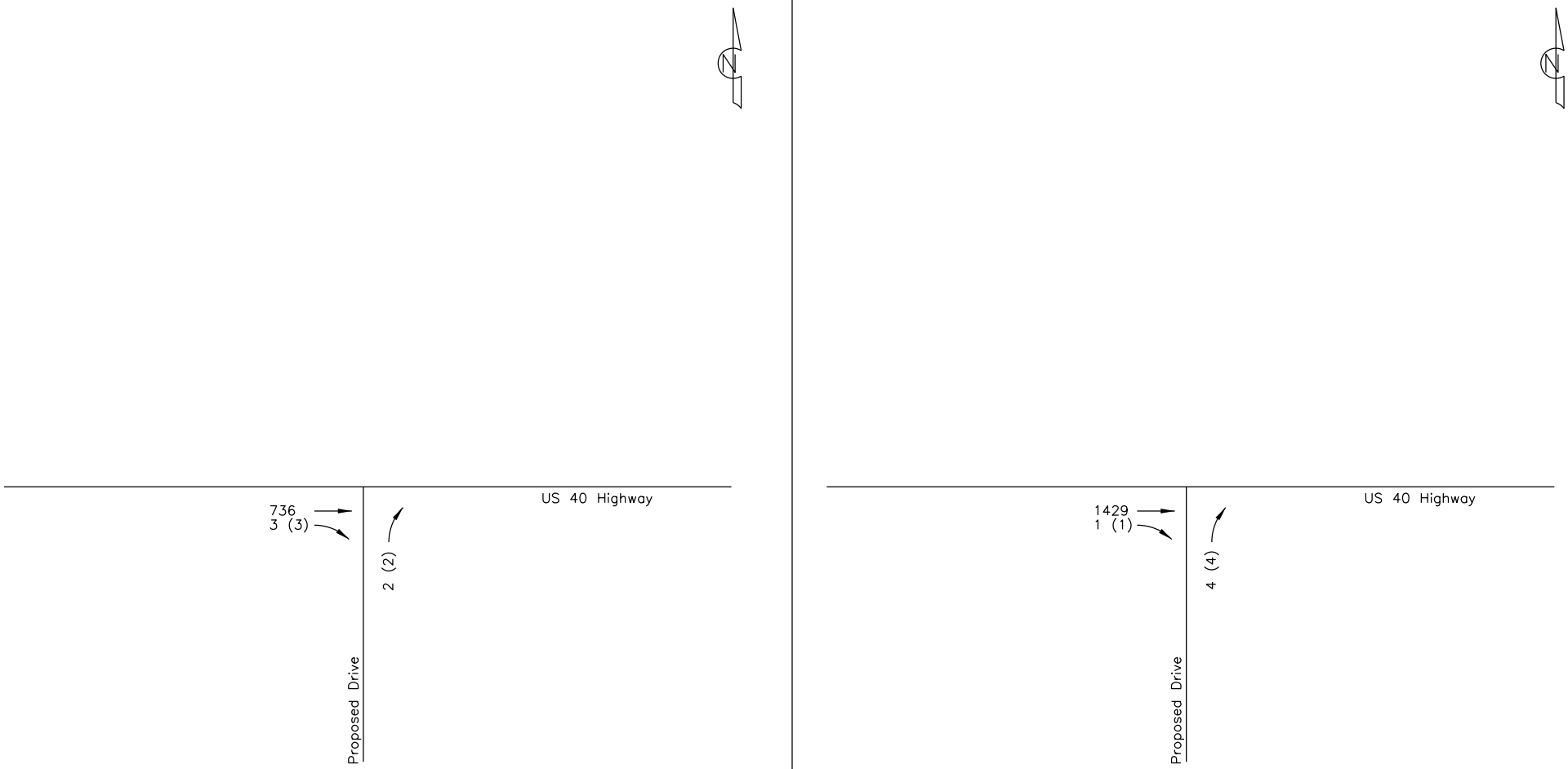
Site Plan

Ford Parts Warehouse
Blue Springs, MO

No Scale

Figure 2

priority ENGINEERS
PO Box 563
Garden City, MO 64747
816.738.4400



LEGEND

Total Volume (Site Generated Trips)

Proposed AM & PM Peak Hour Traffic Volumes	Ford Parts Warehouse Blue Springs, MO	No Scale Figure 3	priority ENGINEERS PO Box 563 Garden City, MO 64747 816.738.4400

To be included with PETITION OF VOLUNTARY ANNEXATION TO CITY OF BLUE SPRINGS, MISSOURI for the property located at:

3110 US 40, Blue Springs, MO 64015

The site is approximately 4.91 acres and currently zoned Light Industrial (LI) per Jackson County zoning designations.

The site contains four separate structures, all of which serve as storage or warehouse uses for automobile parts that ship and receive daily. The current operation is served by 3 employees and there is no plan for additional employees.

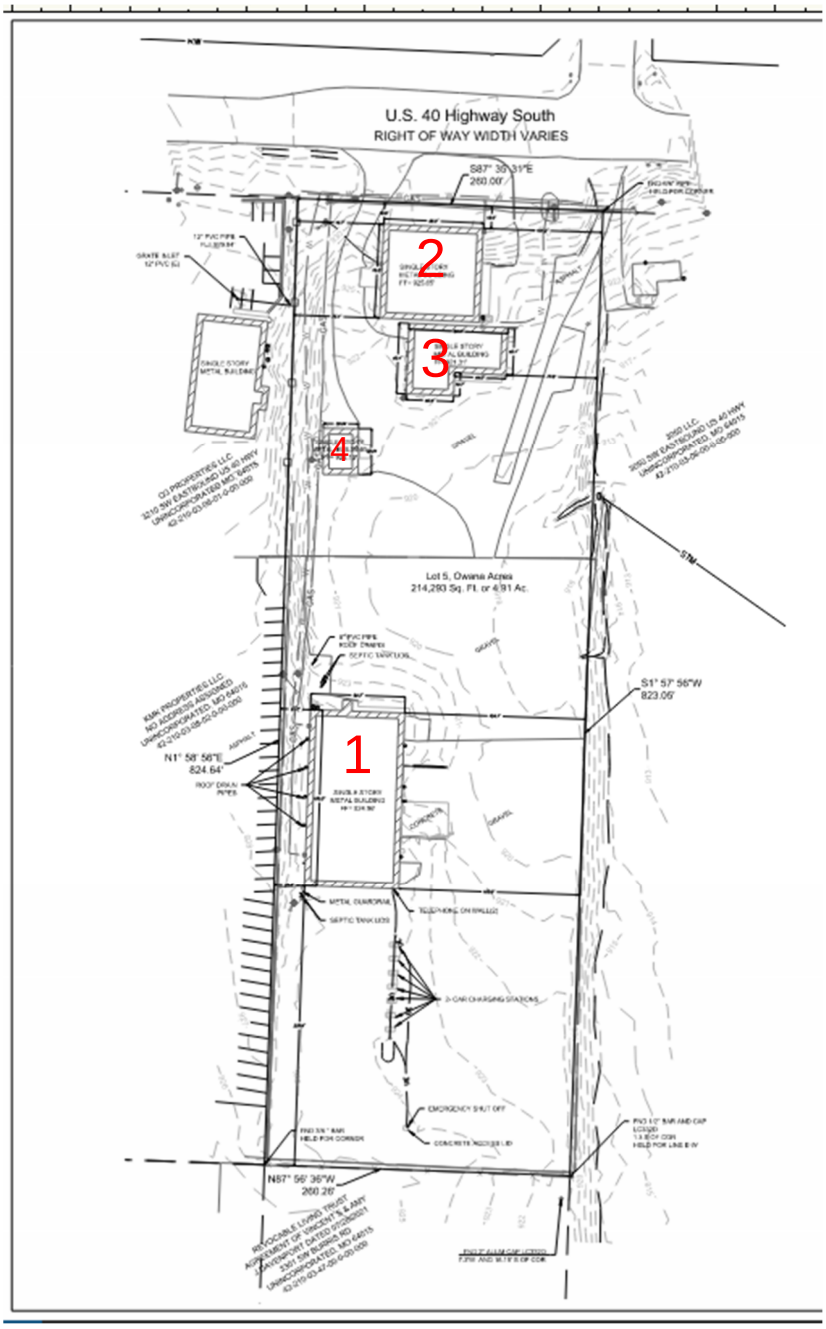
Building Summary:

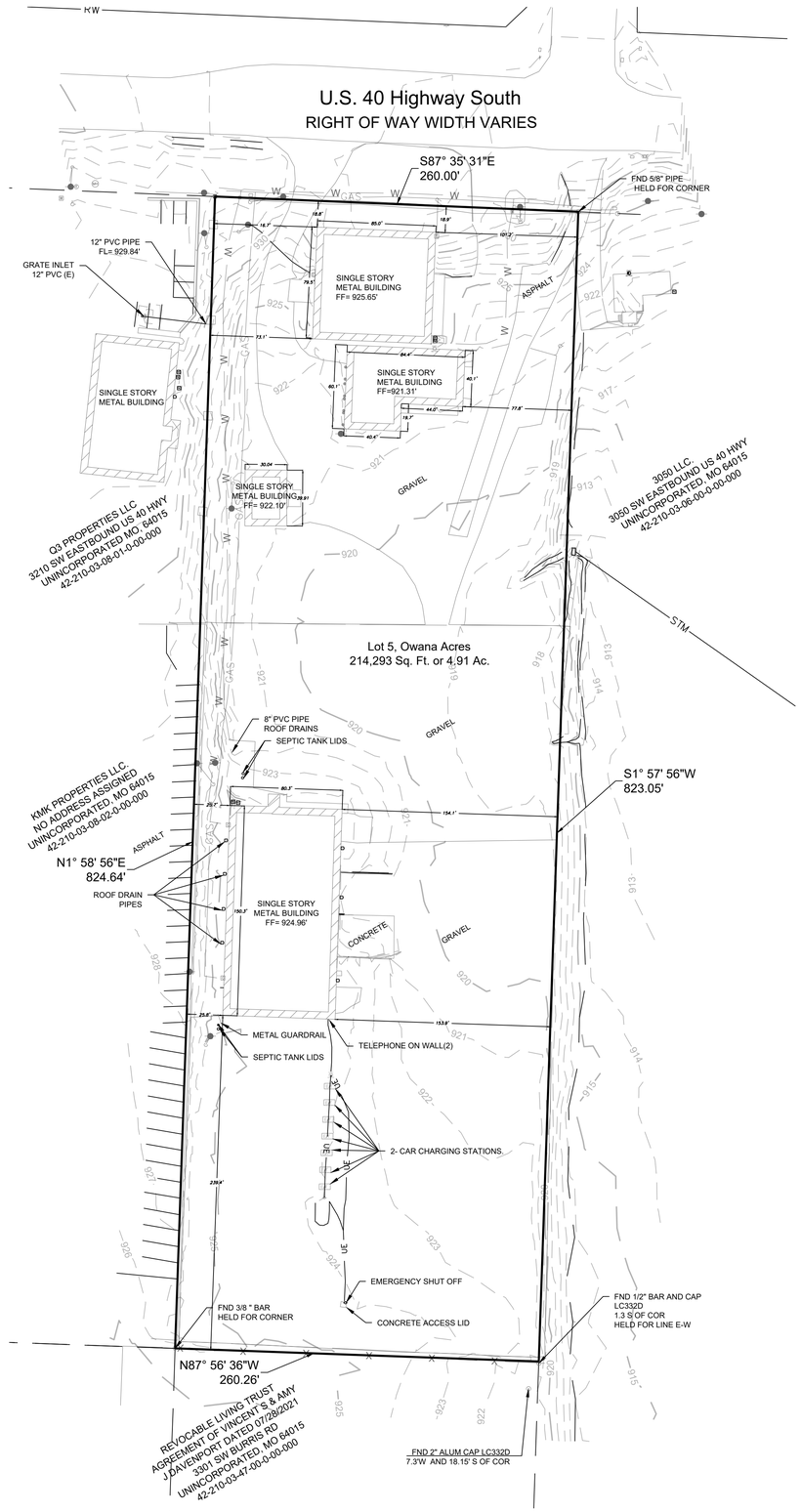
Building 1: 12,000 sf

Building 2: 6,758 sf

Building 3: 4,185 sf

Building 4: 1,200 sf.





Certificate of Survey

Lot 5, ONAWA ACRES

Section 2, Township 48 North, Range 31 West

Jackson County, Missouri



LOCATION MAP
SECTION 2-T48N-R31W

Property Descriptions

Lot 5 of OWANA ACRES, A SUBDIVISION OF JACKSON COUNTY,MISSOURI- In Jackson County, Missouri

Survey Parcel Information

1. Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
2. Address of subject property
   -3110 SW Eastbound US 40 HWY, Unincorporated MO, 64015
3. Flood Zone Classification
   -Located outside the 100 year flood plain per panel 29095C0318G, dated January 20, 2017.
4. Gross land area
   -Lot Area 2,727,078.29 sq. ft (62.6 Ac.)

6.a. Current Zoning Classification- No Zoning letter Provided.
   -Wholesale-Trade. Per County Website.

8. Substantial features observed in the process of conducting the survey.
9. Striping, number and type of parking spaces in parking areas, lots and structures
   No delineated parking stripe areas on site.

11.b. Location of utilities existing based upon markings coordinated by the surveyor pursuant to private utility locate request and plans provided to Surveyor.
   -Locate Ticket # 250984439

16. There is no observed evidence of current earth moving work, building construction or building additions
17. There have been no apparent changes to the street right of way
19. Professional liability insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Subdivision Plat of Survey, Doc. 1946I0522765.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). Title report was furnished by Stewart Title of Kansas City, Policy Number 01061684, Effective may 22, 2001 at 8:00 AM

4). Bearings shown hereon are based upon Missouri State Plane West Coordinate System using MODOT VRS System..

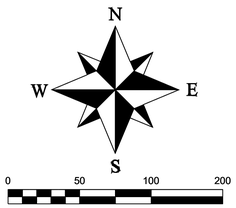
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate.

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

LEGEND

These standard symbols will
be found in the drawing.

- Set 1/2" Rebar & Cap(LS-2005008319-D)
- Found Survey Monument (As Noted)
- Light Pole
- Fire Hydrant
- Water Valve
- AC — Air Conditioning Unit
- Roof Drain
- Pipe Bollard
- Yard Hydrant
- EAT — Car Charging Station
- X X X X — Barb Wire Fence
- Chainlink Fence
- W W — Existing Water Line
- OHE — Existing Overhead Power
- T T T — Existing Underground Telephone
- E — Existing Underground Electric



CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

_____ Date:_____
Matthew J. Schlicht, MO PLS 2012000102
Midwest Engineering Solutions, LLC. LS-2005008319-D

REVISIONS

DATE	

Certificate of Survey
Section 2, Twp. 48 N, Rng. 31 W
Jackson County, Missouri

Certificate of Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	02	48N	31 W	Jackson	3110 SW EB 40 HWY

DRAWN BY	SCALE	DATE OF PREPARATION
TSA	1"=50'	APRIL 29, 2025

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816)623-9888 F:(816)623-9849

Flood Zone Information:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel 318 OF 625, Map No. 29095C0318G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Fire Protection Notes:

a. *Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.*
b. *Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.*
c. *Hydrostatic testing and flushes shall be completed with the fire department as a witness*

Fire Protection Note:
Consult with fire protection consultant to verify all required pipe sizes, materials and additional fittings, valves, etc. required for the proposed private fire protection main, fire riser, etc. & automatic sprinkler installation. Verify pipe material, joints, valves, and similar connections are properly rated for pressures and flow rates to be encountered for the fire protection system designed and installed by others.

Utility Legend

existing
proposed

Linetypes

sanm — sanitary main
sans — sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
stm — storm sewer (solid wall, proposed)
storm sewer (perforated, proposed)
wtrm — water main
wtrf — water service (fire)
wtrd — water service (domestic)
wtri — water service (irrigation)
gasm — natural gas main
gass — natural gas service schematic
elpu — underground primary electric
elsu — underground secondary electric
elpo — overhead electric
datu — underground cable/phone/data
datsu — underground cable/phone/data service
fence–chainlink
fence–wood
fence–barbed wire
treeline

Symbols

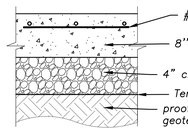
sanitary manhole
CO — service cleanout
fmv — force main release valve
rectangular structure
circular structure
fire hydrant
wv — water valve
water meter
BFP — backflow preventer
natural gas meter
T — service transformer (pad mount)
S — primary switch gear
LP — light pole
C — cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Property Legend

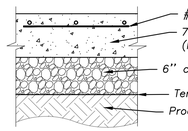
right of way
property lines
u/e — easements
s/b — setbacks

Pavement Section Note:

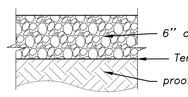
Pavement Sections based on Geotechnical Report by Alpha Omega Geotech, dated May 1, 2025. See Geotech report for all pavement section recommendations and adjustments based on alternate subgrade preparations methods.



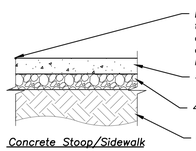
Dumpster Pad Concrete Pavement



Heavy Duty Concrete Pavement

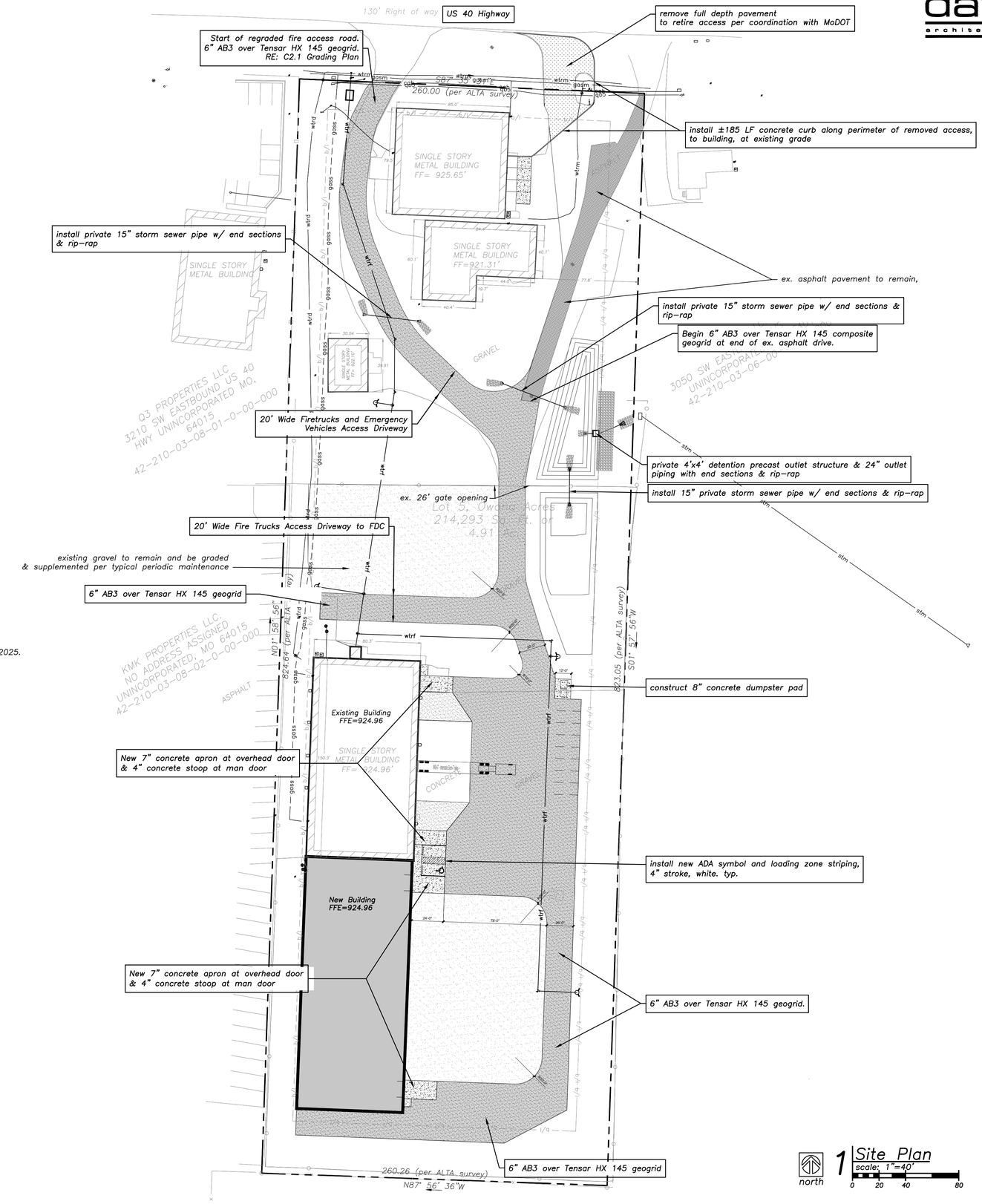


Geogrid Reinforced Gravel Pavement (Fire Access)



Concrete Stoop/Sidewalk

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!



davidson architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Blue Springs Ford Parts Warehouse

a new addition for

Blue Springs Ford

3110 SW Eastbound US 40 Hwy.
Blue Springs, Missouri 64105

date
06.01.2026
drawn by
DAE
checked by
LDM
revisions
---- ----
---- ----

sheet number
C1.2
drawing type
permit
project number
25082

Flood Zone Information:

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proposed

Linetypes

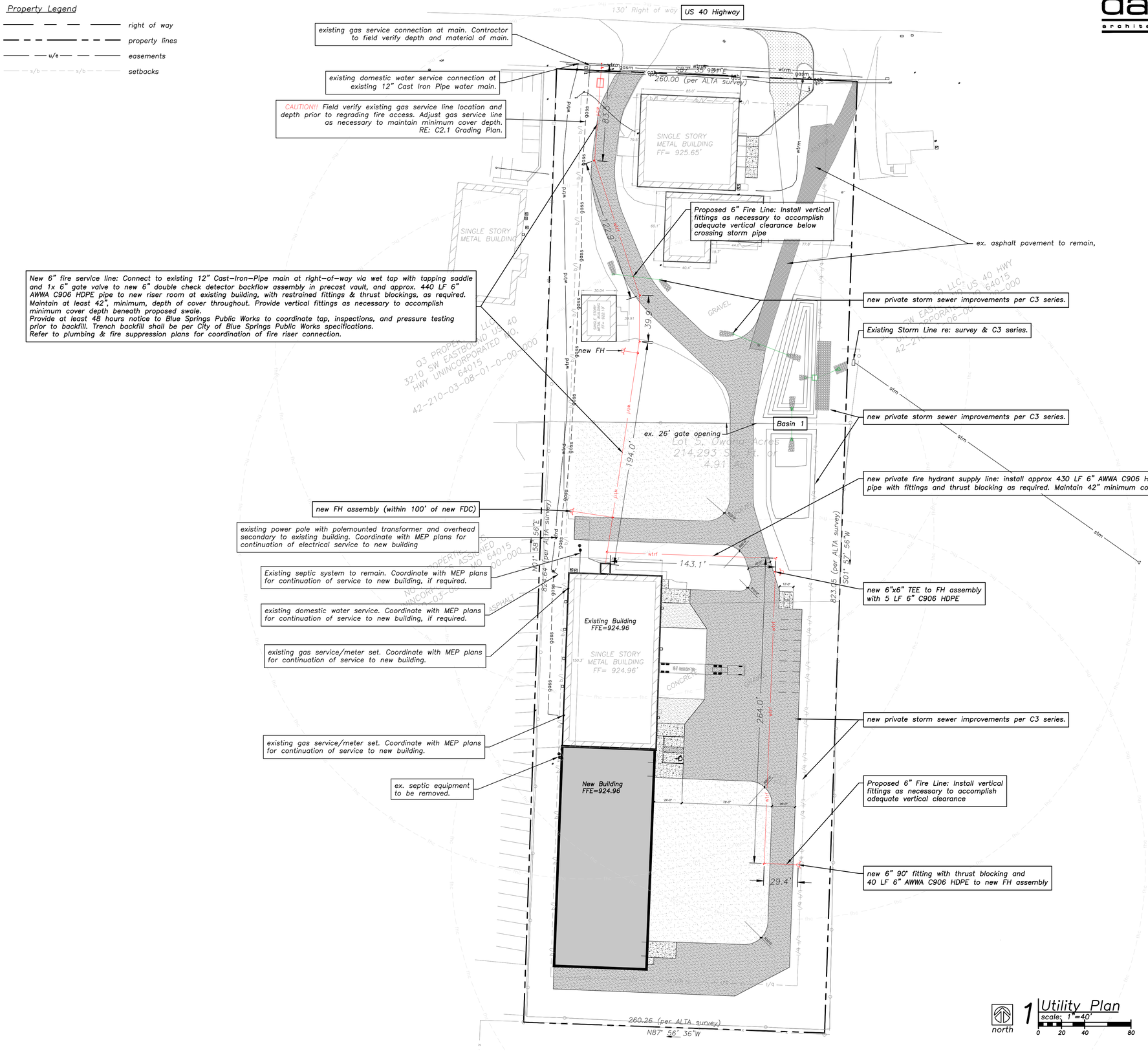
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storm sewer (perforated, proposed)
wtrm — water main
wtrf — water service (fire)
wtrd — water service (domestic)
wtri — water service (irrigation)
gasm — natural gas main
gass — gass — natural gas service schematic
elpu — underground primary electric
elsu — underground secondary electric
elpo — overhead electric
datu — underground cable/phone/data
datsu — underground cable/phone/data service
fence—chainlink
fence—wood
fence—barbed wire
treeline

Symbols

sanitary manhole
CO — service cleanout
fmv — force main release valve
rectangular structure
circular structure
fire hydrant
wv — water valve
water meter
BFP — backflow preventer
natural gas meter
T — service transformer (pad mount)
S — primary switch gear
LP — light pole
C — cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Property Legend

right of way
property lines
u/e — easements
s/b — setbacks



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Blue Springs Ford Parts Warehouse

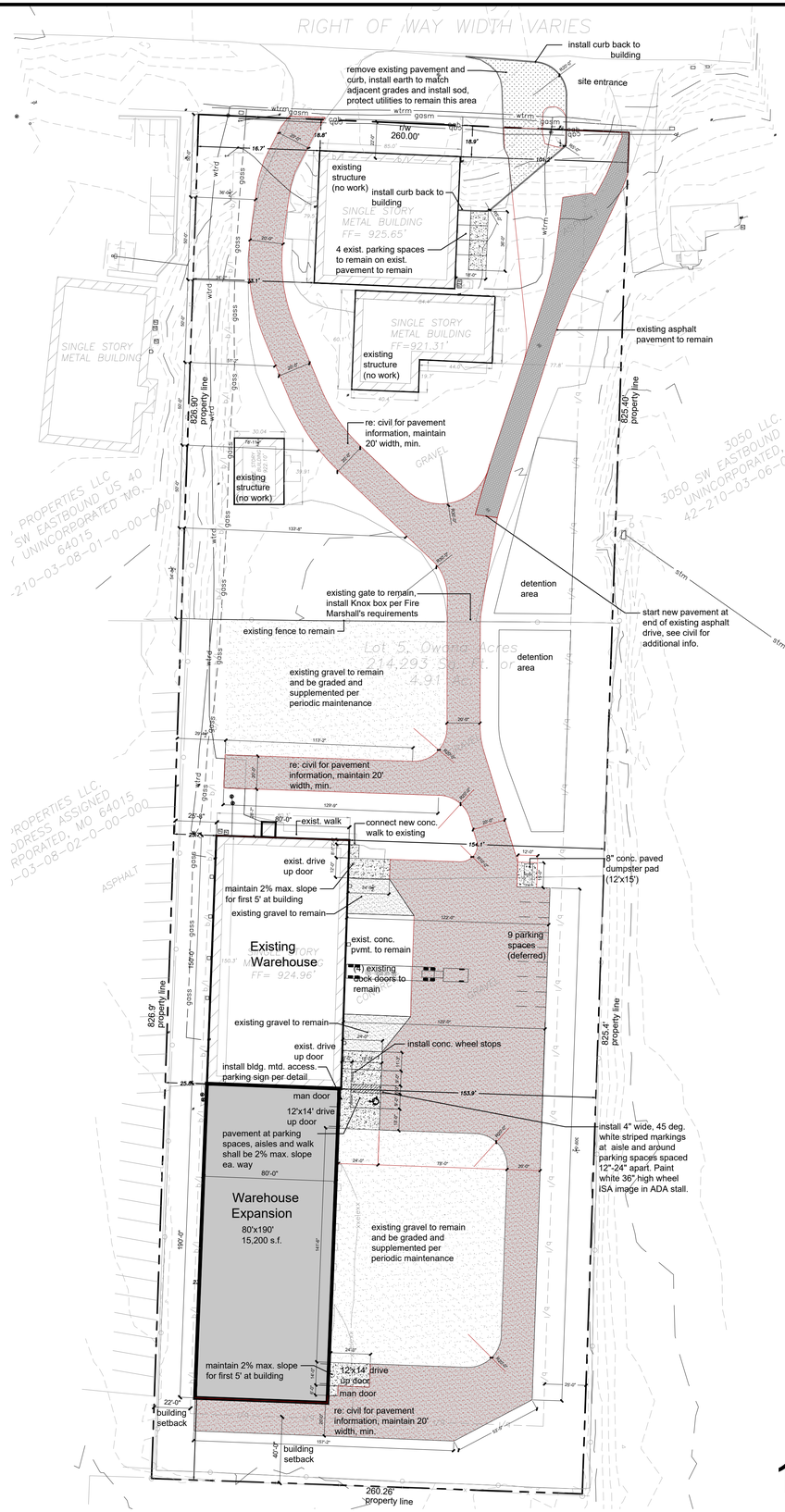
a new addition for

Blue Springs Ford
3110 SW Eastbound US 40 Hwy.
Blue Springs, Missouri 64105

date
06.01.2026
drawn by
DAE
checked by
LDM
revisions

---

sheet number
C1.3
drawing type
permit
project number
25082



Pavement Legend (see also civil drawings)

- 6" AB3 over Baselok FabGrid FG6 Composite Geogrid
- New Concrete Paving
- Existing gravel surface to remain, graded and supplemental gravel added with periodic maintenance as required
- Remove existing pavement, install earth to match adjacent grades, install sod

Blue Springs Unified Development Code

Property Description: Lot 5, Owana Acres
Property area: 214,293 sq. ft., or 4.91 ac.

Property zone: LI, Light Industrial
General Industrial Building

Setbacks:

front	40'
east side	20'
west side	20' (existing variance allowed 25'+)
rear	20'

Building Height: 22'-8" (45' max. allowed)

An 8" concrete 12'x15' dumpster pad has been located on the site.

Refer to civil drawings for additional pavement and grade information.

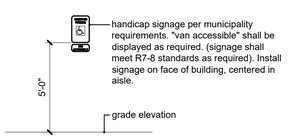
Parking requirement for warehouse: 1 per 1,000 s.f.
Parking reuqired for warehouse addition: 15 spaces

4 existing spaces	occur along east side of north building facing 40 Highway
2 new spaces	1 regular space and 1 accessible space at building addition
9 deferred spaces	located east of existing warehouse can be built when needed by occupant

Landscape for General Industrial Building:

Frontage Type	Buffer Edge
	One ornamental or small shade tree for every 40' of frontage.
	260 l.f. / 40' = 7 shade trees required

Request consideration for alternative compliance to requirement for hedge, evergreen, and/or berm to the Buffer Edge - UDO section 407.040.F. The warehouse addition is situated behind existing buildings and is located approx. 600 feet from the ROW at Highway 40, and the grade elevation is approx. 9' below grade at Highway 40.



2 Accessible Signage elev.
scale: 1" = 40'-0"

1 Site Dimension Plan
scale: 1" = 40'-0"

north

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Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

STATE OF MISSOURI
POWELL EMERSON MINNIS
NUMBER A-5558
REGISTERED ARCHITECT

06.01.2026

a new development for
Blue Springs Ford Parts Warehouse
3110 SW Eastbound US 40 Hwy.
Blue Springs, MO 64105

date
06.05.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.1
drawing type
permit
project number
25082

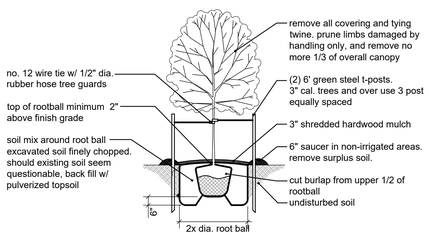
plant schedule

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
SHADE TREES		OGM	5	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.

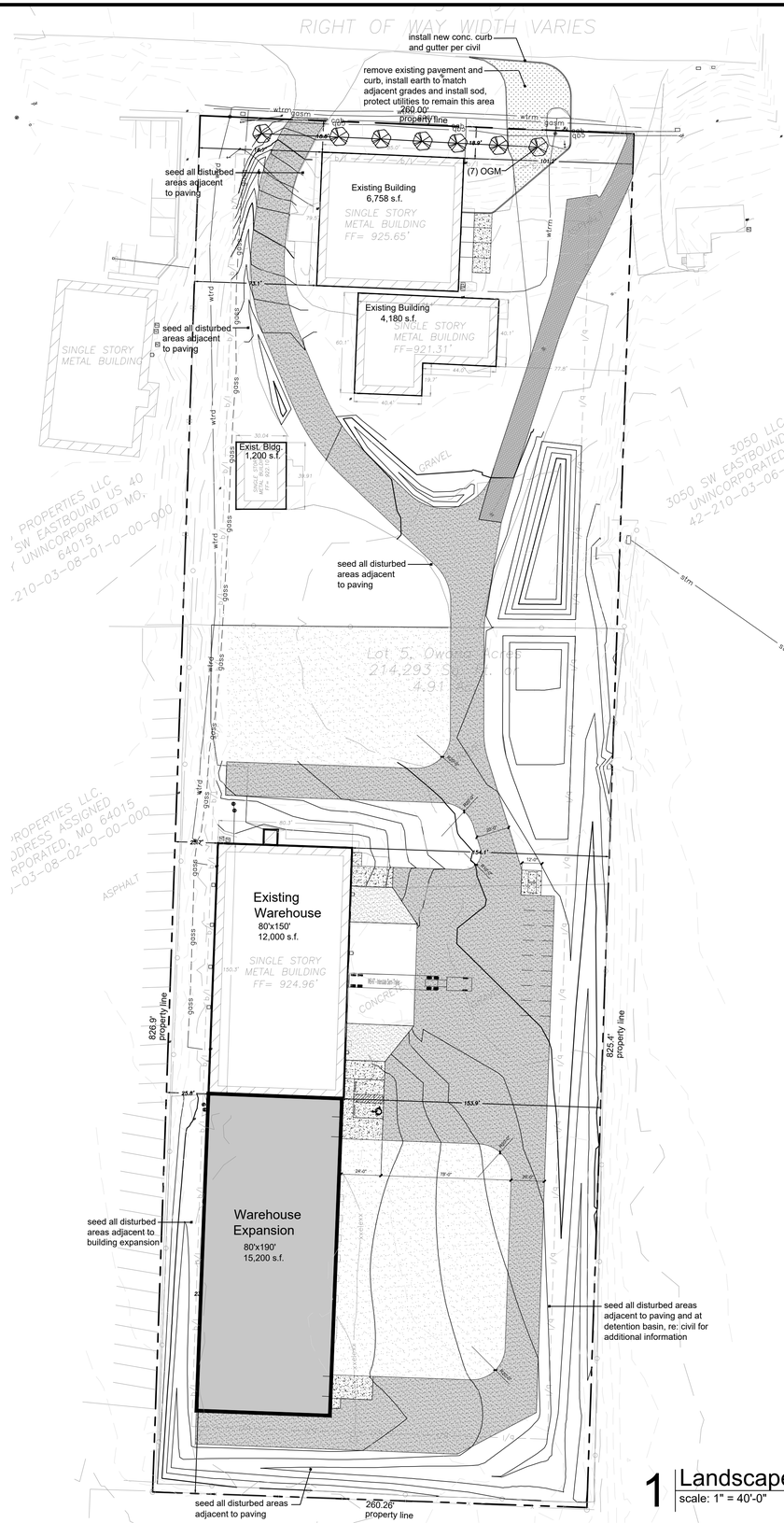
TOTAL TREES - 7 SHADE TREES

landscape notes:

1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
6. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
7. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1).
8. Stake and guy all trees per planting details.
9. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
10. Root stimulator shall be applied to the soil backfill of each plant during installation.
11. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Architect.
12. Contractor shall stake plant locations in the field and have approval by the Architect before proceeding with installation.
13. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
14. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
15. No plant material shall be substituted without written approval of the Architect per specifications.
16. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
17. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
18. All trees with above a 3" caliper shall be double staked.
19. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
20. Maximum slope shall be not greater than 3 : 1.
21. All disturbed portions of site not covered by building, paving, mulch, plantings, etc. are to be seeded with a native seed mix, acceptable to this area. Existing areas not disturbed shall remain as is. Seeded areas shall extend to all disturbed areas and shall include portions of right of way if necessary.



2 Deciduous Tree Planting Detail
not to scale



1 Landscape Plan
scale: 1" = 40'-0"

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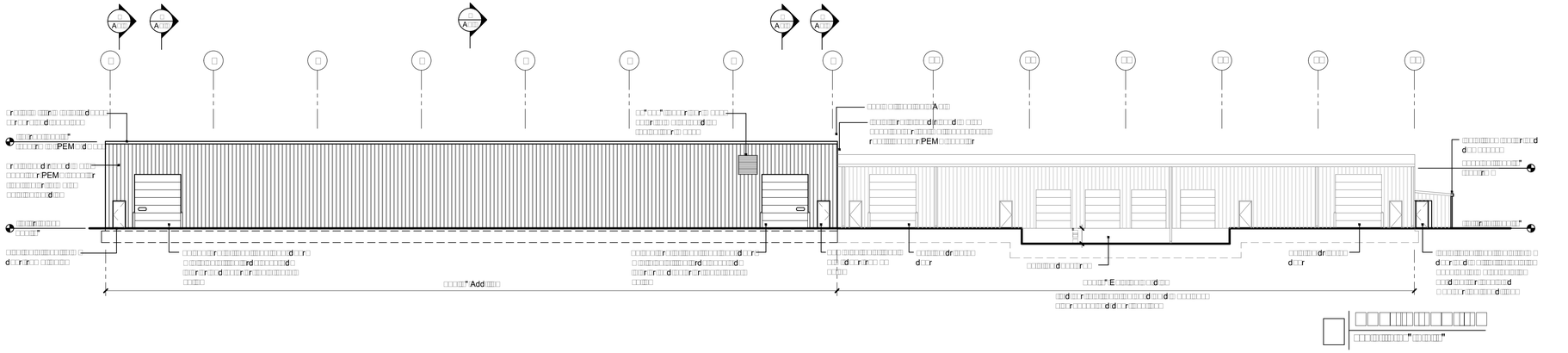
STATE OF MISSOURI
DAVID A. POWELL
EMERSON MINNIS
NUMBER A-6865
REGISTERED ARCHITECT

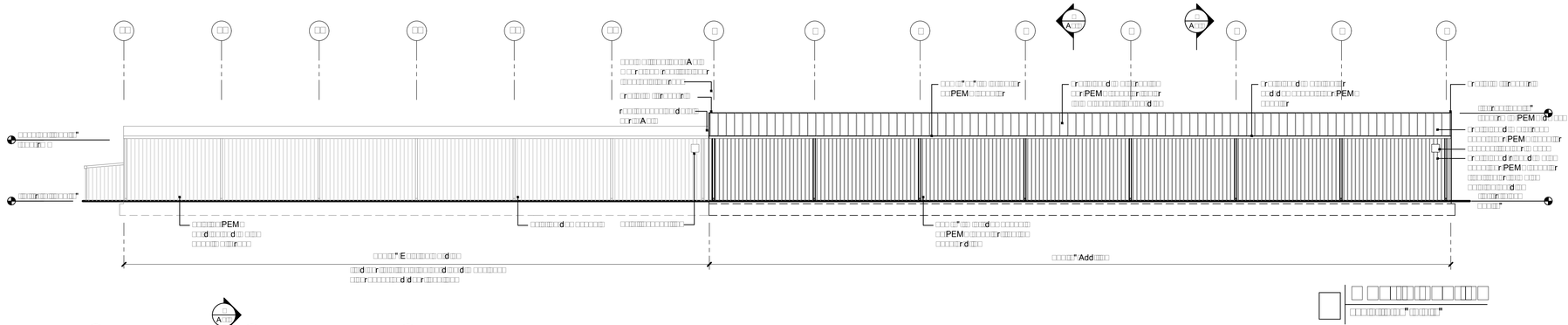
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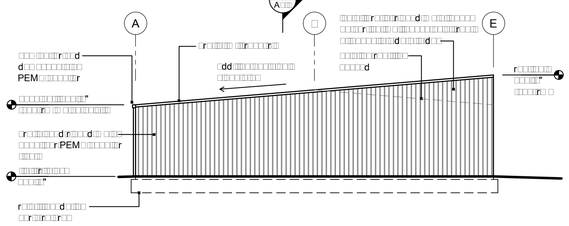
a new development for
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Blue Springs, MO 64105

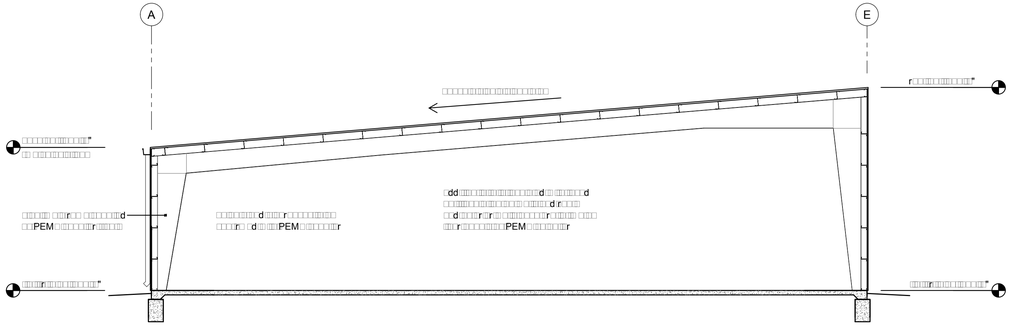
date
04.07.2026
drawn by
DAE
checked by
DAE
revisions

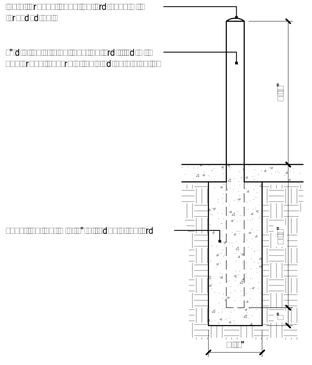
sheet number
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drawing type
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project number
25082

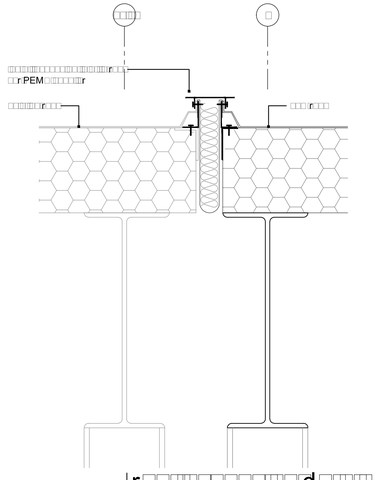












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STATE OF MISSOURI
POWELL, EMERSON, MINNIS, WIMMER
A-2008
REGISTERED ARCHITECT

08.15.2025

data
drawn by
DAE
checked by
DAE
revisions

sheet number
A2.2

drawing type

project number

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, 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:

- Jun 27, 2026

Printer's Fee: $158.76

Anjana Bhadoriya

Anjana Bhadoriya
Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 06/29/2026

Sharonn E Thomas-Pope
Notary Public - State of New Jersey
Commission # 50183291
Expires on 01/23/2027
Notarized remotely online using communication technology via Proof.

PLANNED DEVELOPMENT CONCEPT PLAN
PDC-04-26-9865
FORD WAREHOUSE
EXHIBIT #2

PUBLIC NOTICE

Planned Development Concept I PDC-04-26-9865
"Blue Springs Ford Warehouse"
3110 SW Eastbound US 40 Hwy
Parcel # 42-210-03-07-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 13, 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, Powell Miniis, on behalf of the property owner, BFRE,LLC , for approval of a Planned Development Concept to allow for the expansion of the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound US 40 Hwy. 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:

Legal Description for 3110 SW Eastbound US 40 Highway Balderston Warehouse

Lot 5 of Owana Acres, A Subdivision of Jackson County, Missouri – in Jackson County, Missouri

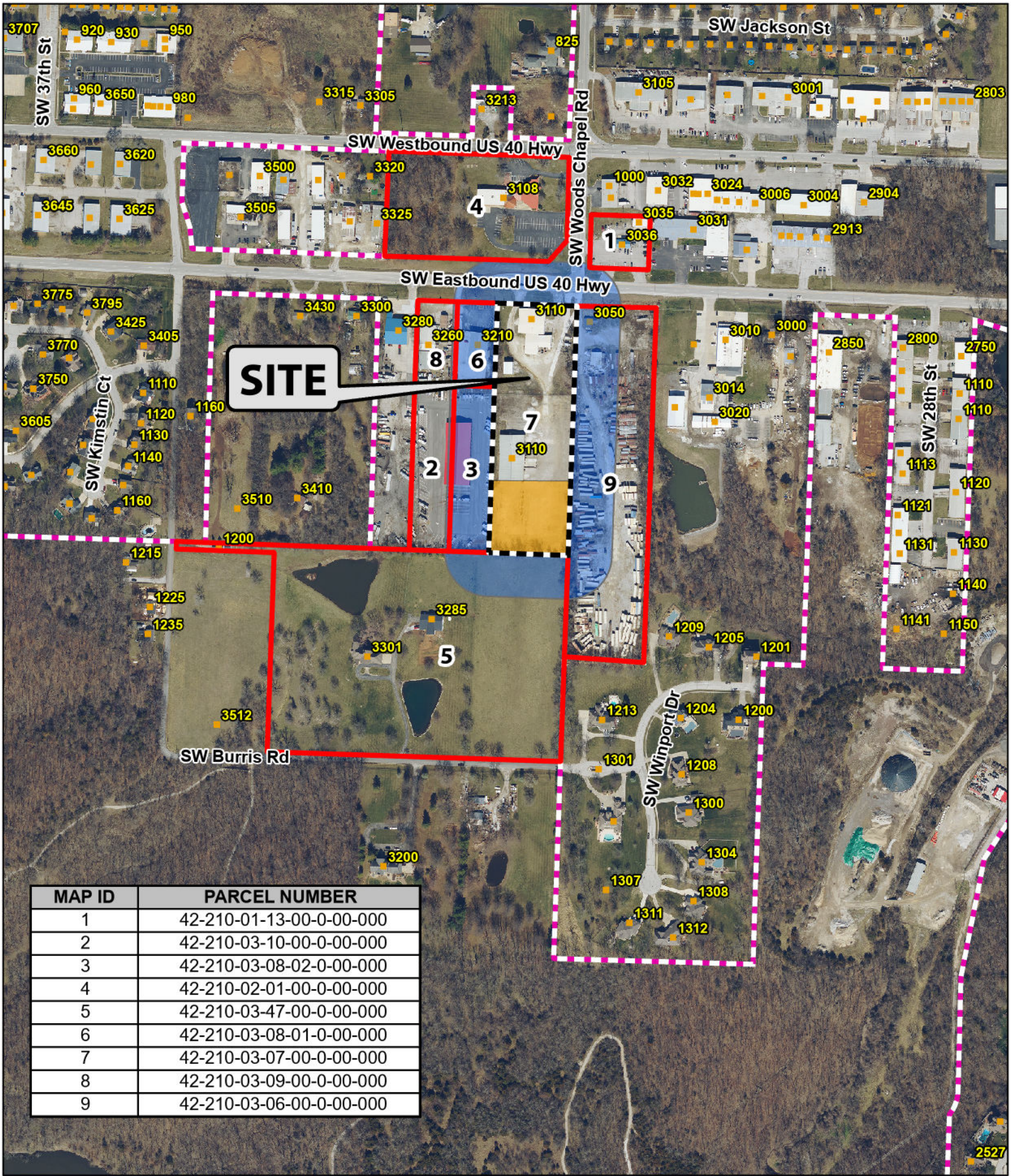
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Planned Development Concept / PDC-04-26-9865 on **Monday, July 20, 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

Published in the Examiner, Jun 27, 2026

4681330



MAP ID	PARCEL NUMBER
1	42-210-01-13-00-0-00-000
2	42-210-03-10-00-0-00-000
3	42-210-03-08-02-0-00-000
4	42-210-02-01-00-0-00-000
5	42-210-03-47-00-0-00-000
6	42-210-03-08-01-0-00-000
7	42-210-03-07-00-0-00-000
8	42-210-03-09-00-0-00-000
9	42-210-03-06-00-0-00-000

BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
185' NOTIFICATION MAP

N

PLANNED DEVELOPMENT CONCEPT PLAN
PDC-04-26-9865
FORD WAREHOUSE
EXHIBIT #3

Date: 07/07/26

MAP ID	PARCEL NUMBER	Owner Name
1	42-210-01-13-00-0-00-000	D&S INVESTING LLC
2	42-210-03-10-00-0-00-000	KMK PROPERTIES LLC
3	42-210-03-08-02-0-00-000	KMK PROPERTIES LLC
4	42-210-02-01-00-0-00-000	CHAPEL HILL PRESBYTERIAN CHURCH
5	42-210-03-47-00-0-00-000	TRUST AGREEMENT OF VINCENT S & AMY J DAVENPOR
6	42-210-03-08-01-0-00-000	Q3 PROPERTIES LLC
7	42-210-03-07-00-0-00-000	BFRE LLC
8	42-210-03-09-00-0-00-000	PASQUALE MICHAEL R & KIMBERLY S
9	42-210-03-06-00-0-00-000	3050 LLC

GIS ADDRESS FORDPD

PLANNED DEVELOPMENT CONCEPT PLAN
PDC-04-26-9865
FORD WAREHOUSE
EXHIBIT #4

Owner Address	Situs Address
7821 S ARNETT GRAIN VALLEY MO 64014	3035 SW EASTBOUND US 40 HWY
8555 W 172ND TER STILWELL KS 66085	NO ADDRESS ASSIGNED BY COUNTY
8555 W 172ND TER STILWELL KS 66085	NO ADDRESS ASSIGNED BY COUNTY
3108 W US 40 HWY BLUE SPRINGS MO 64015	3108 W WESTBOUND US 40 HWY
3285 SW BURRIS RD BLUE SPRINGS MO 64015	3285 SW BURRIS RD
1605 NW WOODBURY DR GRAIN VALLEY MO 64029	3210 SW EASTBOUND US 40 HWY
3200 NW SOUTH OUTER RD BLUE SPRINGS MO 64015	3110 SW EASTBOUND US 40 HWY
26515 E BUNDSCHU RD INDEPENDENCE MO 64056	3260 SW EASTBOUND US 40 HWY
5412 NE NORTHGATE XING LEES SUMMIT MO 64064	3050 SW EASTBOUND US 40 HWY

City	State	Zip
BLUE SPRINGS	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
BLUE SPRINGS	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015

BLUE SPRINGS
MISSOURI

June 26, 2026

Ref: Public Hearing: Planned Development Concept Plan | PDC-04-26-9865

Blue Springs Ford Warehouse

3110 SW Eastbound 40 Hwy

Parcel # 42-210-03-07-00-0-00-0

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, Powell Miniis, on behalf of the property owner, BFRE,LLC , for approval of a Planned Development Concept to allow for the expansion of the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound US 40 Hwy.

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@bluespringsmo.govor at City Hall at 903 W Main Street, Blue Springs, MO.

PLANNED DEVELOPMENT CONCEPT PLAN
PDC-04-26-9865
FORD WAREHOUSE
EXHIBIT #5

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, July 13, 2026 @ 6:30 p.m.

&

City Council – Monday, July 20, 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

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: July 27, 2026

Project Name: Luxe Two

Site Location: 1500 NW North Ridge Drive

Applicant: David A. Williams, Luxe Two, LLC

Property Owner: City of Blue Springs

Staff Planner: Shantele Frie, Planner III

Project Request:

PDF-05-26-9885-Planned Development Final Plan for a mixed-use development consisting of general business/retail/multi-family residential on 2.9 +/- acres located at 1500 NW North Ridge Drive.

Project Description:

The applicant, David A. Williams, is requesting approval of a Planned Development (PD) Final Plan for the property located at 1500 NW North Ridge Drive. The proposed project involves construction of a mixed-use development consisting of general business/retail/multi-family residential. A five (5) story building with the first floor of approximately

11,500 square feet of retail space and garages. The upper four (4) stories will have approximately seventy (70) residential units consisting of studios, one-bedrooms, two-bedrooms, and three-bedroom apartments.

Staff Recommendation:

Staff recommends approval of the Planned Development Final Plan with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
10/5/1994	City Council	Approval of Final Plat of North Ridge, 1st Plat, Lots 1-5
02/23/2026	Planning Commission	Recommended approval of Rezoning (RZ-01-26-9776) from "GB/PUD/R-O" (General Business/Planned Unit Development/Restricted Overlay) to "MF-18/PD" (High Density Multi-Family/Planned Development) located at 1500 NW North Ridge Drive.
02/23/2026	Planning Commission	Recommended approval of Planned Development Concept Plan (PDC-01-26-9775) for a mixed-use development consisting of general business/retail/multi-family residential on 2.9 +/- acres located at 1500 NW North Ridge Drive.
05/04/2026	City Council	Approved Rezoning (RZ-01-26-9776) from "GB/PUD/R-O" (General Business/Planned Unit Development/Restricted Overlay) to "MF-18/PD" (High Density Multi-Family/Planned Development) located at 1500 NW North Ridge Drive.

05/04/2026	City Council	Approved Planned Development Concept Plan (PDC-01-26-9775) for a mixed-use development consisting of general business/retail/multi-family residential on 2.9 +/- acres located at 1500 NW North Ridge Drive.

Future Applications:

A review of construction plans must be approved prior to the issuance of a building permit.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"MF-18/PD" (High Density Multi-Family/Planned Development)	Luxe One Apartments
South:	"GB" (General Business)	Grocery Store-Price Chopper's
East:	Right-of-Way/ "GB" (General Business)	Right-of-Way MO NW 7 HWY/Retail Country Club Center
West:	"SF-7/PUD" (Single-Family Residential/ Planned Unit Development)	North Ridge Villas

Final Development Plan Analysis

A final Plan is a detailed plan for implementing the concept plan, including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan, or it may include one (1)

or more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

Preservation:

The approximately 2.9 +/- acre property is currently a vacant paved parking lot.

Phasing:

As a single-property development, the project will be in one (1) phase.

Streets & Sidewalks:

Access and Circulation

Vehicular access to the site is provided by two existing driveways along Burdett Crossing. One access point connects to NW North Ridge Drive, and the second connects directly to Burdett Crossing. No additional access points are proposed as part of this development. The dual-access configuration provides adequate ingress and egress while maintaining controlled access to the site.

Pedestrian access will be accommodated by an ADA-compliant sidewalk located along the east side of the development, providing accessible connection to the building. Internal pedestrian circulation will be enhanced through the installation of clearly marked crosswalks within the parking lot to safely connect parking areas to the primary building entrance.

The Final Plan includes a pedestrian sidewalk connection extending from the internal parking area to the south property line, where it ties into the existing sidewalk system. This connection provides direct pedestrian access from the development to adjoining properties and the public right-of-way, consistent with the City’s objective of creating a connected and walkable development pattern. The development will construct a 6-foot-wide sidewalk along the east property line, further improving pedestrian connectivity and establishing a continuous pedestrian network within the area.

Traffic:

A Traffic Impact Study was conducted to evaluate anticipated trip generation and potential impacts to the surrounding roadway network. The study concluded that the development will result in minor increases in vehicle trips consistent with mixed-use residential and retail activity. Based on the findings, the projected traffic volumes can be accommodated by the existing roadway infrastructure, and no off-site roadway improvements are required at this time.

Stormwater:

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 APWA 5600 for Detention and Water Quality. Designs procedures for each water quality BMP are included in the MARC BMP Manual. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer:

The existing sanitary sewer system has sufficient capacity to accommodate the projected flows generated by the proposed development. The developer will be responsible for extending sanitary sewer service within the property to adequately serve the site. A licensed engineer or surveyor shall verify that the existing sewer invert elevations allow for proper gravity service to the development. The nearest sanitary sewer line is located along the east side of the property. Public water service is available from water lines located to the north of the site.

Land Use & Density:

The Planned Development Final Plan is for a mixed-use development consisting of general business/retail/multi-family residential. A five (5) story building with the first floor of approximately 11,500 square feet of retail space and garages. The upper four (4) stories will have approximately seventy (70) residential units consisting of studios, one-bedroom, two-bedroom, and three-bedroom apartments.

Building Typology:

The development includes an apartment building typology characterized by a multi-family residential structure designed to accommodate multiple dwelling units accessed by a common lobby and internal hallways. Individual dwelling units do not have separate exterior entrances; instead, all units share a common primary entrance located at the building frontage, reinforcing a cohesive architectural presence and centralized access point.

The specific variation proposed is a Mid-Rise apartment building. This typology is generally characterized by a larger building footprint situated on a larger lot and ranges from three (3) to five (5) stories in height, with potential variations in height under special circumstances. Mid-rise apartment buildings are typically designed to accommodate approximately 24 to 120 dwelling units, depending on site configuration and design considerations. This form supports moderate residential density while maintaining compatibility with surrounding development patterns through appropriate scale, massing, and site design.

Apartment Complex

Standard	Requirement	Proposed
Frontage Width	150 feet minimum	150 ft
Lot Area	0.5 acre to 2 acres	2.9 acres
Front Setback	20 feet minimum	+58 ft
Side & Corner Side Setback	20 feet minimum	+103 ft
Rear Setback	20 feet minimum	+109 ft
Building Coverage	70% of lot area maximum	16.5%
Building Height	60 feet maximum, 3 to 5 stories; except up to 10 stories may be approved	59.9 ft

	by a conditional use process	
Frontage Type	Terrace; courtyard; frontage plaza	Terrace
Unit Density/Site	24 to 120 units	70 units

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

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 per Studio	1 per Studio 3 units= 3 spaces
Residential	1.5 per 1 Bedroom	1.5 per 1 Bedroom 48 units= 72 spaces
Residential	2 per 2 Bedroom/3 Bedroom	2 per 2 BR/3BR 19 units= 38 spaces
Retail	1 per 200-SF	1 per 200 SF 11,312 SF = 57 spaces
Total Parking	170 Spaces	170 spaces

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Residential	1 per 8 units w/o garage	1 per 8 units w/o garage 62 units= 7 spaces provided

Retail	10% of required vehicle spaces	10% of required vehicle spaces 57 spaces=6 spaces

Open Space:

Since this property is smaller than five (5) acres, it is not required to provide fifteen (15) percent of open space systems as required by *UDC Section 405.030*.

However, *UDC Section 404.110* requires that properties smaller than five (5) acres must either have access to an existing open space or provide at least ten (10) percent of the property as Active Open Space. This development has access to all the open space amenities which were part of Lux One Development to the north.

Frontage & Landscaping:

With parking located between the building and street, staff finds that the *Buffer Edge* is the most appropriate Frontage Type for the proposed development to mitigate the potential impacts of the parking lot. The Buffer Edge frontage requires the following:

- Continuous Buffer – May be a combination of evergreen, hedge, and/or berm; and
- One (1) ornamental shade tree per 40 linear feet of frontage or one (1) large shade tree per 75 linear feet of frontage.

Landscape Area	**Required Units / PUs (plant units)**
Buffer Type B 15 ft wide: 45 PU/100 Ft *7 ft width provided, not 15 ft	177.75 plant units required 250 plant units proposed
Buffer Type C 25 ft wide: 60 PU/100 ft *25 ft width provided	193.80 plant units required 196 plant units proposed
Street Trees (NW North Ridge Dr)	1@75 Linear feet required=5.27 trees

	1@75 Linear Feet proposed= 9 trees
Parking Screening NW North Ridge Drive	3 ft tall shrub hedge proposed

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

Architectural Character:

The proposed building exhibits a contemporary mid-rise architectural style characterized by a balanced composition of brick and fiber cement or metal panel materials. The façade incorporates a strong masonry base at the ground level, anchoring the structure visually and providing a sense of permanence and pedestrian scale. Upper stories transition to a combination of vertically oriented panel systems and brick accents, creating depth and visual interest through changes in material texture and color.

The building massing is articulated through intentional step-backs, varied roofline heights, and vertical plane offsets that reduce the perceived bulk of the structure. Balconies are integrated along the upper floors, adding dimensional relief and activating the façade while supporting residential functionality. The primary entrance is clearly defined and emphasized through architectural detailing and vertical signage elements, reinforcing wayfinding and street presence.

Large storefront-style windows at the ground level enhance transparency and create an engaging pedestrian environment along the frontage. Overall, architectural design incorporates contemporary materials, articulated massing, and cohesive detailing to provide a visually dynamic yet cohesive building form that contributes positively to the surrounding built environment.

Outdoor Lighting:

All outdoor lighting must comply with Section 407.060. **It must meet the minimum average light output across the site and maximum light output at the property line allowed by the Code.**

Screening:

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

Signage:

Signage is not depicted on the submitted plans. Should monument signage be proposed later, it will be subject to the administrative sign permitting process. If the proposed signage does not comply with the Sign Code requirements, the applicant may submit a request for a Master/Alternative Sign Plan for review and approval

Review Criteria

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

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

    a. The proposed PD Final Plan is in substantial compliance with the approved Concept Plan and the applicable Planned Development (PD) standards. The overall site layout, development pattern, access, circulation, architectural intent, and design elements remain consistent with the approved Concept Plan. The Final Plan implements the previously approved development framework while incorporating refinements necessary to address engineering, utility, and site-specific design considerations. Staff has deter-

mined that these refinements do not materially alter the intent or character of the approved Planned Development and remain consistent with the adopted PD standards and conditions of approval.

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

    a. No amendments to the approved Concept Plan or Planned Development standards are being requested as part of this Final Plan application. The proposed Final Plan is consistent with the previously approved development and does not include any modifications that would require administrative approval as a minor amendment or review by the designated approval body. As submitted, the Final Plan conforms to the approved Concept Plan and applicable Planned Development requirements.

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

Review Criteria

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

1. Compliance with the requirements of this Development Code.

a. The proposed Planned Development Final Plan complies with the applicable requirements of the Unified Development Code (UDC). Staff have reviewed the submitted plans and determined that the development meets the applicable zoning, design, landscaping, access, and development standards of the UDC, subject to the recommended conditions of approval contained herein.

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

    a. The proposed Planned Development Final Plan is consistent with the approved Concept Plan, applicable Planned Development standards, and the policies of the Unified Development Code. The development is compatible with the evolving character of the surrounding area, which consists of recently developed commercial uses and newer mixed-use development. The proposed site design, building placement, circulation, and landscaping support the City's long-term development objectives and are consistent with the design and development standards applicable to the site.

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

    a. The Planned Development Final Plan incorporates site design elements that further the intent and design objectives of the applicable development standards, including the use of shared access easements and existing access points to promote safe and efficient vehicular circulation, minimize curb cuts, and improve connectivity. Staff has identified additional site-specific conditions of approval, as outlined in this report, to ensure continued compliance with applicable engineering, stormwater, and development standards.

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

    a. The proposed Planned Development Final Plan meets the applicable review criteria necessary to proceed with development, subject to the recommended conditions of approval. The project has been reviewed by the appropriate City departments, and any remaining technical requirements related to engineering, utilities, stormwater, permitting, and construction

will be addressed through the building permit and civil construction plan review processes prior to the commencement of construction.

5. Recommendations of professional staff.

    a. Staff recommends the approval of the application with conditions listed below.

Approval of a Site Plan Design Review shall authorize the applicant to apply for a building permit. An approved site plan design review shall expire and be of no further effect if an application for a permit for one (1) or more buildings shown on the application is not filed within one (1) year of the approval. Any other element of the plan not submitted for permits within two (2) years shall expire, unless the application proposes a different schedule that is approved.

Staff Recommendation:

Staff recommends approval of the PD Final Plan application with the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirements or development standards contained in the UDC unless modified under the Planned Development Concept Plan:

    a. Requesting a building height allowance over the typical retail or multi-family allowable heights.

    b. Request to continue Burdett Crossing, which is currently a private drive, with the setbacks shown on the plans.

    c. Request to utilize 11 community parking stalls currently in the O'Reilly Auto Parts lot, and 25 community parking stalls in the Price Chopper parking lot. Both companies have agreed to parking share agreements.

d. A waiver to the following requirements is requested for the parking area fronting NW North Ridge Drive:

    1. 404.110. D.2(MF-18 Zoning)- all parking shall be located at least twenty-five (25) feet from the street frontage.

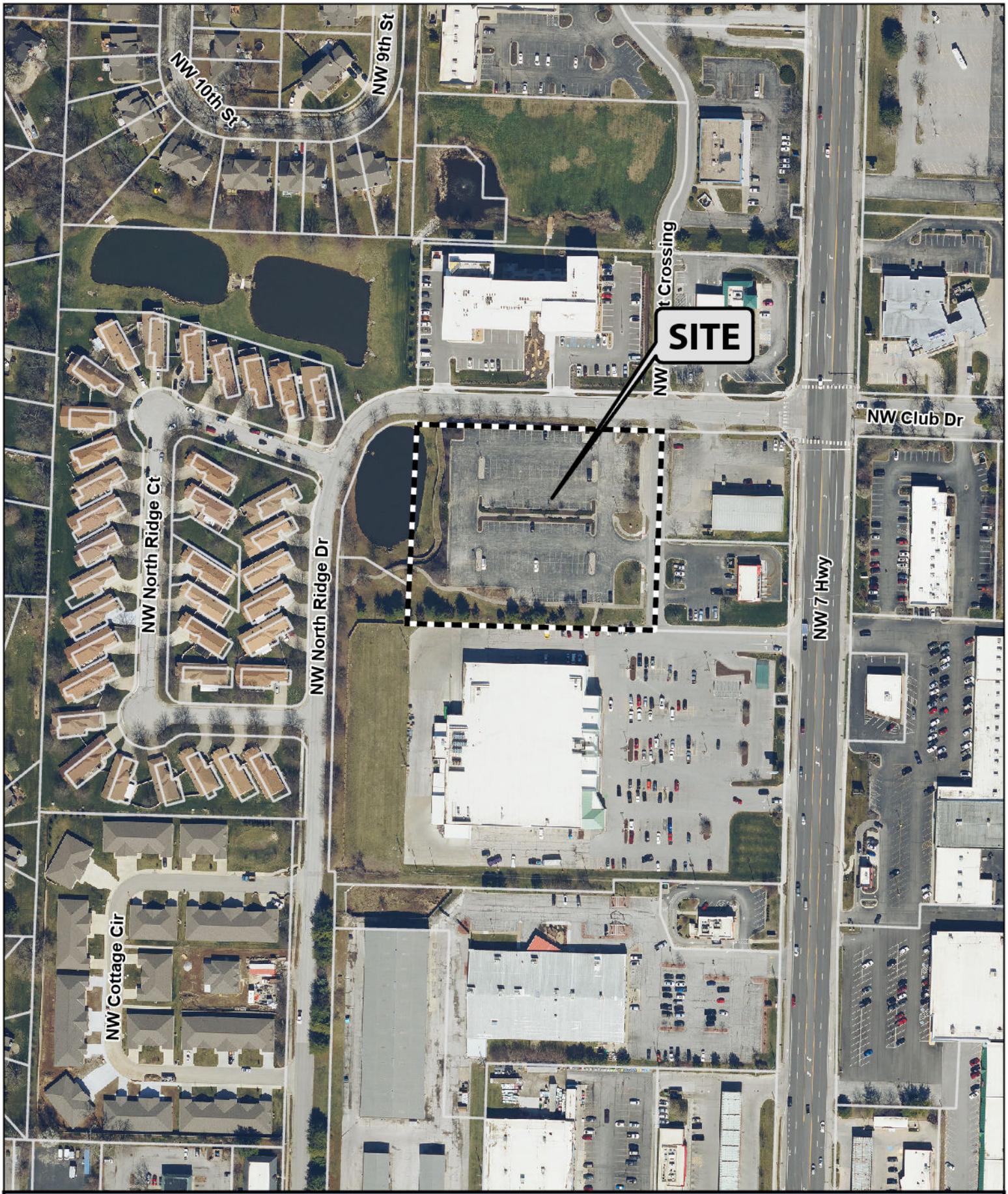
    2. 407.010. E- An 8-foot perimeter landscape buffer is required adjacent to the street based upon the number of parking spaces fronting.

e. The back-of-curb for the existing parking lot has a setback from the street right-of-way line of approximately 7.2 feet at the west end and approximately 7.5 feet at the east end. The proposed site will have a back-of-curb setback of approximately 7.2 feet, the full length of the parking lot. The proposed curb line is almost identical to the existing curb line.

f. An existing retaining wall ranging from 2 feet in height to over 12 feet in height is located approximately 3 feet behind the right-of-way line in the landscape buffer area. A decorative fence is at the top of the wall. The existing landscape trees are located within the right-of-way, approximately 6 feet from the right-of-way line. Approximately 3.5 feet between the back-of-curb and the fence is available for additional landscaping.

2. Prior to approval of the building permit being released, a release document shall be executed and recorded to remove the existing restricted building line as shown on the site plan.

3. Final Building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan



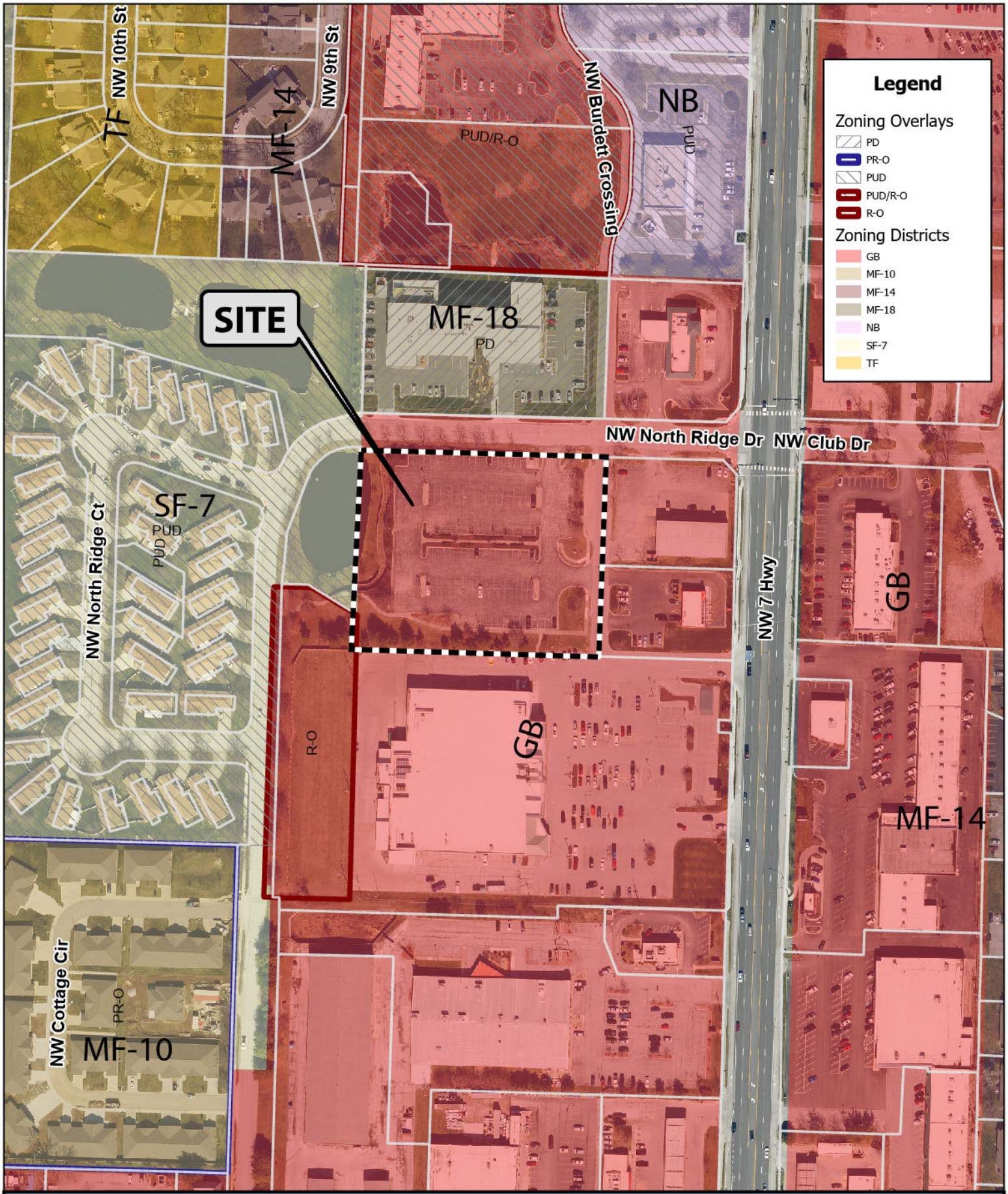
BLUE SPRINGS
MISSOURI

PDF-05-26-9885
LUXE TWO
AERIAL LOCATION MAP

N

1" = 200'

Date: 02/03/26



BLUE SPRINGS MISSOURI

PDF-05-26-9885
LUXE TWO
SITE LOCATION AND ZONING MAP

N

1" = 200'

Date: 02/03/26

LUX TWO MIXED-USE DEVELOPMENT
PD FINAL PLAN/SPDR

BLUE SPRINGS, MISSOURI

1500 NW NORTH RIDGE DRIVE
(LOT 5, NORTH RIDGE LOTS 1 THRU 5)
(RZ-01-26-9776 and PDC 01-26-9775)

PROJECT LOCATION



UTILITY CONTACTS

SPIRE (Gas)
Phone: 816-756-5252
800-582-1234

EVERGY (Electric)
Phone: 816-471-5275

AT&T
Phone: 800-288-2020

COMCAST CABLE
Phone: 816-795-1100

CENTURYLINK
Phone: 800-366-8201

CITY OF BLUE SPRINGS
Public Works Division - Engineering
903 Main Street
Blue Springs, MO 64015
816-228-0121

CITY OF BLUE SPRINGS - WATER & SEWER
Public Works - Operations Division
500 SAE Sunnyside School Road
Blue Springs, MO 64114
816-228-0195

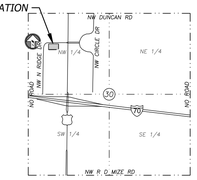
JACKSON COUNTY PUBLIC WATER SUPPLY DISTRICT #13
99 Lake Lotawana Road
Lake Lotawana, MO 64086
Phone: 816-578-2249
Email: pwsd13office@gmail.com

CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT (CJCFPD)
805 NE Jefferson Street
Blue Springs, MO 64014

Captain Derrick Llewellyn
CJCFPD Fire Prevention Division
Phone: 816-229-2522
Email: dzllewllyn@cjcfpd.org

Sam Persell
Assistant Chief of Community Risk Reduction
Phone: 816-229-2522
Cell: 816-797-9197
Email: Spersells@cjcfpd.org

PROJECT LOCATION



SECTION MAP
SECTION 30-T49N-R30W
(NOT TO SCALE)

PROJECT CONTROL TABLE (NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)				
POINT NO.	DESCRIPTION	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
11	1/2" REINFORCING ROD WITH CONTROL POINT CAP	973.91'	1044658.40	2853305.14
12	1/2" REINFORCING ROD WITH CONTROL POINT CAP	972.50'	1045021.96	2853329.93
13	1/2" REINFORCING ROD WITH CONTROL POINT CAP	948.33'	1044717.62	2852905.28
14	1/2" REINFORCING ROD WITH CONTROL POINT CAP	975.01'	1044345.34	2853340.13

FLOOD STATEMENT

This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0317G
Panel No: 317 of 625
Map Revised Date: January 20, 2017

NOTE 1: No labels at all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.

NOTE 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.

Dig Safely. 811
Missouri One-Call
1-800-344-7483

Sheet List Table

Sheet #	Sheet Title
C0.00	COVER SHEET
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
C0.1	DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	DIMENSION PLAN
C3.0	OVERALL GRADING PLAN
C3.1	DETAILED GRADING PLAN
C4.0	UTILITY PLAN
C4.1	WATERLINE PLAN & PROFILE
C4.2	SANITARY SERVICE PLAN & PROFILE
C5.0	EROSION CONTROL PLAN PRE-CONST
C5.1	EROSION CONTROL PLAN MID-CONST
C5.2	EROSION CONTROL PLAN POST-CONST
C6.0	STORM PLAN & PROFILE
C6.1	STORM PLAN & PROFILE
C6.2	STORM PLAN & PROFILE
C6.3	STORM PLAN & PROFILE
C6.4	ROOF DRAIN PLAN
C6.5	PROPOSED DRAINAGE MAP
C7.0	STANDARD CONSTRUCTION DETAILS
C7.1	STANDARD CONSTRUCTION DETAILS
C7.3	STANDARD CONSTRUCTION DETAILS
C7.4	STANDARD CONSTRUCTION DETAILS
C7.5	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN
L2.0	PLANTING DETAILS
ME 1.01	SITE PLAN - MECHANICAL ELECTRICAL
E0.01	SITE PLAN - PHOTOMETRIC
E0.02	PHOTOMETRIC DETAILS
A1.10	LEVEL 1 - FLOOR PLAN
A1.20	LEVEL 2 - FLOOR PLAN
A1.30	LEVEL 3 - FLOOR PLAN
A1.40	LEVEL 4 - FLOOR PLAN
A1.50	LEVEL 5 - FLOOR PLAN
A2.10	EXTERIOR ELEVATIONS
A2.20	EXTERIOR ELEVATIONS
A4.01	BUILDING RENDERING
A4.02	BUILDING RENDERING
A4.03	SITE RENDERING

OWNER

LUXE TWO, LLC
3129 S REDTAIL DR
BLUE SPRINGS,MO 64015

DEVELOPER

LUXE TWO, LLC
1501 NW NORTH RIDGE DRIVE #209
BLUE SPRINGS, MO 64015
Phone: 913-399-5673
Contact: Dave Williams
Email: dwilliams@finklewilliams.com

PROJECT ARCHITECT

FINKLE + WILLIAMS ARCHITECTURE
7007 COLLEGE BOULEVARD, SUITE 415
OVERLAND PARK, KS 66211
Phone: 913-498-1550
Contact: Dave Williams
Email: dwilliams@finklewilliams.com

CIVIL ENGINEER/SURVEYOR

BHC
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
Phone: 913-663-1900
Contact: Leslie R Hamilton, PE, PS
Email: les.hamilton@ibhc.com

APPROVED BY:

CITY OF BLUE SPRINGS *Date*

PRINTED NAME *TITLE*

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

2026-07-09
LESLIE R. HAMILTON, PE, PS *Date*
Missouri E-22616

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 2026-07-09
Issued For: PD FINAL PLAN & SPDR

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI
LESLIE R HAMILTON
NUMBER E-22616
07/09/2026
REGISTERED PROFESSIONAL ENGINEER

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

SHEET TITLE

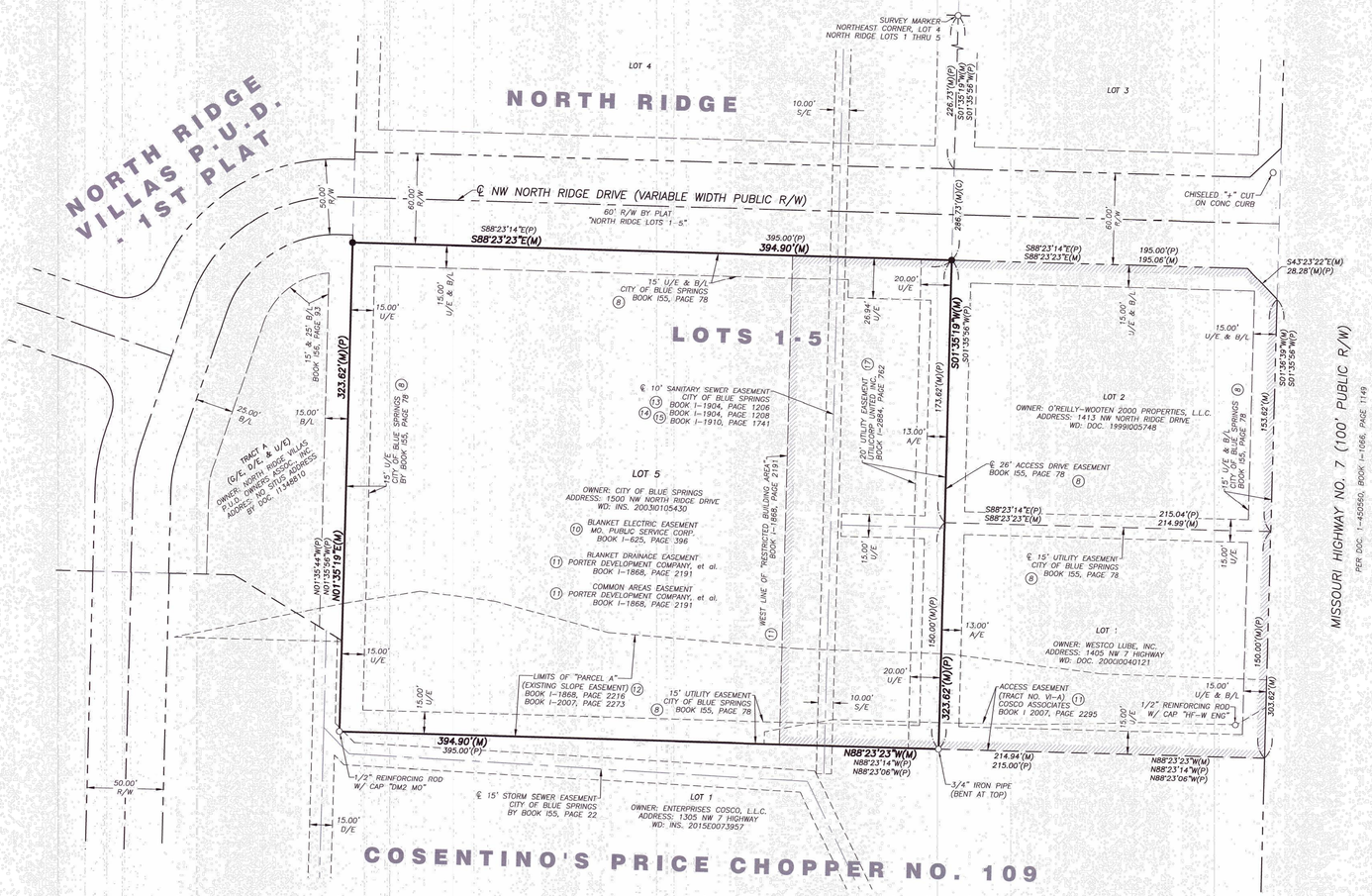
COVER SHEET

SHEET NUMBER

C0.0

Jul 08, 2026 – 4:43pm Plotted By: travis.gerber V:\080100-Lux Two\04-DWG\Eng\Sheet\Planned Dev\080100-SHTS-COVR.dwg Layout: Cover Sheet
11/5/2026 11:49:25 AM LUX TWO

ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
A SUBDIVISION IN THE CITY OF BLUE SPRINGS
JACKSON COUNTY, MISSOURI



LEGEND

●	Set Survey Monument (1/2" Reinforcing Rod w/cap: BHC MO CLS 2006009875-F, unless otherwise noted)	℄	Center Line
○	Found Survey Monument	R/W	Right-of-Way
(M)	Measured	B/L	Building Setback Line
(P)	Platted	A/E	Access Drive Easement
(C)	Calculated	G/E	Grading Easement
-\/-	Not To Scale	U/E	Utility Easement
▨	Hatching Denotes Limits of "Restricted Building Area"	D/E	Drainage Easement
(XX)	Identifier for Schedule B Exception Note	S/E	Sanitary Sewer Easement
		DOC.	Document Number
		INS.	Instrument Number
		WD	Warranty Deed

GENERAL NOTES

1. Basis of Bearings: South 01° 35' 19" West on the East line of Lot 5 as shown on the recorded plat of NORTH RIDGE LOTS 1 - 5.
2. This survey is based on field work completed on or before the date shown in the title block or the following plat and survey:
   - The plat of "NORTH RIDGE LOTS 1-5" recorded October 27, 1994, and filed as instrument number 11309376 in Book I55, Page 78.
   - The plat of "NORTH RIDGE VILLAS, P.U.D. - 1ST PLAT" recorded June 13, 1995, and filed instrument number 11348862 in Book I56, Page 93.
   -The plat of "COSENTINO'S PRICE CHOPPER NO. 109" recorded March 17, 2015, and filed as instrument number 2105E0021839 in Book I55, Page 22.
   - An ALTA/NSPS Land Title Survey, performed by this firm under the supervision of Joseph H. McLaughlin, dated September 27, 2021, referenced as project number 028770.
3. This Tract contains 127,796 square feet or 2.9338 acres.
4. Accuracy standard of this survey: Type Urban.
5. No buildings were observed on the subject property at the time of the survey.
6. The subject property has access to the adjoining public Right-of-Way of NW North Ridge Drive, as depicted on the accompanying drawing.
7. The subject property comprise of a single tract of land.

ALTA / NSPS TABLE A OPTION NOTES

Table A items not addressed below are addressed on either the map or within other headings hereon.

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. *There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork for this survey.*

SURVEYOR'S CERTIFICATION

To Luxe Two, LLC; Enterprise Bank; Liberty Mutual; City of Blue Springs:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 5, 8, 9, 13, & 16 of Table A thereof. The fieldwork was completed on October 30, 2025.

Date of Plat or Map: March 30, 2026

See Title Block for date, seal and signature.

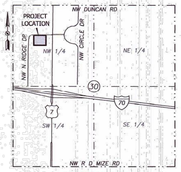
BHC, MO CLS 2006009875-F
Brent E. Thompson, PLS - 2006000161

TITLE COMMITMENT

Commitment Number: 1690519
Effective Date: March 06, 2026 at 8:00 a.m.

First American Title Insurance Company
1600 NW Mock Avenue
Blue Springs, MO 64015

Susan Roberts
Email: SuRoberts@firstam.com
Ph: (816) 229-5960



SECTION MAP
SECTION 30-T49N-R30W
(NOT TO SCALE)

TITLE COMMITMENT DESCRIPTION (WD: INS. 2003I0105430)

Lot 5, NORTH RIDGE LOTS 1-5, a subdivision in Blue Springs, Jackson County, Missouri, according to the recorded plat thereof.

SURVEYOR'S NOTES

1. This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon are based entirely upon title commitment cited above. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown. This surveyor takes no liability further than what is disclaimed in said report.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

Items 1 through 7, 9 and 19 are standard exceptions or are not plottable survey matters and are not addressed hereon. Item 18 is a statement rather than an exception and is not addressed hereon.

(8) Easements, Restrictions and setback lines as per plat, recorded as Document No. 199411309376 in Plat Book 55 at Page 78.

This item refers to the plat "NORTH RIDGE LOTS 1-5":

General Utility Easement:
- *This item establishes a 15 feet wide utility easement adjoining the North, South, and West property lines of the subject property and is annotated hereon.*
- *This item establishes a 15 feet wide utility easement that lies within the East line of the subject property and is annotated hereon.*
- *This item establishes a 26.94' wide utility easement that lies within the North line of the subject property and is annotated hereon.*

Access Easement: This item establishes a 13 feet wide access drive easement that adjoins the East line of the subject property and is annotated hereon.

Building Setback lines: This item establishes a 15 feet wide building setback line that adjoins the North line of the subject property and is annotated hereon.

This item establishes an area of "Limits of No Access", but it does not adjoin, cross, or lie within the subject property and is not annotated hereon. This item does not list any additional restrictions or reservations.

(10) Easement granted to Missouri Public Service Company in the document recorded May 19, 1937 as Document No. 193710383698 in Book 625 at Page 396 of Official Records. *This item establishes an electric easement blanket in nature, encompassing the entire subject property (and other property), and is annotated hereon. The easement agreement referenced by this item reserves "the right to keep and maintain 1 pole with span guy and anchor [...]" within an area of "20 acres", but does not specify where the infrastructure is located within the easement.*

(11) The terms and provisions contained in the document entitled "Agreement for Easements, Covenants and Restrictions" recorded December 2, 1988 as Document No. 198810885077 in Book I1868 at Page 2191 and Modified by the instrument recorded March 29, 1990 as Document No. 199010968237 in Book I2007 at Page 2295 and by the instrument recorded December 27, 1995 as Document No. 199511390940 in Book I2781 at Page 1220 of Official Records. of Official Records. *This item establishes a blanket drainage easement encompassing the entire subject property (and other property) and is annotated hereon. This item establishes a perpetual easement for roadways, walkways, vehicular and pedestrian ingress and egress, parking of motor vehicles, and loading and unloading of commercial and other vehicles across improvements as installed on the subject property and designed therein as "Common Areas", and establishes that maintenance of said Common Areas is the responsibility of the respective land owner. This item establishes the right for the Southerly adjoining property to access and maintain improvements as installed across and within the South line of the subject property, said area designated therein as Tract No. VI-A. These easements are annotated hereon. Additionally, this item establishes a "Restricted Building Area" which encompasses the Easterly portion of the subject property and is annotated hereon.*

(12) The terms and provisions contained in the document entitled "Continuing Agreement" recorded December 2, 1988 as Document No. 198810885078 in Book I1868 at Page 2216 and Modified by the instrument recorded March 29, 1990 as Document No. 199010968236 in Book I2007 at Page 2273 of Official Records of Official Records. *This item contains a legal description and a graphical depiction of a tract of land referenced therein as "PARCEL A" which lies within and adjoins the South line of the subject property and is annotated hereon. Said "PARCEL A" is also shown on the plat "NORTH RIDGE LOTS 1-5", but is labeled therein as an existing slope easement. This surveyor could not locate documentation for establishing "PARCEL A" as an existing slope easement.*

(13) Permanent Sanitary Sewer easement as set forth in the instrument filed April 10, 1989 as Document No. No. 1989I0906666 in Book I1904 at Page 1206. *This 10 feet wide sanitary sewer easement lies within the subject property, crossing its North and South lines and is shown hereon.*

(14) Permanent Sanitary Sewer easement as set forth in the instrument filed April 10, 1989 as Document No. No. 1989I0906667 in Book I1904 at Page 1208. *This 10 feet wide sanitary sewer easement lies within the subject property, crossing its North and South lines and is shown hereon.*

(15) Permanent Sanitary Sewer Easement as set forth in the instrument filed May 1, 1989 as Document No. 1989I0909955 in Book I1910 at Page 1741. *This 10 feet wide sanitary sewer easement lies within the subject property, crossing its North and South lines and is shown hereon.*

(16) Easement granted to Southwestern Bell Telephone Company In the document recorded August 19, 1993 as Document No. 1993I1209045 in Book I2435 at Page 1696 of Official Records. *This 15 feet wide joint utility easement does not adjoin, cross, or lie within the subject property and is not annotated hereon.*

(17) Electric and Gas Line Easement as set forth in the instrument filed August 19, 1996 as 1996I0051962 in Book I2884 at Page 762. *This 20 feet wide Electric and Gas line easement adjoins and lies within the East line of the subject property and is annotated hereon. This easement is labeled hereon as a utility easement (U/E).*

BHC
a PAPE-DAWSON company
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-3300
BHC, LLC a Pape-Dawson Company
brent.thompson@bhc.com

STATE OF MISSOURI — BRENT E. THOMPSON — NUMBER 2006009875-F — PROFESSIONAL LAND SURVEYOR

No.	Date	Description	Checked
			Drawn
			Date
			Rev.

Client: FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD, SUITE 100
LENEXA, KS 66219

Project: ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64014

Project No:	080100
Field Crew:	ME, CB, KH
Field Date:	2025-10-30
Drawn By:	JMC
Issue Date:	2026-03-30
Sheet:	1 OF 2

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

Mar 30, 2026 - 3:22pm Plotted by: joe.coleman I:\080100.00.01_DEV 1500 NW North Ridge Dr\DWG\Survey\Sheet\Planned Dev\080100-SHTS-SRVY.dwg Layout: srvy
Jul 09, 2026 - 6:56am Plotted By: lea.hamilton V:\080100-Lux Two\04-DWG\Eng\Sheet\Planned Dev\080100-SHTS-SRVY.dwg Layout: srvy
1/5/2026 11:49:25 AM LUX TWO

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 2026-07-09
Issued For: PD FINAL PLAN & SPDR

REVISIONS

No.	Date	Description

REGISTRATION

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

SHEET TITLE

ALTA SURVEY

SHEET NUMBER

V1.0

ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
A SUBDIVISION IN THE CITY OF BLUE SPRINGS
JACKSON COUNTY, MISSOURI

GENERAL NOTES
1. Contours are shown at 1 foot intervals, were derived from a ground survey by this firm, and are based on NAVD88 datum.

UTILITY NOTES
1. A utility locate request was generated through Missouri One-Call under ticket no. 252821735 on October 9, 2025 for this survey. The underground utilities shown hereon are as located along the markings created by this request. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted *without excavation*. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.

FLOOD STATEMENT
This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0317G
Panel No: 317 of 625
Map Revised Date: January 20, 2017

NOTE 1: No labels at all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.

NOTE 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

STATEMENT OF POSSIBLE ENCROACHMENTS
A An electric pedestal is situated within the subject property, lying up to 44.4 feet West of the East line thereof.

B A stone brick retaining wall crosses the West line of the subject property and continues Westerly onto the adjoining property for an approximate distance of 6.6 feet.

C A retention pond is situated within the subject property, lying up to 22.1 feet East of the West line thereof.

D A stone brick retaining wall crosses the North line of the subject property, situated in Public Right-of-Way and lying up to 1.4 feet North of said North line.

PROJECT CONTROL TABLE
(NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)

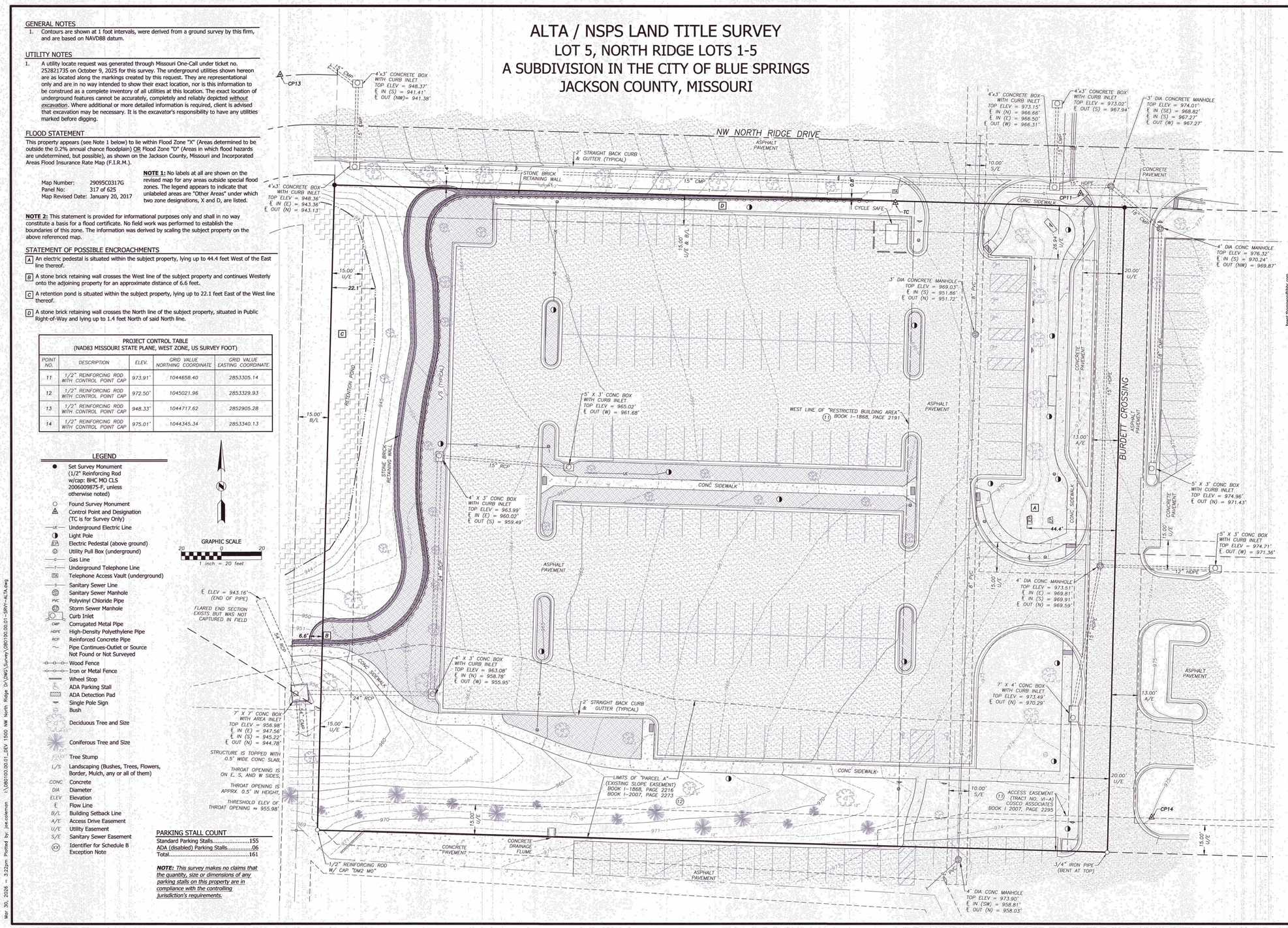
POINT NO.	DESCRIPTION	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
11	1/2" REINFORCING ROD WITH CONTROL POINT CAP	973.91'	1044658.40	2853305.14
12	1/2" REINFORCING ROD WITH CONTROL POINT CAP	972.50'	1045021.96	2853329.93
13	1/2" REINFORCING ROD WITH CONTROL POINT CAP	948.33'	1044717.62	2852905.28
14	1/2" REINFORCING ROD WITH CONTROL POINT CAP	975.01'	1044345.34	2853340.13

LEGEND
- Set Survey Monument (1/2" Reinforcing Rod w/cap: BHC MO CLS 2006009875-F, unless otherwise noted)
- Found Survey Monument
- Control Point and Designation (TC is for Survey Only)
- UE — Underground Electric Line
- Light Pole
- EPA Electric Pedestal (above ground)
- Utility Pull Box (underground)
- G — Gas Line
- T — Underground Telephone Line
- TA Telephone Access Vault (underground)
- S — Sanitary Sewer Line
- Sanitary Sewer Manhole
- PVC Polyvinyl Chloride Pipe
- Storm Sewer Manhole
- Curb Inlet
- CMP Corrugated Metal Pipe
- HDPE High-Density Polyethylene Pipe
- RCP Reinforced Concrete Pipe
- Pipe Continues-Outlet or Source Not Found or Not Surveyed
- Wood Fence
- Iron or Metal Fence
- Wheel Stop
- ADA Parking Stall
- ADA Detection Pad
- Single Pole Sign
- Bush
- Deciduous Tree and Size
- Coniferous Tree and Size
- Tree Stump
- L/S Landscaping (Bushes, Trees, Flowers, Border, Mulch, any or all of them)
- CONC Concrete
- DIA Diameter
- ELEV Elevation
- ℄ Flow Line
- B/L Building Setback Line
- A/E Access Drive Easement
- U/E Utility Easement
- S/E Sanitary Sewer Easement
- (XX) Identifier for Schedule B Exception Note

GRAPHIC SCALE
20 0 20
1 inch = 20 feet

PARKING STALL COUNT
Standard Parking Stalls.....155
ADA (disabled) Parking Stalls.....06
Total.....161

***NOTE:** This survey makes no claims that the quantity, size or dimensions of any parking stalls on this property are in compliance with the controlling jurisdiction's requirements.*



Rev.	Date	Description	Drawn	Checked

STATE OF MISSOURI BRENT T. THOMPSON NUMBER 2006009875-F CLS PROFESSIONAL LAND SURVEYOR
CLS 2006009875-F
brent.thompson@bhc.com

BHC
a PAPE-DAWSON company
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC, LLC a Pape-Dawson Company

Client:
FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD, SUITE 100
LENEXA, KS 66219

Project:
ALTA / NSPS LAND TITLE SURVEY
LOT 5, NORTH RIDGE LOTS 1-5
BLUE SPRINGS, JACKSON COUNTY, MISSOURI, 64014

Project No:	080100
Field Crew:	ME, CB, KH
Field Date:	2025-10-30
Drawn By:	JMC
Issue Date:	2026-03-30
Sheet:	2 OF 2

Jul 09, 2026 – 6:56am Plotted By: lee.hamilton V:\080100-Lux Two\04-DWG\Eng\Sheet\Planned Dev\080100-SHTS-SRVY.dwg Layout: srvy (2)
11/5/2026 11:49:25 AM | LUX TWO
Mar 30, 2026 – 3:22pm Plotted by: joe.coleman L:\080100.00.01_DEV 1500 NW North Ridge Dr\DWG\Survey\080100.00.01-SRVY-ALTA.dwg

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 2026-07-09
Issued For: PD FINAL PLAN & SPDR

REVISIONS

No.	Date	Description

REGISTRATION

LESLIE R HAMILTON, PE, PS
MO E-22616

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

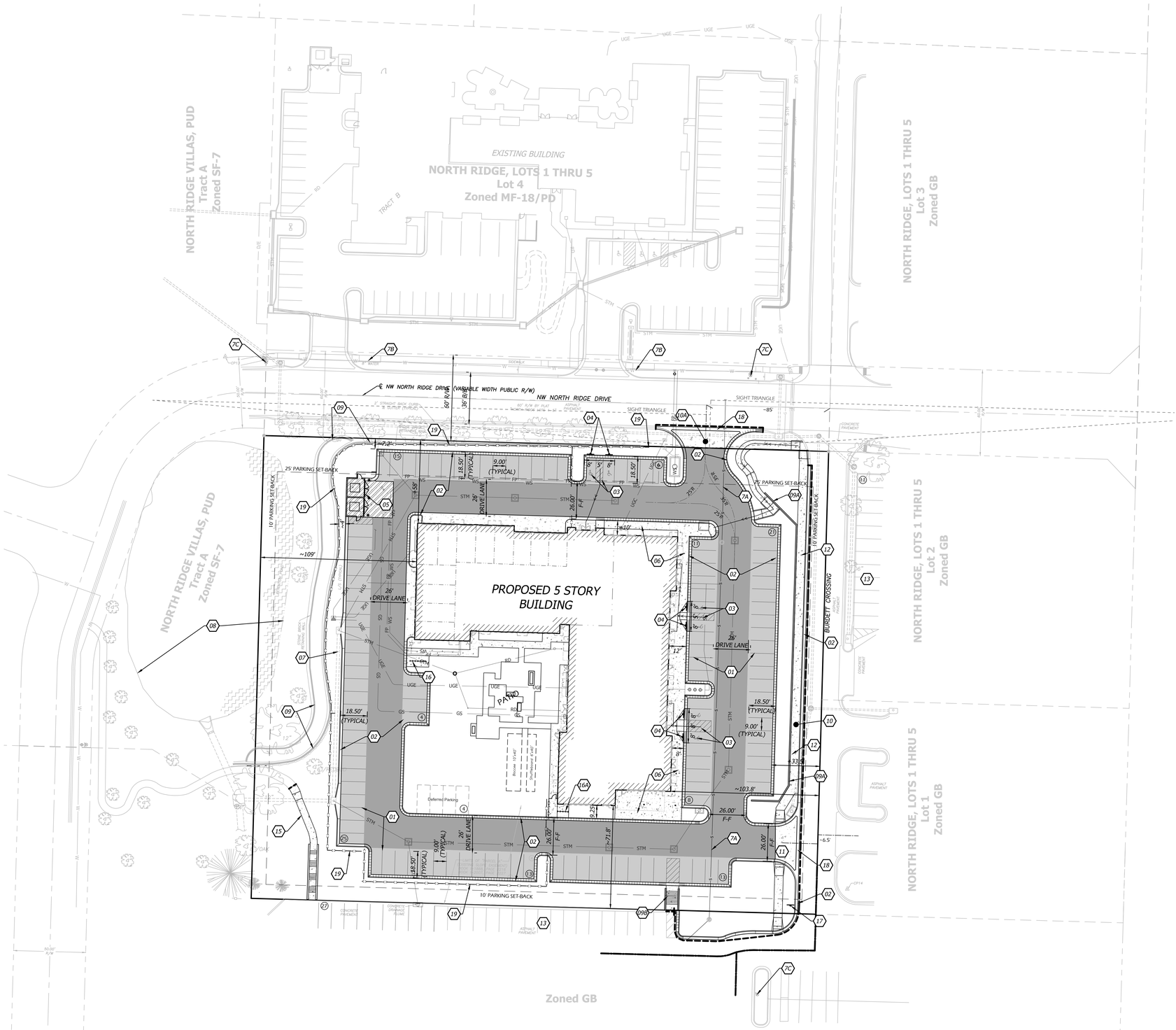
BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Burgandt Hoverstil & Company, P.A.

SHEET TITLE

ALTA SURVEY

SHEET NUMBER

V1.1



PROPERTY DESCRIPTION:

LOT 5, NORTH RIDGE LOTS 1 THRU 5, A SUBDIVISION OF RECORD IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

SITE DATA TABLE:

LOT SIZE		2.9 Acres	127,796 SF
BUILDING FLOOR AREA		101,844 SF	
BUILDING CONSTRUCTION TYPE		Type 1A & Type 5A	
		FORMER	Proposed
ZONING DISTRICT		GB	MF-18 PD
LAND USE		Commuter Parking	Multi-Use
IMPERVIOUS COVER		67%	72%
		Allowed	Proposed
BUILDING HEIGHT (MF-18)		65-feet	59.9-feet
BUILDING COVERAGE (MF-18)		60-percent	16.5-percent
		Required	Proposed
BUILDING SET-BACKS	North	20-feet	+58-feet
	East	20-feet	+103-feet
	South	20-feet	+109-feet
	West	20-feet	+71-feet
PARKING SET-BACKS	North	25-feet	+7-feet
	East	10-feet	+31-feet
	South	10-feet	+15-feet
	West	10-feet	+57-feet
		Required	Proposed
VEHICLE PARKING	Residential	113	113
	Retail	56.5	57
BICYCLE PARKING	Residential	6.75	7
	Retail	9.7	10

VEHICLE PARKING CALCULATIONS:

RESIDENTIAL: 1 PER STUDIO @ 3 UNITS = 3 SPACES
1.5 PER 1 BR @ 48 UNITS = 72 SPACES
2 PER 2 BR & 3 BR @ 19 UNITS = 38 SPACES
TOTAL RESIDENTIAL =113 SPACES

RETAIL: 1 PER 200 SF @ 11,312 SF = 56.6 SPACES = 57 SPACES

TOTAL PARKING SPACES REQUIRED = 113 SPACES + 57 SPACES = 170 SPACES

PARKING PROVIDED ON-SITE = 116 SPACES+ 12 GARAGES = 128 SPACES
COMMUNITY PARKING OFF-SITE (BY AGREEMENT) = 38 EXISTING SPACES
TOTAL DEFERRED (FUTURE) PARKING = MINIMUM 4 SPACES

TOTAL PARKING PROVIDED = 154 SPACES
(ADA PARKING PROVIDED ON-SITE = 6 SPACES)

BICYCLE PARKING CALCULATIONS:

RESIDENTIAL: 1 PER 8 UNITS W/O GARAGE @ 58 UNITS = 7.25 SPACES
8 SPACES PROVIDED

RETAIL: 10-PERCENT OF REQUIRED VEHICLE SPACES @ 57 SPACES = 5.7 SPACES
6 SPACES PROVIDED

00 CONSTRUCTION NOTES

01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING
02 APWA TYPE CG-1 (VERTICAL) CURB & GUTTER (SEE LEGEND FOR TYPE)
03 ADA PARKING SYMBOLS AND STRIPING
04 ADA RESTRICTED PARKING SIGNS
05 TRASH ENCLOSURE. (RE: ARCH)
06 CONCRETE SIDEWALKS (WIDTH VARIES)
07 EXISTING STORM SEWER SYSTEM
07A EXISTING 8-IN SANITARY SEWER
07B EXISTING 8-IN WATER LINE
07C EXISTING FIRE HYDRANT
08 EXISTING REGIONAL STORMWATER DETENTION POND
09 EXISTING RETAINING WALL
09A NEW RETAINING WALL (MAXIMUM HEIGHT 4-FEET, DESIGN-BUILD BY CONTRACTOR)
09B NEW RETAINING WALL WITH STEPS AND HANDRAIL (RE:ARCH)
10 REMOVE EXISTING DRIVEWAY ENTRANCE
10A RECONSTRUCT EXISTING DRIVEWAY ENTRANCE
11 INSTALL NEW DRIVEWAY ENTRANCE
12 INSTALL NEW 6-FT CONCRETE SIDEWALK WITH ADA RAMPS
13 COMMUNITY PARKING STALLS
14 NEW COMMUNITY PARKING STALLS
15 NEW PEDESTRIAN 5FT CONCRETE SIDEWALK W/STEPS
16 BICYCLE PARKING - RESIDENTIAL(RE: ARCH)
16A BICYCLE PARKING - RETAIL (RE: ARCH)
17 RELOCATED STOP SIGN
18 TYPE C CURB & GUTTER
19 NEW FENCE (RE: ARCH)

ALL CONCRETE WITHIN RIGHT-OF-WAY SHALL BE KCMMB 4K MIX DESIGN

EXISTING SITE TO BE CLEARED; REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER, ASPHALT, UTILITIES, AND SITE APPURTENANCES. (SEE EXISTING CONDITIONS).

FINAL UTILITY AND GRADING DESIGNS TO BE PROVIDED WITH FORTHCOMING PERMIT SUBMITTAL.

SIGHT TRIANGLE:

MAJOR ROAD DESIGN SPEED (NW NORTH RIDGE DRIVE) = 35 MPH
INTERSECTION SIGHT DISTANCE =390-FEET

COMMERCIAL DRIVEWAY DESIGN SPEED (BURDETT CROSSING) =15 MPH
INTERSECTION SIGHT DISTANCE = 200-FEET

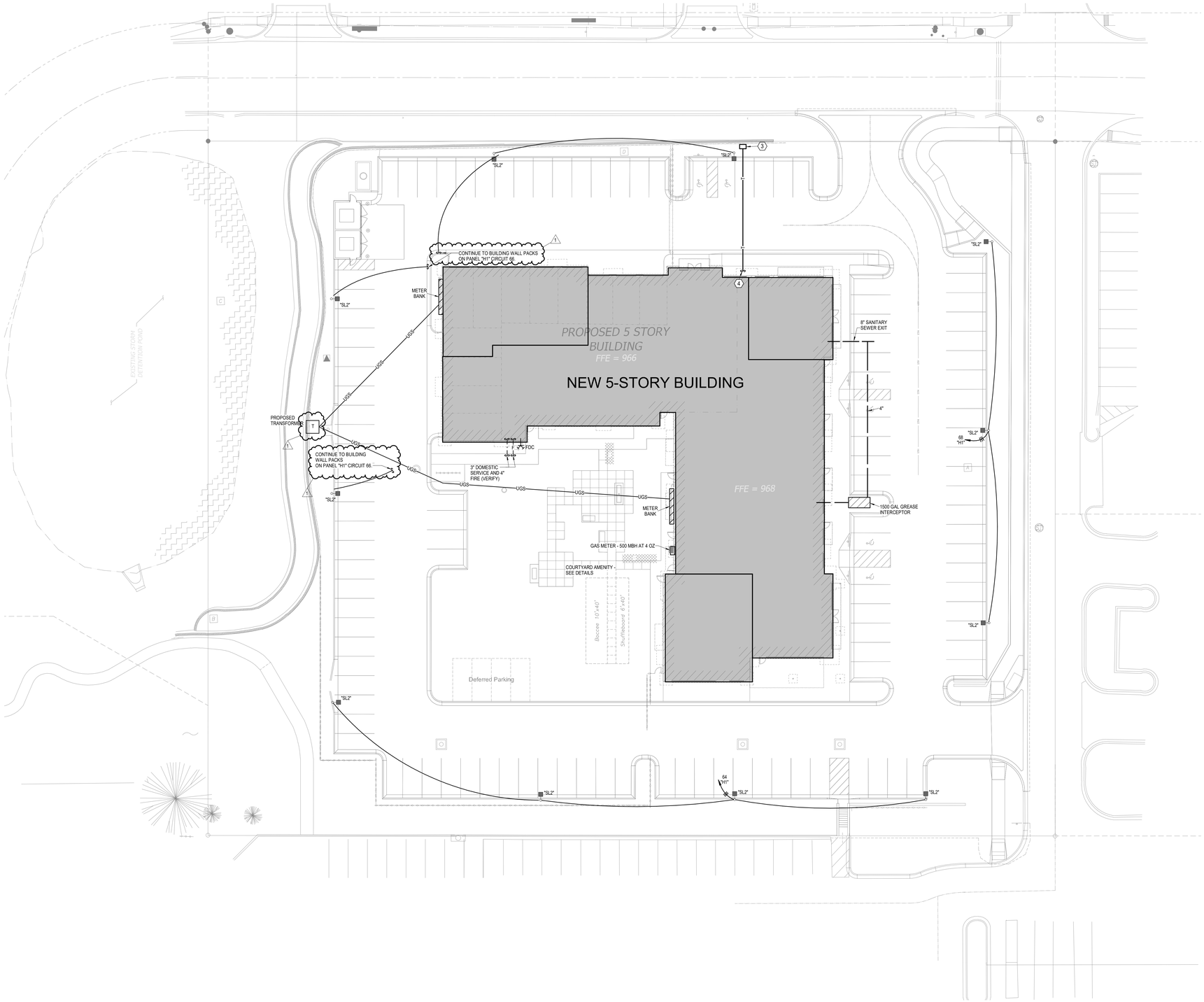
SITE LEGEND

- PROPOSED BUILDING
- LIGHT DUTY ASPHALT PAVEMENT (PARKING LANES)
- MEDIUM DUTY ASPHALT PAVEMENT (DRIVE LANES)
- CONCRETE SIDEWALK
- CONCRETE DUMPSTER PAD
- RETAINING WALL
- (#) PARKING STALL COUNT
- APWA TYPE CG-1 CURB & GUTTER
- APWA TYPE CG-1 DRY CURB & GUTTER
- STANDARD ZERO HEIGHT CURB (DRY)
- TYPE C CURB & GUTTER (COMMERCIAL ENTRANCE ONLY)
- TRANSITION CURB
- ACCESSIBLE ADA ROUTE

GRAPHIC SCALE
30 0 30

PROJECT LOCATION


NW Chipman Rd
NW Duncan Rd
NW Hillcrest Dr
NW Woodland Dr



1 **SITE PLAN**
MECH./ELEC.
1" = 20'-0"

NORTH

SITE PLAN NOTES:
1. SEE CIVIL, ARCHITECTURAL, AND LANDSCAPE DRAWING FOR FURTHER INFORMATION AND WORK.
2. NOTIFY UTILITY PROVIDERS PRIOR TO ANY EXCAVATION, TRENCHING, OR GRADING TO MARK UTILITIES.
3. PROVIDE ALL UTILITY PROVIDER REQUIREMENTS WITH REGARDS TO INTERFACING WITH THEIR WORK AND INCLUDE ALL ITEMS REQUIRED FOR PROPER INSTALLATION.
4. TRANSFORMER AND PRIMARY LOCATIONS ARE AS PREFERRED AND NEED VERIFICATION WITH THE PROVIDER AS TO FINAL LOCATIONS BASED ON THEIR DESIGN AND CONTRACTOR REQUIREMENTS.
5. ALL SITE LIGHTING CIRCUITS ROUTE THROUGH PHOTOCELL AND HAVE (3) #10 WIRES UNLESS NOTED OTHERWISE.

SYMBOLS LEGEND	
□	PROPOSED TRANSFORMER
—UGP—	UG PRIMARY
—UGS—	UG SECONDARY
—SS—	SANITARY SEWER
—W—	DOMESTIC WATER
—F—	FIRE SERVICE
—T—	TELECOMUNICATION SERVICE

LEGEND:	
1	SANITARY CONNECTION POINT - SEE PLUMBING PLANS.
2	DOMESTIC AND FIRE CONNECTION POINT - SEE PLUMBING PLANS.
3	24"Wx36"Lx30"D QUAZITE HANDHOLE FOR VOICE/DATA PROVIDER CABLING. VERIFY SIZE, QUANTITY AND LOCATION WITH UTILITY PROVIDER(S) AND CIVIL PLANS.
4	(2) 4"C. WITH PULL STRINGS FOR VOICE/DATA PROVIDER CABLING AT 36" MINIMUM BELOW GRADE.

LUXE TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 05.05.26
Issued For: PERMIT SET

REVISIONS

No.	Date	Description
1	06.22.26	Revision 1

REGISTRATION

STATE OF MISSOURI
RICHARD BEAUMONT
NUMBER PE-2009010055
PROFESSIONAL ENGINEER
5/5/2026

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8626 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2504094

SHEET TITLE

SITE PLAN - MECHANICAL ELECTRICAL

SHEET NUMBER

ME1.01

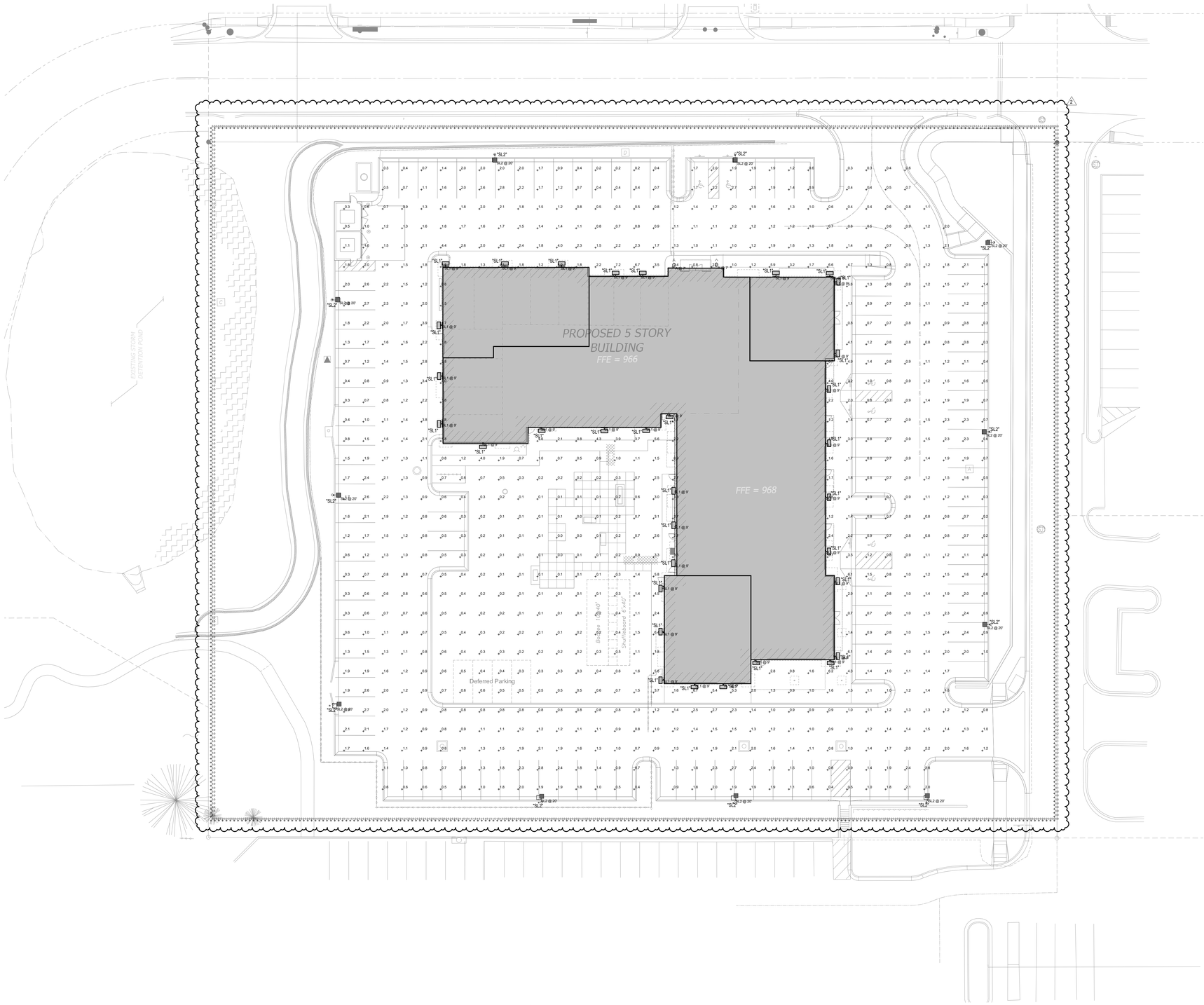
LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MFGR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
SL1	Type IV Short Wall Pack	Lithonia	ARC1 LED P1 40K	wall	bronze	11W 1,500 Lumen LED 4000K	9ft wall mount
SL2	Type IV Pole Light	Lithonia	DSX1 LED P2 40K 70CRI BLC4	20 ft pole	bronze	68W 7,334 Lumen LED 4000K	20 ft SSS bronze pole

Confirm all fixtures with owner/architect.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	1.4	7.2	0.2 FC	35.0:1	8.0:1
PROPERTY LINE	0.0 FC	0.2 FC	0.0 FC	N/A	N/A



NORTH

1 **SITE PLAN**
PHOTOMETRIC
1" = 20'-0"

LUXE TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.:	24042
Date:	05.05.26
Issued For:	Concept Plan & General Development Plan

REVISIONS

No.	Date	Description
2	Date 2	Revision 2

REGISTRATION

STATE OF MISSOURI
RICHARD BEAUMONT
NUMBER PE-2009010055
PROFESSIONAL ENGINEER
01-30-2026

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

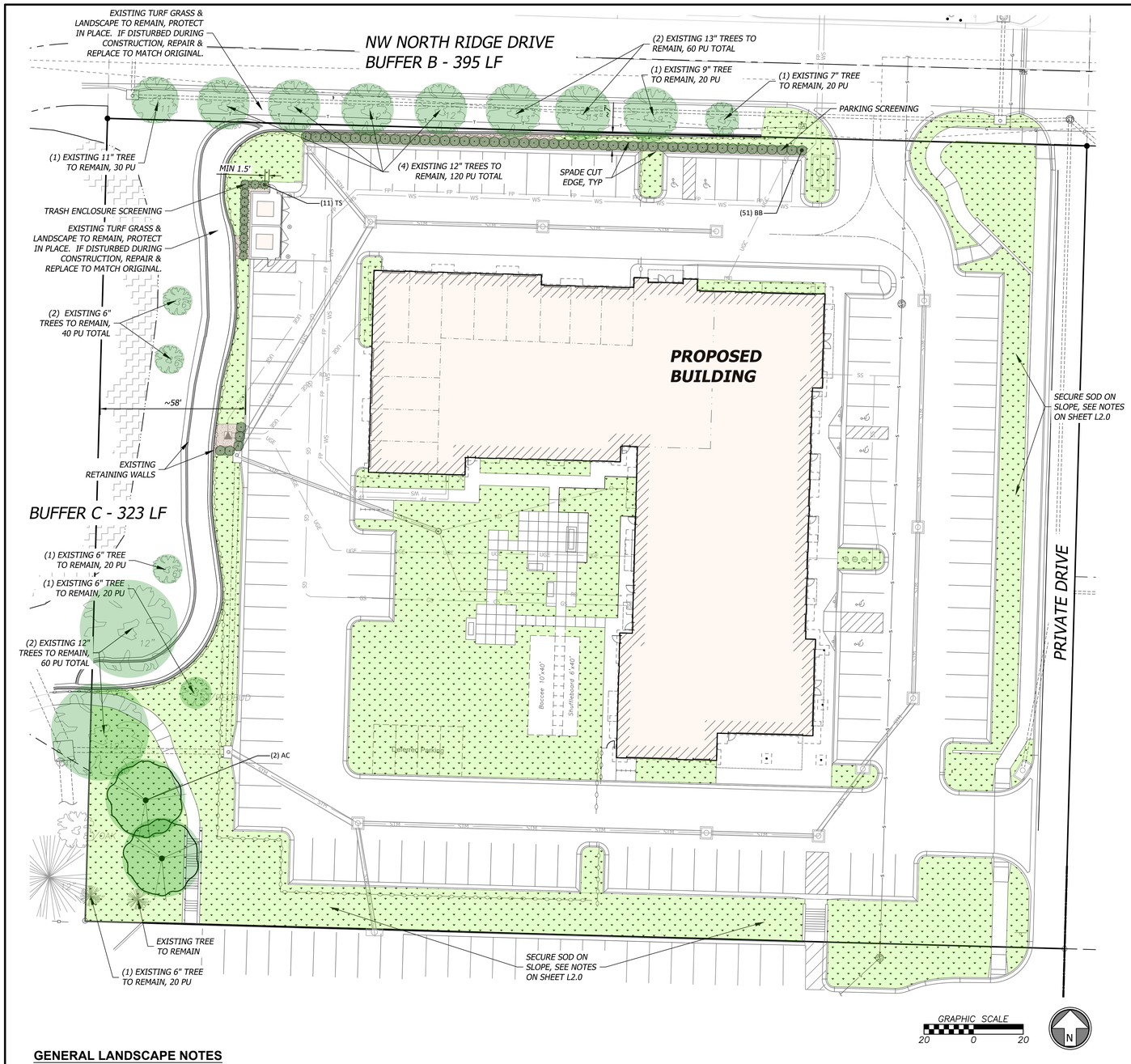
LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2504094

SHEET TITLE

SITE PLAN - PHOTOMETRIC

SHEET NUMBER

E0.01



GENERAL LANDSCAPE NOTES

1. The Contractor shall verify and coordinate all final grades with the Landscape Architect and/or design team prior to completion.
2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
3. Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
5. Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
6. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
7. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
8. The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Blue Springs, MO and the Landscape Architect.
9. Spade cut edge to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
10. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
11. The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all landscape materials, including trees, shrubs, perennials, ornamental grasses, annuals, rock, and mulches, within 21 days following the award of the contract.
12. Maintenance and guarantee:
    a. Contractor shall provide full maintenance for newly landscaped areas for the maintenance period, which begins at date of installation through the date of final acceptance.
    b. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
    c. All plant material shall be guaranteed for a period of one year. Date of final acceptance initiates the one year guarantee. All dead or damaged plant material shall be replaced at contractor's expense.

LEGEND

- STM — PROPOSED STORM SEWER LINE
- RD — PROPOSED ROOF LINE DRAIN
- ℄ — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL
TREES					
	AC	2	Acer saccharum 'Caddo' / Caddo Sugar Maple	B & B	2" cal
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	**HEIGHT**
SHRUBS					
	TS	11	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5 gal	6` ht
EVERGREEN SHRUBS					
	BB	56	Buxus microphylla japonica 'Green Beauty' / Green Beauty Japanese Boxwood **Container size can vary to accommodate shrub height.**	5 gal	24"-36" H
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	
GROUND COVERS					
	Fw	18,325 sf	Festuca arundinacea `Watersaver Blend` / Watersaving Blend of Tall Fescue Sod: 90% 3-specices Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass. Install spade cut edge or approved equal where turf grass is adjacent to planting beds.	sod	

NOTE: SEE SHEET L2.0 FOR PLANTING SPECIFICATIONS AND DETAILS

MULCH SCHEDULE

WOOD MULCH Double ground hardwood mulch. 3" depth.	1,126 sf	

SITE DATA

	LF	Required	Existing	Provided	Total	Plant Units (PU)
Buffers						
Buffer Yard B						
45 PU/100 LF	395.0	177.8	250.0	0.0	250.0	250.0
15' wide buffer		15.0	N/A	7.0	7.0	N/A
Buffer Yard C						
60 PU/100 LF	323.0	193.8	180.0	16.0	196.0	196.0
25' wide buffer		25.0	N/A	25.0	25.0	N/A
Street Trees (LF)						
NW North Ridge Drive						
1 tree / 75 LF	395.0	5.3	9.0	0.0	9.0	N/A
Parking Screening						
NW North Ridge Drive						
3'ht shrub hedge	68.0	68 LF	N/A	68 LF	68 LF	N/A

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 2026-07-09
Issued For: PD FINAL PLAN & SPDR

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI
ANGELA D. MAYER
PLA-2024045211
07/22/2026
PROFESSIONAL LANDSCAPE ARCHITECT

ANGELA D. MAYER, PLA
MO PLA-2024045211

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

BHC is a trademark of Brungardt Honomichl & Company, P.A.

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0

Jul 22, 2026 - 1:54pm Plotted By: angela.mayer
1/5/2026 11:49:25 AM LUX TWO
V:\080100--Lux Two\04--DWG\Eng\Sheet\080100--SHTS--LNSC.dwg Layout: L1.0 LANDSCAPE PLAN

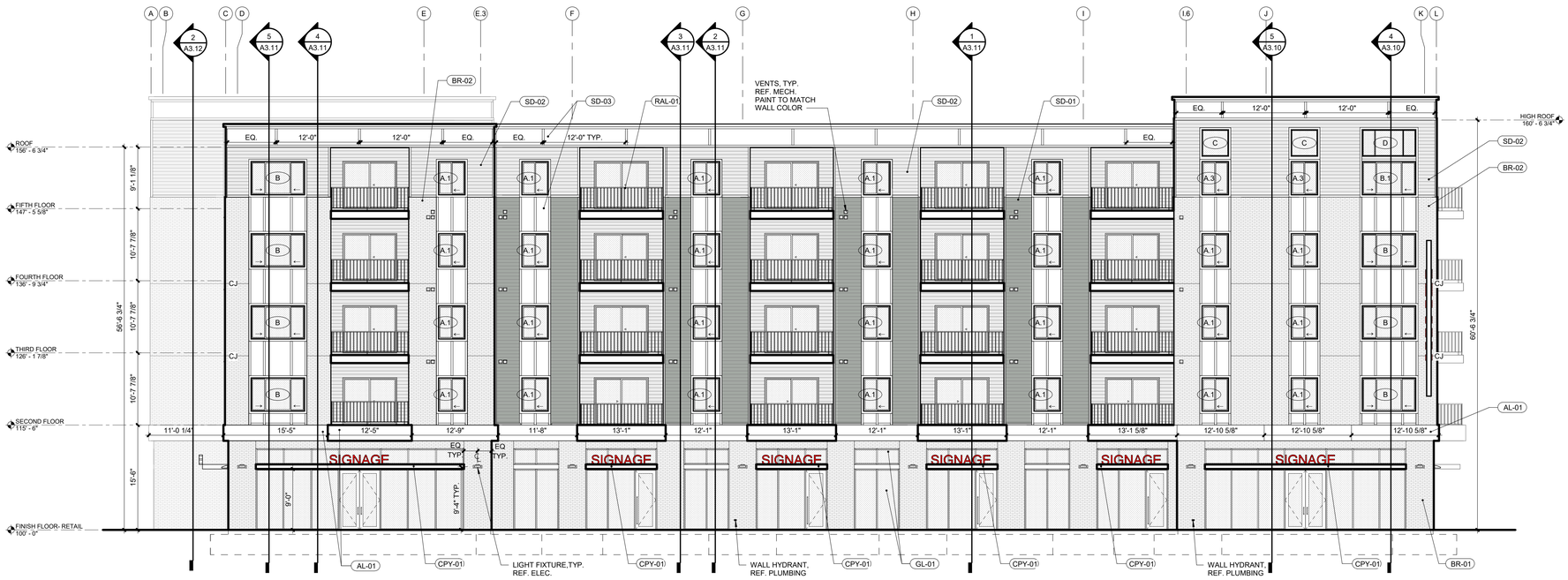
EXTERIOR MATERIAL LEGEND

BR-01	MASONRY THIN BRICK; COLOR: TO BE SELECTED FROM MFR. FULL RANGE
BR-02	STO SIGNATURE STENCIL BRICK; COLOR: TO BE SELECTED FROM MFR. FULL RANGE TO MATCH BR-01
SD-01	HORIZONTAL LAP FIBER CEMENT BOARD SIDING W/ 6" REVEAL. TO BE PAINTED; COLOR: SW7674 PEPPERCORN
SD-02	HORIZONTAL LAP FIBER CEMENT BOARD SIDING W/ 6" REVEAL. TO BE PAINTED; COLOR: SW0055 LIGHT FRENCH GRAY
SD-03	BOARD AND BATTEN FIBER CEMENT BOARD SIDING. TO BE PAINTED; COLOR: 6258 TRICORN BLACK
GL-01	EXTERIOR GLAZED SYSTEM, KAWNEER 451 OR APPROVED EQ. W/ 1" INSULATED LOW-E GLAZING UNIT (GL-1) (SOLARBAN 70 SOLAR CONTROL OPTIGRAY + CLEAR). PROVIDE TEMPERED GLAZING AS REQUIRED BY IBC; COLOR: BLACK ANODIZED FRAMES
RAL-01	PREFINISHED ALUMINUM RAILING SYSTEM; COLOR: BLACK
AL-01	STOCOLOR METALLIC FINISH; COLOR: BLACK
CPY-01	SHOP FABRICATED, POWDER COATED STEEL SUNSHADE; COLOR: BLACK



2 NORTH ELEVATION

A2.10 SCALE : 1/8" = 1'-0"



1 EAST ELEVATION

A2.10 SCALE : 1/8" = 1'-0"

7/7/2026 4:03:12 PM | LUX TWO

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.: 24042
Date: 05.05.26
Issued For: PERMIT SET

REVISIONS

No.	Date	Description

REGISTRATION

STATE OF MISSOURI
DAVID ALAN WILLIAMS
NUMBER A-5546
REGISTERED ARCHITECT

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
MECHANICAL	Latimer Sommers & Associates P.A.
ELECTRICAL	Latimer Sommers & Associates P.A.
FIRE PROTECTION	Latimer Sommers & Associates P.A.
CONTRACTOR	Haren Companies

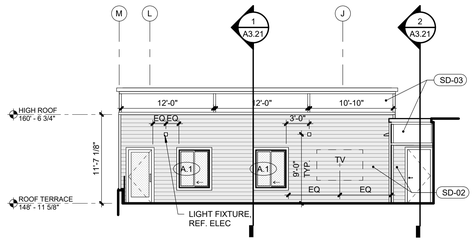
FINKLE + WILLIAMS
ARCHITECTURE
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

EXTERIOR ELEVATIONS

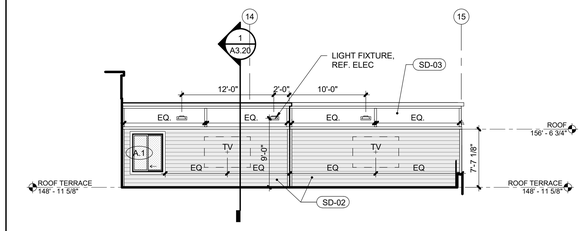
SHEET NUMBER

A2.10



6 ROOFTOP TERRACE WEST ELEVATION

A2.11 SCALE : 1/8" = 1'-0"



3 ROOFTOP TERRACE NORTH ELEVATION

A2.11 SCALE : 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

BR-01	MASONRY THIN BRICK; COLOR: TO BE SELECTED FROM MFR. FULL RANGE
BR-02	STO SIGNATURE STENCIL BRICK; COLOR: TO BE SELECTED FROM MFR. FULL RANGE TO MATCH BR-01
SD-01	HORIZONTAL LAP FIBER CEMENT BOARD SIDING W/ 6" REVEAL. TO BE PAINTED; COLOR: SW7674 PEPPERCORN
SD-02	HORIZONTAL LAP FIBER CEMENT BOARD SIDING W/ 6" REVEAL. TO BE PAINTED; COLOR: SW0055 LIGHT FRENCH GRAY
SD-03	BOARD AND BATTEN FIBER CEMENT BOARD SIDING. TO BE PAINTED; COLOR: 6258 TRICORN BLACK
GL-01	EXTERIOR GLAZED SYSTEM. KAWNEER 451 OR APPROVED EQ. W/ 1" INSULATED LOW-E GLAZING UNIT (GL-1) (SOLARBAN 70 SOLAR CONTROL OPTIGRAY + CLEAR). PROVIDE TEMPERED GLAZING AS REQUIRED BY IBC; COLOR: BLACK ANODIZED FRAMES
RAL-01	PREFINISHED ALUMINUM RAILING SYSTEM; COLOR: BLACK
AL-01	STOCOLOR METALLIC FINISH; COLOR: BLACK
CPY-01	SHOP FABRICATED, POWDER COATED STEEL SUNSHADE; COLOR: BLACK



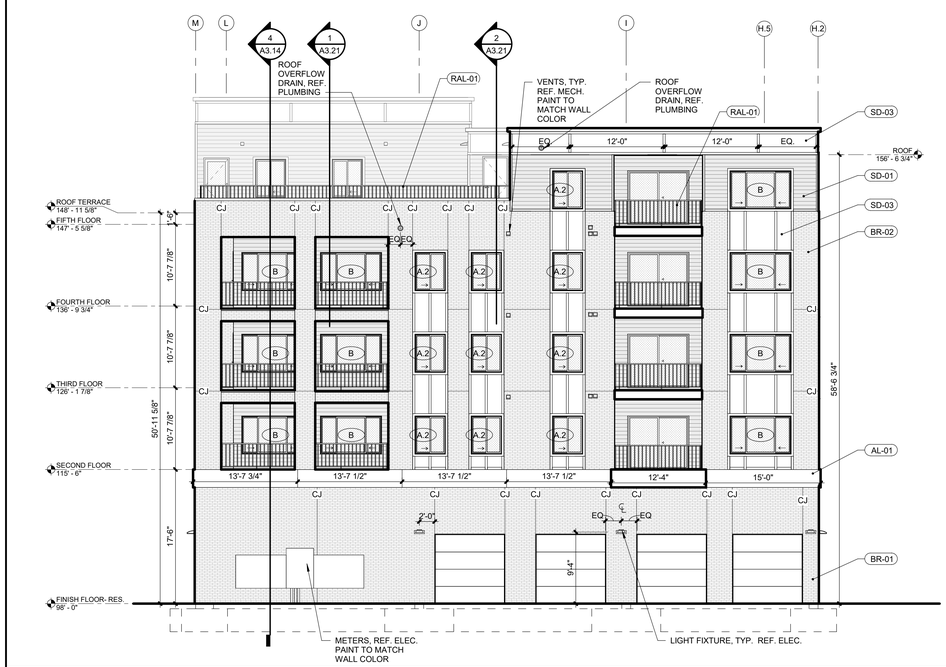
5 SOUTH ELEVATION

A2.11 SCALE : 1/8" = 1'-0"



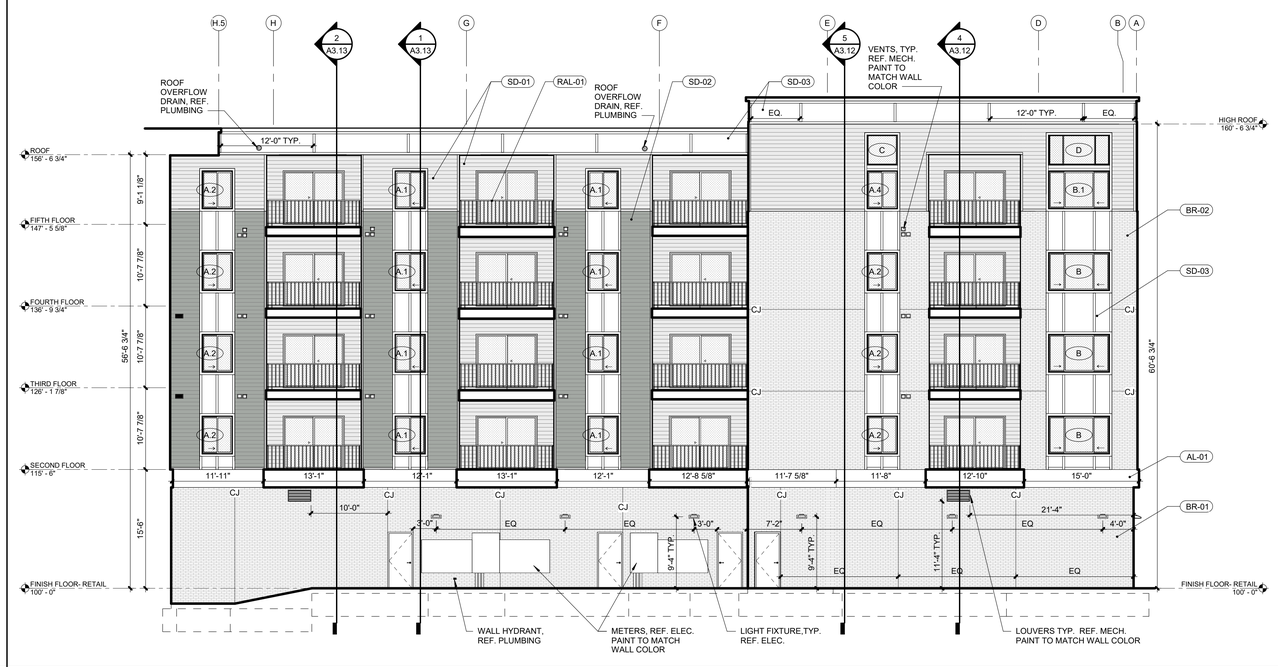
2 SOUTH ELEVATION - COURTYARD

A2.11 SCALE : 1/8" = 1'-0"



4 WEST ELEVATION

A2.11 SCALE : 1/8" = 1'-0"



1 WEST ELEVATION - COURTYARD

A2.11 SCALE : 1/8" = 1'-0"

7/7/2026 4:03:14 PM | LUX TWO

LUX TWO

1500 NW North Ridge Dr.
Blue Springs, MO 64015

Project No.:	24042
Date:	05.05.26
Issued For:	PERMIT SET

REVISIONS

No.	Date	Description
1	6.22.26	Revision 1

REGISTRATION

STATE OF MISSOURI
DAVID ALAN WILLIAMS
NUMBER A-5546
REGISTERED ARCHITECT

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	BHC
LANDSCAPE	BHC
STRUCTURAL	Bob D. Campbell & CO
PLUMBING	Latimer Sommers & Associates P.A.
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.11



A4.01 Building Rendering

FINKLE + WILLIAMS
ARCHITECTURE



A4.02 Building Rendering

FINKLE + WILLIAMS
ARCHITECTURE



A4.03 Site Rendering

FINKLE + WILLIAMS
ARCHITECTURE