



Community Development Conference Room 128
City Hall
903 W. Main Street

DEVELOPMENT ADVISORY COMMISSION
MEETING AGENDA

Thursday, September 28, 2023- 10:00 a.m.

Board Members please call 816-228-0124 if unable to attend

1 CALL TO ORDER

A. Minutes – May 12, 2023

2 REVIEW OF PROJECT APPLICATIONS

A. UDC Text Amendments (UDCT-09-23-8882)

AN ORDINANCE AMENDING SECTION 408.010 OF THE UNIFIED DEVELOPMENT CODE, OF THE CODE OF ORDINANCES OF THE CITY OF BLUE SPRINGS TO ADOPT THE NEW FLOOD INSURANCE STUDY.

3 OTHER BUSINESS

4 ADJOURN

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street

City's website

<http://www.bluespringsgov.com/AgendaCenter>

September 26, 2023

A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development



**City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015**

**Development Advisory Commission
MINUTES
Friday, May 12, 2023**

A meeting of the Development Advisory Commission of the City of Blue Springs was held in City Hall Development Room 128 located at 903 W. Main Street on Friday, May 12, 2023, with the following members and guests in attendance.

ATTENDANCE

Bob Frost, Interim Chairperson
Chase Roscher
Travis Hagewood

STAFF/OTHERS

Mike Mallon, Director, Community Development
Cara Elbert, Assistant Director, Community Development
Jake Farrell, Assistant Codes Administrator
Aliyah Kincade, Recording Secretary

ABSENT

Travis Graham
Orion Berridge

**CALL TO ORDER
ROLL CALL**

Interim Chairperson Bob Frost called the meeting to order at 11:30 a.m.

The Chairperson and Vice Chairperson were not present, so it was unanimously voted that Bob Frost would be the Interim Chairperson for the meeting.

CONSENT AGENDA

Interim Chairperson Bob Frost requested action on the Meeting Minutes. Commissioner Chase Roscher moved to approve the January 26, 2023 meeting minutes. Seconded by Commissioner Travis Hagewood. The motion passed unanimously with approval.

**AGENDA ITEM 2A
UDCT-04-23-8725 / "UDC
Text Amendment-
Floodplain"**

Jake Farrell, Assistant Codes Administrator, Community Development, presents the requests to the Board.

QUESTIONS

Interim Chairperson Bob Frost questions how much of the City is affected by the floodplain.

Jake Farrell responds the City currently has 285 acres of floodplain and not a lot of area would be affected.

Pro Tempore Chairperson Frost questions what FEMA standards are.

Jake Farrell responds with the program we are entering into The City would be going above FEMA's minimum standards.

MOTION

ITEM 2A

**UDCT-04-23-8725 / "UDC
Text Amendment-
Floodplain"**

Commissioner Chase Roscher moved to approve the proposed updates.

SECONDED

Commissioner Travis Hagewood seconded.

VOTE

Bob Frost, Pro-Tempore Chair – Aye Travis Hagewood – Aye
Chase Roscher – Aye

RECOMMENDED APPROVAL

(3-Aye, 0-No)

OTHER BUSINESS

None.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Travis Hagewood to adjourn at 11:43 a.m. Seconded by Commissioner Chase Roscher.

Respectfully Submitted by,
Aliyah Kincade, Recording Secretary

Bob Frost, Interim Chairperson

Date

DEVELOPMENT ADVISORY COMMISSION STAFF REPORT



Meeting Dates:	Development Advisory Commission: September 28, 2023
Project Request:	UDC Text Amendment Floodplain Flood Insurance Study - UDCT-09-23-8882

Applicant: City of Blue Springs
Property Owner: N/A
Staff Planner: Mike Mallon, Director Community Development

Project Description: AN ORDINANCE AMENDING SECTION 408.010 OF THE UNIFIED DEVELOPMENT CODE, OF THE CODE OF ORDINANCES OF THE CITY OF BLUE SPRINGS TO ADOPT THE NEW FLOOD INSURANCE STUDY

The proposed UDC Text Amendments are being proposed as part of a larger City effort to raise the City's CRS rating which in turns lowers floodplain insurance for homeowners and property owners that have property in the floodplain.

The proposed amendments specifically change the effective date of the Flood Insurance Study. Staff recommends approval of the UDC changes.

Section 408.010. Floodplain Management — FW-O And FF-O Districts.

A. Statutory Authorization. The Legislature of the State of Missouri has in Section 89.020, RSMo., delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare. Therefore, the City Council of the City of Blue Springs, Missouri exercises such responsibility as follows:

1. Findings Of Fact.

- a. Flood Losses Resulting From Periodic Inundation. The special flood hazard areas of the City of Blue Springs, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
- b. General Causes Of The Flood Losses. These flood losses are caused by:
 - (1) The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - (2) The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.
- c. Methods Used To Analyze Hazards. The Flood Insurance Study (FIS) that is the basis of this Section uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.

- (1) Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this Section is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this Section. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Jackson County dated ~~January 20, 2017~~ December 7, 2023, as amended, and any future revisions thereto.

D. Districts Established.

1. The mapped floodplain areas within the City are hereby redivided into two (2) Overlay Zoning Districts: (1) the FW-O, Floodway Overlay District, and (2) the FF-O, Floodway Fringe Overlay District. Within these Overlay Districts all uses shall be required to comply with the standards of this Section and the standards of the underlying zoning district. This Section and the districts to be established hereafter shall apply to all lands within the jurisdiction of the City of Blue Springs identified as numbered or unnumbered A Zones and AE, AO and AH Zones on the Flood Insurance Rate Maps (FIRM) for Jackson County Panels 29095C0309G, 29095C0312G, 29095C0314G, 29095C0316G, 29095C0317G, 29095C0318G, 29095C0319G, 29095C0336G, 29095C0338G, 29095C0434G, 29095C0435G, 29095C0451G, and 29095C0453G dated January 20, 2017, as amended, and any future revisions.
2. Selection of the regulatory flood is based upon engineering calculations that permit consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The regulatory flood that is reasonably characteristic of what can be expected to occur on the particular streams subject to this Chapter is in general order of a flood that could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's Flood Insurance Study and illustrative materials for Jackson County, Missouri, dated ~~January 20, 2017~~ December 7, 2023, as amended, and any future revisions thereto.