



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

**Planning Commission
MINUTES
Monday, August 23, 2021**

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, August 23, 2021 in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, AT&T Channel 99, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE

Travis Graham	Mitchell Peil
Tom Rohr	Jacob Honeycutt
Lynn Banks	Ken Billups Jr.
Byron Craddolph	
Chad Sanderson, Chairperson	

Mike Mallon, Director, Community Development
Matt Wright, Assistant Director, Community Development
Shana Kelly, Associate Planner
Adair Bright, Associate Planner
Jamarcus Magee, Associate Planner
Adam Hilgedick, City Engineer
Jackie Sommer, City Attorney
Kent Edmondson, Councilmember – District 2 (Mayor Pro-Tem)
Karen Findora, Planning Commission Liaison
Nikki Calcara, Public Stenographer

ABSENT

Planning Commissioner Susan Stokenbury
Planning Commissioner Ashley Hose
Planning Commissioner LaKeisha Veal

CALL TO ORDER

Chairperson Chad Sanderson called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

**CONSENT AGENDA
APPROVAL**

Chairperson Sanderson requested action on the Consent Agenda with a motion by Commissioner Mitchell Peil, a second from Commissioner Byron Craddolph, and a unanimous vote, the Minutes of August 9, 2021 were approved as submitted.

**AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-06-21-
7847 / “The Retreat at
Chapman Farms” / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.
(Related to Agenda Items 3,
12 & 13)**

**&
AGENDA ITEM 3
PUBLIC HEARING /
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN / PUDC-
06-21-7849 / “The Retreat at
Chapman Farms” / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.
(Related to Agenda Items 2,
12 & 13)**

**&
AGENDA ITEM 12
PRELIMINARY PLAT /
PP-06-21-7848 / “The
Retreat at Chapman Farms” /
Southeast corner of SW 7
Hwy. & SW Chapman Farms
Dr. (Related to Agenda
Items 2, 3 & 13)**

**&
AGENDA ITEM 13
PLANNED UNIT
DEVELOPMENT FINAL
PLAN / PUDF-06-21-7850 /
“The Retreat at Chapman
Farms” / Southeast corner of
SW 7 Hwy. & SW Chapman
Farms Dr. (Related to
Agenda Items 2, 3 & 12)**

The public hearing for Agenda Items 2 & 3 was opened at 6:32 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 9 for Agenda Items 2 & 3 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on July 24, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)
9. 51 emails dated from 8-5 to 8-18 from residents
10. 6 emails submitted before the 4:00 p.m. 8-23-2021 cut-off

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant for approval of a 76-lot single-family subdivision on 26.29 +/- acres generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and north of SW Mason School Road. The applicant is requesting the following approvals:

- A request to rezone to “SF-7/PUD/R-O” for the entire 26.29 +/- acre property. A majority of the property is current zoned “SF-7/PUD-R-O,” however, the northwest corner parcel is zoned “SO/PUD/R-O” (Service Office) and the southern parcel along SW Mason School Rd. is zoned “RC/R-O” (Regional Commercial) and “CB/R-O” (Central Business). The southern parcel is not currently zoned as part of the Chapman Farms PUD.
- A request for a PUD Concept Plan for the entire 26.29 +/- acre property for the development of a 76-lot single-family subdivision. The existing “SF-7” and “SO” zoned parcels are within the Chapman Farms PUD. The current plan, approved in 2004, designated the “SF-7” zoned property as a 73,000-sf. religious facility and the “SO” zoned property at the northwest corner as a 4,700-sf. office building. A Restricted Overlay was approved on the parcel along SW Mason School Road, which was intended to be 4 commercial lots. The only commercial lot developed was Lead Bank’s property. The remaining 3 lots were not platted nor developed. The Restricted Overlay states that the “RC” zoned portion of the parcel can only be developed as a car wash. The remaining “CB” zoned portion of the parcel can only be developed in compliance with all “GB” (General Business) zoning standards and land uses that aren’t specifically prohibited as part of the Restricted Overlay).
- A request for a Preliminary Plat for the entire 26.29 +/- acre property for the development of a 76-lot single-family subdivision with 2 common open space tracts. Access to the subdivision will be provided from SW Chapman Farms Drive to the north and SW Mason School Road from the south.

- A request for a PUD Final Plan for the entire 26.29 +/- acre property for the development of a 76-lot single-family subdivision. The PUD Final Plan provides a final landscape plan and design details for single-family houses and monument signage.

The Chapman Farms PUD was approved under the 1996 UDC, however, since a Rezoning is required, all development standards and requirements are being reviewed under the 2015 UDC.

QUESTIONS

Commissioner Ken Billups Jr. asked if this subdivision would be a separate subdivision from the others. Mr. Wright stated that he believes the intent of the applicant is to combine the subdivisions with the surrounding one and combine their HOA.

APPLICANT

Tiffany Ford
120 SE 30th St.
Lee's Summit, MO

Ms. Ford presented a PowerPoint presentation of the project.

- 76 Single Family Homes
- Join Lakeside at Chapman Farms HOA
- 2 additional entry monuments
- Pond lined with gabion rock and fountain
- Community trail, benches & children's play area
- Privacy fence along 7 Hwy. and Lead Bank parking lot
- Extensive landscape package
- For Sale homes
- Basements for each home
- Shaded playset for children

After feedback from the surrounding neighbors the applicant has done the following:

- Removed the smallest lot from the community. They removed the 77th home and included more green space.
- Added 11 parking spaces to reduce the on-street parking.

Ms. Ford stated that after review of all the emails that were submitted to the City in regard to combining the HOA's. The applicant is looking at all options of combining vs not combining the HOA's.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

Andy Farmer, Resident
8704 SW 5th St. Ct.
Blue Springs, MO
Christopher Conrad, Resident
8816 SE 4th Street
Blue Springs, MO

Jason Sanders, Resident
121 SW Shores Drive
Blue Springs, MO

John Stoltz, Resident
509 SW Lakeside Ct.
Blue Springs, MO

Jennifer Conrad, Resident, HOA Board Member
8816 SE 4th Street
Blue Springs, MO

Dr. Brian Hollabaugh, Resident
117 SW Shores Drive
Blue Springs, MO

John Alexander, Resident
8805 SW 4th St.
Blue Springs, MO

Christopher Peterson, Resident
8816 SW Lakeside Trace
Blue Springs, MO

Residents' concerns:

- Sq. footage of homes
- Density
- Classifications of homes
- Reduce Lot size & Lot width
- On-Street parking
- Concern with children playing in the street
- Overload the public school system
- Combine HOA's (Summit owns the Board)
- 2 car garages vs 3
- Consistency in the area
- Random people fishing in the lake
- Use of the Lakeside at Chapman Farms amenities
- The Commission meeting conflicted with Teacher night

Ms. Ford addressed the concerns:

- Ridgewood Place – example, the minimum sq. footage and minim lot size that is presented is located in other developments throughout the area
- Not asking for reduced setbacks
- Not asking for reduced lot size
- The project was presented to the HOA Board
- Concerns with wetlands, sewer depth, and site elevations

With no further discussion, Chairperson Sanderson closed the public hearing at 7:26 p.m.

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-06-21-7847 / "The Retreat at Chapman Farms."

HEARING CLOSED

MOTION
AGENDA ITEM 2
PUBLIC HEARING /
REZONING / RZ-06-21-
7847 / "The Retreat at

Chapman Farms” / Southeast corner of SW 7 Hwy. & SW Chapman Farms Dr.
(Related to Agenda Items 3, 12 & 13)

SECOND

VOTE

**MOTION
AGENDA ITEM 3
PUBLIC HEARING /
PLANNED UNIT
DEVELOPMENT
CONCEPT PLAN / PUDC-
06-21-7849 / “The Retreat at
Chapman Farms” / Southeast
corner of SW 7 Hwy. & SW
Chapman Farms Dr.
(Related to Agenda Items 2,
12 & 13)**

SECOND

VOTE

**FIVE (5)
STAFF CONDITIONS**

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – No	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – No
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – No
Ashley Hose – Absent	Tom Rohr - No
Chad Sanderson, Chairperson – No	

MOTION FAILED

(4-Aye, 4-No)

To be heard by City Council, Wednesday, September 8, 2021.

Commissioner Mitchell Peil recommended the denial of PUD Concept Plan / PUDC-06-21-7849 / “The Retreat at Chapman Farms” with five (5) staff conditions.

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – No	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

RECOMMEND DENIAL

(7-Aye, 1-No)

To be heard by City Council, Wednesday, September 8, 2021.

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the Concept Plan, which include:
 - a. Establish a minimum lot width of 52-ft. for each non-cul-de-sac lot.
 - b. Establish a minimum lot size of 6,240-sf. for each lot.
 - c. Establish a minimum corner side yard setback of 15-ft. for each lot.

- d. Establish a minimum livable floor area classification ranging between 1,400-sf. to 1,800-sf., more than one step below the adjacent subdivision.
2. The following items shall be included on the Final Plat:
 - a. A Limits of No Access is required to be delineated and dedicated on all tracts adjacent to SW 7 Highway and SW Mason School Road.
 - b. The minimum livable floor area classifications must be noted on the Final Plat.
 3. The following items shall be completed prior to approval of the Final Plat:
 - a. All sidewalk improvements adjacent to tracts are required to be installed prior to Final Plat approval.
 - b. All public improvements are required to be constructed and accepted prior to Final Plat approval.
 - c. All incomplete landscaping, tract fencing, and amenities shall be installed or financially guaranteed prior to approval of the Final Plat. If financially guaranteed, all landscaping, tract fencing, amenities shall be installed prior to occupancy of the first house.
 4. The following items shall be provided prior to the issuance of any building permits within the development:
 - a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts.
 - b. The Final Plat shall be approved by the City Council and recorded at Jackson County.
 5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
 - a. Sidewalk improvements adjacent to each lot.
 - b. A minimum of 45 plant units and any required street tree(s) shall be installed.

MOTION
AGENDA ITEM 12
PRELIMINARY PLAT /
PP-06-21-7848 / “The
Retreat at Chapman Farms” /
Southeast corner of SW 7
Hwy. & SW Chapman Farms
Dr. (Related to Agenda
Items 2, 3 & 13)

SECOND

VOTE

Commissioner Mitchell Peil moved to continue the Preliminary Plat / PP-06-21-7848 / “The Retreat at Chapman Farms” to the Monday, September 13, 2021 Planning Commission meeting.

Seconded by Commissioner Lynn Banks.

Lynn Banks – Aye
 Ken Billups Jr. – Aye
 Mitchell Peil – Aye
 Travis Graham – Aye
 Ashley Hose – Absent
 Chad Sanderson, Chairperson – Aye
APPROVED TO CONTINUE

Susan Stokenbury – Absent
 Jacob Honeycutt – Aye
 LaKeisha Veal – Absent
 Byron Craddolph – Aye
 Tom Rohr - Aye

**AGENDA ITEM 13
PLANNED UNIT
DEVELOPMENT FINAL
PLAN / PUDF-06-21-7850 /
“The Retreat at Chapman
Farms” / Southeast corner of
SW 7 Hwy. & SW Chapman
Farms Dr. (Related to
Agenda Items 2, 3 & 12)**

SECOND

VOTE

**AGENDA ITEM 4
PUBLIC HEARING /
REZONING / RZ-07-21-
7868 / “Chapman Ridge
Phase 2” / North of SE
Colbern Road, east and west
of SE Chapman Ridge Dr.
(Related to Agenda Items 5
& 14)**

**&
AGENDA ITEM 5
PUBLIC HEARING /
PLANNED
DEVELOPMENT
CONCEPT PLAN / PDC-
07-21-7870 / “Chapman
Ridge Phase 2” / North of SE
Colbern Road, east and west
of SE Chapman Ridge Dr.
(Related to Agenda Items 4
& 14)**

**&
AGENDA ITEM 14
PRELIMINARY PLAT /
PP-07-21-7869 / “Chapman
Ridge Phase 2” / North of SE
Colbern Road, east and west
of SE Chapman Ridge Dr.
(Related to Agenda Items 4
& 5)**

(8-Aye, 0-No)

Commissioner Mitchell Peil moved to continue the PUD Final Plan / PUDF-06-21-7850 / “The Retreat at Chapman Farms” to the Monday, September 13, 2021 Planning Commission meeting.

Seconded by Commissioner

Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – Aye
Travis Graham – Aye
Ashley Hose – Absent
Chad Sanderson, Chairperson – Aye

Susan Stokenbury – Absent
Jacob Honeycutt – Aye
LaKeisha Veal – Absent
Byron Craddolph – Aye
Tom Rohr - Aye

**APPROVED TO CONTINUE
(8-Aye, 0-No)**

The public hearing for Agenda Items 4 & 5 was opened at 7:33 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Items 4 & 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on August 7, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Matt Wright, Assistant Director, Community Development, stated that before the Planning Commission is a request from the applicant to rezone the subject property from multiple zoning districts (including two-family and a mix of commercial zoning districts) to “MF-10/PD” (Low Density Multi-Family/Planned Development) and approval of a Planned Development (PD) Concept Plan for the development of an 84-unit townhouse community. The area to be rezoned covers 11.42 +/- acres. The area included in the PD Concept Plan covers 14.20 +/- acres and it includes an additional lot that is zoned “TF/PD” (Two-Family/Planned Development) and was previously approved as part of Chapman Ridge, Phase 1. This additional 2.78 +/- acres is being amended to account for a change in the street layout and open space. The applicant is also requesting approval of a Preliminary Plat, which covers the 14.20 +/- acres.

The “TF/PUD/R-O” zoned portion, which was originally platted as common tracts with The Gardens at Chapman Farms, is proposed to be removed from the

APPLICANT

Chapman Farms PUD as part of the rezoning request. The purpose in doing so is to allow the project to be reviewed as a single Planned Development. The Chapman Farms PUD did not place any specific development standards on the subject property, nor were there any other development standards applied to the overall PUD or R-O (Restricted Overlay) that would be lost by transitioning this portion of the development to a new PD. The remaining area was not included in the Chapman Farms PUD.

Tyler Sallee, Sallee Investments
3730 NE Troon
Lee’s Summit, MO

Mr. Sallee stated that the plan will include a pool, clubhouse and parking for the residents of the development. There will be a common HOA and the amenities will be used by everyone. The development will have a variety of fourplex and duplex units, ranch style house, some that are two stories.

**WITNESSES
IN FAVOR**

Commission concerns:

- Overload the public school system
- Density

**WITNESSES
OPPOSED**

None.

HEARING CLOSED

None.

**MOTION
AGENDA ITEM 4
PUBLIC HEARING /
REZONING / RZ-07-21-
7868 / “Chapman Ridge
Phase 2” / North of SE
Colbern Road, east and west
of SE Chapman Ridge Dr.
(Related to Agenda Items 5
& 14)**

With no further discussion, Chairperson Sanderson closed the public hearing at 7:54 p.m.

Commissioner Lynn Banks recommended the approval of Rezoning / RZ-07-21-7868 / “Chapman Ridge Phase 2.”

**SECOND
VOTE**

Seconded by Commissioner Jacob Honeycutt.

- | | |
|-----------------------|---------------------------|
| Lynn Banks – Aye | Susan Stokenbury – Absent |
| Ken Billups Jr. – Aye | Jacob Honeycutt – No |
| Mitchell Peil – No | LaKeisha Veal – Absent |
| Travis Graham – Aye | Byron Craddolph – Aye |
| Ashley Hose – Absent | Tom Rohr - Aye |

Chad Sanderson, Chairperson – Aye

**MOTION
AGENDA ITEM 5
PUBLIC HEARING /
PLANNED
DEVELOPMENT**

**RECOMMEND APPROVAL
(6-Aye, 2-No)**

To be heard by City Council, Wednesday, September 8, 2021.

CONCEPT PLAN / PDC-07-21-7870 / “Chapman Ridge Phase 2” / North of SE Colbern Road, east and west of SE Chapman Ridge Dr. (Related to Agenda Items 4 & 14)

SECOND

VOTE

**FOUR (4)
STAFF CONDITIONS**

Commissioner Lynn Banks recommended the approval of PD Concept Plan / PDC-07-21-7870 / “Chapman Ridge Phase 2” with four (4) staff conditions.

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – No
Mitchell Peil – No	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

RECOMMEND APPROVAL

(6-Aye, 2-No)

To be heard by City Council, Wednesday, September 8, 2021.

1. Approval is 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, except the following requirements modified by the PD Concept Plan:
 - a. Decrease the minimum side setback from 10-ft. and 20-ft. to 3-ft.
 - b. Decrease the minimum rear setback from 20-ft. to 15-ft.
 - c. Increase the maximum driveway width from 24-ft. to 31.1-ft. and the maximum driveway coverage per block from 25% to 53%.
 - d. Eliminate landscape buffering requirements for internal property lines adjacent to Chapman Ridge, 1st Phase.
2. Prior to Final Plat approval, the following must occur
 - a. Right-of-way and easements must be vacated as necessary to accommodate the development layout.
 - b. Previously platted build lines must either be vacated or removed or altered through the platting process.
 - c. All public improvements, unless stated otherwise, shall be completed prior to approval of the Final Plat.
 - d. An ADA Sidewalk Plan shall be submitted with final construction plans.
 - e. A PD Final Plan/Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
 - f. All amenities and landscaping within the Open Space Systems and all landscaping around the Detention Basin must be installed or financially guaranteed. If financially guaranteed, all amenities must be installed and inspected prior to occupancy of any dwelling unit within the development.

MOTION
AGENDA ITEM 14
PRELIMINARY PLAT /
PP-07-21-7869 / “Chapman
Ridge Phase 2” / North of SE
Colbern Road, east and west
of SE Chapman Ridge Dr.
(Related to Agenda Items 4
& 5)

SECOND

VOTE

SIX (6)
STAFF CONDITIONS

3. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
4. Prior to occupancy of each building, the following must occur:
 - a. Any remaining landscaping (i.e. street trees, front yard plantings, seed/sod, etc.) must be installed by the nearest building to the required landscaping.
 - b. Any remaining public sidewalk must be installed by the nearest building to the required sidewalk.

Commissioner Lynn Banks moved to approve the Preliminary Plat / PP-07-21-7869 / “Chapman Ridge Phase 2” with six (6) staff conditions.

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – No
Mitchell Peil – No	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

APPROVED
(6-Aye, 2-No)

1. Approval is 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, except as modified by the PD Concept Plan.
2. Approval of the Preliminary Plat is rescinded if the PD Concept Plan (PDC-07-21-7870) is denied by the City Council.
3. Prior to construction of public improvements, a Traffic Memo must be submitted as required by Public Works.
4. Prior to Final Plat approval, the following must occur:
 - a. Right-of-way and easements must be vacated as necessary to accommodate the development layout.
 - b. Previously platted build lines must either be vacated or removed or altered through the platting process.
 - c. All public improvements, unless stated otherwise, shall be completed prior to approval of the Final Plat.
 - d. All right-of-way and easements must be shown as required by Public Works.
 - e. An ADA Sidewalk Plan shall be submitted with final construction plans.
 - f. A Storm Water Drainage Study must be submitted and approved by the Engineering Division of the Public Works Department prior to approval of the Final Plat by the City Council.

- g. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.
 - h. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.
 - i. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.
 - j. A PD Final Plan/Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
 - k. All amenities and landscaping within the Open Space Systems and all landscaping around the Detention Basin must be installed or financially guaranteed. If financially guaranteed, all amenities must be installed and inspected prior to occupancy of any dwelling unit within the development.
5. Prior to Building Permit issuance, the Final Plat must be recorded at Jackson County.
 6. Prior to occupancy of each building, the following must occur:
 - a. Any remaining landscaping (i.e. street trees, front yard plantings, seed/sod, etc.) must be installed by the nearest building to the required landscaping.
 - b. Any remaining public sidewalk must be installed by the nearest building to the required sidewalk.

**PUBLIC HEARING
AGENDA ITEM 6
CONDITIONAL USE
PERMIT / CUP-07-21-7890
/ “OUTFRONT Digital
Billboard” / 1901 NE
Jefferson Street (Related to
Agenda Item 15)**

&

**AGENDA ITEM 15
MASTER/ALTERNATIVE
SIGN PLAN / ASP-07-21-
7891 / “OUTFRONT Digital
Billboard” / 1901 NE
Jefferson Street (Related to
Agenda Item 6)**

APPLICANT

The public hearing for Agenda Item 6 was opened at 7:56 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 6 into the public record on behalf of the applicant. Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on August 7, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)
9. PowerPoint presentation by Kyle Yancik, OUTFRONT Media, LLC

Jamarcus Magee, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicant for a Conditional Use Permit approval to allow the conversion of an existing billboard to an electronic billboard at the northwest corner of NE Jefferson Street and NE 20th Street (addressed as 1901 NE Jefferson Street). The proposed digital billboard meets the residential property, and sign height, width, and area requirements. However, through the Master Sign Plan, the applicant is requesting a reduction in the setback from other billboards and a waiver from setbacks as the billboard is located in the public right-of-way. The original billboard was constructed in 1986, which at the time was on private property. However, as additional right-of-way was acquired to accommodate NE Jefferson Street and NE 20th Street, the billboard eventually became located in the right-of-way.

Kyle Yancik
2459 Summit St.
Kansas City, MO

Mr. Yancik presented a PowerPoint to the Commission. Mr. Yancik stated that the billboard sign is on City property that they lease the ground on. They do have a MODOT permit. The size is 14'X48'. The sign is existing, they are doing one digital face. They are doing modifications to the sign to hold the digital weight.

After meeting with the City, the applicant found out that they didn't meet three sign code requirements: setbacks, sign height, and spacing from another billboard. The sign in question was built in 1986, and at that time the sign met all requirements.

The applicant has agreed to take down seven signs located within the city. With the removal of all those signs that is double the sq. footage of the 14'X48' billboard sign.

- 5 jr. posters
- 2 posters
- 13 total sign faces

Locations of the signs:

- 602 SW 7 Hwy.
- 1304 W Main St.
- 1304 W Main St.
- 3305 SW Westbound US 40 Hwy.
- 9409 7 Hwy.
- 801 SW Colbern Rd

Commissioner Peil questioned the maintenance of the poster signs. Mr. Yanick stated that the signs are wrapped advertisement and that they are usually good for a year. The signs are on private property that they lease. To remove the applicant has to provide 30-day notice before removal.

Mr. Yancik stated that he will acquire a demo permit from the City and is requesting a wavier from the Sign Code removal requirements to only be required to remove 6 inches below grade, cap, and add gravel.

None.

None.

With no further discussion, Chairperson Sanderson closed the public hearing at 8:17 p.m.

Commissioner Lynn Banks recommended the approval of Conditional Use Permit / CUP-07-21-7890 / "OUTFRONT Digital Billboard" with four (4) staff conditions.

**WITNESSES
IN FAVOR**

**WITNESSES
OPPOSED**

HEARING CLOSED

**MOTION
PUBLIC HEARING
AGENDA ITEM 6
CONDITIONAL USE
PERMIT / CUP-07-21-7890
/ "OUTFRONT Digital
Billboard" / 1901 NE
Jefferson Street (Related to
Agenda Item 15)**

SECOND

VOTE

**FOUR (4)
STAFF CONDITIONS**

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – No
Travis Graham – Aye
Ashley Hose – Absent
Chad Sanderson, Chairperson – Aye

Susan Stokenbury – Absent
Jacob Honeycutt – Aye
LaKeisha Veal – Absent
Byron Craddolph – Aye
Tom Rohr - Aye

RECOMMEND APPROVAL

(7-Aye, 1-No)

To be heard by City Council, Wednesday, September 8, 2021.

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC or the Sign Code, unless otherwise approved under the Master Sign Plan or Conditional Use Permit. The requested modifications to the UDC and Sign Code include the following:
 - a. Waive setbacks from the right-of-way and interior setbacks as the existing billboard is located in the right-of-way.
 - b. Reduce the minimum spacing distance between billboards from 2,000-ft. to 600-ft. on the north side of I-70 to accommodate the conversion of an existing billboard to a digital billboard.
 - c. Waive the “sign removal” construction standard in the Sign Code at 510.040.C.4.a. for all billboards proposed to be removed by the applicant as part of the approval of this Conditional Use Permit. In lieu of complete removal, the applicant must cut the sign structure at least 6 inches below grade and fill with gravel and cap.
2. The Conditional Use Permit is to allow a billboard on or adjacent to a parcel of land addressed as 1901 NE Jefferson Street.
3. Removing the 7 Posters/Jr Poster structures containing 13 total faces at various locations throughout the city streets of Blue Springs as detailed in the application packet. The Poster and Jr Poster structures must be removed within 120 days of the operational date of the digital sign face. A demolition permit is required prior to removal of each billboard.
4. All conditions adopted under the UDC and Sign Code for a billboard shall be met at all times, except for those modifications approved under Condition #1.

**MOTION
AGENDA ITEM 15
MASTER/ALTERNATIVE
SIGN PLAN / ASP-07-21-
7891 / “OUTFRONT Digital
Billboard” / 1901 NE
Jefferson Street (Related to
Agenda Item 6)**

Commissioner Lynn Banks moved to approve the Master/Alternative Sign Plan / ASP-07-21-7891 / OUTFRONT Digital Billboard” with four (4) staff conditions.

SECOND

VOTE

**FOUR (4)
STAFF CONDITIONS**

Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – No
Travis Graham – Aye
Ashley Hose – Absent
Chad Sanderson, Chairperson – Aye

Susan Stokenbury – Absent
Jacob Honeycutt – Aye
LaKeisha Veal – Absent
Byron Craddolph – Aye
Tom Rohr - Aye

**RECOMMEND APPROVAL
(7-Aye, 1-No)**

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC or the Sign Code, unless otherwise approved under the Master Sign Plan or Conditional Use Permit. The requested modifications to the UDC and Sign Code include the following:
 - a. Waive setbacks from the right-of-way and interior setbacks as the existing billboard is located in the right-of-way.
 - b. Reduce the minimum spacing distance between billboards from 2,000-ft. to 600-ft. on the north side of I-70 to accommodate the conversion of an existing billboard to a digital billboard.
 - c. Waive the “sign removal” construction standard in the Sign Code at 510.040.C.4.a. for all billboards proposed to be removed by the applicant as part of the approval of this Conditional Use Permit. In lieu of complete removal, the applicant must cut the sign structure at least 6 inches below grade and fill with gravel and cap.
2. Approval of the Master/Alternative Sign Plan is rescinded if the City Council denies the Conditional Use Permit (CUP-07-21-7890) request for the digital billboard conversion.
3. Removing the 7 Posters/Jr Poster structures containing 13 total faces at various locations throughout the city streets of Blue Springs as detailed in the application packet. The Poster and Jr Poster structures must be removed within 120 days of the operational date of the digital sign face. A demolition permit is required prior to removal of each billboard.
4. All conditions adopted under the UDC and Sign Code for a billboard shall be met at all times, except for those modifications approved under Condition #1.

**AGENDA ITEM 7
PUBLIC HEARING
CONDITIONAL USE
PERMIT / CUP-07-21-7893
/ “Ron Mather Billboard” /
651 NE Jefferson Street**

The public hearing for Agenda Item 7 was opened at 8:25 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 7 into the public record on behalf of the applicant.
Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on August 7, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners

7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

APPLICANT

Jamarcus Magee, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicant, to construct a billboard near the southwest corner of Jefferson Corner, Lot 2 located at 651 NE Jefferson Street. The proposed billboard meets all development standards under the Sign Code, including the spacing from other billboards, setbacks from the right-of-way, residential property, and interior property lines, and sign height, width, and area requirements.

**WITNESSES
IN FAVOR**

David English, Vice President, AD Trend
14450 South 71 Hwy.
Kansas City, MO

**WITNESSES
OPPOSED**

Mr. English stated that the sign presented is a static face and not a digital. It will have one advertiser per side.

HEARING CLOSED

None.

None.

**MOTION
PUBLIC HEARING
AGENDA ITEM 7
CONDITIONAL USE
PERMIT / CUP-07-21-7893
/ “Ron Mather Billboard” /
651 NE Jefferson Street**

With no further discussion, Chairperson Sanderson closed the public hearing at 8:30 p.m.

Commissioner Mitchell Peil recommended the approval of Conditional Use Permit / CUP-07-21-7893 / “Ron Mather Billboard” with three (3) staff conditions.

SECOND

VOTE

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

**THREE (3)
STAFF CONDITIONS**

RECOMMEND APPROVAL

(8-Aye, 0-No)

To be heard by City Council, Wednesday, September 8, 2021.

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC or the Sign Code.
2. The Conditional Use Permit is to allow a billboard on a parcel of land addressed as 651 NE Jefferson Street at the location shown in the accompanying site plan.

**PUBLIC HEARING
AGENDA ITEM 8
SITE PLAN/DESIGN
REVIEW with
ALTERNATIVE
DEVELOPMENT
STANDARDS / SPDR-07-
21-7892 / “Blue Springs
High School – Pool
Renovation” / 2401 NW
Ashton Drive**

3. All conditions adopted under the UDC and Sign Code for a billboard shall be met at all times.

The public hearing for Agenda Item 8 was opened at 8:30 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 8 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on August 7, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Adair Bright, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicant, for approval of a Site Plan / Design Review with Alternative Development Standards for a 3.38 +/- acre one (1) lot generally located at the northwest corner NW Ashton Drive and NW 22nd Street. The applicant intends to demolish the existing pool facility, construct a new pool facility, close off the southern access point, and add a new access point onto NW Ashton Drive. The new pool facility will be approximately 19,900 sf.

APPLICANT

Charles Belt, Blue Springs School District
1801 W Vesper
Blue Springs, MO

James David Ratley, MKC Engineering
11827 W. 112th Street, Ste. 200
Overland Park, KS

QUESTIONS

Commissioner Banks asked Mr. Belt that since the street will be blocked off and gated will there be bike access. Mr. Belt stated that there will be sidewalks, but not for bike access. Mr. Ratley stated that there is an application submitted to have Ashton Road vacated, so that it wouldn't have public access. He stated that he would entertain the idea to have bike access for students. Commissioner Banks stated that there are a lot of bike riders along that road, and now the road will be blocked off.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

Carrie Martin, Resident
2306 Kingston Court
Blue Springs, MO

John Michael, Resident
2306 NW Yorkshire Dr.
Blue Springs, MO

Resident Concerns:

QUESTIONS

HEARING CLOSED

**MOTION
PUBLIC HEARING
AGENDA ITEM 8
SITE PLAN/DESIGN
REVIEW with
ALTERNATIVE
DEVELOPMENT
STANDARDS / SPDR-07-
21-7892 / “Blue Springs
High School – Pool
Renovation” / 2401 NW
Ashton Drive**

SECOND

VOTE

**ONE (1)
STAFF CONDITIONS**

**AGENDA ITEM 9
PUBLIC HEARING
REZONING / RZ-07-21-
7895 / “Blue Springs High
School – Freshman Center” /
2000 & 2009 NW Ashton
Drive (Related to Agenda
Items 10, 11 & 16)**

&

- South Outer Road not equipped for extra traffic
- Blocking off Ashton Road
- Lack of communication and concern to the surrounding neighbors
- Drainage from soccer and softball fields on to the neighbors
- Lighting shines on to surrounding neighbors

Commissioner Byron Craddolph asked if a Traffic Study was conducted. Mr. Ratley stated that they had not done a study for the pool as it’s not increasing in size, but they did for Ashton and South Outer Road.

With no further discussion, Chairperson Sanderson closed the public hearing at 8:44 p.m.

Commissioner Mitchell Peil moved to approve the Site Plan/Design Review with Alternative Development Standards / SPDR-07-21-7892 / “Blue Springs High School – Pool Renovation” with one (1) staff condition.

Seconded by Commissioner Jacob Honeycutt.

- | | |
|-----------------------------------|---------------------------|
| Lynn Banks – Aye | Susan Stokenbury – Absent |
| Ken Billups Jr. – Aye | Jacob Honeycutt – Aye |
| Mitchell Peil – Aye | LaKeisha Veal – Absent |
| Travis Graham – Aye | Byron Craddolph – Aye |
| Ashley Hose – Absent | Tom Rohr - Aye |
| Chad Sanderson, Chairperson – Aye | |

**RECOMMEND APPROVAL
(8-Aye, 0-No)**

To be heard by City Council, Wednesday, September 8, 2021.

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC except for the following Alternative Development Standard:
 - a. Reduction in the parking setback from 25-ft. to 5-ft. adjacent to NW 22nd Street.

The public hearing for Agenda Items 9 & 11 was opened at 8:46 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Items 9 & 11 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on August 7, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site

**AGENDA ITEM 11
PUBLIC HEARING
PLANNED
DEVELOPMENT
CONCEPT PLAN / PDC-
07-21-7899 / “Blue Springs
High School – Freshman
Center” / 2000 & 2009 NW
Ashton Drive (Related to
Agenda Items 9, 10 & 16)**

**&
AGENDA ITEM 16
PRELIMINARY PLAT /
PP-07-21-7898 / “Blue
Springs High School –
Freshman Center” / 2000 &
2009 NW Ashton Drive
(Related to Agenda Items 9,
10 & 11)**

APPLICANT

6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Shana Kelly, Associate Planner, Community Development, stated that before the Planning Commission is a request from the applicant, Christopher Koch, Hollis+Miller Architects, on behalf of the Blue Springs R-IV School District, is requesting to rezone 38.38 +/- acres addressed at 2000 NW Ashton Drive from “SF-7” (Single Family District) to “SF-7/PD” (Single Family District/Planned Development) and the parcel to the north, 0.97 +/- acres, addressed at 2009 NW Ashton Drive from “SO” (Service/Office) and “RE” (Residential Estate) to “SF-7/PD” (Single Family District/Planned Development) and approve a PD Concept Plan for two (2) building expansions to the existing Blue Springs High School. These expansions are needed to accommodate the freshman class, which will now be relocated to this facility. The proposed additions will total approximately 83,000 square feet. The applicant is also requesting approval for the Vacation of a street right-of-way for NW Ashton Drive between NW 19th Street and NW 22nd Street.

Charles Belt, Blue Springs School District
1801 W Vesper
Blue Springs, MO

James David Ratley, MKC Engineering
11827 W. 112th Street, Ste. 200
Overland Park, KS

Matt Keys, Hollis+Miller
1828 Walnut Street, Ste. 922
Kansas City, MO

Mr. Belt stated that the project is a continuation of what was approved with the 2018 Bond and Levy transfer vote. The ultimate goal is to make both High Schools 9-12. He stated that after 20 of years of having the Freshman at a different location it is time to change and have the students together.

Commissioner Craddolph questioned the overflow parking. Mr. Belt stated that he would expect to continue to have a good working relationship with the church so that they would allow the overflow parking on their property.

**WITNESSES
IN FAVOR**

None.

**WITNESSES
OPPOSED**

Matt Roberds, Resident
2913 NW Castle Drive
Blue Springs, MO

George Martin, Resident
2306 NW Kingston Court
Blue Springs, MO

Brett Kessinger, Facility Manager, Harvest Baptist Church
16509 E 35th Street South
Independence, MO

John Michael, Resident
2306 NW Yorkshire Dr.
Blue Springs, MO

Resident Concerns:

- School District used to plow the Harvest Baptist Church so that students had a clean area to park but has stopped plowing over the years. The church now plows the lot.
- Would like to hold the school accountable
- Resident would like to see a better plan than the one presented
- South Outer Road not equipped for extra traffic
- No Bicycle access, Comprehensive Plan was quoted
- No Transportation Impact Study was not done – Section 5240 of the cities Design and Construction Manual was quoted
- Need more explanation on Round-a-bout
- Blocking off Ashton Road
- Lack of communication and concern to the surrounding neighbors
- Drainage from soccer and softball fields on to the neighbors
- Lighting shines on to surrounding neighbors

Mr. Ratley stated that as far as drainage runoff for the pool, the amount of impervious area for that site is being reduced, than what's currently out there now therefore we're not impacting the downstream condition in a negative way.

Mr. Ratley stated for the high school site and road improvements, there will be an increase, just because of the increase in impervious area but there is an existing underground detention facility that was installed in the parking lot as part of the previous work that was done. Due to this increase they will need to expand the underground detention facility to meet these needs. That will be part of the Final Plan for the project.

Mr. Ratley stated that in regard to the vacation of Ashton, there is roundabouts that were designed at 19th and South Outer Road, and 22nd and South Outer Road that would help with the site distance issues, traffic safety, pedestrian safety. There are sidewalk connections. A Traffic Study was done in all areas.

Mr. Keys stated that he was the lead architect back in 2018 with the band and gym room addition. He was also involved in the underground detention. Mr. Keys stated that the entire site drains to the underground detention basin that was installed. The drainage was a bit larger than the basin could handle, but the runoff is flowing all the way down to the southwest corner of the site by the railroad track. When the softball, band, and soccer field was installed the runoff increased. They tried to mitigate the runoff and issues that was happening because they did hear from the property owners. They increased the French drain. Mr. Keys stated that Blue Springs High School is the largest school in the state of Missouri sitting on a small lot.

With no further discussion, Chairperson Sanderson closed the public hearing at 9:22 p.m.

HEARING CLOSED

Commissioner Mitchell Peil recommended the approval of Rezoning / RZ-07-21-7895 / "Blue Springs High School – Freshman Center."

MOTION
AGENDA ITEM 9
PUBLIC HEARING
REZONING / RZ-07-21-
7895 / “Blue Springs High
School – Freshman Center” /
2000 & 2009 NW Ashton
Drive (Related to Agenda
Items 10, 11 & 16)

SECOND

VOTE

Seconded by Commissioner Byron Craddolph.

Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

RECOMMEND APPROVAL

(8-Aye, 0-No)

To be heard by City Council, Wednesday, September 8, 2021.

Commissioner Mitchell Peil recommended the approval of Planned Development Concept Plan / PDC-07-21-7899 / “Blue Springs High School – Freshman Center” with three (3) staff conditions.

MOTION
AGENDA ITEM 11
PUBLIC HEARING
PLANNED
DEVELOPMENT
CONCEPT PLAN / PDC-
07-21-7899 / “Blue Springs
High School – Freshman
Center” / 2000 & 2009 NW
Ashton Drive (Related to
Agenda Items 9, 10 & 16)

SECOND

VOTE

Seconded by Commissioner Jacob Honeycutt.

Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – No	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – No	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

RECOMMEND APPROVAL

(6-Aye, 2-No)

To be heard by City Council, Wednesday, September 8, 2021.

THREE (3)
STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PD Concept Plan.
2. Final building elevations and landscape plan must be provided with the PD Final Plan/Site Plan Design Review.
3. All public improvements must be constructed prior to the issuance of a Certificate of Occupancy.

Commissioner Mitchell Peil moved to approve the Preliminary Plat / PP-07-21-7898 / “Blue Springs High School – Freshman Center” with four (4) staff conditions.

MOTION
AGENDA ITEM 16
PRELIMINARY PLAT /
PP-07-21-7898 / “Blue
Springs High School –
Freshman Center” / 2000 &
2009 NW Ashton Drive
(Related to Agenda Items 9,
10 & 11)

Seconded by Commissioner Jacob Honeycutt.

SECOND

Lynn Banks – No	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Jacob Honeycutt – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Travis Graham – Aye	Byron Craddolph – Aye
Ashley Hose – Absent	Tom Rohr - Aye
Chad Sanderson, Chairperson – Aye	

VOTE

RECOMMEND APPROVAL
(7-Aye, 1-No)

FOUR (4)
STAFF CONDITIONS

1. Approval is based on the representations of the drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PD Concept Plan.
2. Prior to Final Plat approval, the following must occur:
 - a. All right-of-way and easements must be shown and dedicated as required by Public Works.
3. Prior to Building Permit issuance, the following must occur:
 - a. The Final Plat must be approved and recorded with the County.
 - b. A PD Final Plan/Site Plan Design Review application must be approved.
4. Prior to occupancy, all public improvements must be installed as required by Public Works.

The public hearing for Agenda Item 10 was opened at 9:25 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 8 for Agenda Item 10 into the public record on behalf of the applicant. Exhibits:

AGENDA ITEM 10
PUBLIC HEARING
VACATION / VAC-07-21-
7897 / “Blue Springs High
School – Freshman Center” /
2000 & 2009 NW Ashton
Drive (Related to Agenda
Items 9, 11 & 16)

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publications in The Examiner on August 7, 2021
4. 185 ft. Notification Maps
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

Shana Kelly, Associate Planner, Community Development, stated that in conjunction of the previous applications for the expansion of Blue Springs High School is the request for the Vacation of NW Ashton Drive. The vacation is necessary for the combination of the school’s main campus at 2000 NW Ashton Drive with a parcel of land to the north which is 2009 NW Ashton Drive.

Ms. Kelly stated that the vacated area will be dedicated to the school district property and used for the development of a new parking lot to accommodate the incoming staff that will be relocated to this from the existing off-campus Freshman Center. When the high school was originally developed in 1968 this portion of land was included as school property. The school dedicated the land as public right-of-way. The school district now wants to incorporate the land into the high school campus for improved internal circulation.

There are three roundabouts proposed for the area:

- Intersection of NW 22nd Street and NW Ashton Drive
- NW 22nd Street and South Outer Road
- NW 19th Street and South Outer Road

An emergency access easement must be delineated and dedicated on the Final Plat for emergency services to cross through the location of the vacated right-of-way to access either side of NW Ashton Drive. There are utilities that need to be protected.

Charles Belt, Blue Springs School District
1801 W Vesper
Blue Springs, MO

James David Ratley, MKC Engineering
11827 W. 112th Street, Ste. 200
Overland Park, KS

Matt Keys, Hollis+Miller
1828 Walnut Street, Ste. 922
Kansas City, MO

Mr. Belt stated that the roundabouts would make the area safer. Mr. Belt explained how the Blue Springs High School is the largest high school in Missouri and it sits on 39 +/- acres of land, whereas Blue Springs South and other surrounding high schools sit on 50 +/- acres of land. With a school on such a small acre of land it makes the dynamics and the design a challenge for their architects, civil engineers, and school planners very difficult.

Mr. Ratley, stated that a traffic study was conducted. In the study roundabouts where the best choice. The parent pick up and the bus loop will be located on the north parking lot. Students will park in the west parking lot.

Commission Peil asked if bike/pedestrian access is included in the plan. Mr. Belt stated that it had not, but after hearing the request and concerns, it will be added to the plan.

Commission Banks asked if they had contacted Police and the Fire Dept. Mr. Ratley stated that he had met with the Fire Dept. and they have seen the most recent plan. He stated that all emergency services can get off at Ashton and 19th come through the parking lot and through the roundabout for emergency cases.

None.

APPLICANT

QUESTIONS

WITNESSES IN FAVOR

**WITNESSES
OPPOSED**

Carrie Martin, Resident
2306 NW Kingston Court
Blue Springs, MO

John Michael, Resident
2306 NW Yorkshire Dr.
Blue Springs, MO

Matt Roberds, Resident
2913 NW Castle Drive
Blue Springs, MO
Resident Concerns:

Tom Brockmeyer, Resident
704 NW Cambridge Ct.
Blue Springs, MO

George Martin, Resident
2306 NW Kingston Court
Blue Springs, MO

Brett Kessinger, Facility Manager, Harvest Baptist Church
16509 E 35th Street South
Independence, MO

Sean Ketley, Business Manager, Harvest Baptist Church
4309 SW Hickory Lane
Blue Springs, MO

Robert Leg, Member of Calvary Baptist Church
808 NW Hearn Ave.
Blue Springs, MO

- Roundabouts and inexperienced drivers
- Are the Roundabouts going to be wide enough for the increase traffic?
- Will the access have a gate? Will the gate be open, and what times will it be open?
- Concerned that emergency access will take longer to get to them
- Would like the drainage issue fixed.
- Ashton cutoffs Kingsridge Subdivision
- South Outer Road is dangerous

With no further discussion, Chairperson Sanderson closed the public hearing at 9:22 p.m.

Commissioner Ken Billups Jr. recommended the denial of Vacation / VAC-07-21-7897 / “Blue Springs High School – Freshman Center.”

HEARING CLOSED

**MOTION
AGENDA ITEM 10
PUBLIC HEARING
VACATION / VAC-07-21-
7897 / “Blue Springs High
School – Freshman Center” /
2000 & 2009 NW Ashton**

VOTE

Lynn Banks – Aye
Ken Billups Jr. – Aye
Mitchell Peil – No
Travis Graham – Aye
Ashley Hose – Absent
Chad Sanderson, Chairperson – Aye

Susan Stokenbury – Absent
Jacob Honeycutt – Aye
LaKeisha Veal – Absent
Byron Craddolph – Aye
Tom Rohr - Aye

RECOMMEND DENIAL

(7-Aye, 1-No)

To be heard by City Council, Wednesday, September 8, 2021.

**FOUR (4)
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 utility easement must be reserved across the area to be vacated to accommodate existing and future utilities.
3. An emergency access easement must be delineated and dedicated on the Final Plat for emergency services to cross through the location of the vacated right-of-way to access either side of NW Ashton Drive.
4. The street shall not be permanently closed to through traffic until offsite improvements have been substantially completed to accommodate the change in traffic circulation as recommended by the traffic study. Once substantial improvements have been completed, the vacation must be recorded with Jackson County Recorder of Deeds and a recorded copy must be returned to the City of Blue Springs.

OTHER BUSINESS

The next scheduled meeting is Monday, September 13, 2021.


Karen Findora, Commission Liaison, announced her resignation from the City of Blue Springs effective Wednesday, September 1st. She has taken the position of City Clerk for the City of Odessa, MO. She stated that she has enjoyed working with all of the Boards and Commission and the residents of Blue Springs.

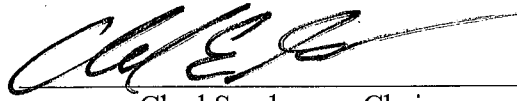
MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 10:20 p.m. Seconded by Commissioner Jacob Honeycutt.

MEDIA LINK

<https://www.youtube.com/watch?v=AjXP6tDyDjk&t=7s>


 Respectfully Submitted by
 Karen Findora, Recording Secretary
 MIKE MALLON



Chad Sanderson, Chairperson

9/27/2021

Date