



---

PUBLIC TELEPHONE CONFERENCE

**PLANNING COMMISSION MEETING  
AGENDA**

**Monday, April 13, 2020 - 6:30 p.m.**

**The public may participate via telephone conference by calling  
(816) 743-4875 – Conference ID: 233 216 40# as provided in Section 610.020(1) RSMo.**

**Members of the Planning Commission will be participating via video conference and/or  
telephone as provided in Section 610.020(1) RSMo.**

**The meeting can be viewed live on Blue Springs Channel 7 and AT&T Channel 99.**

*Pursuant to Jackson County Executive Order dated March 22, 2020 requiring residents to stay at home and limiting public gatherings, this Planning Commission Meeting will be conducted by taking safe social distancing measures as required by the Order.*

**1 ROLL CALL - CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA**

*(All items under Consent Agenda are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.)*

a) MINUTES February 24, 2020

**2 PRESENTATION:**

- Department updates
- Development activities and processes related to the current State of Emergency

**3 OTHER BUSINESS – The next scheduled meeting is Monday, April 27, 2020**

**4 ADJOURN**

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

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

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

April 10, 2020

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 Main  
Blue Springs, Missouri 64015**

**Planning Commission  
MINUTES  
Monday, February 24, 2020**

A regular meeting of the Planning Commission of the City of Blue Springs was held in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street on Monday, February 24, 2020 with the following members, guests and staff in attendance:

**ATTENDANCE**

Lynn Banks	Ashley Hose
Ken Billups Jr.	Chad Sanderson
Mitchell Peil	Byron Craddolph
Jackie Fairbanks, Vice Chairperson	Scott Casey
Travis Graham, Chairperson	

Mike Mallon, Acting Director, Community Development  
Matt Wright, Acting Assistant Director, Community Development  
Adam Hilgedick, City Engineer  
Jackie Sommer, City Attorney  
Ron Fowler, Councilmember – District 3 (Mayor Pro-Tem)  
Susan Culpepper, Councilmember – District 3  
Jim Leacock, Public Stenographer  
Karen Findora, Planning Commission Liaison

**ABSENT**

Planning Commissioner Susan Stokenbury  
Planning Commissioner LaKeisha Veal

**CALL TO ORDER**

Chairperson Travis Graham 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 Graham requested action on the Consent Agenda with a motion by Commissioner Lynn Banks, a second from Commissioner Jackie Fairbanks, and a unanimous vote, the Minutes of February 10, 2020 were approved as submitted.

**AGENDA ITEM 2  
PUBLIC HEARING /  
REZONING / RZ-01-20-  
7212 / “Earhart Estates at  
Chapman Farms” / West of  
SW 7 Highway between SW  
Mason School Road and SW  
Brookside Drive, and south of  
SW Brookside Drive  
(Related to Agenda Items 3 &  
6) (Continued from  
February 10, 2020 Planning  
Commission meeting.)**

&

**AGENDA ITEM 3  
PUBLIC HEARING /  
PLANNED UNIT  
DEVELOPMENT (PUD)  
CONCEPT PLAN / PUDC-  
01-20-7211 / “Earhart Estates  
at Chapman Farms” / West of  
SW 7 Highway between SW  
Mason School Road and SW  
Brookside Drive, and south of  
SW Brookside Drive  
(Related to Agenda Items 2 &  
6) (Continued from  
February 10, 2020 Planning  
Commission meeting.)**

&

**AGENDA 6  
PRELIMINARY PLAT /  
PP-01-20-7210 / “Earhart  
Estates at Chapman Farms” /  
West of SW 7 Highway  
between SW Mason School  
Road and SW Brookside  
Drive, and south of SW  
Brookside Drive  
(Related to Agenda Items 2 &  
3) (Continued from  
February 10, 2020 Planning  
Commission meeting.)**

The public hearing for Agenda Items 2 & 3 was opened at 6:41 p.m. with a request for exhibits from the City Attorney. Ms. Jackie Sommer introduced Exhibits 1 through 10 for Agenda Items 2 & 3 with the addition of Exhibit 11. Letter from Zach Goff and 4 e-mails of opposition into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publication in The Examiner on January 25, 2020
4. 185 ft. Notification Map
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. E-mails from Travis Kramer, Developer to:
  - Chief Large, Prairie Township Fire Protection District
  - Jackie Maloney, Real Law, LLC
  - Chief Bob Muenz, Blue Springs Police
  - Linda Ismert, Lee’s Summit School Board
10. Twenty-Two (22) E-mails in Opposition
11. Letter from Zach Goff and 4 e-mails of opposition

Mike Mallon, Acting Director, Community Development, stated that before the Planning Commission is a request to rezone, a PUD Concept Plan, and a Preliminary Plat for Earhart Estates at Chapman Farms. The rezoning request is to specifically rezone a 29.20 +/- acre portion of the overall 39.04 +/- acres. The requested rezoning is from “SF-7/PUD/R-O” (Single-Family/Planned Unit Development/Restricted Overlay) and “CB/PUD/R-O” (Central Business/PUD/R-O) to “MF-14/PUD/R-O” (Moderate Density Multi-Family/Planned Unit Development/Restricted Overlay). The remaining portion of the 39.04 +/- acres is zoned “SF-7/PUD/R-O” (Single-Family/Planned Unit Development/Restricted Overlay) and will stay as such.

The PUD Concept Plan and the Preliminary Plat will encompass the entire 39.04 +/- acres. The project proposes a 338-unit apartment community and 17-lot single family detached development. This will include garden style and townhouse style apartments, as well as a 17-lot single-family detached home development along the western edge of the property. Those homes will have a minimum floor area of 1,800 sq. ft. The apartment complex will encompass Lot 1 & 2, the garden style apartments are located on the northeastern portion of the site and include three-story walk-up garden-style apartments. There will be a pool, clubhouse, dog play area with multiple walking trails throughout the development. The southern portion of the apartment complex includes 8 four-plex units that are all to be developed on one lot. The single-family homes are to be developed as detached house neighborhood lot.

The proposed development will have access from both Mason School Road to the north leading into the north part of the apartment complex. There are also four access points off Brookside Drive, one into the north part of the apartment complex and one into the south part, and then two accesses into the single-family portion of the development on the west side.

The property is part of the “NID” (Neighborhood Improvement District) and the proposed number of sewer connections can be serviced by the existing NID.

Mr. Mallon stated that the PUD Concept Plan does propose some minor modifications to the underlining zoning district regulations and those will need to be approved as part of the PUD Concept Plan. Mr. Mallon described each modification. Those modifications can be reviewed in the staff report.

Mr. Mallon displayed the color renderings of the architectural character of each set of buildings. Mr. Mallon stated that the buildings are of high quality and meet the residential design standards outlined in the UDC.

Mr. Mallon stated that the Preliminary Plat meets all UDC requirements and the first phase will consist of the garden-style apartments, the second phase would be the townhouse style apartments, and the third phase would be the single-family homes.

Mr. Mallon went through the UDC review criteria for each application which provided the criteria and staffs responses and their recommendations for each application.

## QUESTIONS

Commissioner Ken Billups Jr. asked for clarification to the meaning of, “Garden Style Apartments.” Mr. Mallon stated that it’s an industry term that represents a three-story apartment that you walk up to a corridor of stairs, and it leads to individual units on the inside.

Commissioner Lynn Banks questioned the studies that staff had mentioned in staff’s presentation in reference to single family vs multi-family. Mr. Mallon stated that he meant studies in general, like that of one produced by the Urban Land Institute another by the Kennedy School of Government that basically draw no conclusion as to whether apartments have a negative or positive impact on adjacent development. Mr. Mallon stated that there is no way to definitively measure that quantitatively or empirically without the property being appraised based upon the project that’s approved or built.

Commissioner Fairbanks questioned the single-family homes, and Mr. Mallon confirmed that those homes are presented as single-family detached neighborhood lot homes and not two-family homes. Commissioner Fairbanks asked if they would be for sale or rent. Mr. Mallon stated that the City doesn’t have regulations regarding for sale or for rent properties.

Commissioner Banks questioned the setback of the townhomes, and Mr. Mallon stated they meet all the building setback requirements.

Commissioner Scott Casey asked staff if it was typical to rezone the townhome area to MF-14 or would there generally be a different classification for the two-family townhomes. Mr. Mallon stated that because all the townhome buildings are going to be located on one lot it meets the definition of the apartment building type. The developer has chosen to rezone all of it to MF-14, which allows the apartment complex building type. Commissioner Casey questioned in theory since that is a part of phase one the applicant could potentially change that in the future to be a full apartment complex. Mr. Mallon stated that the applicant could change it only if they came back through the Planning

Commission and the City Council to change the building type. The PUD Concept Plan governs the development of the site.

Commissioner Casey questioned the buffer to the single-family homes and the apartment complex. Mr. Mallon stated that there is a lot of existing vegetation in that area to help buffer the two, along with the open space. The applicant hasn't developed the final landscape plan. The code does require adequate landscaping and buffering to help visually separate the two. That will be finalized with the PUD Final Plan / Landscape Plan.

## APPLICANT

Jacqueline Maloney, REAL Law, LLC  
301 SE Douglas, Ste. 201  
Lee's Summit, MO

Ms. Maloney stated that she is legal council for the developer, Travis Kramer, Kramer Real Estate.

Thomas Nolte, Nolte Associates, Architects and Planners  
9400 Reeds Road  
Overland Park, KS

Mr. Nolte proceeded to provide an overview of the entire development and discussed its amenities. One of those amenities will be a storm sanctuary area located on the bottom level of the clubhouse. Some of the parking will be covered and some of the apartments will have an enclosed garage. Recycling will be offered as well. There will be landscaping on both sides of the street and the homes will be facing towards the west. Mr. Nolte stated that the developer did meet with the surrounding neighborhoods. Comments were reviewed and modifications to the plan were made.

Commissioner Ashley Hose questioned who could use the storm shelter. Mr. Nolte stated that it would be available for all apartments, townhomes, and single-family homes.

Commissioner Banks questioned if the Fire Dept. had reviewed the plans. Mr. Nolte stated that they had, and that the fire dept. can access off MO 7, and from the parking lots, and from Mason School Road.

Commissioner Casey questioned the phasing of the development. Mr. Nolte stated the first phase is the apartments, the second phase is the townhomes and the third phase is the single-family homes, and the single-family homes will be for-sale, no rentals. Commissioner Fairbanks asked if it was conceivable to construct the single-family homes first. Mr. Nolte stated that there is a possibility, they will need to submit the Final Plan after approval of this concept plan. Mr. Nolte stated that this is the 9<sup>th</sup> plan that they have worked on. Mr. Nolte stated that in the Planning Commission packet is the Earhart Estates Design Standards. It discusses colors, landscaping, signs etc. Mr. Nolte stated that they have other design standards in Oklahoma City, Topeka, Overland Park, and Lenexa. They are modified to fit the development.

Commissioner Billups asked Mr. Nolte why they chose one and two bedroom apartments and not three bedrooms. Mr. Nolte stated that the developer did a

market study and the market they are going for is not a three-bedroom market. The townhomes will allow for three bedrooms plus a garage.

Dan McGhee, Lamp Rynearson  
9001 State Line Road, Ste. 200  
Kansas City, MO

Commissioner Fairbanks asked the applicant if they were going to enhance the creek running through the property. Mr. McGhee stated that the drainage that bisects the property is an APW stream buffer, so the intent is to leave it natural and as is. Mr. McGhee stated that they are enhancing the storm water basin so that it will be enlarged so that it can provide the appropriate stormwater for the development. Mr. McGhee stated that the apartment complex would have to create Covenant and Restrictions and maintain the buffer stream to APW specs. Mr. McGhee stated that the buffer shown on the plans is actually 200 ft. wide, there is a couple hundred acres that is running through the stream. The developer would control the outfalls from their proposed project to make sure that water is going through properly not only for the detention but also from the BMP's or water quality through MARC criteria. That would help collect anything that is coming from this particular site. Mr. McGhee stated that they can't control what is coming from upstream. They want to make sure that the infrastructure isn't getting clogged on Brookside Drive for instance, there are culverts there so that would be a spot to coordinate maintenance and work with the city. Mr. McGhee stated that the stream buffer would not require fencing and it's not in the FEMA flood plain.

Travis Kramer, Kramer Real Estate Group, LLC  
3909 West 124<sup>th</sup> Street  
Shawnee, KS

Mr. Kramer stated that regarding the phases, all the utilities and the underground development would be conducted first, and it would all be 3 concurrent phases so they would all go on at one time. The single-family lots would either be built to suit, built to spec, or they will sell lots. The single-family homes might not be built immediately but they will be ready to sell.

Mr. Kramer stated that he has had multiple conversations with CBRE who conducted the feasibility study as well as Gray Starr who they have engaged but hasn't signed any contracts with to manage the apartments. Mr. Kramer stated that he believed Gray Starr has 5 or 6 properties in the Kansas City area they are managing, and they are all A+, high quality properties.

Ms. Maloney stated that based on their feasibility study the rent for a one-bedroom will exceed \$1,000 per month, plus utilities, and will include covered parking options, the target income ranges \$38,000-\$45,000, that is based on the City's own housing study and their private feasibility study through CBRE that was last updated in October 2019.

Ms. Maloney stated that the developer does accept all of staff's conditions.

Ms. Maloney stated that since the approval of the Comprehensive Plan in 2015 there has many changes to the original 2004 Chapman Farms PUD. Ms. Maloney stated that the City decided to change the recommended land use of

the exact property, from Commercial to High-Density Residential. The applicant is asking for Med-Density, the property is identified on the Comprehensive Plan for this area as High-Density Residential and Mixed Density Neighborhood which means plus 12 units per acre for high-density and 5-12 units per acre for the mixed neighborhood. Ms. Maloney stated that the Comprehensive Plans usually calls for an increase in multi-family with the City to 30% within the City and a decrease of Commercial along 7 Hwy. given the vacancies. The commercial was over developed with the anticipation of all the homes that were going to be built under the Chapman Farms plan. She stated that now we are faced with low-density residential that can't support the commercial, this will free the adjacent commercial that is already existing and support what's going on up the street.

Ms. Maloney stated that there seems to be concern with the potential overcrowding of Mason Elementary School that will serve this area. The applicant has been in contact with the school district and they are aware of the proposed project. Ms. Maloney mentioned the, "No Tax Increased Bond" issue on the April ballot. That plan has plans for renovation and expansion of Mason Elementary School. Ms. Maloney stated that they have also talked with Prairie Township Fire Protection, Chief Large and he has assured the developer that they can handle any increase in the interim with their partner agencies. Ms. Maloney stated that they met with Chief Bob Muenz, Blue Springs and he as well stated that they will service that area. She went on to say that you have to get the people there in order to generate the revenue before you can put permanent fixes in place.

Ms. Maloney stated that property across the street that is currently owned by the Blue Springs Land Bank is off the tax rolls and has been for some time, working with CBRE and their market feasibility study the proposed project will add an excess of a million dollars to the taxing jurisdictions which mean more money for the school district, fire district, and the City. It will be listed at a 32% tax ratio because it will be classified under commercial because it is multifamily, and it will be controlled by a developer.

Commissioner Ashley Hose made it be known that she used to work with CBRE and left there in November 2019 but has no other connections with them to date.

**WITNESSES  
IN FAVOR**

None.

**WITNESSES  
OPPOSED**

Thomas Hintenach, Resident  
1105 SW Conch Way  
Lee's Summit, MO

Jessica Agnelly-Karwczyk, Resident  
9223 SW 12<sup>th</sup> Street  
Lee's Summit, MO

Melissa Black, Resident  
9308 SW Orca Court  
Blue Springs, MO



Zach Goff, Oswald Roam Law, LLC  
Representing DAK Reality Devco, LLC  
601 NW Jefferson Street  
Blue Springs, MO  
Christine Opatrny-Yazell, Resident  
805 SW Green Meadow Drive  
Blue Springs, MO

Kevin Enyart, DAK Reality Devco, LLC  
521 NE Station Drive  
Lee's Summit, MO

John Easley, Resident  
9304 SW Orca Court  
Blue Springs, MO

John Straight, Resident  
26101 Mason School Road  
Blue Springs, MO

Brian Shaw, Resident  
617 SW Muriel Drive  
Grain Valley, MO

**Topics of Concern:**

- Property values
- Bond Issue may or may not pass
- Services will not be provided
- Estate Lots vs apartments and the adverse effect
- Traffic
- Investment in community
- Protect citizens that are already here
- Change the character of the neighborhood
- Overcrowding of the school
- Concerned with the high density that is already in the Chapman Farms area
- Other areas along 7 Hwy. that can house multi-family homes
- Expectations and promises when residents purchased their homes
- Capacity of School District
- Would not have purchased homes if they knew apartments would be proposed in that location
- DAK Reality Devco, LLC has made offers for the subject property and have been declined.
- Doesn't feel that Earhart met the Zoning Criteria
- Parking and Lighting views

Mr. Mallon stated that there is a substantial difference between the City's adopted Comprehensive Plan designation for the property and the S1 Area Plan designation for the property and the existing PUD Concept Plan. The existing PUD Concept Plan has been in place since 2004 and it does show the property

as single-family villas, that plan has never been developed. The Comprehensive Plan was adopted in 2014 and put into effect on 2015 and does call for high-density residential and mixed density residential. Mr. Mallon read the definition for High Density Residential, “High Density Residential is residential areas of predominantly multi-unit buildings or sites apartments and supporting institution uses primarily located in corridors or the transition areas between neighborhoods and centers or corridors, net density for these areas is typically more than 12 units an acre. The balance of the site is mixed density neighborhood which is 5 to 12 dwelling units per acre with a range of housing formats. Mr. Mallon stated that staff doesn’t consider the homes to be row-houses, the definition and lot parameters for row house contemplate fee-simple lot ownership with each individual unit being on its own lot. These are proposed to be multiple buildings on one lot which meets the definition of the apartment complex.

Commissioner Casey questioned the 30% multi-family goal number for the City.

Mr. Mallon stated that the city is currently at 28% and that does include duplexes. That is based on the existing housing and not what an area is zoned to allow for future single-family homes. The 28% does include the recent developments.

Commissioner Casey asked the applicant if other sites along 7 Highway were considered. Ms. Maloney stated that the parcel was for sale and the Land Bank owns it. They choose this site because it is recommended by the Comprehensive Plan to be high-density residential, that is located right along 7 Highway that it’s not appropriate to put single-family right along 7 Highway, and commercial development is not feasible there. Ms. Maloney stated that there is no single-family development that can occur within the conservation / drainage area.

Commissioner Ken Billups stated that he sat on the Planning Commission when the original Chapman Farms plans came in and how much time and effort was spent on the plan to make sure that there was a broad mix of development types. Commissioner Billups stated that he respectively disagrees with staff on the statement of the abundance of commercial space along 7 Highway. The multi-family housing was taken away in one area and was given commercial zoning. That was the area for the multi-housing. He stated that this side of 7 Highway was meant to be the high end of Chapman Farms, of the entire Chapman Farms development and he would like to keep it that way.

Commissioner Banks stated that she felt that a promised made should be a promise kept. Commissioner Banks stated that if the apartments go in first who would want to buy a townhome or villas backed up to all the apartment complexes. Commissioner Banks stated that she would prefer to leave the development commercial. Commissioner Banks stated that we are trying to do Economic Obsolescence, which is, bring something in that’s not a part of your property but, it’s adjoining your property that is going to affect your property.

Commissioner Chad Sanderson stated that he’s concerned with the services to be provided to the development. Commissioner Sanderson stated that he felt the City needs more rentals, but it should be closer to the core of the city. He stated that there is a lot of vacant commercial at the core of City, the rentals may help out with that.

With no further discussion, Chairperson Graham closed the public hearing at 9:07 p.m.

**HEARING CLOSED**

Commissioner Lynn Banks recommended the denial of Rezoning / RZ-01-20-7212 / “Earhart Estates at Chapman Farms”.

**MOTION**

**AGENDA ITEM 2**

**PUBLIC HEARING / REZONING / RZ-01-20-7212 / “Earhart Estates at Chapman Farms” / West of SW 7 Highway between SW Mason School Road and SW Brookside Drive, and south of SW Brookside Drive  
(Related to Agenda Items 3 & 4) (Continued from February 10, 2020 Planning Commission meeting.)**

Seconded by Commissioner Ken Billups Jr.

**SECOND**

Scott Casey – Aye

Chad Sanderson - Aye

Lynn Banks – Aye

Susan Stokenbury – Absent

**VOTE**

Ken Billups Jr. – Aye

Ashley Hose – Aye

Mitchell Peil – Aye

LaKeisha Veal – Absent

Jackie Fairbanks, Vice Chairperson - Aye

Byron Craddolph - Aye

Travis Graham, Chairperson – Aye

**(APPROVED TO DENY 9-Aye, 0-No)**

**MOTION**

**AGENDA ITEM 3**

**PUBLIC HEARING / PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN / PUDC-01-20-7211 / “Earhart Estates at Chapman Farms” / West of SW 7 Highway between SW Mason School Road and SW Brookside Drive, and south of SW Brookside Drive  
(Related to Agenda Items 2 & 4) (Continued from February 10, 2020 Planning Commission meeting.)**

Commissioner Lynn Banks recommended the denial of Planned Unit Development (PUD) Concept Plan / PUDC-01-20-7211 / “Earhart Estates at Chapman Farms.”

**SECOND**

Scott Casey – Aye

Chad Sanderson - Aye

Lynn Banks – Aye

Susan Stokenbury – Absent

**VOTE**

Ken Billups Jr. – Aye

Ashley Hose – Aye

Mitchell Peil – Aye

LaKeisha Veal – Absent

Jackie Fairbanks, Vice Chairperson - Aye

Byron Craddolph - Aye

Travis Graham, Chairperson – Aye

**(APPROVED TO DENY 9-Aye, 0-No)**

Commissioner Lynn Banks moved to deny the Preliminary Plat / PP-01-20-7210 / “Earhart Estates at Chapman Farms.”

**MOTION**

**AGENDA 4**

**PRELIMINARY PLAT / PP-01-20-7210 / “Earhart Estates at Chapman Farms” / West of SW 7 Highway between SW Mason School Road and SW Brookside Drive, and south of SW Brookside Drive**

***(Related to Agenda Items 2 & 3) (Continued from February 10, 2020 Planning Commission meeting.)***

**SECOND**

**VOTE**

Seconded by Commissioner Jackie Fairbanks.

Scott Casey – Aye

Lynn Banks – Aye

Ken Billups Jr. – Aye

Mitchell Peil – Aye

Jackie Fairbanks, Vice Chairperson - Aye

Travis Graham, Chairperson – Aye

**(APPROVED TO DENY 9-Aye, 0-No)**

Chad Sanderson - Aye

Susan Stokenbury – Absent

Ashley Hose – Aye

LaKeisha Veal – Absent

Byron Craddolph - Aye

**AGENDA ITEM 5**

**SITE PLAN/DESIGN REVIEW/ SPDR-01-20-7225 / “Chase ATM” / 1020 NW Woods Chapel Road**

Matt Wright, Acting Assistant Director, Community Development, stated that before the Planning Commission is a request for a Site Plan/Design Review for Chase ATM located at 1020 NW Woods Chapel Road. The site is zoned “GB” (General Business) which permits bank and financial institutions including ATM’s. The ATM is classified as a pad site and meets applicable coverage height and setback. Access to the site will be provided through a shared access easement from NW Kingsridge Drive. It will have a loop drive around the ATM which will accommodate three stacking spaces. Any existing sidewalks along the frontages must be repaired and replaced if not ADA compliant.

The applicant is requesting a reduction in the 15-foot buffer edge along the frontage of Kingsridge due to the size of the lot. The applicant would like to encroach the access drive for the ATM into that buffer edge. 33.9% of the site is a required landscape buffer, with the proposed request reduction with the access drive the applicant would still have 30.8% of the site being a buffer which is over 3 times the 10% required for a reduction request. The landscape plan that was provided is short 16 plant units, which staff does recommend be provided on the final landscape plan for building permit. The ATM is largely metal and does meet the design requirements in the UDC. Signage will be reviewed Administratively provided it meets the Sign Code.

None.

Skim Hymer, RMTA Architects  
2000 Shawnee Mission Parkway

**QUESTIONS**

**APPLICANT**

Mission Woods, Kansas

**QUESTIONS**

Commissioner Jackie Fairbanks questioned the lighting. Mr. Hymer stated that they are providing their own parking lot lights. Mr. Hymer stated that there is security lighting under the canopy with a pole mounted light as well.

Commissioner Lynn Banks moved to approve the Site Plan/Design Review / SPDR-01-20-7225 / “Chase ATM” with three (3) staff conditions.

**MOTION**

**AGENDA ITEM 5  
SITE PLAN/DESIGN  
REVIEW/ SPDR-01-20-  
7225 / “Chase ATM” / 1020  
NW Woods Chapel Road**

Seconded by Commissioner Byron Craddolph.

**SECOND**

Scott Casey – Aye	Chad Sanderson - Aye
Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Ashley Hose – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Jackie Fairbanks, Vice Chairperson - Aye	Byron Craddolph - Aye
Travis Graham, Chairperson – Aye	

**(APPROVED 9-Aye, 0-No)**

**VOTE**

**STAFF CONDITIONS**

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the Concept Plan.
2. Prior to Building Permit issuance, a Landscape Plan in compliance with the UDC requirement of 108 Total Plant Units must be submitted as part of the Building Permit.
3. Prior to issuance of Occupancy, the following must occur:
  - The proposed development shall remove and replace any existing public sidewalk adjacent to the development that is not ADA-compliant.
  - The proposed development shall remove the existing curb and pavement from old Kingsridge Drive, grade, and install a ribbon curb along the south edge and landscape the remaining area. This shall occur within the boundaries of the development and in the right-of-way directly abutting said property.

**AGENDA ITEM 6  
PRELIMINARY PLAT /  
PP-01-20-7224 / “Moreland  
Village 5<sup>th</sup> Plat” / South of  
Moreland Village  
Subdivision**

Matt Wright, Acting Assistant Director, Community Development, stated that before the Planning Commission is a request to approve a Preliminary Plat for Moreland Village 5<sup>th</sup> Plat an 8-lot single-family subdivision on 1.88 +/- acres. This Preliminary Plat would complete the Moreland Village subdivision. The Preliminary Plat does include a one phase single-family subdivision with access to 6 of the 8 lots currently installed along SE Valley Forge and SE Adams Drives. Lots 169 and 171 would require an extension to SE Adams Drive to be completed before those lots could be developed. The minimum floor area classification for the lots is 1,400 sq. ft., which is one step above the first 4 plats of Moreland Village which had 1,200 sq. ft. minimum. The only sidewalk improvement required is along the west side of Adams Drive with the

development of Lot 171. The Adams Drive extension is required to be completed prior to final plat approval.

**QUESTIONS**

Commissioner Fairbanks asked if this development is a part of the NID Sewer District. Mr. Wright stated that he believes that this development is on City sewer. Adam Hilgedick, City Engineer, confirmed the development is not a part of the NID. He stated that there is existing sewer on SE Valley Forge Drive and on SE Adams Drive.

**APPLICANT**

David Witt, Witt Realty  
3917 SW Briarwood Oaks Drive  
Blue Springs, MO

Mr. Witt stated that the applicant is upping the square footage and homes should sell for \$250,000-\$350,000. The sewer is there, and the applicant will be able to cut the street in 3 areas.

**QUESTIONS**

None.

**MOTION**  
**AGENDA ITEM 6**  
**PRELIMINARY PLAT /**  
**PP-01-20-7224 / “Moreland**  
**Village 5<sup>th</sup> Plat” / South of**  
**Moreland Village**  
**Subdivision**

Commissioner Lynn Banks moved to approve the Preliminary Plat / PP-01-20-7224 / “Moreland Village 5<sup>th</sup> Plat” with four (4) staff conditions.

**SECOND**

Seconded by Commissioner Jackie Fairbanks.

**VOTE**

Scott Casey – Aye	Chad Sanderson - Aye
Lynn Banks – Aye	Susan Stokenbury – Absent
Ken Billups Jr. – Aye	Ashley Hose – Aye
Mitchell Peil – Aye	LaKeisha Veal – Absent
Jackie Fairbanks, Vice Chairperson - Aye	Byron Craddolph - Aye
Travis Graham, Chairperson – Aye	

**(APPROVED 9-Aye, 0-No)**

**STAFF CONDITIONS**

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Final Plat approval, the following shall occur:
  - a. All public infrastructure, unless stated otherwise, shall be completed prior to approval of the Final Plat.
  - b. 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 City Council.
  - c. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been constructed per the approved plan and will function as designed shall be submitted prior to approval of the Final Plat by City Council.
  - d. A letter from Water District 13 stating water lines have been completed and the developer has been granted a Final

Acceptance from the District must be submitted prior to approval of the Final Plat by City Council.

- e. The minimum livable floor area classification must be noted on the Final Plat.
3. Prior to Building Permit issuance, the Final Plat must be approved and recorded prior to the issuance of any building permits.
  4. Prior to release of Occupancy on each lot, the following must occur:
    - a. A 4-ft. sidewalk is required to be installed along the west side of SE Adams Drive and must be installed prior to the issuance of a Certificate of Occupancy for Lot 171.
    - b. Each single-family lot is required a minimum of 45 plant units, which must be installed prior to the issuance of a Certificate of Occupancy for each lot. Street trees are in addition to the 45 plant units and shall be installed per the Street Tree Plan provided by the applicant, which includes large shade trees on single frontage lots and a mix of small shade/ornamental trees on corner and double frontage lots.

The next scheduled meeting Monday, March 9, 2020, has been canceled due to lack of agenda items.

**OTHER BUSINESS**

Mike Mallon, Acting Director, informed the Commission that the Deer Creek Rezoning / RZ-12-19-7161 & Planned Dev. Concept Plan / PDC-12-19-7162 has been withdrawn by the applicant.

With no further discussion, a motion was made by Commissioner Jackie Fairbanks to adjourn at 9:12 p.m. Seconded by Commissioner Lynn Banks.

**MEETING ADJOURN**

<https://youtu.be/JW0PxqnBIYQ>

**MEDIA LINK**

---

Respectfully Submitted by  
Karen Findora, Recording Secretary

---

Travis Graham, Chairperson

---

Date

### Development Activity Report January – March 2020

Administrative Reviews (January – March 2020):

- Staff approved 29 sign permits (5 temporary & 24 permanent).

Building Permits:

	Jan. 2020	Feb. 2020	Mar. 2020	2020 YTD
Single-Family	4	18	8	30
Two-Family	8	3	8	19
Multi-Family	0	0	0	0
Total Dwelling Units	20	24	24	68
Misc. Residential (additions & alterations)	8	15	12	35
Commercial – New	1	2	1	4
Commercial – Alterations	5	8	2	15
Total Building Permits*	81	106	76	263

\*includes all the above permits plus additional non-structural permits (i.e. mechanical, plumbing, sewer, etc.)

Administrative Site Plan Design Reviews (approved January – March):

- Staff approved Aspen Dental, a new 3,500-sf. free-standing medical services/dental office to be located in Adams Dairy Landing on the south side of NE Coronado Dr. west of MOD Pizza.
- Staff approved Country Club South Car Wash, a renovation of an existing car wash at 2400 SW 7 Hwy. Renovations include relocated vacuum stalls and signage.
- Staff approved Burger King, a new 2,977-sf. free-standing fast food drive-thru restaurant to be located at 1128 NW Woods Chapel Rd. (northeast corner of Woods Chapel Rd. & Kingsridge Dr. where the former QuikTrip was located).
- Staff approved Smoothie King, a renovation of a vacant fast food drive-thru building at 200 NW 7 Hwy. (former SnoBall Cove and Sheridan's Frozen Custard building). Renovations include exterior building remodel and enclosure of covered patio area.