



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

**Planning Commission
MINUTES
Monday, September 28, 2020**

Face coverings were required to be worn by all attendees pursuant to Order of the Jackson County Health Director dated July 1, 2020, and Phase 2.5 of the Eastern Jackson County Recovery Plan. Anyone unable to wear a face covering pursuant to the County's requirement could participate in the public hearings or provide comment via conference call at (816)743-4875; Conference ID 387 216 263# as provided in Section 610.020(4) RSMo.

A regular meeting of the Planning Commission of the City of Blue Springs was held in the Howard L. Brown Public Safety Building, Council Chambers located at 1100 SW Smith Street on Monday, September 28, 2020 with the following members, guests and staff in attendance:

ATTENDANCE

Susan Stokenbury	Tom Rohr
Travis Graham	Mitchell Peil
Bryon Craddolph	Jacob Honeycutt
Ashley Hose, Vice Chairperson	Ken Billups Jr.
Chad Sanderson, Chairperson	

Mike Mallon, Acting Director, Community Development
Matt Wright, Acting Assistant Director, Community Development
Nathan Jurey, Senior Planner
Adam Hilgedick, City Engineer
Jackie Sommer, City Attorney
Jerry Kaylor, Councilmember – District 1 (Mayor Pro-Tem)
Karen Findora, Planning Commission Liaison

ABSENT

Planning Commissioner Lynn Banks
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 Jacob Honeycutt, and a unanimous vote, the Minutes of Monday, September 14, 2020 were

AGENDA ITEM 1b.
FINAL PLAT / PF-08-20-7451 / "Moreland Village 5th Plat, Lots 168-175" / SW Corner of SW Valley Forge Drive and SE Adams Drive

STAFF CONDITIONS

approved as submitted along with Final Plat / PF-08-20-7451 / "Moreland Village 5th Plat, Lots 168-175" with four (4) staff conditions.

1. Approval is 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.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
3. Prior to occupancy of each lot, the required street trees and landscaping must be installed.
4. Prior to occupancy of Lot 171, the required ADA-compliant 4-foot sidewalk must be installed along SE Adams Drive.

AGENDA ITEM 2
PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-09-20-7464 / "Blue Springs Logistics Center" / West of Tyer Road, approx. 245-ft. north of NE Jefferson Street (Related to Agenda Item 3)

The public hearing for Agenda Items 2 & 3 was opened at 6:32 p.m. Chairperson Sanderson informed the Commission that the City is requesting a continuance of Items 2 & 3 to the Monday, October 12, 2020 Planning Commission meeting.

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AGENDA ITEM 3
PUBLIC HEARING / REZONING / RZ-09-20-7465 / "Blue Springs Logistics Center" / West of Tyer Road, approx. 245-ft. north of NE Jefferson Street (Related to Agenda Item 2)

MOTION
AGENDA ITEM 2
PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-09-20-7464 / "Blue Springs Logistics Center" / West of Tyer Road, approx. 245-ft. north of NE Jefferson Street (Related to Agenda Item 3)

Commissioner Mitchell Peil moved to continue the General Development Plan and the Rezoning for "Blue Springs Logistics Center" to the Monday, October 12, 2020 Planning Commission meeting.

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MOTION

**AGENDA ITEM 3
PUBLIC HEARING /
REZONING / RZ-09-20-
7465 / “Blue Springs
Logistics Center” / West of
Tyer Road, approx. 245-ft.
north of NE Jefferson Street
(Related to Agenda Item 2)**

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

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

**AGENDA ITEM 4
PLANNED
DEVELOPMENT FINAL
PLAN & SITE
PLAN/DESIGN REVIEW /
PDFS-09-20-7458 / “Luxe
One, LLS” / 1501 NW North
Ridge Drive**

Nathan Jurey, Senior Planner, Community Development, stated that before the Planning Commission is a request to approve a PD Final Plan & Site Plan for one (1) Mid-Rise Apartments Building, four (4) stories tall with 53 dwelling units on a 2.08 +/- acre property. The plan meets all UDC requirements of the underlying zoning district and is in substantial compliance with the approved PD Concept Plan that was approved on August 17, 2020. (Ord. 4923)

There are a few changes from the PUD Concept Plan:

- Removal of the driveway connected to Burdett Crossing;
- Revisions to the building elevation near the main entrance;
- Addition of signage;
- Alteration of the proposed units. Interior amenities will be moved to the rear of the building facing the open courtyard.

The proposed changes are minor according to the Code.

Mr. Jurey stated that there is a little bit of the landscaping located off the site. The owner of Luxe One has come to an agreement with the adjacent property owners to locate a berm as well as landscaping off site. Typically, this is not allowed but it was approved as part of the Concept Plan and the developer has an agreement with the adjacent property owner.

QUESTIONS

Commissioner Mitchell Peil asked how the signs on the building are lighted and asked if there would be an elevator.

APPLICANT

David Williams, Finkle+Willmas Architecture

Mr. Williams stated that the elevator will have a 4,000 lb. capacity. It is based on the weight, and not on how many people are in the elevator. Mr. Williams stated that the applicant’s initial intent without really studying the sign code, is to have it internally illuminated. The applicant would also like to beat the winter for the site work on the property.

MOTION
AGENDA ITEM 4
PLANNED
DEVELOPMENT FINAL
PLAN & SITE
PLAN/DESIGN REVIEW /
PDFS-09-20-7458 / "Luxe
One, LLS" / 1501 NW North
Ridge Drive

SECOND

VOTE

Commissioner Mitchell Peil moved to approve Planned Dev. Final Plan & Site Plan/Design Review / PDFS-09-20-7458 / "Luxe One, LLC" with three (3) staff conditions.

Seconded by Commissioner Byron Craddolph.

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

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

APPROVED
(9-Aye, 0-No)

STAFF CONDITIONS

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, except the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
 - a. Allow the proposed Mid-Rise Apartment building to be constructed on the subject property, whose lot size is 2.08 +/- acres. UDC Section 405.020 restricts Mid-Rise Apartments to properties with a maximum lot size of two (2) acres;
 - b. Allow a twenty (20) foot parking setback from NW North Ridge Drive for the parking lot located in the eastern portion of the site provided that Landscape Buffer Type "A" is installed along the entire south property line to mitigate any negative impacts. UDC Section 404.110.D.2 requires a twenty-five (25) foot parking setback from all street frontages;
 - c. Allow a five (5) foot parking setback and landscape buffer from the west property line. UDC Section 404.110.D.2 requires a ten (10) foot parking setback from any lesser-intense zoning district on abutting properties. UDC Section 407.040.D.1 requires a minimum landscape buffer width of seven (7) feet (i.e. Buffer Type "A") when abutting SF-7 zoned property. UDC Section 407.010.E.1 requires a six (6) foot perimeter parking buffer when a parking block of 25 or fewer spaces is located to the side of a building.
2. Prior to Building Permit issuance, the blanket Cable Easement (Doc. No. 1997I0028452) must either be privately removed, or the developer must provide a letter from the rightsholder of said easement consenting to the location of the proposed building and improvements.
3. Prior to occupancy, the existing public sidewalk adjacent to the development must be replaced as required by Public Works to meet ADA regulations and both the on- and off-site improvements and berm/landscaping must be installed as proposed.

AGENDA ITEM 5

SITE PLAN/DESIGN REVIEW / SPDR-09-20-7463 / “Ambrose Property Group” / 2400 NE Coronado (Related to Agenda Items 6 & 7)

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AGENDA ITEM 6

PRELIMINARY PLAT / PP-09-20-7461 / “Ambrose Property Group” / 2400 NE Coronado (Related to Agenda Items 5 & 8)

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AGENDA ITEM 7

FINAL PLAT / PF-09-20-74621 / “Ambrose Property Group” / 2400 NE Coronado (Related to Agenda Items 5 & 6)

APPLICANT

Mike Mallon, Acting Director, Community Development, stated that before the Planning Commission are three requests for approval for a Site Plan/Design Review, Preliminary and Final Plats. The property includes two (2) lots, that are proposed to be combined into a single lot for industrial development. The eastern lot covering 14.36 +/- acres was previously occupied by a manufacturing land use (Haldex Brake Products Corp.). The western lot covering 12.25 +/- acres is currently undeveloped. The existing developed site is proposed to be expanded to accommodate additional loading/unloading areas and surface parking for the proposed delivery center, which is classified as a freight terminal under the UDC. The proposal is to combine both subdivisions into a single lot totally approximately 26.6 +/- acres.

The proposed use for the site is a freight terminal (e-commerce), which is allowed in the “LI” (Light Industrial) zoning district with a Conditional Use Permit. The former Haldex building will remain on site and will be upgraded as needed. A new 29,500 sf. canopy to the south will be added to the site. The canopy will cover the vans. Parking will be allowed to the west and south of building. An entrance will be constructed off R. D. Mize Road and R. D. Mize will be improved to accommodate the new entrance. There are three other vehicle accesses that are existing and will be utilized, west and north side and then again on the east side. The two on the north and east side will be used for employee parking, and the one to the west will allow access to where the delivery vans will be stored. A Parking Study was submitted, and staff approved of the study. A site lighting and Photometric Plan was provided, and there is no light spill over on the properties to the west or south of said property. Mr. Mallon stated that there is a little bleed over along the right-of-way along Coronado Drive, which staff believes is minimal and acceptable.

Jeff De Zort, CESO

Mr. De Zort stated that the facility is e-commerce. Packages will be coming in from tractor-trailers over night from 6:00 p.m. – 10:00 p.m., based on user demand. The packages will be sorted, typically by a third shift type time frame. The packages will be sorted to their end delivery route, and then prepare the packages for loading into the vans. The vans would disperse after the morning rush hour at about 9:00 a.m. Those tend to go on an 8-10-hour route before they make their way back to the facility. The drivers for the delivery vehicles will drive their personal vehicles on to the site and park in an open spot. The drivers will exit the site going north out onto Coronado Drive.

QUESTIONS

Commissioner Peil asked the applicant if there were any future plans on putting solar panels on top of the canopy; then selling that energy back to the City. Mr. De Zort stated that currently he is unaware of any plans, and if there would be in the future, a structural analysis would have to be conducted.

MOTION

AGENDA ITEM 5

SITE PLAN/DESIGN REVIEW / SPDR-09-20-7463 / “Ambrose Property Group” / 2400 NE Coronado (Related to Agenda Items 6 & 7)

Commissioner Mitchell Peil moved to approve Site Plan/Design Review / SPDR-09-20-7463 / “Ambrose Property Group” with five (5) staff conditions.

SECOND

Seconded by Commissioner Jacob Honeycutt.

VOTE

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

Susan Stokenbury – Aye
Jacob Honeycutt – Aye
LaKeisha Veal – Absent
Byron Craddolph – Aye
Tom Rohr - 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 requirements or development standard contained in the UDC.
2. Signage requires a separate Sign Permit.
3. All required landscaping must be installed prior to the issuance of a Certificate of Occupancy.
4. An exterior lighting plan must be reviewed and approved administratively through the building permit process.
5. All required screening for the new building addition shall be shown on building permit plans and will be reviewed administratively by staff prior to the issuance of a building permit. All required screening for the new building addition must be completed prior to approval of a Final Certificate of Occupancy.

MOTION

AGENDA ITEM 6
PRELIMINARY PLAT /
PP-09-20-7461 / “Ambrose
Property Group” / 2400 NE
Coronado (Related to Agenda
Items 5 & 7)

Commissioner Mitchell Peil moved to approve Preliminary Plat / PP-09-20-7461 / “Ambrose Property Group” with seven (7) staff conditions.

SECOND

Seconded by Commissioner Ashley Hose.

VOTE

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

Susan Stokenbury – Aye
Jacob Honeycutt – Aye
LaKeisha Veal – Absent
Byron Craddolph – Aye
Tom Rohr - 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. All public sidewalks shall be delineated and labeled on the Final Plat. Any public sidewalk sections located outside of the right-of-way shall be in a delineated and dedicated pedestrian easement.

3. Any public utility line not located within the right-of-way shall be located in a delineated and dedicated utility easement on the Final Plat.
4. Required street trees shall be installed prior to the issuance of a Certificate of Occupancy.
5. The Final Plat shall be recorded with Jackson County and all required documents must be returned to the Community Development Department prior to the issuance of a building permit.
6. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed prior to the issuance of a Certificate of Occupancy.
7. As-builts and 2-year maintenance bonds on public improvements must be submitted prior to the issuance of a Certificate of Occupancy.

MOTION
AGENDA ITEM 7
FINAL PLAT / PF-09-20-7461 / “Ambrose Property Group” / 2400 NE Coronado (Related to Agenda Items 5 & 6)

Commissioner Mitchell Peil recommended the approval of Final Plat / PF-09-20-7461 / “Ambrose Property Group” with three (3) staff conditions.

SECOND

Seconded by Commissioner Susan Stokenbury.

VOTE

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

RECOMMEND APPROVAL
(9-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC.
2. Prior to building permit issuance, the Final Plat must be recorded with Jackson County and returned to the City.
3. Prior to the issuance of a Certificate of Occupancy for the building, all ADA sidewalk, RD Mize Road Improvements and stormwater detention improvements are required to be completed.

OTHER BUSINESS

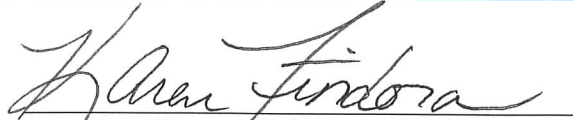
The next scheduled meeting is Monday, October 12, 2020.

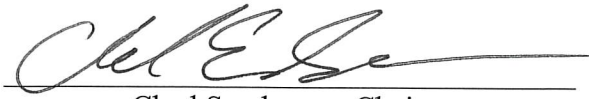
MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mitchell Peil to adjourn at 7:06 p.m. Seconded by Commissioner Jacob Honeycutt.

MEDIA LINK

<https://www.youtube.com/watch?v=XAA6NnScEjQ>


Respectfully Submitted by
Karen Findora, Recording Secretary


Chad Sanderson, Chairperson

10/12/20

Date