



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

DEVELOPMENT ADVISORY COMMISSION
MEETING AGENDA

Friday, May 12, 2023- 11:30 a.m.

Board Members please call 816-228-0211 if unable to attend

1 CALL TO ORDER

A. Minutes – January 26, 2023

2 REVIEW OF PROJECT APPLICATIONS

A. UDC Text Amendments (UDCT-04-23-8725)

Proposed UDC Text Amendments to Section 408.010.G – FF-O District Standards of the Floodplain Management Section of the Unified Development Code pertaining to new construction and substantial improvements to structures in the floodplain.

3 OTHER BUSINESS

4 ADJOURN

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

Agenda posted at the following locations:

City Hall, 903 W. Main Street

City's website

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

May 11, 2023

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



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

**Development Advisory Commission
MINUTES
Thursday, January 26, 2023**

A meeting of the Development Advisory Commission of the City of Blue Springs was held in City Hall Development Room 128 located at 903 W. Main Street on Thursday, January 26, 2023, with the following members and guests in attendance.

ATTENDANCE

Travis Graham, Chair
Orion Berridge, Vice Chair
Bob Frost

STAFF/OTHERS

Mike Mallon, Comm. Dev. Dir
Cara Elbert, Asst. Dir., Com Dev

ABSENT

Chase Rosher
Travis Hagewood
Aliyah Kincade, Recording Secretary

**CALL TO ORDER
ROLL CALL**

Chairperson Travis Graham called the meeting to order at 10:00 a.m.

CONSENT AGENDA

Chairperson Graham requested action on the Meeting Minutes. Commissioner Bob Frost moved to approve the October 14, 2022, meeting minutes. Seconded by Commissioner Orion Berridge. The motion passed unanimously with approval.

**AGENDA ITEM 2A
UDCT-01-23-8609 /
“Marijuana UDC
Amendment”**

Mike Mallon, Director, Community Development, presents the requests to the Board concurrently.

QUESTIONS

The Commission questions about development and the smoking ordinance.

Mr. Mallon answered the Commissions questions.

MOTION
UDCT-01-23-8609 /
“Marijuana UDC
Amendment”

Commissioner Berridge moved to approved UDCT-01-23-8609/
“Marijuana UDC Amendment”.

SECONDED

Commissioner Frost seconded.

VOTE

Travis Graham, Chair – Aye
Orion Berridge – Aye

Bob Frost – Aye

RECOMMENDED APPROVAL
(3-Aye, 0-No)

OTHER BUSINESS

None.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Frost to
adjourn at 10:20 a.m. Seconded by Commissioner Berridge.

Respectfully Submitted by,
Aliyah Kincade, Recording Secretary

Travis Graham, Chairperson

Date

DEVELOPMENT ADVISORY COMMISSION STAFF REPORT



Meeting Dates:	Development Advisory Commission: May 12, 2023
Project Request:	UDC Text Amendment Floodplain - UDCT-04-23-8725

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

Project Description: Proposed UDC Text Amendments to Section 408.010.G – FF-O District Standards of the Floodplain Management Section of the Unified Development Code pertaining to new construction and substantial improvements to structures in the floodplain.

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

The proposed amendments specifically require that electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be elevated to or above three feet above the base flood elevation. These new regulations would only apply to new construction or substantial improvement of structures for properties that are located within the floodplain.

Draft Language:

G. FF-O District Standards. The following standards shall apply within the FF-O District:

1. Permitted Uses. Any use permitted in the FW-O District shall be permitted in the FF-O District.
2. Supplemental Standards. The following supplemental standards shall apply within the FF-O District:
 - a. New construction or substantial improvements of residential structures shall be required to have the lowest floor, including basements, elevated to or above three (3) feet above the base flood elevation. For all new residential construction or substantial improvements, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) shall be elevated to or above three (3) feet above the base flood elevation.
 - b. New construction or substantial improvements of non-residential structures shall be required to have the lowest floor, including basements, elevated to or above three (3) feet above the base flood elevation or, together with attendant utility and sanitary facilities, to be floodproofed so that below such a level the structure is watertight with walls substantially impermeable to the passage of water

and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A licensed professional engineer or architect shall certify that the standards of this Subsection are satisfied. Such certification shall be provided to the Community Development Director.

- c. In new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot ~~three (3) feet~~ above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.