

AN ORDINANCE AMENDING SECTION 403.070.A OF THE UNIFIED DEVELOPMENT CODE, OF THE CODE OF ORDINANCES OF THE CITY OF BLUE SPRINGS TO MODIFY THE DEVELOPMENT REVIEW PROCEDURES FOR SITE PLAN DESIGN REVIEW APPLICATIONS

WHEREAS, The City of Blue Springs adopted a Unified Development Code (UDC) in 1996 by passage of Ordinance No. 2738 on November 18, 1996, and readopted an amended Unified Development Code on August 3, 2015, by passage of Ordinance No. 4558; which has been further amended for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends; and

WHEREAS, City staff is committed to bringing forward amendments to the UDC as needed; and

WHEREAS, the proposed UDC amendments are intended to promote redevelopment and remodeling of existing buildings by allowing more Site Plan Design Review applications for façade remodels to be approved administratively by staff while still ensuring quality and compatible design and when necessary, further review by the Planning Commission; and

WHEREAS, the City Council is elected to promote the community's health, safety, and welfare, which duty includes proper planning and ordinances designed to provide for a coordinated development of the City and the reduction of conflicting use to promote the general welfare; and

WHEREAS, the Development Advisory Commission recommends the approval of amendments to the Unified Development Code; and

WHEREAS, the Planning Commission held a public hearing and, after discussion, recommends to the City Council the language set forth below; and

WHEREAS, after due notice, public hearings were held before the Planning Commission at its November 13, 2023, meeting and City Council at its December 4, 2023 meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Section 403.070.A of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 403.070. Site Plan And Design Review.

- A. Overview/Applicability. The site plan and design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code. Site plan and design review applies to the following development types:
1. Administrative Review. The following applications may be administratively reviewed by staff:
 - a. A new building less than twenty-five thousand (25,000) square feet and that meets all development standards.
 - b. An addition to an existing legally conforming building of more than four hundred fifty (450) square feet and less than twenty-five thousand (25,000) square feet and with the property meeting all other development standards of the UDC.
 - c. ~~Any remodel or addition that involves alteration of less than seventy-five percent (75%) of the exterior facade.~~ addition or renovation of an existing building which significantly changes the architectural character of the building, as determined by the Director. Significant changes to architectural character include but are not limited to significant changes in exterior building materials, increasing or decreasing the openings in the building's façade by more than ten percent, and significant changes to the cornice line or slope of the roof.
 - d. Any site development work that alters less than eighty percent (80%) of the existing landscape or open space.
 - e. An addition of impervious surface of more than ten thousand (10,000) square feet.
 - f. Any other building or development activity that involves investment of less than eighty percent (80%) of the current value of the property and building.
 - g. Exemptions.
 - (1) Site plan review shall not apply to:
 - (a) TF or lesser zoning districts.
 - (b) Detached houses or duplexes where no open space is required, and which are not part of a planned development.
 - (c) In-fill development within an existing neighborhood.
 - (2) Development activity that is exempt or does not require administrative review of a site plan shall still provide sufficient information at the time of required permits to demonstrate that all applicable standards of the Unified Development Code are met.
 2. Site Plan And Design Review. The following applications require review by the Planning Commission:
 - a. Any new building of twenty-five thousand (25,000) square feet or more, or an addition of more than twenty-five thousand (25,000) square feet to an existing

building.

- b. Any property or site modifications or development projects encompassing involving more than five (5) acres.
- c. Applications that require technical studies, which in the sole discretion of staff, may impact the use, investments, or design of public facilities beyond the specific application.
- d. Site plans accompanying other administrative or discretionary approvals required to be reviewed by the Planning Commission.
- e. The Director shall have the discretion to require that any Site Plan and Design Review application that may otherwise be approved administratively be sent to the Planning Commission for review upon a determination that the public interest would best be served by doing so.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 4th day of December 2023.

CITY OF BLUE SPRINGS

Carson Ross, Mayor

ATTEST:

Erin Ford, City Clerk

1st Reading: December 4, 2023
2nd Reading: December 4, 2023