BLUE SPRINGS
MISSOURI

PLANNING COMMISSION MEETING

Monday, June 22, 2026 6:30 PM
Public Safety Building
1100 SW Smith St
Blue Springs, Missouri

MEMBERS:	Susan Stokenbury (7/7)
Chris Henning (7/7)	Jennifer Ritschel (6/7)
Rick How (7/7)	Travis Graham (5/7)
Brian Ingersoll (7/7)	Jennifer Irey (2/2)
Chad Sanderson (4/7)	Jared Pumphrey (5/7)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval of Monday, June 8, 2026 Minutes
4. Public Hearing—Vacation: 12th Street Extension (VAC-06-26-9901) 8131 SW 12th Street
5. Public Hearing—General Development Plan: Winwater & Flex Use (GDP-03-26-9850) 2601 NW Jefferson Street
6. Public Hearing—Conditional Use Permit: Winwater & Flex-Use (CUP-03-26-9851) 2601 NW Jefferson Street

7. Public Hearing—Conditional Use Permit: Universal Beauty Studio Academy (CUP-05-26-9892) 1405 SW Smith Street
8. Public Hearing—Conditional Use Permit: Midnight Ink (CUP-05-26-9882) 2307 NW South Outer Road
9. Preliminary Plat: Winwater & Flex Use (PP-03-26-9852) 2601 NW Jefferson Street
10. Adjournment

This agenda was posted at City Hall and on the City's website on June 17, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
MISSOURI

MINUTES OF PLANNING COMMISSION June 8, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, June 8, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with Chairperson Rick How presiding.

BOARD ATTENDANCE

Rick How

Chris Henning

Brian Ingersoll

Susan Stokenbury

Jennifer Ritschel

Travis Graham

Jennifer Irey

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Katie Tholen, Mayor Pro-Tem

Jennifer Baird, City Attorney

Traci Breshears, Recording Secretary

BLUE SPRINGS
MISSOURI

1. **CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM**

Chairperson, Rick How, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Traci Breshears, recording secretary, took roll to confirm a quorum.

2. **APPROVAL OF MINUTES**

Chairperson How requested action on the on the May 26, 2026 minutes. Commissioner Stokenbury made a motion to approve the minutes. Commissioner Pumphrey seconded the motion. With a 8-0 approval, the minutes were passed.

3. **AGENDA ITEM 4—PUBLIC HEARING: CONDITIONAL USE PERMIT / CUP-03-26-9855 / Flex Spaces / 3405 NW Jefferson St**

Chairperson How opened the public hearings at 6:31p.m. and requested Logan Day, Planner I, present the Conditional Use Permit for Flex Spaces to Planning Commission.

Applicant, Brandon Keller, 420 Nichols Rd, Kansas City, spoke on the project. No one spoke in favor or against the project. Chairperson How closed the public hearing at 6:44 p.m.

Commissioner Graham made the motion to approve Conditional Use Permit CUP-03-26-9855 with staff conditions. Commissioner Ingersoll seconded the motion. With a 8-0 approval, the Conditional Use Permit will be heard on June 15, 2026 at City Council.

BLUE SPRINGS
MISSOURI

Rick How—Aye

Jennifer Ritschel—Aye

Chris Henning—Aye

Travis Graham—Aye

Brian Ingersoll—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

Jared Pumphrey—Aye

STAFF CONDITIONS:

1. Approval by the City Council based on the representation 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:
2. All previously approved conditions associated with the development including associated General Development Plan, and Site Plan Design Review. Shall remain in effect and be complied with at all times.
3. No vehicles associated with a "Vehicle Repair-Limited" or "Vehicle Repair-General" use shall be stored, parked for repair purposes, or repaired outside of the designated interior tenant space. All vehicle repair activities shall occur entirely within the enclosed tenant space.
4. The land uses "Vehicle Repair-Limited" and "Vehicle Repair-General" shall be permitted only within Buildings A and B of Flex Spaces Phase II, as shown on the associated site plan.

5. All tenants operating a “Vehicle Repair-Limited” or “Vehicle Repair-General” use shall comply with all applicable building, fire, and life-safety code requirements and obtain any required permits and inspections prior to occupancy or operation.

4. ADJOURN

Chairperson How asked for a motion of adjournment. Commissioner Graham motioned to adjourn, which was seconded by Commissioner Henning, and with unanimous consent the meeting was adjourned at 6:52 p.m.

[BOARD CHAIR]

_____

[Rick How]

ATTEST;

_____

[Traci Breshears]

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: June 22nd, 2026

City Council Date: July 6th, 2026

Project Name: 12th Street Extension

Site Location: 8131 SW 12th St

Applicant: Dennis Dovel

Property Owner: City of Blue Springs

Staff Planner: Logan Day, Planner 1

Project Request:

VAC-06-26-009901: Vacation of portion of 12th street extension to change the existing right of way into permanent construction easements for the purpose of stormwater control, utilities and road construction.

Project Description:

The applicant is proposing an extension of SW 12th Street from SW Southcrest Drive to Wyatt Road to improve connectivity and provide access to properties in the area for

Vacation
VAC-06-26-9901
12th Street Extension
Exhibit #1

future development. The extension will also serve the proposed Southwest Park development located west of the new roadway. The requested right-of-way vacation is necessary to facilitate construction of the SW 12th Street extension and accommodate the planned improvements.

Staff Recommendation:

Staff recommends approval of the vacation application, subject to the conditions outlined at the conclusion of this staff report.

Previous Actions:

Date	Review Body	Action
February 12, 2024	Planning Commission	Recommended approval of Planned Development Concept Plan and Rezoning for Redwood Living.
February 21, 2024	City Council	Denied the Planned Development Concept Plan and Rezoning for Redwood Living.

Future Applications:

Approval of Vacation is required prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single Family District)	Single Family Housing
South:	"PLOS" (Public Land Open Space)	Vacant Land
East:	"GB" (General Business) "MF-14" (Moderate Multi Family)	Blue Springs Christian Church/Vacant Land

West:	"PLOS" (Public Land Open Space)	Vacant Land

Vacation Analysis

Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, PUD final plan or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated. If the application is not submitted by all such owners, that fact shall be noted on the application along with the names and addresses of all adjoining owners who are not a party to the application.

Public Loss:

The proposed vacation would convert an existing permanent right-of-way into a permanent construction easement to facilitate the construction of public infrastructure, including stormwater, utilities, and roadway construction. The vacation is not anticipated to adversely impact public access, utility services, or transportation connectivity. The easement will ensure continued access for construction and maintenance activities necessary to support the development and associated public improvements.

Private Impact:

The proposed vacation will not adversely affect access or utility service to adjacent private properties. Access and service will be maintained while allowing for the construction of infrastructure needed to support development within the area

Public Notice:

The public was notified via public notice published in the Examiner. See attached Public Notice.

Review Criteria

The City Council, in its sole discretion, may decide to approve or disapprove an application for a vacation and in rendering its decision may use the following review criteria for an application for vacation:

1. The application is in accordance with the Comprehensive Plan or any official plan or program developed under the guidance of the Comprehensive Plan. In particular the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

    a. Staff finds the vacation is in accordance with the Comprehensive Plan and all official plans or programs developed under the guidance of the Comprehensive Plan. In particular, staff finds the impact of the vacation on physical patterns, the arrangement of streets, blocks, lots, open spaces, and public realm investments reflects the principles and concepts of the Comprehensive Plan.

2. Compliance with the requirements of this Development Code. In particular the vacation is consistent with the intent and design objectives of the subdivision design standards.

    a. Staff finds the vacation is in compliance with the requirements of the Development Code. In particular, staff finds that the vacation is consistent with the intent and design objectives of the subdivision design standards.

3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of

current and future streets, open spaces, blocks, lots, and public utilities and facilities.

a. Staff finds the vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, open spaces, blocks, lots, and public utilities and facilities.

4. Any impacts identified by specific studies or technical reports are mitigated with generally accepted sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

    a. No impacts were identified by any specific study or technical report, and therefore staff did not find the mitigations are needed by generally accepted sound planning, engineering, and urban design solutions. Nonetheless, staff finds the vacation reflects long term solutions and sound fiscal investments in the subdivision.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan

    a. Staff finds the vacation will not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

6. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

a. With respect to the vacation, staff finds all resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

7. The application meets the public interest and is not otherwise for the sole benefit of one property owner or project.

    a. Staff finds the vacation meets the public interest and is not otherwise for the sole benefit of one (1) property owner or project.

8. No private rights will be injured or endangered by the application.

    a. Staff finds that the vacation will not injure or endanger any private rights.

9. The street or alley to be vacated no longer serves a public purpose.

    a. Staff finds that the right-of-way proposed for vacation no longer serves its intended public purpose. The area is not utilized for public transportation, access, or circulation needs, and its conversion to a permanent construction easement will better facilitate the installation and maintenance of stormwater, utility, and roadway improvements necessary to support development in the area. The proposed vacation will not diminish public access or connectivity and is therefore consistent with the public interest.

10. The recommendations of professional staff.

    a. Staff recommend approval of the vacation with the following one (1) conditions indicated below.

11. Other information which may come to its attention.

a. Staff finds there is no additional information that may come to our attention.

In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, good and welfare, including the requirements for easements. The Director of City Development shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation shall become effective.

Staff Recommendation:

Staff recommends approval of the Vacation application with the following 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 Unified Development Code (UDC), unless specifically modified through the approval of this Vacation application. Conditions of approval include:

    a. Utility easements shall be provided within the existing right-of-way, including for the existing public sanitary sewer, prior to the vacation of the right-of-way. Documentation of utility releases and/or letters of no objection from all affected utility providers shall be submitted prior to recording the vacation.



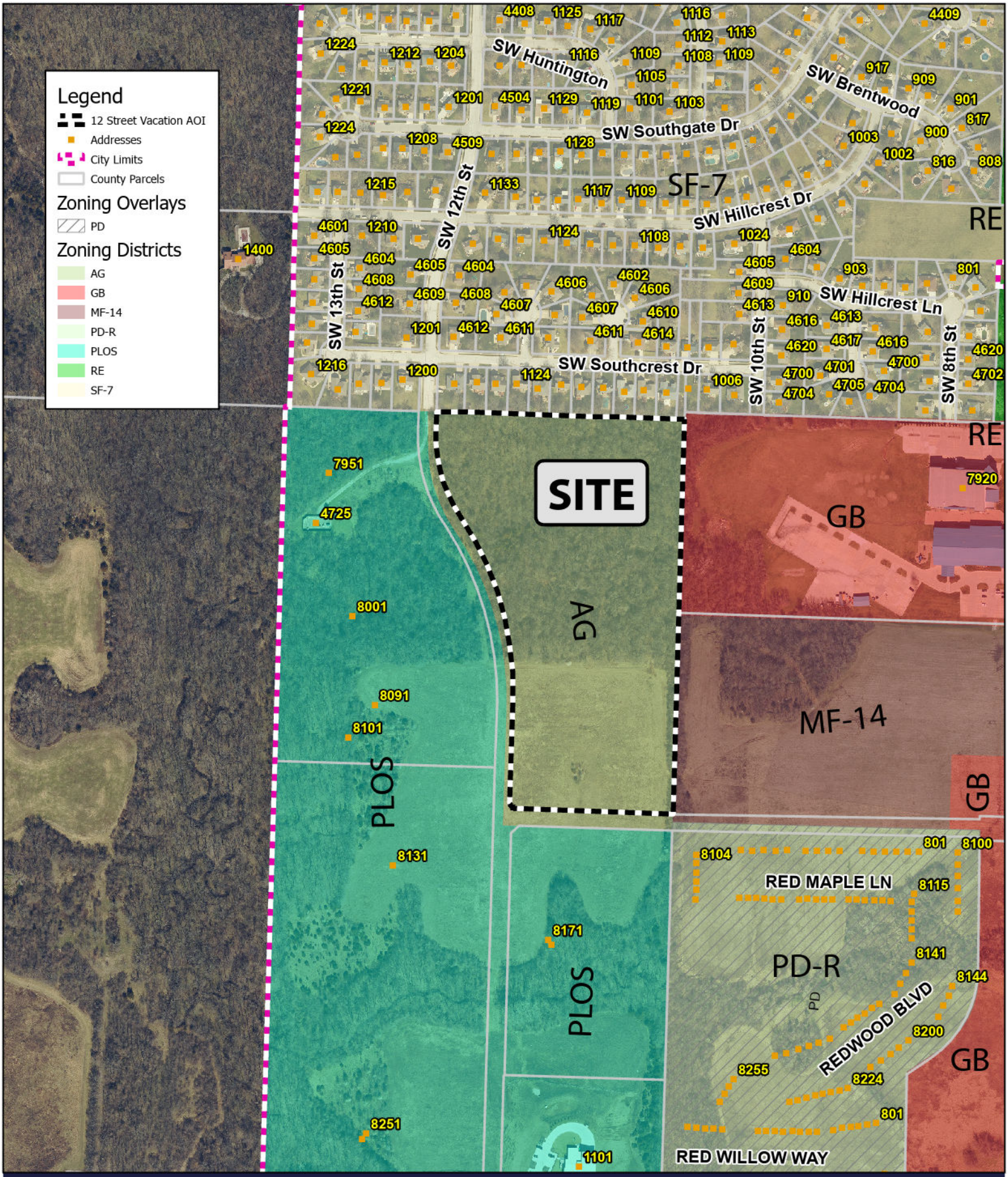
VAC-06-26-9901
Parcel: 42-740-98-97-00-0-00-00 &
42-740-97-99-01-0-00-000
AERIAL LOCATION MAP

BLUE SPRINGS
MISSOURI

N

1" = 400'

Date: 06/02/26



BLUE SPRINGS MISSOURI

VAC-06-26-9901
Parcel: 42-740-98-97-00-0-00-00 &
42-740-97-99-01-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 400'

Date: 06/02/26

PERMANENT EASEMENT #1 LEGAL DESCRIPTION:

ALL THAT PART OF "CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH YELLOW PLASTIC CAP MARKED LS 2143 FOUND AT THE NORTHWEST CORNER OF LOT ONE (1) OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE S 88° 01' 01" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID "CHAPMAN WOODS, LOTS 1-3" AND "SOUTHGATE HILLS - 9TH PLAT" RECORDED AS DOCUMENT NUMBER 1995I1389835, A DISTANCE OF 498.61 FEET TO A REBAR WITH 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE S 01° 58' 35" W, ALONG THE EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 65.77 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE LEFT AN ARC DISTANCE OF 297.70 FEET, A RADIUS OF 470.00 FEET, A CHORD BEARING OF S 16° 10' 09" E AND A CHORD DISTANCE OF 292.75 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 243.67 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 27° 32' 14" E AND A CHORD DISTANCE OF 243.11 FEET TO THE EAST LINE OF A PROPOSED RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE ALONG SAID EAST PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 79.90 FEET, A RADIUS OF 345.00 FEET, A CHORD BEARING OF N 35° 47' 20" W AND A CHORD DISTANCE OF 79.73 FEET TO A SET 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653;
THENCE CONTINUING ALONG SAID EAST PROPOSED RIGHT OF WAY LINE N 42° 25' 26" W A DISTANCE OF 44.22 FEET TO THE CENTERLINE OF THE EXISTING RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE ALONG SAID EXISTING RIGHT OF WAY CENTERLINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 118.21 FEET, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 30° 55' 42" W AND A CHORD DISTANCE OF 118.14 FEET;
THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 110.71 FEET, A RADIUS OF 500.00 FEET, A CHORD BEARING OF N 27° 58' 18" W AND A CHORD DISTANCE OF 110.48 FEET TO THE EAST LINE OF A PROPOSED RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE ALONG SAID EAST PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 95.10 FEET, A RADIUS OF 380.00 FEET, A CHORD BEARING OF N 05° 11' 34" W AND A CHORD DISTANCE OF 94.85 FEET TO A SET 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653;
THENCE CONTINUING ALONG SAID EAST PROPOSED RIGHT OF WAY LINE N 01° 58' 35" E A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10,828 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.

STATE OF MISSOURI
JIM COPELAND
NUMBER PLS-2004001329
PROFESSIONAL LAND SURVEYOR

DATE: 12/3/2025

JIM COPELAND, MO PLS # 2004001329 AS AGENT FOR LAND SURVEYING CORPORATION, WILSON & COMPANY, INC. ENGINEERS AND ARCHITECTS, MO CLS # 2006020653

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO: 1 OF 4
SCALE:
PROJECT NO: 24-001-018-00
DRAWN BY: NWK DATE: 12/3/2025
CHECKED BY: JC 12/3/2025
APPROVED BY:

WILSON & COMPANY
800 East 101st Terrace, Suite 200
Kansas City, MO 64131
Phone: 816-701-3100
Fax: 816-942-3013

EXHIBIT FOR PERMANENT EASEMENTS IN EAST 1/2 OF SOUTHEAST 1/4 OF SEC. 13-T48N-R31W, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

W:\Projects\24001018\00_Disciplines\Survey\Drawings\24001018_ZNSET1A.dwg Plotted on: Dec 03, 2025 - 12:11pm By: MWoodman

PERMANENT EASEMENT #2 LEGAL DESCRIPTION:

ALL THAT PART OF "CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID "CHAPMAN WOODS, LOTS 1-3", SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE N 88° 17' 35" W, ALONG THE NORTH LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 8.58 FEET TO A 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653 SET ON THE NORTH LINE OF A PROPOSED RIGHT OF WAY FOR S.W. MAJOR ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 104.71 FEET, A RADIUS OF 215.00 FEET, A CHORD BEARING OF S 77° 45' 16" W AND A CHORD DISTANCE OF 103.68 FEET TO THE CENTERLINE OF THE EXISTING RIGHT OF WAY FOR S.W. MAJOR ROAD;
THENCE N 88° 17' 35" W, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 445.37 FEET TO A POINT ON THE NORTH PROPOSED RIGHT OF WAY LINE FOR S.W. 12TH STREET;
THENCE ALONG SAID NORTH PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 7.62 FEET, A RADIUS OF 320.00 FEET, A CHORD BEARING OF N 44° 58' 50" W AND A CHORD DISTANCE OF 7.62 FEET TO A POINT ON THE EXISTING CENTERLINE OF THE RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE N 01° 42' 26" E, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 375.81 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY CENTERLINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 135.35 FEET, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 02° 10' 13" W AND A CHORD DISTANCE OF 135.25 FEET TO A POINT ON THE EAST PROPOSED RIGHT OF WAY LINE FOR S.W. 12TH STREET;
THENCE ALONG SAID EAST RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 116.86 FEET, A RADIUS OF 345.00 FEET, A CHORD BEARING OF N 05° 42' 11" E AND A CHORD DISTANCE OF 116.31 FEET TO THE EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 253.51 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 05° 20' 38" E AND A CHORD DISTANCE OF 252.87 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE S 01° 42' 26" W, CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 331.04 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE ALONG THE NORTHEAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 43° 17' 34" E AND A CHORD DISTANCE OF 35.36 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE S 88° 17' 35" E, ALONG THE NORTH LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 496.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 28,458 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.

STATE OF MISSOURI
JIM COPELAND
NUMBER PLS-2004001329
PROFESSIONAL LAND SURVEYOR

DATE: 12/3/2025

JIM COPELAND, MO PLS # 2004001329 AS AGENT FOR LAND SURVEYING CORPORATION, WILSON & COMPANY, INC. ENGINEERS AND ARCHITECTS, MO CLS # 2006020653

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO: 2 OF 4
SCALE:
PROJECT NO: 24-001-016-00
DRAWN BY: NWK DATE: 12/3/2025
CHECKED BY: JC 12/3/2025
APPROVED BY:

WILSON & COMPANY
800 East 101st Terrace, Suite 200
Kansas City, MO 64131
Phone: 816-701-3100
Fax: 816-942-3013

EXHIBIT FOR PERMANENT EASEMENTS IN EAST 1/2 OF SOUTHEAST 1/4 OF SEC. 13-T48N-R31W, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

W:\Projects\24001016\03_Drawings\24001016BD_XHIBIT1B.dwg Plotted on: Dec 03, 2025 - 12:11pm By: NWickman

Title of Document: Permanent Easement

Date of Document: _____, 2026

Grantors: Blue Springs Christian Church

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 W. Main Street, Blue Springs, Missouri 64015

Legal description:

All that part of "Chapman Woods, Lots 1-3" recorded as Document Number 2007E0075781, and Part of the East Half of the Southern Quarter of Section Thirteen (13), Township Forty-eight (48) North, Range Thirty-one (31) of the Fifth Principal Meridian, all in the City of Blue Springs, Jackson County, Missouri.

Title of Document: Permanent Construction Easement

Date of Document: _____, 2026

Grantors: Blue Springs Christian Church

Grantee: Blue Springs, Missouri

Mailing Address (Grantee): 903 W. Main Street, Blue Springs, Missouri 64015

Legal description:

All that part of "Chapman Woods, Lots 1-3" recorded as Document Number 2007E0075781, and Part of the East Half of the Southern Quarter of Section Thirteen (13), Township Forty-eight (48) North, Range Thirty-one (31) of the Fifth Principal Meridian, all in the City of Blue Springs, Jackson County, Missouri.

PERMANENT CONSTRUCTION EASEMENT

THIS AGREEMENT, made this _____ day of _____ 2026 by and between, Blue Springs Christian Church, having an address of 7920 SW MO-7 Highway, Blue Springs, Missouri 64014-5704, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the State of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of Zero Dollars, to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described permanent construction easement in real estate in the County of Jackson, State of Missouri, to wit:

A perpetual and permanent construction easement for the construction, improvement, reconstruction and maintenance of city infrastructure, including but not limited to, construction of roadways, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances being and situated in the County of Jackson, and the State of Missouri, as legally described in Exhibit A which is attached hereto and incorporated herein; and

Grantor agrees not to obstruct or interfere with **Grantee's** use and enjoyment of the Easement areas granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said Easement.

It is expressly agreed to by the **Grantor** that the **Grantee** may, in the **Grantee's** absolute discretion, and without prior notification to the **Grantor**, assign or transfer any and all of its rights under this Easement. Such assignment or transfer shall not otherwise affect any rights granted by the **Grantor** pursuant to this Easement.

Grantor further states that it is lawfully seized of title to the land through which said Easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein.

THIS GRANT shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD the same, with all rights privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which the permanent utility easement is herein conveyed and that it has good right to convey the same.

IN WITNESS WHEREOF, the said Grantor(s) executed the above on _____, 2026.

By: _____

By _____

Christine Cates, City Administrator

EXHIBIT A

Legal Description of Permanent Construction Easement #1

The tract of land contains 10,828 square feet or 0.25 acres, more or less.

All that part of "Chapman Woods, Lots 1-3" recorded as Document Number 2007E0075781, and Part of the East Half of the Southern Quarter of Section Thirteen (13), Township Forty-eight (48) North, Range Thirty-one (31) of the Fifth Principal Meridian, all in the City of Blue Springs, Jackson County, Missouri.

EXHIBIT B

Legal Description of Permanent Construction Easement #2

The tract of land contains 28,458 square feet or 0.64 acres, more or less.

All that part of "Chapman Woods, Lots 1-3" recorded as Document Number 2007E0075781, and Part of the East Half of the Southern Quarter of Section Thirteen (13), Township Forty-eight (48) North, Range Thirty-one (31) of the Fifth Principal Meridian, all in the City of Blue Springs, Jackson County, Missouri.

ACKNOWLEDGEMENT BY CORPORATION

STATE OF MISSOURI
COUNTY OF JACKSON

On this 29th day of May, 2026 appeared David Judd, Member, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Notary Public

My Commission Expires: 10/29/2026

MEGAN RODGERS
NOTARY PUBLIC - STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES: 10/29/2026
COMMISSION# 18919561

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS.
COUNTY OF JACKSON)

On this _____ day of _____, 2026, before me personally appeared Christine Cates, to me personally known, who, being by me duly sworn, did say that she is the City Administrator of the City of Blue Springs, Missouri, and that said instrument was signed by Christine Cates on behalf of the City pursuant to due authority vested in such person and said individual acknowledged said instrument to be the free act and deed of said City.

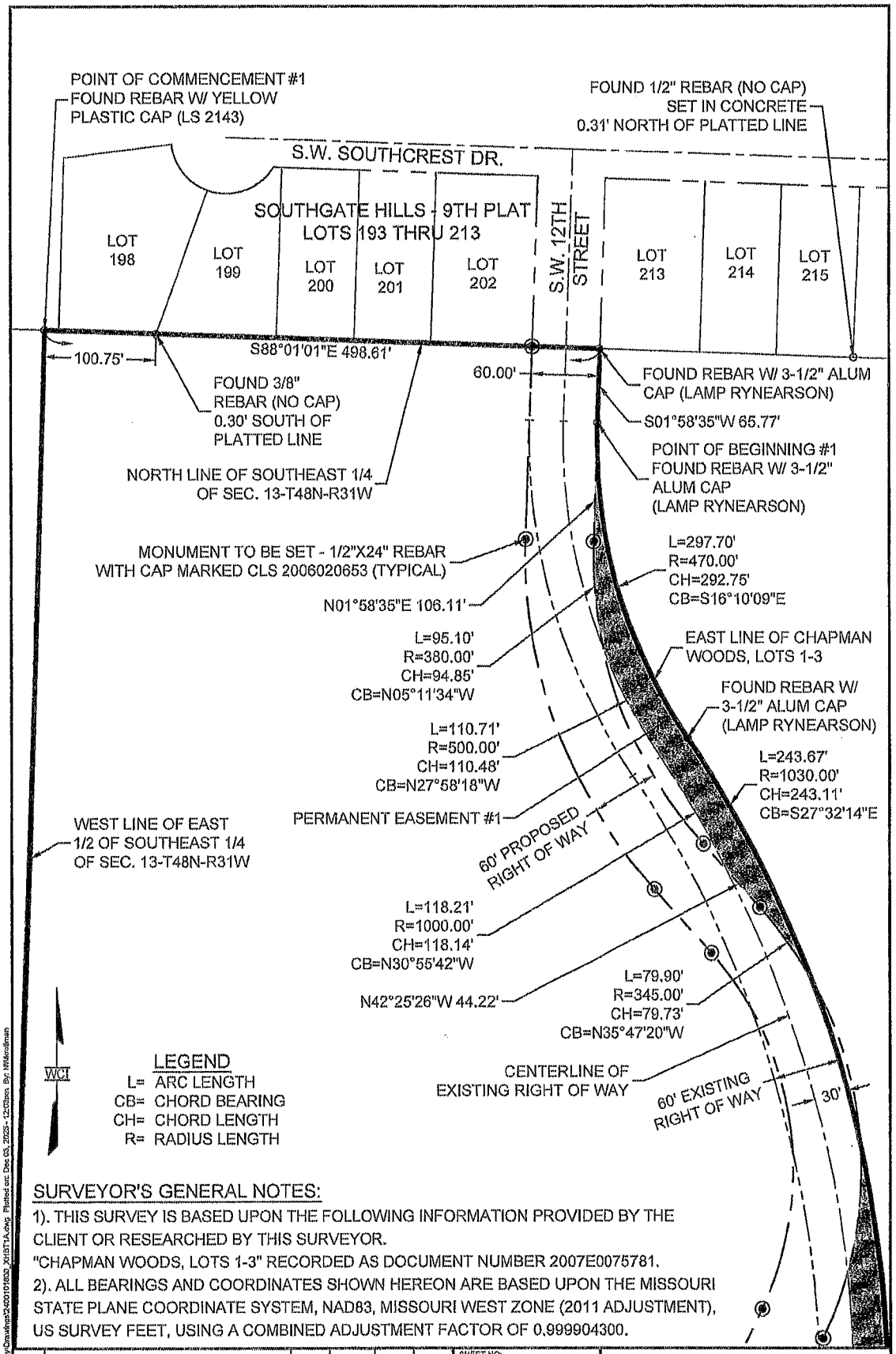
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year last above written.

Notary Public in and for said State
Commission Expires: _____

EXHIBIT A

Legal Description of Permanent Easement

All that part of "Chapman Woods, Lots 1-3" recorded as Document Number 2007E0075781, and Part of the East Half of the Southern Quarter of Section Thirteen (13), Township Forty-eight (48) North, Range Thirty-one (31) of the Fifth Principal Meridian, all in the City of Blue Springs, Jackson County, Missouri.



SURVEYOR'S GENERAL NOTES:

1). THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
"CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781.

2). ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, MISSOURI WEST ZONE (2011 ADJUSTMENT), US SURVEY FEET, USING A COMBINED ADJUSTMENT FACTOR OF 0.999904300.

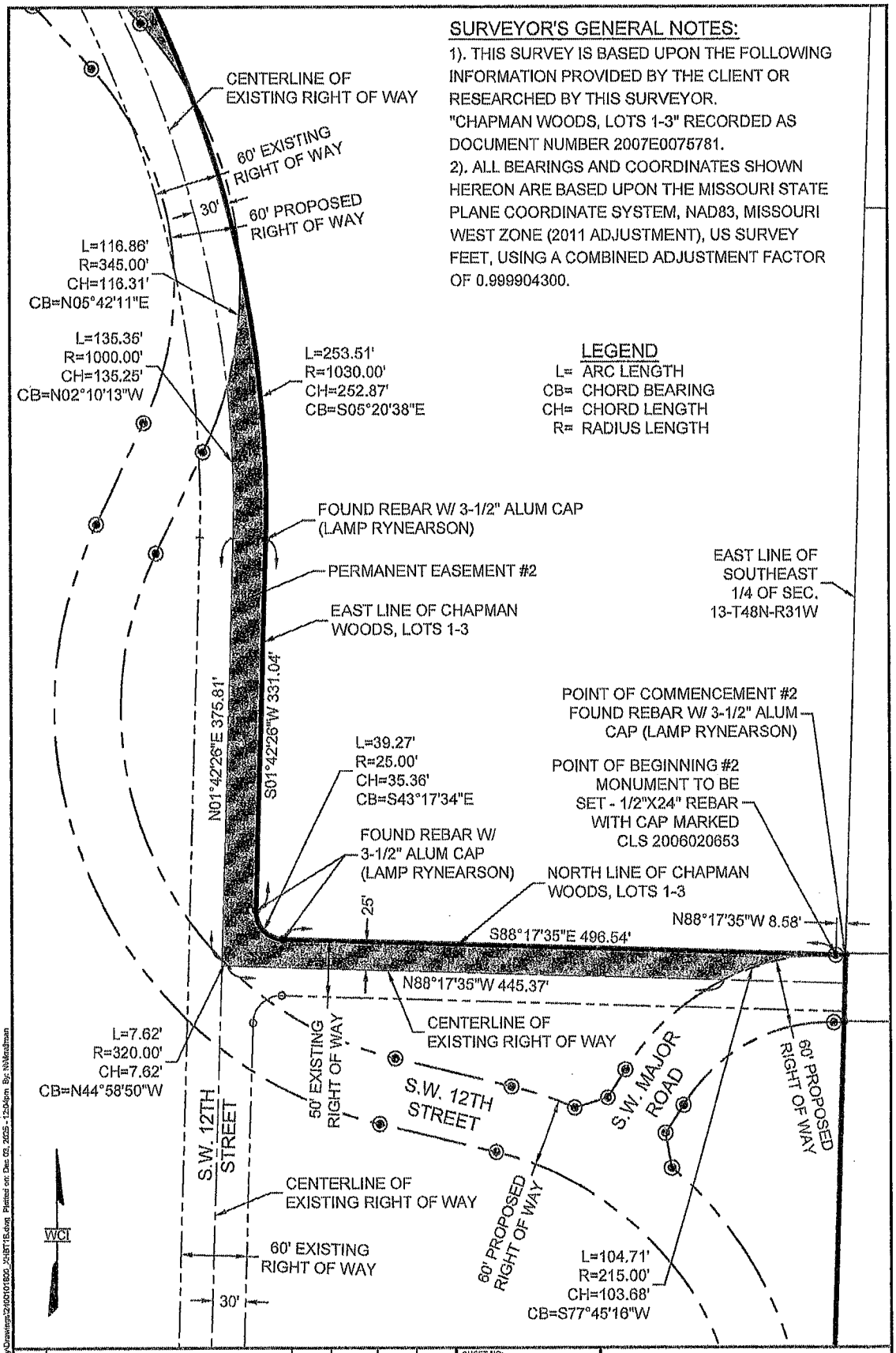
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO:	3 OF 4
SCALE:	1" = 100'
PROJECT NO:	24-001-018-00
DRAWN BY: NWK	DATE: 12/3/2025
CHECKED BY: JC	12/3/2025
APPROVED BY:	

WILSON & COMPANY
800 East 101st Terrace, Suite 200
Kansas City, MO 64131
Phone: 816-701-3100
Fax: 816-942-3013

EXHIBIT FOR PERMANENT EASEMENTS
IN EAST 1/2 OF SOUTHEAST 1/4
OF SEC. 13-T48N-R31W,
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

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NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO:	4 OF 4
SCALE:	1" = 100'
PROJECT NO:	24-001-018-00
DRAWN BY: NWK	DATE: 12/3/2025
CHECKED BY: JC	12/3/2025
APPROVED BY:	

WILSON & COMPANY
800 East 101st Terrace, Suite 200
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EXHIBIT FOR PERMANENT EASEMENTS IN EAST 1/2 OF SOUTHEAST 1/4 OF SEC. 13-T48N-R31W, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

M:\Projects\24-001-018\DWG_Data\Plats\Survey\Drawings\24001018DWG_ExhibitPlat.dwg, Plotted on: Dec 03, 2025 - 12:54pm, By: NWeidman

PERMANENT CONSTRUCTION EASEMENT

THIS AGREEMENT, made this _____ day of _____ 2026 by and between, Blue Springs Christian Church, having an address of 7920 SW MO-7 Highway, Blue Springs, Missouri 64014-5704, owner of the property herein described, hereinafter known as the Grantor and party of the first part, and Blue Springs, Missouri, a political subdivision of the State of Missouri, hereinafter known as the Grantee and party of the second part.

GRANTEE'S ADDRESS: 903 West Main Street, Blue Springs, Missouri 64015

WITNESSETH: Grantor, in consideration of the sum of Zero Dollars., to be paid by the City of Blue Springs, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described permanent construction easement in real estate in the County of Jackson, State of Missouri, to wit:

> A perpetual and permanent construction easement for the construction, improvement, reconstruction and maintenance of city infrastructure, including but not limited to, construction of roadways, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances being and situated in the County of Jackson, and the State of Missouri, as legally described in Exhibit A which is attached hereto and incorporated herein; and

Grantor agrees not to obstruct or interfere with **Grantee's** use and enjoyment of the Easement areas granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to the street, roadway, thoroughfare, storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said Easement.

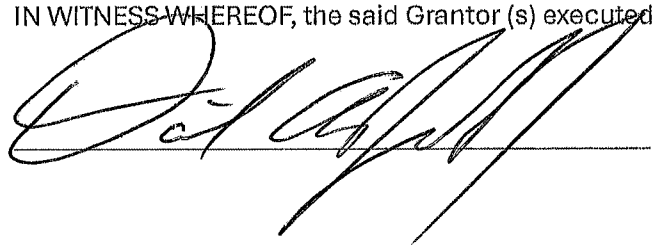
It is expressly agreed to by the **Grantor** that the **Grantee** may, in the **Grantee's** absolute discretion, and without prior notification to the **Grantor**, assign or transfer any and all of its rights under this Easement. Such assignment or transfer shall not otherwise affect any rights granted by the **Grantor** pursuant to this Easement.

Grantor further states that it is lawfully seized of title to the land through which said Easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein.

THIS GRANT shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD the same, with all rights privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which the permanent utility easement is herein conveyed and that it has good right to convey the same.

IN WITNESS WHEREOF, the said Grantor (s) executed the above on _____, 2026.

By: 

By _____

Christine Cates, City Administrator

EXHIBIT A

Legal Description of Permanent Easement

All that part of "Chapman Woods, Lots 1-3" recorded as Document Number 2007E0075781, and Part of the East Half of the Southern Quarter of Section Thirteen (13), Township Forty-eight (48) North, Range Thirty-one (31) of the Fifth Principal Meridian, all in the City of Blue Springs, Jackson County, Missouri.

PERMANENT EASEMENT #1 LEGAL DESCRIPTION:

ALL THAT PART OF "CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0076781, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH YELLOW PLASTIC CAP MARKED LS 2143 FOUND AT THE NORTHWEST CORNER OF LOT ONE (1) OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE S 88° 01' 01" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID "CHAPMAN WOODS, LOTS 1-3" AND "SOUTHGATE HILLS - 9TH PLAT" RECORDED AS DOCUMENT NUMBER 1995I1389835, A DISTANCE OF 498.61 FEET TO A REBAR WITH 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE S 01° 58' 35" W, ALONG THE EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 65.77 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE LEFT AN ARC DISTANCE OF 297.70 FEET, A RADIUS OF 470.00 FEET, A CHORD BEARING OF S 16° 10' 09" E AND A CHORD DISTANCE OF 292.75 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 243.67 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 27° 32' 14" E AND A CHORD DISTANCE OF 243.11 FEET TO THE EAST LINE OF A PROPOSED RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE ALONG SAID EAST PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 79.90 FEET, A RADIUS OF 345.00 FEET, A CHORD BEARING OF N 35° 47' 20" W AND A CHORD DISTANCE OF 79.73 FEET TO A SET 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653;
THENCE CONTINUING ALONG SAID EAST PROPOSED RIGHT OF WAY LINE N 42° 25' 26" W A DISTANCE OF 44.22 FEET TO THE CENTERLINE OF THE EXISTING RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE ALONG SAID EXISTING RIGHT OF WAY CENTERLINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 118.21 FEET, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 30° 55' 42" W AND A CHORD DISTANCE OF 118.14 FEET;
THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 110.71 FEET, A RADIUS OF 500.00 FEET, A CHORD BEARING OF N 27° 58' 18" W AND A CHORD DISTANCE OF 110.48 FEET TO THE EAST LINE OF A PROPOSED RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE ALONG SAID EAST PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 95.10 FEET, A RADIUS OF 380.00 FEET, A CHORD BEARING OF N 05° 11' 34" W AND A CHORD DISTANCE OF 94.85 FEET TO A SET 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653;
THENCE CONTINUING ALONG SAID EAST PROPOSED RIGHT OF WAY LINE N 01° 58' 35" E A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10,828 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.

STATE OF MISSOURI
JIM COPELAND
NUMBER PLS-2004001329
PROFESSIONAL LAND SURVEYOR

DATE: 12/3/2025

JIM COPELAND, MO PLS # 2004001329 AS AGENT FOR LAND SURVEYING CORPORATION, WILSON & COMPANY, INC. ENGINEERS AND ARCHITECTS, MO CLS # 2006020653

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO: 1 OF 4
SCALE:
PROJECT NO: 24-001-018-00
DRAWN BY: NWK DATE: 12/3/2025
CHECKED BY: JC 12/3/2025
APPROVED BY:

WILSON & COMPANY
800 East 101st Terrace, Suite 200
Kansas City, MO 64131
Phone: 816-701-3100
Fax: 816-942-3013

EXHIBIT FOR PERMANENT EASEMENTS IN EAST 1/2 OF SOUTHEAST 1/4 OF SEC. 13-T48N-R31W, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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PERMANENT EASEMENT #2 LEGAL DESCRIPTION:

ALL THAT PART OF "CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID "CHAPMAN WOODS, LOTS 1-3", SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE N 88° 17' 35" W, ALONG THE NORTH LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 8.58 FEET TO A 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653 SET ON THE NORTH LINE OF A PROPOSED RIGHT OF WAY FOR S.W. MAJOR ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 104.71 FEET, A RADIUS OF 215.00 FEET, A CHORD BEARING OF S 77° 45' 16" W AND A CHORD DISTANCE OF 103.68 FEET TO THE CENTERLINE OF THE EXISTING RIGHT OF WAY FOR S.W. MAJOR ROAD;
THENCE N 88° 17' 35" W, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 445.37 FEET TO A POINT ON THE NORTH PROPOSED RIGHT OF WAY LINE FOR S.W. 12TH STREET;
THENCE ALONG SAID NORTH PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 7.62 FEET, A RADIUS OF 320.00 FEET, A CHORD BEARING OF N 44° 58' 50" W AND A CHORD DISTANCE OF 7.62 FEET TO A POINT ON THE EXISTING CENTERLINE OF THE RIGHT OF WAY FOR S.W. 12TH STREET;
THENCE N 01° 42' 26" E, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 375.81 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY CENTERLINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 135.36 FEET, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 02° 10' 13" W AND A CHORD DISTANCE OF 135.25 FEET TO A POINT ON THE EAST PROPOSED RIGHT OF WAY LINE FOR S.W. 12TH STREET;
THENCE ALONG SAID EAST RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 116.86 FEET, A RADIUS OF 345.00 FEET, A CHORD BEARING OF N 05° 42' 11" E AND A CHORD DISTANCE OF 116.31 FEET TO THE EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 253.51 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 05° 20' 38" E AND A CHORD DISTANCE OF 252.87 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE S 01° 42' 26" W, CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 331.04 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE ALONG THE NORTHEAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 43° 17' 34" E AND A CHORD DISTANCE OF 35.36 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE S 88° 17' 35" E, ALONG THE NORTH LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 496.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 28,458 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.

STATE OF MISSOURI
JIM COPELAND
NUMBER
PLS-2004001329
PROFESSIONAL LAND SURVEYOR

DATE: 12/3/2025

JIM COPELAND, MO PLS # 2004001329 AS AGENT FOR LAND SURVEYING CORPORATION, WILSON & COMPANY, INC. ENGINEERS AND ARCHITECTS, MO CLS # 2006020653

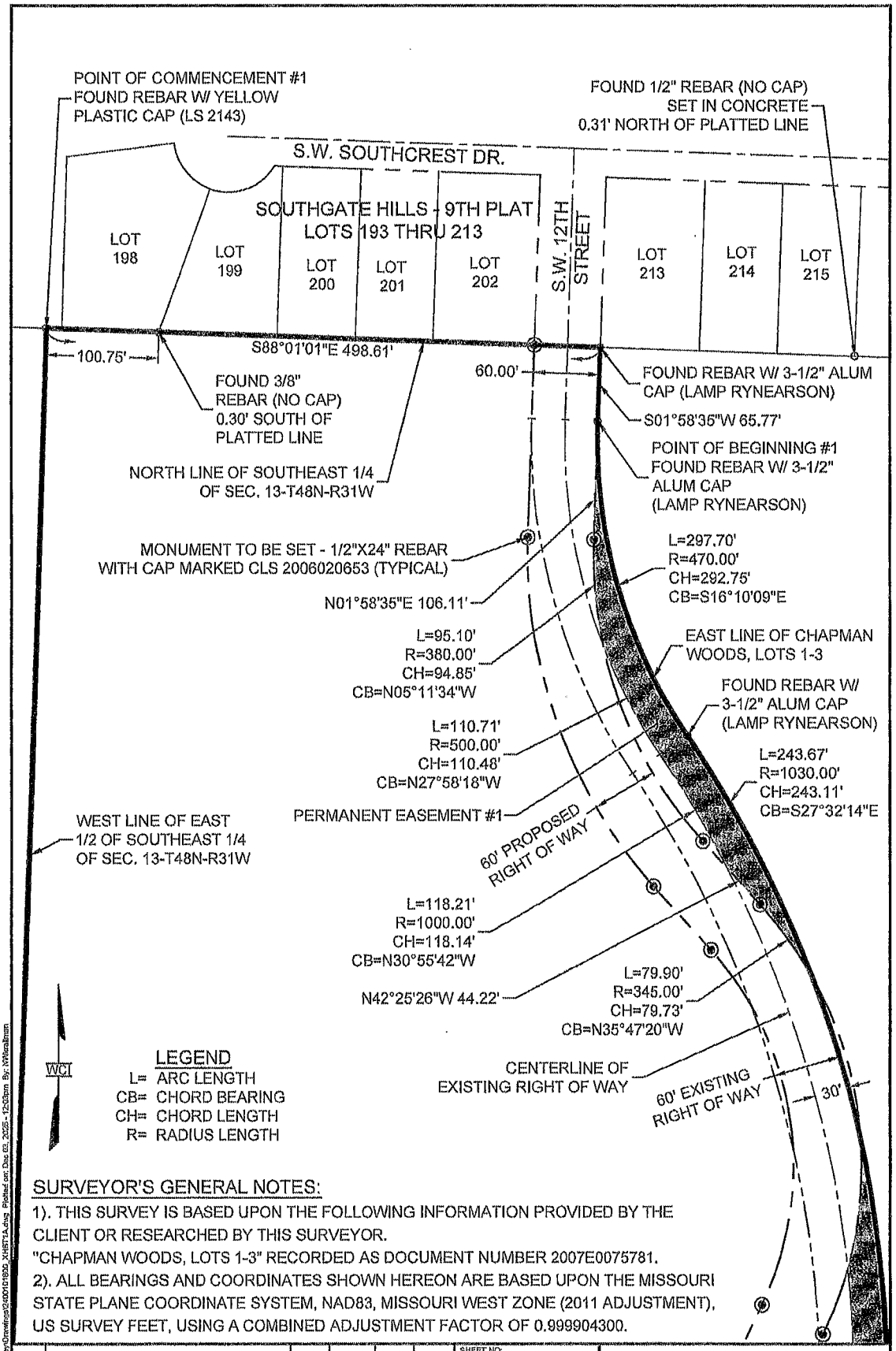
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO: 2 OF 4
SCALE:
PROJECT NO: 24-001-018-00
DRAWN BY: NWK DATE: 12/3/2025
CHECKED BY: JC 12/3/2025
APPROVED BY:

WILSON & COMPANY
800 East 101st Terrace, Suite 200
Kansas City, MO 64131
Phone: 816-701-3100
Fax: 816-942-3013

EXHIBIT FOR PERMANENT EASEMENTS IN EAST 1/2 OF SOUTHEAST 1/4 OF SEC. 13-T48N-R31W, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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SURVEYOR'S GENERAL NOTES:

1). THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
"CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781.

2). ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, MISSOURI WEST ZONE (2011 ADJUSTMENT), US SURVEY FEET, USING A COMBINED ADJUSTMENT FACTOR OF 0.999904300.

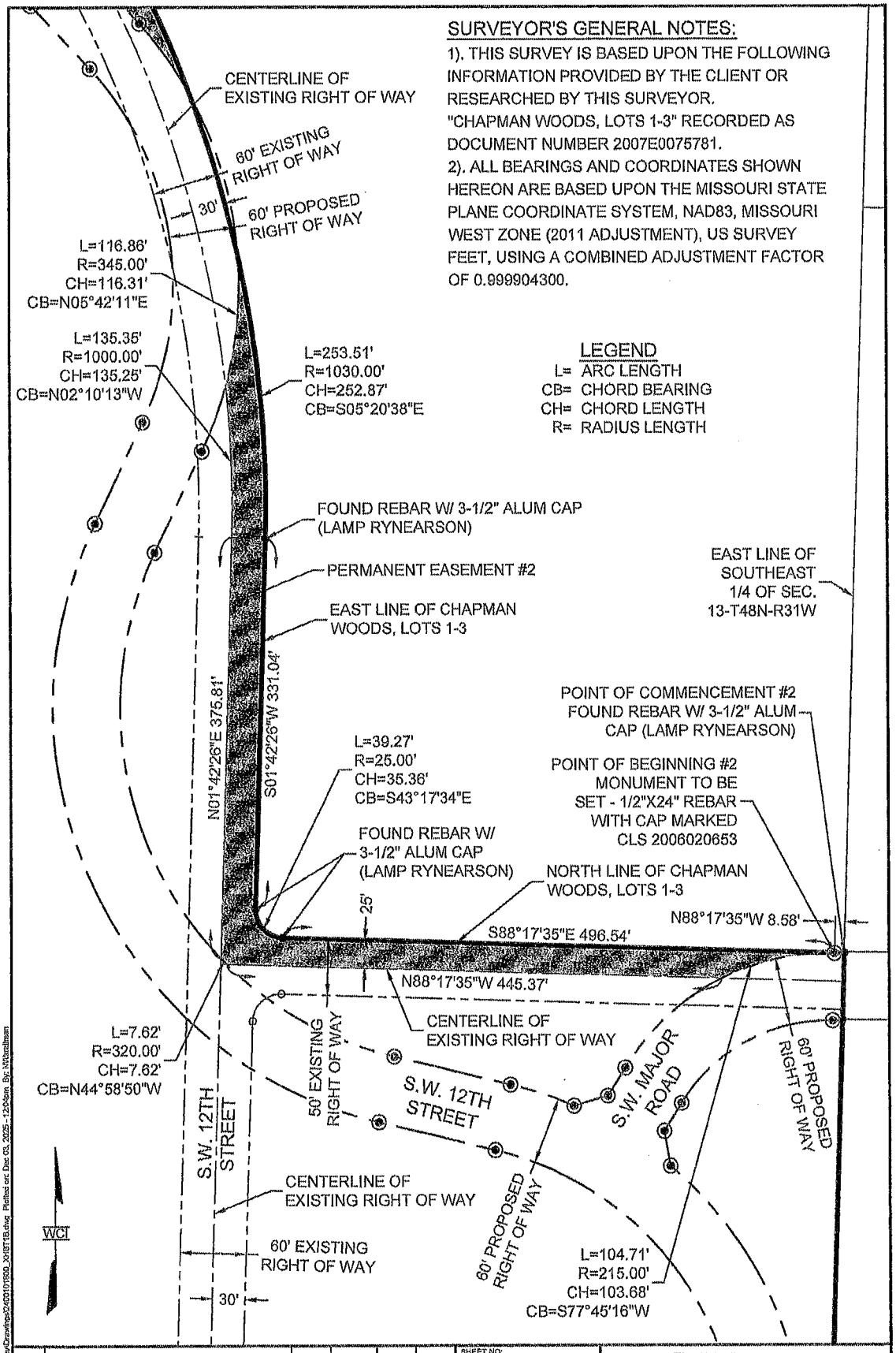
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO: 3 OF 4
SCALE: 1" = 100'
PROJECT NO: 24-001-018-00
DRAWN BY: NWK DATE: 12/3/2025
CHECKED BY: JC 12/3/2025
APPROVED BY:

WILSON & COMPANY
800 East 101st Terrace, Suite 200
Kansas City, MO 64131
Phone: 816-701-3100
Fax: 816-942-3013

EXHIBIT FOR PERMANENT EASEMENTS
IN EAST 1/2 OF SOUTHEAST 1/4
OF SEC. 13-T48N-R31W,
CITY OF BLUE SPRINGS,
JACKSON COUNTY, MISSOURI

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NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHEET NO:	4 OF 4
SCALE:	1" = 100'
PROJECT NO:	24-001-018-00
DRAWN BY: NWK	DATE: 12/3/2025
CHECKED BY: JC	12/3/2026
APPROVED BY:	

WILSON & COMPANY
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EXHIBIT FOR PERMANENT EASEMENTS IN EAST 1/2 OF SOUTHEAST 1/4 OF SEC. 13-T48N-R31W, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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CONTROL POINTS

CP-100	CP-101
SET ORANGE PLASTIC CAP	SET ORANGE PLASTIC CAP
N. 172638.2008	N. 169992.1936
E. 97647.2219	E. 97940.4407
EL. 934.011'	EL. 959.552'

SURVEY NOTES

DTM AND PLANIMETRY COMPILED BY A COMBINATION OF AERIAL PHOTOGRAMMETRIC MAPPING AND A LIDAR SURFACE MODEL.

AERIAL LIDAR/PHOTOGRAPHY WAS ACQUIRED WITH A DJI MATRICE 350 RTK DJI L2 LIDAR PAYLOAD, A ONE INCH - 20-MEGAPIXEL CMOS SENSOR ON 2/04/2025 AT 250FT ABOVE MEAN TERRAIN. LIDAR POINT DENSITY 1080 POINTS PER SQUARE METER. IMAGERY NOMINAL GROUND SAMPLE DISTANCE OF 0.591 INCH (1.40CM).

FIELD SURVEY OF GROUND CONTROL FEBRUARY 2025.

HORIZONTAL DATUM: NORTH AMERICAN DATUM 83
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 88
COORDINATE SYSTEM: BASED ON STATE PLANE MISSOURI WEST
SCALED TO GROUND AROUND (0,0)
COMBINED GRID TO GROUND SCALE FACTOR: 1.0000957
GEOID: 2018
UNITS: US SURVEY FEET

DTM DATA WILL MEET 1990 ASPRS TOPOGRAPHIC ELEVATION ACCURACY FOR CONTOUR INTERVAL 1, CLASS 1. PLANIMETRIC AND ORTHOPHOTO DATA WILL MEET ASPRS PLANIMETRIC FEATURE COORDINATE ACCURACY FOR TARGET MAP SCALE 1" = 50' CLASS 1: FOR WELL-DEFINED POINTS WHEN COMPARED TO THE GROUND CONTROL USED FOR THE PHOTOGRAMMETRIC MAPPING AND SURFACE MODEL.

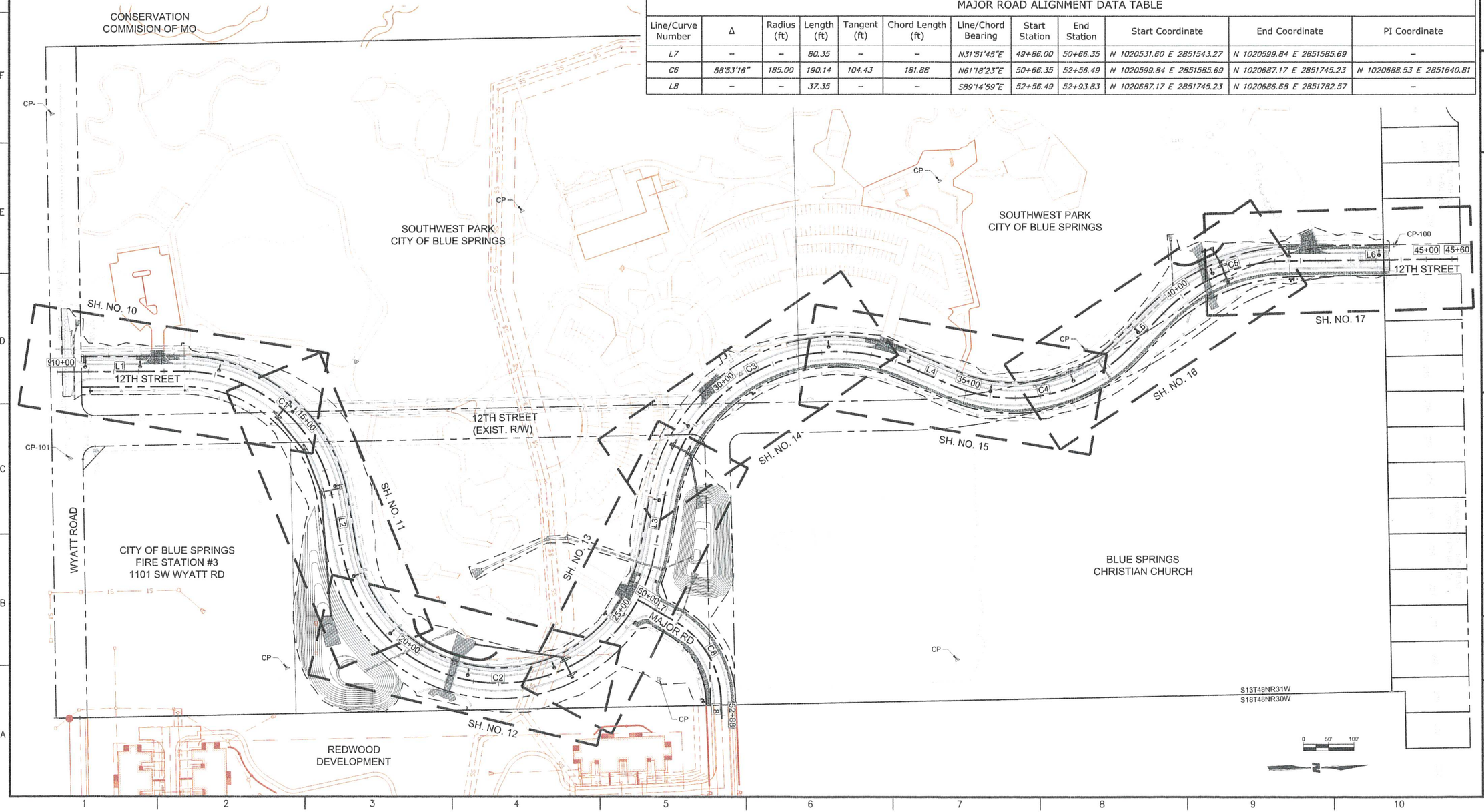
SURVEY AND MAPPING PERFORMED BY:
WILSON & COMPANY, ENGINEERS & ARCHITECTS, INC

12TH STREET ALIGNMENT DATA TABLE

Line/Curve Number	Δ	Radius (ft)	Length (ft)	Tangent (ft)	Chord Length (ft)	Line/Chord Bearing	Start Station	End Station	Start Coordinate	End Coordinate	PI Coordinate
L1	–	–	245.28	–	–	N02°29'10"E	9+88.86	12+34.14	N 1019406.80 E 2851039.97	N 1019651.85 E 2851050.61	–
C1	80°12'51"	300.00	420.00	252.69	386.53	N42°35'35"E	12+34.14	16+54.14	N 1019651.85 E 2851050.61	N 1019936.41 E 2851312.21	N 1019904.30 E 2851061.57
L2	–	–	105.26	–	–	N82°42'01"E	16+54.14	17+59.40	N 1019936.41 E 2851312.21	N 1019949.78 E 2851416.61	–
C2	159°16'50"	316.00	878.47	1728.58	621.70	N03°03'36"E	17+59.40	26+37.87	N 1019949.78 E 2851416.61	N 1020570.59 E 2851449.80	N 1020169.42 E 2853131.18
L3	–	–	108.30	–	–	N76°34'49"W	26+37.87	27+46.16	N 1020570.59 E 2851449.80	N 1020595.72 E 2851344.46	–
C3	102°18'50"	350.00	625.00	434.64	545.21	N25°25'24"W	27+46.16	33+71.16	N 1020595.72 E 2851344.46	N 1021088.13 E 2851110.40	N 1020696.60 E 2850921.68
L4	–	–	100.17	–	–	N25°44'01"E	33+71.16	34+71.33	N 1021088.13 E 2851110.40	N 1021178.37 E 2851153.89	–
C4	68°09'27"	315.00	374.72	213.10	353.01	N08°20'43"W	34+71.33	38+46.05	N 1021178.37 E 2851153.89	N 1021527.64 E 2851102.66	N 1021370.33 E 2851246.42
L5	–	–	102.49	–	–	N42°25'26"W	38+46.05	39+48.54	N 1021527.64 E 2851102.66	N 1021603.29 E 2851033.51	–
C5	44°41'27"	350.00	273.00	143.87	266.13	N20°04'43"W	39+48.54	42+21.54	N 1021603.29 E 2851033.51	N 1021853.25 E 2850942.15	N 1021709.49 E 2850936.46
L6	–	–	338.87	–	–	N02°16'00"E	42+21.54	45+60.41	N 1021853.25 E 2850942.15	N 1022191.86 E 2850955.55	–

MAJOR ROAD ALIGNMENT DATA TABLE

Line/Curve Number	Δ	Radius (ft)	Length (ft)	Tangent (ft)	Chord Length (ft)	Line/Chord Bearing	Start Station	End Station	Start Coordinate	End Coordinate	PI Coordinate
L7	–	–	80.35	–	–	N31°51'45"E	49+86.00	50+66.35	N 1020531.60 E 2851543.27	N 1020599.84 E 2851585.69	–
C6	58°53'16"	185.00	190.14	104.43	181.88	N61°18'23"E	50+66.35	52+56.49	N 1020599.84 E 2851585.69	N 1020687.17 E 2851745.23	N 1020688.53 E 2851640.81
L8	–	–	37.35	–	–	S89°14'59"E	52+56.49	52+93.83	N 1020687.17 E 2851745.23	N 1020686.68 E 2851782.57	–



WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO 64131
PHONE: 816-701-3100
FAX: 816-942-3013
www.wilsonco.com
Cert. of Authority # 2003007599

CONSULTANTS
Stantec

SEAL
STATE OF MISSOURI
DARREN JOHN MEYER
NUMBER PE-2024000077
1/20/2026
PROFESSIONAL ENGINEER

PROJECT NAME
12TH STREET EXTENSION
CITY OF BLUE SPRINGS, MO.

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	2400101800
DESIGNED BY:	WLC
DRAWN BY:	ARW
CHECKED BY:	DJM
DATE:	1/20/2026

SHEET TITLE
GENERAL LAYOUT & SURVEY CONTROL

SHEET NO:
3 of 126

1/20/2026 W:\Projects\2400101800\3_Disciplines_SHEETS\1_Sheets - general\2400101800-GENLAY.dwg

HATCH LEGEND

- ASPHALT ROADWAY
- ASPHALT SHARED-USE PATH
- CONCRETE SIDEWALK
- PROPOSED RIPRAP
- CONCRETE DRIVEWAY

PROP. UGE SERVICE LINE (BY EVERGY)
10' ELEC. ESMT.
PROP. GAS LINE
10' GAS ESMT.
FUTURE SW PARK (BY OTHERS)
STA : 29+98.52, 38.28' LT
STA : 29+76.86, 37.65' LT
CONSTRUCT COMMERCIAL DRIVEWAY
WIDTH = 48.0'
SEE SHT. NO 78
STA : 29+55.24, 38.49' LT
CONSTRUCT 8" WATER MAIN, 4" SERVICE LINE, BACKFLOW PREVENTOR, & HYDRANT ASSEMBLY SEE SHT. NO. 50
EXIST. PROPERTY LOT
CONST. LIMITS
EXIST. ROW (TO BE VACATED)
EXIST. WATER ESMT (TO BE VACATED)
12TH STREET
CONSTRUCT STORM LINE E SEE SH. NO.36
CONSTRUCT WATER LINE A SEE SHEET 43-48
15' WATER ESMT.
8" FORCE MAIN
PROP. ROW
EXIST. SANITARY SEWER ESMT.
EXIST. 8" DIP SAN. SEWER FORCE MAIN
SEE SHEET 13 MATCHLINE STA. 27+90.00
MATCHLINE STA. 32+40.00 SEE SHEET 15
LINE E

E1 12TH STREET EXTENSION PLAN
SCALE: 1" = 20'

HIGH PT STA = 31+35.69
HIGH PT ELEV = 953.88
PVI STA = 30+99.47
PVI ELEV = 954.43
K = 36.24
145.00' VC
BVCS : 30+26.97
BVCE : 952.25
EVCS : 31+71.97
EVCE : 953.70
PROP. GROUND
EXIST. GROUND
3.00%
EXIST. 8" DIP SAN. SEWER FORCE MAIN
PROP. WATER SERVICE LINE
PROP.* FIRE PROTECTION SERVICE LINE
PROP. 12" PVC WATER MAIN
24" N-12 HDPE PIPE; FL=940.51
PROPOSED GRADE @ CL OF ALIGNMENT
EXISTING GRADE @ CL OF ALIGNMENT

27+90	28+00	29+00	30+00	31+00	32+00	32+40
944.7	945.14	945.44	945.8	946.04	946.5	946.64
947.2	947.24	947.8	947.84	948.4	948.44	949.0	949.04
949.4	949.64	950.0	950.24	950.7	950.84	951.2	951.44
951.7	952.04	952.2	952.62	952.7	953.09	953.2	953.46
953.7	953.71	954.0	953.85	954.3	953.88	954.6	953.80
954.8	953.62	954.9	953.42	954.9	953.22	954.7	953.02

A1 12TH STREET EXTENSION PROFILE
SCALE: 1" = 20'

WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO 64131
PHONE: 816-701-3100
FAX: 816-942-3013
www.wilsonco.com
Cert. of Authority # 2003007599

CONSULTANTS: Stantec

SEAL: STATE OF MISSOURI — DARREN JOHN MEYER — NUMBER PE-2024000077 — 1/20/2026 — PROFESSIONAL ENGINEER

PROJECT NAME: 12TH STREET EXTENSION CITY OF BLUE SPRINGS, MO.

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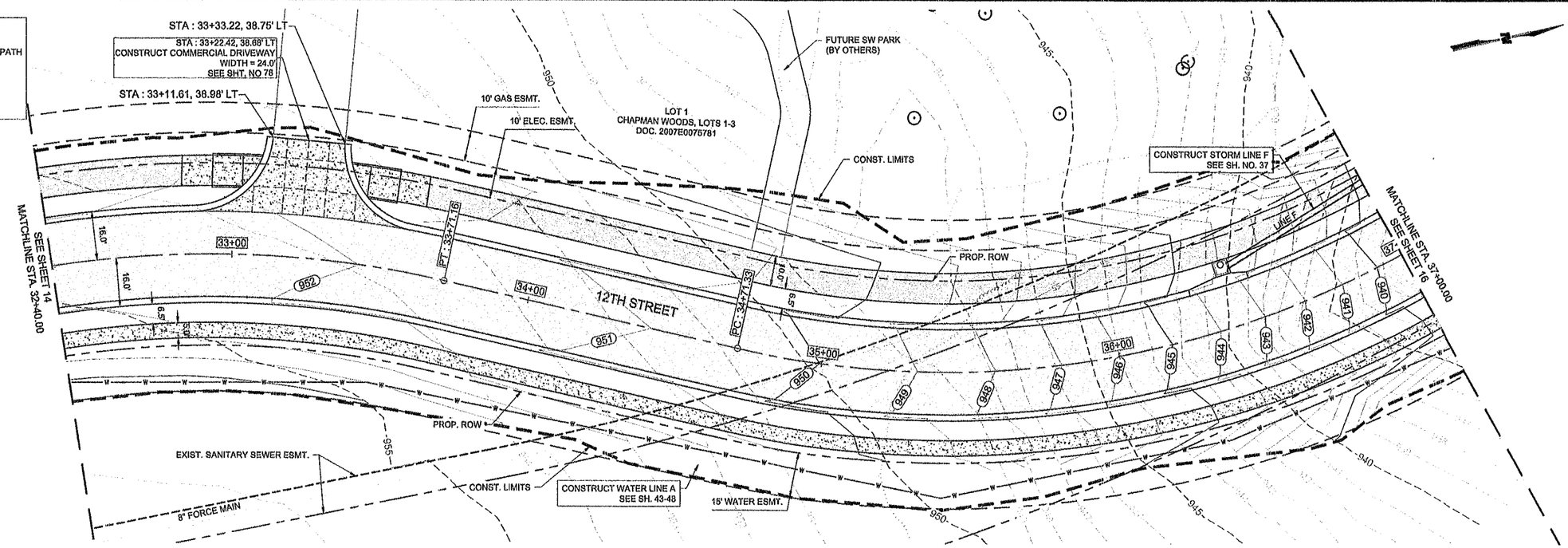
SHEET TITLE: 12TH STREET PLAN AND PROFILE

SHEET NO: 14 of 126

1/20/2026 W:\Projects\2400101800\3_Disciplines_SHEETS\3_Sheets - roadway\2400101800-12th Street P&P.dwg

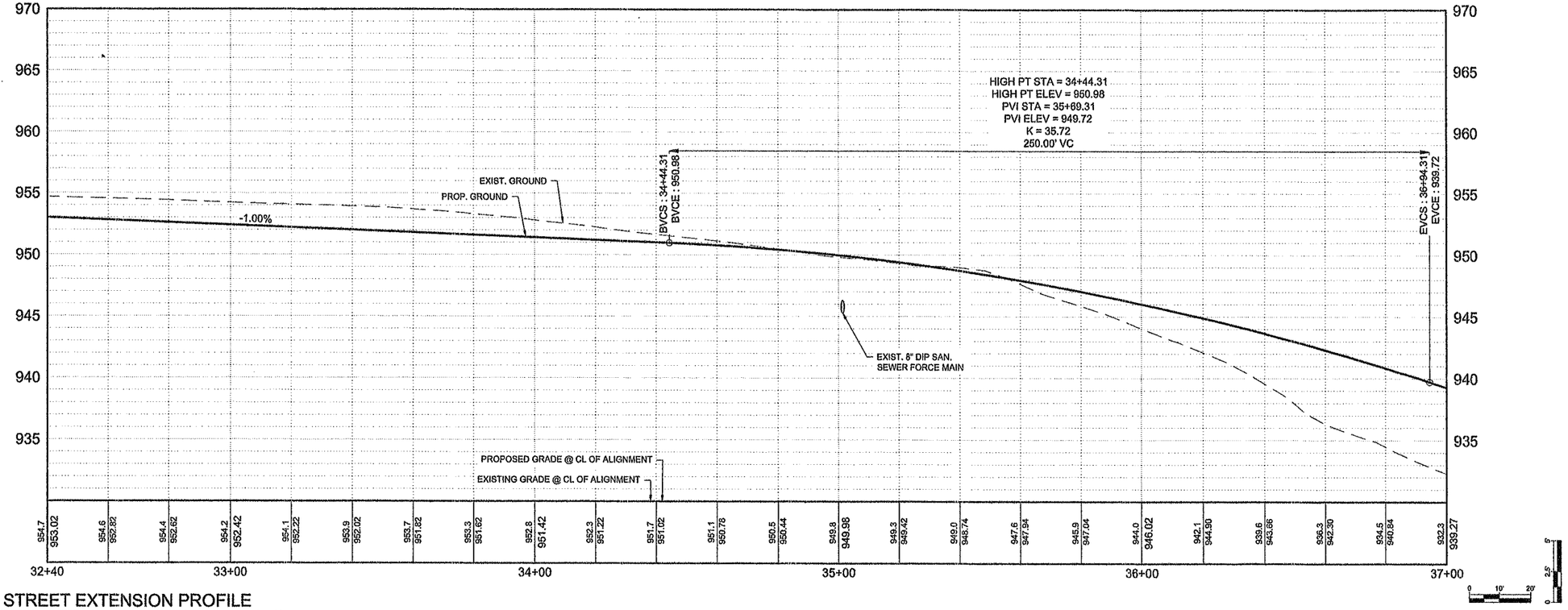
HATCH LEGEND

- ASPHALT ROADWAY
- ASPHALT SHARED-USE PATH
- CONCRETE SIDEWALK
- PROPOSED RIPRAP
- CONCREYE DRIVEWAY



E1 12TH STREET EXTENSION PLAN

SCALE: 1" = 20'



A1 12TH STREET EXTENSION PROFILE

SCALE: 1" = 20'

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CONSULTANTS: Stantec

SEAL: STATE OF MISSOURI — DARREN JOHN MEYER — NUMBER PE-2024000077 — 1/20/2026 — PROFESSIONAL ENGINEER

PROJECT NAME: 12TH STREET EXTENSION
CITY OF BLUE SPRINGS, MO.

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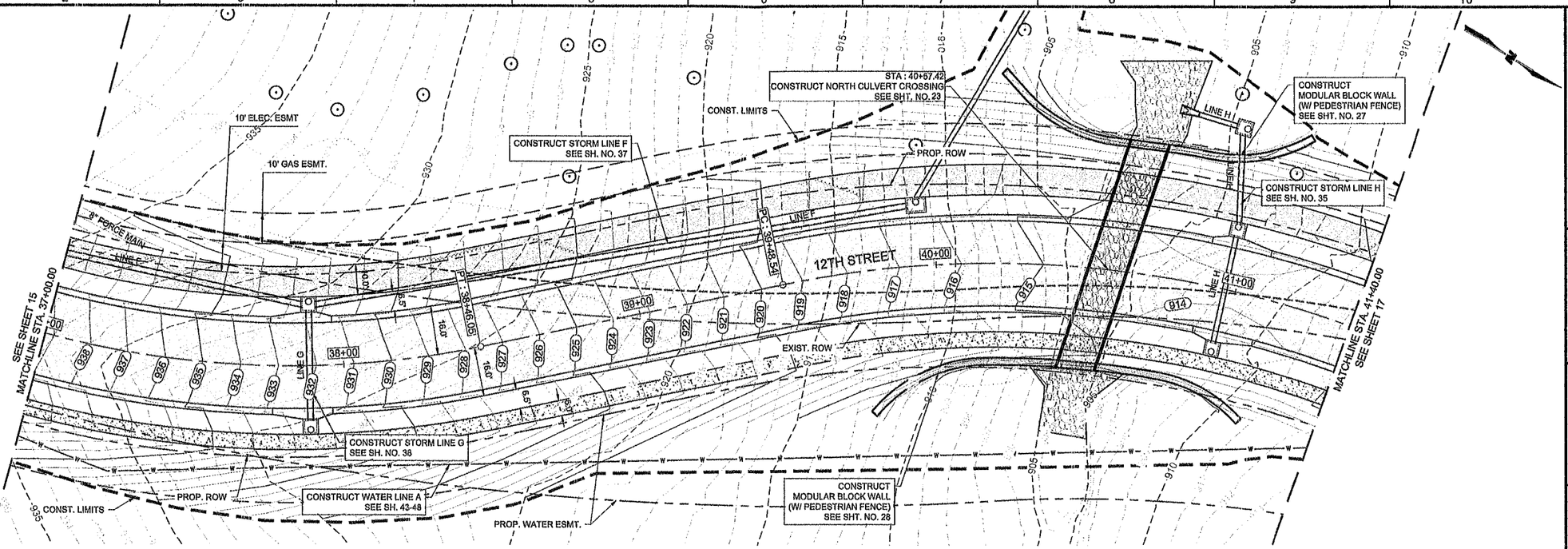
SHEET NO: 15 of 126

W:\Projects\2400101800\3_Disciplines_SHEETS\3_Sheets - roadway\2400101800-12th Street P&P.dwg

1/20/2026

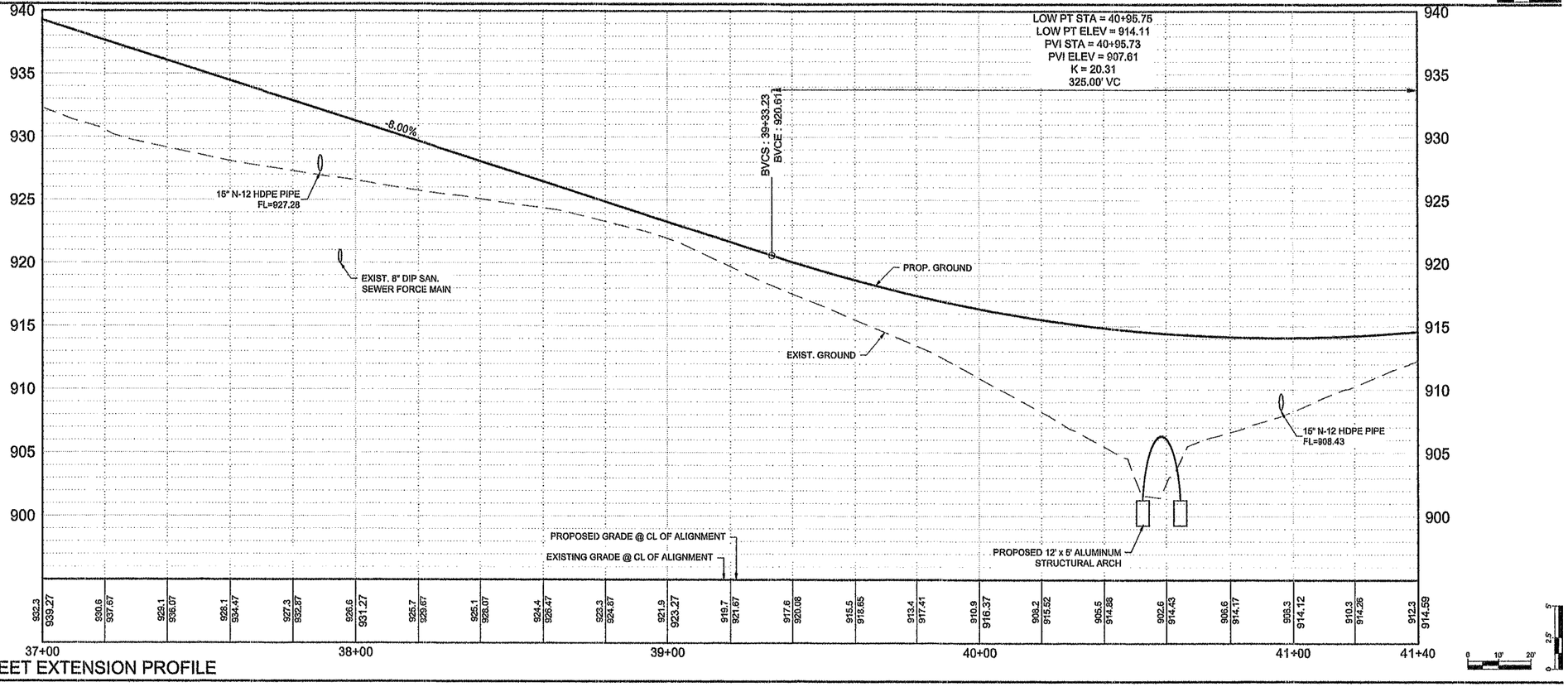
HATCH LEGEND

- ASPHALT ROADWAY
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- CONCRETE SIDEWALK
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E1 12TH STREET EXTENSION PLAN

SCALE: 1" = 20'



A1 12TH STREET EXTENSION PROFILE

SCALE: 1" = 20'

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Stantec

SEAL

DARREN JOHN MEYER
NUMBER PE-2024000077
1/20/2026
STATE OF MISSOURI
PROFESSIONAL ENGINEER

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12TH STREET PLAN AND PROFILE

SHEET NO:
16 of 126

1/20/2026 W:\Projects\2400101800\3_Disciplines_SHEETS\3_Sheets - roadway\2400101800-12th Street P&P.dwg

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 3 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jun 6, 2026

Printer's Fee: $264.00

Edmar Corachia

Edmar Corachia
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 06/08/2026

Pamela Baez
Notary Public - State of Florida
Commission # HH 732409
Expires on 10/19/2029
Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

PUBLIC NOTICE_

Vacation
VAC-06-26-9901
12th Street Extension
Exhibit #2

PUBLIC NOTICE

Vacation I VAC-06-26-9901
"12th Street Extension"
Parcel: 42-740-98-97-00-0-00-00 & 42-740-97-99-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 22, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant and property owner, City of Blue Springs, for approval of a Vacation to vacate the existing permanent Right-of-Way into a permanent Construction Easement for purpose of stormwater control, utilities, and road construction as platted in "Chapman Woods, Lot 1-3" a subdivision in Blue Springs Missouri. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.gov or at City Hall at 903 W Main Street, Blue Springs, MO. PERMANENT EASEMENT #1 LEGAL DESCRIPTION:
ALL THAT PART OF "CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP
FORTY-EIGHT (48) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH YELLOW PLASTIC CAP MARKED LS 2143 FOUND AT THE NORTHWEST CORNER OF LOT ONE (1) OF SAID "CHAPMAN WOODS, LOTS 1-3";
THENCE S 88° 01' 01" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID "CHAPMAN WOODS, LOTS 1-3" AND "SOUTHGATE HILLS - 9TH PLAT" RECORDED AS DOCUMENT NUMBER 1995I1389835, A DISTANCE OF 498.61 FEET TO A REBAR WITH 3-1/2"

ALUMINUM CAP MARKED LAMP RYNEARSON FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID "CHAPMAN WOODS, LOTS 1-3"; THENCE S 01° 58' 35" W, ALONG THE EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 65.77 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE LEFT AN ARC DISTANCE OF 297.70 FEET, A RADIUS OF 470.00 FEET, A CHORD BEARING OF S 16° 10' 09" E AND A CHORD DISTANCE OF 292.75 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;
THENCE CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 243.67 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 27° 32' 14" E AND A CHORD DISTANCE OF 243.11 FEET TO THE EAST LINE OF A PROPOSED RIGHT OF WAY FOR S.W. 12TH STREET; THENCE ALONG SAID EAST PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 79.90 FEET, A RADIUS OF 345.00 FEET, A CHORD BEARING OF N 35° 47' 20" W AND A CHORD DISTANCE OF79.73 FEET TO A SET 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653; THENCE CONTINUING ALONG SAID EAST PROPOSED RIGHT OF WAY LINE N 42° 25' 26" W A DISTANCE OF 44.22 FEET TO THE CENTERLINE OF THE EXISTING RIGHT OF WAY FOR S.W. 12TH STREET; THENCE ALONG SAID EXISTING RIGHT OF WAY CENTERLINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 118.21 FEET, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 30° 55' 42" W AND A CHORD DISTANCE OF 118.14 FEET;
THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY CENTERLINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 110.71 FEET, A RADIUS OF 500.00 FEET, A CHORD BEARING OF N 27° 58' 18" W AND A CHORD DISTANCE OF 110.48 FEET TO THE EAST LINE OF A PROPOSED RIGHT OF WAY FOR S.W. 12TH STREET;

THENCE ALONG SAID EAST PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 95.10 FEET, A RADIUS OF 380.00 FEET, A CHORD BEARING OF N 05° 11' 34" W AND A CHORD DISTANCE OF 94.85 FEET TO A SET 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653;

THENCE CONTINUING ALONG SAID EAST PROPOSED RIGHT OF WAY LINE N 01° 58' 35" E A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10,828 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

PERMANENT EASEMENT #2 LEGAL DESCRIPTION:
ALL THAT PART OF "CHAPMAN WOODS, LOTS 1-3" RECORDED AS DOCUMENT NUMBER 2007E0075781, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID "CHAPMAN WOODS, LOTS 1-3", SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE N 88° 17' 35" W, ALONG THE NORTH LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 8.58 FEET TO A 1/2"X24" REBAR WITH CAP MARKED CLS 2006020653 SET ON THE NORTH LINE OF A PROPOSED RIGHT OF WAY FOR S.W. MAJOR ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 104.71 FEET, A RADIUS OF 215.00 FEET, A CHORD BEARING OF S 77° 45' 16" W AND A CHORD DISTANCE OF 103.68 FEET TO THE CENTERLINE OF THE EXISTING RIGHT OF WAY FOR S.W. MAJOR ROAD;THENCE N 88° 17' 35" W, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 445.37 FEET TO A POINT ON THE NORTH PROPOSED RIGHT OF WAY LINE FOR S.W. 12TH STREET;THENCE ALONG SAID NORTH PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 7.62 FEET, A RADIUS OF 320.00 FEET, A CHORD BEARING OF N 44° 58' 50" W AND A CHORD DISTANCE OF 7.62 FEET TO A POINT ON THE EXISTING CENTERLINE OF THE RIGHT OF WAY FOR S.W. 12TH STREET; THENCE N 01° 42' 26" E, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 375.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY CENTERLINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 135.35 FEET, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 02° 10' 13" W AND A CHORD DISTANCE OF 135.25 FEET TO A POINT ON THE EAST PROPOSED RIGHT OF WAY LINE FOR S.W. 12TH STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 116.86 FEET, A RADIUS OF 345.00 FEET, A CHORD BEARING OF N 05° 42' 11" E AND A CHORD DISTANCE OF 116.31 FEET TO THE EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3";THENCE ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 253.51 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 05° 20' 38" E AND A CHORD DISTANCE OF 252.87 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;

THENCE S 01° 42' 26" W, CONTINUING ALONG SAID EAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 331.04 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON;

THENCE ALONG THE NORTHEAST LINE OF SAID "CHAPMAN WOODS, LOTS 1-3" ON A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 43° 17' 34" E AND A CHORD DISTANCE OF 35.36 FEET TO A FOUND 3-1/2" ALUMINUM CAP MARKED LAMP RYNEARSON; THENCE S 88° 17' 35" E, ALONG THE NORTH LINE OF SAID "CHAPMAN WOODS, LOTS 1-3", A DISTANCE OF 496.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 28,458 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.

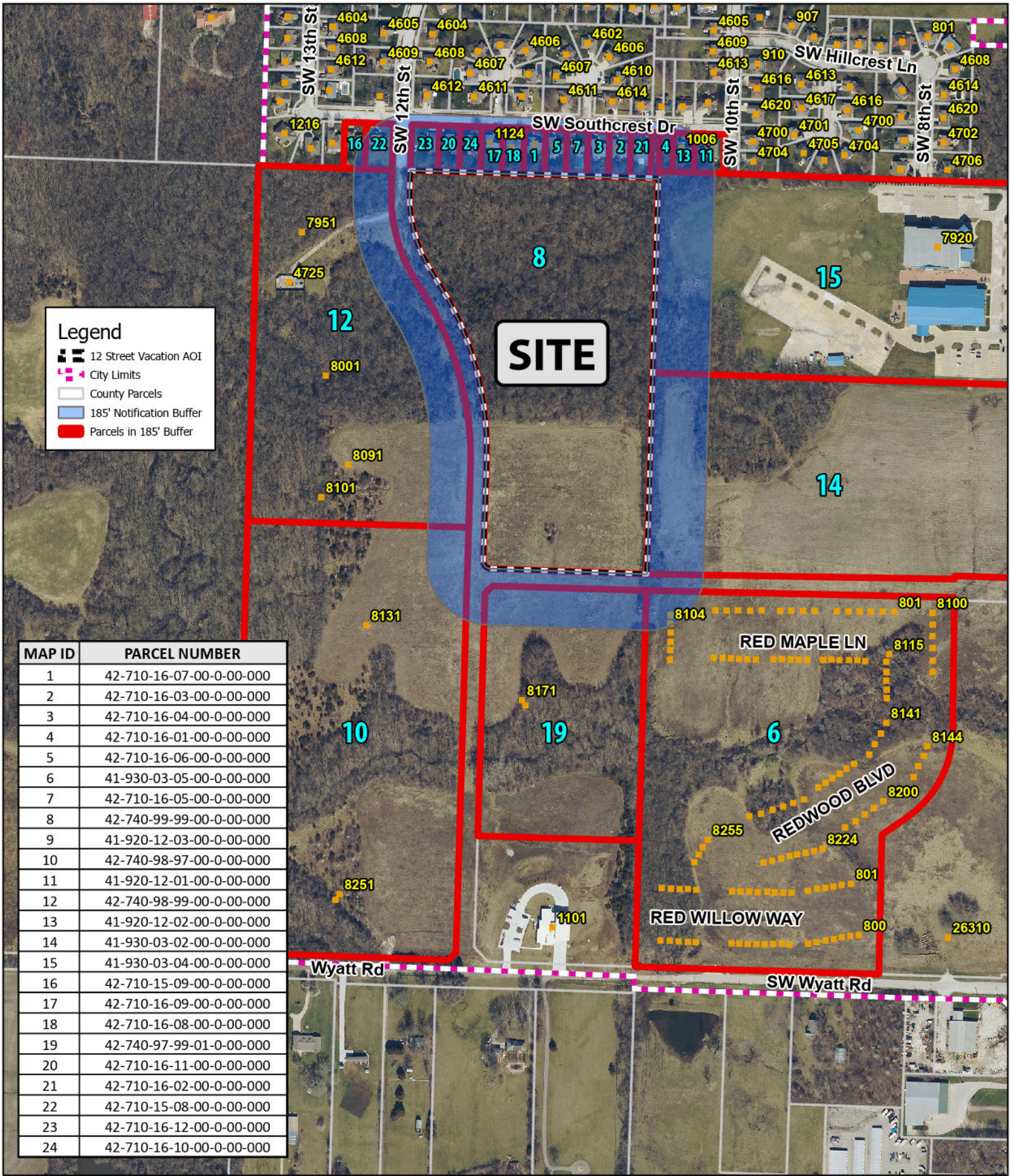
CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie, Planner III

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Vacation / VAC-06-26-9901 on **Monday, July 6, 2026, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.
CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, June 6. 2026
E-MAIL TO THE EXAMINER: legals@examiner.net
06/03/2026

Published in the Examiner, Jun 6, 2026

4623780



MAP ID	PARCEL NUMBER
1	42-710-16-07-00-0-00-000
2	42-710-16-03-00-0-00-000
3	42-710-16-04-00-0-00-000
4	42-710-16-01-00-0-00-000
5	42-710-16-06-00-0-00-000
6	41-930-03-05-00-0-00-000
7	42-710-16-05-00-0-00-000
8	42-740-99-99-00-0-00-000
9	41-920-12-03-00-0-00-000
10	42-740-98-97-00-0-00-000
11	41-920-12-01-00-0-00-000
12	42-740-98-99-00-0-00-000
13	41-920-12-02-00-0-00-000
14	41-930-03-02-00-0-00-000
15	41-930-03-04-00-0-00-000
16	42-710-15-09-00-0-00-000
17	42-710-16-09-00-0-00-000
18	42-710-16-08-00-0-00-000
19	42-740-97-99-01-0-00-000
20	42-710-16-11-00-0-00-000
21	42-710-16-02-00-0-00-000
22	42-710-15-08-00-0-00-000
23	42-710-16-12-00-0-00-000
24	42-710-16-10-00-0-00-000

BLUE SPRINGS MISSOURI

VAC-06-26-9901
Parcel: 42-740-98-97-00-0-0
42-740-97-99-01-0-00-0
185' NOTIFICATION MA

Vacation
VAC-06-26-9901
12th Street Extension
Exhibit #3

Date: 06/02/26

OBJECTID	MAP ID	PARCEL NUMBER	OWNER NAME	OWNER ADDRESS	SITUS ADDRESS	City	State	Zip	LotSize
1	1	42-710-16-07-00-0-00-000	DIEBOLD STEPHEN M & DEBRA L	SW SOUTHCREST DR BLUE SPRINGS MO 6	1112 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
2	2	42-710-16-03-00-0-00-000	COSTELLO PATRICIA G	SW SOUTHCREST DR BLUE SPRINGS MO 6	1018 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
3	3	42-710-16-04-00-0-00-000	STIREMAN RUSSELL F & BETH	SW SOUTHCREST DR BLUE SPRINGS MO 6	1022 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
4	4	42-710-16-01-00-0-00-000	SOUTHGATE HILLS HOME ASSOC	PO BOX 414 BLUE SPRINGS MO 64013	CA RESIDENTIAL	.UE SPRIN(	MO	64015	3,920 Sq Ft
5	5	42-710-16-06-00-0-00-000	SCHUBKEGEL RUTH E-TRUSTEE	SW SOUTHCREST DR BLUE SPRINGS MO 6	1106 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
6	6	41-930-03-05-00-0-00-000	LOMBARDO HOMES OF BLUE SPRINGS LLC	12955 23 MILE RD UTICA MI 48315	800 SW RED WILLOW WAY	.UE SPRIN(	MO	64015	26.66 Acres
7	7	42-710-16-05-00-0-00-000	DENYER CLAYTON J M & JANET	SW SOUTHCREST DR BLUE SPRINGS MO 6	1100 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
8	8	42-740-99-99-00-0-00-000	BLUE SPRINGS CHRISTIAN CHURCH	7920 S M 7 HWY BLUE SPRINGS MO 64014	NO ADDRESS ASSIGNED BY CITY	.UE SPRIN(	MO	64015	18.81 Acres
9	9	41-920-12-03-00-0-00-000	SOUTHGATE HILLS HOME ASSOC	PO BOX 414 BLUE SPRINGS MO 64013	1010 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	5,663 Sq Ft
10	10	42-740-98-97-00-0-00-000	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS MO 64015	NO ADDRESS ASSIGNED BY CITY	.UE SPRIN(	MO	64015	23.71 Acres
11	11	41-920-12-01-00-0-00-000	PILLA DOMINIC G & PAMELA S-TRUSTEES	MORELAND SCHOOL RD BLUE SPRINGS M	1002 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	12,632 Sq Ft
12	12	42-740-98-99-00-0-00-000	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS MO 64015	4725 SW 12TH ST	.UE SPRIN(	MO	64015	16.09 Acres
13	13	41-920-12-02-00-0-00-000	JACOBS ZACHARY & GARCIA MELANIE MELENDEZ	SW SOUTHCREST DR BLUE SPRINGS MO 6	1006 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	9,148 Sq Ft
14	14	41-930-03-02-00-0-00-000	BLUE SPRINGS CHRISTIAN CHURCH	7920 S M 7 HWY BLUE SPRINGS MO 64014	NO ADDRESS ASSIGNED BY CITY	.UE SPRIN(	MO	64015	19.51 Acres
15	15	41-930-03-04-00-0-00-000	BLUE SPRINGS CHRISTIAN CHURCH	7920 S M 7 HWY BLUE SPRINGS MO 64014	7920 SW 7 HWY	.UE SPRIN(	MO	64015	19.93 Acres
16	16	42-710-15-09-00-0-00-000	CLARK DONALD R & JANICE E	SW SOUTHCREST DR BLUE SPRINGS MO 6	1204 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
17	17	42-710-16-09-00-0-00-000	PATE CHRISTOPHER & CHRISTINA	SW SOUTHCREST DR BLUE SPRINGS MO 6	1124 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
18	18	42-710-16-08-00-0-00-000	READY SCOTT W & SUSAN L	.8 SW SOUTHCREST BLUE SPRINGS MO 64	1118 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
19	19	42-740-97-99-01-0-00-000	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS MO 64015	NO ADDRESS ASSIGNED BY CITY	.UE SPRIN(	MO	64015	10 Acres
20	20	42-710-16-11-00-0-00-000	SUNSERI THOMAS F & MARY ELLEN	SW SOUTHCREST DR BLUE SPRINGS MO 6	1136 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
21	21	42-710-16-02-00-0-00-000	VINK JANET	SW SOUTHCREST DR BLUE SPRINGS MO 6	1014 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft
22	22	42-710-15-08-00-0-00-000	LINDNER VERONICA K	SW SOUTHCREST DR BLUE SPRINGS MO 6	1200 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	13,504 Sq Ft
23	23	42-710-16-12-00-0-00-000	SCHLOTZHAUER ROBERT A JR	SW SOUTHCREST DR BLUE SPRINGS MO 6	1140 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	13,504 Sq Ft
24	24	42-710-16-10-00-0-00-000	RANDALL BRENDA GAIL	SW SOUTHCREST DR BLUE SPRINGS MO 6	1130 SW SOUTHCREST DR	.UE SPRIN(	MO	64015	10,454 Sq Ft

Vacation
VAC-06-26-9901
12th Street Extension
Exhibit #4

BLUE SPRINGS
MISSOURI

June 5, 2026

Ref: Public Hearing: Vacation | VAC-06-26-9901

12th Street Extension

Parcel # 42-740-98-97-00-0-00-000 & 41-740-97-99-01-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, and property owner, City of Blue Springs, for approval of a Vacation to vacate the existing permanent Right-of-Way into a permanent Construction Easement for purpose of stormwater control, utilities, and road construction as platted in "Chapman Woods, Lot 1-3" a subdivision in Blue Springs Missouri.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.gov or at City Hall at 903 W Main Street, Blue Springs, MO.

Vacation
VAC-06-26-9901
12th Street Extension
Exhibit #5

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, June 22, 2026 @ 6:30 p.m.

&

City Council – Monday, July 6, 2026 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207

Sincerely,

CITY OF BLUE SPRINGS

COMMUNITY DEVELOPMENT

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: May 11th, 2026

City Council Date: May 18th, 2026

Project Name: Blue Springs Winwater & Flex Uses

Site Location: 2601 NW JEFFERSON ST

Applicant: William Buck, Powell CWM

Property Owner: J & M SARAI LLC

Staff Planner: Logan Day, Planner I

Project Request:

GDP-03-26-9850; General Development Plan for the development of Winwater office with construction contractor storage with additional Flex Units.
CUP-03-26-9851; Conditional Use Permit to allow for the use of Residential Warehouse in "RC" Regional Commercial zoning.
PP-03-26-9852; Preliminary Plat to plat 2601 NW Jefferson into a single lot, and construct two buildings for Winwater and flex use commercial spaces.

General Development Plan; Conditional Use Permit; Preliminary Plat
GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852
Winwater & Flex Use
Exhibit #1

Project Description:

The applicant is requesting approval to develop approximately 5± acres for a two-building commercial development. The proposed project includes one building for Winwater featuring new office space with associated contractor storage located in the rear, and a second building designed to accommodate flexible commercial uses within multi-tenant suite spaces.

Staff Recommendation:

Staff recommends approval of Conditional Use Permit, General Development Plan and Preliminary Plat with conditions listed at end of staff report.

Previous Actions:

Date	Review Body	Action
March 19th, 2007	Planning Commission	A-1-2007; Recommended approval of the annexation of real estate into the City of Blue Springs
April 2nd, 2007	City Council	A-1-2007; Approving the annexation of real estate into the City of Blue Springs.
June 11th, 2007	Planning Commission	RZ-5-07-1074; Recommended Approval of the rezoning of property from "HI"- High industrial Jackson County Designation to City of Blue Springs "RC" -Regional Commercial
June 18th, 2007	City Council	RZ-5-07-1074; Approved of the rezoning of property from "HI"- High industrial Jackson County Designation to City of Blue Springs "RC" -Regional Commercial
December 10th, 2007	Planning Commission	PP-11-07-1444; Denied Preliminary Plat for Sari's Corner

Future Applications:

Future applications include a Site Plan Design Review and Final Plat. The Final Plat must be approved and recorded at Jackson County prior to issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" Single Family District	Single family housing
South:	"ROW" (Interstate 70 Hwy) and 'RC" Regional Commercial	"ROW" (Interstate 70 Hwy)
East:	"RC" Regional Commercial	Guier Fencing building
West:	"RC" Regional Commercial	Vacant Land

Preliminary Plan & Plat Analysis

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a general development plan that will represent the general development on the site. The general development plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a general development plan is to allow preliminary review of a proposed development before substantial technical work has been undertaken.

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and

potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

The proposed Preliminary Plat meets the minimum standards described in the Unified Development Code Section 403.050 and the submittal requirements provided in the Preliminary Plat application.

Land Use & Density:

The proposed development consists of approximately 28,500± square feet of building area on a 5± acre site. The project includes a 10,320± square foot facility for Winwater Blue Springs, which incorporates office space and associated outdoor storage for utility materials located to the rear of the building. The storage area will be screened from public view by a 6-foot masonry wall and supplemented with required landscaping buffers to enhance visual screening. The second building consists of approximately 18,180± square feet of flex-use commercial space. This building is intended to accommodate residential storage uses, subject to approval through a Conditional Use Permit, as well as other uses permitted within the "RC" zoning district.
Overall, the development reflects a low-intensity commercial land use pattern consistent with the character of the surrounding area

Building Typology:

The proposed development is classified as a "General Commercial Building" type which is defined as "a basic building type designed to accommodate retail, commercial, service or office functions in a variety of formats and scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use.

General Commercial Building

Standard	Requirement	Proposed
Front Setback	0 feet to 10 feet when fronting on a designated activity street; in all other	25 feet

	cases: 20 feet in NB district; 25 feet in SO and GB Districts	
Side Setback	0 feet if party wall is used; in all other cases: 10 feet in NB and SO District; 20 feet minimum in GB and RC Districts	20 feet
Corner Side Setback	0 feet to 10 feet on activity streets when the first 30 feet of building frontage on the side street is designed to meet the standards of the front facade; in all other cases: 25 feet	25 feet
Rear Setback	25 feet minimum, except 0 feet minimum for alley-loaded lots	25 feet
Building Coverage	65% maximum	13%
Building Height	60 feet maximum in SO, GB, and SO Districts	35 feet high
Frontage Type	Buffer edge; on activity streets, 1 of the other eligible frontage types is required	Buffer edge; on activity streets, 1 of the other eligible frontage types is required

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Architectural Character:

The proposed development features a contemporary industrial-flex design with a cohesive use of metal wall panels, a standing seam metal roof, and a masonry base with

stone wainscot. The façade is articulated through a repeating bay rhythm of overhead doors and entries, helping to break down the overall building mass.
The primary office entry is highlighted with increased glazing, a recessed entry, and a canopy, along with a vertical accent element for visual emphasis. The color palette consists of neutral metal panel tones with limited contrasting accent materials.
The building maintains a simple, low-profile roofline with parapet conditions, and material changes and horizontal modulation are used to reduce the visual scale of the long elevations. Overall, the design is consistent with contemporary industrial-flex development and is compatible with surrounding commercial uses. All of the buildings will need to adhere and comply with the standards set for Non Residential Design in Section 407.090.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Office/Admin Area, Indoor Sales and Services, Indoor Storage/Warehousing	53 stalls required	Standard Stalls provided = 53 stalls ADA stalls= 11 stalls
	Total Parking Required = 53 stalls	Total Parking Provided= 64 stalls

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Retail/Office uses	10% of the required vehicle spaces up to 200 vehicle parking spaces Minimum of 20 bicycle parking spaces for any use having 200 or more vehicle parking spaces	Total Bicycle Parking=6 stalls

Streets & Sidewalks:

The development will include half-street improvements along NW Saunders Road, consisting of the addition of curb and gutter along the project frontage. No improvements are required along NW Jefferson Street at this time, as adequate curb infrastructure is already in place. However, a sidewalk will be constructed along the NW Jefferson Street frontage to provide connectivity between the existing sidewalks on either side of the development, and sidewalks are not required for NW Saunders Rd frontage of this development.

Stormwater:

A Macro Drainage study has been approved by the City Engineer for this development. In the future Site Plan Design Review, a Micro Drainage shall be submitted with the construction drawings showing how detention shall be constructed with modelling to confirm the macro report along with specific drainage areas with a routing diagram and drainage maps. The report shall show reduction in site specific point of interest comparing the existing to proposed and meet all requirements of the City of Blue Springs Design and Construction Manual and MARC.

Sanitary Sewer:

There is gravity sanitary sewer is located on North side of the development. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer

Signage:

All signs must meet the Sign Code and will be reviewed administratively and must follow the appropriate permitting process. Following the approval of the Site Plan Design Review and Final Plat.

Frontage & Landscaping:

The applicant has submitted a conceptual landscape plan for the site. While a formal tree preservation plan has not been provided, the developer intends to retain several existing trees.

Along the northern property line adjacent to single-family residences, a six-foot-tall masonry wall is proposed to provide screening and buffering. Additional landscaping is also proposed along NW Saunders Road to help screen the rear portion of the development. Landscaping details will be further evaluated during the site plan design review process.

Landscape Area	**Required Units / PUs (plant units)**
Type C, 25 foot buffer (Southern Property Line)	25 feet wide: 60 units per 100 feet
Type A, 7 foot buffer (Eastern Property Line)	7 feet wide: 45 units per 100 feet
Type C3, 25 foot buffer (Northern Property Line)	25 feet wide: 60 units per 100 feet

*Buffer area reductions and/or accessory building encroachments requested.

Phasing:

The site is proposed to be developed in a single phase

Review Criteria

A General Development Plan shall be reviewed according to the following criteria:

1. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC, unless modifications are requested and approved through the approval of the general development plan. Said modifications shall generally be minor and shall be clearly noted in the staff report.

    a. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant has not requested any deviations or modifications to the UDC.

2. The proposed general development plan is consistent with the current zoning on the property or conditional on the approval of an existing application for a Zoning Map amendment.

    a. The proposed general development plan is consistent with the current zoning on the property and the proposed use is allowed by right in the Regional Commercial zoning district.

3. The general development plan is in compliance with all applicable use, development and design standards set forth in the Code, unless alternative design standards have been approved for the development.

    a. The general development plan complies with all applicable use, development, and design standards set forth in this Code. No alternative development standards have been proposed

4. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.

    a. There are existing and planned facilities and services in place or proposed to serve the development.

5. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.

    a. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations.

6. The general development plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

    a. The general development plan will provide for orderly physical growth of the City.

Review Criteria

A Conditional Use Permit shall be reviewed according to the following criteria:

1. The application furthers the intent of the proposed zoning district and supports that of any abutting districts.

    a. Staff finds the proposed conditional use is consistent with the intent of the Regional Commercial district and, as conditioned, remains compatible with surrounding and abutting zoning districts.

2. Compliance of any proposed development with the requirements of this Development Code.

    a. Staff finds the proposed development will comply with all applicable requirements of the Development Code, subject to final review and approval.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

    a. Staff finds that an additional site-specific condition is appropriate to ensure compliance with the intent of the Development Code. As such, a condition has been added clarifying that parking spaces shall not be used for outdoor

storage, with limited allowance for trailers associated with on-site businesses during active loading and unloading. This condition does not alter the proposed plans.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

    a. Staff finds the proposed development will have minimal impact on the public realm, with building and site elements designed to maintain a functional and orderly relationship with the surrounding streetscape.

5. The adequacy of drainage, utilities and other public facilities.

    a. Staff finds that drainage, utilities, and other public facilities are adequate to serve the proposed development, subject to compliance with applicable City requirements and final engineering review.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

    a. Staff finds the proposed development is generally compatible with the character of the surrounding area in terms of building scale, form, and site design, with landscaping and buffering helping to further integrate the site into its surroundings.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

    a. Staff finds the proposed use is compatible with the surrounding area in terms of operating characteristics, with no significant adverse impacts

anticipated related to hours of operation, traffic, or noise, subject to compliance with applicable conditions.

8. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

    a. Staff finds the proposed application will not prevent the development or use of adjacent properties in accordance with applicable development regulations.

9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

    a. Staff finds the proposed use is consistent with long-range plans for the area and is not anticipated to negatively impact the surrounding area, considering existing development patterns and the nature of the use.

10. The recommendations of professional staff.

    a. Staff recommends approval of the Conditional Use Permit with conditions

Review Criteria

A Preliminary Plat shall be reviewed based on the following criteria:

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

a. The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of corridor reinvestment area.

2. Compliance with the requirements of the Development Code. In particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

    a. The proposed plan is in compliance with the requirements of the Development Code

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

    a. The plan is proposed to be developed in one phase

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

    a. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

a. The application does not deter any existing or future development on adjacent properties. The redevelopment will hopefully spark development on adjacent vacant properties.

6. The design does not impede the construction of future public infrastructure within the area.

    a. The design of the site does not impede the construction of future public infrastructure within the area

7. The recommendations of professional staff.

    a. Staff recommends approval of the Preliminary Plat with conditions

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans and submit the proposed final plat for review and approval.

Staff Recommendation:

Staff recommends approval of the General Development Plan & Preliminary Plat application with the following 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 Site Plan Design Review is required to review final building and site design, including landscaping and Final building and site design must meet Non-

Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.

3. Provide site triangles at west entrance to ensure proper sight distance is met.
4. Easement shall be acquired from lots 4 and 5 of Stonecrest Plat for sanitary sewer extension.
5. Existing septic tank shall be abandoned or removed per MDNR standards.
6. Footing of the building should not be within the zone of influence from the existing storm along Saunders.
7. Provide Final Drainage Study. Drainage study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1,10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.
8. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.
    a. As required by the MDNR land disturbance permit, a storm water pollution prevention plan (SWPPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.
9. The City of Blue Springs Design and Construction Manual shall be followed regarding and construction specifications.
10. 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.

Staff recommends approval of the Conditional Use Permit application with the following 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. The parking spaces shall not be used for the outdoor storage of equipment, boats, trailers, household goods, or other personal property. Trailers may occupy a parking space only if they are associated with a business located on the premises and are actively being used for loading and unloading purposes.

Staff recommends approval of the Preliminary Plat application with the following 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. Provide As-built Drawings prior to Final Plat approval. Prior to Final Plat approval all public works items must be completed and pass inspection.
3. A maintenance bond will be required following infrastructure acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.
4. All required public improvements shall be completed and accepted by the City prior to approval of the final plat.

5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.



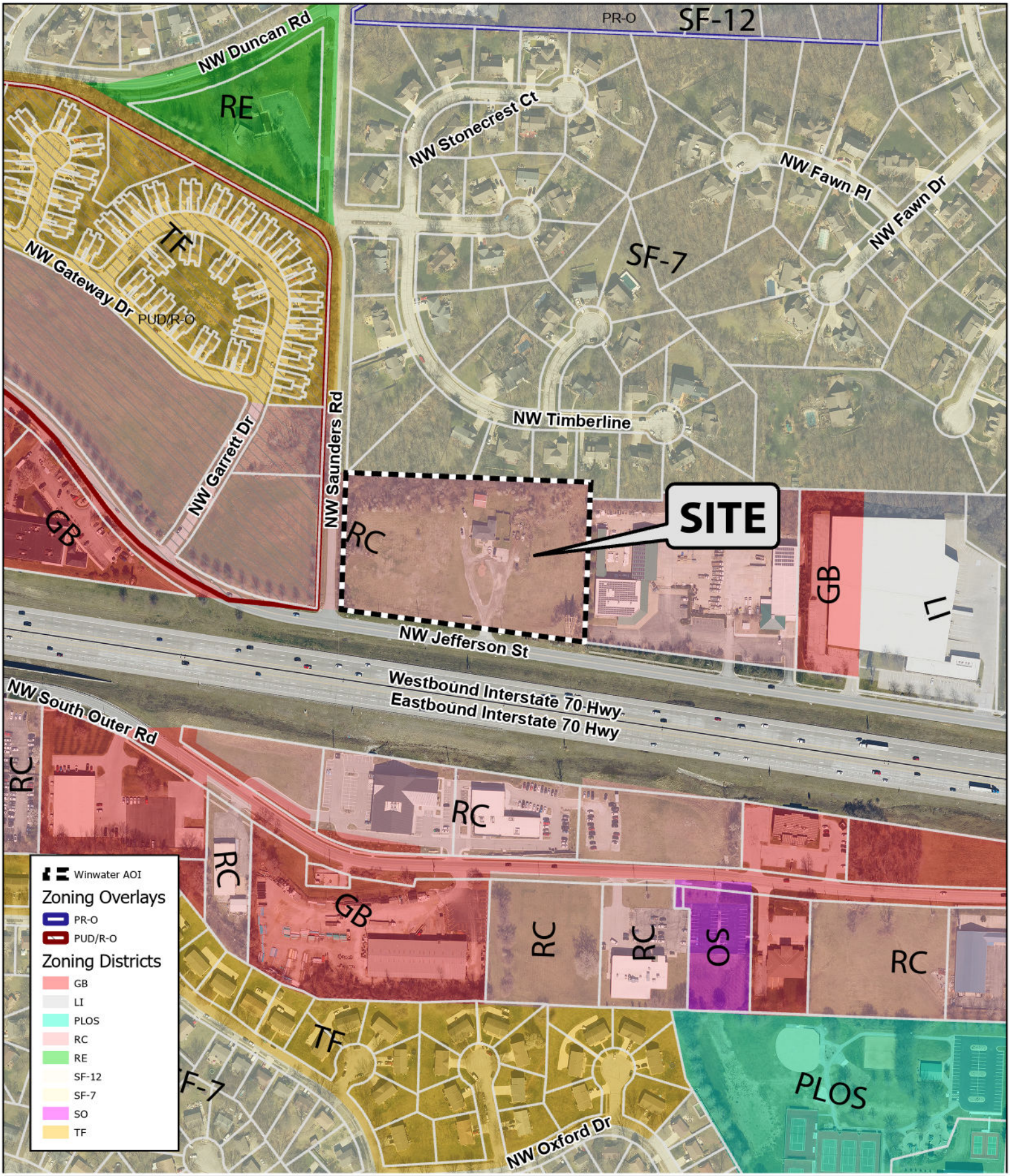
BLUE SPRINGS MISSOURI

GDP-03-26-9850 / CUP-03-26-9851 / PP-03-26-9852
2601 NW JEFFERSON ST
AERIAL LOCATION MAP

N

1" = 300'

Date: 04/23/26



BLUE SPRINGS MISSOURI

GDP-03-26-9850 / CUP-03-26-9851 / PP-03-26-9852
2601 NW JEFFERSON ST
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 04/23/26

POWELL CWM
ARCHITECTURE / ENGINEERING / SURVEYING

EPIC CONCRETE CONSTRUCTION

Blue Springs Winwater & Flex-use

Written Narrative

Conditional Use Permit

Proposed Use: Equipment – Materials Storage and Residential Warehouse Use

Intensity: Aside from Residential Warehouse, the site will be limited to uses permitted within the RC Zoning District.

Extent of Proposed Use: Proposed uses will be limited to the enclosed storage area and within the constructed buildings.

Construction Timeline: Construction to be completed by October / November 2026.

- The proposed site development and uses are intended to accommodate retail / service and commercial land uses that serve the community and regional needs compatible with RC Zoning. No additional site-specific conditions are necessary to meet the purposes and intent of the UDC or the intent or design objectives of any applicable UDC regulation.

- The proposed site development will fully comply with the requirements of the UDC with two exceptions; (1) Gravel or asphalt screenings might be desired over part of the storage area; (2) Increased driveway width at the right-of-way for a standard 30-ft wide driveway with 50-ft radii. A variance or waiver to the UDC for these two exceptions are hereby requested.

- The character of the proposed site development will be compatible with the surrounding area in terms of building scale, building form, and usage. Other developments adjacent to the site or within the area such as Guier Fence, Meyer Laboratory (chemical manufacturer), Blue Springs Siding & Windows, and BR Carpet are similar businesses in character and composition.

- Landscape and site design will fully comply with the UDC. No exemptions or variances are needed or sought for landscaping. Furthermore, additional landscaping will be provided along Saunders Road.

- Operating characteristics of the proposed development such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property will be generally the same as that of the adjacent businesses or those businesses within the area.

- The proposed use will not prevent or negatively impact the development or use of adjacent property in accordance with the applicable UDC regulations. This site is the

last parcel along Jefferson east of Saunders and west of HWY 7 to develop so it will not prohibit use or restrict development in the area. Access will be from Jefferson or Saunders Road – both public streets.

- The long-range plans applicable to the site and surrounding area call for RC zoning for those areas along Jefferson west of Saunders that remain to be developed. No future development will be negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, or any changes in character occurring in the area.

- The proposed buildings and site elements will not adversely affect the shared spaces in the area that are accessible to the public. The building facades and landscaping will enhance the quality of life, accessibility, safety, and social experience of the community.

- The infrastructure to support the proposed development is available and adequate. Access is available off adjacent public streets – Jefferson and Saunders. Electrical, water, gas, and communication services are available along Jefferson Street. Sanitary sewer service is available on-site or can be extended through public easements from NW Timberline Drive.

- Jefferson and Saunders roads are available to access the site. Entrance/exit drives will be provided onto those streets. All entrances will be designed and located in accordance with MoDOT and City requirements to prevent traffic hazards and minimize traffic congestion on public streets.

- The proposed uses will be permanent. Should Winwater relocate, additional flex-use buildings may be constructed on site in the future, but the proposed uses will not change.

- The proposed site development and uses are in the public's interest by providing flexible commercial / retail / services space for small and growing businesses. By providing this type of space, these services can be provided to the community by locally owned businesses. By providing this type of flex space for the community, the problems and issues of operating small businesses from residential areas can be reduced. These services are consistent with the intent of the Comprehensive Plan and current zoning.

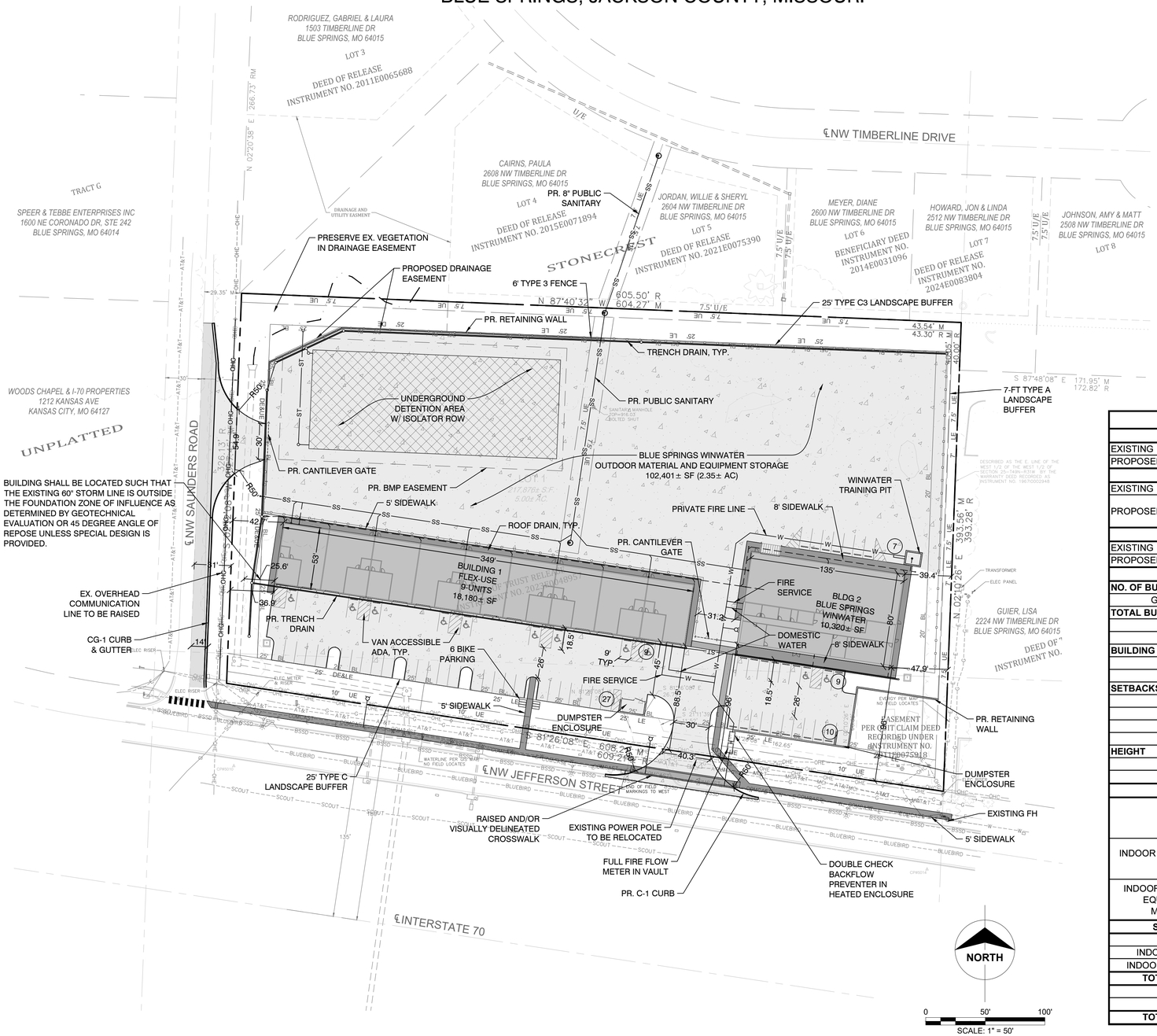
- The proposed site development does not generally differ from the applicable zoning and development code requirements (i.e. setback, landscape buffers, etc.). Only two variances or exceptions to the UDC are sought as described above (surfacing material in storage area and driveway width at R/W).

GENERAL DEVELOPMENT PLAN FOR

BLUE SPRINGS WINWATER AND FLEX USE

MINOR REPLAT

A COMMERCIAL DEVELOPMENT IN
SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49, RANGE 31, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE R.D. MIZE ROAD, AS SAID ROAD IS NOW ESTABLISHED IN SAID QUARTER SECTION, WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 70 AND RUNNING THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 609.21 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 25, THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE 393.28 FEET, THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 605.50 FEET, MORE OR LESS TO THE SAID EAST LINE OF R.D. MIZE ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 326.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN R.D. MIZE ROAD AND JEFFERSON STREET.

REFERENCE BEARING:

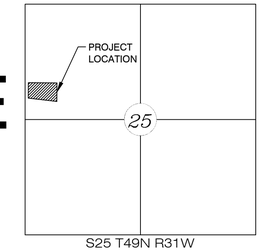
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "BLUE 2", 2003 ADJUSTMENT (N: 315489.318 METERS, E: 869099.845 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999040 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0384G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY.

LEGEND:

- PR. CONCRETE PAVEMENT
- PR. CONCRETE SIDEWALK
- PR. 6-FT FENCE
- PR. SANITARY SEWER
- PR. STORM PIPE
- PR. WATER
- PR. ROOF DRAIN
- PR. C-1 CURB
- PR. RETAINING WALL
- PR. CONCRETE BOLLARD
- PR. WHEEL STOP
- PR. TRENCH DRAIN



S25 T49N R31W

VICINITY MAP
N.T.S.

PROPERTY OWNER
J & M SARAI LLC
320 NE DARTMORE CT
LEES SUMMIT MO 64064

DEVELOPER
EPIC CONCRETE CONSTRUCTION
1200 EAST 98th STREET
KANSAS CITY MO, 64138

INDEX OF SHEETS

C001	SITE PLAN
C002	EXISTING CONDITIONS
C003	WALL SECTION
L001	LANDSCAPE PLAN
AS01	COLOR LANDSCAPE AND SCREENING PLAN
A200	ARCHITECTURAL ELEVATIONS
A602	REFERENCE VISUALS

SITE DATA SUMMARY

ZONING	
EXISTING	RC (REGIONAL COMMERCIAL)
PROPOSED	RC (REGIONAL COMMERCIAL)
LAND USE	
EXISTING	LANDSCAPING AND RETAINING WALL COMPANY
PROPOSED	BUILDING OR CONSTRUCTION CONTRACTOR WITH OUTDOOR STORAGE, RESIDENTIAL WAREHOUSING
LAND AREA	
EXISTING	217,876± SF (5.00± AC)
PROPOSED	217,876± SF (5.00± AC)
BUILDING SUMMARY	
NO. OF BUILDINGS	
GENERAL COMMERCIAL	2 BUILDINGS
TOTAL BUILDING AREA	
EXISTING	1,302± SF (0.029 AC)
PROPOSED	28,500± SF (0.65 AC)
BUILDING COVERAGE	
MAX ALLOWED	65%
PROPOSED	13%
SETBACKS	
FRONT	25-FT
INTERIOR SIDE	20-FT
CORNER SIDE	25-FT
REAR	25-FT
HEIGHT	
MAX ALLOWED	60-FT
PROPOSED	35-FT
SCHEDULE B OFF-STREET PARKING	
OFFICE/ADMIN AREA	*1 PER 300 SF, BUT IN NO CASE GREATER THAN 1 SPACE PER 200 SF*
INDOOR SALES, SERVICE OR DISPLAY AREA	*1 PER 500 SF, BUT IN NO CASE GREATER THAN 1 SPACE PER 400 SF*
INDOOR STORAGE, WAREHOUSING, EQUIPMENT SERVICING OR MANUFACTURING AREA	*NOT TO EXCEED 1 SPACE PER 1,000 SF*

SCHEDULE B USE TYPE	**BUILDING 1**	**BUILDING 2**
OFFICE/ADMIN AREA	4620 SF = 15 STALLS	5165 SF = 17 STALLS
INDOOR SALES/DISPLAY AREA	N/A	1,018 SF = 2 STALLS
INDOOR STORAGE/WAREHOUSING	12,633 SF = 12 STALLS	7,579 SF = 7 STALLS
TOTAL PARKING REQUIRED	**53**	
STANDARD PROVIDED	53	
ADA PROVIDED	11	
TOTAL PARKING PROVIDED	**64**	

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Land Surveying: MO 123 / KS 36

PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

GENERAL DEVELOPMENT PLAN for
BLUE SPRING WINWATER & FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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SITE PLAN

C001



LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
PM ●	SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
Δ	DELTA ANGLE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
B/L	BUILDING SETBACK LINE
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
D/E	DRAINAGE EASEMENT
I.T.B.	INITIAL TANGENT BEARING
1400	STREET ADDRESS
ASPH.	ASPHALT
CONC.	CONCRETE
SWK	SIDEWALK
△	CONTROL POINT
BM ●	BENCHMARK
BH	BORE HOLE
TV	CABLE TV PEDESTAL
(TV)	CABLE TV VAULT/MANHOLE
C	COMMUNICATIONS MARKER POST
C	COMMUNICATIONS PEDESTAL
(C)	COMMUNICATIONS VAULT/MANHOLE
FO	FIBER OPTICS MARKER POST
FO	FIBER OPTICS PEDESTAL
(FO)	FIBER OPTICS VAULT/MANHOLE
T	TELEPHONE MARKER POST
T	TELEPHONE PEDESTAL
(T)	TELEPHONE VAULT/MANHOLE
G	GAS MARKER POST
(G)	GAS METER
G	GAS VALVE
E	ELECTRICAL TRANSFORMER
(E)	ELECTRIC METER
(E)	ELECTRICAL VAULT/MANHOLE
PP	LIGHT POLE
	POWER POLE
	GUY ANCHOR
PB	PIPE BOLLARD
	SIGN
	MAILBOX
(CO)	SANITARY SEWER CLEANOUT
(MH)	SANITARY SEWER MANHOLE
(D)	STORM SEWER MANHOLE/JUNCTION BOX
(U)	UNKNOWN UTILITY MANHOLE
FH	FIRE HYDRANT
W	WATERLINE MARKER POST
(W)	WATER METER
	WATER VALVE
	YARD HYDRANT
-OHE-	EXISTING OVERHEAD ELECTRIC LINE
-E-	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING STORM SEWER LINE
-UGC-	EXISTING UNDERGROUND COMMUNICATION LINE
-S-	EXISTING SANITARY SEWER LINE
-G-	EXISTING GAS LINE
-W-	EXISTING WATER LINE
750	EXISTING CONTOUR
-MCI-	MCI COMMUNICATIONS LINE
-AT&T-	AT&T COMMUNICATIONS LINE
-BSSD-	BLUE SPRINGS SCHOOL DISTRICT COMMUNICATIONS LINE
-COMCAST-	COMCAST COMMUNICATIONS LINE
-BLUEBIRD-	BLUEBIRD FIBER OPTICS

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JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

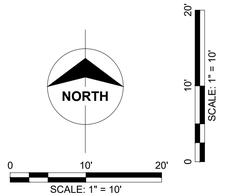
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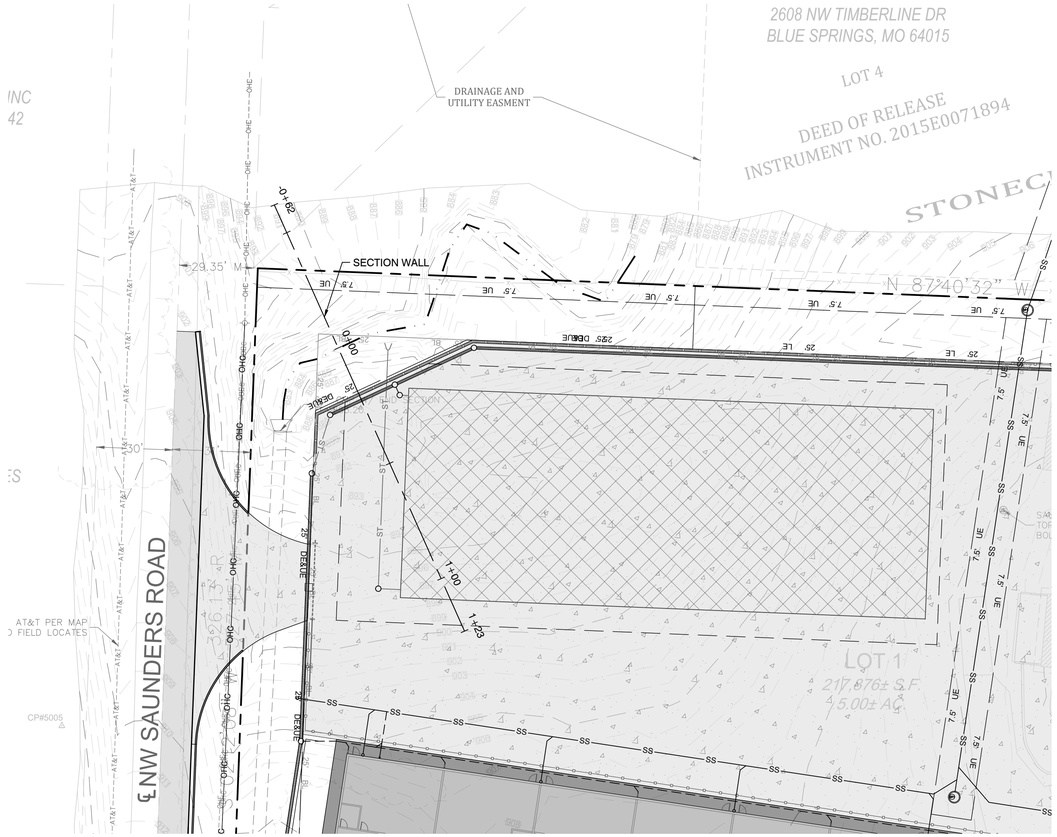
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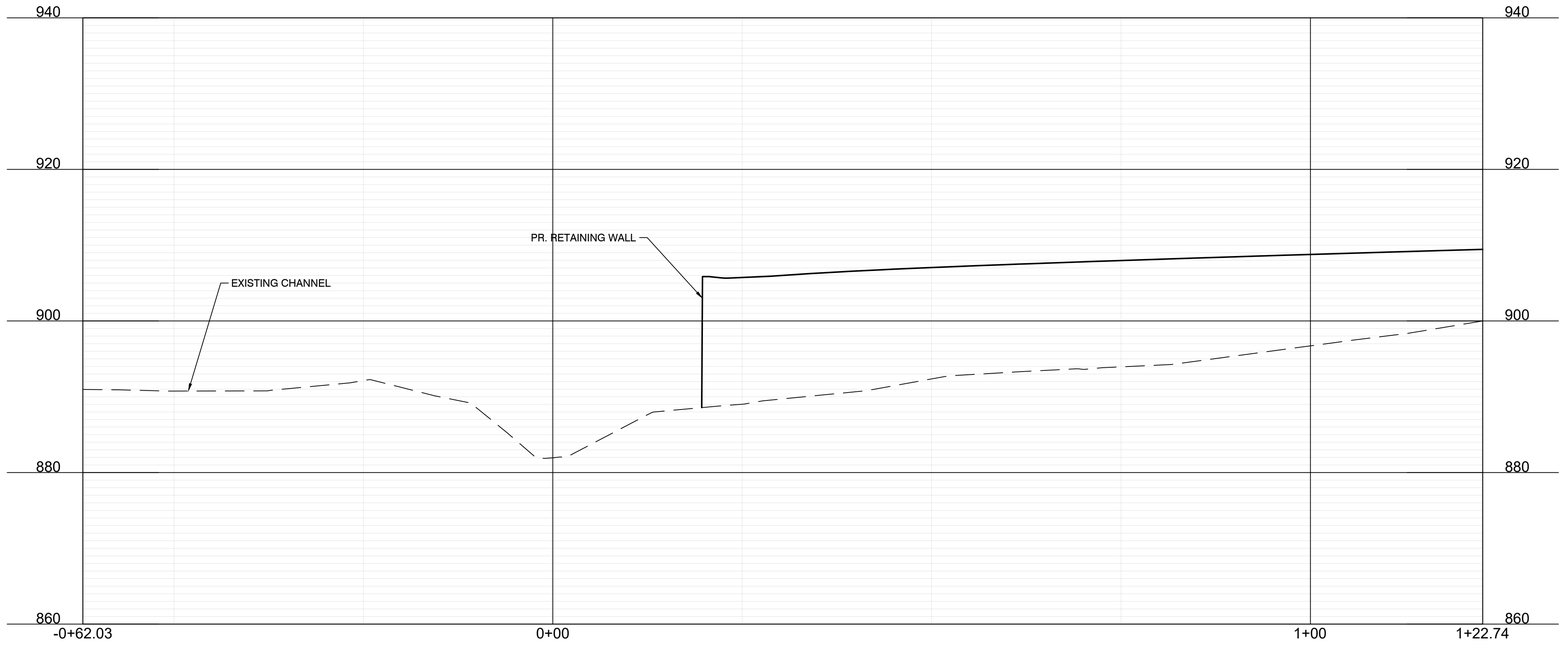
EXISTING CONDITIONS PLAN

C002





SECTION - WALL - NW (-0+62.03 - 1+22.74)



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WALL SECTION

C-003

LANDSCAPE CALCULATIONS - CITY OF BLUE SPRINGS, MO		SHADE TREES (8)		ORN. TREES (5)		EVRGRN. TREES (5)		SHRUBS (1)		PERENNIALS/GRASSES (1)		TOTALS	
		PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	PROPOSED	PU	REQ'D	PROP
STREET TREES												TREES	TREES
WEST (NW SAUNDERS RD)	326.13 LF / 75	5										5	5
SOUTH (JEFFERSON)	608.21 LF / 75	9										9	9
LANDSCAPE BUFFER PLANTINGS												PU'S	PU'S
WEST (SAUNDERS) BUFFER A	326.13 LF = 147 PU'S @ 7' WIDE	5	40	10		15	75	32	32			147	147
SOUTH (JEFFERSON) BUFFER C3	608.21 LF = 365 PU'S @ 25' WIDE	17	136	23	115			90	90	24	24	365	365
EAST (LSP) BUFFER A	393.56 LF = 178 PU'S @ 7' WIDE	7	56	6	30			92	92			178	178
NORTH (RES.) BUFFER C3	604.27 LF = 363 PU'S @ 25' WIDE	14	112	22	110	28	140					363	362
PARKING SPACES												PU'S	PU'S
70 SPACES	70 SPACES X 2 PU	9	72							68	68	140	140



1 LANDSCAPE PLAN
1" = 30'

0 30' 60'
SCALE: 1" = 30'

NORTH

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ORNAMENTAL TREE					
ABS	Amelanchier canadensis `Autumn Brilliance`	Autumn Brilliance Serviceberry	1.5" Cal.	B&B / Cont.	16
EAR	Cercis canadensis	Eastern Redbud	1.5" Cal.	B&B / Cont.	22
ADC	Malus x `Adirondack`	Adirondack Crabapple	1.5" Cal.	B&B / Cont.	13
SHADE TREE					
AM	Acer miyabei `State Street`	State Street Maple	2" Cal.	B&B	6
AM2	Acer x freemanii `Armstrong`	Armstrong Maple	2" Cal.	B&B	16
GD	Gymnocladus dioica `Espresso`	Espresso Coffeetree	2" Cal.	B&B	15
UA	Ulmus americana `Jefferson`	Jefferson American Elm	2" Cal.	B&B	10
EVERGREEN TREES					
TJ	Juniperus virginiana `Taylor`	Taylor Juniper	6` Ht.	B&B / Cont.	15
GA	Thuja plicata `Green Giant`	Green Giant Arborvitae	6` Ht.	B&B / Cont.	28
SHRUBS					
cxd	Chaenomeles x `Double Take` TM	Double Take Quince	5 gal.		32
dvs	Diervilla rivularis `SMNDRSF`	Kodiak Black Bush-Honeysuckle	5 gal.		80
jvg	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	5 gal.		105
ORNAMENTAL GRASS					
cak	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.		76

LANDSCAPE PLAN NOTES:

1. Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to verify existence and location of all utilities before starting any work.
2. Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
3. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
4. Contractor shall stake plant locations in the field and have approval by Owner's Representative before proceeding with installation.
5. No substitutions for variety or cultivar shall be accepted without first obtaining written approval from the Landscape Architect.
6. All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards. All trees and shrubs shall be laid out in a uniform and consistent pattern, following the landscape plan accurately.
7. All shrub beds in lawn areas shall be edged as shown in the planting details.
8. All planting beds shall receive 3" minimum of Missouri Rainbow River Rock 2" mulch as detailed, unless otherwise noted. Rock mulch shall be placed on top of woven weed fabric (DeWit Pro5, or approved equal), fastened into place with sod staples at manufacturer's recommended spacing.
9. Trees planted in turf areas shall have a 3" ring of double-ground hardwood mulch, formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk. Elevation of top of mulch shall be 1/2" below any adjacent pavement.
10. Contractor shall thoroughly water in each plant immediately following installation to reduce air pockets in backfill.
11. Contractor shall be responsible for calculating all areas of mulch, sod and seed and the amounts of each needed for specified depth or coverage.
12. Contractor shall spread two inches of cotton burr compost material over entire landscape bed areas and till into existing topsoil to a depth of at least 6" prior to planting.
13. Contractor shall install Turf-type tall fescue sod consisting of 90% fescue blend and 10% bluegrass in all areas disturbed during construction not otherwise designated as another material.
14. Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
15. Trees and shrubs located adjacent to parking stalls must be set back a minimum of 4 feet from back of curb to center of the plant to allow for vehicle overhang.
16. Landscaping adjacent to the fire department connection shall allow for unobstructed access to the connection, with no shrubs/trees within a 3-foot radius of the connection.
17. IRRIGATION: Contractor shall install a complete automated irrigation system per sheet LI-101.
18. Detention basin shall be seeded with Switchgrass (Panicum virgatum) at a rate of 10 lbs. per 1,000 SF.
19. All ground or wall mounted equipment shall be fully screened from adjacent property lines and street view with plantings. Contractor shall adjust plantings to accomplish screening to satisfy city requirement. Plantings shown on this plan anticipate the screening condition, but contractor shall adjust for actual site conditions.

Chad D. Weinand, PLA, ASLA
Landscape Architecture
15173 W. 157th Terrace, Olathe, Kansas 66062
913.484.3738 - cweinand74@gmail.com

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A COMMERCIAL DEVELOPMENT IN
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JACKSON COUNTY, MO 64015

STATE OF MISSOURI
CHAD DAVID WEINAND
NUMBER
PLA-2013000705
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

CHAD D. WEINAND, PLA
PLA-2013000705 (MISSOURI #)

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LANDSCAPE PLAN

L-100

PROPOSED LANDSCAPING

ILLUSTRATIVE COLOR LANDSCAPE



RETAINING WALL

PROPOSED MATERIAL



PROPOSED WALL TYPE



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CLIENT

EPIC CONCRETE CONSTRUCTION

WINWATER BLUE SPRINGS

2601 NW JEFFERSON ST.
BLUE SPRINGS, MO 64015

NOT FOR CONSTRUCTION

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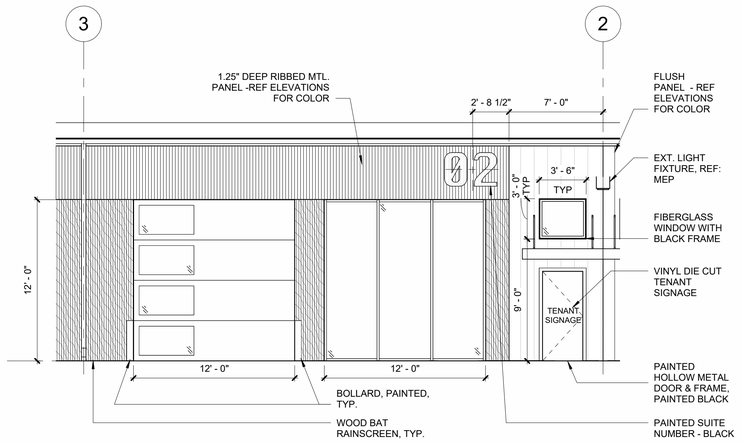
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COLOR SCREENING AND LANDSCAPE PLAN

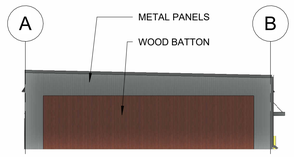
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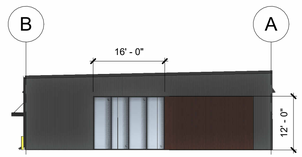




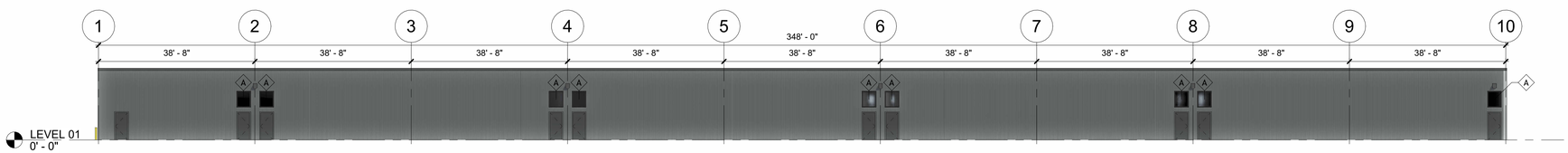
5 FRONT ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"



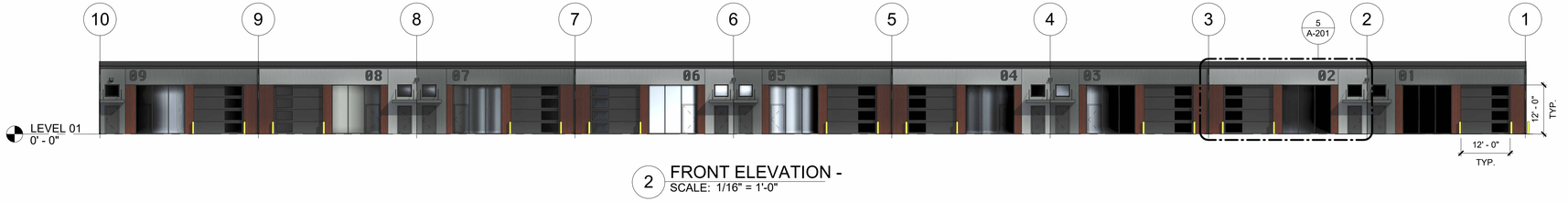
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4 SIDE B ELEVATION -
SCALE: 1/16" = 1'-0"



1 BACK ELEVATION -
SCALE: 1/16" = 1'-0"



2 FRONT ELEVATION -
SCALE: 1/16" = 1'-0"

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EPIC CONCRETE CONSTRUCTION

WINWATER FLEX SPACES

2601 NW JEFFERSON STREET, BLUE SPRINGS, MO 64015

NOT FOR CONSTRUCTION

07/17/25

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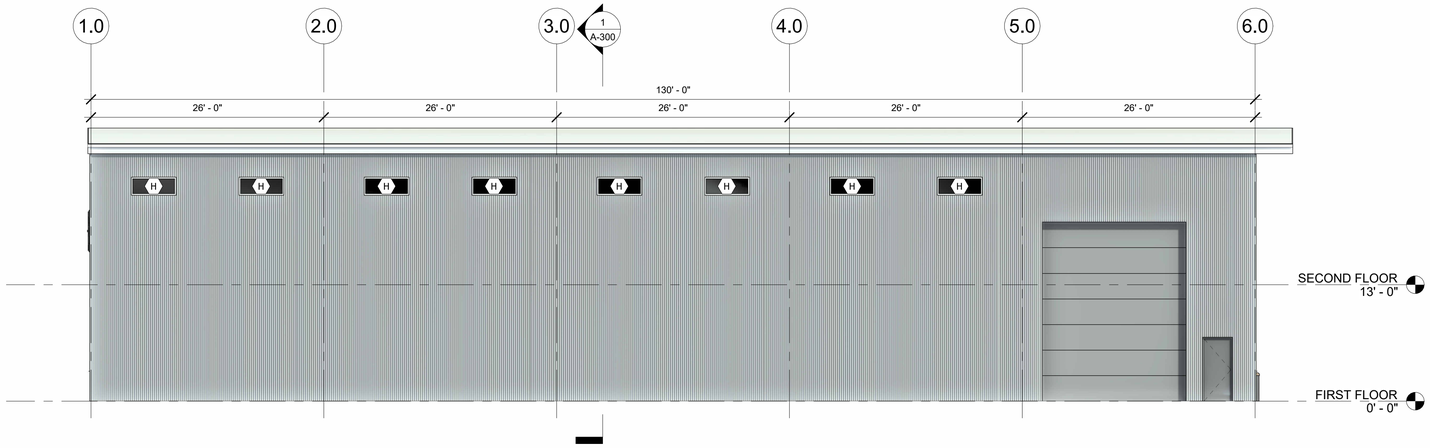
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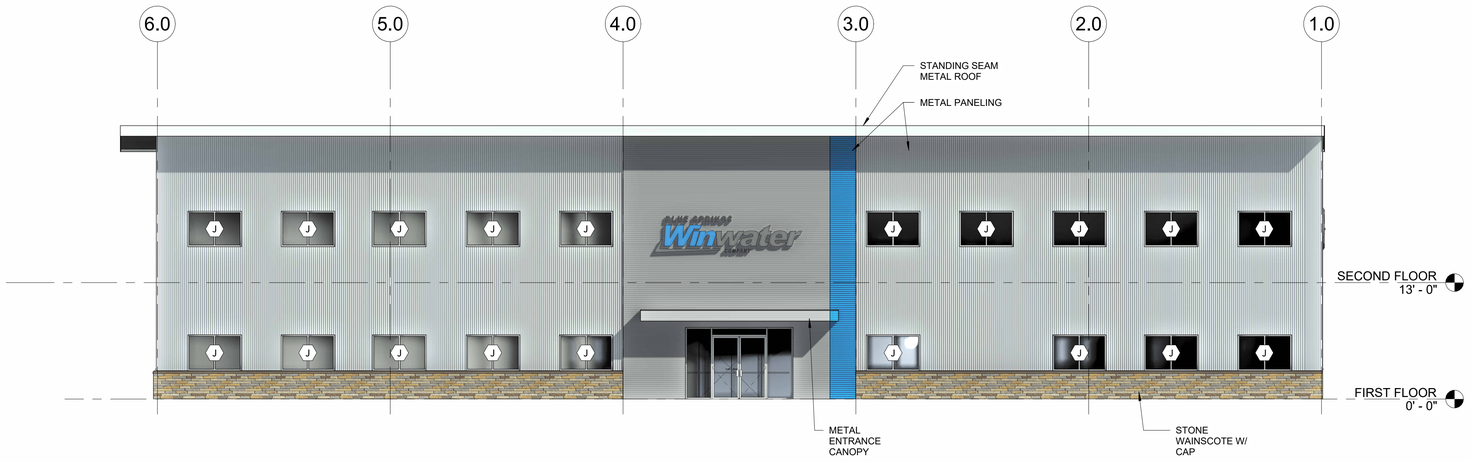
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ELEVATIONS - DARK

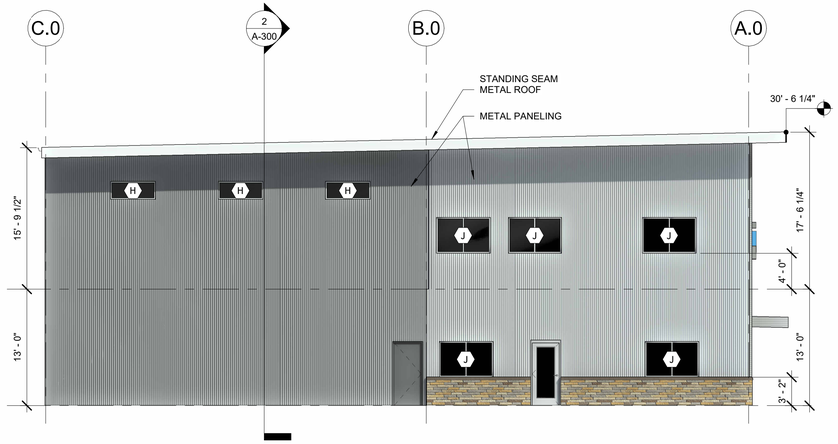
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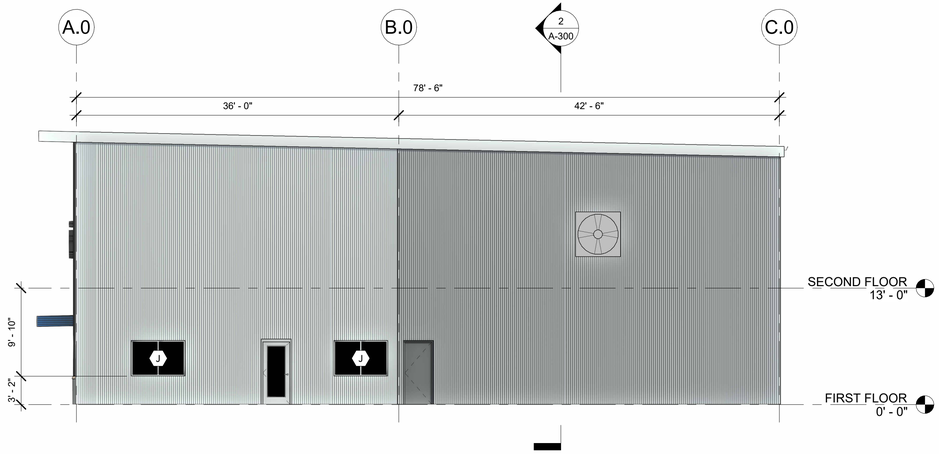
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SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

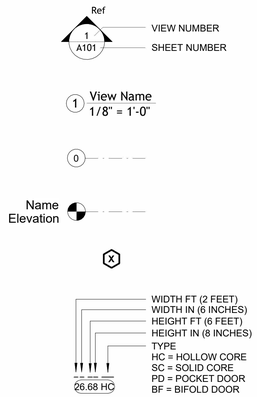


3 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. ALL ROOF CONSTRUCTION SHOULD FOLLOW ALL LOCAL CODES, INCLUDING INTERNATIONAL RESIDENTIAL CODE AND THE ASPHALT ROOFING MANUFACTURERS ASSOCIATION'S DESIGN AND APPLICATION METHODS RESIDENTIAL MANUAL.
2. BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.

SYMBOL LEGEND



STONE WAINSCOT

PROPOSED STONE VENEER MATERIAL:



STONES DIRECT - WASHINGTON VENEER - MOCHA

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(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

EPIC CONCRETE CONSTRUCTION

WINWATER BLUE SPRINGS

2601 NW JEFFERSON ST.
BLUE SPRINGS, MO 64015

NOT FOR CONSTRUCTION

##/##/26

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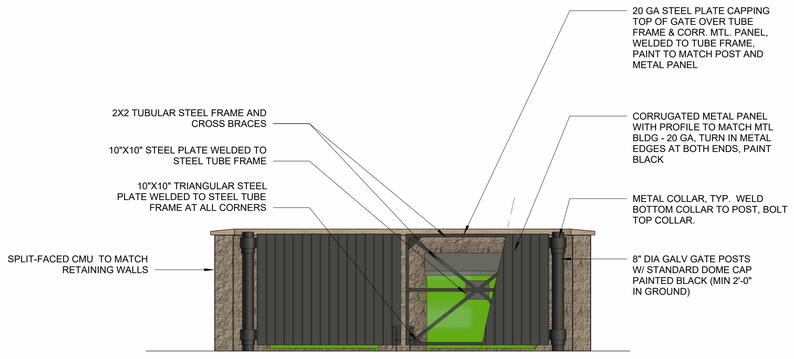
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: EF
CHECKED BY: NB
PROJECT #: 25-2328
ISSUE DATE: 04-11-2026
ISSUED FOR:
PLAN REVIEW

ELEVATIONS

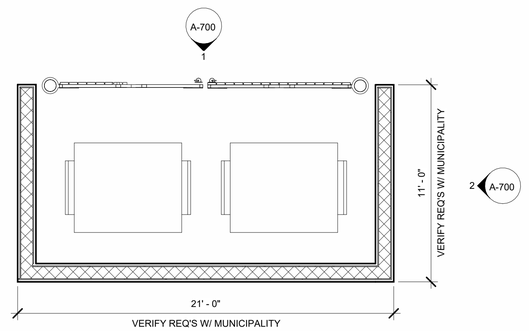
A-200



1 TRASH ENCLOSURE ELEV A
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE ELEV B
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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EPIC CONCRETE CONSTRUCTION

WINWATER FLEX SPACES

2601 NW JEFFERSON STREET, BLUE SPRINGS, MO 64015

NOT FOR CONSTRUCTION

07/17/25

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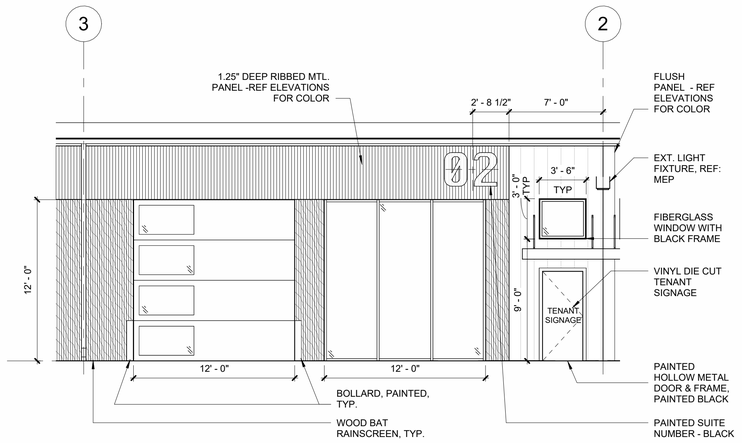
DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 25-2328
ISSUE DATE: 03/20/2026
ISSUED FOR:
OWNER REVIEW

TRASH ENCLOSURE

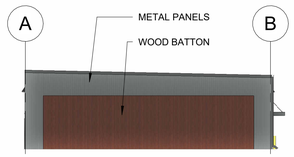
A-200



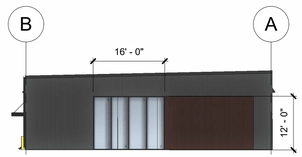




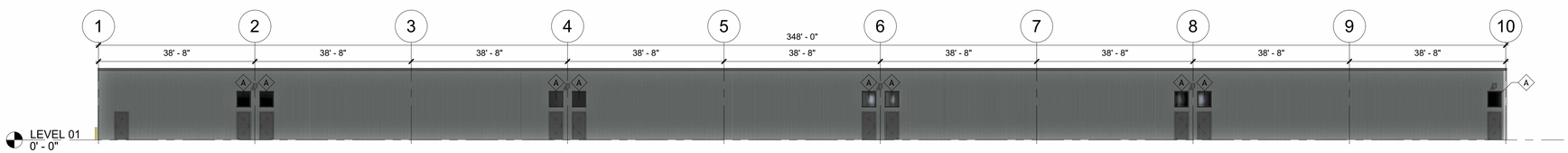
5 FRONT ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"



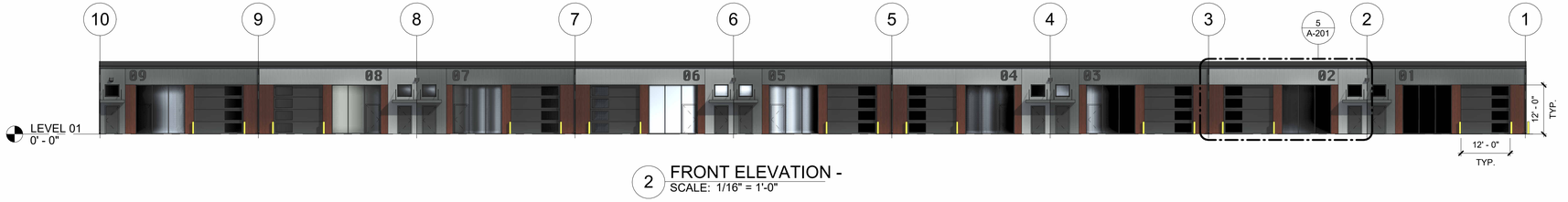
3 SIDE A ELEVATION -
SCALE: 1/16" = 1'-0"



4 SIDE B ELEVATION -
SCALE: 1/16" = 1'-0"



1 BACK ELEVATION -
SCALE: 1/16" = 1'-0"



2 FRONT ELEVATION -
SCALE: 1/16" = 1'-0"

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EPIC CONCRETE CONSTRUCTION

WINWATER FLEX SPACES

2601 NW JEFFERSON STREET, BLUE SPRINGS, MO 64015

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PROJECT #: 25-2328
ISSUE DATE: 03/20/2026
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ELEVATIONS - DARK

A-201

OVERALL SITE VIEW

WINWATER & FLEX BUILDING



PERSPECTIVES

FLEX USE



WINWATER ENTRY



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WINWATER BLUE SPRINGS

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: ESF

CHECKED BY: NKB

PROJECT #: 25-2328

ISSUE DATE: 04-11-2026

ISSUED FOR:

PLAN REVIEW

REFERENCE VISUALS

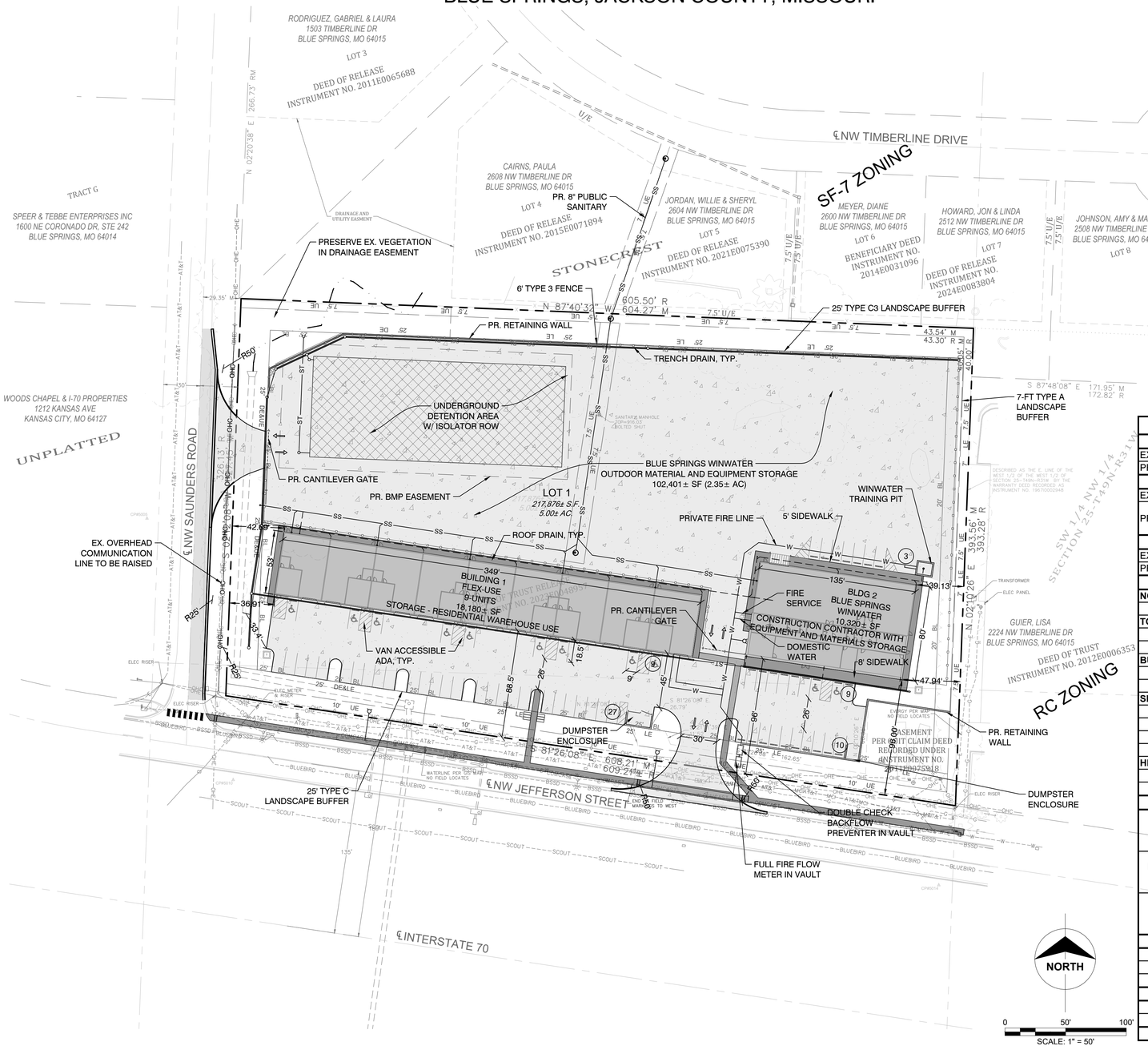
A-602

CONDITIONAL USE PLAN FOR

BLUE SPRINGS WINWATER AND FLEX USE

MINOR REPLAT

A COMMERCIAL DEVELOPMENT IN
SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49, RANGE 31, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE R.D. MIZE ROAD, AS SAID ROAD IS NOW ESTABLISHED IN SAID QUARTER SECTION, WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 70 AND RUNNING THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 609.21 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 25, THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE 393.28 FEET, THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 605.50 FEET, MORE OR LESS TO THE SAID EAST LINE OF R.D. MIZE ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 326.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN R.D. MIZE ROAD AND JEFFERSON STREET.

REFERENCE BEARING:

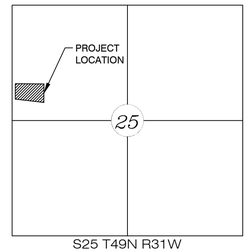
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "BLUE 2", 2003 ADJUSTMENT (N: 315489.318 METERS, E: 869099.845 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999040 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0384G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY.

LEGEND:

- PR. CONCRETE PAVEMENT
- PR. CONCRETE SIDEWALK
- PR. 6-FT FENCE
- PR. SANITARY SEWER
- PR. STORM PIPE
- PR. WATER
- PR. ROOF DRAIN
- PR. C-1 CURB
- PR. RETAINING WALL
- PR. CONCRETE BOLLARD
- PR. WHEEL STOP
- PR. TRENCH DRAIN



S25 T49N R31W

VICINITY MAP
N.T.S.

PROPERTY OWNER

J & M SARAI LLC
320 NE DARTMORE CT
LEES SUMMIT MO 64064

DEVELOPER

EPIC CONCRETE CONSTRUCTION
1200 EAST 98th STREET
KANSAS CITY MO, 64138

INDEX OF SHEETS

C001	SITE PLAN
L001	LANDSCAPE PLAN
A001	BUILDING FLOOR PLANS

SITE DATA SUMMARY

ZONING		
EXISTING	RC (REGIONAL COMMERCIAL)	
PROPOSED	RC (REGIONAL COMMERCIAL)	
LAND USE		
EXISTING	LANDSCAPING AND RETAINING WALL COMPANY	
PROPOSED	BUILDING OR CONSTRUCTION CONTRACTOR WITH OUTDOOR STORAGE, RESIDENTIAL WAREHOUSING	
LAND AREA		
EXISTING	217,876± SF (5.00± AC)	
PROPOSED	217,876± SF (5.00± AC)	
BUILDING SUMMARY		
NO. OF BUILDINGS		
GENERAL COMMERCIAL	2 BUILDINGS	
TOTAL BUILDING AREA		
EXISTING	1,302± SF (0.029 AC)	
PROPOSED	28,500± SF (0.65 AC)	
BUILDING COVERAGE		
MAX ALLOWED	65%	
PROPOSED	13%	
SETBACKS		
FRONT	25-FT	
INTERIOR SIDE	20-FT	
CORNER SIDE	25-FT	
REAR	25-FT	
HEIGHT		
MAX ALLOWED	60-FT	
PROPOSED	35-FT	
SCHEDULE B OFF-STREET PARKING		
OFFICE/ADMIN AREA	*1 PER 300 SF, BUT IN NO CASE GREATER THAN 1 SPACE PER 200 SF*	
INDOOR SALES, SERVICE OR DISPLAY AREA	*1 PER 500 SF, BUT IN NO CASE GREATER THAN 1 SPACE PER 400 SF*	
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SCHEDULE B USE TYPE	**BUILDING 1**	**BUILDING 2**
OFFICE/ADMIN AREA	4620 SF = 15 STALLS	5165 SF = 17 STALLS
INDOOR SALES/DISPLAY AREA	N/A	1,018 SF = 2 STALLS
INDOOR STORAGE/WAREHOUSING	12,633 SF = 12 STALLS	7,579 SF = 7 STALLS
TOTAL PARKING REQUIRED	**53**	
STANDARD PROVIDED	53	
ADA PROVIDED	11	
TOTAL PARKING PROVIDED	**64**	

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PREPARED FOR:
EPIC CONCRETE CONSTRUCTION
12600 EAST 98th STREET
KANSAS CITY MO, 64138
816-861-3300

CONDITIONAL USE PLAN for
BLUE SPRING WINWATER
& FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

REVISIONS
NO. DATE / DESCRIPTION
1
2
3
4
5
6

DRAWN BY: AIA
CHECKED BY: JRT
PROJECT #: 25-2328
ISSUE DATE: 04/17/2026
ISSUED FOR:
APPROVAL

SITE PLAN

C001

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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PRELIMINARY PLAT FOR

BLUE SPRINGS WINWATER AND FLEX USE

MINOR REPLAT

A COMMERCIAL DEVELOPMENT IN
SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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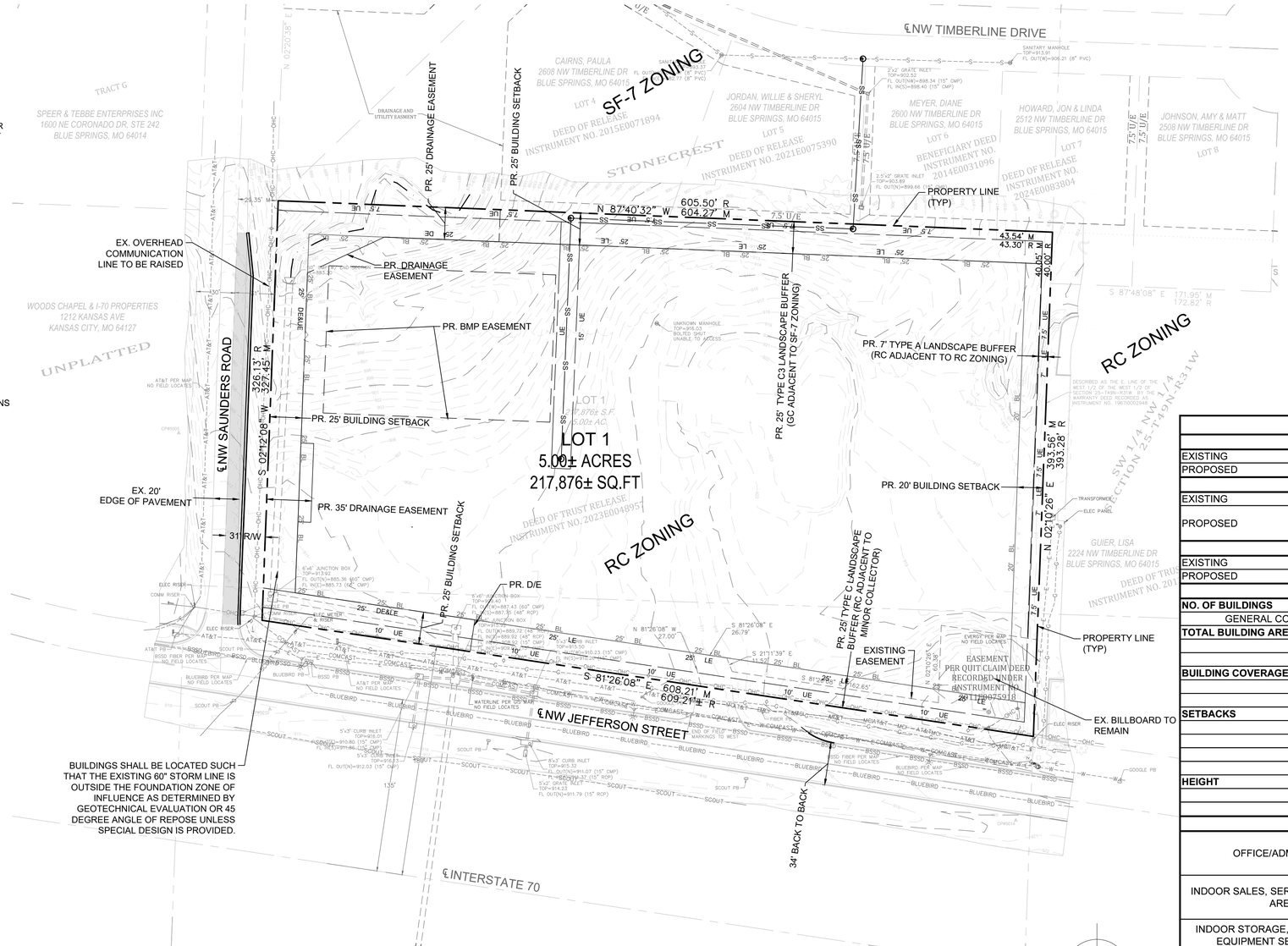
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SURVEY LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING OVERHEAD COMMUNICATIONS
- EXISTING BSSD COMMUNICATIONS
- EXISTING SCOUT FIBER OPTICS
- EXISTING BLUEBIRD FIBER OPTICS
- EXISTING COMCAST
- EXISTING AT&T
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING WATERLINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING TREE LINE
- EXISTING FENCE

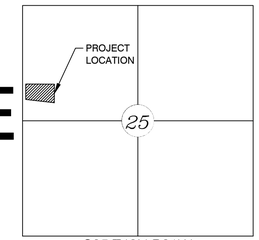


NOTES:
1. UTILITY EASEMENTS SHALL BE PROVIDED FOR EXISTING AND PROPOSED PUBLIC UTILITIES.
2. PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APWA 5200 AND THE BLUE SPRINGS DESIGN AND CONSTRUCTION MANUAL.
3. PUBLIC SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APWA 5500 AND THE BLUE SPRINGS DESIGN AND CONSTRUCTION MANUAL.
4. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH THE BLUE SPRINGS DESIGN AND CONSTRUCTION MANUAL.

☒ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

NORTH

0 50' 100'
SCALE: 1" = 50'



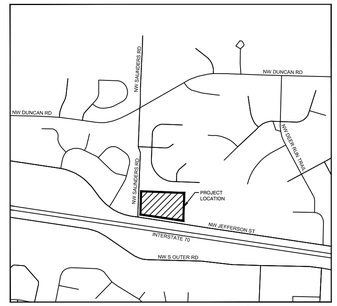
S25 T49N R31W

SECTION MAP
N.T.S.

PROPERTY OWNER
J & M SARAI LLC
320 NE DARTMORE CT
LEES SUMMIT MO 64064

DEVELOPER
EPIC CONCRETE CONSTRUCTION
1200 EAST 98th STREET
KANSAS CITY MO, 64138

SURVEYOR
POWELL CWM, INC
3200 STATE ROUTE 291, BLDG. 1
INDEPENDENCE, MO 64057



VICINITY MAP
NOT TO SCALE

SITE DATA SUMMARY

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PROPOSED	RC (REGIONAL COMMERCIAL)
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EXISTING	LANDSCAPING AND RETAINING WALL COMPANY
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SCHEDULE B OFF-STREET PARKING

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PRELIMINARY PLAT for
BLUE SPRING WINWATER & FLEX USE
A COMMERCIAL DEVELOPMENT IN
2601 NW JEFFERSON ST, BLUE SPRINGS
JACKSON COUNTY, MO 64015

REVISIONS
NO. DATE / DESCRIPTION
1
2
3
4
5
6

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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DRAWN BY: AIA
CHECKED BY: JRT
PROJECT #: 25-2328
ISSUE DATE: 04/28/2026
ISSUED FOR:
APPROVAL

PRELIMINARY PLAT

There are six concerns with the proposed Winwater location…

1. **Locating next to homeowner residences…**
   - Winwater has three other area locations…
   - Olathe, Kansas City, Blue Springs – **all** have **zero** adjacent homeowner properties
   - The proposed Winwater location has **FIVE** adjacent homeowner properties
   - It'd be good to hear your thoughts on why it's being allowed here??

2. **Inaccuracies in the Powell Engineering narrative…**
   - Page one, item 5 …it's suggested that traffic patterns will be the same as the other businesses in that area…how can this be possible with the additional truck traffic on Saunders Road?
   - Page two, item 2 … it's suggested quality of life and safety will be **enhanced**… with new heavy truck traffic on Saunders Road? (which is already very narrow with no sidewalks) It'd be good to hear the Commission's thoughts on this assertion.

3. **Requested waiver of UDC Requirement…**
   - Page one, bullet #2 … Winwater wants to screen gravel and asphalt. Is it reasonable to assume that screening will create noise and dust for the 38 nearby Stonecrest Homeowners? This waiver request should be denied.

4. **Negative visual impact as viewed from I-70…**
   - As I-70 is elevated well above Jefferson, it'll be easy for I-70 drivers to see sewer pipes, water pipes, piles of gravel and asphalt … creating a very negative visual impact compared to the other nearby businesses. Is this pipe "storage lot" to be one of the first business/visual we want people to see as they enter Blue Springs from the west?

5. **Why no sidewalks included in design - on Saunders by Winwater?**
   - Many walkers and bikers use Saunders … shouldn't a sidewalk be added to the new property – to be consistent with sidewalks on all other area streets?

6. **Saunders Road Negative impact…**
   - I have manually measured the width of the nearby streets as follows…
   - Stonecrest subdivision streets are **28'** wide … cars and busses can easily navigate
   - Jefferson Street is **34'** wide … cars, trucks, busses can easily coexist
   - Saunders Road varies from **17'-18'** wide… no lane markings or striping. It's literally impossible for a bus and a truck to meet each other without on or the other pulling off the paved road.

Please don't allow these negative impacts to Saunders Road / Blue Springs!

General Development Plan; Conditional Use Permit;
Preliminary Plat
GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852
Winwater & Flex Use
Exhibit #2



Southbound bus on Saunders –
approaching NW Jefferson
…from May 6th 2026



Street Level Views
Existing Business
Along NW Jefferson







Street Level View – Blue Springs Winwater
Sunnyside School Road





THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:
- Apr 25, 2026

Printer's Fee: $190.51

Anjana Bhadoriya

_____
Anjana Bhadoriya
Agent

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/28/2026

S Smith
Sheri Smith
Notary Public - State of Florida
Commission # HH269383
Expires on 05/31/2026
Notarized remotely online using communication technology via Proof.

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

PUBLIC NOTICE

General Development Plan I GDP-03-26-009850
Conditional Use Permit I CUP-03-26-009851
Blue Springs Winwater & Flex Use
2601 NW Jefferson St
Parcel # 35-620-05-02-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 11, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Bart Fisher, on behalf of the property owner, J & M Sarai LLC, for approval of a General Development Plan to construct two buildings for Winwater and flex-use commercial spaces. As well as a Conditional Use Permit to allow Storage-Residential Warehouse in Regional Commercial "RC" Zoning at 2601 NW Jefferson St. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 49, RANGE 31, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE R.D. MIZE ROAD, AS SAID ROAD IS NOW ESTABLISHED IN SAID QUARTER SECTION, WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 70 AND RUNNING THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 609.21 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 25; THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE 393.28 FEET;

General Development Plan; Conditional Use Permit; Preliminary Plat
GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852
Winwater & Flex Use
Exhibit #3

THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 605.50 FEET, MORE OR LESS TO THE SAID EAST LINE OF R.D. MIZE ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 326.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN R.D. MIZE ROAD AND JEFFERSON STREET.

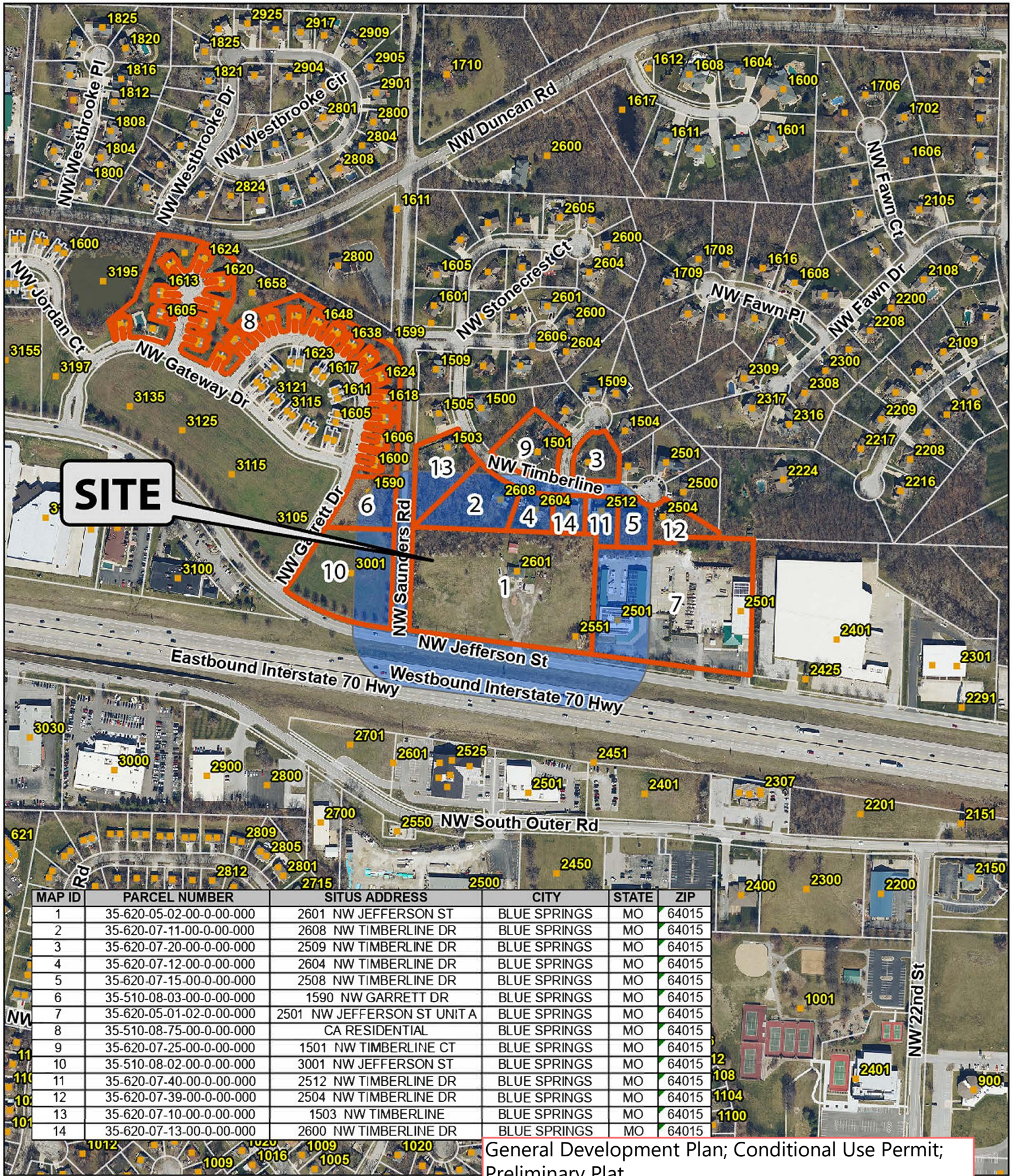
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted **General Development Plan I GDP-03-26-009850 and Conditional Use Permit I CUP-03-26-009851** on **Monday, May 18, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 25, 2026

4496940



MAP ID	PARCEL NUMBER	SITUS ADDRESS	CITY	STATE	ZIP
1	35-620-05-02-00-0-00-000	2601 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
2	35-620-07-11-00-0-00-000	2608 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
3	35-620-07-20-00-0-00-000	2509 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
4	35-620-07-12-00-0-00-000	2604 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
5	35-620-07-15-00-0-00-000	2508 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
6	35-510-08-03-00-0-00-000	1590 NW GARRETT DR	BLUE SPRINGS	MO	64015
7	35-620-05-01-02-0-00-000	2501 NW JEFFERSON ST UNIT A	BLUE SPRINGS	MO	64015
8	35-510-08-75-00-0-00-000	CA RESIDENTIAL	BLUE SPRINGS	MO	64015
9	35-620-07-25-00-0-00-000	1501 NW TIMBERLINE CT	BLUE SPRINGS	MO	64015
10	35-510-08-02-00-0-00-000	3001 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
11	35-620-07-40-00-0-00-000	2512 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
12	35-620-07-39-00-0-00-000	2504 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015
13	35-620-07-10-00-0-00-000	1503 NW TIMBERLINE	BLUE SPRINGS	MO	64015
14	35-620-07-13-00-0-00-000	2600 NW TIMBERLINE DR	BLUE SPRINGS	MO	64015

BLUE SPRINGS MISSOURI

GDP-03-26-9850 / CUP
2601 NW
185' NOT

General Development Plan; Conditional Use Permit; Preliminary Plat
GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852
Winwater & Flex Use
Exhibit #4

Date: 04/23/26

OBJECTID	MAP ID	PARCEL NUMBER	Owner Name	Owner Address	Owner Name 2	Owner Address 2	Situs Address	City	State	Zip	LotSize	LegalDesc	GlobalID
1	1	35-520-03-09-00-0-00-000	ENGEN PAUL S & TAMMY J	3421 JEFFERSON BLUE SPRINGS MO 64015			3421 NW JEFFERSON ST UNIT A	BLUE SPRINGS	MO	64015	23,087 Sq Ft	DUNCAN P	{A79556B9-D65F-4F63-AE3B-0A9E60D7685C}
2	2	35-510-05-15-00-0-00-000	BLUESPRINGS OK ENTERPRISES LLC	4013 S NOGAL AVE BROKEN ARROW OK 74011			3400 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	2.54 Acres	BLUE SPRIN	{08B21F43-AE1C-4F34-8761-1BD66F9749BF}
3	3	35-510-03-44-00-0-00-000	FLEX SPACES BLUE SPRINGS LLC	3418 NW DUNCAN RD BLUE SPRINGS MO 64015	BROWN STUART	1067 S 500 E A103 HEBER CITY UT 84032	3418 NW DUNCAN RD	BLUE SPRINGS	MO	64015	2.41 Acres	HAL PARK !	{692D6D2B-BB22-4D73-8DB7-34EF4FF13F38}
4	4	35-510-03-10-00-0-00-000	BLUE SPRINGS SELF STORAGE LLC	8300 NE UNDERGROUND DR KANSAS CITY MO 64161			3201 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	1.98 Acres	CIRRUS EN	{FF03AAB4-C874-44BE-9A3B-3717CB6AA8F7}
5	5	35-510-05-13-00-0-00-000	NURAM, LLC	9995 OLD DOGWOOD RD ROSWELL GA 30076			3400 NW JEFFERSON ST UNIT A	BLUE SPRINGS	MO	64015	1.51 Acres	BLUE SPRIN	{0938F94D-5F92-40C7-9F0C-40D6A5D3A6C3}
6	6	35-520-03-11-00-0-00-000	CASEYS MARKETING COMPANY	1 SE CONVENIENCE BLVD ANKENY IA 50021			1908 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	2.6 Acres	NW WOOD	{C4E077B1-1931-4D1F-8B88-4CABC57B59B0}
7	7	35-510-05-04-00-0-00-000	3300 NW JEFFERSON LLC	3700 MONTEREY DR STE A COLUMBIA MO 65203	BLACK HAWK SOUTH LLC	4251 S SCOTT BLVD COLUMBIA MO 65203	3300 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	3.59 Acres	SEC-26 TW	{0432C98E-2FB0-4796-846D-585E24BD98D5}
8	8	35-510-03-48-00-0-00-000	SHAVANO HOLDINGS LLC	PO BOX 805 MIDWAY UT 84049	FLEX SPACES BLUE SPRINGS #2 LLC	1507 NE WALNUT ST LEES SUMMIT MO 64086	3401 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	4.19 Acres	HAL PARK !	{BCB25E1F-B7B9-4AFF-A953-842871130CD7}
9	9	35-510-03-04-00-0-00-000	COMCAST CABLEVISION OF MO INC	ONE COMCAST CENTER PHILADELPHIA PA 19103			3300 NW DUNCAN RD	BLUE SPRINGS	MO	64015	30,492 Sq Ft	FRUIT ACRI	{86EB87D1-2D15-4D5C-B573-8D64D9E63D96}
10	10	35-520-03-10-00-0-00-000	AROUND TOWN TECHNOLOGIES LLC	3424 NW DUNCAN RD BLUE SPRINGS MO 64015			3424 NW DUNCAN RD UNIT A	BLUE SPRINGS	MO	64015	23,087 Sq Ft	DUNCAN P	{7CDA6066-FCC1-4F97-A6AF-9DC16DAA66EF}
11	11	35-510-05-14-00-0-00-000	LHM 5 LLC	3720 S ARROWHEAD AVE STE 101 INDEPENDENCE MO 64057			NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	MO	64015	34,848 Sq Ft	BLUE SPRIN	{1DBB7D8A-0472-47B6-BECF-A1DA09661D14}
12	12	35-510-03-06-00-0-00-000	3412 PROPERTY LLC	3412 NW DUNCAN RD STE A BLUE SPRINGS MO 64015			3412 NW DUNCAN RD	BLUE SPRINGS	MO	64015	1.55 Acres	SEC-26 TW	{4DE7AEA9-B595-4439-8429-A639391111D3}
13	13	35-520-08-03-00-0-00-000	CP REAL ESTATE LLC	9122 NW WOOD CHAPEL RD BLUE SPRINGS MO 64015			1922 NW WOODS CHAPEL RD	BLUE SPRINGS	MO	64015	23,087 Sq Ft	WOODS CH	{D3250AD7-0933-4852-9280-C55423C61491}
14	14	35-510-03-05-00-0-00-000	COMCAST OF MISSOURI INC	ONE COMCAST CENTER PHILADELPHIA PA 19103			3400 NW DUNCAN RD	BLUE SPRINGS	MO	64015	2.42 Acres	SEC-26 TW	{EC265835-A274-4C62-9070-E3311EFCA92E}
15	15	35-510-05-07-00-0-00-000	F & E REALTY LLC	6300 E 87TH ST KANSAS CITY MO 64138			3200 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	3.14 Acres	WEST GATI	{CABA99A2-63F9-4851-B944-F084052736 7C}
16	16	35-510-05-02-00-0-00-000	3300 NW JEFFERSON LLC	3700 MONTEREY DR STE A COLUMBIA MO 65203	BLACK HAWK SOUTH LLC	3700 MONTEREY DR STE A COLUMBIA MO 65203	3300 NW JEFFERSON ST	BLUE SPRINGS	MO	64015	10,890 Sq Ft	RNG-31 TW	{342241AA-3B24-4D8F-894F-F93C7BCB5C53}

General Development Plan, Conditional Use Permit, Preliminary Plat
GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852
Winwater & Flex Use
Exhibit #5

BLUE SPRINGS
MISSOURI

April 24, 2026

Ref: Public Hearing: General Development Plan | GDP-03-26-9850

Conditional Use Permit | CUP-03-26-9851

Winwater & Flex-Use

2601 NW Jefferson St

Parcel # 35-620-05-02-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Bart Fisher, on behalf of the property owner, J & M Sarai LLC, for approval of a General Development Plan to construct two buildings for Winwater and flex-use commercial spaces. As well as a Conditional Use Permit to allow Storage-Residential Warehouse in Regional Commercial "RC" Zoning at 2601 NW Jefferson St.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in qu

General Development Plan; Conditional Use Permit;
Preliminary Plat
GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852
Winwater & Flex Use
Exhibit #6

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.govor at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, May 11, 2026 @ 6:30 p.m.

&

City Council – Monday, May 18, 2026 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS

COMMUNITY DEVELOPMENT

BLUE SPRINGS
MISSOURI

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: June 22, 2026

City Council Date: July 6, 2026

Project Name: Universal Beauty Studio Academy

Site Location: 1405 SW Smith Street

Applicant: Tyrone Jackson

Property Owner: Heavilin Holdings LLC

Staff Planner: Shantele Frie, Planner III

Project Request:

CUP-05-26-9892: Conditional Use Permit with Alternative Development Standards for Universal Beauty Studios vocational and technical education for body art/microblading in Downtown Zoning District T-4 within 500 feet of residential use and a church.

Project Description:

The applicant, Tyrone Jackson, is requesting approval of a Conditional Use Permit (CUP) to operate an educational training facility specializing in permanent makeup and related

Conditional Use Permit
CUP-05-26-9892
Universal Beauty Studio Academy
Exhibit #1

body art services at 1405 SW Smith Street. A CUP is required to allow body art services within the Downtown Commercial District. In conjunction with the request, the applicant is also seeking approval of Alternative Development Standards to waive the required 500-foot separation from residential uses and a church. The "T-4" General Urban is a predominantly residential district intended to accommodate a broad range of housing types and densities. This provides diverse housing opportunities while supporting traditional neighborhood development patterns and walkability.

A Unified Development Code Text Amendment, UDCT-04-25-9554—Body Art Code Amendment, amended the Unified Development Code to increase the allowable number of Body Art Service establishments within the City from one (1) establishment per 15,000 residents to one (1) establishment per 6,000 residents. Approval of this Conditional Use Permit would result in a total of eight (8) body art establishments operating within the City of Blue Springs.

Under Missouri Revised Statutes Chapter 324, tattooing and body art services are regulated, and practitioners must be licensed by the Missouri Division of Professional Registration-Office of Tattooing, Body Piercing, and Branding.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit with conditions. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
04/02/2007	City Council	Approved an Ordinance Rezoning property from Central Business District to the Downtown Rezoning District of T3, T4, and T5 (ORD 4057)
03/26/2007	Planning Commission	Recommended approval of the Downtown Rezoning and Downtown Review Board

01/22/2007	Planning Commission	Recommended approval of the Downtown Master Plan and Downtown Development Code

Future Applications:

No future applications currently.

Adjacent Properties:

Direction	**Current Zoning**	**Current Land Use(s)**
North:	"T-4"-General Urban	Single-Family Residential/Right-of-Way of W Main Street
South:	"T-4"-General Urban	Multi-Family Residential
East:	"T-4"-General Urban Right-of-Way	Vacant undeveloped lot SW 14th Street
West:	"T-3"-Sub-Urban	Single-Family Residential (Webb's Addition 1st Plat)

Conditional Use Permit Analysis

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for uses that, due to their varying design and operational characteristics, of the use or due to conditions in the area, are not generally appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location.

Special Use Standards:

Per UDC Section 405.050(33), the following regulations shall apply to all Body Art Services. Body art services shall be subject to the following standards and requirements:

a. As a conditional use, body art services may not locate or expand any existing operation within five hundred (500) feet of any residential use or district, church, school, or public park. The distance between these uses shall be measured in a straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

   Staff Response: Staff evaluated the subject property in relation to the surrounding land uses and zoning districts. Based on this analysis, the proposed location is within five hundred (500) feet of residentially zoned property, residential uses, and a church. As a result, the applicant is requesting a waiver from the required separation standard.

b. No permit or license may be issued for a body art service establishment where it is determined that the total number of such facilities will exceed a population density factor of one (1) establishment per six thousand (6,000) residents based on the official population adopted annually by the City Council. This shall not restrict multiple artists from co-location in an establishment.

   Staff Response: Based on the current population figures and the corresponding maximum allowance of ten (10) body art service establishments citywide, staff have reviewed the existing number of permitted facilities. The addition of the proposed establishment will not cause the total number of body art establishments to exceed the maximum permitted threshold. Therefore, the request is compliant with the population density requirements of the Unified Development Code.

c. No permit or license shall be issued for a body art service establishment or body art service provider without providing evidence of licensing from the State of Missouri.

   Staff Response: Staff recommends that submission of valid state licensing documentation be required prior to the issuance of a business license or certificate of occupancy for the proposed establishment. With this condition satisfied, the request will comply with the applicable Unified Development Code.

Land Use & Density:

The existing land use of this property is commercial business.

Building Typology:

The proposed use will occupy approximately 442 square feet of existing interior floor area within the facility. No exterior modifications or building expansions are proposed as part of this request.

Architectural Character:

The proposed use will be located within an existing tenant space and does not include any exterior building modifications. As such, the building's existing architectural character will remain unchanged.

Parking:

Parking is provided with the existing commercial use.

Streets & Sidewalks:

The site is not being developed; therefore, street and sidewalk requirements are not applicable.

Pedestrian Access:

No exterior modifications to the site are proposed as part of this request; therefore, the existing on-site pedestrian access and circulation will remain unchanged.

Traffic:

A traffic impact study is not required for this project.

Stormwater:

There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer:

The proposed body art service establishment will occupy an existing building.

Signage:

Any signs will be reviewed under an Administrative Sign Permit, provided they comply with the Sign Code.

Preservation:

The site is currently developed, and the applicant is not requesting any further modifications.

Phasing:

No further development is proposed at this time.

Review Criteria

A Conditional Use Permit shall be reviewed according to the following criteria:

1. The application furthers the intent of the proposed zoning district and supports that of any abutting districts.

   Staff Response: The proposed body art establishment furthers the intent of the T-4 Downtown District by providing a compatible commercial service within an existing downtown building. The business will operate primarily by appointment and is not anticipated to generate significant walk-in pedestrian traffic or to

adversely affect surrounding properties. The proposed use will occupy an existing tenant space without exterior modifications and is consistent with the mixed-use character envisioned for the T-4 District. Staff finds the use is compatible with adjacent land uses and supports the continued economic vitality and diversification of services within Downtown Blue Springs.

2. Compliance with any proposed development with the requirements of this Development Code.

   Staff Response: The proposed Body Art Services establishment was evaluated for compliance with the Unified Development Code, including the operational standards applicable to body art establishments and the development standards of the "T-4" General Urban Downtown District. The subject property is located within the "T-4" General Urban Downtown zoning district, where the proposed use may be permitted through approval of a Conditional Use Permit. Staff evaluated the surrounding land uses and determined that the proposed location is within five hundred (500) feet of residentially zoned property, residential uses, and a church. As a result, the applicant is requesting a waiver of the required separation standard. Aside from the requested waiver, the proposed use is consistent with the intent of the T-4 Downtown District and generally complies with the applicable requirements of the Unified Development Code.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

   Staff Response: Staff reviewed the proposed Body Art Services establishment and determined that no additional site-specific conditions are necessary, other than compliance with the approved Conditional Use Permit and the applicable

provisions of the Unified Development Code. The proposed use will be located within an existing tenant space, will not require exterior modifications, and is expected to operate primarily by appointment, resulting in limited customer traffic. Staff finds that the operational standards contained within the Unified Development Code are sufficient to ensure compatibility with surrounding properties and to uphold the intent and design objectives of the T-4 Downtown District.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   Staff Response: The proposed use is located within an existing commercial building and does not include any exterior modifications or changes to the site layout. As such, no impacts on the public realm, streetscape design, or the building's relationship to the street are anticipated. The existing site conditions will remain unchanged and continue to function in accordance with the intent of the Unified Development Code.

5. The adequacy of drainage, utilities, and other public facilities.

   Staff Response: The proposed use will be served by existing drainage, utilities, and public facilities. No deficiencies have been identified, and the existing infrastructure is adequate to support the use.

6. Compatibility with the character of the area in terms of building scale, building form, landscape, and site design.

   Staff Response: The proposed use is located within an existing commercial building and does not include any changes to building scale, form, landscaping,

or site design. As such, the request is compatible with the existing character of the area and surrounding development.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent properties.

   Staff Response: Staff reviewed the proposed Body Art Services establishment and determined that no additional site-specific conditions are necessary, other than compliance with the approved Conditional Use Permit and the applicable provisions of the Unified Development Code. The proposed use is not anticipated to adversely affect surrounding properties with respect to operating characteristics. The use is expected to generate minimal noise, traffic, and activity levels typical of a personal service within a commercial area. All operations will be conducted within an enclosed building, limiting visible and audible impacts on adjacent properties.

   Additionally, the body art establishment will primarily serve students who are already enrolled at House of Heavilin. As a result, the proposed use is not expected to generate additional traffic, parking demand, or pedestrian activity beyond what currently exists at the site. Staff finds the proposed use is compatible with surrounding areas in terms of hours of operation, traffic patterns, parking demand, and overall intensity of use. Therefore, the operational standards contained within the Unified Development Code are sufficient to ensure compatibility with surrounding properties and to uphold the intent and design objectives of the T-4 Downtown District.

8. The application will not prevent the development and use of the neighboring properties in accordance with the applicable development regulations.

Staff Response: The proposed use will not impede the development or use of neighboring properties in accordance with applicable development regulations. The establishment is located within an existing commercial building and is consistent with permitted uses in the area, ensuring continued compatibility with surrounding properties and their future development potential.

9. The long-range plans applicable to the site and the surrounding area are not negatively impacted, considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   Staff Response: The proposed use is consistent with the area's long-range plans and is not expected to adversely affect the surrounding development pattern. The establishment of the body art service is a commercial use within an existing commercial building and aligns with the area's established character. The use is not expected to alter the trajectory of future development or conflict with the permanence of existing uses.

10. The recommendations of professional staff.

    Staff Response: Staff recommends approval of the Conditional Use Permit, subject to the conditions listed at the end of the staff report.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following two (2) conditions:

1. Approval by the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or

development standard contained in the UDC unless specified by the following Alternative Development Standards:

a. The Conditional Use Permit allows "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section of the UDC 405.050 (33) at the property addressed 1405 SW Smith Street.

2. Prior to the issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo establishment license must be provided.



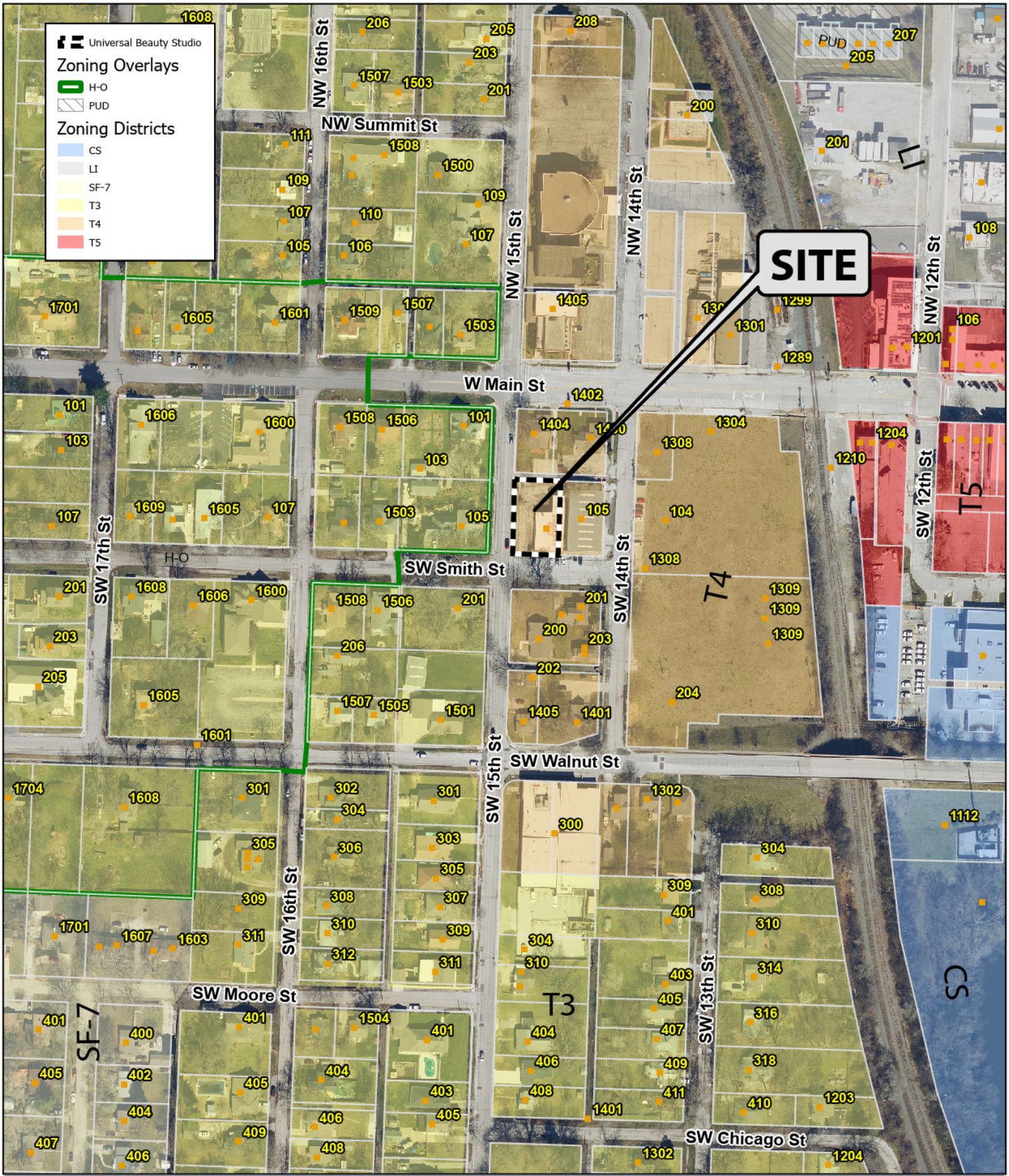
BLUE SPRINGS MISSOURI

CUP-05-26-9892
1405 SW SMITH STREET
AERIAL LOCATION MAP

N

1" = 100'

Date: 05/06/26



BLUE SPRINGS MISSOURI

CUP-05-26-9892
1405 SW SMITH STREET
SITE LOCATION AND ZONING MAP

N

1" = 200'

Date: 05/06/26

UNIVERSAL BEAUTY STUDIO ACADEMY
BLUE SPRINGS EXPANSION

CONDITIONAL USE WRITTEN NARRATIVE

Property Address:
1405 SW Smith Street
Blue Springs, Missouri

Applicant:
Universal Beauty Studio Academy (UBSA)

Host Facility:
House of Heavilin Beauty College

PROJECT OVERVIEW

Universal Beauty Studio Academy (UBSA) is a Missouri-certified proprietary school specializing in permanent cosmetics and advanced beauty education. UBSA proposes to establish a satellite educational training location within the existing House of Heavilin Beauty College facility located at 1405 SW Smith Street in Blue Springs, Missouri.

The proposed location will be utilized for classroom instruction, practical laboratory exercises, hands-on training, student demonstrations, supervised clinical experiences, and scheduled client services performed by students under instructor supervision.

This proposal does not involve new building construction, expansion of the existing building footprint, modification of parking areas, or alteration of access points. The proposed use is educational in nature and will operate within an existing licensed beauty school environment.

PROPOSED USE, INTENSITY, AND EXTENT OF DEVELOPMENT

UBSA will occupy approximately 442 square feet of dedicated instructional space within the existing facility, consisting of:

- Front Training Room – Approximately 180 square feet
- Rear Clinical Training Room – Approximately 262 square feet

Students will participate in permanent makeup theory instruction, sanitation training, practical skill development, and supervised clinical experiences.

The proposed operation represents an educational expansion rather than a new commercial enterprise. The scale of activity is comparable to existing educational uses already occurring within the building.

No increase in building square footage is proposed.

No increase in impervious surface area is proposed.

No significant increase in parking demand is anticipated beyond the existing educational use.

CONSISTENCY WITH THE INTENT OF THE ZONING DISTRICT

The proposed use supports the intent of the existing educational and vocational training environment already established at the property.

The project promotes workforce development, career training, entrepreneurship, and professional licensing opportunities for Missouri residents.

The use complements the existing beauty education activities conducted by House of Heavilin Beauty College and strengthens the property's role as an educational resource within the community.

COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE

The proposed use will operate within an existing commercial building currently utilized for beauty education purposes.

No modifications are proposed that would negatively impact compliance with applicable zoning, building, fire, health, or development regulations.

All educational activities, sanitation protocols, client services, and operational procedures will comply with applicable state and local regulations governing proprietary schools, body art practices, sanitation standards, and public safety requirements.

COMPATIBILITY WITH SURROUNDING DEVELOPMENT

The surrounding area contains a mixture of commercial, educational, office, and service-oriented uses.

The proposed educational use is consistent with the character of the area and will not introduce industrial operations, outdoor storage, excessive noise, odors, vibration, or other incompatible activities.

The project utilizes an existing commercial facility and maintains the professional appearance and character of the surrounding corridor.

COMPATIBILITY OF OPERATING CHARACTERISTICS

Hours of operation will generally coincide with educational programming and scheduled student clinics.

The use will generate traffic patterns similar to those already associated with educational and beauty service activities occurring within the facility.

No amplified outdoor sound, outdoor activity areas, or high-impact operations are proposed.

All services will occur indoors under professional supervision.

The intensity of use is expected to remain consistent with existing educational occupancy patterns.

IMPACT ON ADJACENT PROPERTIES

The proposed use will not prevent, impair, or negatively impact the development, use, enjoyment, or value of adjacent properties.

No adverse effects related to traffic, lighting, noise, drainage, safety, aesthetics, or property access are anticipated.

Because the operation occurs within an existing facility, impacts to neighboring properties are expected to be negligible.

CONSISTENCY WITH LONG-RANGE PLANNING OBJECTIVES

The proposal supports workforce development, vocational education, small business creation, and professional career advancement.

The use reinforces the property's educational function and contributes to the economic development goals of the City of Blue Springs.

The proposed operation represents an investment in educational opportunities rather than a change in land use character.

PUBLIC REALM AND STREETSCAPE IMPACT

No changes are proposed to the existing streetscape, sidewalks, roadways, landscaping, building placement, parking layout, or pedestrian circulation systems.

The project preserves the existing appearance of the property while enhancing educational opportunities available to residents.

No negative impacts to the public realm are anticipated.

STORMWATER, UTILITIES, STREETS, AND PUBLIC FACILITIES

The proposed use relies entirely upon existing infrastructure.

Existing stormwater facilities, sanitary sewer service, water service, electrical systems, telecommunications infrastructure, parking facilities, and public streets are adequate to support the proposed operation.

No infrastructure expansion is required.

ACCESS ROADS AND TRAFFIC SAFETY

The site currently benefits from established access points serving the existing educational facility.

No new entrances, exits, driveways, or roadway modifications are proposed.

Traffic generated by the proposed educational activities is expected to be comparable to existing conditions and will not create undue traffic congestion or safety concerns.

Existing parking and circulation systems are adequate to accommodate anticipated demand.

DURATION OF USE

The proposed use is intended to be a long-term educational operation supporting vocational training and workforce development within the City of Blue Springs.

CONCLUSION

Universal Beauty Studio Academy respectfully requests approval of the Conditional Use Permit for its Blue Springs Expansion at 1405 SW Smith Street.

The proposed use strengthens educational opportunities, supports workforce development, utilizes existing infrastructure, maintains compatibility with surrounding properties, and advances the educational mission already established at the site through House of Heavilin Beauty College.

The project represents a low-impact, community-oriented educational investment that will benefit students, local businesses, and the residents of Blue Springs for years to come.

OPERATIONAL CHARACTERISTICS AND STUDENT ENROLLMENT MODEL

Universal Beauty Studio Academy's Blue Springs Expansion is designed to operate as an educational enhancement within the existing House of Heavilin Beauty College environment.

A significant portion of participating students are anticipated to be current House of Heavilin Beauty College students enrolled in UBSA's Permanent Makeup elective training program as part of their educational pathway.

As a result, the proposed operation is not expected to generate substantial additional traffic beyond the traffic already associated with the existing educational facility.

Student clinical experiences are conducted by appointment only and are scheduled in advance as part of the educational curriculum. Clinical training sessions are intentionally structured to maintain a controlled learning environment and ensure adequate instructor supervision.

The facility does not operate as a traditional walk-in service establishment.

Operational characteristics include:

- No walk-in clients.
- No walk-in procedures.
- No unscheduled clinical services.
- No high-volume retail activity.
- No assembly-style operations.
- Scheduled educational instruction.
- Scheduled student clinic appointments only.
- Instructor-supervised procedures.
- Controlled client flow throughout the day.

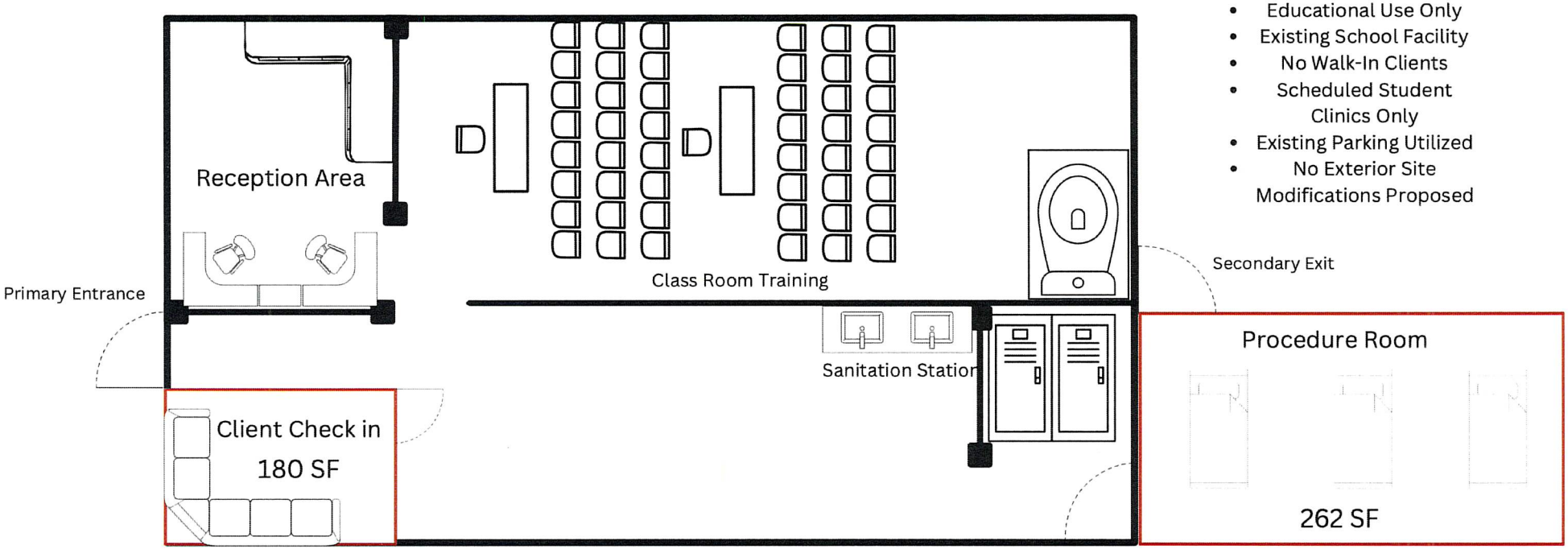
Student clinic appointments are intentionally staggered and coordinated to prevent excessive parking demand and maintain efficient use of the existing parking facilities.

Because appointments are scheduled in advance and student clinic capacity is controlled by instructor-to-student ratios, client volume remains predictable and manageable.The proposed operation therefore utilizes the existing parking supply and site infrastructure efficiently without creating undue traffic congestion, parking shortages, or adverse impacts on neighboring properties.Furthermore, UBSA's educational model emphasizes quality instruction and individualized supervision rather than high-volume service delivery. The primary purpose of the facility remains education and workforce development, with clinical experiences serving as a structured component of the students' training process.

The proposed use is expected to function similarly to the existing educational use of the property and will not materially increase the intensity of site operations.

Universal Beauty Studio Academy
Blue Springs Remote Campus
Located Within House of Heavilin Beauty College
with Supervised Clinical Component

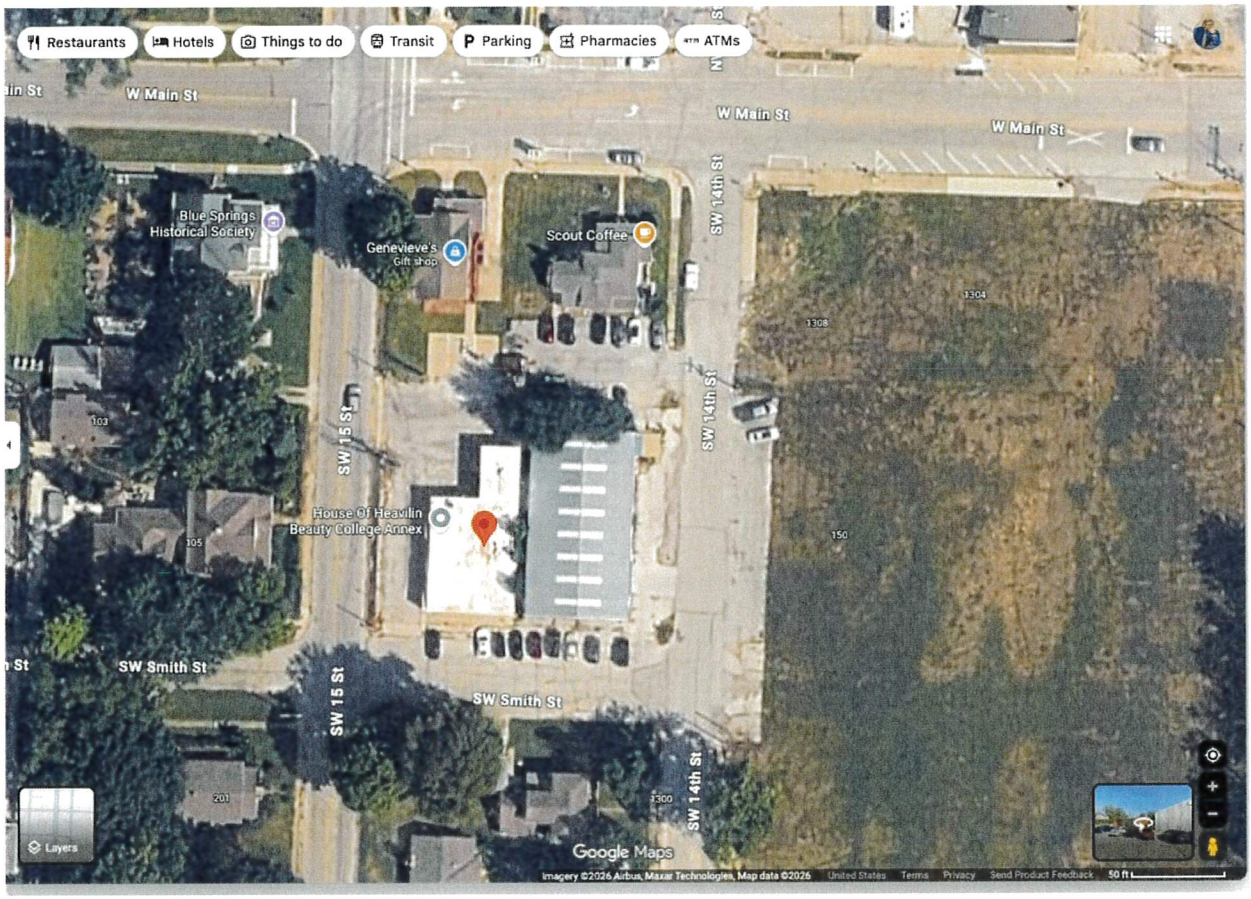
1405 SW Smith Street
Blue Springs, MO 64015



- Educational Use Only
- Existing School Facility
- No Walk-In Clients
- Scheduled Student Clinics Only
- Existing Parking Utilized
- No Exterior Site Modifications Proposed

This facility operates as a vocational training school located within House of Heavilin Beauty College. Clinical procedures are performed by students under licensed supervision as part of required educational training. Services are provided by appointment only. No walk-in services, walk-in procedures, or retail operations are conducted. All educational and clinical activities are scheduled, structured, supervised, and controlled.

N



VICINITY MAP NARRATIVE

Universal Beauty Studio Academy – Blue Springs Expansion

1405 SW Smith Street, Blue Springs, Missouri

Property Description

The subject property is located at **1405 SW Smith Street, Blue Springs, Jackson County, Missouri**, and is currently occupied by **House of Heavilin Beauty College**, an established beauty education institution serving the Blue Springs community.

Universal Beauty Studio Academy ("UBSA") proposes to operate educational programming within designated classroom and clinical training areas inside the existing facility as part of an educational partnership with House of Heavilin Beauty College.

No new building construction, building expansion, parking modifications, access modifications, or site improvements are proposed.



Existing Site Conditions

The property is fully developed and currently functions as an educational facility.

Existing site improvements include:

- Commercial educational building
- Established parking areas
- Existing drive aisles
- Existing utility services
- Existing landscaping
- Existing pedestrian access
- Existing public street access

The site currently possesses the infrastructure necessary to support the proposed educational activities.

Surrounding Area

The surrounding area consists primarily of commercial, educational, professional office, retail, and service-oriented uses typical of the Blue Springs commercial corridor.

The property benefits from direct access to the surrounding transportation network and is located within an area characterized by established commercial development patterns.

The proposed educational use is compatible with surrounding land uses and is consistent with the character of the area.

Proposed Educational Activities

Universal Beauty Studio Academy intends to utilize approximately 442 square feet of instructional and clinical training space within the existing facility, including:

- Front Training Room (approximately 180 square feet)
- Rear Clinical Training Room (approximately 262 square feet)

Educational activities may include:

- Permanent Makeup instruction
- Theory education
- Practical laboratory exercises
- Sanitation and safety training
- Student demonstrations
- Supervised clinical experiences
- Scheduled student clinic appointments
- Continuing education programs

All educational and clinical activities will occur indoors under instructor supervision.

Traffic and Access

The proposed use will utilize existing access points and parking facilities currently serving House of Heavilin Beauty College.

No new driveways, entrances, roadway modifications, or circulation changes are proposed.

Traffic generated by the proposed educational activities is anticipated to be comparable to existing educational uses occurring at the property.

Utilities and Public Services

The proposed operation will utilize existing:

- Water service
- Sewer service
- Electrical service
- Telecommunications infrastructure
- Stormwater facilities
- Public streets and transportation infrastructure

No public utility upgrades are anticipated or required.

Compatibility Statement

The proposed UBSA Blue Springs Expansion represents an educational enhancement within an existing educational environment.

The proposed use:

- Supports workforce development
- Expands vocational training opportunities
- Utilizes existing infrastructure
- Maintains compatibility with surrounding properties
- Does not alter the existing character of the site
- Does not create adverse impacts on neighboring properties

The project is expected to provide a positive community benefit through professional education, workforce preparation, and small business development opportunities for residents of Blue Springs and surrounding communities.

Site Plan Notes (Place Directly on the Aerial Map)

UNIVERSAL BEAUTY STUDIO ACADEMY – BLUE SPRINGS EXPANSION

- Educational use within existing House of Heavilin Beauty College facility
- No new construction proposed

- No site modifications proposed
- No parking modifications proposed
- Existing access maintained
- Existing utilities utilized
- Approx. 442 SF of dedicated instructional space
- Monday access to common training areas by agreement
- Student clinical services performed under instructor supervision
- Existing educational facility remains primary use of property

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jun 6, 2026

Printer's Fee: $144.65

Edmar Corachia

Edmar Corachia
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 06/08/2026

Pamela Baez
Notary Public - State of Florida
Commission # HH 732409
Expires on 10/19/2029
Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

Conditional Use Permit
CUP-05-26-9892
Universal Beauty Studio Academy
Exhibit #2

PUBLIC NOTICE

Conditional Use Permit I CUP-05-26-9892
"Universal Beauty Studio Academy"
1405 SW Smith Street
Parcel # 35-710-30-03-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 22, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Tyrone Jackson, on behalf of the property owner, Heavilin Holdings LLC, for approval of a Conditional Use for Universal Beauty Studio vocational and technical education institution at 1405 SW Smith Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.gov or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

BLUE SPRINGS LOT 7 & W ½ OF LOT 8 BLK 16

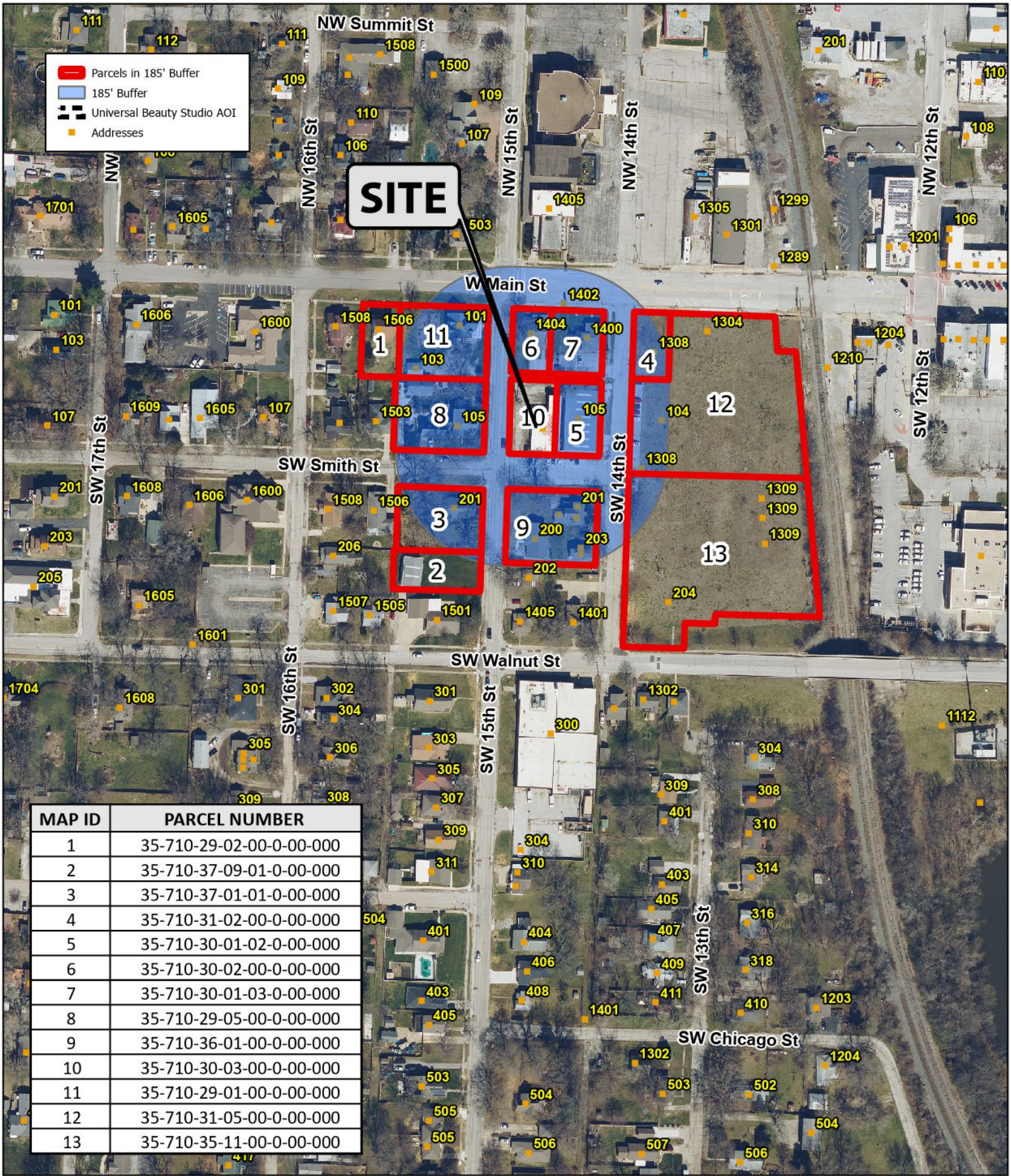
CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie, Planner III

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit/ CUP-05-26-9892 on **Monday, July 6, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 6, 2026

4623440



MAP ID	PARCEL NUMBER
1	35-710-29-02-00-0-00-000
2	35-710-37-09-01-0-00-000
3	35-710-37-01-01-0-00-000
4	35-710-31-02-00-0-00-000
5	35-710-30-01-02-0-00-000
6	35-710-30-02-00-0-00-000
7	35-710-30-01-03-0-00-000
8	35-710-29-05-00-0-00-000
9	35-710-36-01-00-0-00-000
10	35-710-30-03-00-0-00-000
11	35-710-29-01-00-0-00-000
12	35-710-31-05-00-0-00-000
13	35-710-35-11-00-0-00-000

BLUE SPRINGS
MISSOURI

CUP-05-26-9892
1405 SW SMITH STR
185' NOTIFICATION M

Conditional Use Permit
CUP-05-26-9892
Universal Beauty Studio Academy
Exhibit #3

Date: 05/06/26

MAP ID	PARCEL NUMBER	OWNER	OWNER ADDRESS	SITUS ADDRESS	CITY	STATE	ZIP
1	35-710-29-02-00-0-00-000	BLUE SPRINGS HISTORICAL SOCIETY	PO BOX 762 BLUE SPRINGS MO 64015	1506 W MAIN ST	BLUE SPRINGS	MO	64015
2	35-710-37-09-01-0-00-000	COMPTON VILLAS L JR & RETA L	1501 SW WALNUT BLUE SPRINGS MO 64015	CA RESIDENTIAL	BLUE SPRINGS	MO	64015
3	35-710-37-01-01-0-00-000	AMES GRACE	201 SW 15TH ST BLUE SPRINGS MO 64015	201 SW 15TH ST	BLUE SPRINGS	MO	64015
4	35-710-31-02-00-0-00-000	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS MO 64015	1308 W MAIN ST	BLUE SPRINGS	MO	64015
5	35-710-30-01-02-0-00-000	CITY OF BLUE SPRINGS MISSOURI	903 W MAIN BLUE SPRINGS MO 64015	1400 SW SMITH ST	BLUE SPRINGS	MO	64015
6	35-710-30-02-00-0-00-000	LILLY JO'S LLC	1404 W MAIN ST BLUE SPRINGS MO 64015	1404 W MAIN ST	BLUE SPRINGS	MO	64015
7	35-710-30-01-03-0-00-000	PEARSON SHAUNA M	1400 W MAIN ST BLUE SPRINGS MO 64015	1400 W MAIN ST	BLUE SPRINGS	MO	64015
8	35-710-29-05-00-0-00-000	ALBARELLI KEITH J & PAMELA -TRUSTEES	105 SW 15TH ST BLUE SPRINGS MO 64015	105 SW 15TH ST	BLUE SPRINGS	MO	64015
9	35-710-36-01-00-0-00-000	SAMRANY VICKY DIANE TRUST	PO BOX 608 BLUE SPRINGS MO 64013	201 SW 14TH ST	BLUE SPRINGS	MO	64015
10	35-710-30-03-00-0-00-000	HEAVILIN HOLDINGS LLC	2000 SW M 7 HWY BLUE SPRINGS MO 64014	1405 SW SMITH ST	BLUE SPRINGS	MO	64015
11	35-710-29-01-00-0-00-000	BLUE SPRINGS HISTORICAL SOCIETY	PO BOX 762 BLUE SPRINGS MO 64015	101 SW 15TH ST	BLUE SPRINGS	MO	64015
12	35-710-31-05-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	903 W MAIN BLUE SPRINGS MO 64015	1304 W MAIN ST	BLUE SPRINGS	MO	64015
13	35-710-35-11-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	903 W MAIN BLUE SPRINGS MO 64015	204 SW 14TH ST	BLUE SPRINGS	MO	64015

Conditional Use Permit
CUP-05-26-9892
Universal Beauty Studio Academy
Exhibit #4

BLUE SPRINGS
MISSOURI

June 5, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-05-26-9892

Universal Beauty Studio Academy

1405 SW Smith Street

Parcel # 35-710-30-03-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Tyrone Jackson, on behalf of the property owner, House of Heavlin, for approval of a Conditional Use Permit for Universal Beauty Studios vocational and technical education institution at 1405 SW Smith St.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.govor at City Hall at 903 W Main Street, Blue Springs, MO.

Conditional Use Permit
CUP-05-26-9892
Universal Beauty Studio Academy
Exhibit #5

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, June 22, 2026 @ 6:30 p.m.

&

City Council – Monday, July 6, 2026 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207

Sincerely,

CITY OF BLUE SPRINGS

COMMUNITY DEVELOPMENT

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: June 22, 2026

City Council Date: July 6, 2026

Project Name: Midnight Ink

Site Location: 2307 NW South Outer Road

Applicant: Katelynn Farris

Property Owner: 2307 NW South Outer Road LLC

Staff Planner: Shantele Frie, Planner III

Project Request:

CUP-05-26-9882: Conditional Use Permit with Alternative Development Standards for Midnight Ink to allow body art services use in General Business zoning located within 500 feet of residential use.

Project Description:

The applicant, Katelynn Farris, is requesting approval of a Conditional Use Permit to operate a body art services establishment, specifically a tattoo studio, within an existing

Conditional Use Permit
CUP-05-26-9882
Midnight Ink
Exhibit #1

commercial tenant space located at 2307 NW South Outer Road. Pursuant to the Unified Development Code, body art services require approval of a Conditional Use Permit prior to operation within the City of Blue Springs. The subject property is zoned "GB" General Business, a district intended to accommodate a variety of commercial and service-oriented uses along arterial roadways outside of the City's central and neighborhood business districts. In conjunction with the Conditional Use Permit request, the applicant is also seeking approval of Alternative Development Standards to waive the required 500-foot separation from residential uses.

A Unified Development Code Text Amendment, **UDCT-04-25-9554—Body Art Code Amendment**, amended the Unified Development Code to increase the allowable number of Body Art Service establishments within the City from one (1) establishment per 15,000 residents to one (1) establishment per 6,000 residents. Approval of this Conditional Use Permit would result in a total of nine (9) body art establishments operating within the City of Blue Springs.

Under Missouri Revised Statutes Chapter 324, tattooing and body art services are regulated, and practitioners must be licensed by the Missouri Division of Professional Registration-Office of Tattooing, Body Piercing, and Branding.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit with conditions. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
08/06/1979	City Council	Approved Rezoning from B-2 to B-3 for Blue Springs Ford (R-04-1979)(ORD 1040)

Future Applications:

No future applications currently.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	Right-of-Way	EB I-70 Highway
South:	"GB" General Business "RC" Regional Commercial	Service Offices Vacant/undeveloped parcel
East:	"GB"-General Business	Vacant/undeveloped parcel Google Fiber Hut
West:	"RC"-Regional Commercial	Fun Run Business

Conditional Use Permit Analysis

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for uses that, due to their varying design and operational characteristics, of the use or due to conditions in the area, are not generally appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location.

Special Use Standards:

Per UDC Section 405.050(33), the following regulations shall apply to all Body Art Services. Body art services shall be subject to the following standards and requirements:

a. As a conditional use, body are services may not locate or expand any existing operation within five hundred (500) feet of any residential use or district, church, school, or public park. The distance between these uses shall be measured in a straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

Staff Response: Staff evaluated the subject property in relation to the surrounding land uses and zoning districts. Based on this analysis, the proposed location is within five hundred (500) feet of residentially zoned property, residential uses, and a church. As a result, the applicant is requesting a waiver from the required separation standard.

b. No permit or license may be issued for a body art service establishment where it is determined that the total number of such facilities will exceed a population density factor of one (1) establishment per six thousand (6,000) residents based on the official population adopted annually by the City Council. This shall not restrict multiple artists from co-location in an establishment.

   Staff Response: Based on the current population figures and the corresponding maximum allowance of ten (10) body art service establishments citywide, staff have reviewed the existing number of permitted facilities. The addition of the proposed establishment will not cause the total number of body art establishments to exceed the maximum permitted threshold. Therefore, the request is compliant with the population density requirements of the Unified Development Code.

c. No permit or license shall be issued for a body art service establishment or body art service provider without providing evidence of licensing from the State of Missouri.

   Staff Response: Staff recommends that submission of valid state licensing documentation be required prior to the issuance of a business license or certificate of occupancy for the proposed establishment. With this condition satisfied, the request will comply with the applicable Unified Development Code.

Land Use & Density:

The existing land use of this property is commercial business.

Building Typology:

Since development is not proposed, the building typology is not applicable.

Architectural Character:

The proposed use will be located within an existing tenant space and does not include any exterior building modifications. As such, the building's existing architectural character will remain unchanged.

Parking:

Parking is provided with the existing commercial use.

Streets & Sidewalks:

The site is not being developed; therefore, street and sidewalk requirements are not applicable.

Pedestrian Access:

No exterior modifications to the site are proposed as part of this request; therefore, the existing on-site pedestrian access and circulation will remain unchanged.

Traffic:

A traffic impact study is not required for this project.

Stormwater:

There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer:

The proposed body art service establishment will occupy an existing building.

Signage:

Any signs will be reviewed under an Administrative Sign Permit, provided they comply with the Sign Code.

Preservation:

The site is currently developed, and the applicant is not requesting any further modifications.

Phasing:

No further development is proposed at this time.

Review Criteria

A Conditional Use Permit shall be reviewed according to the following criteria:

1. The application furthers the intent of the proposed zoning district and supports that of any abutting districts.

   Staff Response: The proposed body art service establishment is consistent with the intent of the underlying zoning district, which is intended to accommodate a range of commercial uses that provide services to the community. Body art services are considered a personal service use that is compatible with other permitted and conditionally permitted commercial activities within the district.

   Additionally, the proposed use is not anticipated to adversely impact adjacent or nearby properties. The establishment will operate within an existing commercial building and is subject to all applicable operational and locational standards outlined in the Unified Development Code, including separation requirements and state licensing provisions. As such, the use is compatible with the

surrounding land uses and supports the overall intent of both the subject zoning district and any abutting districts.

2. Compliance of any proposed development with the requirements of this Development Code.

   Staff Response: The proposed body art service establishment generally complies with the applicable requirements of the Unified Development Code. The use will be located within an existing commercial building and does not require any additional site improvements. Staff's review found the proposed location to be within five hundred (500) feet of residentially zoned property and residential uses; therefore, the applicant is requesting approval of Alternative Development Standards to waive the required separation distance. Aside from the requested waiver, the proposal complies with all applicable zoning and operational standards for body art establishments.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

   Staff Response: No additional site-specific conditions are necessary beyond standard code requirements. The proposed use is compatible with the existing building and surrounding area and will comply with all applicable provisions of the Unified Development Code.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   Staff Response: The proposed use is located within an existing commercial building and does not include any exterior modifications or changes to the site

layout. As such, no impacts on the public realm, streetscape design, or the building's relationship to the street are anticipated. The existing site conditions will remain unchanged and continue to function in accordance with the intent of the Unified Development Code.

5. The adequacy of drainage, utilities, and other public facilities.

   Staff Response: The proposed use will be served by existing drainage, utilities, and public facilities.

6. Compatibility with the character of the area in terms of building scale, building form, landscape, and site design.

   Staff Response: The proposed use is located within an existing commercial building and does not include any changes to building scale, form, landscaping, or site design. As such, the request is compatible with the existing character of the area and surrounding development.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent properties.

   Staff Response: The proposed body art service establishment is not anticipated to adversely affect surrounding properties with respect to operating characteristics. The use is expected to generate minimal noise, traffic, and activity levels typical of personal service use within a commercial area. All operations will be conducted within an enclosed building, limiting visible and audible impacts. As such, the proposed use is compatible with the surrounding area in terms of hours of operation, traffic patterns, and overall intensity of use.

8. The application will not prevent the development and use of the neighboring properties in accordance with the applicable development regulations.

   Staff Response: The proposed use will not impede the development or use of neighboring properties in accordance with applicable development regulations. The establishment is located within an existing commercial building and is consistent with permitted uses in the area, ensuring continued compatibility with surrounding properties and their future development potential.

9. The long-range plans applicable to the site and the surrounding area are not negatively impacted, considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   Staff Response: The proposed use is consistent with the area's long-range plans and is not expected to adversely affect the surrounding development pattern. The body art service establishment is a commercial use within an existing commercial building and aligns with the area's established character. The use is not expected to alter the trajectory of future development or conflict with the permanence of existing uses.

10. The recommendations of professional staff.

    Staff Response: Staff recommends approval of the Conditional Use Permit, subject to the conditions listed at the end of the staff report.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following two (2) conditions:

1. Approval by the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless specified by the following Alternative Development Standards:

    a. The Conditional Use Permit allows "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section of the UDC 405.050 (33) at the property addressed 2307 NW South Outer Road.

2. Prior to the issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo establishment license must be provided.



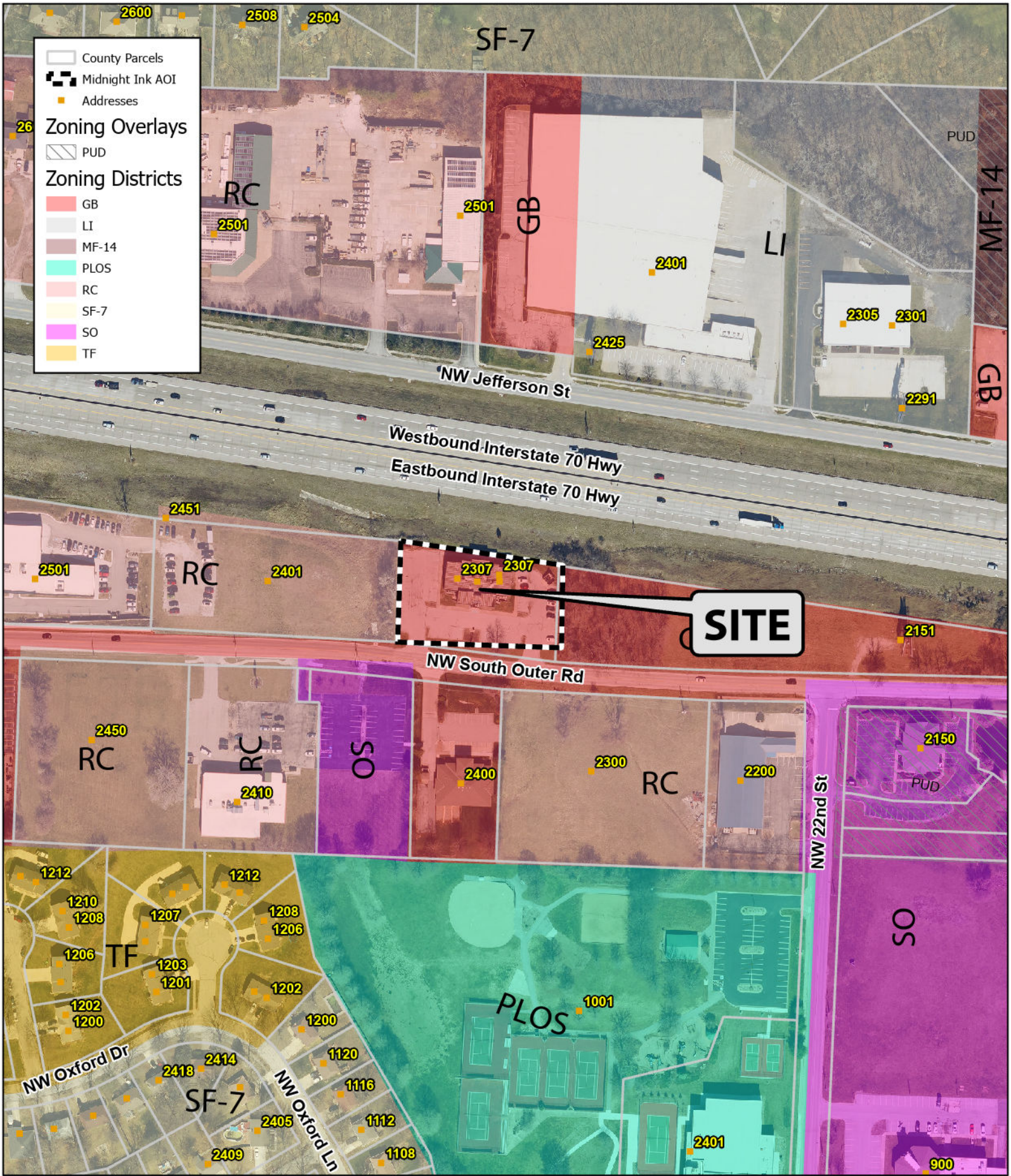
BLUE SPRINGS MISSOURI

CUP-05-26-9882
2307 NW SOUTH OUTER RD
AERIAL LOCATION MAP

N

1" = 200'

Date: 05/27/26



BLUE SPRINGS MISSOURI

CUP-05-26-9882
2307 NW SOUTH OUTER RD
SITE LOCATION AND ZONING MAP

N

1" = 200'

Date: 05/27/26

Written Narrative – Proposed Tattoo Studio

Business Name: Midnight Ink Tattoo Studio

Location: ~~[Insert Address]~~ 2307 NW south outer rd, Blue Springs MO ste 203

Proposed Use, Intensity, and Extent of Development

The proposed use is a professional tattoo studio operating within an existing commercial building. Midnight Ink provides custom tattoo services and artistic body art in a clean, professional, and welcoming environment. The business is a low-impact personal service establishment that does not involve manufacturing, outdoor operations, hazardous processes, or activities that generate excessive noise, traffic, or environmental impacts. Services are performed by licensed tattoo artists at individual workstations, resulting in a limited number of clients on-site at any given time. No exterior building modifications or significant site alterations are proposed.

Consistency with Zoning District Intent and UDC Objectives

Midnight Ink aligns with the intent of the zoning district by providing a service-oriented business that contributes to the local economy and expands the variety of professional services available within the community. The studio supports small business growth, entrepreneurship, and artistic expression while remaining compatible with surrounding commercial uses.

Compliance with Applicable Requirements

The proposed business will comply with all applicable city, county, and state regulations regarding health, sanitation, building occupancy, signage, and public safety. Tattoo services will be performed in accordance with Missouri regulations and industry best practices.

Compatibility with Area Character

Midnight Ink will operate within an existing commercial space and maintain the established character of the surrounding area. The business complements nearby retail and service establishments and does not require alterations that would negatively affect the appearance of the neighborhood.

Adequacy of Infrastructure and Public Facilities

Existing utilities, roadways, parking facilities, and public services are adequate to support the proposed use. No additional public infrastructure improvements are anticipated or required.

Access, Traffic, and Parking

Customer access will be provided through existing entrances and parking facilities. Traffic generated by the business is expected to be comparable to other personal service establishments and will not create congestion or safety concerns. Many services are appointment-based, helping to distribute customer visits throughout operating hours.

Duration of Use

The proposed use is intended to be a permanent business operating in compliance with all applicable regulations and permit requirements.

Community and Economic Benefit

Midnight Ink contributes to the local economy by creating employment opportunities, attracting clients from surrounding communities, and supporting nearby businesses. The studio actively participates in charitable fundraising efforts and community outreach projects that benefit local organizations and residents. In addition to providing professional tattoo services, Midnight Ink supports community-focused initiatives such as the Worn Proud Project, a nonprofit organization dedicated to helping individuals transform scars into empowering works of art through tattooing. The studio has also organized and participated in fundraising events that have generated significant financial support for local charitable causes, including animal rescues and community organizations. These efforts demonstrate Midnight Ink's commitment to being more than a business; it serves as a positive community partner that promotes artistic expression, personal empowerment, and charitable engagement.

Compatibility of Operating Characteristics

Business operations are conducted entirely indoors in a controlled and professional environment. Noise levels are minimal and similar to those of other service-oriented businesses. Hours of operation are consistent with surrounding commercial establishments.

Impact on Adjacent Properties

The proposed use will not negatively impact neighboring properties. Activities are conducted indoors and do not generate excessive noise, odors, glare, or other nuisances. The business is compatible with adjacent commercial and mixed-use properties.

Consistency with Long-Range Community Goals

Midnight Ink supports community goals related to economic development, small business growth, creative entrepreneurship, and community engagement. Through its charitable work, educational opportunities for aspiring tattoo artists, and support of nonprofit initiatives such as the Worn Proud Project, the business contributes to a stronger and more connected community.

Additional Community Impact Statement

Midnight Ink strives to create a welcoming and inclusive environment where clients can express themselves through art in a safe and professional setting. Beyond tattooing, the studio serves as a resource for individuals seeking confidence, healing, and self-expression. Through charitable events, partnerships with local organizations, and support for community causes, Midnight Ink has established itself as a business dedicated to making a meaningful and lasting positive impact both within the local economy and the community as a whole.

owner- Katelynn Farris Katelynn Farris

building owner- Wade Rustad

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jun 6, 2026

Printer's Fee: $151.70

Anjana Bhadoriya

Anjana Bhadoriya
Agent

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 06/08/2026

Jessica Gordon-Thompson
Notary Public - State of Florida
Commission # HH301656
Expires on 08/17/2026
Notarized remotely online using communication technology via Proof.

Conditional Use Permit
CUP-05-26-9882
Midnight Ink
Exhibit #2

PUBLIC NOTICE

Conditional Use Permit I CUP-05-26-9882
"Midnight Ink"
2307 NW South Outer Road
Parcel # 35-620-06-02-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 22, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Katelynn Farris, on behalf of the property owner, 2307 NW South Outer Road LLC, for approval of a Conditional Use Permit with Alternative Development Standards to allow "Body Art Service" in the General Business zoning district at 2307 NW South Outer Road. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.gov or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

SEC-25 TWP-49 RNG-31 E 270' OF TH E 1/2 OF SW 1/4 NW 1/4 LY S OF ROW OF MO STATE HWY I-70 (EX PT IN RD)(unplatted land)

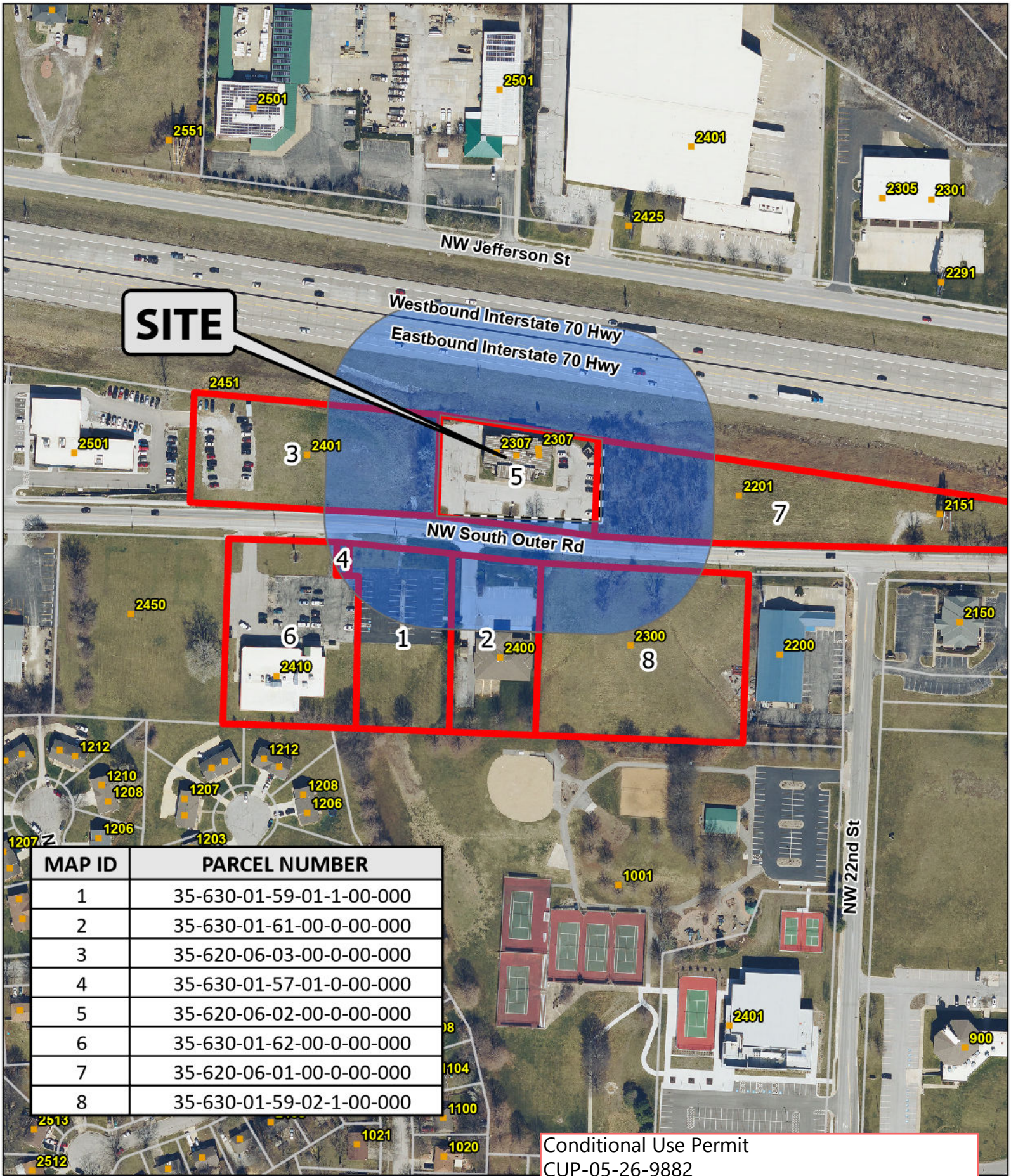
CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie, Planner III

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUP-05-26-9882 on **Monday, July 6, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 6, 2026

4623430



MAP ID	PARCEL NUMBER
1	35-630-01-59-01-1-00-000
2	35-630-01-61-00-0-00-000
3	35-620-06-03-00-0-00-000
4	35-630-01-57-01-0-00-000
5	35-620-06-02-00-0-00-000
6	35-630-01-62-00-0-00-000
7	35-620-06-01-00-0-00-000
8	35-630-01-59-02-1-00-000

Conditional Use Permit
CUP-05-26-9882
Midnight Ink
Exhibit #3

BLUE SPRINGS MISSOURI

CUP-05-26-9
2307 NW SOUTH
185' NOTIFICATION MAP

1" = 200'

Date: 05/27/26

MAP ID	PARCEL NUMBER	OWNER	OWNER ADDRESS	SITUS ADDRESS	CITY	STATE	ZIP
1	35-630-01-59-01-1-00-000	FIP MASTER FUNDING XIX	2425 E CAMELBACK RD STE 800 P	2410 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
2	35-630-01-61-00-0-00-000	FIP MASTER FUNDING XIX	2425 E CAMELBACK RD STE 800 P	2400 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
3	35-620-06-03-00-0-00-000	RGH LAND LLC	11903 S OLD LONE JACK LEES SUM	2401 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
4	35-630-01-57-01-0-00-000	FIP MASTER FUNDING XIX	2425 E CAMELBACK RD STE 800 P	2410 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
5	35-620-06-02-00-0-00-000	2307 NW SOUTH OUTER RI	2307 NW SOUTH OUTER RD BLUE	2307 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
6	35-630-01-62-00-0-00-000	2410 LLC	1705 NW WEATHERSTONE DR BL	2410 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
7	35-620-06-01-00-0-00-000	CCR INVESTMENTS LLC	3170 NE CARNEGIE DR STE 400 LE	2201 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015
8	35-630-01-59-02-1-00-000	CCR INVESTMENTS LLC	3170 NE CARNEGIE DR STE 400 LE	2300 NW SOUTH OUTER RD	BLUE SPRINGS	MO	64015

Conditional Use Permit
CUP-05-26-9882
Midnight Ink
Exhibit #4

BLUE SPRINGS
MISSOURI

June 5, 2026

Ref: Public Hearing: Conditional Use Premit | CUP-05-26-9882

Midnight Ink

2307 NW South Outer Rd

Parcel # 35-620-06-02-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Katelynn Farris, on behalf of property owner, 2307 NW South Outer Rd LLC, for consideration to approve a Conditional Use Permit allowing body art uses on 0.93+/- acres located at 2307 NW South Outer Rd.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.govor at City Hall at 903 W Main Street, Blue Springs, MO.

Conditional Use Permit
CUP-05-26-9882
Midnight Ink
Exhibit #5

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, June 22, 2026 @ 6:30 p.m.

&

City Council – Monday, July 6, 2026 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207

Sincerely,

CITY OF BLUE SPRINGS

COMMUNITY DEVELOPMENT