BLUE SPRINGS
MISSOURI

PLANNING COMMISSION MEETING

Monday, June 8, 2026 6:30 PM
Public Safety Building
1100 SW Smith St
Blue Springs, Missouri

MEMBERS:	Susan Stokenbury (6/6)
Chris Henning (6/6)	Jennifer Ritschel (5/6)
Rick How (6/6)	Travis Graham (4/6)
Brian Ingersoll (6/6)	Jennifer Irey (1/1)
Chad Sanderson (4/6)	Jared Pumphrey (4/6)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval of Tuesday May 26, 2026 Minutes
4. Public Hearing—Conditional Use Permit: Flex Spaces (CUP-03-26-9855) 3405 NW Jefferson Street
5. Adjournment

This agenda was posted at City Hall and on the City's website on June 3, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

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MINUTES OF PLANNING COMMISSION May 26, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Tuesday, May 26, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Jared Pumphrey

Susan Stokenbury

Travis Graham

Jennifer Irey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Katie Tholen, Mayor Pro-Tem

Traci Breshears, Recording Secretary

1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, 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.

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2. CONSENT AGENDA

Chairperson Henning requested action on the Consent Agenda, consisting of the April 13, 2026 minutes. Commissioner How made a motion to approve the minutes. Commissioner Ingersoll seconded the motion. With 7-0 approval the minutes passed.

3. AGENDA ITEM 4, 5 and 8—PUBLIC HEARING: REZONING; PLANNED DEVELOPMENT CONCEPT PLAN; PRELIMINARY PLAT / RZ-02-26-9822; PDC-02-26-9823; PP-02-26-9824 / Iconic Blue Springs / East of Adams Dairy Parkway and South of Napoleon Dr

Chairperson Henning opened the public hearing at 6:31 p.m. and requested that Shantele Frie, Planner III, present the Rezoning, Planned Development Concept Plan, and Preliminary Plat for Iconic Blue Springs to Planning Commission.

Applicant, Matt Tapp, 21 SE 29th Terrace, Lees Summit, spoke on the project. No one spoke in favor. Speaking against was Muhammed Zahid, 501 NE Napoleon Dr of Blue Springs. Chairperson Henning closed the public hearing at 7:05 p.m.

Commissioner How made the motion to approve Rezoning RZ-02-26-9822 with staff conditions. Commissioner Stokenbury seconded the motion. With 6-1 approval, the Rezoning will be heard on June 1, 2026 to City Council.

Chris Henning—Aye

Brian Ingersoll—No

Richard How—Aye

Jared Pumphrey—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

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Commissioner How made the motion to approve Planned Development Concept Plan PDC-02-26-9823 with staff conditions. Commissioner Stokenbury seconded the motion. With 6-1 approval, the Planned Development Concept Plan will be heard on June 1, 2026 to City Council.

Chris Henning—Aye

Brian Ingersoll—No

Richard How—Aye

Jared Pumphrey—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

Commissioner How made the motion to approve Preliminary Plat PP-02-26-9824 with staff conditions. Commissioner Stokenbury seconded the motion. With 6-1 approval, the Preliminary Plat was approved

Chris Henning—Aye

Susan Stokenbury—Aye

Richard How—Aye

Brian Ingersoll—No

Travis Graham—Aye

Jared Pumphrey—Aye

DRAFT

Jennifer Irey—Aye

STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless modified under the Planned Development Concept Plan:
    a. The rear yard setback for Lot 2 shall be reduced from 20 ft to 10 ft
    b. The rear yard setback for Lot 5 shall be reduced from 20 ft to 5 ft
    c. Frontage Type shall be as indicated on the approved landscape plan within the PD Concept Plan.
    d. Drive-thru stacking requirements for Lot 2 shall be reduced from 8 to 5 spaces between the order box and drive-thru entry, and from 4 to 3 spaces between the pickup window and the order box.
    e. Buffer requirements between commercial lots and the residential lot shall be removed.
    f. The minimum 20 ft front setback on the residential portion of the development shall not apply to detached rear-facing garages.
    g. Units per Floor: No maximum limit on units per floor, provided the overall unit density per square foot of building area remains consistent with the Planned Development Concept Plan.
    h. Fencing and masonry columns shall be removed from the buffer requirements along Adams Dairy Parkway.
    i. Concrete shall be added as an approved material for balconies and porches.

j. Vertical articulation shall be provided consistent with the architectural style reflected in the building elevations.
k. Shed roof forms shall be permitted for detached garages, provided they are consistent with the primary structures in terms of materials, scale, and architectural design.
l. TPO membrane roofing shall be added to the list of approved roofing materials.

2. Lot 3 south drive shall be a minimum 100' from the Lot 2 north drive, shall be one-way right out only and angled as such with a maximum 20' width. A "Do Not Enter" sign shall be installed indicating a one-way out exit.
3. All proposed buildings shall have an accessible ADA path to the ROW of Adams Dairy Parkway.
4. Signage shall be installed the Stream Buffer delineating and indicating no disturbance allowed.
5. The southernmost fire access entrance shall not exceed a maximum grade of 10 percent, in compliance with applicable fire safety standards.
6. All public infrastructure shall be installed with easements or ROW following the City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications prior to Final Plat approval.
7. Provide a Final Drainage Study in accordance with the City of Blue Springs Design and Construction Manual and supplemental requirements, demonstrating runoff reductions for the 1-, 10- and 100-year storm events. Detention and BMP facilities shall be designed and constructed in accordance with the approved Final Drainage Study. Any necessary site redesign due to the absence of a preliminary drainage study shall be the responsibility of the developer/engineer and may require an amendment

to the PD Concept Plan. Following construction of detention facilities, submit a sealed certification letter from a Professional Engineer licensed in the State of Missouri verifying that the stormwater detention system was constructed in accordance with approved plans and functions as designed.

8. The project shall comply with the recommendations of the submitted Traffic Impact Study.
9. As-built drawings shall be provided to City acceptance of public infrastructure or prior to release of applicable performance securities, as determined by the City Engineer or the appropriate designee.
10. The traffic signal improvements at Adams Dairy Parkway and Napoleon Drive shall be designed, approved, and installed in accordance with City Standards prior to issuance of the first Certificate of Occupancy, unless otherwise approved by the City Engineer or the appropriate designee.
11. Developer shall coordinate with Public Works department regarding proposed street lighting prior to Final Plat approval.
12. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.
    a. As required by the MDNG 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.
13. 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.

14. Prior to approval of the Final PD Plan, the applicant shall provide confirmation from the Fire Department that all existing fire hydrants and any proposed private fire hydrants meet applicable fire protection standards, including location, spacing, and flow requirements. Any required modifications or additional hydrants identified by the Fire Department shall be incorporated into the Final PD Plan.
15. Final Building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan.
16. Parking lot landscaping shall be reasonably dispersed throughout off-street parking areas, and will be reviewed during time of PD Final.
17. Prior to issuance of the first building permit, the off-site BMP/detention easement shall be approved by the City, executed by the property owner(s), and recorded with the County Recorder of Deeds.

4. AGENDA ITEM 6, 7 and 9—PUBLIC HEARING: GENERAL DEVELOPMENT PLAN; CONDITIONAL USE PERMIT; PRELIMINARY PLAT / GDP-03-26-9850; CUP-03-26-9851; PP-02-26-9852 / Winwater & Flex Use / 2601 NW Jefferson St

Chairperson Henning opened the public hearing at 7:08 p.m. and requested that Shantele Frie, Planner III, present the General Development Plan, Conditional Use Permit, and Preliminary Plat for Winwater & Flex Use to Planning Commission.

Applicant, William Buck, 3200 Route 291, Independence, spoke on behalf of the project.

No one spoke in favor for Winwater & Flex Use. The citizens who spoke against the project were: Larry Anderson, 2613 NW Stonecrest Ct, Blue Springs.

Tim Due, 2612 NW Stonecrest Ct, Blue Springs.

Robert Cairns, 2608 NW Timberline Dr, Blue Springs.

Chairperson Henning closed the public hearing at 7:29 p.m.

Commissioner How made the motion to continue General Development Plan GDP-03-26-9850 with staff conditions to the Planning Commission Meeting on June 22, 2026. Commissioner Stokenbury seconded the motion. With 7-0 approval, the General Development Plan will be continued to the June 22 , 2026 Planning Commission Meeting.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Jared Pumphrey—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

Commissioner How made the motion to continue Conditional Use Permit CUP-03-26-9851 with staff conditions to the Planning Commission Meeting on June 22, 2026. Commissioner Stokenbury seconded the motion. With 7-0 approval, the Conditional Use Permit will be continued to the June 22, 2026 Planning Commission Meeting.

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Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Jared Pumphrey—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

Commissioner How made the motion to continue Preliminary Plat PP-03-26-9852 with staff conditions to the Planning Commission Meeting on June 22, 2026. Commissioner Stokenbury seconded the motion. With 7-0 approval, the Preliminary Plat will be continued to the June 22, 2026 Planning Commission Meeting.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Jared Pumphrey—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

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STAFF CONDITIONS FOR GENERAL DEVELOPMENT PLAN:

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 moved 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.

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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 CONDITIONS FOR CONDITIONAL USE PERMIT:

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 CONDITIONS FOR PRELIMINARY PLAT:

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 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 permits within the development.

5. AGENDA ITEM 8—PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-04-26-9863 / Universal Beauty Studio Academy / 520 NW 7 Hwy

Chairperson Henning announced that Agenda item 8 was withdrawn.

6. AGENDA ITEM 11—PRELIMINARY PLAT / PP-02-26-9824 / Sullivan Ranch II / East of SE Wyatt Rd and North of Litchford Rd

Chairperson Henning requested that Shantele Frie, Planner III, present the Preliminary Plat for Sullivan Ranch to Planning Commission.

Commissioner How made the motion to approve Preliminary Plat PP-02-26-9824 with staff conditions. Commissioner Stokenbury seconded the motion. With 5-1 approval, the Preliminary Plat was approved.

Chris Henning—Aye

Travis Graham—Aye

Richard How—Aye

Susan Stokenbury—Aye

Brian Ingersoll—No Jennifer Irey—Abstained

Jared Pumphrey—Aye

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings represented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-02-26-9805) or General Development Plan (GDP-02-26-9806) is denied by the City Council.
3. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
4. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
5. All public infrastructure including offsite connection to lift station with easements prior to Final Plat approval.
6. Capacity of downstream culverts shall be evaluated per APWA and replaced as required.
7. Storm sewer improvements along Litchford Road and Harris-Potts Road shall be provided to meet APWA requirements for spread.
8. Improvements to Litchford Rad shall include recommendations in Traffic Impact Study to meet minimum sight distance requirements.
9. 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.

10. Provide As-built drawing prior to Final Plat approval.
11. Developer shall coordinate with Public Works Department regarding the proposed street lighting prior to Final Plat approval.
12. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.
    a. As required by MDNR land disturbance permit, 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.
13. 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 construction cost, to guarantee against defects in construction for a period of two (2) years.
14. The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.
15. Acknowledgement of final acceptance by the local PWSD authority shall be submitted prior to Final Plat approval.
16. 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.

17. The developer shall construct full roadway improvements along E Wyatt Road in accordance with City roadway standards, including dedication of a sixty (60) foot right-of-way and construction of the full roadway section.
18. The developer shall construct half road improvements along S Litchford Road along the development frontage, including the installation of curb, gutter, and a minimum five (5) foot-wide ADA-compliant sidewalk.

7. CHAIR & VICE-CHAIR VOTE

Commissioner Ingersoll made the motion to make Commissioner How the Chairperson for the 2026 Planning Commission year. Commissioner Pumphrey seconded the motion. With 7-0 approval Commissioner How was made the Chairperson.

Chris Henning—Aye

Brian Ingersoll—Aye

Richard How—Aye

Jared Pumphrey—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Susan Stokenbury—Aye

Commissioner How made the motion to make Chairperson Henning the Vice-Chair for the 2026 Planning Commission year. Commissioner Ingersoll seconded the motion. With 7-0 approval Chairperson Henning was made the Vice-Chair.

Chris Henning—Aye

Richard How—Aye

Travis Graham—Aye

Jared Pumphrey—Aye

Susan Stokenbury—Aye

Jennifer Irey—Aye

Brian Ingersoll—Aye

8. ADJOURN

Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 7:47 p.m.

[BOARD CHAIR]

_____

[Rick How]

ATTEST;

_____

[Traci Breshears]

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PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: June 8th, 2026

City Council Date: June 15th, 2026

Project Name: Flex Space Addition

Site Location: 3401 NW Jefferson St

Applicant: Brandon Keller, Capital Builders KC

Property Owner: Matt Hendrickson, Capital Builders KC

Staff Planner: Logan Day, Planner 1

Project Request:

CUP-03-26-9855; Conditional Use Permit to allow for the use of Vehicle Repair, Limited and General in Light Industrial zoning for Buildings A and B for Flex Space development.

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the **Vehicle Repair, Limited** and **Vehicle Repair, General** land uses within Buildings A and B of the Flex Space Phase II development. A Conditional Use Permit is required because

Conditional Use Permit
CUP-03-26-9855
Flex Spaces
Exhibit #1

these land uses are permitted in the Light Industrial (LI) District only upon approval of a CUP. The proposed request would allow for the operation of vehicle repair businesses within the designated tenant spaces of the development, subject to all applicable conditions and performance standards of the Unified Development Ordinance (UDO).

Staff Recommendation:

Staff recommends approval of Conditional Use Permit with conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
January 2014		American Lodging/ American Inn (Withdrawn by Applicant)
08/22/2022	Planning Commission	Approved Preliminary Plat (PP-07-22-8389) for Flex Spaces
09/06/2022	City Council	Approved General Development Plan (GDP-07-22-8388) for the development of two (2) single-story buildings for flex office space/warehouses by Ord. No. 5147.
09/26/2022	Planning Commission	Recommend Approval of Hal Park Final Plat
10/03/2022	City Council	Approved Hal Park Final Plat by Ord. 5157
03/10/2025	Planning Commission	Approved Site Plan Design Review (SPDR-01-25-9467) to allow for the development of Flex Space II , and Recommended approval of Final Plat (PF-01-25-9466) to City Council.
03/17/2025	City Council	Approved Hal Park Subdivision Second Plat by Ord. 5401.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" (Light Industrial)	Storage-Residential Warehouse
South:	"GB" (General Business)	Hotel or Motel
East:	"LI" (Light Industrial)	Manufacturing/Building or Construction Contractor w/machinery, equipment, or storage)
West:	"GB" (General Business)	Construction Contractor

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:

Vehicle/Equipment Sales, Vehicle/Equipment Storage Yards And Vehicle Repair (General).

a) "Vehicle Repair, General" uses may be permitted in the "RC" (Regional Commercial) Zoning District only when accessory to a permitted "Outdoor Sales And Services — Equipment."

Staff response: The development is located within the Light Industrial (LI) zoning district and is not accessory to an approved "Outdoor Sales and Services – Equipment" use. Therefore, a Conditional Use Permit (CUP) is required to allow the proposed "Vehicle Repair – Limited" and "Vehicle Repair – General" land uses within the LI zoning district.

Land Use:

The proposed land use for the property is classified as **"Storage–Residential Warehouse,"** which is permitted by right within the Light Industrial (**LI**) zoning district. All uses allowed under the LI zoning designation are permitted. The developed space can accommodate small business owners for equipment storage, office space for retail or personal services, order packaging, and similar business activities.

Parking:

Parking for the proposed use has been established through the existing development and is adequate to accommodate the requested land uses. The property's parking and operational areas are subject to regulations that prohibit the outdoor storage of equipment, recreational vehicles, boats, trailers, household goods, and other personal property. As a result, businesses conducting vehicle repair activities will be required to store vehicles awaiting repair or service within their respective tenant spaces and not within parking areas or other exterior portions of the site.

Additionally, any trailer occupying a parking space must be associated with a business operating on the premises and/or be present solely for the purpose of loading and unloading activities. These requirements help ensure that the site remains orderly and consistent with the intent of the Light Industrial District and the approved development standards.

Streets & Sidewalks:

There are no modifications proposed to previously approved Site plan design review for phase two of flex space development of the streets and sidewalks.

Pedestrian Access:

There are no modifications proposed to previously approved Site plan design review for phase two of flex space development.

Traffic:

A traffic study was not required for this application.

Stormwater:

The development would utilize the existing stormwater that was provided by previously approved Site plan design review.

Sanitary Sewer:

There are no expected impacts on the sanitary sewer system since no additional development is proposed as part of this application.

Signage:

Additional signage is not shown as part of the application but any additional signage would be administratively reviewed to ensure compliance with sign code requirements.

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 use is consistent with the intent of the Light Industrial (LI) district and is compatible with surrounding industrial and commercial uses. The use will operate within existing buildings and comply with applicable operational standards.

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

   STAFF RESPONSE: No additional development is being proposed; therefore, compliance with the development code is not required.

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 recommended. The development will remain subject to all previously approved conditions, including restrictions on outdoor storage visible from the right-of-way and parking regulations.

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 will operate within an existing development and is not expected to impact the public realm, streetscape, or the relationship of buildings and site elements to adjacent streets. Existing development standards and site conditions will remain in place.

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

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

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

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being proposed.

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.

   STAFF RESPONSE: The proposed use is compatible in nature with the existing uses of neighboring light industrial properties. Staff does not foresee negative impacts on adjacent properties.

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

   STAFF RESPONSE: The application does not pose a risk to preventing development as required by the Unified Development Code.

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.

   STAFF RESPONSE: The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions listed below.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following four (4) 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.

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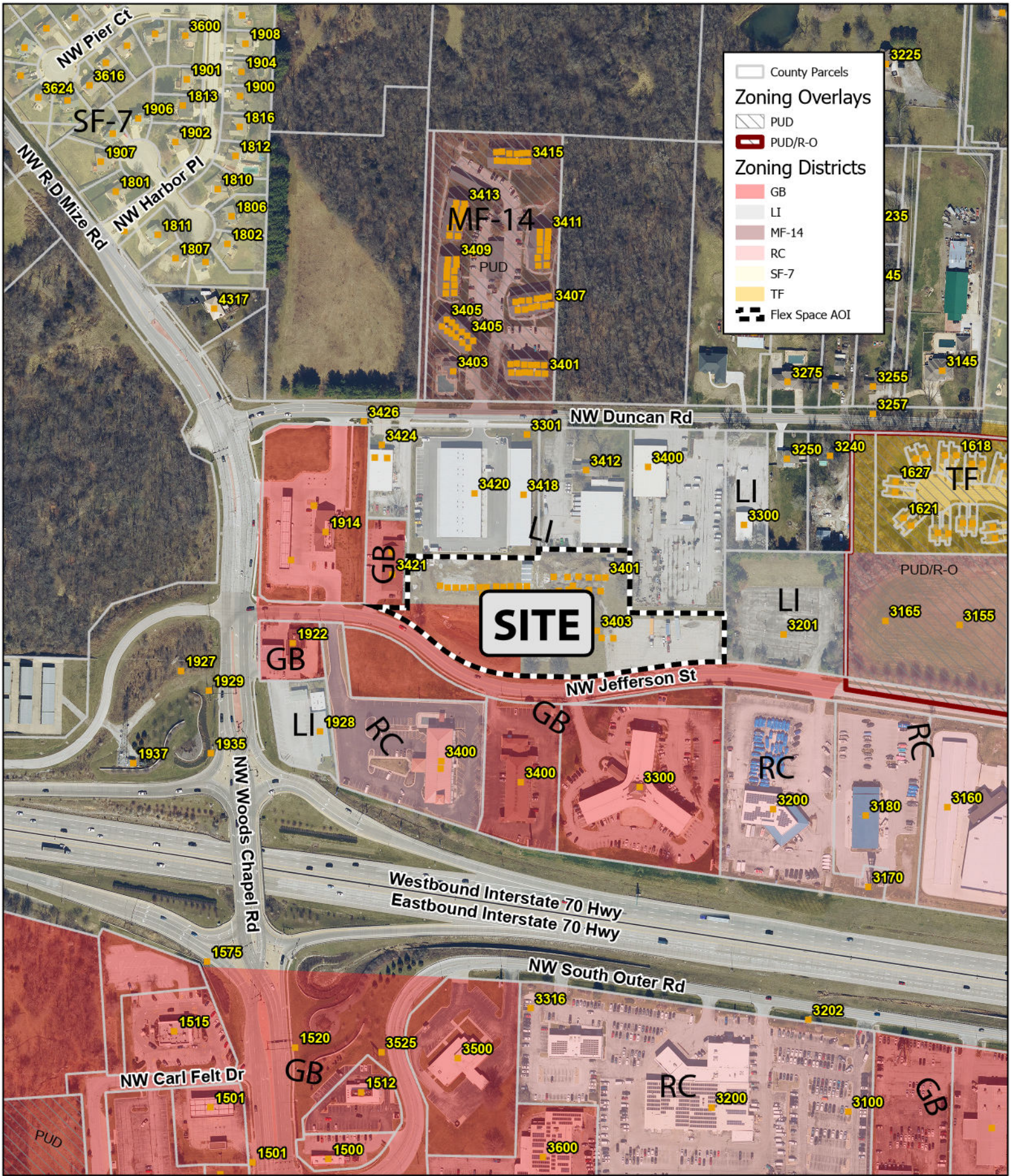
CUP-03-26-009851
3401- 3409 NW JEFFERSON ST
AERIAL LOCATION MAP

N

1" = 200'

Date: 06/02/26



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CUP-03-26-009851
3401- 3409 NW JEFFERSON ST
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 06/02/26

BLUE SPRINGS FLEX SPACE – CONDITIONAL USE OVERLAY NARRATIVE

March 25, 2026

RE: Request for Conditional Use Overlay
Blue Springs Flex Space – Phase II
3405 NW Jefferson St.
Blue Springs, MO 64015

To whom it may concern:

The Applicant respectfully submits this request for approval of a Conditional Use Overlay to allow General and Limited Vehicle Repair within Buildings A and B of the Blue Springs Flex Space – Phase II development.

The intent of this request is to accommodate a growing demand from prospective tenants seeking space for small-scale mechanic and repair operations, including but not limited to mopeds, e-bikes, motorcycles, passenger vehicles, light trucks, and similar machinery. The Applicant has received numerous lease inquiries from such users and believes this use is both appropriate and compatible with the existing development and underlying zoning.

As outlined in the original development narrative, Buildings A and B were designed and are expected to function primarily as flex industrial and warehouse spaces, which aligns well with limited vehicle repair uses. These types of tenants typically operate at a smaller scale, generate low traffic volumes, and function similarly to other light industrial users already anticipated for the site.

The proposed use is further supported by the location and design of Buildings A and B within the development. These buildings are situated second tier from NW Jefferson Street, resulting in minimal visibility from primary corridors. This placement provides a natural buffer and ensures that the proposed use will not detract from the overall aesthetic or character of the development, particularly along the more visible frontage areas.

In addition, Building B is fully sprinklered, which provides an added level of life safety and fire protection. This feature enhances the suitability of the building for vehicle-related uses and serves as an important safeguard for both occupants and adjacent tenants.

Operationally, the requested uses are expected to be low intensity in nature. Activities will occur primarily within enclosed tenant spaces, with limited outdoor impact. Noise, traffic, and hours of operation are anticipated to be consistent with typical flex industrial users. Furthermore, the site's existing parking and circulation design is adequate to support these uses without modification.

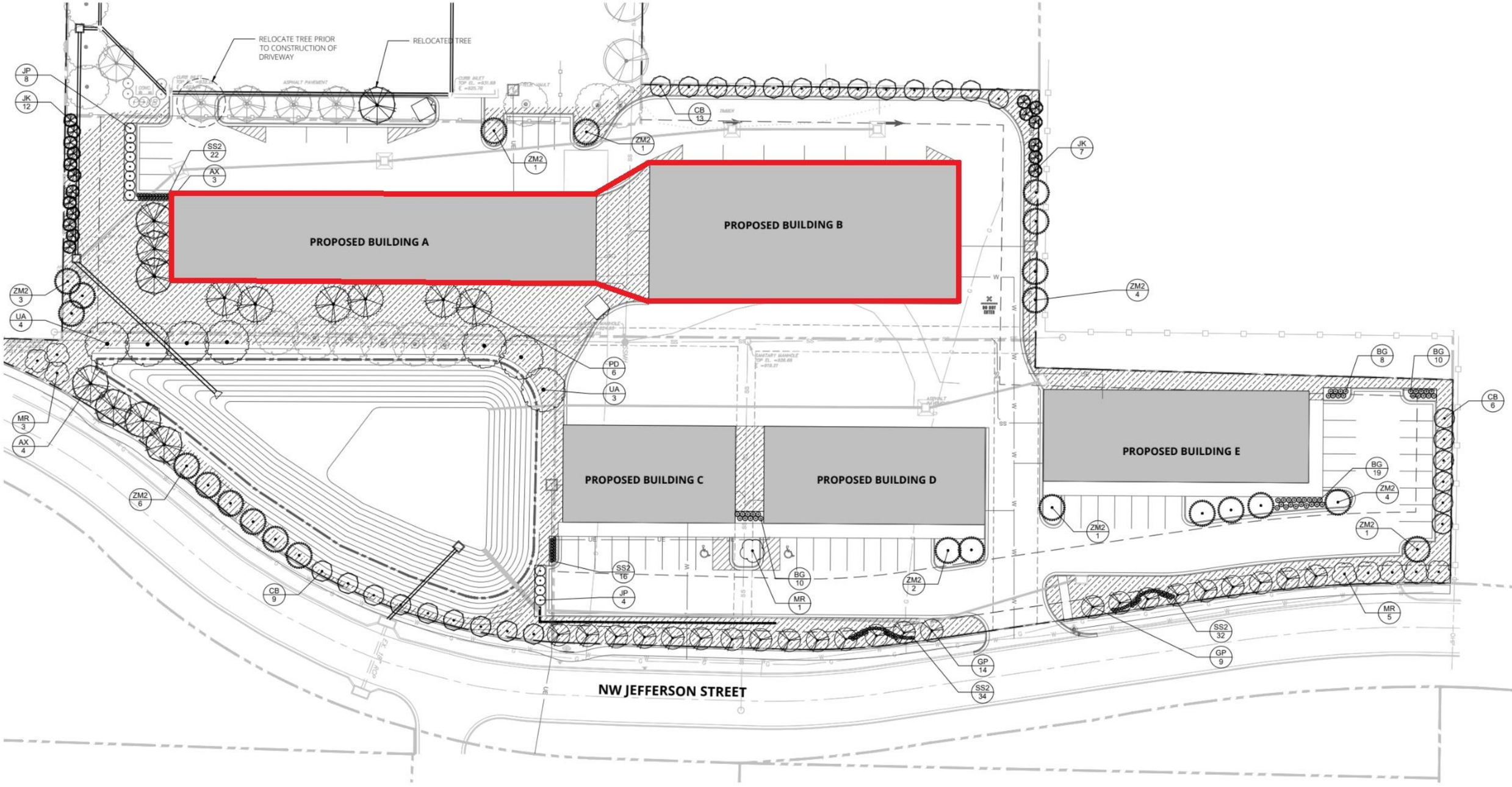
The requested Conditional Use Overlay is consistent with the overall intent of the development, which is to provide flexible space for a range of light industrial and service-oriented tenants. Allowing limited vehicle repair within Buildings A and B will enhance the marketability of the project, support local small businesses, and respond to demonstrated tenant demand, all while maintaining compatibility with surrounding land uses.

In summary, the proposed Conditional Use Overlay represents a reasonable and appropriate extension of the permitted uses within the development. It is compatible with the site design, supported by building features such as fire protection systems, and appropriately located to minimize visibility and impact.

We respectfully request approval of this Conditional Use Overlay.

Sincerely,

Matthew Hendrickson
Owner, Flex Spaces Blue Springs


RELOCATE TREE PRIOR TO CONSTRUCTION OF DRIVEWAY
RELOCATED TREE
PROPOSED BUILDING A
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED BUILDING D
PROPOSED BUILDING E
NW JEFFERSON STREET
JP 8
JK 12
SS2 22
AX 3
ZM2 1
CB 13
JK 7
ZM2 4
ZM2 3
UA 4
PD 6
UA 3
MR 3
AX 4
ZM2 6
CB 9
SS2 16
JP 4
BG 10
MR 1
ZM2 2
BG 8
BG 10
CB 6
BG 19
ZM2 4
ZM2 1
MR 5
SS2 32
GP 9
GP 14
SS2 34

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 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:

- May 23, 2026

Printer's Fee: $375.73

Anjana Bhadoriya

_____

Anjana Bhadoriya
Agent

VERIFICATION

State of Florida
County of Orange

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

Signed or attested before me on this: 05/25/2026

_____

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-03-26-9855
Flex Spaces
Exhibit #2

PUBLIC NOTICE

Conditional Use Permit | CUP-03-26-9855
"Flex Space Addition"
3401 NW Jefferson Street
Parcel # 35-510-03-47-00-0-00-000
Parcel # 35-510-03-46-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 8, 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, Brandon Keller, on behalf of the property owner, Matthew Hendrickson, for approval of a Conditional Use Permit to allow for the Use of "Vehicle Repair, General" and "Vehicle Repair, Limited" in buildings A and B of the Second Phase of Flex Spaces 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:

PROPERTY DESCRIPTION
CONTAINING 182,679 SQUARE FEET OR 4.19 ACRES

TRACT A, TRACT B AND TRACT C, HALL PARK SUBDIVISION, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE S88°21'55"E, ALONG NORTH LINE OF SAID TRACT A, A DISTANCE OF 77.18 FEET; THENCE N00°49'46"E, ALONG THE NORTHWESTERLY LINE OF SAID TRACT A AND ALONG THE WESTERLY LINE OF SAID TRACT C, A DISTANCE OF 126.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE S89°10'14"E ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 325.46 FEET; THENCE N00°49'46"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 22.56 FEET; THENCE S89°10'14"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE S00°49'46"W, ALONG THE EASTERLY LINE OF SAID TRACTS C AND B, A DISTANCE OF 157.13 FEET; THENCE S88°21'49"E, ALONG THE NORTHERLY LINE OF SAID TRACT B, A DISTANCE OF 236.22 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE S00°43'31"W, ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 115.24 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT B, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JEFFERSON STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N88°26'41"W, A RADIUS OF 746.20 FEET, AN ARC DISTANCE OF 128.83 FEET; THENCE S81°39'47"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 176.88 FEET; THENCE WESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 406.39 FEET, AN ARC DISTANCE OF 70.74 FEET; THENCE N88°21'49"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 119.79 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 327.00 FEET, AN ARC DISTANCE OF 218.30 FEET; THENCE N50°06'49"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 46.50 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 339.60 FEET, AN ARC DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING.

CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day | Planner 1

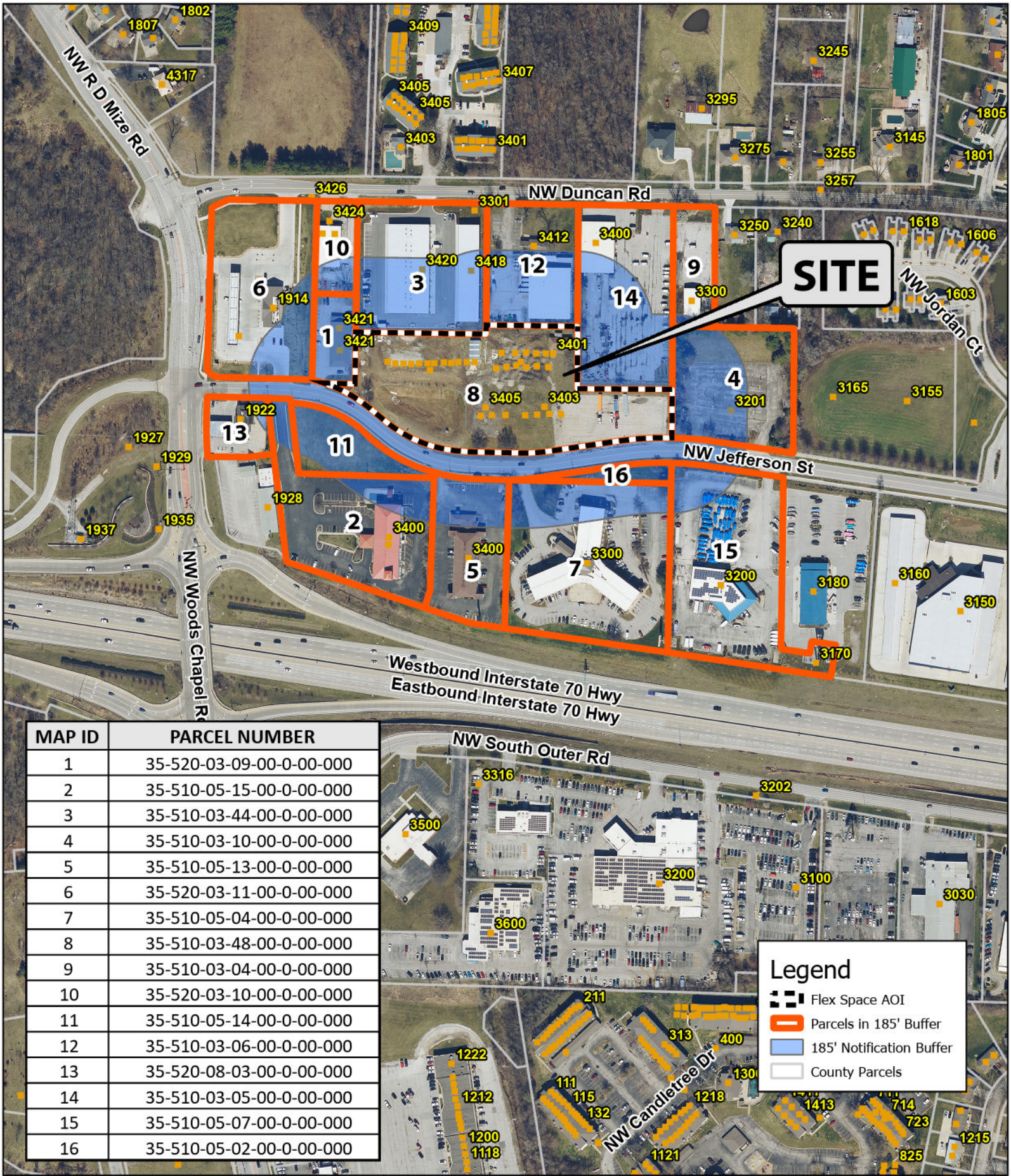
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit and General Development Plan on **Monday, June 15, 2026,**

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, May 23, 2026

4586230



MAP ID	PARCEL NUMBER
1	35-520-03-09-00-0-00-000
2	35-510-05-15-00-0-00-000
3	35-510-03-44-00-0-00-000
4	35-510-03-10-00-0-00-000
5	35-510-05-13-00-0-00-000
6	35-520-03-11-00-0-00-000
7	35-510-05-04-00-0-00-000
8	35-510-03-48-00-0-00-000
9	35-510-03-04-00-0-00-000
10	35-520-03-10-00-0-00-000
11	35-510-05-14-00-0-00-000
12	35-510-03-06-00-0-00-000
13	35-520-08-03-00-0-00-000
14	35-510-03-05-00-0-00-000
15	35-510-05-07-00-0-00-000
16	35-510-05-02-00-0-00-000

BLUE SPRINGS MISSOURI

CUP-03-26-009851
3401- 3409 NW JEFFERSON ST
185' NOTIFICATION MAP

N

Conditional Use Permit
CUP-03-26-9855
Flex Spaces
Exhibit #3

Date: 06/02/26

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	{A7955EB9-D65F-4F63-AE38-0A9E6007685C}
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 SPRI	{0BB21F43-AE1C-4F34-8761-1BD66F97498F}
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 !	{6920E0D2B-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-CB74-44BE-9A3B-3717CB6AABF7}
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 SPRI	{0938F94D-5F92-40C7-9F0C-4D06A5D3A6C3}
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 WOOC	{C4E077B1-1931-4D1F-8BB8-4CABC57B59B0}
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-2FB0-479B-846D-585E248D98D5}
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-A053-B42871130CD7}
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 ACR	{8EEB87D1-2D15-4D5C-B573-8D6D9E63D96}
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 SPRI	{1DBB7D8A-0472-4786-8ECF-A1DA096610D4}
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 CI	{D3250A07-0933-4852-9280-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-E3311EFCA02E}
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 GAT	{CABA99A2-63F9-4B51-8944-F0B40527367C}
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 TV	{342241AA-3B24-4D8F-894F-F93C7BCB5C53}

Conditional Use Permit
CUP-03-26-9855
Flex Spaces
Exhibit #4

BLUE SPRINGS
MISSOURI

May 22, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-03-26-9855

Flex Space Addition

3401 NW Jefferson St

Parcel # 35-510-03-47-00-0-00-000; 35-510-03-46-00-0-00-000

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, Brandon Keller, on behalf of the property owner, Matthew Hendrickson, for approval of a Conditional Use Permit to allow for the Use of "Vehicle Repair, General" and "Vehicle Repair, Limited" in buildings A and B of the Second Phase of Flex Spaces.

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

Conditional Use Permit
CUP-03-26-9855
Flex Spaces
Exhibit #5

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, June 8, 2026 @ 6:30 p.m.

&

City Council – Monday, June 15, 202 @ 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

CITY DEVELOPMENT