BLUE SPRINGS
CITY DEVELOPMENT

PLANNING COMMISSION Meeting

Monday, November 9, 2026 6:30 PM
Blue Springs City Hall
903 W Main Street
Blue Springs, Missouri

Members:

Rick How, Chairperson (12/12)
Chris Henning, Vice-Chair (11/12)
Brian Ingersoll (11/12)
Chad Sanderson (6/12)
Susan Stokenbury (12/12)
Jennifer Ritschel (11/12)
Travis Graham (9/12)
Jennifer Irey (7/7)
Jared Pumphrey (8/12)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval September 28, 2026 Minutes
4. PUBLIC HEARING—Conditional Use Permit: McCoys Inc (CUP-09-26-10006) 3180 NW Jefferson Street
5. Adjournment

This agenda was posted at City Hall and on the City's website on November 4, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
CITY DEVELOPMENT

MINUTES OF PLANNING COMMISSION September 28, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, September 28, 2026 at 6:30 p.m. in the Public Safety Building, located at 1100 SW Smith Street, Blue Springs, Missouri with the Chairman Rick How presiding.

BOARD ATTENDANCE

Rick How
Brian Ingersoll
Chad Sanderson
Susan Stokenbury
Jennifer Ritschel
Travis Graham
Jennifer Irey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development
Shantele Frie, Planner III
Logan Day, Planner I
Katie Tholen, Mayor Pro-Tem
James Newell, City Attorney
Traci Breshears, Recording Secretary

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 a motion on the September 14, 2026 minutes.
Commissioner Graham motioned to approve the minutes and Commissioner Stokenbury seconded. With a 7-0 approval, the minutes were passed.

3. AGENDA ITEM 4—PUBLIC HEARING: UDC TEXT AMENDMENT / UDCT-09-26-9986 / Outdoor Storage / 903 W Main Street

Chairperson How opened the public hearing at 6:32 p.m. and requested Nic Hutchison, Director of City Development, present the UDC Text Amendment for the Outdoor Storage to Planning Commission.
No one spoke in favor or opposition to the project.
Chairperson How closed the public hearing at 6:41 p.m.
Commissioner Ingersoll made the motion to approve the UDC Text Amendment UDCT-09-26-9986. Commissioner Graham seconded the motion. With a 7-0 approval, the UDC Text Amendment will be heard at the October 5, 2026 City Council meeting.

Rick How—Aye
Brian Ingersoll—Aye
Chad Sanderson—Aye
Susan Stokenbury—Aye
Jennifer Ritschel—Aye
Travis Graham—Aye
Jennifer Irey—Aye

4. AGENDA ITEM 5: FINAL PLAT / PF-08-26-9950 / The Woodlands at Chapman Farms / 8619 SW 7 Hwy

Chairperson How requested Logan Day, Planner I, present the Final Plat for the Woodlands at Chapman Farms to Planning Commission.
Applicant, Travis Roof, 2804 NW Hunter Dr, Blue Springs.

Commissioner Ingersoll made a motion to approve the Final Plat with staff conditions. Commissioner Stokenbury seconded the motion. With a 7-0 approval the plan was approved.

Rick How—Aye
Brian Ingersoll—Aye
Chad Sanderson—Aye
Susan Stokenbury—Aye
Jennifer Ritschel—Aye
Travis Graham—Aye
Jennifer Irey—Aye

STAFF CONDITIONS:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application, does not waive any requirement or development standard contained in the UDC.
2. Prior to building permit issuance, the following must occur:
    a. A Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction documents must be provided to the City.
    c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.

5. AGENDA ITEMS 6, 7 & 8: FINAL PLAT, PRELIMINARY PLAT & SITE PLAN DESIGN REVIEW / PF-12-25-9757; PP-12-25-9756; SPDR-12-25-9755 / Cordill-Mason Elementary / 4001 SW Christiansen Dr

Chairperson How requested Logan Day, Planner I, present the Final Plat, Preliminary Plat and Site Plan Design Review for Cordill-Mason Elementary to the Planning Commission. Applicant

Commissioner Irey made a motion to approve the Final Plat with staff conditions. Commissioner Ingersoll seconded the motion. With a 7-0 approval the plat will be heard on October 5, 2026 City Council meeting.

Rick How—Aye
Brian Ingersoll—Aye
Chad Sanderson—Aye
Susan Stokenbury—Aye
Jennifer Ritschel—Aye
Travis Graham—Aye
Jennifer Irey—Aye

STAFF CONDITIONS:

1. Approval is based on the representation of the drawings presented as part of the application and does not waive any requirement or development standard contained in the UDC.
2. Prior to recording the Final Plat, the following shall occur; The deed conveying the portion of the property within the former "Hudson Estates Lot 1" shall be recorded with Jackson County and references on the Final Plat.
3. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.

Commissioner Ritschel made a motion to approve the Preliminary Plat with staff conditions. Commissioner Ingersoll seconded the motion. With a 7-0 approval, the Preliminary Plat was approved.

Rick How—Aye
Jennifer Ritschel—Aye
Brian Ingersoll—Aye
Travis Graham—Aye
Chad Sanderson—Aye
Jennifer Irey—Aye
Susan Stokenbury—Aye

STAFF CONDITIONS:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

Commissioner Ingersoll made a motion to approve the Site Plan Design Review with staff conditions. Commissioner Irey seconded the motion. With a 7-0 approval, the Site Plan Design Review was approved.

Rick How—Aye
Jennifer Ritschel—Aye
Brian Ingersoll—Aye
Travis Graham—Aye
Chad Sanderson—Aye
Jennifer Irey—Aye
Susan Stokenbury—Aye

STAFF CONDITIONS:

1. Approval is based on the representation of the drawings presented as part of the application does not waive any requirement or development standard contained in the UDC.
2. Approval of the Site Plan Design Review shall authorize the applicant to apply for a building permit.

3. The sidewalk shall be five feet in width and constructed in accordance with applicable ADA requirements and City standards.
4. The proposed modifications to the existing detention facilities shall be completed in accordance with the approved stormwater plans and applicable City standards.

5. ADJOURNMENT

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

SIGNATURES:

_____

Rick How , Chair

ATTEST

_____

Traci Breshears, Recording Secretary

BLUE SPRINGS
MISSOURI

STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: November 9th, 2026

City Council Date: November 16th, 2026

Project Name: McCoy's Incorporated

Site Location: 3180 NW Jefferson st

Applicant: Micheal Mccoy

Property Owner: Micheal Mccoy

Staff Planner: Logan Day, Planner 1

Project Request:

CUP-09-26-010006; Conditional Use Permit to allow the land uses "Vehicle Repair, Limited" and "Outdoor Sales and Services, Equipment" within the Regional Commercial "RC" Zoning District.

Project Description:

The applicant is requesting approval of a Conditional Use Permit to allow the uses of Vehicle Repair, Limited and Outdoor Sales and Services, Equipment. The combination of

Conditional Use Permit
CUP-09-26-10006
McCoy's Inc
Exhibit #1

these uses is requested to accommodate the operation of an 18-wheeler detailing business.

The primary business activity falls under Vehicle Repair, Limited, with all detailing work being conducted within an enclosed building. The Outdoor Sales and Services, Equipment use is requested to allow completed vehicles awaiting pickup to be stored in designated areas of the parking lot. The applicant has provided a site plan identifying the locations for completed vehicle storage, as well as separate employee and customer parking areas.

Staff Recommendation:

Staff recommends approval with conditions listed at the end of the Staff Report.

Previous Actions:

Date	Review Body	Action
04/18/1997	City Council	Approved Rezoning (R-1-1997) from "LI" Light Industrial to "GB" General Business by Ord. 2953.
6/3/1997	City Council	Approved the West Gateway Office Park 1st Plat by Ord.2978
12/15/1997	City Council	Approved the West Gateway Office Park 2nd Plat by Ord. 3028
08/22/2005	Planning Commission	Recommended approval of rezoning from "GB" General Business to "RC" Regional Commercial.
09/07/2005	City Council	Approved Rezoning (R-9-2005) from "GB" General Business to "RC" Regional Commercial by Ord. 3712.
07/11/2007	Board of Zoning Adjustments	Approved a Variance for Chrysler Realty to allow overhead vehicle doors to face the Right of way of I-70. (VAR-6-07-1106)
07/23/2007	Planning Commission	Approved the Conditional Use Permit (CUP-5-07-1091) and Site Plan Design Review (SPDR-6-06-1171) for Blue Springs Chrysler, Jeep & Dodge.

04/08/2019	Planning Commission	Approved the Conditional Use Permit (CUP-03-19-6858) and Site Plan Design Review (SPDR-03-19-6859) for Blue Springs Marine.

Future Applications:

Any future modifications, expansions, or changes in use to the site shall require review and approval in accordance with the applicable requirements of the Unified Development Code.

Adjacent Properties:

Direction	**Current Zoning**	**Current Land Use(s)**
North:	"RC" Regional Commercial	Vacant Land
South:	I-70 Right of Way, "RC" Regional Commercial	Ford Automotive Dealership
East:	"RC" Regional Commercial	Jeremy Franklin Automotive
West:	"RC" Regional Commercial	StorTropolis

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:

Section 405.050.A.19 – Vehicle/equipment sales, vehicle/equipment storage yards and vehicle repair (general). All vehicle and equipment storage areas and parking areas shall be surfaced with:

a. Five (5) inches of concrete;
b. Six (6) inches of asphalt; or
c. Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.
d. Any other pavement or surface material must be structurally equivalent to the above and determined by a licensed engineer in the State of Missouri to the satisfaction of the Director of Public Works, but all such areas shall be dust free.

> **Staff Response:** The site is currently paved with asphalt, and the required paved surface was addressed as part of the previous approval.

Service Station, Automotive And Vehicle Repair (Limited). The following regulations shall apply to all automotive service stations, vehicle repair (limited) uses and other businesses that sell gasoline or diesel fuel and are not a "truck stop service station."

a. A traffic study shall be required for all automotive service stations. The person preparing the report must be a registered engineer qualified to do traffic analyses. The cost of the study shall be borne by the applicant. The traffic study shall address potential external and internal concerns as outlined in the Public Works Design and Construction Manual,[3] and the conditional use shall not be granted unless all traffic concerns are adequately addressed to promote safety and reasonable traffic flow.

> **Staff Response:** The proposed use is Vehicle Repair, Limited, and does not operate as an automotive service station. Therefore, a traffic study is not required under this provision.

b. If the applicant intends to remain open for business past 10:00 p.m., the City may require that the buffer type to be located between the business and any residentially zoned property shall be a "Buffer D" as set forth in Section 407.040 if vehicle headlights from any customer's vehicles entering, parking, standing, or exiting would shine on to the residentially zoned property.

> **Staff Response:** The applicant has not indicated that the business will operate past 10:00 p.m. Additionally, there is no residentially zoned property surrounding

the subject property. Therefore, additional buffering is not anticipated to be required under this provision.

c. If the site cannot be screened from residential property such that vehicle headlights will not shine on to residentially zoned property, the hours of operation may be restricted to preclude operation between the hours of 10:00 p.m. and 6:00 a.m., or any portion thereof as determined by the Planning Commission.

Staff Response: There is no residentially zoned property surrounding the subject property. Therefore, restrictions on hours of operation under this provision are not anticipated to be necessary.

d. Applicants shall indicate whether said business will sell alcoholic beverages, maintain video games for use by customers, sell prepared food for consumption on the premises or off the premises, provide car washing services, perform mechanical repairs on motor vehicles, provide an automatic teller machine or sell grocery type items. The conditional use granted shall specify whether or not the business is authorized to perform any or all of these functions. In evaluating the conditional use pursuant to Section 403.060, the impact of any and all of the foregoing items on the surrounding area or its development may be considered. When parking is calculated for such a business, all of the various types of operations combined within that business shall be considered to assure that adequate parking is provided.

Staff Response: The applicant has outlined the proposed business operations in the submitted written narrative. The existing site provides parking for the proposed use, and the conditional use approval shall specify the activities authorized under the approval.

e. The design, location, covering, colors, and screening of the gas pumps, shall be such that they are compatible with the design of the building.

Staff Response: This provision is not applicable, as the proposed business does not include fuel sales or gas pumps.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Vehicle repair, limited	2 spaces per service bay; service bay is not a parking place, plus 1 space for each employee on the work shift containing the maximum number of employees	20 Spaces (Parking) 55 Spaces (Storage) 75 Spaces Total

Streets & Sidewalks:

The existing site utilizes shared access with the adjacent property to the west. The site improvements, including the paved areas, were addressed as part of the previous approval.

Pedestrian Access:

The existing site provides access to the building and designated parking areas. The proposed use will operate within the existing development, and no additional pedestrian access improvements have been identified as part of this request.

Traffic:

The proposed use will involve detailing and servicing 18-wheelers within an enclosed building. The applicant has provided a written narrative outlining the proposed business operations. The site provides designated parking areas for employees and customers, as well as completed vehicles awaiting pickup. Additionally, a new driveway connection has recently been constructed along NW Jefferson Street to provide direct access to the property. Previously, access was provided through a shared cross-access easement with the property to the west. The new access is anticipated to improve traffic flow to and from the site and provide more direct access for customers and vehicles associated with the business.

Signage:

Any proposed signage shall require a separate sign permit application and administrative review to ensure compliance with the applicable Unified Development Code requirements.

Modifications Requested:

No modifications have been requested as part of this application.

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 Response:** The proposed Vehicle Repair, Limited use will provide commercial truck detailing and vehicle appearance-care services within an existing commercial and flex-industrial development. The proposed use is consistent with the service-oriented nature of the surrounding commercial and industrial activities and will utilize the existing building and site improvements.
2. Compliance of any proposed development with the requirements of the Development Code.
    a. **Staff Response:** Approval of the Conditional Use Permit would bring the use into compliance with the City's land-use and business licensing requirements.

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

    a. **Staff Response**: No additional site-specific conditions were identified during this review. The property and its existing site improvements were previously reviewed under a separate case and remain in place.

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

    a. **Staff Response:** The proposed use will occupy an existing developed property and does not propose changes to the building, site layout, or existing access arrangements. The existing paved areas and shared access will continue to serve the property.

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

    a. **Staff Response:** The proposed use will utilize the existing site and associated public facilities. No additional drainage, utility, or public facility improvements have been identified as part of this request

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

    a. **Staff Response:** The proposed use will operate within the existing building and will not change the building's scale or form. The existing site layout and improvements will remain in place.

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 Response**: The property was previously used for boat sales and maintenance. The proposed truck detailing business will provide commercial truck and trailer washing, interior and exterior detailing, polishing, and other appearance-care services. The applicant anticipates a low-intensity operation, with customer traffic primarily consisting of commercial trucks and trailers arriving for scheduled services. The applicant has indicated that detailing activities will occur within the building and that existing parking and circulation areas will accommodate the vehicles. The applicant has not indicated that the business will operate past 10:00 p.m. Given the previous use of the property and the proposed operating characteristics, the new use is not anticipated to significantly alter the established pattern of commercial activity in the area.

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

    a. **Staff Response:** The proposed use will operate within an existing commercial development and utilize the property's existing building, parking areas, and access arrangements. The designated outdoor storage areas will be contained within the subject property and will not encroach onto adjacent properties or interfere with their existing operations. The proposed use is not anticipated to prevent the development or use of neighboring 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 existing uses in the area, and any changes in character occurring in the area.

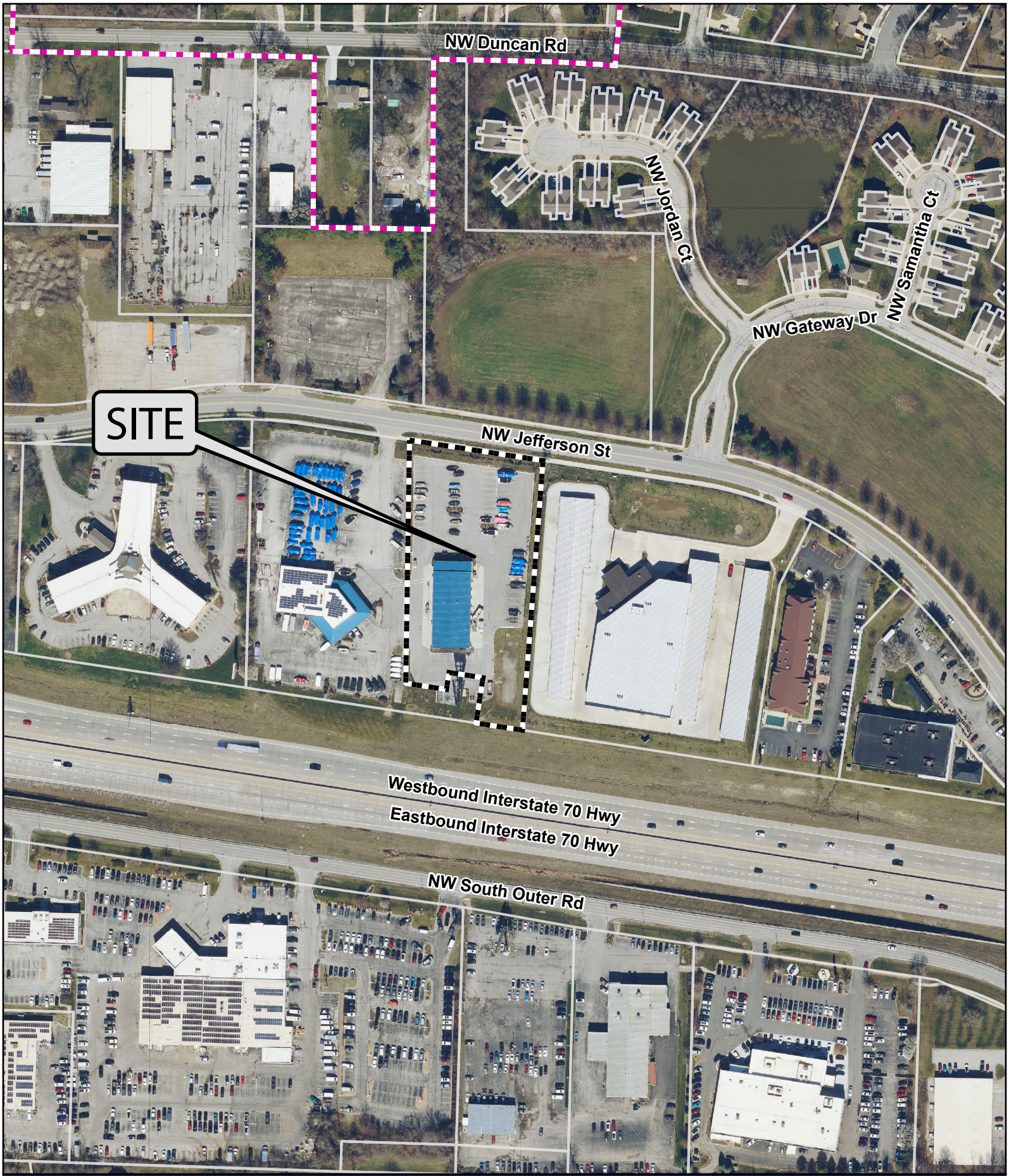
    a. **Staff Response:** The proposed use will replace an existing boat sales and maintenance business with commercial truck detailing and vehicle appearance-care facility. The proposed use will continue the property's commercial service-oriented function without requiring changes to the existing building or site layout. The request is not anticipated to negatively affect the long-range plans for the site or surrounding area.

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.

2. All vehicle detailing, washing, repair, and other service activities associated with the approved uses shall be conducted entirely within the enclosed tenant space. No such activities shall be permitted outdoors. Completed vehicles awaiting pickup may be stored outdoors only within the designated areas identified on the approved site plan.



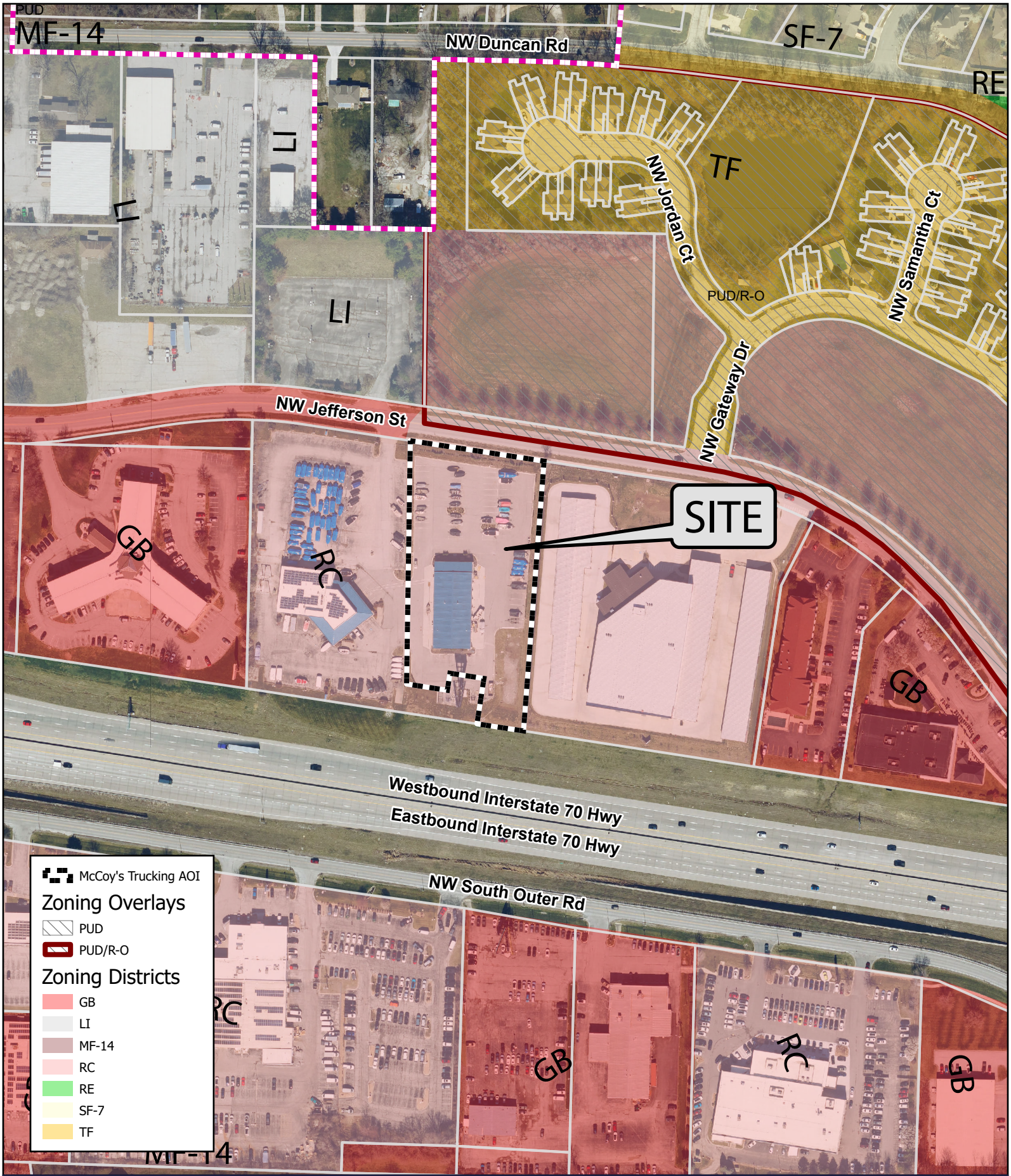
BLUE SPRINGS
MISSOURI

CUP-09-26-010006
3180 NW JEFFERSON ST
AERIAL LOCATION MAP

N

1" = 300'

Date: 10/20/2026



BLUE SPRINGS MISSOURI

CUP-09-26-010006
3180 NW JEFFERSON ST
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 10/20/2026

McCOY'S INCORPORATED

CONDITIONAL USE OVERLAY NARRATIVE

October 5, 2026

RE: Request for Conditional Use Overlay

McCoy's Incorporated

3180 NW Jefferson St.

Blue Springs, MO 64015

To whom it may concern:

McCoy's Incorporated respectfully submits this request for approval of a Conditional Use Overlay to allow the operation of a commercial truck detailing and vehicle appearance-care facility at 3180 NW Jefferson St., Blue Springs, Missouri.

The intent of this request is to accommodate the operation of McCoy's Incorporated, a long-established business specializing in professional detailing and appearance services for commercial trucks, tractors, trailers, and related vehicles.

McCoy's Incorporated provides specialized services including commercial truck and trailer washing, interior and exterior detailing, aluminum and metal polishing, paint correction, finish restoration, and related appearance-care services. The proposed use is intended strictly for detailing and appearance-related services. No mechanical repair or light bodywork is proposed at this location.

The proposed use is consistent with the character of a commercial and flex-industrial environment. Commercial truck detailing is a service-oriented use that is particularly suited to a location capable of accommodating larger commercial vehicles. The business primarily serves trucking companies, commercial vehicle owners, and transportation-related businesses.

Operationally, the requested use is expected to be low intensity in nature. Activities will occur primarily within the designated service areas of the property, with limited impact on surrounding properties. Customer traffic will consist primarily of commercial trucks and trailers arriving for scheduled detailing services and departing after completion.

The proposed operation will be conducted in a professional manner with an emphasis on maintaining the appearance and cleanliness of the property. McCoy's Incorporated will utilize the existing parking and circulation areas in a manner that allows commercial vehicles to enter, receive service, and exit without adversely affecting neighboring businesses or surrounding properties.

The proposed use also provides an economic benefit to the surrounding area by supporting an established local business and serving the commercial transportation industry. McCoy's Incorporated provides specialized services to trucking companies and commercial vehicle owners, supporting the maintenance and appearance of vehicles that operate throughout the region.

The requested Conditional Use Overlay is consistent with the overall intent of the development by allowing a specialized, service-oriented commercial use that is compatible with surrounding commercial and industrial activities. The proposed use will provide a needed service to commercial vehicle owners while maintaining compatibility with surrounding land uses.

In summary, the proposed Conditional Use Overlay represents a reasonable and appropriate use of the property for McCoy's Incorporated. The proposed operation is a professional, specialized service that is compatible with a commercial/flex-industrial environment, utilizes the property for its intended commercial purpose, and can operate without creating significant impacts on surrounding properties.

McCoy's Incorporated respectfully requests approval of this Conditional Use Overlay.

Sincerely,



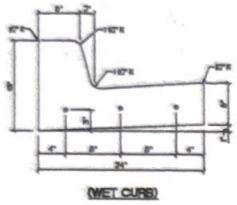
Michael McCoy

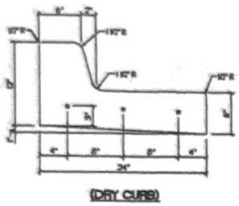
Owner

McCoy's Incorporated

REVISED FILE

APR 20

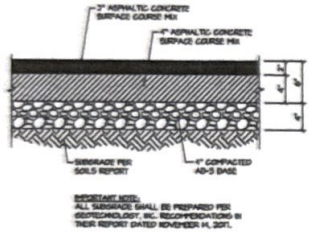




GENERAL NOTES:

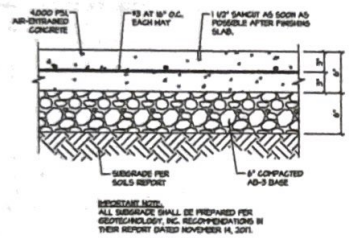
1. 1/2" EXPANSION JOINTS WITH 2'-0" DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 50'-0" INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10'-0" INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. PSK DOWELS WITH BAR SUPPORTS
4. CONCRETE SHALL CONFORM TO MDB MIX NO. MA 640-14 UNLESS OTHERWISE SPECIFIED IN PLANS.
5. @ +66' 3/8"Ø x 2' SMOOTH DOWELS AT LOCATIONS SHOWN ON EACH TYPICAL SECTION.
6. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THRU THE HANDICAP ACCESS RAMP.

1 SCALE: N.T.S. **CURB AND GUTTER (TYPE CG-1)**



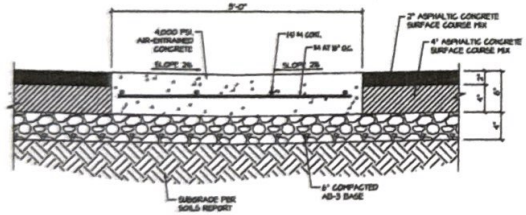
IMPORTANT NOTE:
ALL SUBGRADE SHALL BE PREPARED PER GEOTECHNOLOGY, INC. RECOMMENDATIONS IN THEIR REPORT DATED NOVEMBER 14, 2011.

2 SCALE: N.T.S. **PAVING SECTION TYPE "A"**



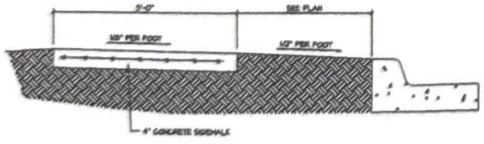
IMPORTANT NOTE:
ALL SUBGRADE SHALL BE PREPARED PER GEOTECHNOLOGY, INC. RECOMMENDATIONS IN THEIR REPORT DATED NOVEMBER 14, 2011.

3 SCALE: N.T.S. **PAVING SECTION TYPE "B"**



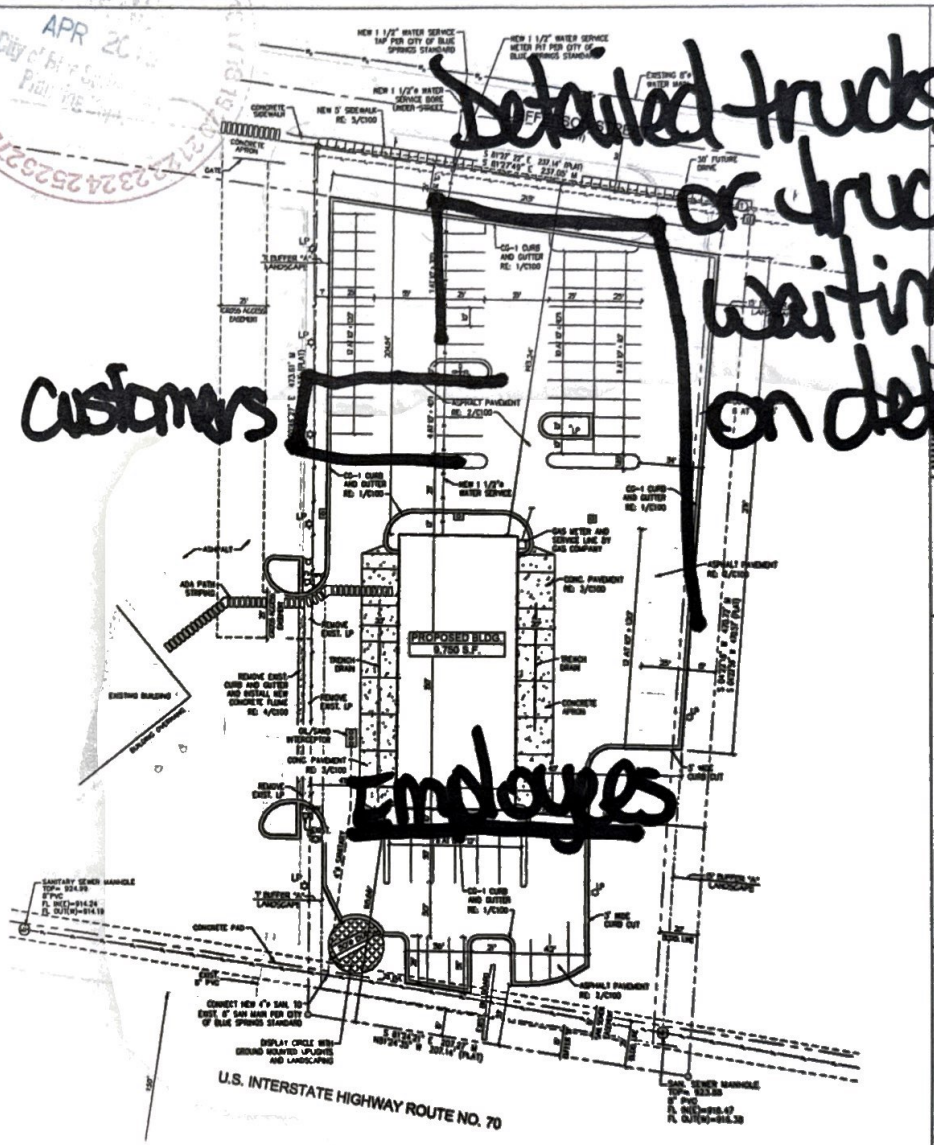
IMPORTANT NOTE:
ALL SUBGRADE SHALL BE PREPARED PER GEOTECHNOLOGY, INC. RECOMMENDATIONS IN THEIR REPORT DATED NOVEMBER 14, 2011.

4 SCALE: N.T.S. **CONCRETE FLUME SECTION**



NOTES:
1. CONTRACTION JOINTS 4' O.C. OR EQUAL TO THE WIDTH OF SIDEWALK.
2. EXPANSION JOINTS SHALL ABUT EXISTING WALKS, CURBS, DRIVEWAYS, SIMILAR STRUCTURES AND 60' CENTERS MAXIMUM.
3. SIDEWALK SHALL BE PLACED ON 6" OF COMPACTED SUBGRADE PER APWA SPECIFICATIONS.
4. KEY ALL CONSTRUCTION JOINTS.
5. SIDEWALK THICKNESS SHALL BE INCREASED TO 8" MINIMUM WHEN CROSSING A RESIDENTIAL DRIVEWAY AND SHALL MATCH THE THICKNESS OF THE CONCRETE WHEN CROSSING A COMMERCIAL DRIVEWAY.
6. ALL CONCRETE SHALL BE 6SMS-4K MIX.
7. FOR ALL ADA RAMPS AND SIDEWALKS, REFER TO MODOT PROMAS SPECIFICATIONS. EXCEPTIONS: REFER TO NOTE 16 FOR CONCRETE SPECIFICATIONS AND NOTE 10 FOR TRUNCATED DOME PANELS ALLOWED.
8. TRUNCATED DOME PANELS SHALL BE ARMOR TILE CAST IN PLACE OR ADA SOLUTIONS CAST IN PLACE SYSTEMS OR APPROVED EQUAL. PANELS SHALL BE BRICK RED IN COLOR. PANEL SHALL BE 2' x WIDTH OF SIDEWALK.
9. WHENEVER ANY PORTION OF A CURB INLET LID IS UTILIZED FOR SIDEWALK, A FOOTING SHALL BE INSTALLED. SEE STANDARD DETAIL MS-03.
10. ALL SIDEWALK SHALL MEET MODOT AND PROWAG ADAA REQUIREMENTS.
11. ANY SIDEWALK INSTALLED PARALLEL TO THE STREET WITH A GREEN SPACE LESS THAN 5' WIDE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK, THE SIDEWALK THICKNESS SHALL BE INCREASED TO 6" AND THE SIDEWALK WIDTH INCREASED BY 1'.
12. SIDEWALK SHALL BE 6" THICK AT STREET INTERSECTIONS FROM THE BACK OF CURB FOR THE FIRST 5 LINEAL FEET AND SHALL BE A MINIMUM OF 5' WIDE FROM THE BACK OF CURB THROUGH THE LANDING.
13. SIDEWALK SHALL BE INSTALLED AT THE WIDTH SHOWN ON THE CONSTRUCTION PLANS.

5 SCALE: N.T.S. **PUBLIC SIDEWALK DETAIL**



SITE PLAN
SCALE: 1" = 30'

LEGAL DESCRIPTION:
ALL OF LOT 1 TOGETHER WITH THE EAST 7.69' FEET OF LOT 2, REED ESTATES PLAT 1, A SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 31 WEST, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AS PER PLAT RECORDED IN PLAT BOOK 53, PAGE 33, AND AS SHOWN AS PARCEL 1 ON THE PLAT OF SURVEY PREPARED BY TOWN & COUNTRY SURVEYING, INC. DATED 10/28/11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAMPEN ENGINEERING, INC.
7125 Troost
Kansas City, MO 64131
(816) 333-1040
JOHN D. LAMPEN, P.E.
MO STATE OF MISSOURI NO. E-26703

PROPOSED MAINTENANCE BUILDING FOR
BLUE SPRINGS MARINE
3180 NW JEFFERSON STREET
BLUE SPRINGS, MISSOURI

No.	Description	Date
1	REVISED PER CITY AND DEPT. REVIEW COMMENTS	2-15-12

DATE: 2-15-12
PROJECT #: 10-01-010

C100

RECEIVED
APR 2019
City of Blue Springs, MO
Planning Dept.

REVISED FILE

STORM PIPE KEYED NOTES:

1. 12"ø HDPE PIPE (±141') AT 0.60% F.L. SOUTH = 922.00, F.L. NORTH = 922.85
2. 12"ø HDPE PIPE (98') AT 0.60% F.L. EAST = 923.85, F.L. WEST = 923.36
3. 12"ø HDPE PIPE (±70') AT 0.60% F.L. EAST = 923.48, F.L. WEST = 923.88
4. 12"ø HDPE PIPE (±124') AT 0.80% F.L. EAST = 922.00, F.L. WEST = 922.99
5. 6"ø HDPE PIPE (26') AT 1.00% F.L. EAST = 923.84, F.L. WEST = 922.70
6. 6"ø HDPE PIPE (±152') AT 0.80% FOR DOWNSPOUTS. F.L. NORTH = 923.63, F.L. SOUTH = ±922.41
7. 6"ø HDPE PIPE (±10') AT 1.00% F.L. NORTH = 923.09, F.L. SOUTH = 922.99
8. 6"ø HDPE PIPE (±152') AT 0.80% FOR DOWNSPOUTS. F.L. NORTH = 924.21, F.L. SOUTH = 922.99
9. 18"ø HDPE PIPE (40'). F.L. NORTH = 922.00, F.L. SOUTH = 921.00 (PROVIDE F.E.S. EACH END)

STORM STRUCTURE KEYED NOTES:

(A) 3'x5' PRECAST CURB INLET
TOP ELEV. = 926.00
F.L. OUT EAST (12"ø HDPE) ELEV. = 923.68

(B) 3'x5' PRECAST CURB INLET
TOP ELEV. = 926.00
F.L. IN WEST (12"ø HDPE) ELEV. = 923.46
F.L. OUT EAST (18"ø HDPE) ELEV. = 923.36

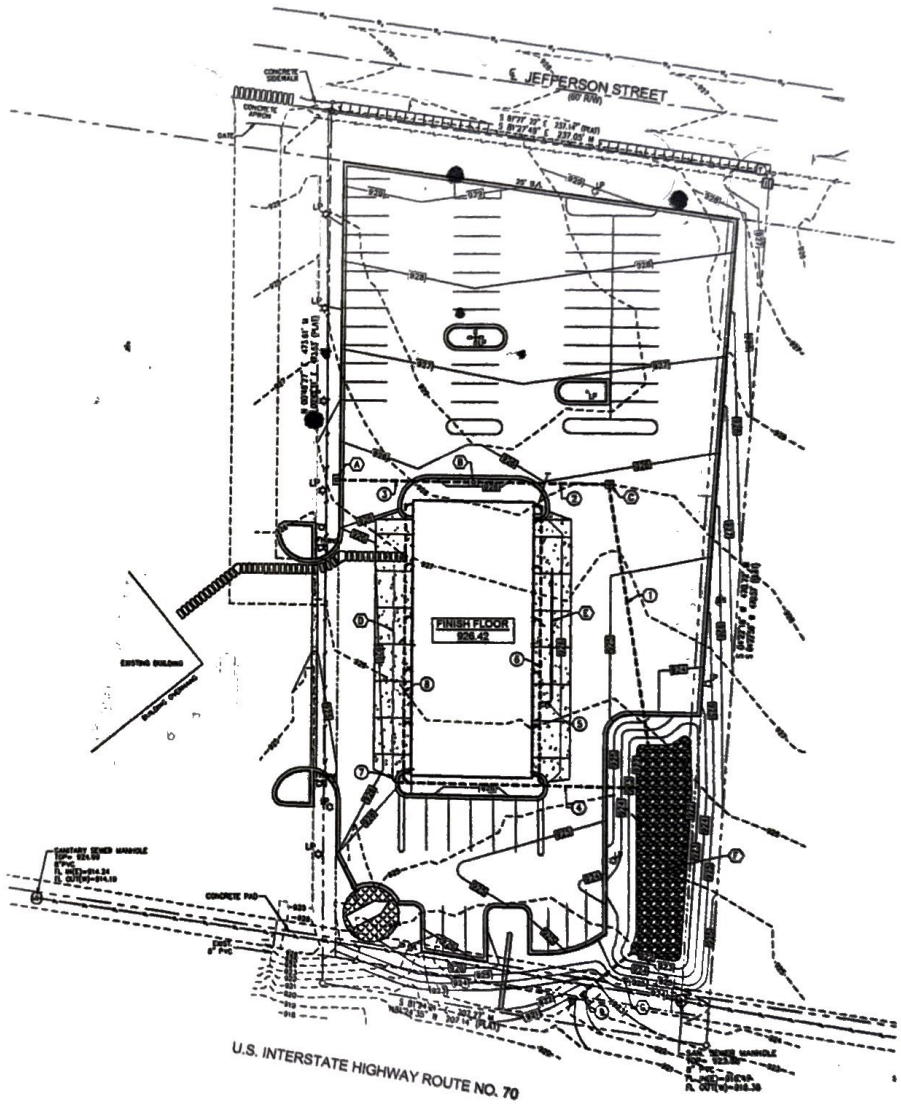
(C) PRECAST JUNCTION BOX
TOP ELEV. = 923.60
F.L. IN WEST (12"ø HDPE) ELEV. = 922.95
F.L. OUT SOUT (12"ø HDPE) ELEV. = 922.85

(D) CONCRETE TRENCH DRAIN WITH HEAVY DUTY GRATE
TOP ELEV. = 926.10
F.L. NORTH ELEV. = 924.77
F.L. SOUTH ELEV. = 923.09

(E) CONCRETE TRENCH DRAIN WITH HEAVY DUTY GRATE
TOP ELEV. = 926.10
F.L. NORTH ELEV. = 924.28
F.L. SOUTH ELEV. = 923.84

(F) INFILTRATION TRENCH SMP
18,892 C.F. (3,152 S.F. x 6 FEET DEEP) OF 1.5" - 2.5" WASHED AGGREGATE TOPPED WITH DECORATIVE STONE ALL WRAPPED IN NON-WOVEN FILTER FABRIC
TOP OF AGGREGATE ELEV. = 922.00
BOTTOM OF AGGREGATE ELEV. = 916.00

(G) 10' WIDE OVERFLOW WEIR
ELEV. = 925.35



GRADING PLAN
SCALE: 1" = 50'

LAMPEN ENGINEERING, INC.

PROPOSED MAINTENANCE BUILDING FOR
BLUE SPRINGS MARINE
3180 NW JEFFERSON STREET
BLUE SPRINGS, MISSOURI

No.	Revisions	Date
1	REVISED PER CITY AND SITE PLAN REVIEW COMMENTS	2-15-19

PROJECT # 18-05-019

C200

PUBLIC NOTICE

Conditional Use Permit | CUP-09-26-010006
Mccoys Inc
3180 NW Jefferson St
Parcel # 35-510-05-12-02-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, November 9, 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, Michael Mccoy, Mccoy Inc, on behalf of the property owner, Michael Mccoy for approval of a Conditional Use permit to allow the land use "Vehicle Repair, Limited" and "Outdoor Sales and Service – Equipment" withing the "RC" (Regional Commercial) zoning district for the operation of a 18 wheeler detailing business at 3180 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:

WEST GATEWAY OFFICE PARK 3RD PLAT LOTS 3A-5A INCLUSIVE--- LO T PT 4A DAF: BEG SE COR TH N 4 DEG 13 MIN 49 SEC E 471.89' T H N 81 DEG 26 MIN 53 SEC W 237.07' TH S 00 DEG 45 MIN 22 SEC

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 / CUP-09-26-010006 **on Monday, November 16, 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

October 24, 2026
30

The Pulse
501 E. Armour Blvd.
Kansas City, MO 64109
816-221-2552
fax: 816-221-5096

Traci

This notice will be published in the Pulse paper.

Your cost is $45.92

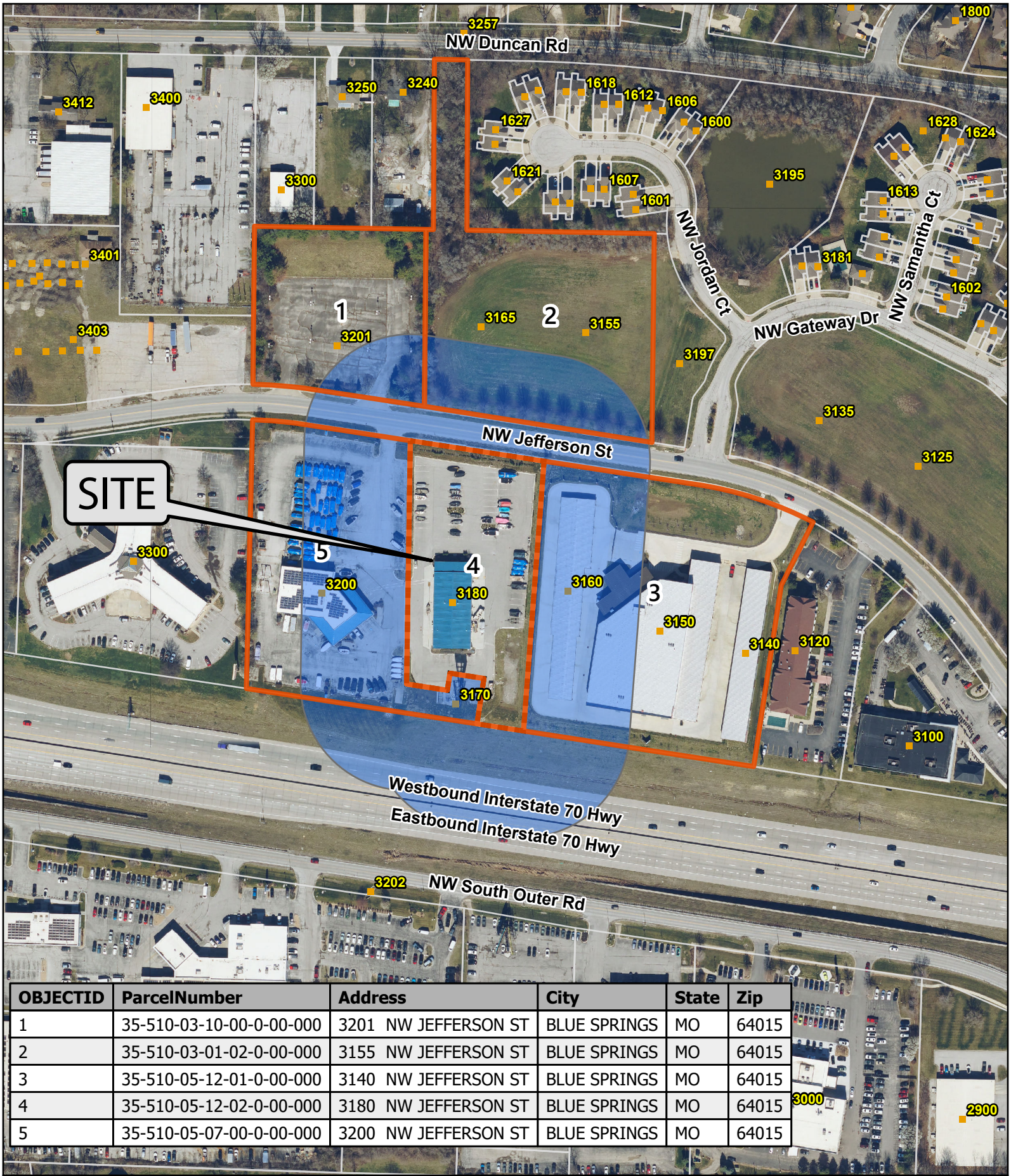
Please review this proof and respond with any changes or corrections by the deadline listed below.

If you have any questions or problems, please call.

Thank you.

Deadline for publications starting on:
Monday is Thursday at 10:00 am
Tuesday is Friday at 3:00 pm
Wednesday is Monday at 3:00 pm
Thursday is Tuesday at 3:00 pm
Friday is Wednesday at 3:00 pm
Saturday & Sunday is Thursday at 10:00 am

Conditional Use Permit
CUP-09-26-10006
McCoy's Inc
Exhibit #2



OBJECTID	ParcelNumber	Address	City	State	Zip
1	35-510-03-10-00-0-00-000	3201 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
2	35-510-03-01-02-0-00-000	3155 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
3	35-510-05-12-01-0-00-000	3140 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
4	35-510-05-12-02-0-00-000	3180 NW JEFFERSON ST	BLUE SPRINGS	MO	64015
5	35-510-05-07-00-0-00-000	3200 NW JEFFERSON ST	BLUE SPRINGS	MO	64015

BLUE SPRINGS
MISSOURI

CUP-09-26-010006
3180 NW JEFFERSON ST
185' NOTIFICATION MAI

N

Conditional Use Permit
CUP-09-26-10006
McCoy's Inc
Exhibit #3

Date: 10/20/2026

BLUE SPRINGS
CITY DEVELOPMENT

October 22, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-09-26-010006
Mccoy's Inc
3180 NW Jefferson St
Parcel # 35-510-05-12-02-0-00-000

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, Michael Mccoy, Mccoy Inc, on behalf of the property owner, Michael Mccoy for approval of a Conditional Use permit to allow the land use "Vehicle Repair, Limited" and "Outdoor Sales and Service – Equipment" withing the "RC" (Regional Commercial) zoning district for the operation of a 18 wheeler detailing business at 3180 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 question.

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 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, November 9, 2026 @ 6:30 p.m.
&
City Council – Monday, November 16, 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
CITY DEVELOPMENT

Logan Day
Planner 1

Conditional Use Permit
CUP-09-26-10006
McCoy's Inc
Exhibit #4