BLUE SPRINGS
MISSOURI

CITY COUNCIL - MEETING #2
Monday, April 20, 2026, immediately following MEETING #1

Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith Street
Blue Springs, Missouri 64015
This meeting can be viewed live on the City's website at
https://www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Council Chambers. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Agenda

1. Call meeting to order

2. City Clerk Administer Oaths of Office

3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

a. Approve Liquor License for Taqueria Hernadez located at 1016 NW Woods Chapel Road

b. Resolution No. 030-2026 approving a task order with Cochran Engineering for Woods Chapel Estates lift station design

c. Resolution No. 031-2026 supporing the City of Blue Springs' digital accessibility efforts

d. Resolution No. 032-2026 approving issuance of firework permits

4. Elect Mayor Pro Tem

5. **Public Hearing Continuance** – Rezoning (RZ-02-26-009822) and Planned Development Concept Plan (PDC-02-26-009823) for Iconic Blue Springs – **To be continued to May 18, 2026**

6. **Public Hearing** – Conditional Use Permit (CUP-03-26-9849) for Inked by Ri

7. Introduction and reading of Bill No. 5398 approving Inked by Ri Conditional Use Permit (CUP-03-26-9849)

8. Visitors - This section is reserved for public comments on topics not on the Agenda. While no immediate action will be taken, comments will be noted.

9. Councilmember Comments

10. Mayoral Comments

11. Adjourn

Upcoming Meetings

Planning Commission Meeting – April 27, 6:30 PM

Public Safety Citizen's Advisory Meeting – April 28, 6:00 PM

World Cup Task Force Meeting – May 4, 10:00 AM

City Council Meeting – May 4, 6:00 PM

Park Commission Meeting – May 5, 6:00 PM

Planning Commission Meeting – May 11, 6:30 PM

Public Arts Commission Meeting – May 13, 4:00 PM

Land Bank Meeting – May 18, 3:00 PM

City Council Meeting – May 18, 6:00 PM

Information Only

Recently added reports on file in the City Clerk's office:

Public Works Annual Report

This agenda was posted at City Hall and on the City's website on Thursday, April 16, 2026.

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

EXPLANATIONS – MEETING #2

DATE: April 16, 2026

TO: Mayor, City Council, Department Directors, and Press

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3a – Liquor License for Taqueria Hernandez

Approve a new liquor license for Taqueria Hernandez Restaurant, LLC dba Taqueria Hernandez Restaurant located at 1016 NW Woods Chapel Rd Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption on the premises (weekdays only) and Sunday Sales. The location was formerly occupied by Las Playas Restaurant, LLC dba Las Playas LLC. Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Item 3b – Contract with Cochran Engineering for Woods Chapel Estates Lift Station

Adopt a Resolution approving Task Order #23 in the amount of $95,381.20 with SC Engineering, LLC dba Cochran for Woods Chapel Estates Lift Station Design. Refer to Council Information Form from Assistant Director of Public Works Operations Nate Lea for additional information.

Item 3c – Digital Accessibility

Adopt a Resolution in support of the City of Blue Springs' Digital Accessibility efforts. Refer to Council Information Form from Assistant to the City Administrator George Schmitz for additional information.

Item 3d – 2026 Firework Permits

Approval of the issuance of 18 firework permits for the 2026 year. Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Item 4 – Elect Mayor Pro Tem

Pursuant to Article Ill, City Council, Section 3.6 of the Blue Springs Home Rule Charter, the City Council will annually elect from among its members a Mayor Pro Tempore to assume the powers and duties of the Mayor during the absence or disability of the Mayor. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 5 – Iconic Blue Springs Rezoning and Planned Development Concept Plan Continuance

The Applicant, Matt Tapp, on behalf of the property owner, City of Blue Springs, is requesting the public hearing for consideration of a Rezoning (RZ-02-26-009822) and Planned Development Concept Plan (PDC-02-26-009823) for Iconic Blue Springs be continued to the May 18, 2026 City Council meeting. A motion to continue is in order.

Items 6 & 7 – Inked by Ri Conditional Use Permit

A public hearing is being held at the request of the Applicant, Riley Smith, on behalf of the property owner, DB Commercial Realty LLC, for consideration to approve a Conditional Use Permit allowing body art service uses on a 0.57 +/- acres property generally located at the intersection of SW WB US 40 HWY and SW 10th Street. The

applicant is requesting to operate a fine line tattoo studio on property addressed 821 SW WB US 40 HWY (CUP-03-26-9849). Upon conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings. Refer to Council Information Form from Interim Director of City Development Nic Hutchison for additional information.

Council Meeting Date: April 20, 2026

Agenda Item #: 3a

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 30, 2026

ITEM TYPE: Other

SUBMITTED BY: Joelle Williams

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: N/A

ITEM DESCRIPTION

Approve a new liquor license for Taqueria Hernandez Restaurant, LLC dba Taqueria Hernandez Restaurant located at 1016 NW Woods Chapel Rd Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption on the premises (weekdays only) and Sunday Sales. The location was formerly occupied by Las Playas Restaurant, LLC dba Las Playas LLC.

BACKGROUND

The Managing Agent for Taqueria Hernandez Restaurant, LLC dba Taqueria Hernandez Restaurant is Andrea Flores-Orreola located at 6403 E 15th Terr Kansas City, MO 64126.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Taqueria Hernandez Restaurant, LLC dba Taqueria Hernandez Restaurant
Amount of Request/ Contract:	N/A
Amount Budgeted:	N/A
Budget Year:	FY 2025-26 & FY 2026-27
Account Balance:	N/A Date: 3/31/2026
Revenue to be Received:	$249.97
Revenue Account No.	100-00000-410200

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 21, 2026
Estimated End Date	June 30, 2027
Years and Months Contract in effect	14 Months

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ON FILE WITH CITY DEVELOPMENT

1. All documents have been submitted to the Business Services Division. A background check has been approved by Bob Muenz (Chief of Police) and

approvals from Nic Hutchison (Interim Director Community Development) are on file in the Business Services Division. Individual statement of Personal Property Tax owned for Managing Agent, Certificate of Voter Registration for Managing Agent, drawing of the interior premises to be covered by this license, copy of the current lease, and a photo of the Managing Agent are on file with the Business Service Division.

2. Application for a Business License is on file with the Business Services Division.

REVIEWED BY

Requesting Director: Nic Hutchison	**Legal: N/A**
Administration: George Schmitz	**City Administrator: Christine Cates**
Budget: Lori Turner	

Council Meeting Date: April 20, 2026

Agenda Item #: 3b

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: March 25, 2026

SUBMITTED BY: Nathan Lea

DEPARTMENT: Public Works

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM TYPE: Contract

CONTRACT NUMBER: 2024-166

Task Order #23

ITEM DESCRIPTION

Adopt a Resolution approving Task Order #23 in the amount of $95,381.20 with SC Engineering, LLC dba Cochran for Woods Chapel Estates Lift Station Design.

BACKGROUND

The City of Blue Springs Strategic Plan 2025–2030 identifies Infrastructure and Balanced Growth as a priority focus area, with goals centered on supporting strategic expansion while maintaining and improving critical infrastructure throughout the community. As part of this initiative, the Woods Chapel Estates Lift Station, located within Woods Chapel Park at 3925 NW Dogwood Terrace, has been identified as infrastructure in need of evaluation and improvement to support continued system reliability and future growth.

The existing lift station is a critical component of the City's sanitary sewer system and is

responsible for conveying wastewater from the surrounding service area. Based on system analysis completed in December 2025, improvements to the lift station are necessary to bring operations within acceptable performance limits, improve cycle times, and provide adequate emergency storage capacity. These enhancements are essential to reduce the risk of system overflows, maintain regulatory compliance, and ensure reliable service to nearby residents.

On October 21, 2024, City Council approved an On-Call Services Contract with SC Engineering, LLC dba Cochran to provide engineering consulting services. Task Order #23 represents a lump sum proposal for professional engineering services associated with the replacement and upgrade of the Woods Chapel Estates Lift Station.

The proposed scope of services includes a limited topographic survey to document existing lift station infrastructure, surrounding improvements, and nearby residential elevations. Design services will include preparation of a new duplex lift station system with a new wet well, additional storage to provide a minimum of two hours of emergency storage, valve vault, pumps, controls, piping, and associated appurtenances, while utilizing the existing force main where feasible. Plans will be developed at 30%, 60%, and 90% completion stages for City review in accordance with Missouri Department of Natural Resources (MoDNR) and City requirements.

Services also include permitting through MoDNR, coordination with City staff and regulatory agencies, preparation of contract documents and cost estimates, and facilitation of the bidding process, including review of bids and recommendation of award. Subsurface exploration will be conducted to evaluate soil conditions and potential rock depth. Cochran will also provide construction inspection and contract administration services to ensure the project is completed in accordance with approved plans and specifications.

Completion of this project will enhance the reliability and capacity of the City's sanitary sewer system, support continued development in the area, and align with the City's strategic goals of maintaining resilient and efficient infrastructure.

Staff recommends approval of Task Order #23 in the amount of $95,381.20 for professional engineering services associated with the design of the Woods Chapel Estates Lift Station improvements.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	SC Engineering LLC dba Cochran
Amount of Request/ Contract:	$95,381.20
Amount Budgeted:	$0
Budget Year:	FY 2025-26
Funding Source/Account #:	460-75000-543300 SAN-32
Account Balance:	$1,313,358.07 Date: 3/31/2026
Additional Funds Needed:	Possible transfer

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 20, 2026
Estimated End Date	December 31, 2026
Years and Months Contract in effect	9 Months
Number of times renewable	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Task Order contract attached as Exhibit A.

REVIEWED BY

Requesting Director: Nathan Lea

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	Yes	On File
E-Verify:	Yes	On File
Bond:	No	
IRS Form W-9	Yes	Finance Review: March 31, 2026
Bid/RFP/RFQ and Tabulation	N/A	Task Order
Bid Waiver: (less than three bids)	N/A	Task Order
Contractor address and email:	Yes	SC Engineering, LLC dba Cochran 618 SW 3rd Street Lee's Summit, MO 64063 troby@cochraneng.com
Project Exemption Certificate needed:	N/A	

A RESOLUTION APPROVING TASK ORDER #23 TO CONTRACT 2024-166 WITH SC ENGINEERING, LLC DBA COCHRAN FOR WOODS CHAPEL ESTATES LIFT STATION DESIGN

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with

Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged

solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Contract; and

WHEREAS, the Public Works Department prepared specifications and secured quotations for the Woods Chapel Estates Lift Station Design; and

WHEREAS, the Department utilized the on-call services entered into with SC Engineering LLC dba Cochran on October 21. 2024 by Resolution 90-2024 and now recommends that the City award a contract to SC Engineering LLC dba Cochran, for work based on scope of services in the amount of $95,381.20.

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

Section 1. The City Administrator is hereby authorized to enter into Task Order #23 to Contract 2024-166 with SC Engineering LLC dba Cochran for the Woods Chapel Estates Lift Station Desing in the amount of $95,381.20. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City

Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

TASK ORDER

EFFECTIVE DATE: February 1, 2026

TERMINATION DATE: December 31, 2026

CONTRACT NUMBER: 2024-166

TASK ORDER NUMBER: No. 23

City	Consultant
City of Blue Springs 903 West Main Street Blue Springs, MO 64015	SC Engineering, LLC, dba Cochran 618 SE 3rd Street Lee's Summit, MO 64063
Department: Nathan Lea	Attention: Toby Williams, Regional Manager
Phone: (816) 228-0203	Phone: (816) 207-5771

This Task Order is entered into as the date last signed by the parties and is between SC Engineering, LLC, dba Cochran ("Consultant") and the City of Blue Springs, Missouri ("City").

WHEREAS, the City has engaged Consultant to provide engineering services pursuant to an Agreement for On-Call Consulting Services, pursuant to which the City may task the Consultant to provide additional professional engineering services on a project-specific basis by acknowledging a separate Task Order.

NOW, THEREFORE, in consideration of the promises and mutual covenants between the parties and for other good and valuable consideration the receipt of which is acknowledged by the parties, they agree as follows:

1. Incorporation of Base Agreement. This Task Order is subject to all terms and conditions contained in the Agreement for On-Call Consulting Services, that are not inconsistent with the specific terms contained herein, and the Agreement for On-Call Consulting Services between the parties is incorporated herein as if set forth in full by this reference.

2. Scope of Services. The Scope of Services pursuant to this Task Order are as contained in Exhibit 1.

3. Term. Consultant shall begin work pursuant to this Task Order upon its Effective Date and all work shall be completed by 12/31/2026.

4. Compensation. Unless compensation is set forth in this Task Order, compensation shall be as provided in the Agreement for On-Call Consulting Services between the parties.

5. Additional Terms and Conditions. If any, attached to this Task Order as Exhibit 2.

IN WITNESS WHEREOF, the Consultant and the City have executed this Task Order as of the Effective Date.

SIGNATURES

SC ENGINEERING, LLC, DBA COCHRAN



Toby Williams, Regional Manager

CITY OF BLUE SPRINGS

_____

Christine Cates, City Administrator

APPROVED AS TO FORM

/s/ Jennifer Baird

_____

City Attorney

EXHIBIT 1

Task Order #23 - Scope of Services

Woods Chapel Estates Lift Station Replacement – Lump Sum Proposal:

The purpose of this Lump Sum Proposal is to provide Professional Engineering Services for the replacement of the existing lift station located at Woods Chapel Park at 3925 NW Dogwood Terrace.

SCOPE OF SERVICES

A. Limited Topographic Survey Phase:

1. Survey of existing visible lift station and improvements including wet well, inflow and outflow pipes.
2. Survey surrounding area of proposed replacement location to generate contours at 1-foot intervals.
3. Locate existing improvements in the proposed design area.
4. Locate existing trees within the proposed design area over a 2" caliper size.
5. Acquire Finished Floor Elevations of the 4 residential homes directly North of the existing Lift Station.

B. Design and Bidding Phase:

1. Design new duplex lift station to increase the cycle times within acceptable limits per the lift station analysis submitted in December of 2025. Lift station design will include new wet well, additional storage to provide 2hr emergency storage capacity, valve vault, new Flygt submersible pumps, controls, piping, and associate appurtenances. The existing force main and 4' diameter wet well are anticipated to be utilized.

2. Provide 30%, 60%, and 90% plans for owner review and approval. Plans will be prepared in accordance with Missouri Department of Natural Resources and Owner requirements.
3. Permitting of project with Missouri Department of Natural Resources to obtain a Construction Permit. Cochran will prepare the MoDNR construction permit for signature by Owner.
4. Coordination with City of Blue Springs PW Maintenance and regulatory agencies.
5. Prepare Project Manual for use in bidding and construction. The Project Manual will contain contract documents per the City of Blue Springs and technical specifications.
6. Prepare final engineer's estimate.
7. Facilitate bidding process and bid opening.
8. Cochran will vet the apparent low bidder to ensure that the required experience and recommendations for similar projects are met and provide recommendation of award letter.
9. Provide administration to gather all required documents before council approval.
10. Hold a pre-construction meeting and issue Notice to Proceed.

C. Subsurface Exploration Phase:

1. Obtain a boring at the location of the proposed lift station to identify rock depth that may interfere with the proposed wet well.
2. Filed staking of the proposed bore location.
3. Cochran will be on site during the subsurface investigation to observe and document the soil conditions and potential rock depth.

D. Construction Inspection/Administration Phase:

1. Cochran will provide site visits to observe the Contractor's progress and quality of work and verify that all work conforms to the contract documents.
2. Reject work not conforming to the contract documents.

3. Prepare inspection logs for all site visits.
4. Review shop drawings, submittals, wage rates, pay applications, lien releases, closeout documents and all other items required by the contract documents.
5. Measure and track payment quantities.
6. Perform final inspection and provide punch list.

FEE:

1. The total amount to be paid for the Scope of Services for items A – "Limited Topographic Survey Phase" as outlined in the proposal shall be a lump sum fee of **$8,000.00**
2. The total amount to be paid for the Scope of Services for items B – "Design and Bidding Phase" as outlined in the proposal shall be a lump sum fee of **$49,425.75**
3. The total amount to be paid for the Scope of Services for items C – "Subsurface Exploration Phase" as outlined in the proposal shall be a lump sum fee of **$3,500.00**
4. The total amount to be paid for the Scope of Services for items D – "Construction Inspection/Administration Phase" as outlined in the proposal shall be a lump sum fee of **$34,455.45**

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 6, 2026

ITEM TYPE: Resolution

SUBMITTED BY: George Schmitz

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

Adopt a Resolution in support of the City of Blue Springs' Digital Accessibility efforts.

BACKGROUND

Accessibility is the practice of making information, environments, and technology meaningful and usable for as many people as possible. Digital accessibility is the practice of making websites, web applications, and digital content usable and accessible for people with disabilities.

The City of Blue Springs will be required by law to be compliant with the digital standards outlined in Title II of the Americans with Disabilities Act (ADA) by April 24, 2026. However, more than just meeting a legal requirement, it is also the City of Blue Springs' stated goal to foster an inclusive, and accessible environment for all its Staff and residents.

The City of Blue Springs is committed to ensuring that its services are accessible to all members of the public. As part of this commitment, the City strives to provide an accessible website and digital contents compatible with the Web Content Accessibility Guidelines (WCAG) version 2.1, AA, and other assistive technologies.

The City has made significant progress with its approach to achieving Title II compliance, including the establishment of a digital accessibility policy with staff training on best practices, the conversion of all City templates to WCAG 2.1 standards, integrating accessibility compliance checks into City processes, and document review and remediation.

Training and compliance review will continue indefinitely for City Staff as it works to make sure the City's digital content and information is accessible to as many people as possible.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 20, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution supporting the City of Blue Springs' Digital Accessibility efforts.

REVIEWED BY

Requesting Director: George Schmitz

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 30-2026

A RESOLUTION IN SUPPORT OF THE CITY OF BLUE SPRINGS' DIGITAL ACCESSIBILITY EFFORTS

WHEREAS, the City of Blue Springs will be required by law to be compliant with the digital standards outlined in Title II of the Americans with Disabilities Act (ADA) by April 24, 2026; and

WHEREAS, Accessibility is the practice of making information, environments, and technology meaningful and usable for as many people as possible; and

WHEREAS, Digital Accessibility is the practice of making websites, web applications, and digital content usable and accessible for people with disabilities; and

WHEREAS, The City of Blue Springs is committed to ensuring that its services are accessible to all members of the public, striving to provide an accessible website and digital contents compatible with the Web Content Accessibility Guidelines (WCAG) version 2.1, AA and other assistive technologies; and

WHEREAS, The City has made significant progress with its approach to achieving Title compliance, including the establishment of a digital accessibility policy with staff training on best practices, the conversion of City templates to WCAG 2.1 standards, integrating accessibility compliance checks into City processes, and document review and remediation; and

WHEREAS, more than just meeting a legal requirement, it is also the City of Blue Springs' stated goal to foster an inclusive, and accessible environment for all its Staff and residents.

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

Section 1. The Mayor and City Council of the City of Blue Springs, Missouri support and encourage the City's Digital Accessibility efforts to make the City's website and digital contents usable and accessible for people with disabilities or those who may rely on assistive technologies.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 9, 2026

ITEM TYPE: Other

SUBMITTED BY: Nic Hutchison

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

Approval of the issuance of 18 firework permits for the 2026 year.

BACKGROUND

City Municipal Code Section 235.020 authorizes the City to issue one firework permit per 3,000 population each year. The population adopted by Resolution No. 40-2025 was 61,246 which allows for the issuance of 20 permits for 2026.

All eighteen applicants have received firework permits in the past. There are currently no applicants on the waiting list waiting to obtain a firework permit. Business Services requests authorization to approve two additional firework permit for the 2026 year in the event that the department is contacted prior to June 1. This will allow the department time to update records for Codes Administration and the Fire Department and additional time for issuance.

At the March 16, 2015 City Council Meeting, the requirement for applicants to appear in person at the first scheduled meeting in April was removed from city ordinance. All applicants are still required to submit for review and application and documentation supporting the intended use of the funds generated. Prior to the issuance of each permit, insurance is verified and retained on file as stated in City Code Section 235.020.

The fireworks permit was increased in 2007 by City Council from $100 to $275. The additional revenue generated from the fee is used to help fund additional police patrols, and neighborhood visibility relating to fireworks activity and calls between July 1 and July 4. The Police Department will again increase mandatory overtime hours and will increase neighborhood patrol throughout the holiday period.

This year, the City will continue its annual fireworks education campaign, "Be a Good Neighbor," to help build citizen awareness for fireworks safety and educate the public about City rules and regulations regarding fireworks.

Fireworks may be legally discharged within the city limits on the following dates and times:

July 1, 2, 3	10:00 am until 11:00 pm
July 4	10:00 am until midnight

Fireworks may be sold July 1 – July 4

List of Non-Profit Organizations & Location

1. Cornerstone Church of Blue Springs – 301 SE AA Highway
2. Friends of Scouting 1138 – 1300 NW 7 Hwy Unit A
3. VFW Post 6603 Vaughn-Hudnall – 2115 SW 7 Hwy
4. Christian Business Mens Connection LLC – 1712 SW E US 40 Hwy
5. Plaza Heights Christian Academy – 1500 SW Clark Rd

6. BS Citizen Police Academy Alumni – 1110 NW 7 Hwy
7. Lighthouse Church – 603 W 40 Hwy
8. My Brothers Keeper Network – 3609 SW 7 Hwy
9. Blue Springs Parents Club – 3005 SW 7 Hwy
10. Committee for Youth Development Inc – 1515 NW Woods Chapel Rd
11. Friends of the Golden Regiment – 2501 NW Jefferson St Unit #B
12. Pointe of Hope Luteran Church – 1215A N 7 Highway
13. Stanley Pack Post #499 INC – 499 SW 7 Hwy
14. Blue Springs Assembly – 1100 S. 7 Hwy
15. Guardians – 1616 NW 7 Hwy
16. Blue Springs South Wrestling Club – 310 SW 7 Hwy
17. Jaguar Pride Band Boosters – 1101 SW 7 Hwy
18. Blue Springs South Football Booster Club Inc. – 1305 NW 7 Hwy

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Multiple Non-Profit Organizations
Amount of Request/ Contract:	N/A
Amount Budgeted:	$4,950
Budget Year:	FY 2025-26
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 4/9/2026
Revenue to be Received:	$4,950
Revenue Account No.	100-00000-419500

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	July 1, 2026
Estimated End Date	July 4, 2026

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Exhibit A – List and Map of Permit Holders

REVIEWED BY

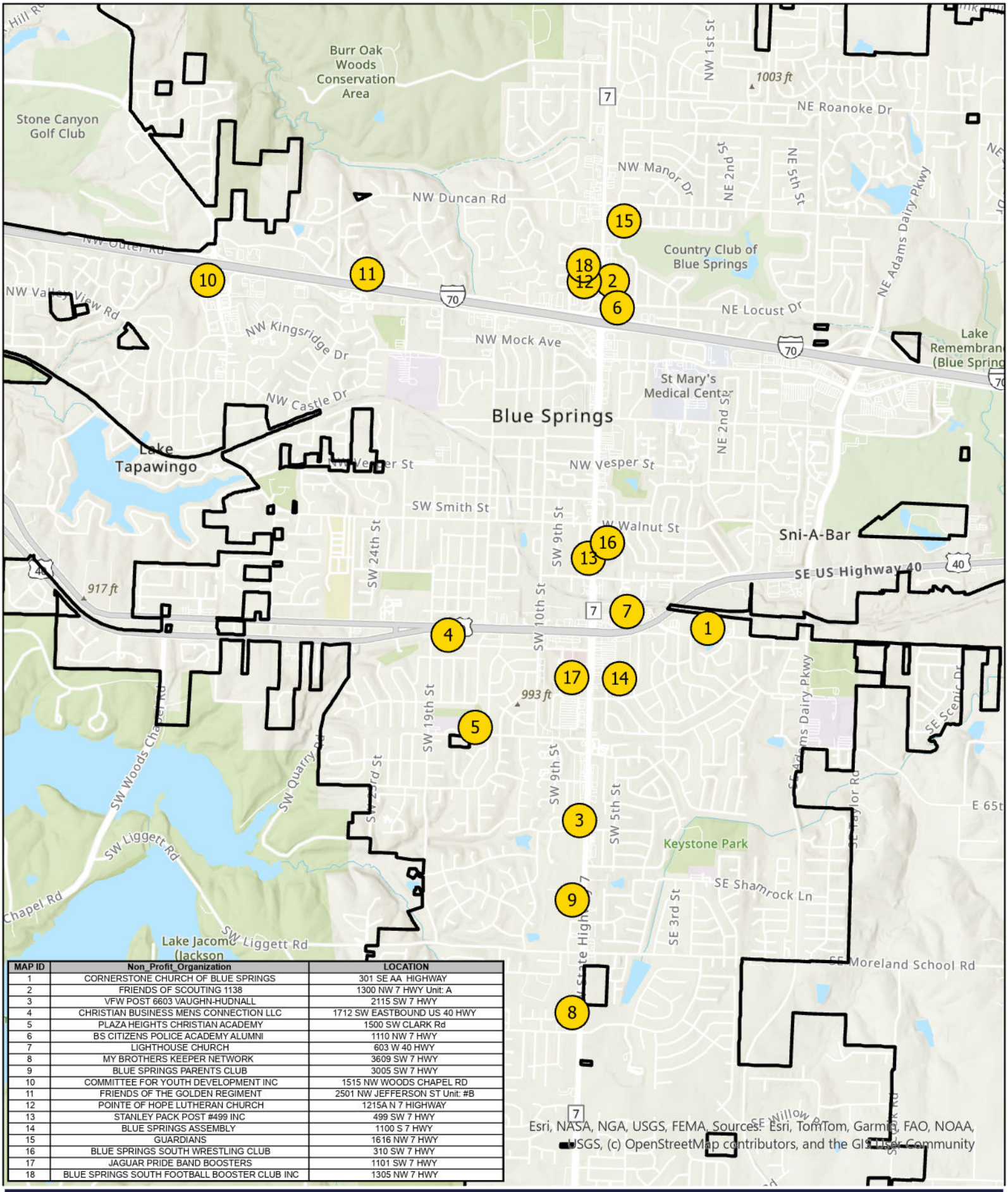
Requesting Director: Nic Hutchison

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner



MAP ID	Non_Profit_Organization	LOCATION
1	CORNERSTONE CHURCH OF BLUE SPRINGS	301 SE AA HIGHWAY
2	FRIENDS OF SCOUTING 1138	1300 NW 7 HWY Unit: A
3	VFW POST 6603 VAUGHN-HUDNALL	2115 SW 7 HWY
4	CHRISTIAN BUSINESS MENS CONNECTION LLC	1712 SW EASTBOUND US 40 HWY
5	PLAZA HEIGHTS CHRISTIAN ACADEMY	1500 SW CLARK Rd
6	BS CITIZENS POLICE ACADEMY ALUMNI	1110 NW 7 HWY
7	LIGHTHOUSE CHURCH	603 W 40 HWY
8	MY BROTHERS KEEPER NETWORK	3609 SW 7 HWY
9	BLUE SPRINGS PARENTS CLUB	3005 SW 7 HWY
10	COMMITTEE FOR YOUTH DEVELOPMENT INC	1515 NW WOODS CHAPEL RD
11	FRIENDS OF THE GOLDEN REGIMENT	2501 NW JEFFERSON ST Unit: #B
12	POINTE OF HOPE LUTHERAN CHURCH	1215A N 7 HIGHWAY
13	STANLEY PACK POST #499 INC	499 SW 7 HWY
14	BLUE SPRINGS ASSEMBLY	1100 S 7 HWY
15	GUARDIANS	1616 NW 7 HWY
16	BLUE SPRINGS SOUTH WRESTLING CLUB	310 SW 7 HWY
17	JAGUAR PRIDE BAND BOOSTERS	1101 SW 7 HWY
18	BLUE SPRINGS SOUTH FOOTBALL BOOSTER CLUB INC	1305 NW 7 HWY

BLUE SPRINGS MISSOURI

FIREWORKS TENT LOCATIONS

N

1" = 300'

Date: 03/06/26

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 20, 2026

ITEM TYPE: Other

SUBMITTED BY: Erin Ford

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: N/A

ITEM DESCRIPTION

Pursuant to Article Ill, City Council, Section 3.6 of the Blue Springs Home Rule Charter, the City Council will annually elect from among its members a Mayor Pro Tempore to assume the powers and duties of the Mayor during the absence or disability of the Mayor.

BACKGROUND

Mayor Lievsay will accept nominations from the floor for a Councilmember to serve the one-year term of Mayor Pro Tempore. The Mayor Pro Tempore serves as the liaison to the Planning Commission.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	April 20, 2026
Estimated End Date	April 19, 2027

STAFF RECOMMENDATION

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY

Requesting Director: Erin Ford

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

BLUE SPRINGS
MISSOURI

CITY COUNCIL

April 20, 2026

EXHIBITS FOR PUBLIC HEARING

INKED BY RI

CONDITIONAL USE PERMIT (CUP-03-26-9849)

EXHIBIT #1 City Council Information Form dated April 14, 2026, 2026 with the following attachments: Staff Report with attachments; Site Location Map; Site Location Zoning Map; Applicant Narrative; Affidavit of Publication; 185-ft Map; Owners List; Resident Letter and Bill approving the Conditional Use Permit

EXHIBIT 1
CITY COUNCIL
INKED BY RI
CONDITIONAL USE PERMIT
(CUP-03-26-9849)
APRIL 20, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 14, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Shantele Frie

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

A public hearing is being held at the request of the Applicant, Riley Smith, on behalf of the property owner, DB Commercial Realty LLC, for consideration to approve a Conditional Use Permit allowing body art service uses on a 0.57 +/- acres property generally located at the intersection of SW WB US 40 HWY and SW 10th Street. The applicant is requesting to operate a fine line tattoo studio on property addressed 821 SW WB US 40 HWY. (CUP-03-26-9849) Upon Conclusion of the public hearing, a Bill approving the Conditional Use Permit will be ready for introduction and readings.

BACKGROUND

The applicant, Riley Smith, is requesting approval of a Conditional Use Permit (CUP-03-26-9849) to operate their fine line tattoo studio at 821 SW WB US 40 HWY. The Conditional Use Permit is required for all body art services to operate in the City of Blue Springs. The “GB” General Business is intended to accommodate general trades and

commercial services at specific points on arterials outside central and neighborhood business districts.

In 2025, the City adopted a Unified Development Code Text Amendment (UDCT-04-25-9554) Body Art Code Amendment, which amended the Unified Development Code to increase the number of permitted Body Art Services establishments in the City from one (1) per 15,000 residents to one (1) per 6,000 residents. The City of Blue Springs currently has six (6) active body art business licenses on record,

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

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.
2. The proposed body art establishment shall be served by an approved public sanitary sewer connection in accordance with City and applicable utility standards.
3. Verification of an active and compliant sanitary sewer connection shall be provided prior to issuance of a business license or Certificate of Occupancy.
4. Prior to the issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo establishment license must be provided.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: 4/14/2026

Action: Recommended approval of Conditional Permit with conditions: 8 Aye, 0 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Applicant Narrative; Affidavit of Publication; 185-ft Map; Owners List; Resident Letter
2. Bill approving the Conditional Use Permit

REVIEWED BY

Requesting Director: Nic Hutchison

Administration: George Schmitz

Budget: Click or tap here to enter text.

Legal: James Newell

City Administrator: Christine Cates

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: April 13, 2026

City Council Date: April 20, 2026

Project Name: Inked By Ri

Site Location: 821 SW WB US 40 HWY

Applicant: Riley R. Smith

Property Owner: DB Commercial Realty LLC

Staff Planner: Shantele Frie, Planner III

Project Request:

CUP-03-26-9849: Conditional Use Permit allowing body art services use in General Business zoning.

Project Description:

The applicant, Riley Smith, is requesting approval of a Conditional Use Permit (CUP) to operate their fine line tattoo studio at 821 SW WB US 40 HWY. The Conditional Use Permit is required for all body art services to operate in the City of Blue Springs. The

"GB" General Business is intended to accommodate general trades and commercial services at specific points on arterials outside central and neighborhood business districts.

A proposed Unified Development Code Text Amendment, UDCT-04-25-9554- Body Art Code Amendment, which amended the Unified Development Code to increase the number of permitted Body Art Services Establishments in the City from one (1) per 15,000 residents to one (1) per 6,000 residents.

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
04/10/2023	Planning Commission	Recommended approval CUP-02-23-8659 with alternative development standards to allow for outdoor sales and services in a "GB" (General Business District) for Farrand Farms
04/17/2023	City Council	Approved CUP-02-23-8659 with alternative development standards to allow for outdoor sales and services in a "GB" (General Business District) for Farrand Farms

Future Applications:

No future applications currently.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"LI" Light Industrial	Industrial Use Fike Corporation
South:	Right-of-Way "GB" General Business	SW WB US 40 HWY Fast-Food Restaurants
East:	"GB"-General Business	Undeveloped Vacant Parcel
West:	"GB"-General Business	Retail Shopping Queen Bee

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 has evaluated the subject property in relation to the surrounding land uses and zoning districts. Based on this analysis, the proposed location is not situated within five hundred (500) feet of any residentially zoned property, residential use, church, school, or public park. Therefore, the request

complies with the applicable separation requirements of the Unified Development Code.

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 with retail use.

Building Typology:

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

Architectural Character:

Architectural character is not applicable, as there is no proposed development on the site.

Parking:

Parking is provided with the existing retail center.

Streets & Sidewalks:

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

Pedestrian Access:

The applicant is not proposing to modify the site; therefore, they are requesting a waiver of the requirement.

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; however, the use must be served by an appropriate public sanitary sewer connection in

accordance with City and applicable utility standards. Proper sanitary sewer service is necessary to ensure the safe disposal of wastewater generated by the business and to maintain compliance with public health regulations.

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 complies with the applicable requirements of the Unified Development Code. As the use is located within an existing commercial building, no additional site improvements are required. The request meets all zoning and operational standards, subject to verification of state licensure and sanitary sewer connection prior to issuance of a business license or certificate of occupancy.

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. The site must maintain a proper connection to the public sanitary sewer system. 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: The proposed body art service establishment is not anticipated to adversely impact surrounding properties in terms of 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:

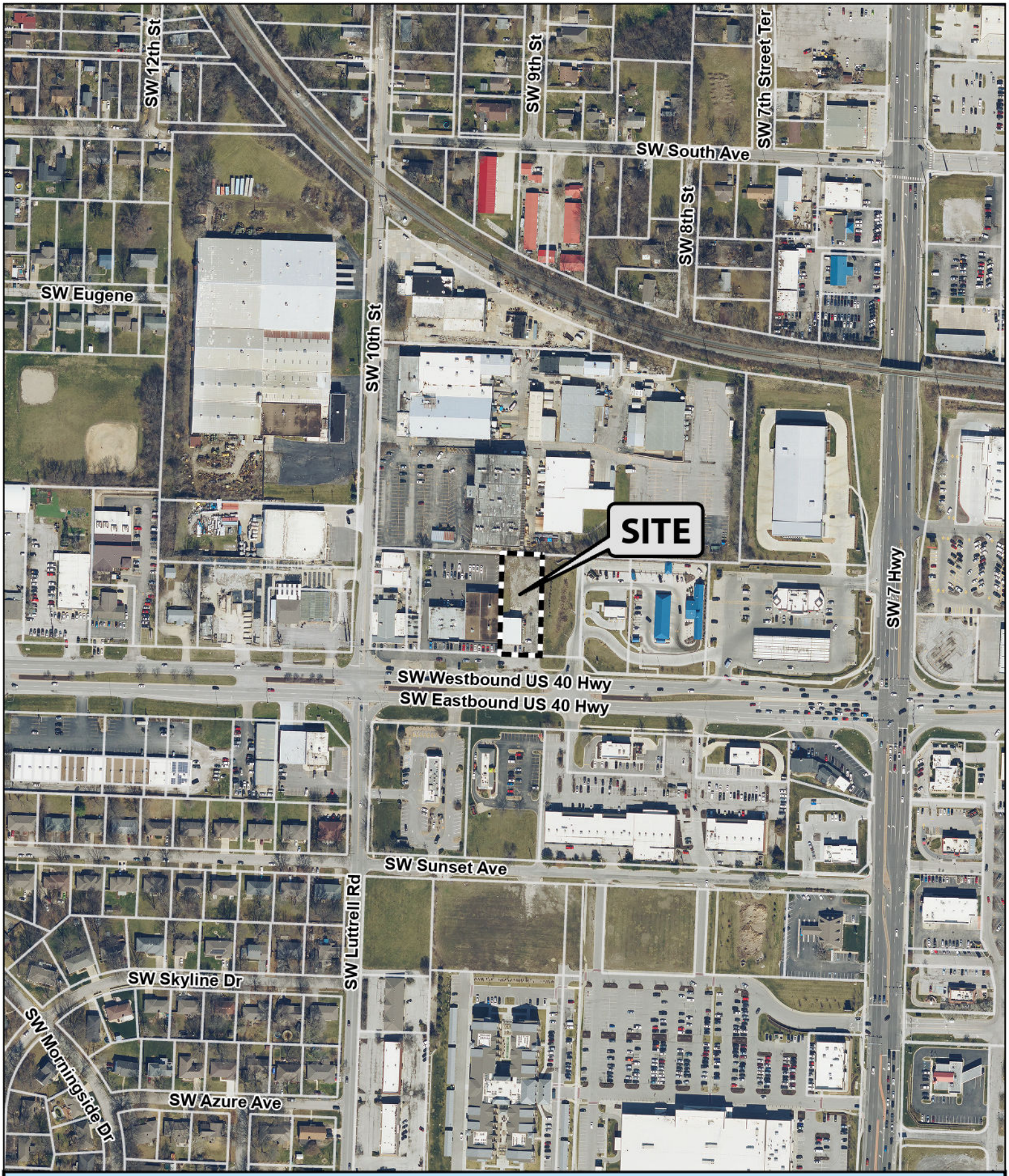
Staff recommends approval of the Conditional Use Permit application with the following four (4) conditions:

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.

2. The proposed body establishment shall be served by an approved public sanitary sewer connection in accordance with City and applicable utility standards.

3. Verification of an active and compliant sanitary sewer connection shall be provided prior to issuance of a business license or certificate of occupancy.

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



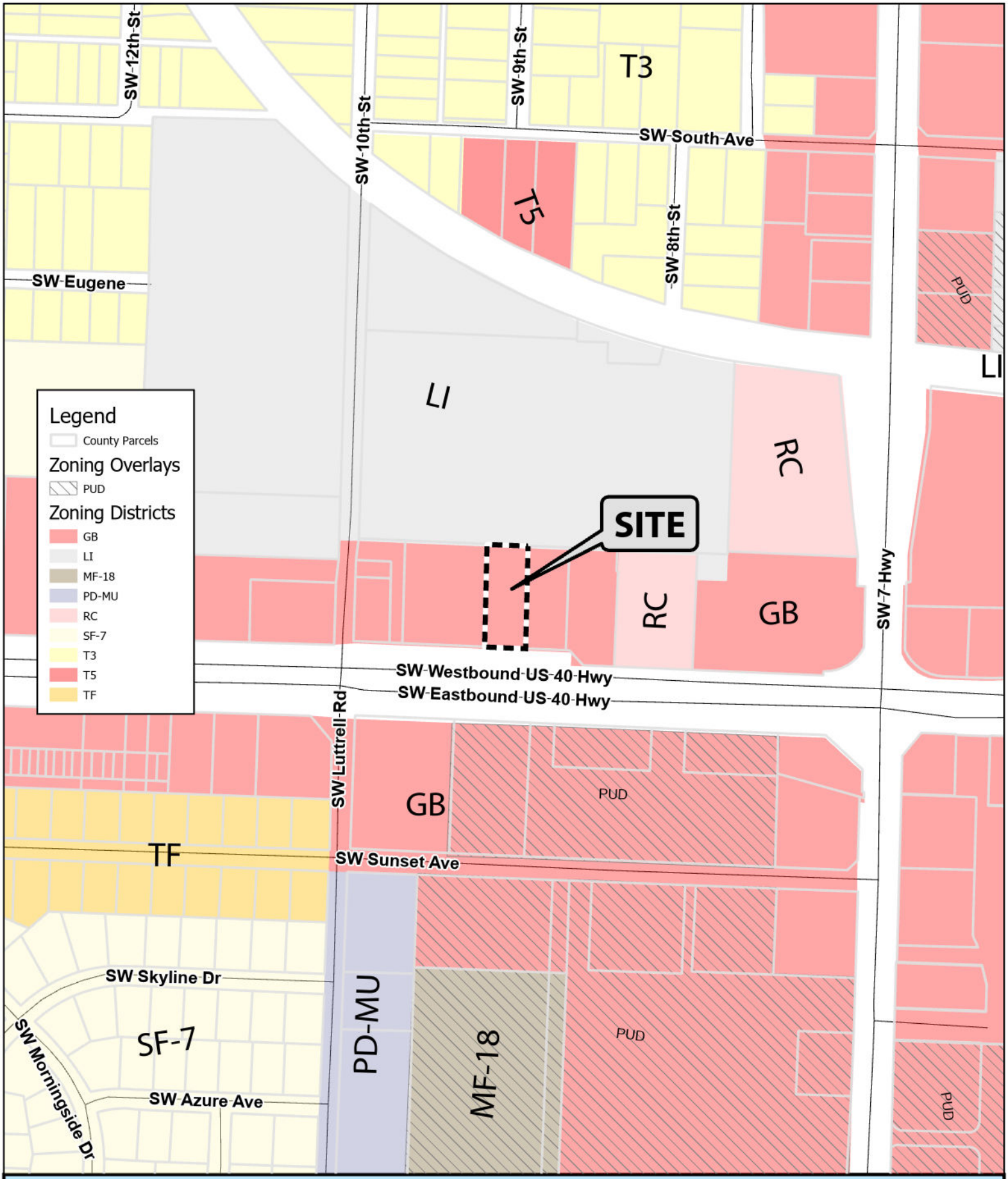
BLUE SPRINGS
MISSOURI

CUP-03-26-009849
INKED BY RI
AERIAL LOCATION MAP

N

1" = 300'

Date: 03/05/26



BLUE SPRINGS MISSOURI

CUP-03-26-009849
INKED BY RI
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 03/05/26

Written Narrative – Proposed Fine Line Tattoo Studio

Location: 821 40 Highway, Blue Springs, MO

Proposed Use, Intensity, and Extent of Development

The proposed use is a fine line tattoo studio located within an existing commercial Building on 40 Highway in Blue Springs. The studio will operate as a low-intensity, appointment-based personal service business, with no large equipment, manufacturing, or high-volume foot traffic. Services are provided one-on-one or in small numbers by licensed professionals, resulting in limited daily client visits and minimal impact on surrounding properties. No exterior expansion or significant site alterations are proposed.

Consistency with Zoning District Intent and UDC Objectives

The proposed use aligns with the intent of the zoning by supporting small-scale, service-oriented, commercial activity. The studio contributes to the City of Blue Springs vitality, supports general business use, and enhances the local economy. The use is consistent with applicable UDC regulations, and no additional site-specific conditions are necessary to meet UDC intent or design objectives.

Compliance with UDC Requirements

The proposed development complies with all applicable UDC requirements related to use, building occupancy, utilities, signage, and public safety. The studio will operate within an existing structure.

Compatibility with Area Character (Building Scale, Form, Landscape, Site Design)

Adequacy of Infrastructure and Public Facilities

Existing utilities, stormwater systems, streets, and public facilities are adequate to support the proposed use. No additional public infrastructure improvements are required.

Access, Traffic, and Parking

Access will be provided via existing public streets with parking accommodated through established parking area. The appointment-based nature of the business minimizes traffic generation and prevents congestion or safety concerns on public streets.

Duration of Use

The proposed use is intended to be permanent and operate continuously in compliance with all applicable zoning and UDC regulations.

Community and Economic Benefit

The proposed fine line tattoo studio is operated by one of the region's few specialized fine line tattoo artists, with clients traveling from multiple states and beyond. This destination-based business brings regional attention, increased foot traffic, and economic activity to Blue Springs, supporting surrounding businesses and promoting the city as a creative and growing community.

The tattoo studio will occupy an existing building and maintain the area's architectural character.

Compatibility of Operating Characteristics

Operations will be by appointment only, resulting in predictable and limited traffic. Hours of operation will be consistent with other area businesses.

Impact on Adjacent Properties

The proposed use will not prevent or negatively impact the development or use of adjacent properties. The studio does not generate noise, odors, or disruptive activity and is fully compatible with neighboring commercial and mixed-use properties.

Consistency with Long-Range Plans

The proposed studio aligns with broader community development goals for Blue Springs by supporting locally owned businesses, fostering creative entrepreneurship, and contributing to destination-based commerce. As a specialized fine line tattoo studio—an underrepresented use within the area—the business adds diversity to the local business mix while remaining compatible with the character and intent of the General Business zoning district.

Impact on the Public Realm and Site Environment

The studio will contribute positively to the surrounding commercial corridor by maintaining an active and well-utilized storefront along 40 Highway. The business supports continued commercial activity in the area and complements nearby retail and service uses without altering existing site conditions or circulation patterns.

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 1 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:

- Mar 28, 2026

Printer's Fee: $100.55

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 03/30/2026

S Smith

_____

Notary Public
Notarized remotely online using communication technology via Proof.

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

PUBLIC NOTICE
Conditional Use Permit I CUP-03-26-9849 "Inked By Ri"
821 SW WB US 40 HWY
Parcel #36-930-11-10-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 13, 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, Riley Smith, Inked By Ri, on behalf of the property owner, David Bateman, for approval of a Conditional Use Permit allowing fine line body art uses on 0.57 +/- acres at 821 SW WB US 40 HWY. 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:

WILLIAMS RL ADD LOT 6

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-03-26-9849 on **Monday, April 20, 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, Mar 28, 2026

4421250



Map ID	Parcel Number	Situs Address	City	State	Zip	Owner Name	Owner Address
1	41-320-09-19-00-0-00-000	810 SW EASTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	UP PROPERTIES REAL ESTATE LLC	3309 COLLINS LN LOUISVILLE KY 40245
2	36-930-11-20-00-0-00-000	704 SW 10TH ST	BLUE SPRINGS	MO	64015	FIKE CORPORATION	704 S 10TH ST BLUE SPRINGS MO 64015
3	41-320-09-15-00-0-00-000	746 SW EASTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	ENTERPRISES SUNSET PLAZA LLC	7939 FLOYD ST OVERLAND PARK KS 66204
4	36-930-11-27-00-0-00-000	825 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	DB COMMERICAL REALTY LLC	11724 E 23RD ST S INDEPENDENCE MO 64050
5	36-930-11-25-00-0-00-000	731 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	MOURAD MICHAEL	PO BOX 6197 NAPA CA 94581
6*	36-930-11-10-00-0-00-000	821 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	DB COMMERCIAL REALTY LLC	11724 E 23RD ST S INDEPENDENCE MO 64050
7	36-930-11-24-00-0-00-000	813 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	MDC COASTAL 1 LLC	11995 EL CAMINO REAL SAN DIEGO CA 92130
*	This parcel is the project AOI						

BLUE SPRINGS
MISSOURI

CUP-03-26-009849
INKED BY RI
185' NOTIFICATION MAP

N

1" = 300'

Date: 03/05/26

Map ID	Parcel Number	Situs Address	City	State	Zip	Owner Name	Owner Address
1	41-320-09-19-00-0-00-000	810 SW EASTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	UP PROPERTIES REAL ESTATE LLC	3309 COLLINS LN LOUISVILLE KY 40245
2	36-930-11-20-00-0-00-000	704 SW 10TH ST	BLUE SPRINGS	MO	64015	FIKE CORPORATION	704 S 10TH ST BLUE SPRINGS MO 64015
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4	36-930-11-27-00-0-00-000	825 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	DB COMMERICAL REALTY LLC	11724 E 23RD ST S INDEPENDENCE MO 64050
5	36-930-11-25-00-0-00-000	731 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	MOURAD MICHAEL	PO BOX 6197 NAPA CA 94581
6*	36-930-11-10-00-0-00-000	821 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	DB COMMERCIAL REALTY LLC	11724 E 23RD ST S INDEPENDENCE MO 64050
7	36-930-11-24-00-0-00-000	813 SW WESTBOUND US 40 HWY	BLUE SPRINGS	MO	64015	MDC COASTAL 1 LLC	11995 EL CAMINO REAL SAN DIEGO CA 92130
*	This parcel is the project AOI						

BLUE SPRINGS
MISSOURI

March 27, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-03-26-9849

Inked by Ri

821 SW Westbound 40 Hwy

Parcel # 36-930-11-10-00-0-00-000

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, Riley Smith, on behalf of property owner, DB Commercial Realty LLC, for consideration to approve a Conditional Use Permit allowing the Body Art Service uses on a 0.57+/- acre property generally located east of SW 10th Street and north of SW US 40 Hwy. The applicant is requesting to operate a fine line tattoo shop on property addressed 821 SW Westbound US 40 Hwy

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.

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, April 13, 2026 @ 6:30 p.m.

&

City Council – Monday, April 20, 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

Introduced by Councilmember _____ BILL 5398

(CUP-03-26-9849) ORDINANCE_____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT ALLOWING BODY ART SERVICES IN "GB" GENERAL BUSINESS DISTRICT LOCATED AT 821 SW WB US 4O HIGHWAY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR INKED BY RI

WHEREAS, proper application having been made to approve a Conditional Use Permit (CUP) (CUP-03-26-9849) for property hereinafter described; and

WHEREAS, after review of the Conditional Use Permit with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achieve quality development in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code of Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held April 13, 2026, which Commission, after said hearing, recommended that the application for Conditional Use Permit be approved; and

WHEREAS, thereafter a public hearing was held by City Council on April 20, 2026; and

WHEREAS, the City of Blue Springs, Missouri has determined that the Conditional Use Permit is appropriate at this location and be approved; and

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

Section 1. The following described tract of real estate is hereby declared subject to the

Conditional Use Permit approved by this Ordinance. The site is legally described as:

821 SW WB US 40 Highway

Section 2. The land covered within this Conditional Use Permit and contained within this area described by Section 1 of this Ordinance, may be used in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to Planning Commission at is April 13, 2026, meeting and to the City Council at its April 20, 2026, meeting, and approved by the City Council as conditions of passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following 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.

2. The proposed body art establishment shall be served by an approved public sanitary sewer connection in accordance with City and applicable utility standards.

3. Verification of an active and compliant sanitary sewer connection shall be provided prior to issuance of a business license or Certificate of Occupancy.

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

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 20th day of April 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____