BLUE SPRINGS
MISSOURI

AMENDED AGENDA

CITY COUNCIL MEETING
Monday, October 5, 2026, 6:00 PM

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

Pledge of Allegiance

1. Call meeting to order
2. Confirmation of a Quorum
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. Minutes of the September 21, 2026 City Council meeting

   b. Resolution 071-2026 approving a Disposition of Records

   c. Resolution 072-2026 approving a purchase from Advanced Exercise for cardio fitness equipment at the Carson Ross Community Recreation Complex

4. **Proclamation** - National 4-H week

5. **Public Hearing** – Unified Development Code Amendment related to outdoor storage (UDCT-09-26-9986)

6. Introduction and readings of Bill 5435 amending the Unified Development Code related to outdoor storage (UDCT-09-26-9986)

7. Public Comment – This section is reserved for public comment on Ordinances being considered at this meeting that do not require a public hearing

8. Introduction and readings of Bill 5436 approving a Final Plat for Cordill-Mason Elementary (PF-12-25-9757)

9. Introduction and readings of Bill 5437 approving a Final Plat for the Woodlands at Chapman Farms Plat 3A (PF-08-26-9950)

10. **Presentation** - Missouri Department of Transportation I-70 Closure

11. 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.

12. Councilmember Comments

13. Mayoral Comments

14. **Closed Session** – Discussion related to Litigation and Personnel pursuant to Sections 610.021 (1), (3) and (13)

Upcoming Meetings

Planning Commission Meeting – October 12, 4:00 PM

Public Arts Commission Meeting – October 14, 6:30 PM

Land Bank – October 19, 3:00 PM

City Council Meeting – October 19, 6:00 PM

Economic Development Council Meeting – October 21, 8:15 AM

Planning Commission Meeting – October 26, 6:30 PM

Public Safety Citizen's Advisory Board Meeting – October 27, 6:00 PM

City Council Meeting – November 2, 6:00 PM

This agenda was posted at City Hall and on the City's website on Friday, October 2, 2026.

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

EXPLANATIONS

DATE: October 2, 2026

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

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3b – Disposition of Records

Adopt a Resolution to approve the disposition of Information Technology department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines. Refer to Council Information Form from City Clerk Erin Ford for additional information.

Item 3c – Purchase of Fitness Equipment

Adopt a Resolution approving a purchase in the amount of $244,929.80 from Advanced Healthstyles Fitness Equipment, Inc. dba Advanced Exercise for cardio fitness equipment located at the Carson Ross Community Recreation Complex. This is CIP Project CR-01. Refer to Council Information Form from Parks and Recreation Director Justin Stuart for additional information.

Items 5 & 6 – Code Amendment Related to Outdoor Storage

A public hearing is being held at the request of the City of Blue Springs for consideration of amendments to the Unified Development Code (UDCT-09-26-9986).

Upon conclusion of the public hearing, a Bill approving the amendments to various sections of Chapters 403, 405, and 411 of the City of Blue Springs Unified Development Code will be ready for introductions and readings. Refer to Council Information Form from City Development Director Nic Hutchison for additional information.

Item 8 – Final Plat for Cordill-Mason Elementary

Passage of a Bill approving the Final Plat for Cordill-Mason Elementary School (PF-12-25-9983), located at 4001 SW Christiansen Drive. Refer to Council Information Form from City Development Director Nic Hutchison for additional information.

Item 9 – Final Plat for the Woodlands at Chapman Farms Plat 3A

Passage of a Bill approving the Final Plat for Woodlands at Chapman Farms 3a (PF-08-26-9950), located at 8619 SW 7 Highway. Refer to Council Information Form from City Development Director Nic Hutchison for additional information.

Item 10 – Presentation from Missouri Department of Transportation

James Pflum, Project Manager with the Missouri Department of Transportation, will be presenting information regarding the upcoming I-70 closure. Refer to Council Information Form from City Clerk Erin Ford for additional information.

BLUE SPRINGS
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MINUTES OF SEPTEMBER 21, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, September 21, 2026 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Brian Markworth

Jeremy Rowan

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The City Clerk confirmed a quorum of the Council was present.

DRAFT

CONSENT AGENDA

Councilmember Kaylor moved to approve the Consent Agenda and the motion was seconded by Councilmember Tholen.

- Minutes of the September 8, 2026 City Council Meeting
- **Liquor License for Powell Gardens Inc dba Powell Gardens Colonial Farms** located at 27610 E Wyatt Rd to sell intoxicating liquors in the original package for consumption on the premises (weekdays only) and Sunday Sales.
- **Resolution No. 067-2026** approving a one-year contract in the amount of $65,280 with OATS, Inc. DBA OATS Transit for transportation services for seniors and disabled patrons in Blue Springs to and from Vesper Hall, Monday – Friday.
- **Resolution No. 068-2026** approving a one-year contract in the amount of $74,784 with OATS, Inc. DBA OATS Transit for community transportation to and from locations within Blue Springs city limits Tuesdays, Wednesdays, and Thursdays.
- **Resolution No. 069-2026** approving a one-year contract in the amount of $4,000 with OATS, Inc. DBA OATS Transit for transportation to day trips from Vesper Hall.
- **Board and Commission Appointments**

  Public Safety Citizens' Advisory Board

  Kennedy Rusert, Student Member, Term expires May 2027, New Appointment
- **Resolution No. 070-2026** approving the revised Planning Division Fee Schedule.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Mayor Lievsay – Aye

PROCLAMATION – CONSTITUTION WEEK

Mayor Lievsay and Council recognized Constitution Week and presented the Proclamation to representatives from the Daughters of the American Revolution

PUBLIC HEARING – CODE AMENDMENT RELATED TO PLANNED DEVELOPMENT CONCEPT PLAN

Mayor Lievsay opened the Public Hearing at 6:03 p.m. to consider amendments to the Unified Development Code (UDCT-08-26-9959). The City Clerk entered one exhibit into the record.

STAFF REPORT

Senior Planner Shantele Frie reviewed the details of the proposed Unified Development Code Amendment and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:06 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5433 - CODE AMENDMENT RELATED TO PLANNED DEVELOPMENT CONCEPT PLAN

Councilmember Kaylor introduced Bill Number 5433 amending the Code of Ordinances related to Planned Development Final Plan (UDCT-08-26-9959). City Clerk Erin Ford made the first reading of Bill No. 5433 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5433 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5433

Ms. Ford made the second reading of Bill Number 5433 by title. Councilmember Ericson moved to adopt Bill Number 5433 upon its second reading and give it ORDINANCE Number 5525, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Tholen – Aye

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Mayor Lievsay – Aye

PUBLIC HEARING – 2026 PROPERTY TAX LEVY FOR THE CITY OF BLUE SPRINGS

Mayor Lievsay opened the Public Hearing at 6:09 p.m. to receive public comment on the 2026 Property Tax Levy for the City of Blue Springs. The City Clerk entered one exhibit into the record.

STAFF REPORT

Finance Senior Director Karen Van Winkle reviewed the details of the proposed tax levy and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:13 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5434 - 2026 PROPERTY TAX LEVY FOR THE CITY OF BLUE SPRINGS

Councilmember Kaylor introduced Bill Number 5434 establishing the 2026 Property Tax Levy. City Clerk Erin Ford made the first reading of Bill No. 5434 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5434 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Brummel and carried unanimously.

SECOND READING – BILL NUMBER 5434

Ms. Ford made the second reading of Bill Number 5434 by title. Councilmember Ericson moved to adopt Bill Number 5434 upon its second reading and give it ORDINANCE Number 5526, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Brummel – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Mayor Lievsay – Aye

SECOND READING – BILL NUMBER 5426 – CITY OF BLUE SPRINGS FISCAL YEAR 2026-27 BUDGET

City Clerk Erin Ford made the second reading of Bill Number 5426 by title. Councilmember Ericson moved to adopt Bill Number 5426 upon its second reading and

give it ORDINANCE Number 5527, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Mayor Lievsay – Aye

VISITORS

Citizens Robert Jestus and Adrian Klein spoke regarding concerns about Flock camera systems.

COUNCILMEMBER COMMENTS

Councilmembers Markworth and Brummel thanked staff, the Chamber of Commerce and Volunteers in Police Service, for their work in making the Fall Fun Fest a success.

MAYORAL COMMENTS

- Former Councilmember and public servant Kent Edmondson was honored as the Blue Springs Citizen of the Year at the Truman Heartland Foundation Awards.

CLOSED SESSION

At 6:26 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1), (3) and (13) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Litigation and Personnel and that any minutes, documents and other records discussed or taken during the closed session

remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Mayor Lievsay – Aye

September 21, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 18, 2026
ITEM TYPE: Resolution
SUBMITTED BY: Erin Ford
CONTRACT NUMBER: N/A
DEPARTMENT: Administration
STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

Adopt a Resolution to approve the disposition of Information Technology department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.

BACKGROUND

Exhibit A to the Resolution lists the records from the Information Technology Department to be disposed of by destruction or donation. Once the Certification of Destruction section of the disposition list has been signed, the disposition list will be filed and stored for permanent record to keep a history of all records the City destroys.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Immediately
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 with disposition list attached as Exhibit A.

REVIEWED BY

Requesting Director: Erin Ford

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

A RESOLUTION APPROVING THE DISPOSITION OF RECORDS THAT HAVE MET THE REQUIRED RETENTION PERIODS AND NO LONGER PROVIDE ANY VALUE TO THE CITY OF BLUE SPRINGS

WHEREAS, it has been determined by the Records Manager that Information Technology department records have met the required retention periods as set by the Blue Springs Records Retention Schedule within the Records Retention, Management, and Destruction Policy; and

WHEREAS, the disposition of records that have met the required retention periods provides for efficient and cost-effective management of City records, reduces physical and electronic storage costs, and reduces the liability of the City of Blue Springs for housing inactive records beyond the required retention period that may be subject to discovery during pending litigation; and

WHEREAS, a copy of the Disposition List that lists the records, the retention periods, and the allowed disposition dates is attached to this Resolution as Exhibit "A".

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 direct the Records Manager or their designee to properly dispose of the records listed in the disposition list attached hereto as Exhibit "A" and incorporated herein.

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

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar

nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 5th day of October 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

Exhibit A

BLUE SPRINGS
MISSOURI

Disposition of Records

Disposition List

The Records Manager respectfully requests authority to destroy the inactive records listed below:

BOX No. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media and content captured through third-party cameras, excluding records that have been retained for official investigative or other legal purpose	Ongoing per policy
N/A	09/01/2025 – 09/30/2025	All employee emails in Sent Items, Deleted Items, Junk, and Clutter Folders	10/05/2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 10, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Justin Stuart

CONTRACT NUMBER: N/A

DEPARTMENT: Parks and Recreation

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

Adopt a Resolution approving a purchase in the amount of $244,929.80 from Advanced Healthstyles Fitness Equipment, Inc. dba Advanced Exercise for cardio fitness equipment located at the Carson Ross Community Recreation Complex. This is CIP Project CR-01.

BACKGROUND

The Blue Springs Fieldhouse at the Carson Ross Community Recreation Complex opened September 2015 which includes a full-service fitness center. It is recommended that cardio equipment be replaced every 3-4 years as the performance and reliability begin to drastically decline, resulting in the equipment not being available for member use. This typically has an adverse effect on members and revenues through cancellation of memberships. The current equipment has been in place since early 2024. Since that time, membership has grown tremendously due to the opening of Blue Surf Bay. This has produced an increased number of people utilizing the equipment and the

equipment is at a point where it needs to be replaced.

Staff is recommending replacing 12 treadmills, 4 ellipticals, 2 upright bikes, 2 recumbent bikes, 2 arc trainers, and 4 powermill stair machines. The existing equipment will be traded in, thus reducing the overall purchase price for the new equipment.

Staff recommends using the Sourcewell cooperative bid with Life Fitness and their local sales representative, Advanced Healthstyles Fitness Equipment, Inc. By purchasing through the national cooperative contract, the products are discounted and provide the best pricing due to volume, resulting in a reduced cost compared to an open bid process.

The approved FY 2026/27 CIP plan includes this as Project CR-01 for $240,000. The purchase price is slightly higher than the budgeted amount due to fluctuations in the trade in value of the existing equipment. The trade-in value for existing equipment is lower than expected. The Sales Rep associated with the purchase indicated that trade in values can fluctuate depending on a variety of factors. He explained that currently the market is flooded with used equipment. This is due to an increase in at-home equipment purchases during Covid when there was limited gym access. The influx of used equipment coming back into the market is decreasing the value of used equipment due to volume. The additional $4,929.80 needed for this purchase will come from a Budget Amendment utilizing CRCRC reserve funds.

The $244,929,80 price includes purchase and delivery of the equipment to the Carson Ross Community Recreation Complex. Staff recommends the purchase with Advanced Healthstyles Fitness Equipment, Inc. in the amount of $244,929.80 for 26 pieces of new cardio equipment. The funding for the purchase is being funded by revenues generated by CRCRC memberships, programs, and rentals.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Advanced Healthstyles Fitness Equipment, Inc.
Amount of Request/ Contract:	$ 244,929.80
Amount Budgeted:	$ 240,000
Budget Year:	FY 2026-27
Funding Source/Account #:	410-73000-544500 CR-01 -$240,000
Account Balance:	$240,000 Date: 10/1/2026
Additional Funds Needed:	$4,929.80
Funding Source/Account #:	Pending budget transfer in FY 2026-27

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 6, 2026
Estimated End Date	May 1, 2027
Years and Months Contract in effect	7 months
Number of times renewable	NA

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Proposal #098605-R1 attached as Exhibit A.

REVIEWED BY

Requesting Director: Justin Stuart

Administration: George Schmitz

Budget: Lori Turner

Legal: N/A

Director of Strategic Initiatives: George Schmitz

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	N/A	
E-Verify:	N/A	
Bond:	N/A	
IRS Form W-9	Yes	Finance Review: September 15, 2026
Bid/RFP/RFQ and Tabulation	N/A	
Bid Waiver: (less than three bids)	Yes	
Contractor address and email:	Yes	861 Southpark Drive #100 Littleton, CO 80120 jpaxton@advancedexercise.com
Project Exemption Certificate needed:	Yes	

A RESOLUTION APPROVING THE PURCHASE OF FITNESS EQUIPMENT WITH ADVANCED HEALTHYSTYLES FITNESS EQUIPMENT, INC. DBA ADVANCED EXERCISE

WHEREAS, the City of Blue Springs purchased and began renovations to the Carson Ross Community Recreation Complex in November 2014 which included a fitness center; and

WHEREAS, the Blue Springs Fieldhouse at Carson Ross Community Recreation Complex has been open eleven years and recommends replacing the cardio fitness equipment to maintain member satisfaction by limiting equipment repairs; and

WHEREAS, the Parks and Recreation Department prepared specifications and secured quotations through the Sourcewell cooperative bid process for the purchase of cardio equipment; and

WHEREAS, the funding for this purchase is provided by revenues generated through memberships, programs and rentals at the Carson Ross Community Recreation Complex; and

WHEREAS, the Department intends to utilize the Sourcewell national bid contract and recommends the purchase of fitness equipment from Advanced Healthstyles Fitness Equipment, Inc, dba Advanced Exercise in the amount of $244,929.80.

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 purchase fitness equipment in the amount of $244,929.80 from Advanced Healthstyles Fitness

Equipment, Inc., dba Advanced Exercise 861 Southpark Drive #100, Littleton, CO 80120. A copy of the proposal dated August 28, 2026 is attached hereto as Exhibit "A" and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said purchase including submitting a FY2026-27 budget amendment to City Council for approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, 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 5th day of October 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

EXHIBIT A

ADVANCED EXERCISE



Prepared for

Blue Springs Parks and Recreation

by

Jeff Paxton

August 28, 2026

advancedexercise.com | 861 SouthPark Drive #100, Littleton, CO 80120 | 800.520.1112

CONSULTANT

Jeff Paxton
jpaxton@advancedexercise.com
Phone: 913.980.1233
Fax: 720.407.4023

Date: August 28, 2026
Quote Expires: 30 day(s)
Proposal # 098605-R1

BILL TO
Blue Springs Parks and Recreation
903 W. Main
Blue Springs, MO 64015

SHIP TO
Blue Springs Parks and Recreation

CARDIO EQUIPMENT

Model	Brand	Description	Specifications	Unit Price	Qty	Total Ext
INT-SE424-XF-14	Life Fitness	**Integrity+ Treadmill with 24in SE4 Console** 	•LG HD 1080P display with Quad Core Processor •Wireless device charging •LF On-Demand+ with over 500 Fitness Experiences •Multiple streaming apps •Apple watch, Samsung Galaxy Watch compatible •WIFI, Bluetooth & NFC compatible •22 workouts with 8 custom programs •0.5-14 mph 0%-15% incline •4.0 H.P AC peak performance motor •DX3 deck and belt system with Flexdeck •60" x 22" running surface •82"L x 36"W x 56"H •120V dedicated 20 amp NEMA 5-20R required	10,543.65	12	$126,523.80
INX-SE416-XF-13	Life Fitness	**Integrity+ Elliptical Cross-Trainer with 16in SE4 Console** 	•LG HD 1080P display with Quad Core Processor •Wireless device charging •LF On-Demand+ with over 500 Fitness Experiences •Multiple streaming apps •Apple watch, Samsung Galaxy Watch compatible •WIFI, Bluetooth & NFC compatible •22 workouts with 8 custom programs •Resistance levels 0-25 •20" ergonomic fixed stride •Generator drive system •Oversized 15" pedals •86""L x 29" W x 64" H •120V 20A outlet	8,326.50	4	$33,306.00

Proposal # 098605-R1

INC-SE416-XF-13	Life Fitness	**Integrity+ Upright Lifecycle Bike with 16in SE4 Console** 	•LG HD 1080P display with Quad Core Processor •Wireless device charging •LF On-Demand+ with over 500 Fitness Experiences •Multiple streaming apps •Apple watch, Samsung Galaxy Watch compatible •WIFI, Bluetooth & NFC compatible •22 workouts with 8 custom programs •Resistance levels 0-25 •Generator drive system •Self-leveling Wide Ride pedals •Comfort Curve seat •41.5" L x 24.5" W x 54.5" H •120V 20A outlet	6,055.70	2	$12,111.40
INR-SE416-XF-13	Life Fitness	**Integrity+ Recumbent Lifecycle Bike with 16in SE4 Console** 	•LG HD 1080P display with Quad Core Processor •Wireless device charging •LF On-Demand+ with over 500 Fitness Experiences •Multiple streaming apps •Apple watch, Samsung Galaxy Watch compatible •WIFI, Bluetooth & NFC compatible •22 workouts with 8 custom programs •Resistance levels 0-25 •Generator drive system •Self-leveling Wide Ride pedals •Comfort Curve seat w/lumbar support •67" L x 51.5" W x 54.5" H •120V 20A outlet	6,510.00	2	$13,020.00
INA-TSE416-XF-13	Life Fitness	**Total Body Arc Trainer with 16in SE4 Console** 	•LG HD 1080P display with Quad Core Processor •Wireless device charging •LF On-Demand+ with over 500 Fitness Experiences •Multiple streaming apps •Apple watch, Samsung Galaxy Watch compatible •WIFI, Bluetooth & NFC compatible •22 workouts with 8 custom programs •21 incline levels •Stride length 24" •100 resistance levels •Max user weight 400 lbs •Unit weight 412 lbs •76.5" L x 36.25" W x 62.5" H	10,294.90	2	$20,589.80

Proposal # 098605-R1

INPM-SE416-XF-13	Life Fitness	**PowerMill with 16in SE4 Console** 	•LG HD 1080P display with Quad Core Processor •Wireless device charging •LF On-Demand+ with over 500 Fitness Experiences •Multiple streaming apps •Apple watch, Samsung Galaxy Watch compatible •WIFI, Bluetooth & NFC compatible •22 workouts with 8 custom programs •Step dimensions 205 sq in - 20.75" W x 9.875" L x 10.5" H •Motor: 3HP; AC motor with MagnaDrive motor controller •Resistance levels 0-25 •Power: 120V 15A •Max user weight 400 lbs •Unit weight 473 lbs •55.92" L x 32.81" W x 82.3" H	11,354.70	4	$45,418.80

TRADE-IN EQUIPMENT

Model	Brand	Description	Specifications	Unit Price	Qty	Total Ext
TRADE-IN NT	Advanced Exercise	**Trade-In**	•	20,400.00	- 1	$-20,400.00

Comments:Sourcewell Contract: #052324-LFF
Trade In:
4x Elevation Arc Trainers $625/unit
4x Elevation Cross Trainers SE3HD $625/unit
4x Elevation Powermills SE3 $750/unit
2x Elevation Treadmills SE3HD $650/unit
10x Integrity+ Treadmills SE4HD White $1,000/unit
2x Elevation Upright Bikes SE3 $300/unit
2x Elevation Flex Striders $250/unit

Subtotal:	**$230,569.80**
Freight, Delivery and Install:	**14,360.00**
	Taxes As Applicable
Total:	**$244,929.80**

Proposal # 098605-R1

Terms & Conditions

Terms: All new customers are required to pay 50% down and balance due prior to install. Residential customers, personal trainers, and orders for resale, require 100% payment before the order can be placed. All other terms and credit lines are subject to credit approval. Invoice will be due and payable, based on the original requested installation date, unless Advanced Exercise is notified in writing 60 days prior to the requested installation date with a change of the installation date. We accept checks, money orders, ACH and credit cards (under $2000). A late payment fee will be assessed at a rate of 1.5% (18% annual) per month on any unpaid balance remaining 30 days after the due date. Special Orders: A 100% prepayment is required for all customized products including but not limited to custom colors, sports flooring and products with logos such as plates, dumbbells and platforms.

Cancelation and Change Orders: Strength products are manufactured, painted and upholstered in colors chosen by each customer. Once these products have gone into production, they are non-refundable and cannot be cancelled. For orders with a designated requested date, this process begins 60 days prior to your required date. For ASAP orders, this typically happens in the 4-to-6-week time frame from when you placed your order.

Return Policy: Any returns require approval in writing by Advanced Exercise Project Management. A minimum 25% restocking fee, plus freight, will be incurred for all non-custom products returned. Customized products are nonreturnable. All products with color choices are defined as custom products.

Bolt Down Requirements: Many strength products either **recommend** or **require,** being bolted to the floor to prevent tipping and potential injury. For products that do require bolting to the floor, a minimum of 4.0 inches of concrete depth is required. In addition, customer must identify and approve the exact location of the equipment placement and identify any utility, service lines or post tension cable locations.

Wall & Ceiling Attached Items: The installation of any items on this proposal that require being attached to the wall or ceiling, is not included in the proposal and not part of our scope of work and should be completed by a contractor.

Flooring Installation: Refer to the product specifications to ensure that the sub floor meets the material installation requirements. Freight offloading, inside delivery, adhesive, moisture tests, moisture reducers, base boards, sub floor prep, sub floor cleaning, transition strips and existing floor removal and disposal are not included unless otherwise noted on the quotation.

Storage: We reserve the right to assess storage fees not to exceed 1.5% per month, or fraction thereof and request payment in full on the related customer's invoice, when a customer's original requested delivery date is delayed by circumstances beyond our control.

Taxes: We collect sales or use taxes only in jurisdictions where we are licensed to do so. Customer agrees to accept sole liability and responsibility to pay for any and all uncollected sales or use tax liabilities, related penalties and interest that arise as a result of the purchase of products and/or services from our company.

Security: Until all products are paid in full, customer hereby grants to, and Advanced Exercise shall retain, a security interest in and lien on all products sold to the customer.

I accept the terms and conditions of this quote.

Signature: **Requested Date:**

Print Name: **Date:** September 27, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL

October 5, 2026

EXHIBITS FOR PUBLIC HEARING

UNIFIED DEVELOPMENT CODE AMENDMENT

OUTDOOR STORAGE

(UDCT-09-26-9986)

EXHIBIT #1 City Council Information Form dated September 29, 2026 with the following attachments: Staff Report with attachments; Affidavit of Publication and Bill approving the Unified Development Code Amendment which clarifies outdoor storage regulations

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 29, 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 City of Blue Springs for consideration of amendments to the Unified Development Code (UDCT-09-26-9986). Upon conclusion of the public hearing, a Bill approving the amendments to various sections of Chapters 403, 405, and 411 of the City of Blue Springs Unified Development Code will be ready for introductions and readings.

BACKGROUND

The City of Blue Springs initiated a review of the Unified Development Code (UDC) regulations related to outdoor storage and similar outdoor commercial activities. The existing UDC does not consistently distinguish between customer-facing outdoor merchandise display and property maintained outdoors for storage, future use, or long-term retention. Additionally, the existing definition of a storage yard combines equipment and vehicle storage with salvage and junkyard activities, despite the differing

land-use characteristics and potential impacts of these uses.

The proposed amendment establishes clearer definitions and uses classifications for outdoor display, outdoor sales and rental, accessory outdoor storage, principal outdoor storage, commercial vehicle and equipment parking, and salvage yards. The amendment is intended to provide a defined regulatory path for legitimate outdoor storage associated with an operating business while preventing commercial property from functioning as an independent outdoor storage yard without the appropriate zoning and land-use approval.

Under the proposed framework, principal outdoor storage would remain prohibited within the General Business (GB) District, while accessory outdoor storage could be considered through a Conditional Use Permit (CUP). The amendment would also allow accessory outdoor storage to extend onto a directly adjoining parcel when the parcels share a common property line, are under common ownership, are located within zoning districts that authorize the use, and are reviewed as a unified site. Limited storage of customer-owned operable vehicles, recreational vehicles, boats, or trailers could also be considered through CUP when the activity remains subordinate to the principal use.

The amendment further establishes development and operating standards addressing the location and size of storage areas, setbacks, screening, landscaping, surfacing, drainage, lighting, circulation, fire access, storage height, shipping containers, and the condition of stored vehicles and equipment. Within the General Business District, accessory storage would generally be limited based on the development area or principal building floor area, with City Council having the ability to approve a different limitation through the CUP process upon the required findings.

The amendment would not automatically legalize outdoor storage that was not lawfully established prior to adoption. Existing uses would be evaluated for lawful

nonconforming status or would be required to obtain applicable approval and comply with the established development standards when eligible. Uses that remain prohibited would continue to be addressed through the City's existing zoning and property-maintenance enforcement procedures.

Staff determined that the proposed amendment is consistent with the intent of the UDC and supports orderly commercial and industrial development by establishing clearer classifications, review procedures, and measurable development standards.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 6, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval of UDCT-09-26-9986 to clarify outdoor storage regulations and establish appropriate development and review standards.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Development Advisory Commission

Date: N/A

Action: Due to scheduling conflicts among commission members, a quorum could not be secured and was unable to provide input before Planning Commission consideration.

Name of Board or Commission: Planning Commission

Date: September 28, 2026

Action: Recommended for approval with Aye: 7 No: 0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Affidavit of Publication
2. Bill approving the Unified Development Code Amendment which clarifies outdoor storage regulations

REVIEWED BY

Requesting Director: Nic Hutchison

Administration: N/A

Budget: N/A

Legal: James Newell

Director of Strategic Initiatives: George Schmitz

BLUE SPRINGS
MISSOURI

STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: September 28, 2026

City Council Date: October 5, 2026

Project Name: UDC Text Amendment- Outdoor Storage

Applicant: City of Blue Springs

Staff Planner: Nicholas Hutchison, Director of City Development

Project Request:

UDCT-09-26-009986- Amend the Unified Development Code to clarify outdoor display, sales and rental, accessory and principal outdoor storage, commercial vehicle and equipment parking, and salvage activity.

Project Description:

Staff requests consideration of Unified Development Code Amendments establishing clearer use classifications and review standards for outdoor display, outdoor sales and rentals, accessory and principal outdoor storage, commercial vehicle and equipment parking, and salvage yards. The amendment is intended to accommodate legitimate outdoor storage that supports an operating business while preventing commercial property from becoming a standalone storage yard without the appropriate zoning and approval.

Staff Analysis

Text Amendments establishes generally applicable classifications and standards in this Development Code reflect the broad public interest and long-range planning goals of the community, as reflected in the Comprehensive Plan. The City may determine that it is necessary from time to time to revise and update the Development Code to implement the Comprehensive Plan.

The current Unified Development Code does not consistently distinguish customer-facing merchandise display from property kept outdoors for future use or long-term retention. The existing Storage Yard definition also combines ordinary equipment and vehicle storage with salvage yards/junkyards, even though those uses can create materially different land-use impacts.

The Code also does not clearly address accessory storage on an adjoining parcel, commercial fleet parking, shipping containers, or limited storage of customer-owned operable vehicles. The proposed amendment separates these activities into defined use categories and establishes objective standards for location, screening, landscaping, surfacing, circulation, lighting, drainage, fire access, maintenance, and the condition of stored items.

Policy Framework

- Principal outdoor storage is prohibited in the General Business District.
- Accessory outdoor storage may be considered on a directly adjacent parcel only when the parcels share a common property line, are under common ownership, are both located in zoning districts that authorize accessory outdoor storage, and are reviewed as a unified site under the applicable approval.
- Accessory storage may extend onto a directly adjoining parcel under common ownership when both parcels are reviewed as a unified site.
- Limited storage of customer-owned operable vehicles, recreational vehicles, boats, or trailers may be considered through a Conditional Use Permit when it remains subordinate to principal use.
- All approvals remain subject to site-specific review, development standards, and enforceable conditions.

Proposed Use Classifications

Proposed Use	Function	Key Distinction
Outdoor Display Accessory	Merchandise displayed outdoors for customers in connection with a principal business.	Customer-facing display, not property kept outdoors for future or off-site use.
Outdoor Sales and Rental Principal	A principal business offering vehicles, trailers, machinery, equipment, or similar goods for outdoor sale, lease, or rental.	Outdoor inventory is integral to the principal business; storage standards still apply.
Outdoor Storage Accessory	Property kept outdoors in support of and remains subordinate to a principal use on the same or an approved adjoining parcel.	Cannot operate as an independent use. Limited third-party vehicle storage requires specific CUP authorization.
Outdoor Storage Principal	Land principally used for outdoor storage, including storage areas provided to tenants, customers, or unrelated parties.	A standalone storage use, distinct from accessory storage and salvage.
Commercial Vehicle and Equipment Parking	Operable fleet vehicles, trailers, or equipment owned, leased, or operated by the onsite business and regularly used in that business.	Active fleet parking is not storage; long-term retention or parking for unrelated businesses is storage.
Salvage Yard	Collection, dismantling, processing, recycling, crushing, or sale of scrap, junk, discarded material, inoperable vehicles, or parts.	Inoperable, dismantled, or discarded property is salvage, not ordinary storage.

Proposed Zoning Treatment

The proposed use table uses C for Conditional Use Approval, L for Limited Administrative Approval, P for Permitted Use, and a dash for prohibited use.

Use	GB	RC	LI	HI
Outdoor Sales and Rental Principal	C	C	L	L
Outdoor Display Accessory	L	L	L	L
Outdoor Storage Principal	—	C	L	L
Outdoor Storage Accessory	C	C	L	L
Commercial Vehicle and Equipment Parking	C	C	L	L
Building or Construction Contractor with Outdoor Storage	—	P	P	P
Building or Construction Contractor without Outdoor Storage	C	P	P	P

Accessory Storage on an Adjoining Parcel

The amendment would allow a principal business to use a directly adjoining parcel for accessory outdoor storage without converting that parcel into an independent storage business. The following safeguards would apply:

- The parcels must share a common property line. A street, alley, railroad right-of-way, or intervening parcel breaks adjacency.
- Both parcels must be under common ownership and located in zoning districts that authorize outdoor storage.
- Both parcels must be reviewed as unified and included in the same conditional use permit or administrative approval.
- Before outdoor storage begins on a directly adjacent parcel, the owner shall execute and record an agreement, covenant, or other instrument in a form approved by the City Attorney. The instrument shall identify the approved accessory relationship, require common ownership while the storage, continues, and authorize City enforcement.
- A transfer that ends common ownership terminates authorization for accessory outdoor storage. Stored items shall be removed within 30 days unless a new approval is obtained. Accessory storage also may not continue after the principal use it serves ceases operation.
- Approval of storage does not establish eligibility for another unrelated use on the adjoining parcel.

Limited Third-Party Vehicle Storage

A conditional use permit may authorize storage of operable motor vehicles, recreational vehicles, boats, or trailers owned by unrelated persons when the storage is conducted with a principal use on the adjoining parcel. This is a limited exception and does not create general authority to lease outdoor storage space. The storage must remain subordinate to the principal use, and individual spaces may not be separately subdivided or independently operated.

Construction materials, shipping containers, inoperable motor vehicles, salvage, and general merchandise are excluded from this exception. Repair, sales, display, dismantling, habitation, and other commercial activity would be prohibited within the storage area.

Principal Development and Operating Standards

Topic	Proposed Standard
Approval and Plans	CUP where the use table shows C; administrative approval where it shows L. Plans identify storage boundaries, items, height, circulation, screening, landscaping, lighting, surfacing, drainage, fire access, and parking.

Topic	Proposed Standard
GB Area Limitation	Accessory storage generally may not exceed 50 percent of the combined developed area or 50 percent of the principal building floor area, whichever is greater, and may not occupy more than 50 percent of an adjoining parcel. Council may approve a different limit through the CUP upon the required findings.
Location and Setbacks	Generally, behind the rear line of the principal building. On a vacant adjoining parcel, behind the applicable front building line. Minimum setbacks are 25 feet from streets, 10 feet from nonresidential property, and 25 feet from residential property unless a greater district setback applies.
Screening and Landscaping	Opaque fence or masonry wall at least 6 feet high. Chain link with slats requires specific approval. A 10-foot landscape buffer is required where visible from a street, park, trail, or residential property.
Height and Arrangement	Stored items may not exceed screening height. Recreational vehicles, boats, trailers, and similar equipment may not exceed 14 feet, excluding factory-installed appurtenances. Approved aisles and emergency access must remain clear.
Surfacing and Drainage	Durable, dust-free, all-weather surface. Council may approve engineered gravel for low-frequency storage with stabilization, dust control, and a maintenance plan. Drainage and stormwater facilities may not be obstructed.
Safety and Operations	Required parking, loading, pedestrian routes, sight distance, and fire access must be preserved. Lighting must be shielded and directed downward. Noise, dust, odor, and nuisance standards continue to apply.
Stored Item Condition	Vehicles and equipment must be operable, lawfully transportable, maintained, and leak-free. Junked, abandoned, burned, dismantled, or inoperable items are prohibited unless authorized as salvage.
Shipping Containers	Allowed only when shown and approved; may not be stacked; must be maintained in good condition; and may not be occupied unless converted and permitted under applicable building and fire codes.

Effect on Existing Properties and Enforcement

The amendment would not legalize outdoor storage that was not lawfully established before adoption. Staff will evaluate any claim that an existing use has lawful nonconforming status under Section 405.080. An existing operation that becomes eligible for conditional or limited approval would need to obtain the applicable approval and bring the property into compliance with approval plans/standards. Uses that remain prohibited may be addressed through the City's existing zoning and property-maintenance enforcement procedures.

Review Criteria

Section 403.020 of the UDC states a Text Amendment shall be reviewed according to the following criteria:

1. *Whether the change is in accordance with the Comprehensive Plan, Design and Construction Manual, or any official plans or programs developed under the guidance of the Comprehensive Plan.*

   Staff findings: The amendment supports orderly commercial and industrial development by clarifying where outdoor activities may occur and by applying standards that address compatibility, site design, safety, and long-term maintenance.

2. *Whether such change is consistent with the purposes of this Development Code, and the intent or objectives of any Chapter or Subsection containing the change.*

   Staff findings: The amendment improves administration of the Code by distinguishing uses with different operational characteristics and impacts, establishing appropriate review procedures, and applying measurable development standards.

3. *The areas that are most likely to be directly affected by the amendment and in what way they will be affected.*

   Staff findings*:* Commercial and industrial properties would be most directly affected. Businesses would receive a defined approval path for legitimate accessory storage, while nearby streets, parks, trails, residential areas, and adjoining properties would receive clearer screening, setbacks, landscaping, surfacing, and operational protection.

4. *Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected.*

Staff findings: Current business operations use outdoor areas for inventory, equipment, fleets, containers, and limiter customer property in ways not clearly addressed by the existing Code. The amendment responds to these conditions while preventing accessory activity from evolving into an unapproved standalone storage yard.

5. *The recommendations of professional staff*.

   Staff findings*:* Professional staff recommends approval.

The proposed framework provides a reasonable approval path for legitimate business-related storage, including a carefully limited adjoining-parcel option, while preventing General Business property from becoming an independent outdoor storage yard. It also preserves clear distinctions among outdoor display, sales and rental inventory, accessory and principal storage, active fleet parking, repair activity, and salvage operations.

Chapter 411

INTERPRETATION

Section 411.030. Use Groups And Description Of Uses

Section 411.030. Use Groups And Description Of Uses. **[R.O. 1996 § 411.030; Ord. No. 4558 § 1, 8-3-2015]**

A. This Section contains general descriptions associated with the use of land and buildings. The uses are grouped into general use groups that correspond with the Land Use Policy of the Comprehensive Plan. Specific uses are listed under each group which may relate to more detailed guidance of plans or have specific limitations or standards in these regulations. Where a proposed use appears to meet the description of more than one (1) use, or is not described in this Section, the Director shall make an interpretation on the most similarly described use considering: (1) the intensity and scale of the proposed use or proposed building type relative to site; (2) the typical site and building type designs associated with the use from existing examples; (3) the functional and operational characteristics of the use and potential impacts on adjacent property; and (4) the potential contribution of the use, and typical site and building type designs to the character and intent of the district. Any use that may not be interpreted as relatively equivalent to one described in this Section is not anticipated by these regulations and may only be allowed by a text amendment. Uses that are more specifically described shall not also be considered to be part of a more general use description, unless the context demonstrates a different intent. For example, grocery store shall not be considered one (1) of the more general retail uses.

1. Residential Use Group. This use group provides dwelling units either within a neighborhood context for more dense areas, or in an open or rural context in less dense areas. It includes household living as well as other dwelling options for specific circumstances or in unique contexts.

   ACCESSORY DWELLING — A dwelling that is a secondary and subordinate dwelling to a principle dwelling unit, and it may be included within a detached house that includes the principle dwelling, or located in a detached accessory structure.

   ADJACENT PARCEL — A lot or parcel that shares a common property line with another lot or parcel. Parcels separated by a public or private street, alley, railroad right-of-way or intervening parcel shall not be considered adjacent for purposes of accessory outdoor storage.

   ASSISTED LIVING, CONVALESCENT CARE — A use providing bed care and in-patient services for persons needing regular medical attention, but excluding facilities for the care and treatment of mental illness, alcoholism, narcotics addiction, emergency medical services or communicable disease. Typical uses include nursing homes.

   ASSISTED LIVING, GENERAL — Multi-family dwelling units used by older persons, persons with disabilities or other persons needing or desiring assistance with day-to-day living matters, but not including group homes, hospitals or convalescent care. Typical uses include retirement communities in which housekeeping services, common dining facilities and recreational and social activities are offered to residents.

   ATTACHED HOUSING — The use of a lot for three (3) or more dwelling units where a smallscale building is sited on a single lot, or each unit is attached by common or abutting walls

and with each dwelling unit located on its own separate lot. Typical formats include three- or fourunit houses, row houses, and small-scale apartment buildings.

DETACHED HOUSING — The use of a lot for only one (1) principal dwelling unit that is not connected to any other dwelling unit. Typical formats include estates, single-family houses. This definition shall exclude mobile homes.

GROUP HOME, GENERAL — A facility providing twenty-four (24) hour care in a protected living environment for more than eight (8) persons with physical or mental disabilities and any number of care givers.

GROUP HOME, LIMITED — A facility providing twenty-four (24) hour care in a protected living environment for no more than eight (8) persons with physical or mental disabilities and up to two (2) house parents or care givers.

GROUP HOME, TRANSITIONAL LIVING CENTER — State licensed group-care homes for juvenile delinquents, halfway houses providing residence, rehabilitation and counseling to persons on release from a more restrictive custodial confinement, and residential rehabilitation treatment centers which also may provide out-patient rehabilitation for alcohol and other drug abuse.

INDEPENDENT SENIOR HOUSING — A residential housing development which may include any form of housing, including detached, attached, and multi-family housing units, that is designed for and dwelling units principally occupied by residents ages fifty-five (55) and older. Building type and unit density is determined by zoning.**[Ord. No. 4971, 12-21-2020]**

MOBILE HOME PARK/MICRO-HOME PARK — An area or tract of land where two (2) or more manufactured housing units, micro-homes, mobile homes or mobile home/manufactured housing spaces are rented or held out for rent.

MULTI-FAMILY HOUSING — The use of a site for a building or buildings containing three (3) or more dwelling units typically including large lots and building formats or arranged in a complex of multiple buildings. Typical formats include apartment complexes or dwellings in mixed-use buildings.

SEMI-ATTACHED HOUSING — The use of a lot for two (2) principle dwelling units where a house is divided into two (2) units sited on a single lot, or each unit is attached by a common wall on the lot line. Typical formats include duplexes, paired houses, flat over flat or tandem houses.

2. Open Space Use Group.

   a. This use group provides an open and civic amenity through larger coordinated systems of open space, designed to serve specific functions as part of the public realm, whether owned publicly, in common, or privately.

   b. The open space uses include the following types, described in Section 406.030, Open Space System: preserve, park/greenway, trail, green, square, and plaza.

3. Civic/Institutional Use Group. This use group provides a public or civic amenity that supports the general community or immediately surrounding places and neighborhoods.

   ASSEMBLY, AUDITORIUM/STADIUM (1,500 +) — A facility used primarily for indoor or outdoor spectator sports, entertainment events, expositions and other public gatherings, typically attracting or having a capacity for more than one thousand five hundred (1,500) people. Typical

uses include stadium, auditorium, convention and exhibition halls, sports arenas and amphitheaters.

ASSEMBLY, NEIGHBORHOOD (<500) — A facility used for organized services, assemblies or programs on a periodic or occasional basis, primarily aimed at serving the social, cultural or spiritual needs of residents in the immediate neighborhoods or adjacent areas, and designed for a capacity of no more than five hundred (500) people for any one (1) event. Typical examples include meeting halls, neighborhood association club houses, or small churches.

ASSEMBLY, COMMUNITY (500 – 1,500) — A facility used for organized services, assemblies or programs on a periodic or occasional basis, primarily aimed at serving the social, cultural or spiritual needs of the general community, and designed for a capacity of between five hundred (500) and one thousand five hundred (1,500) people for any one (1) event. Typical examples include large meeting halls, community associations, small auditorium or event center, or large churches.

CEMETERY — Land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.

CULTURAL SERVICE — A facility providing cultural and educational services to the public. Typical uses include museums, observatories, planetariums, botanical gardens, arboretums, zoos and aquariums.

FUNERAL HOME — A use engaged in preparing the human deceased for burial or cremation and arranging and managing funerals.

GOLF COURSE — A facility providing private or public golf recreation services and support facilities. This definition shall exclude miniature golf courses and golf driving ranges except those that are clearly accessory uses. (See "recreation and entertainment — outdoor.")

HOSPITAL — An institution that: (1) Offers service more intensive than those required for room, board, personal services and general nursing care; (2) Offers facilities and beds for use beyond twenty-four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) Regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses.

LIBRARY — A publicly-operated establishment housing a collection of books, magazines, audio and video tapes and other material for borrowing and use by the public.

PUBLIC SERVICE/GOVERNMENT OFFICE — Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include post office, public safety and emergency services, administrative offices of government agencies and utility billing offices.

SCHOOL, COLLEGE or UNIVERSITY — An institution of higher education offering undergraduate or graduate degrees.

SCHOOL, ELEMENTARY, MIDDLE or HIGH — The use of a site for instructional purposes on an elementary, middle or secondary level.

SCHOOL, VOCATIONAL — A use providing education or training in business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined as a "college or university" or "school."

4. Office Use Group. This use group provides administrative, executive, financial or operational functions of a business and where the principal functions are employment and related activities that typically do not involve frequent interaction with customers, clients or the general public.

   HOME OFFICE — A business operated out of the primary dwelling unit of the business owner and subject to specific home occupation restrictions.

   OFFICE, GENERAL — A moderate sized business, typically requiring twenty (20) to one hundred (100) employees at full capacity and located in a mixed-use, or general commercial or general industrial building. Typical examples include a call center, corporate branch office or medium sized professional services firm.

   OFFICE, LARGE — A large business, typically requiring over one hundred (100) employees at full capacity and located in a mixed-use, general commercial or general industrial building, or occupying a campus like setting through multiple related buildings. Typical examples include a call corporate headquarters, or large professional services firm.

   OFFICE, SMALL — A small business, typically requiring less than twenty (20) employees at full capacity and located in a mixed-use, small commercial, small industrial/workshop or general commercial building. Typical examples include small clerical or administrative offices, real estate or property management, or small professional service firms with limited interaction with clients or customers.

5. Retail/Commercial Use Group. This use group provides businesses engaged in the retail sale or rental of goods, products, and associated services to the general public, where frequent interaction with customers, patrons, or the general public occurs on site.

   GROCERY STORE (<40,000 SQUARE FEET) — A retail use that sells wide range food products and other consumer products for household needs. The small format allows this use to serve as an anchor to a walkable neighborhood center that is full of a diverse range of otherwise smaller stores serving neighborhood needs. Building formats have under forty thousand (40,000) square feet and are either part of a small commercial, general commercial, or mixed-use building type.

   LARGE RETAIL (12,000 – 100,000 SQUARE FEET) — A large retail or commercial use that is part of a regional draw. Building formats have between twelve thousand (12,000) and one hundred thousand (100,000) square feet and occupy general commercial building types. Typical examples include large specialty stores such as sporting goods outlets, large home electronics centers, clothing department stores.

   MARIJUANA DISPENSARY — A facility licensed by the Missouri Department of Health and Senior Services to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana.**[Ord. No. 4826, 5-20-2019; Ord. No. 5192, 3-6-2023]**

   MICRO-COMMERCIAL (<1,000 SQUARE FEET) — A retail/commercial or service use engaged in very small-scale operations to serve the immediately surrounding neighborhood, or to serve as a very limited accessory use in a particular destination, and which are usually not part of a larger commercial destination. Building formats have no more than one thousand

(1,000) square feet. Typical examples involve a corner store, coffee shop or kiosk, food or news stand, or mobile and temporary versions such as a food truck.

MID-SIZE RETAIL (3,000 – 12,000 SQUARE FEET) — A retail or commercial use that provides specialty items in a larger format as part of a diverse and vital activity center or in a stand-alone format. Building formats have between three thousand (3,000) and twelve thousand (12,000) square feet, and usually occupy small commercial, mixed-use or pad site building type. Typical uses involve electronics stores, shoe stores, larger book or music stores, or larger pharmacies or convenience stores.

~~OUTDOOR SALES, GENERAL — The display of merchandise associated with an otherwise permitted retail use that requires areas to be designed and dedicated for outside display as part of the permanent operations of the use. Typical examples include a garden center or lumber area associated with a home improvement center.~~

~~OUTDOOR SALES, LIMITED — The limited display of merchandise on a sidewalk or an exterior private area of a site associated with an otherwise permitted retail use. This display is further limited by the following: (1) it only occurs during regular business hours and is brought indoors; (2) it is limited in extent to less than ten percent (10%) of the entire merchandise area of the retail use; and (3) it is limited to seasonal events lasting no longer than one (1) week at a time, with at least four (4) weeks between successive events. Typical examples include sidewalk sales or special events for neighborhood retail centers.~~

~~OUTDOOR SALES, SEASONAL — The limited display of merchandise on a sidewalk or exterior private area of a site associated with an otherwise permitted retail use. This display is further limited by the following: (1) it is limited in extent to less than twenty percent (20%) of the entire merchandise area of the retail use; and (2) it is limited to seasonal sales and events lasting no more than six (6) weeks at a time and no more than twice per year. Typical examples include a garden sale, Christmas tree sale.~~

~~OUTDOOR SALES AND SERVICES — A retail use where the nature of the products requires outdoor display and storage in a limited or smaller scale manner. Typical examples include a nursery, garden center, statuary store, or lumber yard.~~

~~OUTDOOR SALES AND SERVICES, EQUIPMENT — A retail or commercial use where the nature of the products require outdoor display and storage in a large scale format. Typical examples include an automobile dealership, boat sales, mobile home sales, car rental lot, or equipment or machinery sales and rental store.~~

OUTDOOR DISPLAY, ACCESSORY — The outdoor placement of merchandise actively offered for sale, lease or rental by the principal business operating on the same property. Outdoor display shall be incidental and subordinate to the principal use and shall be limited to merchandise offered to customers for viewing, selection, sale, lease or rental. Outdoor display shall not include goods, materials, vehicles, trailers, machinery or equipment kept primarily outdoors for storage, long-term retention, future use or deployment at another location. Accessory outdoor display shall comply with the applicable special-use standards of Section 405.050.

OUTDOOR SALES AND RENTAL, PRINCIPAL — A principal retail or commercial use in which merchandise, vehicles, trailers, machinery, equipment or similar goods are actively offered for sale, lease or rental and the outdoor display of such goods is a customary and integral component of the business. Outdoor storage associated with the use shall comply with the applicable outdoor-storage standards of Section 405.050.

OUTDOOR STORAGE, ACCESSORY — The outdoor keeping of materials, merchandise, machinery, equipment, commercial vehicles, trailers, shipping containers, contractor supplies, rental inventory or similar items that directly support and are customarily incidental and subordinate to a principal business operating on the same parcel or on a directly adjacent parcel under the same ownership. Accessory outdoor storage includes items kept outdoors for inventory, future use, long-term retention or other business-related purposes associated with the principal business. Accessory outdoor storage shall not constitute a separate principal use and shall not include the leasing, licensing, assignment or provision of outdoor storage areas to unrelated persons or businesses. Outdoor storage located on an adjacent parcel shall comply with the common-ownership and unified-site requirements of Section 405.050(A)(19). Notwithstanding the foregoing, limited storage of operable motor vehicles, recreational vehicles, boats or trailers owned by unrelated persons may be classified as accessory outdoor storage when specifically authorized by Conditional Use Permit pursuant to Section 405.050(A)(19).

OUTDOOR STORAGE, PRINCIPAL — A principal use of land involving the outdoor keeping of materials, merchandise, machinery, equipment, commercial vehicles, recreational vehicles, trailers, shipping containers, contractor supplies or similar items. The use includes outdoor areas leased, licensed, assigned or otherwise provided for the storage of property belonging to the property owner, tenants, customers or unrelated persons or businesses, except as specifically authorized as accessory outdoor storage pursuant to Section 405.050(A)(19). Outdoor storage that is not located on the same parcel as, or a directly adjacent parcel under the same ownership as, the principal business it serves shall be considered principal outdoor storage. Principal outdoor storage does not include a salvage yard, residential warehouse or warehouse/wholesale use.

COMMERCIAL VEHICLE AND EQUIPMENT PARKING — The parking of operable commercial vehicles, trailers, machinery or equipment owned, leased or operated by a principal business located on the same parcel or on a directly adjacent parcel under the same ownership and regularly used in the ordinary conduct of that business. Vehicles, trailers, machinery or equipment kept primarily for long-term retention, storage for unrelated persons or businesses, or use by a business operating at another location shall be classified as outdoor storage. Temporary nonuse resulting from seasonal operations, maintenance schedules or ordinary fluctuations in business activity shall not, by itself, cause operable vehicles or equipment to be classified as outdoor storage.

SMALL RETAIL (<3,000 SQUARE FEET) — A small retail/commercial use that serves immediately surrounding neighborhoods, or serves as a specialty or niche market, usually part of a larger grouping of small retail stores that encompass a diverse and vital activity center. Building formats have no more than three thousand (3,000) square feet, and usually occupy small commercial or mixed-use building type. Typical uses include pharmacy, dime store, small hardware store or book store, clothing boutiques or other similar retail shops.

SERVICE STATION, GENERAL (7 – 16 PUMPS) — A retail use that sells gasoline or other motor fuels primarily to automobiles and passenger vehicles, along with the accessory activities such as the sale of lubricants and accessory supplies of motor vehicles. This general format involves up to sixteen (16) pump/service stations, may have up to four (4) accessory service bays in the building, and may include an accessory car wash bay with a special use permit.

SERVICE STATION, LARGE (17+ PUMPS) — A retail use that sells diesel fuel, gasoline or other fuels to automobiles, passenger vehicles, and tractor trucks, along with accessory activities such as the sale of lubricants, accessories or supplies, or the servicing of tractor trucks or

semitrailers. A large service station may include, as an accessory use, the parking and storage of tractor trucks and semitrailers.

SERVICE STATION, LIMITED (6 OR FEWER PUMPS) — A retail use that sells gasoline or other motor fuels primarily to automobiles and passenger vehicles, along with the accessory activities such as the sale of lubricants and accessory supplies of motor vehicles. This small format has no more than six (6) pump/service stations, and no more than two (2) accessory service bays in the building, allowing it to fit into strategic locations of pedestrian-scale neighborhoods centers with appropriate site and building design.

SUPERMARKET (40,000+ SQUARE FEET) — A retail use that sells wide range food products and other consumer products for household needs. The larger format allows this use to serve broad community or regional needs as part of large-scale commercial areas. Building formats have over forty thousand (40,000) square feet and are typically part of general commercial building types.

TOBACCONIST — A commercial establishment primarily for the sale of tobacco-related products. "Tobacco-related products" shall include, but not limited to: cigarettes, cigars, pipe tobacco, loose tobacco, cigarette papers, and pipes. This definition shall also include electronic and vapor cigarettes.**[Ord. No. 4723, 3-19-2018]**

WAREHOUSE RETAIL (100,000+ SQUARE FEET) — A retail use that serves as a regional draw. Building formats have more than one hundred thousand (100,000) square feet and occupy large general commercial building types. Typical uses involve department stores, super-centers, warehouse clubs, home improvement centers or other very large scale retail operations.

6. Service/Entertainment Use Group. This use group provides businesses engaged in personal or professional service, entertainment or business support activities that typically do not involve the exchange of goods, but where frequent interaction with the customer, patron or general public occurs on site.

   ADULT ENTERTAINMENT ESTABLISHMENT — A use that includes any of the following specific activities:

   1. ADULT BOOKSTORE — A use having as ten percent (10%) or more portion of its stock in trade, books, photographs, magazines, films for sale or viewing on the premises by use of motion picture devices, or other coin-operated means, or other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to specified sexual activities as said term is defined herein.

   2. ADULT ENTERTAINMENT FACILITY — Any building, structure or facility which contains or is used entirely or partially for commercial entertainment, including theaters used for presenting live presentations, video tapes or films predominantly distinguished or characterized by their principal emphasis on matters depicting, describing, or relating to specified sexual activities, as said term is defined herein, and exotic dance facilities (regardless of whether the theater or facility provides a live presentation, video tape or film presentation), where the patrons either: (1) Engage in personal contact with, or allow personal contact by employees, devices or equipment, or by personnel provided by the establishment which appeals to the prurient interest of the patrons; or (2) Observe any live presentation, video tape or film presentation of persons wholly or partially nude with their genitals or pubic region exposed or covered only with transparent or opaque covering, or in the case of female persons with the areola and nipple of the breast exposed or covered

only with transparent or opaque covering or to observe specified sexual activities as said term is defined herein.

3. BATHHOUSE — A use or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State.

4. MASSAGE SHOP — A use which has a fixed place of business having a source of income or compensation sixty percent (60%) or more of which is derived from the practice of any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of external parts of the human body with the hands or with the aid of any mechanical electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage. Under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on their behalf will pay money or give any

   other consideration or gratuity; provided that this term shall not include any establishment operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State of Missouri, or any massage therapy establishment that has a current permit from the City of Blue Springs.

5. MODELING STUDIO — A use or business which provides for a fee or compensation the services of modeling on premises for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise. This does not apply to public or private schools where persons are enrolled in a class.

ANIMAL CARE, GENERAL — A use providing animal care, boarding or veterinary services with outdoor animal runs.

ANIMAL CARE, KENNEL — Boarding, breeding or training facilities for three (3) or more dogs that are more than six (6) months of age, including dogs owned by the occupants of the property.

ANIMAL CARE, LIMITED — A use providing animal care, boarding or veterinary services for household pets, with no outdoor animal runs.

BANK or FINANCIAL INSTITUTION — Establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions. "Banks and Financial Institutions" also include automated teller machines.

BAR or TAVERN — A use in which the primary function is the sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments commonly known as "cocktail lounges" and "night clubs."

BODY ART SERVICE — Any facility that engages in the activity of tattooing and body piercing as defined and regulated by the State of Missouri. Body art services do not include a facility that only conducts ears piercing and physicians who perform body art procedures as part of a patient treatment.**[Ord. No. 4723, 3-19-2018]**

CAR WASH — A use primarily engaged in cleaning or detailing motor vehicles, whether selfservice, automatic or by hand.

CLUB, PRIVATE — A use providing meeting, recreational, or social facilities for a private association, primarily for use by members and guests. Typical uses include private social clubs, lodges and fraternal organizations.

DAY CARE, COMMERCIAL — A business that provides care, protection and supervision of individuals away from their primary residence in a commercial service or institutional setting.

DAY CARE, GENERAL — A business conducted in a private residence providing care, protection and supervision of individuals away from their primary residence for five (5) to ten (10) individuals at any one (1) time, excluding those persons related to and residing in the home of the day care provider.**[Ord. No. 4570 § 5, 10-5-2015]**

DAY CARE, LIMITED — A business conducted in a private residence providing care, protection and supervision of individuals away from their primary residence for four (4) or fewer individuals at any one time, excluding those persons related to and residing in the home of the day care provider.**[Ord. No. 4570 § 5, 10-5-2015]**

HAUNTED HOUSE — A special amusement building used for the attraction and amusement of persons for the purpose of scaring, thrilling, entertaining or amusing them. This shall not include such a use in a residential detached single-family dwelling or a residential dwelling containing no more than four (4) residential attached single-family dwelling units.

HEALTH CLUB — A facility where patrons use equipment or space for the purpose of physical exercise.

HOTEL or MOTEL — A use used, maintained or advertised as a place where sleeping accommodations, in rooms without individual kitchens, are supplied for short-term rent to transient guests. Typical uses include hotels and motels.

MARINA — A facility for the storage (wet or dry), launching and mooring of boats.

MEDICAL SERVICE — A use providing therapeutic, preventive, or corrective personal treatment services on an out-patient basis by physicians, dentists, and other practitioners of the medical or healing arts, and the provision of medical testing and analysis services. Typical uses include clinics and offices for doctors of medicine, dentists, chiropractors, osteopaths, optometrists; blood banks and medical laboratories.

PAINTBALL FACILITY, INDOOR — An indoor facility designed for the discharge of paintball guns.

PAINTBALL FACILITY, OUTDOOR — An outdoor facility designed for the discharge of paintball guns.

PERSONAL SERVICES — A use engaged in the provision of services to individuals and households where professional or personal services are performed on site with regular daily interaction with customers or the general public. Examples include a barber shop or beauty salon, a small professional services office [under ten (10) employees] such as accountant, travel agent, real estate office, or law office, small appliance repair shop, tailor or other small-scale services for the general public.

RECREATION AND ENTERTAINMENT, INDOOR — A use offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, banquet or concert halls, theaters, bingo parlors, pool halls, billiard parlors and video game arcades.

RECREATION AND ENTERTAINMENT, OUTDOOR — A use offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, outdoor concerts, live performances or plays, festivals and miniature golf courses.

RECREATIONAL VEHICLE PARK — Land designed for occupancy by recreational vehicles for transient living purposes, including the use of camping spaces for tents.

RESTAURANT, FAST-FOOD — A use primarily engaged in the sale of food and nonalcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at the customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.

RESTAURANT, GENERAL — A use where the principal business is the sale of food and beverages in a ready-to-consume state.

SHOOTING RANGE, INDOOR — An indoor facility designed for the discharge of firearms at targets.

SHOOTING RANGE, OUTDOOR — An outdoor facility designed for the discharge of firearms at targets.

SHORT-TERM LOAN SERVICE — Any business which loans money on a short-term basis to members of the general public as an element of its operation, including businesses offering title loans, payday loans, signature loans and small loans under Chapter 367 or Section 408.500, RSMo., and other similar businesses, but not to include a bank, savings and loan association or credit union which is licensed by appropriate State and Federal agencies, or a retail credit financing institution which is licensed under Chapter364 or 365, RSMo., or pawnbrokers governed by Chapter 367, RSMo., or retail merchants covered by Chapter 400, Article 2, RSMo.

STUDIO, TELEVISION or FILM — A use primarily engaged in the provision of recording or broadcasting services accomplished through the use of electronic mechanisms.

VEHICLE REPAIR, GENERAL — A use primarily engaged in painting of or body work to motor vehicles or heavy equipment. Typical uses include paint and body shops.

VEHICLE REPAIR, LIMITED — A use providing automobile repair or maintenance services within completely enclosed buildings.

7. Light Industrial/Craft Manufacturing Use Group. This use group provides for production, processing and sale of consumer products, smaller-scale business products or related services that create employment opportunities and support for other service or commercial businesses. These uses have limited scale operations with little or no negative external impacts on adjacent areas, enabling them to be complimentary to mixed-use environments. A customer destination such as a gallery, front office or small retail outlet is often part of this use, adding to its commercial/retail or employment nature. All activities, production and storage occurs indoors, and there are limited frequency of delivery services, typically by small truck or van services available to the general public, with no large truck traffic.

ARTISAN/MICRO-MANUFACTURING — On-site production of goods by hand, using hand tools, or with small-scale or light mechanical equipment. Production activities typically occupy

less than five thousand (5,000) square feet. Typical uses include art studios, woodworking or metal shops, arts and craft manufacturing and other smaller-scale assembly.

~~BUILDING OR CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE) — Construction contractor shall mean a person engaged in the construction of buildings, engaged in heavy construction (such as streets, bridges, or utilities), or specialized in such construction trades such as plumbing, heating and air condition, electrical wiring, masonry, roofing or gutters, well drilling, or house painting. Construction equipment shall mean a selfpropelled or non-propelled equipment designed for off-road use in grading or construction, including trailers, attachments, and component parts for such equipment.~~**~~[Ord. No. 4625 § 11, 11-21-2016]~~**

BUILDING OR CONSTRUCTION CONTRACTOR WITHOUT OUTDOOR STORAGE: An establishment primarily engaged in the construction, alteration, maintenance, repair, or improvement of buildings, structures, infrastructure, or other improvements, including general contractors and specialized construction trades such as plumbing, mechanical, HVAC, electrical, masonry, roofing, painting, carpentry, excavation, grading, and similar construction activities. The use includes administrative offices, indoor work areas, and the indoor storage of tools, equipment, vehicles, materials, and supplies used in the conduct of the business.

BUILDING OR CONSTRUCTION CONTRACTOR WITH OUTDOOR STORAGE: An establishment primarily engaged in the construction, alteration, maintenance, repair, or improvement of buildings, structures, infrastructure, or other improvements. This includes general contractors and specialized construction trades, including plumbing, mechanical, HVAC, electrical, masonry, roofing, painting, carpentry, excavation, grading, and similar construction activities. The use includes administrative offices, indoor work areas, and indoor storage of tools, equipment, vehicles, materials, and supplies used in the conduct of the business, together with outdoor storage of materials, machinery, equipment, vehicles, trailers, contractor supplies, or similar items used in the conduct of the business.

FOOD PRODUCTION, LIMITED — A use engaged in the manufacture of food and food products primarily for delivery or commercial use off premises, with limited on-premises services. Production activities typically occupy less than ten thousand (10,000) square feet. Typical uses include a bakery, caterer, winery or other specialty food production service.

INDUSTRY, LIGHT — A use engaged in the basic processing and manufacturing of materials and products to support other businesses and industries, from small or moderate amounts of raw materials. Production areas typically occupy less than one hundred thousand (100,000) square feet, and more frequent truck traffic is associated with operations.

MANUFACTURING, LIMITED — On-site production of goods or services using light mechanical equipment or other processes where some larger storage or warehousing capacity may be needed. Production activities typically occupy less than twenty thousand (20,000) square feet. Typical uses include computer and electronic product assembly, printing and publishing shops, small equipment repair or services, furniture assembly, clothing or dry goods production and other small- or moderate-scale assembly or production services.

RESEARCH AND DEVELOPMENT — A use that may combine combinations of office, warehousing, manufacturing, and light processing of materials, including for research, testing, or production of prototype products. Production areas typically occupy less than forty thousand (40,000) square feet, and operations involve no need for outdoor storage of supplies or equipment, with limited frequency delivery services, with only occasional need for large truck

traffic for shipping or deliveries. Examples include laboratories, processing centers or other applied research for business purposes.

8. Industrial Use Group. This use group provides the handling or production of noxious, offensive or dangerous materials, where things are done at a large scale or which have potential negative impacts on adjacent property through noise, vibration, smoke or fumes, outdoor operation or storage of materials and equipment, and frequent or commercial and larger truck access.

ABOVEGROUND TANKS FOR THE STORAGE OF FLAMMABLE LIQUIDS — A self-contained, aboveground facility or tank structure for the storage of Class 1, Class 2, and Class 3A flammable liquids as defined by the International Fire Code adopted by the City.[1] **[Ord. No. 4739, 5-7-2018]**

AIRPORT/AIRSTRIP — Any public or privately owned or operated ground facility designed to accommodate landing and take-off operations of aircraft, including all taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

CORRECTION FACILITY — A facility providing housing and care for individuals confined for violations of law.

FOOD PRODUCTION, GENERAL — A use engaged in the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.

INDUSTRY, EXTRACTIVE — A use engaged in the extraction or processing of minerals, natural gas or other similar raw materials. Typical uses include quarries, mine, and oil or gas refineries.

INDUSTRY, GENERAL — A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials. Typical uses include asphalt or concrete plant, construction landfill or recycling, distilleries, pulp processing and paper products manufacturing, glass, brick or steel manufacturing, steel works, tanneries, and fertilizer or chemical manufacturing.

LAUNDRY SERVICE — A use that is primarily engaged in the large-scale washing or cleaning of laundry, rugs and similar materials. This definition does not include laundromat or dry cleaning pick-up stations.

MANUFACTURING, GENERAL — Establishment engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products.

MARIJUANA CULTIVATION FACILITY — A facility licensed by the Missouri Department of Health and Senior Services to acquire, cultivate, process, store, transport, and sell marijuana.**[Ord. No. 4826, 5-20-2019; Ord. No. 5192, 3-6-2023]**

MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY — A facility licensed by the Missouri Department of Health and Senior Services to acquire, store, manufacture, transport, and sell marijuana-infused products.**[Ord. No. 4826, 5-20-2019; Ord. No. 5192, 3-6-2023]**

[1]. **Editor's Note: See Ch. 500, Building Code.**

MARIJUANA TESTING FACILITY — A facility certified by the Missouri Department of Health and Senior Services to acquire, test, certify, and transport marijuana.**[Ord. No. 4826, 5-20-2019; Ord. No. 5192, 3-6-2023]**

MARIJUANA TRANSPORTATION FACILITY — A facility certified by the Missouri Department of Health and Senior Services to transport marijuana.**[Ord. No. 4839, 7-15-2019; Ord. No. 5192, 3-6-2023]**

STOCKYARD — A non-farm-based facility used or intended to be used for selling or holding livestock.

STORAGE, HAZARDOUS MATERIALS — The storage, processing or distribution of large quantities of materials that may present the potential for serious hazards to human life and health. Typical uses include arsenals, atomic reactors, fuel and gas storage, explosives and fireworks manufacture, hazardous waste disposal, medical waste disposal and radioactive waste handling.

STORAGE, RESIDENTIAL WAREHOUSE — An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for long-term storage of their household goods or personal property.

STORAGE, WAREHOUSE/WHOLESALE — A use primarily engaged in the storage or sales of materials, equipment, or products or sales to wholesalers or retailers. Typical uses include cold storage, warehousing and long-term storage facilities.

~~STORAGE, YARD — Land or building used primarily for the collecting, storage, or salvaging of machinery or vehicles, which may include the sale or disposition of parts. Typical uses include equipment or vehicle storage, automobile salvage yards and junk yards.~~

SALVAGE YARD — A principal use of land or buildings involving the collection, storage, dismantling, salvaging, recycling, crushing, processing, buying or selling of scrap, junk, discarded materials, inoperable vehicles, vehicle parts, machinery or equipment. Salvage yard includes automobile salvage yards, wrecking yards, junkyards and scrap-material yards but does not include ordinary accessory or principal outdoor storage where all stored items remain intact, operable and usable for their intended purpose.

WAREHOUSE/DISTRIBUTION CENTER — A use primarily engaged in the receiving, storage, and distribution of goods. Typical uses include distribution centers in which goods are received by truck, stored, and delivered to residential or commercial customers off-premises by truck or other delivery vehicle.**[Ord. No. 4971, 12-21-2020[2]]**

WASTE PROCESSING, LANDFILL — A disposal facility employing an engineered method of disposing of solid waste, including demolition and construction debris, processing facilities, materials recovery facilities, solid waste transfer stations or any facility where municipal solid wastes are salvaged, sorted, processed or treated.

WASTE PROCESSING, RECYCLING COLLECTION CENTER (MAJOR) — A building or site designed for source separated collection, storage and preparation for distribution of recoverable materials such as newspapers, glass, aluminum and other metals, household waste, yard waste and other products which can be processed and converted to usable products or raw materials.

WASTE PROCESSING, RECYCLING COLLECTION STATION — An accessory use or structure that serves as a drop-off station or buy-back station, occupying no more than five

[2]. **Editor's Note: Ord. No. 4971 also repealed the definition of "freight terminal," formerly above, in lieu of this definition.**

hundred (500) square feet for the collection of recyclable materials. Includes reverse vending machines. The temporary storage of such items would be permitted, but no processing would be allowed. The facility would generally be located in a shopping center parking lot or in other public/quasi-public areas, such as in churches and schools.

WASTE PROCESSING, RECYCLING COLLECTION STATION (MINOR) — A building designed to fully enclose the source separated collection, storage and preparation for distribution of recoverable materials such as newspapers, glass, aluminum and other metals, household waste, yard waste and other products which can be processed and converted to usable or raw materials.

9. Agriculture Use Group. This use group provides for farming and food production uses on open, rural and undeveloped lands at a scale that requires large land parcels.

   AGRICULTURAL PROCESSING — The initial processing of crop-based agricultural products that is reasonably required to take place in close proximity to the site where such products are produced. Typical uses include grain mills.

   AGRICULTURAL SALES AND SERVICES — A use primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use.

   AGRICULTURE, GENERAL — The use of land for the production of livestock, dairy products, poultry or poultry products.

   AGRICULTURE, LIMITED — The use of land for the production of row crops, field crops, tree crops or timber.

10. Supplemental Use Group. This use group is for uses that are typically supplemental to other primary uses of land or buildings, or which are of a nature that require City-wide application of the use in a variety of settings that require special planning, design and siting considerations to be compatible with general development patterns.

    COMMUNICATION TOWERS — AM/FM radio, television and microwave transmission towers and accessory equipment and buildings. This type of tower is not a telecommunications tower as defined in Section 408.030 and is not subject to Section 408.030.

    HELIPORT or HELIPAD — An area, either on the ground or on a building, used as a landing pad for helicopters to pick up or discharge passengers or cargo.

    MICRO-WIND TURBINE (MWT) — A wind energy conversion system (WECS), consisting of a wind turbine, tower (unless roof mounted) and associated control or conversion electronics, which has a rated capacity of ten (10) kilowatts or less.

    MILITARY SERVICE — A facility used or intended to be used by a branch of the United States Armed Forces, including military reserves.

    OUTDOOR ADVERTISING — A use that displays off-premise messages on a permanent sign visible to the public, such as a billboard. An off-premise message is any message not pertinent to the premise on which the message is displayed. This shall not be construed to infringe on any speech protected by the First Amendment.**[Ord. No. 4885, 2-3-2020]**

    TRANSIT FACILITY — A facility used or intended to be used as an area for loading,

unloading and interchange of transit passengers. Typical uses include bus terminals, rail stations and passenger related mass transit facilities.

UTILITY, MAJOR — Generating plants; electrical switching facilities and primary substations; solar farm; water and waste water treatment plants; water tanks; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; postal facilities or other uses defined in this Section.**[Ord. No. 4837, 7-1-2019]**

UTILITY, MINOR — Services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as poles and lines.

WIND ENERGY CONVERSION SYSTEM (WECS) — Any machine designed for the purpose of converting wind energy into electrical energy.

11. Historic Overlay District Use Group. This use group provides uses that may be permitted through the conditional use permit process in a designated Historic Overlay District. This use group provides low intensity, small-scale community and commercial uses that are compatible in predominately residential and mixed-use neighborhoods. **[Ord. No. 4795, 2-19-2019]**

    ANTIQUE SHOPS — A place offering antiques for sale. "Antiques" shall include works of art, pieces of furniture, decorative objects, or the like, belonging to the past, at least eighty percent (80%) of which are over fifty (50) years old or have collectible value.

    ART GALLERIES — An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

    ARTS AND CRAFTS STUDIOS — A use involving the production of works of art by individuals and assistants and the incidental sale to consumers of those works produced, limited to the use of hand tools or domestic mechanical equipment.

    BED-AND-BREAKFAST — An establishment or place or business that is in a private residence with one (1) to four (4) guest rooms, occupied or used as a transient abiding place of individuals or groups of individuals who are lodged for compensation and making available services normally provided by hotels.

    COFFEE HOUSE — An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.

    MUSEUM — An establishment utilized for the display of exhibits of historic, educational, or cultural nature which are not operated commercially on a for-profit basis.

    RESTAURANT, SPECIALITY — An establishment whose primary business is the sale of a single specialty type of food or beverage that is not considered a complete meal (e.g., candy, coffee, or ice cream). The sale of other food, beverages, or merchandise is incidental to the sale of the specialty food or beverage.

    TEA ROOM/SHOP — A public house or restaurant where tea and light refreshments are served.

Section 405.050. Special Use Standards. [R.O. 1996 § 405.050; Ord. No. 4558 § 1, 8-3-2015; Ord. No. 4585 § 5, 2-16-2016; Ord. No. 4625 § 7, 11-21-2016; Ord. No. 4723, 3-19-2018; Ord. No. 4826, 5-20-2019; Ord. No. 4839, 7-15-2019; Ord. No. 4848, 9-4-2019; Ord. No. 4863, 10-21-2019; Ord. No. 4864, 10-21-2019; Ord. No. 4885, 2-3-2020; Ord. No. 5163, 11-7-2022; Ord. No. 5192, 3-6-2023; Ord. No. 5331, 6-3-2024; Ord. No. 5418, 5-19-2025; Ord. No. 5485, 3-16-2026]

A. The special use standards of this Section shall apply to permitted, conditional and accessory uses, as noted. Exceptions to these standards may only be considered for approval through the conditional use permit process under Section 403.060, if the City, at its' sole discretion, determines that sufficient evidence exists demonstrating that the exceptions to the standards are warranted due to unique physical or operational aspects of the use, and that strict application of these special use standards is inappropriate or impractical for a certain use in a specific situation and would create unforeseen practical difficulties for the property owner, and there will be no ill effects detrimental to the public health, safety, welfare, or public interest.

1. Agriculture, General. General agriculture uses shall require a minimum site area of three (3) acres.

2. Adult Entertainment Establishment.

    a. Separation From Other Uses. No adult entertainment establishment shall be permitted within one thousand two hundred (1,200) feet of any RE, SF, TF or MF zoned lot or within one thousand two hundred (1,200) feet of any religious assembly, school or park and recreation use. This separation distance shall be measured as a straight line, without regard to intervening properties, from the nearest exterior wall of the adult entertainment establishment to the nearest lot line of the lot that is zoned RE, SF, TF or MF or that contains the religious assembly, school or park and recreation use.

    b. Separation From Other Adult Entertainment Establishments. No adult entertainment establishment shall be allowed to locate or expand within one thousand (1,000) feet of any other adult entertainment use or within one thousand (1,000) feet of any bar or tavern.

    c. Frontage And Access. Adult entertainment establishments shall have at least one hundred (100) feet of street frontage on an arterial street. All vehicle access shall be taken from an arterial street.

    d. Screening. The lot on which the use is located shall be screened by solid masonry wall, at least six (6) feet in height along all interior lot lines. A wall shall not be required in those areas where complete visual screening already exists.

    e. Building And Parking Area Setbacks. The minimum exterior setback for the building in which the establishment is located and the off-street parking serving the establishment shall be twenty (20) feet. The minimum interior setback for the

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building in which the establishment is located and the off-street parking serving the establishment shall be ten (10) feet.

f. Windows And Doors. The building in which the adult entertainment establishment is located shall be designed in such a fashion that all openings, entries and windows prevent views into such establishments from any sidewalk, walkway, street or other public area. Further, no merchandise or pictures of products or entertainment on the premises shall be displayed in window areas or any area where such merchandise or pictures can be viewed from the sidewalk in front of the building. No adult entertainment activity shall take place outside the building containing the adult entertainment establishment.

g. Signs. Adult entertainment establishments shall be limited to one (1) wall-mounted sign no greater than one (1) square foot of sign per linear foot of wall length, not to exceed a total of fifty (50) square feet. The sign shall not flash, blink or move by mechanical means and shall not extend above the roof line of the building. No flashing lights or lighting that gives the impression of motion or movement shall be permitted.

h. Site Plans. Adult entertainment establishments shall be subject to site plan and design review, pursuant to Section 403.070.

3. Animal Care, General And Kennels. All outdoor animal runs shall be located at least seventy-five (75) feet from lot lines abutting SF-7 or less intensive zoning districts. Kennels shall require a minimum lot size of three (3) acres.

4. Cemeteries. The following standards shall apply to cemeteries, crematories and mausoleums.

a. Entrances. All cemeteries, crematories and mausoleums shall provide entrances on an arterial or collector street with ingress and egress so designed as to minimize traffic congestion.

b. Landscape Buffer. A landscape buffer shall be provided along all property lines abutting any SF-7 or less intensive district. Such buffers shall meet the standards of Section 407.040.

5. Communication Towers. Communication towers shall be subject to the following standards.

a. Principal Use. Communication towers shall always be considered a principal use. They may be located on lots occupied by another principal use.

b. Setbacks.

(1) The minimum setback between communication towers and all property lines shall be equal to twenty percent (20%) of the height of the tower.

(2) Communication towers shall be set back a minimum of fifty (50) feet from any existing or planned right-of-way.

(3) Communication towers shall be set back a minimum of one hundred (100) feet from the lot line of any MF-18 or less intensive zoning district.

(4) Peripheral supports and guy anchors for communication towers may be located within required setbacks, provided that they shall be located entirely within the boundaries of the property on which the tower is located and shall be located no closer than five (5) feet from any lot line and no closer than ten (10) feet from the lot line of an MF-18 or less intensive zoning district.

c. Height. The principal support structure for communication towers shall be permitted to exceed the height limit of the zoning district in which it is located, provided that the setback standards of this Section shall apply.

d. Security Fences And Walls. A fence or wall not less than seven (7) feet in height from finished grade shall be constructed around each communication tower and around each guy anchor and peripheral support. The fence or wall shall comply with the following standards.

(1) Access to the tower shall be through a locked gate in the required fence or wall.

(2) If the communication tower is adjacent to a residential zoning district or a lot occupied by a residential dwelling unit, the required fencing shall consist of a masonry wall or solid fence with trees and shrubs planted along the exterior of the fence or wall. At least one (1) tree and one (1) shrub shall be required for each thirty (30) linear feet of fence line.

(3) If high voltage is necessary for the operation of the communication tower and it is present in a ground grid or in the tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE — DANGER."

e. Airport Approach Paths. Communication towers shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration (FAA).

f. Removal Of Obsolete Towers. All obsolete or unused communication towers shall be removed within twelve (12) months of cessation of use.

g. Electromagnetic Radiation. Communication towers shall comply with all applicable Federal Communications Commission (FCC) standards for nonionizing electromagnetic radiation (NIER).

6. Compost Facility. The following standards shall apply to all compost facilities.

a. Landscape Buffer. Compost facilities shall be subject to the landscape buffer standards of Section 407.040, provided that the decision-making body may require a greater buffer to protect adjacent property from adverse visual and other impacts associated with a specific compost facility.

b. Traffic Circulation. The operation shall provide entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion. No more than one (1) vehicle entrance shall be allowed for each six hundred sixty (660) feet of lot frontage on a public street. There shall be enough room onsite to accommodate peak traffic volume and company vehicles. The Director of Public Works, Director of Community Development, Planning Commission, or City Council may require a traffic report to be submitted with the conditional use permit application.

c. Storage Bins. Storage bins or trailers will be allowed to be stored on-site as an ancillary use, providing they are durable, covered and meet the same setbacks required for the structure on the site. The bins shall be completely screened from view from off-site.

d. Setbacks. Structures shall be set back at least one hundred (100) feet from all lot lines and at least three hundred (300) feet from the lot line of SF-7 or less intensive property.

e. Hours Of Operation. Uses shall not operate before sunrise or after sunset. When located within one thousand (1,000) feet of SF-7 or less intensive zoning the use shall not operate after 7:00 p.m. or before 8:00 a.m.

f. Paving. All roads, driveways, parking lots and loading/unloading areas within five hundred (500) feet of any lot line shall be graded and paved with an approved concrete or asphalt/concrete surface. A dust suppression plan shall be submitted to minimize neighboring impacts during construction operations.

g. Stormwater Management. A stormwater management plan meeting the requirements of Section 5600 of the City of Blue Springs Design and Construction Manual[1] may be required at the discretion of the Director of Public Works.

h. Litter Control. The operation shall be attended on days of operation to maintain the property in a clean, litter-free condition, in accordance with Article II of Chapter 245 of the City Code.

i. Hazardous Material. Operations shall not involve the on-site holding, storage or disposal of hazardous substances, except for such substances used for the operation of the facility such as fuel and pesticides.

j. Material. No food scraps (except for vegetable scraps) or other vermin-attracting materials shall be processed, stored or disposed of on the site of a compost facility. Only yard/garden wastes are allowed as compost material.

k. Other Regulations. All operations shall be licensed if required, have proper permits from the Missouri Department of Natural Resources or other agencies with applicable rules or regulations and shall meet all City, County, State and Federal

[1] . **Editor's Note: The City of Blue Springs Design and Construction Manual is on file in the City offices.**

Health Department requirements pertaining to facilities, equipment and other features.

7. Convalescent Care. At least seventy (70) square feet of usable open space shall be provided for each patient bed. This required open space may be designed to provide outdoor space for recreational activities or landscaped outdoor sitting areas.

8. Day Care (Limited, General And Commercial).

   a. Day Care, Limited (1-4). Limited day care uses shall be conducted in a dwelling unit that is occupied as a permanent residence by the day care provider. The use will be considered a home occupation and be subject to the home occupation provisions of Section 405.060(A)(4). An Occupational License shall be required prior to the establishment of a limited day care.

   b. Day Care, General (5-10). General day care uses shall be conducted in a dwelling unit that is occupied as a permanent residence by the day care provider.

      (1) State Licensing. General day care uses shall be licensed by the State of Missouri and shall meet all City, County and State Health Department requirements pertaining to facilities, equipment and other features. Overlap care for up to three (3) persons shall be allowed if approved as a part of the license issued by the State.

      (2) Residential Districts. In the MF-18 and more restrictive districts, general day care uses shall be conducted in a dwelling unit that is occupied as a permanent residence by the licensed day care provider, except that an assistant may provide care during necessary absences of the regular day care provider.

      (3) Occupational License. An occupational license shall be required prior to the establishment of a general day care.

      (4) Conditional Use Permit. A conditional use permit shall be required prior to the use being implemented in any residential zoning district.

   c. Day Care, Commercial.

      (1) State Licensing. Commercial day care uses shall be licensed by the State of Missouri and shall meet all City, County and State Health Department requirements pertaining to facilities, equipment and other features.

      (2) Occupational License. An occupational license shall be required prior to the establishment of a commercial day care.

      (3) Vehicle Drop-Off Area. A loading zone capable of holding one (1) car per ten (10) licensed occupants shall be provided in addition to the required parking area, in order to provide for easy pickup and discharge of passengers.

9. Golf Courses And Recreational Facilities.

a. Location Of Restaurants. Facilities such as restaurants and bars shall be allowed when an integral part of a principal clubhouse building, provided there is no exterior display or advertising for the restaurant or bar.

b. Location Of Recreation Facilities. Buildings, swimming pools, tennis courts, and similar recreational facilities shall be set back at least twenty-five (25) feet from

the property line of any SF-7 or less intensive district.

10. Group Home (limited Or General). Group homes shall be subject to the following standards only when located in an MF-18 or more restrictive district.

a. Spacing. A group home to be located within a residential zoning district shall not be located within one thousand three hundred twenty (1,320) feet of another group home, measured as the shortest distance between any portion of the structure in which persons reside.

b. Exterior Appearance. There shall be no alteration of the exterior of the group home that shall change the character thereof as a single-family residence if it is in an SF-7 or more restrictive district. There shall be no alteration of the property on which the group home is located that will change the character thereof as property within a single-family dwelling district if it is in an SF-7 or more restrictive district.

c. Neighborhood Character. A group home constructed in an RE, SF or TF District shall be constructed to be compatible with the architectural character of the neighborhood in which it is located.

11. Hospitals. Hospitals and charitable institutions shall provide entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion as determined by a traffic study.

12. Landfills And Mining And Quarrying. Landfills and mining and quarrying uses shall be subject to the following standards:

a. Minimum Site Area. In the RE District, the uses shall require a minimum site area of thirty-five (35) acres.

b. Entrances. There shall be no more than one (1) entranceway from a public street for each six hundred sixty (660) feet of street frontage. A traffic report shall be required.

c. Hours Of Operation. Uses shall not operate before sunrise or after sunset if located within one thousand (1,000) feet of SF-7 or less intensive property.

d. Separation From Residential. No digging or excavating shall occur within one hundred (100) feet of any lot line or within three hundred (300) feet of the lot line of SF-7 or less intensive property.

e. Paving. All roads, driveways, parking lots and loading and unloading areas within five hundred (500) feet of any lot line shall be graded and paved with an approved

concrete or asphalt/concrete surface as to limit for adjoining lots and public roads the nuisance caused by wind-borne dust.

f. Slopes. The slope of material in any excavation shall not exceed the normal angle of repose or fifty-five degrees (55°), whichever is less.

g. Buffers And Fences.

(1) When any open excavation will have a depth of ten (10) feet or more and create a slope of more than thirty degrees (30°), there shall be erected a fence of not less than six (6) feet in height with suitable gates where necessary, effectively blocking access to the area in which such excavation is located. Such fences shall be located fifty (50) feet or more from the edge of the excavation. Fences shall be adequate to prevent trespass and shall contain warning signs spaced no more than one hundred (100) feet apart to be visible along the entire length of said fences.

(2) A buffer shall be provided around the site in accordance with the standards of Section 407.040.

h. Stormwater Management. A stormwater management plan shall be required.

i. Site Restoration. The following restoration requirements shall apply to all excavation uses, provided that landfills shall, instead, be subject to State and Federal requirements.

(1) Restoration Plan.

(a) Before approval of a conditional use permit for an excavation use, the operator shall submit to the Director of Community Development a detailed plan for restoration of the site, including information on the anticipated future use of the restored land, existing and proposed final contours with an interval of no more than five (5) feet. The plan shall include type and number per acre of trees or shrubs to be planted, and the location of future roads, drives, drainage courses, or other improvements contemplated.

(b) The restoration plans shall be filed with and approved by the Planning Commission before quarrying or removal operations begin. The plans shall be prepared by a soil or geological engineer.

(2) Bonds. Before the issuance of any conditional use permit, the owner shall execute a bond sufficient to ensure restoration of the site in accordance with the approved restoration plan. Such bonds shall also be approved by the Planning Commission as to form, sufficiency and manner of execution, and shall run for the same term as the term of the conditional use permit and any renewals.

(3) Water Quality. In restoration, no filling operations shall be permitted which will likely result in contamination of ground or surface water, or soils, through seepage of liquid or solid waste or which will likely result in the seepage of gases into surface or sub-surface water or into the atmosphere.

(4) Appearance. The restoration plan shall provide that all areas within any single development be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear reasonably natural or they shall be restored pursuant to an approved restoration plan.

(5) Top Soil And Fills. Where topsoil is removed, sufficient arable soil shall be set aside for reclamation of the premises and shall be re-spread over the premises after the operation. The area shall be brought to final grade by a layer of earth of two (2) feet or original thickness, whichever is less, capable of supporting vegetation. The area shall be seeded or sodded in a manner approved by the Planning Commission. Fill shall be of a suitable material approved by the Planning Commission.

(6) City, County, State And Federal Standards. All operations shall be licensed if required, have proper permits from the Missouri Department of Natural Resources and shall meet all City, County, Environmental Protection Agency, and Federal Health Department requirements pertaining to facilities, equipment and other features.

13. Mobile Homes, Manufactured Housing Units And Mobile Home Parks. Mobile homes and manufactured housing units shall be located only in mobile home parks that comply with the following standards.

a. Property Development Standards.

(1) Minimum park area: five (5) acres.

(2) Maximum density: seven (7) dwelling units per acre.

(3) Minimum perimeter setbacks: twenty (20) feet; thirty (30) feet when adjacent to rights-of-way and SF-7 or less intensive districts.

b. Streets. Private streets shall be permitted within mobile home parks, provided that they comply with the design standards of Section 406.010 and the City of Blue Springs Design and Construction Manual.[2] Street signs that comply with all applicable City standards shall be provided.

c. Parking. A minimum of two (2) parking spaces shall be provided for each dwelling unit within the mobile home park. At least one (1) of the two (2) required spaces

[2]. **Editor's Note: The City of Blue Springs Design and Construction Manual is on file in the City offices.**

shall be located on or adjacent to each mobile home/manufactured housing unit space. Head-in parking bays may be permitted on private streets but shall be limited to cul-de-sac bays or other local street where fast moving traffic will not be a hazard. All common parking areas shall be paved in accordance with City standards, including parking spaces on individual mobile home spaces.

d. Recreation And Open Space. At least three hundred (300) square feet of common recreation and open space shall be provided per mobile home/manufactured housing site in the mobile home park. Such recreation and open space area shall be located no further than five hundred (500) feet from any mobile home site served. Streets, sidewalks, parking areas and accessory buildings are not to be included as recreation space in computing the necessary area.

e. Walkways. Walkways shall be required on one (1) side of all interior streets and accessways and shall provide connections between mobile home units and common areas such as recreational areas and laundry facilities. Walkways shall not be less than four (4) feet in width and shall meet the design and construction requirements of Section 406.020.

f. Water Supply. All mobile home parks shall be connected to a public water supply. The individual water service connections shall be provided at each mobile home space and the size, location and installation of water lines shall be in accordance with the requirements of the City Plumbing Code.

g. Sewage Disposal. Individual sewer connections shall be provided for each mobile home space and shall be installed in accordance with the City Plumbing Code. All mobile home parks shall be connected to a public sewer system.

h. Storm Drainage Facilities. Drainage facilities shall be so constructed as to protect those that will reside in the mobile home park, as well as the property owners adjacent to and downstream of the mobile home park. Such facilities shall be of such capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the park and shall comply with all applicable City Codes and the City of Blue Springs Design and Construction Manual.

i. Underground Utilities. All electric, telephone, and other lines from supply poles outside the park or other sources to each mobile home site shall be underground.

j. Fire Protection. Mobile home parks shall be equipped at all times with fire extinguishing equipment in good working order of such type, size, and number and so located within the park to satisfy regulations of the State Fire Marshall and the District Fire Chief.

k. Flammable Liquid Storage. The use of individual fuel oil or propane gas storage tanks to supply each mobile home separately shall be prohibited. Any fuel oil or gas storage shall be centrally located in underground tanks, at a safe distance from any mobile home site. All fuel lines leading to park and to mobile home sites shall be underground and so designed as to conform to the City Building Code and any State

codes that are applicable. When separate meters are installed, each shall be located in a uniform manner.

l. Solid Waste. All garbage and trash containers shall be placed in a conveniently located, similarly designed, enclosed structure. The removal of trash shall take place not less than once a week. Individual incinerators shall be prohibited.

m. Landscaping. A landscape buffer that complies with the standards of Section 407.040 shall be provided and maintained along all boundaries of a mobile home park except at established entrances and exits.

n. Mobile Home Spaces Within Mobile Home Parks. Individual mobile homes within mobile home parks and mobile home spaces within mobile home parks shall comply with the standards of this Section.

(1) Minimum Size Of Mobile Home Space. Each mobile home space within a mobile home park shall contain at least three thousand (3,000) square feet of site area and be at least forty (40) feet in width.

(2) Access. Each space shall have access to a paved interior roadway. In no case shall access to mobile home spaces be provided from abutting property.

(3) Clearance. Each space shall be located so that at least ten (10) feet of clearance will be maintained between mobile home units and other structures in the park.

(4) Setbacks. Mobile home units shall be located at least fifty (50) feet from the centerline of interior streets and accessways. Mobile home units shall also comply with the perimeter setbacks of Section 405.050(A)(13)(a).

(5) Skirting. Uniform skirting of each mobile home base shall be required within thirty (30) days of placement of the mobile home. Such skirting shall be of twenty-six (26) gauge solid sheet metal, aluminum or other non-corrosive metal or material of equal strength and so constructed and attached to this mobile home so as to deter and prevent entry of rodents, reptiles and insects.

(6) Stands. Each mobile home site shall be provided with a stand consisting of a solid concrete pad not less than four (4) inches thick, and not more or less than the length and width of the mobile home to be placed upon it. This pad shall be so constructed, graded, and placed to be durable and adequate for the support of the maximum anticipated load during all seasons.

(7) Tie-Downs. Each mobile home shall be supported on uniform jacks or locks and tied down as required by the City Code and State law.

(8) Outdoor Patio. An all-weather hard surfaced outdoor patio area of not less than one hundred eighty (180) square feet shall be provided at each mobile home site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities to provide suitable outdoor living space to supplement the limited interior spaces of a mobile home.

(9) Canopies And Awnings. Canopies and awnings may be attached to any mobile home and may be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be considered as part of the mobile home and a permit required, issued by the Codes Administrator, before such enclosure can be used for living purposes.

(10) Utility Hookup. Each space shall have hook-up facilities for water, sewer, electricity, telephone and cable TV service. All occupied mobile homes shall have and use sanitary facilities contained wholly within the mobile home.

14. Recreation And Entertainment, Outdoor. Outdoor recreation and entertainment uses shall be located on arterials or collectors. Public activity areas shall be located at least two hundred (200) feet from any adjacent SF-7 or less intensive district.

15. Neighborhood And Community Assembly.

a. Entrances. Any lot containing an assembly use shall have direct access to a collector or arterial street.

b. Assembly uses in any residential district or less intensive district shall place all utilities underground.

c. Building Types. Assembly uses in any residential district shall be limited to the small civic building type, including the location criteria, standards and limits of that building type.

d. Bus Parking. Any parking area used for the overnight parking of buses and vehicles shall be located at least one hundred (100) feet from the lot line of a lot zoned SF-7 or less intensive. Any such parking area shall be screened from view of adjacent SF-7 and less intensive districts by a landscape buffer that complies with the standards of Section 407.040.

16. Salvage Yards. The following standards shall apply to salvage yards, scrap and waste material storage yards, auto wrecking and junk yards.

a. Separation From Residential. No salvage yard shall be located within three hundred (300) feet of an SF-7 or less intensive district.

b. Screening. The operation shall be conducted wholly within a non-combustible building or within an area surrounded on all sides by a fence or wall at least eight (8) feet in height. The fence or wall shall be of uniform height, uniform texture and color, and shall be so maintained by the proprietor as to insure maximum safety to the public, obscure the junk from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in a way that retains all scrap, junk, or other materials within the yard. No scrap, junk or other salvaged materials may exceed the height of this enclosing fence or wall. Fences or walls shall not be required in those instances where complete visual screening of the operation is already in place by way of natural or human-made features.

c. Loading/Unloading. No junk shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the enclosed building, fence, or wall, or within the public right-of-way.

17. Solid Waste Collection/Processing Facilities. The following standards shall apply to solid waste collection/processing facilities.

a. Screening. The operation shall be conducted wholly within a non-combustible building or within an area surrounded on all sides by a fence or wall at least eight (8) feet in height. The fence or wall shall be of uniform height, uniform texture and color, and shall be so maintained by the proprietor as to insure maximum safety to the public, obscure the junk from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in a way that retains all scrap, junk, or other materials within the yard. No scrap, junk or other salvaged materials may exceed the height of this enclosing fence or wall. Fences or walls shall not be required in those instances where complete visual screening of the operation is already in place by way of natural or human-made features.

b. Traffic Circulation. The operation shall provide entrances on arterial or collector streets only with ingress and egress so designed as to minimize traffic congestion. There shall be enough room on-site to accommodate peak traffic volume and company vehicles. A traffic analysis shall be required.

c. Storage Bins. Storage bins or trailers will be allowed to be stored on-site as an ancillary use, providing they are durable, covered and meet the same setbacks required for the structure on the site. The bins shall be screened from view off-site as part of the operation.

d. Loading/Unloading. No solid waste or junk shall be loaded, unloaded or otherwise placed either temporarily or permanently outside an enclosed building, fence or visually screened area or within the public right-of-way, except the use of storage bins placed on the outside an enclosed building for recycling. The operation shall be attended on days of operation to maintain the property in a clean, litter free condition, in accordance with Chapter 245 of the City Code.

e. Separation From Residential. No structures shall be located within three hundred (300) feet of SF-7 or less intensive property.

f. Hours Of Operation. Uses shall not operate before sunrise or after sunset if located within one thousand (1,000) feet of SF-7 or less intensive zoning.

g. Paving. All roads, driveways, parking lots and loading/unloading areas within five hundred (500) feet of any lot line shall be graded and paved with an approved concrete or asphalt/concrete surface.

h. Stormwater Management. A stormwater management plan may be required at the discretion of the Director of Public Works.

i. Other Regulations. All operations shall be licensed if required, have proper permits from the Missouri Department of Natural Resources and shall meet all City, County, State and Federal Health Department requirements pertaining to facilities, equipment and other features.

j. Time Limit And Renewal Of Conditional Use Permit. The conditional use permit shall be effective for one (1) year, at which time it may be renewed in accordance with procedures applicable to the original approval. If renewed, a new time limit on the conditional use permit shall be established at the public hearing. The conditional use permit shall be revoked by the Director of Community Development if it is determined by the Director of Community Development that the use is creating a nuisance for nearby residents or businesses or is failing to comply with the conditions imposed on the operation.

18. Transitional Living Centers. Transitional living centers shall be subject to the following standards.

a. Size. No more than ten (10) persons, including staff, shall reside in the center at one (1) time.

b. Separation. No transitional living center shall be located within one thousand five hundred (1,500) feet of any other transitional living center or substance abuse treatment facility, nor shall a transitional living center be located within three hundred (300) feet of any religious assembly, school or SF-7 or less intensive property.

19. Outdoor Storage, Principal and Accessory:

a. Approval Required

(1) Where designed "C" in Table 405.030-1, outdoor storage shall require approval of a conditional use permit pursuant to 403.060.

(2) Where designated "L" in Table 405.030-1, outdoor storage may be approved administratively upon determination by the Director of City Development that the use complies with all applicable standards.

(3) Outdoor storage shall be developed, maintained and operated only in accordance with the approved conditional use permit or administrative approval, site plan, landscape plan and applicable conditions of approval.

(4) The approved plan shall identify the storage boundary, types of stored items, maximum storage or stacking height, site circulation, gate locations, screening, landscaping, lighting, surface materials, drainage, fire access and required parking.

b. Relationship to Principal Use

(1) Accessory outdoor storage shall directly support and remain incidental and subordinate to the principal use operating on the same property.

(2) In the GB District, outdoor storage shall be permitted only as an accessory use. Principal outdoor storage and the leasing or provision of outdoor storage areas to unrelated persons or businesses are prohibited. Except as specifically authorized pursuant to subsection (c)(5).

(3) Principal outdoor storage shall be permitted only in zoning districts in which it is expressly authorized by Table 405.030-1.

(4) Accessory outdoor storage shall not continue after the ~~principal business~~ principal use it serves ceases operation.

c. Outdoor Storage on an Adjacent Parcel

(1) Accessory outdoor storage may be located on a parcel directly adjacent to the parcel containing the principal ~~business~~use, provided the parcels share a common property line and are under the same ownership.

(2) Parcels separated by a public or private street, alley, railroad right-of-way or intervening parcel shall not qualify as adjacent parcels.

(3) The parcel containing the ~~principal business~~ principal use and the adjacent outdoor-storage parcel shall be reviewed and approved as a unified site and shall be included in the same conditional use permit or administrative approval.

(4) A unified site plan shall show both parcels and shall identify all property lines, buildings, outdoor-storage areas, access points, internal circulation, parking, loading, gates, screening, landscaping, drainage facilities, utilities, easements, fire access and sight-distance areas.

(5) The adjacent storage parcel shall be used exclusively to support the identified principal ~~business~~use. No portion of the parcel may be leased, licensed, assigned or otherwise provided for storage by an unrelated person or business.

a Exception. Notwithstanding the foregoing, the outdoor storage of operable motor vehicles, recreational vehicles, boats, or trailers owned by unrelated persons may be authorized by Conditional Use Permit when conducted in conjunction with a principal use located on the adjoining parcel, provided that:

i The storage area remains under the ownership or control of the property owner or operator of the principal use and individual storage spaces are not separately subdivided or independently operated;

ii Storage is limited to operable motor vehicles, recreational vehicles, boats, and trailers and shall not include

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construction materials, shipping containers, inoperable vehicles, salvage, or general merchandise.

iii The storage use shall remain subordinate to the principal use and shall not constitute the principal use of the overall site;

iv The storage area shall comply with all applicable screening, landscaping, paving, access, lighting, fire access, and other development standards.

v No vehicle repair, maintenance, sales, display, dismantling, habitation, or other commercial activity shall occur within the storage area, and

~~(5)~~vi The Conditional Use Permit may establish a maximum storage area, number of spaces, hours of access, screening requirements, and other conditions necessary to ensure compatibility with surrounding properties.

(6) Before commencement of outdoor storage on an adjacent parcel, the owner shall execute and record an agreement, covenant or other instrument in a form approved by the City Attorney establishing that:

a The outdoor storage is accessory to the identified principal ~~business~~use or is limited third-party vehicle storage specifically authorized pursuant to this section;

b The parcels shall remain under the same ownership while the accessory outdoor-storage use continues;

c The outdoor storage shall cease if the parcels are no longer under the same ownership, unless a new approval is obtained;

d The agreement is binding upon subsequent owners; and

e The agreement may be enforced by the City.

(7) A sale, conveyance or other transfer that results in the parcels no longer being under the same ownership shall terminate authorization for the accessory outdoor storage. All stored items shall be removed within thirty days unless a new approval is obtained or the Director approves a reasonable extension based on circumstances beyond the owner's control.

(8) The adjacent storage parcel shall not establish eligibility for an unrelated principal use or any other accessory use not included in the approval.

(9) Both parcels shall be located in a zoning district that authorizes accessory outdoor storage. Property under the same ownership but located in a zoning district where outdoor storage is prohibited shall not qualify.

d. Maximum Accessory Storage Area

(1) In the GB District, accessory outdoor storage shall not exceed fifty percent of the combined developed area of the principal-use and the approved adjacent storage parcel or fifty percent of the gross floor area of the principal building, whichever is greater.

(2) In no event shall accessory storage occupy more then fifty (50%) of the adjacent storage parcel.

(3) The City Council may approve a different limitation through the conditional use permit when the applicant demonstrates that the storage will remain subordinate to the principal use and compatible with surrounding property.

e. Location

(1) Outdoor storage shall be located behind the rear building line of the principal building.

(2) When outdoor storage is located on an adjacent parcel without a principal building, the storage shall be located behind the front building line applicable to the adjacent parcel and shall be positioned to minimize visibility from public streets and adjoining property.

(3) The applicable decision-making body may approve a different location when the applicant demonstrates that the storage cannot reasonably be located in the required area, will be fully screened and will not adversely affect the streetscape or adjoining property.

(4) Outdoor storage shall not be located within a required setback, parking or loading area, landscape area, drive aisle, fire lane, pedestrian route, utility easement, drainage facility or sight-distance triangle.

f. Setbacks

(1) An outdoor-storage area shall be located at least twenty-five feet from a public street or right-of-way, ten feet from a nonresidential property line and twenty-five feet from residentially zoned or residentially used property. The underlying zoning-district setback shall apply when greater.

(2) No setback shall be required from the common property line between the principal-use parcel and an approved adjacent storage parcel where both parcels are included in the same approval, provided all fire, building, access, drainage and utility requirements are satisfied.

(3) The applicable decision-making body may require a greater setback where topography, stored-item height, residential adjacency or corridor character warrants additional separation.~~Screening and~~

g. Screening and Fencing

(1) Outdoor storage shall be enclosed by an opaque fence or masonry wall at least six feet in height.

(2) Required screening shall obscure stored materials from view at ground level from adjoining public streets, parks, trails and residential property.

(3) Required screening shall consist of:

a A solid masonry wall;

b An opaque wood, vinyl or composite privacy fence; or

c Another durable, opaque material approved through the applicable review process.

(4) Chain-link fencing with slats shall not satisfy this requirement unless specifically approved as part of the conditional use permit.

(5) Required outdoor-storage fencing may be approved at the height necessary to satisfy this subsection notwithstanding a lower fence-height limitation otherwise applicable under this Code.

h. Landscape

(1) A landscape buffer shall be installed outside the fence where the storage area is visible from a street, park, trail or adjoining residential property.

(2) The landscape buffer shall be at least ten feet in width and shall include a combination of evergreen and deciduous trees and shrubs designed to provide substantial year-round screening.

(3) Existing healthy vegetation may be credited when permanently protected and supplemented as necessary.

i. Stored-Item Height and Arrangement

(1) Stored items shall not be stacked higher than screening height

(2) Recreational Vehicles, boats, trailers, and comparable equipment shall not exceed 14 feet in height, excluding factory-installed antennas, or similar appurtenances

(3) The standard legal maximum limit for U.S. Highways is 13 feet 6 inches

(4) Storage shall remain within marked spaces and approved boundaries, with required drive aisles and emergency access always maintained.

j. Surfacing

(1) Outdoor storage areas shall be located on a durable, dust-free, all-weather surface appropriate to the materials stored and the intensity of use.

(2) Council may approve an engineered all-weather gravel surface for low-frequency storage when it is outside required setbacks, stabilized against rutting and mitigation, maintained free of vegetation and bare soil, and supported by an approved dust-control and maintenance plan.

(3) Accessible routes and spaces shall use compliant surfaces.

k. Drainage

(1) Storage areas shall not obstruct drainage facilities, stormwater conveyance, detention areas, utility easements, fire lanes, or required access routes

(2) Runoff shall be managed in accordance with adopted stormwater standards.

l. Access and Circulation

(1) Outdoor Storage shall not interfere with required parking, loading, pedestrian routes, emergency access, fire apparatus circulation, or vehicle sight distance.

m. Fire and Life Safety

(1) Storage shall comply with the adopted Fire Code, including requirements for access, separation, hazardous materials, combustible storage, hydrant clearance, and fire department access.

n. Lighting

(1) Lighting serving an outdoor storage area shall be fully shielded and directed downward to minimize glare and light pollution onto adjacent property and public right-of-way.

(2) Illumination at a residential property line should not exceed 0.5 footcandle.

(3) Pole height should not exceed 20 feet unless a photometric plan demonstrates that a different height produces~~edures~~ less off-site impact.

(4) Lighting shall not flash or create a disabling glare.

o. Noise and Operations

(1) Activities associated with outdoor storage shall comply with applicable noise, vibrations, odor, dust, and nuisance regulations.

(2) Where adjacent to residential uses, the City may establish hours of operation through the Conditional Use Permit.

p. Maintenance

(1) Storage areas, screening, pavement or surfacing, and landscaping shall be maintained in good condition and kept free of litter, weeds, debris, standing water, and deteriorated materials.

(2) Dead or missing landscaping shall be replaced within the next suitable planting season.

q. Security

(1) Gates and security features shall be maintained in a safe and functional condition and shall not obstruct required emergency access.

r. Visibility

(1) No outdoor storage shall be placed within the required sight triangle or in a manner that obstructs visibility at driveways, intersections, sidewalks, or pedestrian crossings.

(2) Condition and eligibility of stored items

(3) Stored vehicles and equipment shall be operable, capable of lawful transportation, and maintained in a condition that does not leak fluids or create a nuisance.

(4) Required licenses or registrations shall remain current when applicable.

(5) Wrecked, dismantled, abandoned, burned, junked, or inoperable vehicles and equipment are prohibited.

s. Condition and Eligibility of Stored Items

(1) Stored vehicles and equipment shall be operable, capable of lawful transportation and maintained in a condition that does not leak fluids or create a nuisance.

(2) Wrecked, dismantled, abandoned, burned, junked, or inoperable vehicles and equipment are prohibited unless specifically authorized as part of an approved salvage yard use.

t. Prohibited Activities

(1) No sales or display for sale, rental, repair, maintenance, servicing, painting, body work, washing, fueling, dismantling, fabrication, loading of freight, habitation, Commercial dispatching, sanitary dumping, waste disposal, or storage of loose materials shall occur within the storage area.

(2) The Conditional Use Permit may authorize a limited management activity only when expressly shown and approved.

u. Prohibited Outdoor Storage

(1) Storage within required fire lanes, drive aisles, accessible routes, required parking spaces, landscape areas, drainage facilities, or utility access areas.

(2) Storage of junk, refuse, discarded materials, inoperable vehicles, or salvage unless the property is specifically approved for such use.

(3) Outdoor storage that creates a public nuisance, attracts vermin, produces uncontrolled dust or debris, or creates an unsafe condition.

(4) Stacking or storage that is unstable, unsecured, or likely to fall, blow, leak, spill, or migrate onto adjacent property or the public right-of-way.

(5) Storage of hazardous or regulated materials except in full compliance with applicable federal, state, fire, environmental, and local requirements.

v. Shipping Containers

(1) Shipping containers shall be permitted only when specifically shown and approved on the applicable plan.

(2) Shipping containers shall not be stacked.

(3) Shipping containers shall be maintained in good condition and free of excessive rust, structural damage, graffiti, and unauthorized signs.

(4) Shipping containers shall not be used for habitation, offices, customer access, or other occupancy unless converted and permitted in accordance with applicable building and fire code.

(5) The applicable approval may limit the number, size, color, and location of shipping containers.

w. Site Plan and Application Requirements

(1) An application involving outdoor storage should include, at minimum:

(2) A site plan showing property lines, buildings, streets, access points, gates, storage spaces, drive aisles, fire access, parking, setbacks, easements, utilities, sight triangles, surface materials, and drainage.

(3) A landscape and screening plan identifying:

(4) Fence or wall materials

(5) Height

(6) Opacity

(7) Gates

(8) Plant species/plant sizes

(9) Sight-line sections from streets and nearby residential property

(10) A written narrative stating the following:

(11) Types of storage

(12) Maximum number of stored items

(13) Customer access hours

(14) Prohibited activities

(15) A lighting and photometric plan showing mounting height, shielding, and illumination at property lines.

(16) A circulation exhibit demonstrating safe trailer movements if applicable

(17) A list of requested alternative development standards, with justification.

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

20. Outdoor Sales and Rental, Principal, Salvage Yard And Vehicle Repair (General).

a. All vehicle and equipment storage areas and parking areas shall be surfaced with:

(1) Five (5) inches of concrete;

(2) Six (6) inches of asphalt; or

(3) Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.

(4) Any other pavement or surface material must be structurally equivalent to the above as 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.

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

21. Outdoor Advertising. A conditional use permit for Outdoor Advertising shall not be granted unless the proposed outdoor advertising signage complies with all applicable requirements of Chapter 501, Sign Code, and it is found that the proposed signage will:

a. Not eliminate an adequate supply of light or air to adjacent property nor endanger the safely of the public;

b. Not be unduly injurious to the use and enjoyment of adjacent property nor would it substantially diminish property values in the neighborhood;

c. Not block the view from any public way of legal signs previously existing on adjacent property;

d. Not be an obtrusive or incompatible sign that would injure the character of the neighborhood;

e. Not obstruct significant views and vistas;

f. Not obstruct vision where such obstruction could create a traffic hazard; and

g. Be in keeping with the general spirit and intent of this Development Code.

22. 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.

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.

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.

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

[3] . **Editor's Note: The City of Blue Springs Design and Construction Manual is on file in the City offices.**

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.

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.

23. Recycling Collection Centers. The following standards shall apply to recycling collection centers. a. Minor.

(1) Screening. All business activities and operations such as loading and unloading storage and the like shall be conducted wholly within a noncombustible building, except as allowed by Section 405.060(A)(5).

(2) Storage Bins. No storage bins shall be placed outside the enclosed building except as allowed by Section 405.060(A)(5).

(3) Loading/Unloading. No solid waste or recyclable materials shall loaded, unloaded, or otherwise placed either temporarily or permanently outside an enclosed building except as allowed by Section 405.060.

(4) Building Orientation. Any building shall be oriented so that access doors for vehicles do not face public right-of-way or residentially zoned property unless there is an intervening building located between the use and the public rightof-way or residentially zoned property.

(5) Paving. There shall be a minimum paving setback of twenty-five (25) from any public right of way; thirty (30) feet from residentially zoned property; and ten (10) feet from non-residentially zoned property. All roads, driveways, parking lots and loading and unloading areas shall be graded and paved with an approved concrete or asphalt/concrete surface.

(6) Maintenance. The property shall be maintained by the proprietor so as to ensure maximum safety to the public, obscure recyclables from normal view of the public, and preserve the general welfare of the neighborhood. The operation shall be attended on days of operation to maintain the property in a clean, litter free condition in accordance with Chapter 245.

(7) Hours Of Operation. Uses shall not operate before 7:00 a.m., or after 7:00 p.m., if located within one thousand (1,000) feet of residentially zoned property. A sign shall be posted on the recycling enclosure stating the hours when collection of materials will be conducted.

(8) Landscaping. The site shall meet all applicable landscape requirements in accordance with Section 407.040.

(9) Other Regulations. All operations shall be licensed by the State of Missouri, if required, and have proper permits from the Missouri Department of Natural Resources and shall meet all City, County, State and Federal Health Department requirements pertaining to the facilities, equipment and other

features. Recycling collection center (minor) cannot accept hazardous wastes if located within one thousand (1,000) feet of residentially zoned property.

b. Major.

(1) Screening. All collection stations shall be screened from public view of adjoining properties or any street right-of-way by a six (6) foot to eight (8) foot tall, one hundred percent (100%) opaque, solid screen or will be wholly contained within a structure.

(2) Storage Bins. Storage bins or trailers must be durable, covered and water tight and meet the setbacks of the underlying zoning district.

(3) Loading/Unloading. No solid waste or recyclable materials shall be placed either temporarily or permanently outside an enclosed building, fence or visually screened area or within the public right-of-way, except for the loading/unloading of the storage bins.

(4) Separation From Residential. No structures or bins shall be located within three hundred (300) feet of SF-7 or less intensive property.

(5) Paving. All roads, driveways, parking lots and loading/unloading areas shall be graded and paved with an approved concrete or asphalt/concrete surface.

(6) Maintenance. The operation shall be attended on days of operation to maintain the property in a clean, litter free condition in accordance with Chapter 245.

(7) Hours Of Operation. Uses shall not operate before 7:00 a.m. or after 7:00 p.m., if located within one thousand (1,000) feet of residentially zoned property. A sign shall be posted on the recycling enclosure stating the hours when collection of materials will be conducted.

(8) Landscaping. The site shall meet all applicable landscape requirements in accordance with Section 407.040.

(9) Other Regulations. All operations shall be licensed by the State of Missouri, if required, and have proper permits from the Missouri Department of Natural Resources and shall meet all City, County, State and Federal Health Department requirements pertaining to the facilities, equipment and other features. Recycling collection centers (major) cannot accept hazardous wastes if located within one thousand (1,000) feet of residentially zoned property.

23. Vehicle/Equipment Sales. The following standards shall apply to vehicle and equipment sales.

a. Paving Area Setback. There shall be a minimum of twenty-five (25) feet from the street right-of-way, thirty (30) feet from MF-14 or less intensive use, and ten (10) feet from GB, LI, HI.

b. Parking. All parking areas must meet the City's design requirements for parking facilities as specified within Section 407.010. A site plan delineating parking spaces for employees, customers, storage, display and vehicles being serviced onsite shall be submitted to the Director of Community Development prior to site plan approval. The site plan shall show an adequate off-street unloading area.

c. Driveways. The total maximum summation of the widths of all driveway approaches upon the property shall not exceed twenty percent (20%) of the length of the real property that fronts the abutting street right-of-way.

d. Noise. The use of loud speakers or other exterior amplification devices shall be prohibited.

e. Screening.

(1) All repair and service facilities shall be conducted within an enclosed building. Such repair and service facilities or bays shall be oriented so the access doors for vehicles do not face any public right-of-way nor do they face any residential uses unless there is an intervening building located between the use and the residential or public right-of-way. Such intervening building shall be located on site.

(2) The use of landscaped berms shall be incorporated whenever possible.

24. Car Wash — Vehicle Repair (General And Limited). The following standards shall apply to car washes and vehicle repair (general and limited):

a. Service bays and other vehicular use areas shall be designed so that they do not face any residential uses. The Director of Community Development may recommend, and the Planning Commission may approve an increase of the landscape buffer to protect neighboring residential property.

25. Vehicle Rental Establishments — Standards For Operation. The following standards shall apply to vehicle rental establishments as defined in Section 411.030(A)(5), "Outdoor Sales And Services — Principal." All other businesses that rent vehicles or equipment shall fall under vehicle/equipment sales and must comply with the standards set forth in Section 405.050(A)(23).

a. Inventory. All vehicles permanently stored on site must be in the agency's active rental fleet. The maximum number of vehicles to be stored on the site must be approved as part of the conditional use permit. No vehicle stored on site shall be greater than two (2) years of age or have a passenger capacity of greater than fifteen (15) passengers, except that no more than three (3) passenger vans with a twelve to fifteen (12 — 15) person capacity may be stored on the property for a period of time not to exceed twenty-four (24) hours.

b. Operable, Dismantled Or Damaged Vehicle. There shall not be any inoperable, dismantled or damaged vehicles outside of the building on the property (site) at any time.

c. Landscaping. The site shall meet all applicable landscape requirements in accordance with Section 407.040. The use of landscaped berms shall be incorporated whenever possible.

d. Maintenance. The operation shall be attended on days of operation to maintain the property in a clean and organized manner, such that automobiles are parked in an organized fashion, so the site will not to be considered by the City to be detrimental to adjacent properties.

e. Noise. The use of loud speakers or other exterior amplification devices shall be prohibited.

f. Paving. Driveways, parking lots and loading/unloading areas shall be paved with an approved concrete or asphalt/concrete surface.

g. Paving Area Setback. There shall be a minimum of twenty-five (25) feet on the street right-of-way, thirty (30) feet from SO or less intensive use and ten (10) feet from a GB, RC, LI or HI District. Vehicle storage or display area shall not encroach upon a required parking/paving setback.

h. Parking. All parking areas must meet the City's design requirements for parking facilities as specified within Section 407.010. A site plan delineating parking spaces for employees, customers, storage, display and vehicles being serviced on site shall be submitted to the Director of Community Development prior to site plan approval. The site plan shall show an adequate off-street loading/unloading area. Vehicles stored on site must be contained in an appropriately paved area separate from required parking spaces. No vehicles shall be parked in any landscape area on the property or within the street right-of-way.

i. Screening. All automobile/vehicular maintenance services shall be conducted within an enclosed building. Only maintenance services, not repair services, shall be allowed on site. Such maintenance facilities or bays shall be oriented so the access doors for vehicles do not face any public right-of-way nor do they face any residential uses unless there is an intervening building or a minimum of a thirty (30) foot landscape buffer as defined in Section 407.040, excepting that said buffer shall have a minimum of forty-five (45) plant units per one hundred (100) linear feet of which a minimum of seventy-five percent (75%) shall be large deciduous or evergreen trees located between the use and the residential or public right-ofway. Such intervening building shall be located on site.

j. Fueling Stations. Neither gasoline or fuel for rental or non-rental vehicles shall be kept, sold or dispensed on the site.

k. Separation From Residential. No vehicular parking shall be located within thirty (30) feet of SF-7 or less intensive property.

l. Temporary Signage. The use of temporary signage shall be kept to a minimum as determined by the City of Blue Springs and shall be in accordance with Chapter 501 of the City Code.

m. Other Regulations. All operations shall be licensed by the State of Missouri, if required, and have proper permits from the Missouri Department of Motor Vehicles and shall meet all City, County, State and Federal requirements pertaining to the facilities involved in vehicular rental practices.

n. Driveways And Access. Driveways and roadway access shall be constructed and maintained in accordance with Section 407.020 and as directed and approved by the City's Public Works Director.

26. Short-Term Loan Service.

a. Separation From Other Uses. No short-term loan service establishment shall be shall be allowed to locate or expand within two hundred (200) feet of any RE, SF, T3, T4, TF or MF zoned lot or within one thousand five hundred (1,500) feet of any school, elementary, middle or high, or parks and recreation use as those terms are defined in the City Code. This separation distance shall be measured as a straight line, without regard to intervening properties, from the nearest exterior

wall of the short-term loan service establishment to the nearest lot line of the lot that is zoned RE, SF, TF, or MF or that contains the school, elementary, middle or high, or parks and recreation use.

b. Separation From Other Short-Term Loan Service. No short-term loan service establishment shall be allowed to locate or expand within two thousand five hundred (2,500) feet of any other short-term loan service use or within two thousand five hundred (2,500) feet of any pawnshop or precious metal and gem dealer as they are defined in Section 650.010 and Section 615.010, respectively. This separation distance shall be measured as a straight line, without regard to intervening properties, from the nearest exterior wall of the short-term loan service establishment to the nearest lot line of the lot that contains the other short-term loan service or the pawnshop or precious metal and gem dealer use.

c. Separation From City Limits. No short-term loan service establishment shall be allowed to locate or expand within two thousand five hundred (2,500) feet of City of Blue Springs boundary lines. This separation distance shall be measured as a straight line, without regard to intervening properties, from the nearest exterior wall of the short-term loan service establishment to the nearest City limits boundary line.

d. Limitation On Number. Not more than one (1) conditional use permit for a shortterm loan service shall be issued per each increment of twelve thousand (12,000) persons that make up the population of the City of Blue Springs. The population of the City, for the purpose of this Section, shall be determined annually by the City, submitted to and approved by the City Council. This determination shall be submitted to the City Council on or before January 1 of each year.

e. Site Plans. Short-term loan service establishments shall be subject to site plan and design review pursuant to Section 403.070.

27. Micro-Wind Turbines.

a. Micro-wind turbines (MWT) shall comply with all applicable regulations in Section 408.040.

b. Micro-wind towers shall only be allowed in conjunction with a conditional use permit (CUP) pursuant to the provisions of Section 403.060 of the UDC.

c. Micro-wind turbines in the Adams Dairy Parkway Overlay District do not require appearance review.

d. Individual monopole MWT towers shall not exceed sixty (60) feet above the ground, including the tower and blade radius. Use of lattice type towers or structures is prohibited.

e. Maximum aggregate wind turbine height for all MWTs on a parcel shall be two hundred (200) feet.

f. MWTs are limited to providing electricity up to ten (10) kilowatts.

g. MWTs shall be mounted on a freestanding monopole only. Building-mounted systems are prohibited.

28. Haunted House. (Note: These special use standards also apply in Zone T4 and Zone T5 of the DDC.)

a. Haunted House. Haunted houses must meet any and all the requirements for and provisions of assembly: Group A-3 buildings and occupancies and special amusement buildings (Sections 411.1 — 411.8) in the 2006 International Building Code as well as any future amendments thereto in the IBC and in instances where the requirements are different, the most restrictive requirements shall be met.

(1) Any retail services included within haunted houses shall be considered secondary to the primary use of entertainment purposes.

(2) Noise Regulations. The use of loud speakers or other exterior amplification devices such that they are heard across a residential or commercial real property boundary is prohibited.

(3) The exterior lighting regulations of the Unified Development Code, Section 407.060 shall be applicable.

(4) Parking regulations.

(a) Indoor haunted houses: one (1) per four hundred (400) square feet.

(b) Outdoor haunted houses: Schedule C.

(5) Hours Of Operation. Uses shall not operate between 12:00 a.m. and 6:00 a.m.

(6) Out-Of-Doors Security And Crowd Control. It shall be the responsibility of the operator of the haunted house/special amusement building to provide outof-doors security and/or crowd control as deemed necessary by the City.

(7) The operator of a haunted house/special amusement building shall provide out-of-doors covered receptacles for trash and aluminum can/plastic bottle recycling as needed to control litter and to offer those waiting the opportunity to properly dispose of trash/recyclables.

(8) Signage is subject to the regulations defined in Chapter 501, Sign Code.

(9) As a condition precedent to a license being issued for operation of a haunted house use, the applicant shall furnish to the City a certificate of insurance, in a company approved by the Finance Director, meeting the following requirements:

(a) The policy shall provide for liability insurance with a combined singlelimit policy of five hundred thousand dollars ($500,000.00).

(b) The City shall be added as an additional insured to such policy by separate endorsement and a copy of said endorsement shall be provided to the City.

(c) The policy shall contain a separate endorsement, if such an endorsement is available, requiring the insurance company to notify the City, in writing, of any material change in or cancellation of the policy at least ten (10) days prior thereto, but in any event the applicant shall notify the City of any impending cancellation, actual cancellation, termination or non-renewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation or non-renewal notice to applicant within two (2) business days of applicant's receipt of said notice.

(d) Before the license is issued or renewed, the permittee shall deposit with the City a certificate of insurance evidencing that the endorsements required by Subsection (A)(28)(a)(9)(b) and (c) of this Section have been issued.

29. Indoor Shooting Ranges. Indoor shooting ranges shall be subject to the following standards and requirements:

a. The use, occupancy and construction of the building shall be of materials that will contain all fired rounds within the confines of the building.

b. The use shall comply with the applicable State of Missouri Statutes relating to businesses and pollution control.

c. The use shall conform to applicable Environmental Protection Agency and OSHA standards for indoor ventilation, emissions into the atmosphere, indoor sound levels, lead containment, and outside noise standards.

d. If retail sales and/or repair of firearms and/or ammunition is conducted on the premises, the management shall comply with all licensing and operations requirements of the Federal Bureau of Alcohol, Tobacco, and Firearms and any other applicable State and Federal laws or regulations.

e. The design and construction of the firing range shall totally confine all fired projectiles within the building and in a controlled manner. The design and construction of the firing range shall be certified by a professional engineer or architect registered in the State of Missouri and designed with consideration of most current edition of "The Range Source Book" as published by the National Rifle Association.

f. The certified plans shall include specifications and construction of the bullet traps, ceilings, exterior and interior walls, and floors. The certified plans shall also state what type and caliber of ammunition the range is designed to totally confine.

g. No ammunition shall be used in the range that exceeds the certified design and construction specifications for the firing range. Maximum design specification shall be posted inside the range.

h. An alarm system, cut-wire protected, shall be supplied to provide security for the general premises.

i. On-site supervision shall be supplied at all times that the range is open for business by an adult with credentials as a qualified range master.

j. The transport of firearms on the premises shall conform to State and Federal laws.

k. Persons under the age of eighteen (18) shall not be allowed in the range unless accompanied by an adult over the age of twenty-one (21) at all times. A sign stating the same shall be visibly posted in the premises.

l. The hours of operation for the range shall be limited to the hours of 6:00 a.m. to 11:00 p.m.

m. Sale and/or consumption of alcoholic beverages shall be prohibited on any property that is utilized for an indoor shooting range.

30. Outdoor Shooting Ranges. Outdoor shooting ranges shall be subject to the following standards and requirements:

a. The use shall comply with the applicable State of Missouri Statutes relating to businesses, noise, and pollution control.

b. On-site supervision shall be supplied at all times by an adult with credentials as a qualified range master.

c. The transport of firearms on the premises shall conform to State and Federal laws.

d. Persons under the age of eighteen (18) shall not be allowed at the range unless accompanied by an adult over the age of twenty-one (21) at all times. A sign stating the same shall be visibly posted near the entry of the firing range.

e. Sale and/or consumption of alcoholic beverages shall be prohibited on any property that is utilized for an outdoor shooting range.

f. The applicant and/or owner of any outdoor shooting range shall provide the City with a detailed program explaining the hours of operation, range procedures, method of containment for projectiles and spent shell casings, and methods of disposal for lead and various other metals associated with the outdoor shooting range use.

g. The hours of operation for an outdoor shooting range shall be limited from 6:00 a.m., to 10:00 p.m., daily. Also, the use of any loudspeaker or similar device shall be limited to between the hours of 6:00 a.m., and 10:00 p.m.

31. Building Or Construction Contractor (With Machinery, Equipment, Or Storage). Building or Construction Contractor (with machinery, equipment, or storage) shall be subject to the following standards and requirements:

a. All storage of machinery and equipment shall be placed in the rear or non-street corner sides of the building and screened from street view and, if adjacent to lessintensive zoning districts, with an opaque fence between six (6) feet and eight (8) feet tall to screen the storage area. Screening shall be coordinated with the building

to maintain a unified appearance.

b. Storage areas located further than three hundred (300) feet from the street or adjacent properties and not readily visible from the street or adjacent properties need not provide screening.

c. When located in the General Business – GB Zoning District, a conditional use permit is required, and shall be considered based upon the following additional standards:

(1) Unless otherwise approved as part of the conditional use permit process;

(a) No front or street-facing building façade facing an arterial or collector street shall be modified to include overhead doors for the proposed building or construction contractor land use. Overhead doors may only be located on side or rear facades of a building.

(b) All storage of trailers, company vehicles or other similar equipment may not be located within the required front or street side of the building in the GB Zoning District.

(c) The building or construction contractor land uses shall not alter the essential character or negatively impact the building, site, or surrounding properties and businesses.

32. Tobacconist. Tobacconists shall be subject to the following standards and requirements:

a. As a conditional use, a tobacconist may not locate or expand any existing operation within five hundred (500) feet of any other tobacconist or 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 tobacconist and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

b. No permit or license may be issued for a tobacconist where it is determined that the total number of such facilities will exceed a population density factor of one (1) such establishment per twelve thousand (12,000) residents based on the last decennial census.

33. Body Art Service. Body art services shall be subject to the following standards and requirements:

a. As a conditional use, body art services may not locate or expand any existing operation within five hundred (500) feet of any residential use or district, church, school or public park. The distance between these uses shall be measured in a

straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

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) such 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-locating in an establishment.

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.

34. Marijuana Dispensary. Marijuana dispensaries shall be subject to the following standards and requirements. No building shall be constructed, altered, or used for a marijuana dispensary without complying with the following regulations:

a. Marijuana dispensary facilities shall comply with Section 407.050, Operation And Performance.

b. Buffer Requirement. No marijuana business shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day-care center, or church.

(1) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(3) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

(4) For purposes of this Section the term "church" shall be defined as it is defined under 19 CSR 30-95.010 Definitions.

c. Outdoor Operations Or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

d. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana business.

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 P.M. and 8:00 A.M.

f. Display Of Licenses Required. The marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

g. Residential Dwelling Units Prohibited. No marijuana business shall be located in a building that contains a residence.

h. Ventilation Required. All marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

i. Site Plan Review Required. A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 403.070,

Site Plan And Design Review. The site plan shall include a description of the ventilation system to be used to contain odors within the building.

j. All facilities shall comply with the video surveillance requirements of Section 610.270 or as otherwise determined by the State regulations.

k. Architecture. Any new development, building addition or exterior renovation for a marijuana use or facility shall comply with Section 407.090, Non-Residential Design. Exterior building facades shall be designed with high-quality materials to be complementary to the characteristics of the surrounding area in a way that contributes to the establishment of a positive character for the area. Strategies to achieve this include, but are not limited to, using similar or better-quality and complementary materials, colors or design details and using similar or complementary building shapes and/or forms.

35. Marijuana Cultivation Facility. Marijuana cultivation facilities shall be subject to the following standards and requirements. No building shall be constructed, altered, or used for a marijuana cultivation facility without complying with the following regulations:

a. Marijuana cultivation facilities shall comply with Section 407.050, Operation and Performance.

b. Buffer Requirement. No marijuana business shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day-care center, or church.

(1) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(3) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

(4) For purposes of this Section the term "church" shall be defined as is defined under 19 CSR 30-95.010 Definitions.

c. Outdoor Operations Or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

d. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana business

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

f. Display Of Licenses Required. The marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

g. Residential Dwelling Units Prohibited. No marijuana business shall be located in a building that contains a residence.

h. Ventilation Required. All marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

i. Site Plan Review Required. A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 403.070, Site Plan And Design Review. The site plan shall include a description of the ventilation system to be used to contain odors within the building.

j. All facilities shall comply with the video surveillance requirements of Section 610.270 or as otherwise determined by the State regulations.

k. Architecture. Any new development, building addition or exterior renovation for a marijuana use or facility shall comply with Section 407.090, Non-Residential Design. Exterior building facades shall be designed with high-quality materials to be complementary to the characteristics of the surrounding area in a way that contributes to the establishment of a positive character for the area. Strategies to achieve this include, but are not limited to, using similar or better-quality and complementary materials, colors or design details and using similar or complementary building shapes and/or forms.

36. Marijuana Testing Facility. Marijuana testing facilities shall be subject to the following standards and requirements. No building shall be constructed, altered, or used for a marijuana testing facility without complying with the following regulations:

a. Marijuana testing facilities shall comply with Section 407.050, Operation And Performance.

b. Buffer Requirement. No marijuana business shall be located within three hundred (300) feet of an existing elementary or secondary school, licensed child day-care center, or church.

(1) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(3) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

(4) For purposes of this Section the term "church" shall be defined as is defined under 19 CSR 30-95.010 Definitions.

c. Outdoor Operations Or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

d. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana business.

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

f. Display Of Licenses Required. The marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

g. Residential Dwelling Units Prohibited. No marijuana business shall be located in a building that contains a residence.

h. Ventilation Required. All marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

i. Site Plan Review Required. A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 403.070, Site Plan And Design Review. The site plan shall include a description of the ventilation system to be used to contain odors within the building.

j. All facilities shall comply with the video surveillance requirements of Section 610.270 or as otherwise determined by the State regulations.

k. Architecture. Any new development, building addition or exterior renovation for a marijuana use or facility shall comply with Section 407.090, Non-Residential Design. Exterior building facades shall be designed with high-quality materials to be complementary to the characteristics of the surrounding area in a way that contributes to the establishment of a positive character for the area. Strategies to achieve this include, but are not limited to, using similar or better-quality and complementary materials, colors or design details and using similar or complementary building shapes and/or forms.

37. Marijuana-Infused Products Manufacturing Facility. Marijuana-infused products manufacturing facilities shall be subject to the following standards and requirements. No building shall be constructed, altered, or used for a marijuana-infused products manufacturing facility without complying with the following regulations, in addition to all applicable provisions of the UDC for the development and improvement of property:

a. Marijuana-infused products manufacturing facilities shall comply with Section 407.050, Operation And Performance.

b. Buffer Requirement. No marijuana business shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day-care center, or church.

(1) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(3) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

(4) For purposes of this Section the term “church” shall be defined as is defined under 19 CSR 30-95.010 Definitions.

c. Outdoor Operations Or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

d. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana business.

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

f. Display Of Licenses Required. The marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

g. Residential Dwelling Units Prohibited. No marijuana business shall be located in a building that contains a residence.

h. Ventilation Required. All marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

i. Site Plan Review Required. A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 403.070, Site Plan and Design. The site plan shall include a description of the ventilation system to be used to contain odors within the building.

j. All facilities shall comply with the video surveillance requirements in Section 610.270 or as otherwise determined by the State regulations.

k. Architecture. Any new development, building addition or exterior renovation for a marijuana use or facilities shall comply with Section 407.090 Non-Residential Design. Exterior building facades shall be designed with high-quality materials to be complementary to the characteristics of the surrounding area in a way that contributes to the establishment of a positive character for the area. Strategies to achieve this include, but are not limited to, using similar or better-quality and complementary materials, colors or design details and using similar or complementary building shapes and/or forms.

38. Marijuana Uses. Marijuana uses, not including transportation facilities, dispensary, testing facilities, marijuana-infused products manufacturing, and cultivation facilities shall be subject to the following standards and requirements. No building shall be

constructed, altered, or used for a marijuana use without complying with the following regulations:

a. All marijuana uses shall comply with Section 407.050, Operation And Performance.

b. Buffer Requirement. No marijuana business shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day-care center, or church.

(1) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(3) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

(4) For purposes of this Section the term "church" shall be defined as is defined under 19 CSR 30-95.010 Definitions.

c. Outdoor Operations Or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

d. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana business.

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

f. Display Of Licenses Required. The marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

g. Residential Dwelling Units Prohibited. No marijuana business shall be located in a building that contains a residence.

h. Ventilation Required. All marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

i. Site Plan Review Required. A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 403.070, Site Plan and Design Review. The site plan shall include a description of the ventilation system to be used to contain odors within the building.

j. All facilities shall comply with the video surveillance requirements of Section 610.270 or as otherwise determined by the State regulations.

k. Architecture. Any new development, building addition or exterior renovation for a marijuana use or facilities shall comply with Section 407.090, Non-Residential Design. Exterior building facades shall be designed with high-quality materials to be complementary to the characteristics of the surrounding area in a way that contributes to the establishment of a positive character for the area. Strategies to achieve this include, but are not limited to, using similar or better-quality and complementary materials, colors or design details and using similar or complementary building shapes and/or forms.

39. Marijuana Transportation Facility. Marijuana transportation facilities shall be subject to the following standards and requirements. No building shall be constructed, altered, or used for a marijuana use without complying with the following regulations.

a. All marijuana uses shall comply with Section 407.050, Operation and Performance.

b. Buffer Requirement. No marijuana business shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day care center, or church.

(1) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger

structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

(3) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

(4) For purposes of this Section the term “church” shall be defined as is defined under 19 CSR 30-95.010, Definitions.

c. Outdoor Operations Or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

d. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana business.

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

f. Display Of Licenses Required. The marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

g. Residential Dwelling Units Prohibited. No marijuana business shall be located in a building that contains a residence.

h. Ventilation Required. All marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

i. Site Plan Review Required. A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 403.070, Site Plan and Design Review. The site plan shall include a description of the ventilation system to be used to contain odors within the building.

j. All facilities shall comply with video surveillance requirements in Section 610.300 or as otherwise determined by the State regulations.

k. Architecture. Any new development, building addition or exterior renovation for a marijuana use or facilities shall comply with Section 407.090, Non-Residential Design Standards. Exterior building facades shall be designed with high-quality materials to be complementary with the characteristics of the surrounding area in a way that contributes to the establishment of a positive character for the area.

Strategies to achieve this, include, but are not limited to, using similar or betterquality and complementary materials, colors or design details and using similar or complementary building shapes and/or forms.

40. Marijuana Warehouses. Marijuana warehouses as described under 19 CSR 30-195.040 shall be subject to the same standards as the associated marijuana use listed in Section 405.050(A). All warehouses associated with marijuana uses are subject to the zoning requirements as listed in the Table 405.030-1, Use Table and permitted only in Storage—residential warehouse and Storage—warehouse/wholesale uses.

41. Short-Term Rentals. Short-term rental dwelling units shall be a permitted use in all zoning districts where dwelling units are otherwise permitted. Operational requirements are contained in Chapter 605.

    a. Short-term rentals shall not be permitted in recreational vehicles or accessory structures not approved for dwelling use. Private covenants or HOA restrictions shall not be enforced by the City.

Section 405.060 – Accessory Uses

A. Permitted uses and approved conditional uses shall be deemed to include accessory uses and activities that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the principal uses allowed in zoning districts. Accessory uses and activities shall be subject to the same regulations as apply to principal uses in each district, unless otherwise stated in this Development Code. Exceptions to these standards may only be considered for approval through the conditional use permit process under Section 403.060, if the City, at its' sole discretion, determines that sufficient evidence exists

demonstrating that the exceptions to the standards are warranted due to unique physical or operational aspects of the use, and that strict application of these special use standards is inappropriate or impractical for a certain use in a specific situation and would create unforeseen practical difficulties for the property owner, and there will be no ill effects detrimental to the public health, safety, welfare, or public interest. [Ord. No. 4862, 10-21-2019]

1. Residential Accessory Uses. Residential uses shall include, but not be limited to, the following accessory uses, activities and structures:
    a. Fences and walls, subject to Section 407.040;

    b. Garages, carports and off-street parking and loading areas, provided that a detached garage or carport shall not cover more than ten percent (10%) of the total lot area; [Ord. No. 4723, 3-19-2018]

    c. Gardens;

    d. Gates and guard houses;

    e. Guest house or guest rooms, neither of which may include kitchen facilities, provided such facilities are used for the occasional housing of guests of the occupants of the principal building and not as rental units for permanent occupancy as housekeeping units;

    f. Home occupations, subject to Section 405.060(A)(4);

    g. Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings, provided that such buildings shall not cover more than ten percent (10%) of the total lot area. Storage buildings that have been converted from a wheeled trailer, a portable storage container or a roll-off trash container, as the latter two (2) are defined in Chapter 270 of the Code of Ordinances, are unlawful and shall not constitute a residential accessory use; [Ord. No. 4723, 3-19-2018]

    h. Radio and television receiving antennas and support structures, subject to the partial height exemption of Section 411.020(F);

    i. Recreational and play facilities for residents;

    j. Storage of recreational equipment such as boats, boat trailers, camping trailers, converted buses or trucks, house trailers, provided that storage shall be limited to private garages, side or rear yards of private homes, and in the paved driveways of private homes. Stored vehicles or equipment shall not protrude onto public property, right-of-way or obstruct any sidewalks. No recreational vehicle shall be used for living or sleeping purposes while stored on the premises for a period exceeding fourteen (14) days in a calendar year;

k. Storm shelters and fallout shelters;

l. Accessory living units not exceeding seven hundred fifty (750) square feet or ten percent (10%) of the total lot area, whichever is less. Accessory living units shall count towards the total allowable area for accessory structures on a property. Only one (1) accessory living unit is allowed per residential lot and only as accessory to a principal structure;

m. Solar energy system subject to Section 405.060(A)(8). [Ord. No. 4837, 7-1-20191]

n. Other necessary and customary uses determined by the Director of Community Development to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any development and performance standards imposed by the Director of Community Development to ensure land use compatibility.

2. Non-Residential Accessory Uses. Non-residential uses shall include, but not be limited to, the following accessory uses, activities and structures: [Ord. No. 4739, 5-7-2018]

a. Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients or visitors to the principal use;

b. Dwelling units, other than mobile homes, when used or intended to be used for security or maintenance personnel;

c. Fences and walls, subject to Section 407.040;

d. Gates and guard houses;

e. Offices for allowed business and industrial uses when the office is located on the same site as the principal use;

f. Parking garages and off-street parking areas;

g. Radio and television receiving antennas, which only receive and do not transmit, and support structures, subject to the partial height exemption of Section 411.020(F);

h. Restaurants, newsstands, gift shops, specialty shops associated with the use, swimming pools, tennis courts, clubs and lounges when in a permitted hotel, motel or office building or a parks and recreation location or facility, government service, religious assembly or golf course use;

i. Sales of goods produced as a part of allowed industrial activities when on the same site as the principal industrial use; 1. Editor's Note: Ord. No. 4837 also relettered former Subsection (A)(1)(m) to be Subsection (A)(1)(n). Downloaded from https://ecode360.com/BL3243 on 2026-09-04 City of Blue Springs, MO

j. Recycling collection stations, subject to Section 405.050(A)(22); Section 405.060 j. k. l. Section 405.060

k. The storage of merchandise when located within the same building as the principal ~~business~~use;

l. Aboveground tanks for the storage of flammable liquids, subject to Section 405.060(A)(7);

m. Solar energy system subject to Section 405.060(A)(8); [Ord. No. 4837, 7-1-20192]

n. Outdoor dining and seating areas; and [Ord. No. 5017, 7-7-2021]

o. Other necessary and customary uses determined by the Director of Community Development to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any development and performance standards imposed by the Director of Community Development to ensure land use compatibility. [Ord. No. 5017, 7-7-2021]

p. Notwithstanding any other provision of this Section, outdoor storage shall not be considered an automatically permitted accessory use. Outdoor storage shall be permitted only where authorized by Table 405.030-1 and shall comply with Section 405.050(A)(19). Accessory outdoor storage may be located on the same parcel as the principal use or on a directly adjacent parcel under the same ownership when approved in accordance with Section 405.050(A)(19).

Section 405.080 – Nonconformities

[R.O. 1996 § 405.080; Ord. No. 4558 § 1, 8-3-2015; Ord. No. 4885, 2-3-2020]

B. Non-Conforming Uses. Non-conforming uses shall be subject to the following standards:

1. Enlargement. No non-conforming use shall be enlarged, expanded or extended to occupy a greater area of land or floor area than was occupied on November 18, 1996, and no additional accessory use, building or structure shall be established on the site of a non-conforming use. This provision notwithstanding, uses may be extended throughout any part of a building or other structure that was lawfully and manifestly designed or arranged for such use on November 18, 1996.

2. Relocation. No non-conforming use shall be moved in whole or in part to any other portion of such parcel nor to another lot unless the use will be in conformance with the use regulations of the district into which it is moved.

3. Discontinuance And Abandonment. If a non-conforming use ceases for any reason for a period of more than twelve (12) consecutive months (except where government action causes such cessation), the subsequent use of such parcel or lot shall conform to the regulations and provisions set by this Development Code for the district in which such parcel or lot is located.

4. Damage Or Destruction. In the event that any structure that is devoted in whole or in part to a non-conforming use is damaged or destroyed, by any means, to the extent of more than fifty percent (50%) of its structural value prior to such destruction, such structure shall not be restored unless such structure and the use thereof shall thereafter conform to all regulations of the zoning district in which it is located. The determination of such reduced structural valuation shall be made by the City. When such damage or destruction is fifty percent (50%) or less, no repair or restoration shall be made unless a building permit is obtained within six (6) months and restoration is actually begun within one (1) year after the date of such partial destruction and is diligently pursued to completion.

5. Change In Use. A non-conforming use may be changed to a new use, provided that the new use shall be of the same general character or of a character less intensive (and thus more closely conforming) than the existing, non-conforming use. The initial determination of whether a proposed use is a conforming use or is less intense shall be made by the Director of Community Development, with an appeal to the Board of Adjustment. A non-conforming use, if changed to a conforming use or less intensive non-conforming use, may not thereafter be changed back to a less conforming use than that to which it was changed.

6. Residential Uses In Non-Residential Districts. The other provisions of this Section notwithstanding, any structure that is devoted to a non-conforming residential use and that is located in an NB or more intensive district may be remodeled, extended, expanded and enlarged; provided that after any such remodeling, extension, expansion or enlargement, such structure shall not be used to accommodate a greater number of dwelling or lodging units than such structure accommodated prior to any such work.

7. Accessory Uses. No use which is accessory to a principal non-conforming use shall continue after such principal use ceases or terminates.

8. ~~Outdoor storage, recycling collection stations, recycling collection centers and solid waste collection and processing facilities. A non-conforming use of land for outdoor storage for the sale of merchandise may be continued only until July 18, 1996, after which time the use shall be brought into full compliance with the use regulations of the underlying zoning district. Any non-conforming recycling collection station, recycling collection center or solid waste collection or processing facility shall, by July 18, 1996, be made to comply with all of the provisions of this Development Code or be removed.~~ Outdoor storage that was not lawfully established before the effective date of this amendment shall not acquire lawful or legal nonconforming status through adoption of this amendment. Where an existing outdoor-storage use becomes eligible for conditional or limited approval, the owner shall obtain all

required approvals and bring the property into compliance with the approved plans and applicable standards.

Authorization for accessory outdoor storage located on an adjacent parcel shall terminate when the principal-use parcel and storage parcel are no longer under the same ownership, unless a new approval authorizing the use is obtained.

9. Redevelopment Seeking Deviations, Modifications And/or Waivers Pursuant To Section **403.140**. Redevelopment [as such term is defined in Section **403.140(D)(2)** of this UDC] which is completed in accordance with an approved redevelopment modification plan pursuant to Section **403.140** shall not be deemed to violate the enlargement, relocation or damage or destruction provisions of this Section. Redevelopment so constructed will, from the date of issuance of a certificate of occupancy, have legal non-conforming status pursuant to this Section, but also shall be subject to all the provisions hereof.

10. Donation Collection Bin. Any non-conforming donation collection bin shall, on or before January 1, 2021, be made to comply with all of the provisions of this Chapter or be removed. [Ord. No. 4926, 8-17-2020]

CITY OF BLUE SPRINGS USE TABLE

Table 405.030-1: Use Table [R.O. 1996 Table 405.030-1; Ord. No. 4558 § 1, 8-3-2015; Ord. No. 4625 § 5, 11-21-2016; Ord. No. 4723, 3-19-2018; Ord. No. 4826, 5-20-2019; Ord. No. 4839, 7-15-2019; Ord. No. 4885, 2-3-2020; Ord. No. 4971, 12-21-2020; Ord. No. 5163, 11-7-2022; Ord. No. 5192, 3-6-2023]

RESIDENTIAL

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Detached Housing	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-
Semi-attached Housing	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-
Attached Housing	-	-	-	-	P	P	P	L	P	-	-	-	-	-	-	-
Multi-family Housing	-	-	-	-	P	P	P	L	L	L	-	C	C	-	-	-
Accessory Dwelling	L	L	L	-	-	-	-	L	L	-	-	-	-	-	-	-
Mobile Home Park / Micro-home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
Assisted Living - General	-	-	-	-	P	P	P	-	C	P	P	P	P	-	-	-
Assisted Living - Convalescent Care	-	-	-	-	-	-	C	-	C	-	P	-	-	-	-	-
Group Home - Limited	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Group Home - General	-	-	-	-	-	-	C	-	C	C	C	-	-	-	-	-
Group Home - Transitional Living Center	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Independent Senior Living	-	-	L	L	L	L	L	L	L	-	-	-	-	-	-	-

OPEN SPACE

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Preserve	P	P	P	L	L	L	L	P	L	-	-	-	-	-	-	P
Park/Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Green	-	-	L	P	P	P	P	P	P	P	P	P	P	P	P	P
Square	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-
Plaza	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-
Parking lot - Commercial	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Pocket Park	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-
Community Garden	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-

KEY: P = permitted Use L=Limited C=Conditional

INSTIUTIONAL/CIVIC

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Assembly - neighborhood (< 500)	L	L	L	L	L	L	L	L	L	P	P	P	P	P	-	P
Assembly - community (500 - 1,500)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	L
Assembly- Auditorium/Stadium (1,500+)	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C
School- Elemantary, Middle, High	P	P	P	P	P	P	P	P	P	C	C	C	C	-	-	-
School-Vocational	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
School-College or University	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Hospital	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	-
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Funeral Home	-	-	-	-	-	-	-	-	-	C	C	P	-	P	-	-
Library	C	C	C	C	C	C	C	C	C	P	P	P	P	P	-	-
Cultural Service	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	C
Public/Government Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Golf Course	P	C	C	C	C	C	C	C	C	C	C	P	P	P	-	P

OFFICE

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Office-Small	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Office-General	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Office-Large	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-

SERVICE/ENTERTAINMENT

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Adult/Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-
Animal Care-Limited	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Animal Care-Kennel	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-
Animal Care-General	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
Bank or Financial Institution	-	-	-	-	-	-	-	-	-	L	P	P	P	P	-	-

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SERVICE/ENTERTAINMENT

USE	Residential Zoning District									Non-Residential Zoning District						
	RE	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Bar or Tavern	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Body Art Service	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-
Club, Private	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
Daycare, Limited	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Daycare, General	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
Daycare, Commercial	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-
Haunted House	-	-	-	-	-	-	-	-	-	C	-	C	-	C	C	-
Health Club	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	-
Hotel or Motel	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Medical Service	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-
Paintball Facility, Indoor	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-
Paintball Facility, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Personal Services	-	-	-	-	-	-	-	-	-	L	P	P	P	P	P	-
Recreation and Entertainment - Indoor	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Recreation and Entertainment - Outdoor	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-
Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-
Restaurant - Fast Food	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-
Restaurant - General	-	-	-	-	-	-	-	-	-	L	-	P	P	P	-	-
Shooting Range- Indoor	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-
Shooting Range- Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Short Term Loan Service	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-
Studio- Television or Film	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	-
Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	-

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RETAIL/COMMERCIAL

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Micro Commercial (<1000 sqft)	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C
Small Commercial (<3000 sqft)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Mid Size Commercial (3,000 - 12,000 sqft)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Large Retail (12,000 - 100,000 sqft)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Warehouse Retail (100,000+ sqft)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Grocery Store (<40,000 sqft)	-	-	-	-	-	-	-	-	-	L	-	P	P	-	-	-
Super Market (40,000+ sqft)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Service Station, Limited (6 or less pumps)	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	-
Service Station, General (7 to 16 pumps)	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	-
Service Station, Large (17+ pumps)	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	-
Tobacconist	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Outdoor Sales and Rental, Principal	-	-	-	-	-	-	-	-	-	-	-	C	C	L	L	-
Outdoor Display, Accessory	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-
Outdoor Storage, Principal	-	-	-	-	-	-	-	-	-	-	-	C	C	L	L	-
Outdoor Storage, Accessory	-	-	-	-	-	-	-	-	-	-	-	C	C	L	L	-
Commercial Vehicle & Equipment Parking	-	-	-	-	-	-	-	-	-	-	-	C	C	L	L	-
Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

LIGHT INDUSTRIAL/CRAFT MANUFACTURING

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Artisan/micro-manufacturing	-	-	-	-	-	-	-	-	-	L	P	P	P	P	P	-
Building or Construction contractor with Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-
Building or Construction contractor without Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-

Manufacturing Limited	-	-	-	-	-	-	-	-	-	-	L	P	P	P	P	-
Food Production-Limited	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	-
Research and Development	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-
Industry-Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-

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INDUSTRIAL

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Manufacturing - General	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Food Production General	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	-
Industry - General	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Industry - Extractive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Storage - Residential Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
Storage - Warehouse/Wholesale	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Storage -Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Storage - hazardous Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Vehicle Repair - General	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-
Waste Processing Collection Center (Minor)	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
Waste Processing Collection Center (Major)	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Waste Processing - Landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Airport/Airstrip	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Correction Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Warehouse Distribution Center	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Laundry Service	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Stockyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Marijuana Infused Products Manufacturing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Marijuna Testing Facility	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Marijuna Transportaion Facility	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Marijuana Cultivation Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-

AGRICULTURE

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**

Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Agricultural Sales and Services	C	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Agricultural - Limited	P	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Agricultural - General	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-

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SUPPLEMENTAL USES

	Residential Zoning District									Non-Residential Zoning District						
USE	**RE**	**SF-12**	**SF-7**	**TF**	**MF-10**	**MF-14**	**MF-18**	**N-L**	**N-O**	**NB**	**SO**	**GB**	**RC**	**LI**	**HI**	**PLOS**
Communication Tower	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	-
Heliport/Helipad	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Micro-wind Turbines	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Military Service	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
Outdoor Advertising	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-
Telecommunications Facility, Tower, or Antenna	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	-
Transit Facility	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Utility- Minor	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utility- Major	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-

KEY: P = permitted Use L=Limited C=Conditional

BLUE SPRINGS
CITY DEVELOPMENT

Memorandum

TO Mayor Chris Lievsay and Members of the City Council

FROM Nicholas Hutchison, Director of City Development

DATE September 18, 2026

SUBJECT **Proposed Outdoor Storage Text Amendments**

Purpose

The proposed text amendments establish a clearer and more consistent framework for regulating outdoor display, outdoor sales and rental, accessory and principal outdoor storage, commercial vehicle and equipment parking, and salvage activity. The amendments are intended to accommodate legitimate storage that supports an operating business while preventing commercial property from becoming a standalone storage yard without the appropriate zoning and approval.

Staff recommendation

In the General Business District, the intended policy is to allow outdoor storage only when it is accessory and subordinate to an operating principal use and approved through a conditional use permit. Principal outdoor storage would remain prohibited in the General Business District.

Policy Direction Basis

Staff formulated the policy framework based on the following basis:

1. Principal outdoor storage is prohibited in the General Business District.
2. Accessory outdoor storage may be considered in the General Business District through a conditional use permit.
3. Accessory storage may extend onto a directly adjacent parcel under common ownership when both parcels are reviewed as a unified site.
4. Limited storage of customer-owned operable vehicles, recreational vehicles, boats, or trailers may be considered through a conditional use permit when it remains subordinate to the principal use.
5. All approvals remain subject to site-specific review, development standards, and enforceable conditions.

Why the code is being amended

- The current code does not clearly distinguish merchandise displayed for customers from property kept outdoors for future use or long-term retention.
- The existing Storage Yard definition combines ordinary equipment and vehicle storage with salvage yards and junkyards even though those uses have materially different impacts.
- The code does not clearly address accessory storage on an adjacent parcel, commercial fleet parking, shipping containers, or limited storage of customer-owned operable vehicles.

- The amendment creates objective standards for location, screening, landscaping, surfacing, circulation, lighting, drainage, fire access, maintenance, and the condition of stored items.

Proposed use classifications

PROPOSED USE	FUNCTION	KEY DISTINCTION
Outdoor Display, Accessory	Merchandise displayed outdoors for customers as part of a business on the same property.	Customer-facing display, not property held for future or off-site use.
Outdoor Sales and Rental, Principal	A principal business offering vehicles, trailers, machinery, equipment, or similar goods for sale, lease, or rental outdoors.	Outdoor inventory is integral to the business; stored property remains subject to storage standards.
Outdoor Storage, Accessory	Property kept outdoors that directly supports and remains subordinate to a principal use on the same or an approved adjacent parcel.	Cannot become an independent use. Limited third-party vehicle storage requires specific CUP authorization.
Outdoor Storage, Principal	A standalone use primarily devoted to outdoor storage, including areas provided to tenants, customers, or unrelated parties.	Separated from accessory business storage and salvage activity.
Commercial Vehicle and Equipment Parking	Operable fleet vehicles, trailers, or equipment owned, leased, or operated by the onsite business and regularly used in that business.	Active fleet parking is not storage; long-term retention or parking for unrelated businesses is storage.
Salvage Yard	Collection, dismantling, processing, recycling, crushing, or sale of scrap, junk, discarded material, inoperable vehicles, or parts.	Inoperable, dismantled, or discarded property is salvage, not ordinary storage.

Proposed zoning treatment

C means conditional use approval, L means limited administrative approval, P means permitted, and a dash means prohibited.

USE	GB	RC	LI	HI
Outdoor Sales and Rental, Principal	C	C	L	L
Outdoor Display, Accessory	L	L	L	L
Outdoor Storage, Principal	—	C	L	L
Outdoor Storage, Accessory	C	C	L	L
Commercial Vehicle and Equipment Parking	C	C	L	L
Building or Construction Contractor with Outdoor Storage	C	P	P	P

Required coordination. The current draft use table shows principal outdoor storage as conditional in GB, while the special-use standards prohibit principal outdoor storage in GB. The GB cell for Outdoor Storage, Principal should be changed to a dash before adoption.

Accessory storage on an adjacent parcel

The amendment allows a principal business to use a directly adjoining parcel for accessory outdoor storage without converting that parcel into an independent storage business. The following safeguards apply:

- The parcels must share a common property line. A street, alley, railroad right-of-way, or intervening parcel breaks adjacency.
- Both parcels must be under common ownership and located in zoning districts that authorize accessory outdoor storage.
- Both parcels must be reviewed as a unified site and included in the same conditional use permit or administrative approval.
- A recorded agreement must identify the accessory relationship, require continued common ownership, bind subsequent owners, and permit City enforcement.
- Authorization ends if common ownership ends or the principal use ceases unless a new approval is obtained.
- Approval of storage does not establish eligibility for another unrelated use on the adjoining parcel.

Limited third-party vehicle storage

A conditional use permit may authorize storage of operable motor vehicles, recreational vehicles, boats, or trailers owned by unrelated persons when the storage is conducted with a principal use on the adjoining parcel. This is a limited exception, not general authority to lease outdoor storage space. The storage must remain subordinate to the principal use, and individual spaces may not be separately subdivided or independently operated. Construction materials, shipping containers, inoperable vehicles, salvage, and general merchandise are excluded. Repair, sales, display, dismantling, habitation, and other commercial activity are prohibited within the storage area.

Application to Pointe of Hope

The proposed structure creates a potential approval path for Pointe of Hope while remaining generally applicable. If the principal-use parcel and the adjoining storage parcel share a property line, remain under common ownership, and are reviewed as a unified site, the adjacent parcel may be considered for accessory outdoor storage through a conditional use permit. Limited storage of customer-owned operable vehicles, recreational vehicles, boats, or trailers may be included only if expressly approved under the third-party vehicle exception.

Approval would remain discretionary and site-specific. Pointe of Hope would need to demonstrate that the storage remains subordinate to the principal use, complies with the area limitations and development standards, and will not function as an independent storage yard. A change in ownership, cessation of the principal use, or expansion beyond the approved plan would require removal of the storage or a new approval.

Principal development and operating standards

TOPIC	PROPOSED STANDARD
Approval and plans	CUP where the use table shows C; administrative approval where it shows L. Plans identify storage boundaries, items, height, circulation, screening, landscaping, lighting, surfacing, drainage, fire access, and parking.
GB area limitation	Accessory storage generally may not exceed 50% of the combined developed area or 50% of the principal building floor area, whichever is greater, and may not occupy more than 50% of the

TOPIC	PROPOSED STANDARD
	adjacent parcel. Council may approve a different limit through the CUP upon the required findings.
Location and setbacks	Generally behind the principal building's rear line. On a vacant adjacent parcel, behind the applicable front building line. Minimum setbacks are 25 feet from streets, 10 feet from nonresidential property, and 25 feet from residential property unless a greater district setback applies.
Screening and landscaping	Opaque fence or masonry wall at least 6 feet high. Chain link with slats requires specific approval. A 10-foot landscape buffer is required where visible from a street, park, trail, or residential property.
Height and arrangement	Stored items may not exceed screening height. RVs, boats, trailers, and similar equipment may not exceed 14 feet, excluding factory-installed appurtenances. Approved aisles and emergency access must remain clear.
Surfacing and drainage	Durable, dust-free, all-weather surface. Council may approve engineered gravel for low-frequency storage with stabilization, dust control, and a maintenance plan. Drainage and stormwater facilities may not be obstructed.
Safety and operations	Required parking, loading, pedestrian routes, sight distance, and fire access must be preserved. Lighting must be shielded and directed downward. Noise, dust, odor, and nuisance rules continue to apply.
Stored-item condition	Vehicles and equipment must be operable, lawfully transportable, maintained, and leak-free. Junked, abandoned, burned, dismantled, or inoperable items are prohibited unless authorized as salvage.
Shipping containers	Allowed only when shown and approved; may not be stacked; must be maintained in good condition; and may not be occupied unless converted and permitted under building and fire codes.

Effect on existing properties and enforcement

The amendment does not legalize outdoor storage that was not lawfully established before adoption. An existing operation that becomes eligible for conditional or limited approval must obtain the applicable approval and bring the property into compliance with the approved plans and standards. Uses that remain prohibited may be addressed through the City's existing zoning and property-maintenance enforcement procedures.

Policy Result

- Change the GB designation for Outdoor Storage, Principal from C to prohibited so the use table matches the special-use standards.
- Accept and verify all tracked changes, particularly the adjacent-parcel exception and recorded-agreement provisions.
- Correct remaining typographical errors and incomplete principal-use references.
- Consolidate the duplicated provisions addressing the condition and eligibility of stored items.
- Confirm whether provisions currently using “should” are intended to be mandatory and revise them to “shall” where appropriate.

Policy result. The proposed framework provides a reasonable path for legitimate business-related storage, including a carefully limited adjacent-parcel option, while preventing GB property from becoming an independent outdoor storage yard and preserving clear distinctions among ordinary storage, fleet parking, repair activity, and salvage operations.

Outlook

RE: Outdoor Storage Text Amendment

From Nicholas Hutchison <nhutchison@bluespringsmo.gov>

Date Fri 9/18/2026 10:58

To Jared Pumphrey <jtpump@yahoo.com>

Cc rahow1@gmail.com <rahow1@gmail.com>; chrishenning@me.com <chrishenning@me.com>; Brian Ingersoll <bingersoll77@outlook.com>; Jennifer Irey <jenirey76@gmail.com>; Susan Stokenbury <sstokenbury@sbcglobal.net>; Jennifer Ritschel-Smith <jritschelsmith@yahoo.com>; chad.e.sanderson@gmail.com <chad.e.sanderson@gmail.com>; Travis Graham <travisgraham@sbcglobal.net>; Christine Cates <CCates@bluespringsmo.gov>; Katie Tholen <ktholen@bluespringsmo.gov>; Shantele Frie <sfrie@bluespringsmo.gov>; Logan Day <lday@bluespringsmo.gov>; Traci Breshears <tbreshears@bluespringsmo.gov>

Jared,

A conditional use permit is approved for a specific use at a specific location, and includes specific conditions that are established through the approval process. Once its approved, we have a record file for the approved plans and ordinance.

In terms of monitoring, CUP compliance is reviewed through permitting, licensing, site inspections, code enforcement, and complaints that bring it to city staffs attention. It is no different then any other property within the city from a land use/zoning perspective. When a potential violation is identified either by staff or citizen, staff reviews the record file to apply the specific conditions to determine if there is a violation or in compliance. There is not a separate recurring inspection or annual review process for every CUP because the number of properties within the city.

Regarding how long the CUP is in effect, there is a important distinction between the CUP and business license. Under the UDC Section 403.060, a CUP lapses if a certificate of occupancy or building permit is not filed within one year of the approval. Once the CUP is active, the UDC does not establish a provision that terminates simply because a business closes or its business license has lapsed. Its important to remember that the CUP is tied to the property and not a specific operator.

If another operator decides to move onto the property and operate under the same conditions as the approved conditional use, the new operator would be allowed to do so as long as they are in compliance with business license, certificate of occupancy, etc. If there were any changes that would not conform with the original CUP, they would either need to amend or repeal the existing CUP.

I hope this answer your questions and clarifies how CUPS are monitored and related to business licensing. We have members of City Council asking the same questions and have prepared a memo to provide them additional information as well. If there are any follow up questions, please direct those to staff directly rather than “reply all” in order to stay in compliance with Missouri law on communication records. All questions and communication will be disclosed during a public meeting to be apart of a meeting record.

Thanks,

Nic Hutchison, AICP
Director of City Development

City of Blue Springs, Missouri
903 W Main Street
Blue Springs, MO 64015

Office: 816-622-4006
Email: nhutchison@bluespringsmo.gov

www.bluespringsmo.gov

BLUE SPRINGS
MISSOURI

Help shape the future of Blue Springs.
Share your feedback on the City of Blue Springs Comprehensive Plan:
www.bluespringsnext.com/

BLUE SPRINGS NEXT
The Comprehensive Plan

From: Jared Pumphrey <jtpump@yahoo.com>
Sent: Friday, September 18, 2026 9:23 AM
To: Nicholas Hutchison <nhutchison@bluespringsmo.gov>
Cc: rahow1@gmail.com; chrishenning@me.com; Brian Ingersoll <bingersoll77@outlook.com>; Jennifer Irey <jenirey76@gmail.com>; Susan Stokenbury <sstokenbury@sbcglobal.net>; Jennifer Ritschel-Smith <jritschelsmith@yahoo.com>; chad.e.sanderson@gmail.com; Travis Graham <travisgraham@sbcglobal.net>; Christine Cates <CCates@bluespringsmo.gov>; Katie Tholen <ktholen@bluespringsmo.gov>; Shantele Frie <sfrie@bluespringsmo.gov>; Logan Day <lday@bluespringsmo.gov>; Traci Breshears <tbreshears@bluespringsmo.gov>
Subject: Re: Outdoor Storage Text Amendment

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Can you share the process with how conditional use permits are tracked and monitored?

Can you also clarify if the condition use permit is now attached to the zoning in perpetuity or if the business was to close/business license lapse, so too would the conditional use permit lapse?

Thanks,

Jared

On Sep 18, 2026, at 8:26 AM, Nicholas Hutchison <nhutchison@bluespringsmo.gov> wrote:

Planning Commissioners,

Attached for your advance review are the proposed amendments to the Unified Development Code addressing outdoor storage and related uses. This includes a summary memo, proposed definitions, and proposed special use standards.

The amendments are intended to create a clearer distinction between the various types of outdoor storage. Under the proposed framework, principal outdoor storage would remain prohibited in the General Business District. Accessory outdoor storage could be considered through a conditional use permit when it remains subordinate to an operating principal use and satisfies the applicable standards. Please send any questions or suggested revisions to staff before the September 28 Planning Commission meeting so they can be addressed in advance of the meeting.

Thanks,

Nic Hutchison, AICP
Director of City Development

City of Blue Springs, Missouri
903 W Main Street
Blue Springs, MO 64015

Office: 816-622-4006
Email: nhutchison@bluespringsmo.gov

www.bluespringsmo.gov

<image001.png>

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<image002.png>

<Special Use Standards Text Amendment.Outdoor Storage 09162026.pdf>
<Definitions Text Amendment.Outdoor Storage 092026.pdf>
<Outdoor Storage Text Amendment Council Memo 09182026.pdf>

The Pulse
Legal Publication

AFFIDAVIT OF PUBLICATION

County of Jackson

ss

State of Missouri

Before the undersigned, a Notary Public of Jackson County, Missouri, duly commissioned, qualified and authorized by law to administer oaths, personally appeared

John Wingo

Publisher of **The Pulse Legal Publication** and **The Pulse of Independence**, daily newspapers of general circulation published, issued, and entered as periodicals class mail in the Cities of Kansas City and Independence, Missouri, respectively, in said County and State; that she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement of

Public Notice

a true copy of which is attached hereto, was published in **The Pulse** on the following dates:

September 15, 2026

in volume **31** **Indep. Edition**

and numbered **356**

and that the said newspaper in which such notice, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Chapter 493, including Sections 493.050, 493.070 and 493.090, Revised Statutes of Missouri.

John Wingo

Sworn to and subscribed
before me this

September 15, 2026

Ashli Fanning
Notary Public—Jackson County, State of Missouri
My commission expires 9/13/2030
Commission No. 22410866

ASHLI FANNING
NOTARY PUBLIC NOTARY SEAL # 22410866
MY COMMISSION EXPIRES 09/13/2030
JACKSON COUNTY
STATE OF MISSOURI

PUBLIC NOTICE

Unified Development Code Text Amendment | UDCT-09-26-9986 Outdoor Storage

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, September 28, 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, City of Blue Springs for consideration of amendments to the Unified Development Code to amend various sections of Chapters 411 and 405 of the City of Blue Springs Unified Development Code. 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.

CITY OF BLUE SPRINGS
Planning Commission
By: Traci Breshears, Recording Secretary

The City Council of the City of Blue Springs will also hold a public hearing on the above noted UDC Text Amendment / UDCT-09-26-9986 on Monday, October 5, 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

September 15, 2026
356 M4067

Introduced by Councilmember _____ BILL 5435

(UDCT-09-26-9986) ORDINANCE_____

AN ORDINANCE AMENDING VARIOUS SECTIONS AND SUBSECTIONS OF TITLE IV, CHAPTERS 401-411, UNIFIED DEVELOPMENT CODE, OF THE CODE OF ORDINANCES OF THE CITY OF BLUE SPRINGS, MISSOURI TO AMEND AND ADOPT REGULATIONS RELATED TO OUTDOOR DISPLAY, OUTDOOR SALES AND RENTAL, ACCESSORY AND PRINCIPAL OUTDOOR STORAGE, COMMERCIAL VEHICLE AND EQUIPMENT PARKING, AND SALVAGE ACTIVITIES.

WHEREAS, the City of Blue Springs has adopted a Unified Development Code to promote orderly development and establish regulations governing the use and development of property within the City; and

WHEREAS, the City periodically reviews and updates the Unified Development Code to address changing development practices, clarify existing regulations, and further the goals and objectives of the City's Comprehensive Plan; and

WHEREAS, the current Unified Development Code does not consistently distinguish between customer-facing outdoor merchandise display and property kept outdoors for future use, long-term retention, or other storage purposes, and the existing regulations combine certain equipment and vehicle storage activities with salvage yard and junkyard activities despite their differing land-use characteristics and impacts; and

WHEREAS, the City has determined that amendments are appropriate to establish clearer definitions, classifications, and development standards for outdoor display, outdoor sales and rental, accessory outdoor storage, principal outdoor storage, commercial vehicle and equipment parking, and salvage activities; and

WHEREAS, the proposed amendments establish standards addressing the

location and extent of outdoor storage, setbacks, screening, landscaping, surfacing, drainage, lighting, circulation, fire access, storage height, shipping containers, and the condition of stored vehicles and equipment; and

WHEREAS, the proposed amendments provide a defined approval process for legitimate accessory outdoor storage associated with an operating business while maintaining the distinction between accessory storage and principal outdoor storage and preventing property within the General Business District from becoming an independent outdoor storage yard without appropriate zoning and approval; and

WHEREAS, the proposed amendments further provide for accessory outdoor storage on a directly adjoining parcel under common ownership when the parcels are reviewed as a unified site and otherwise comply with the applicable requirements of the Unified Development Code; and

WHEREAS, pursuant to Section 403.020 of the Unified Development Code, City staff reviewed the proposed amendments and determined that they support orderly commercial and industrial development, are consistent with the purposes of the Unified Development Code, and provide clearer and measurable development standards for affected properties; and

WHEREAS, the Planning Commission of the City of Blue Springs conducted a public hearing on September 28, 2026, regarding the proposed Unified Development Code Text Amendment; and

WHEREAS, following the public hearing and consideration of the proposed amendments, the Planning Commission forwarded it recommendation to the City Council; and

WHEREAS, the City Council has considered the proposed amendments, the staff report, the recommendation of the Planning Commission, and the applicable review criteria and finds that adoption of the proposed amendment is appropriate.

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

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

Section 1. That Section 405.050. Special Use Standards of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

~~19. Vehicle/Equipment Sales, Vehicle/Equipment Storage Yards and Vehicle Repair (General).~~

~~a. All vehicle and equipment storage areas and parking areas shall be surfaced with:~~

~~(1) Five (5) inches of concrete;~~

~~(2) Six (6) inches of asphalt; or~~

~~(3) Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.~~

~~(4) Any other pavement or surface material must be structurally equivalent to the above as 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.~~

19. Outdoor Storage, Principal and Accessory:

a. Approval Required

(1) Where designed "C" in Table 405.030-1, outdoor storage shall require approval of a conditional use permit pursuant to 403.060.

(2) Where designated "L" in Table 405.030-1, outdoor storage may be approved administratively upon determination by the Director of City Development that the use complies with all applicable standards.

(3) Outdoor storage shall be developed, maintained and operated only in accordance with the approved conditional use permit or administrative approval, site plan, landscape plan and applicable conditions of approval.

(4) The approved plan shall identify the storage boundary, types of stored items, maximum storage or stacking height, site circulation, gate locations, screening, landscaping, lighting, surface materials, drainage, fire access and required parking.

~~b.~~ Relationship to Principal Use

(1) Accessory outdoor storage shall directly support and remain incidental and subordinate to the principal use operating on the same property.

(2) In the GB District, outdoor storage shall be permitted only as an accessory use. Principal outdoor storage and the leasing or provision of outdoor storage areas to unrelated persons or businesses are prohibited.

(3) Principal outdoor storage shall be permitted only in zoning districts in which it is expressly authorized by Table 405.030-1.

(4) Accessory outdoor storage shall not continue after the principal business it serves ceases operation.

c. Outdoor Storage on an Adjacent Parcel

(1) Accessory outdoor storage may be located on a parcel directly adjacent to the parcel containing the principal business, provided the parcels share a common property line and are under the same ownership.

(2) Parcels separated by a public or private street, alley, railroad right-of-way or intervening parcel shall not qualify as adjacent parcels.

(3) The parcel containing the principal business and the adjacent outdoor-storage parcel shall be reviewed and approved as a unified site and shall be included in the same conditional use permit or administrative approval.

(4) A unified site plan shall show both parcels and shall identify all property lines, buildings, outdoor-storage areas, access points, internal circulation, parking, loading, gates, screening, landscaping, drainage facilities, utilities, easements, fire access and sight-distance areas.

(5) The adjacent storage parcel shall be used exclusively to support the identified principal use. No portion of the parcel

may be leased, licensed, assigned or otherwise provided for storage by an unrelated person or business.

a. Exception. Notwithstanding the foregoing, the outdoor storage of operable motor vehicles, recreational vehicles, boats, or trailers owned by unrelated persons may be authorized by Conditional Use Permit when conducted in conjunction with a principal use located on the adjoining parcel, provided that:

i. The storage area remains under the ownership or control of the property or operator of the principal use and individual storage spaces are not separately subdivided or independently operated;

ii. Storage is limited to operable motor vehicles, recreational vehicles, boats, and trailers and shall not include construction materials, shipping containers, inoperable vehicles, salvage, or general merchandise.

iii. The storage use shall remain subordinate to the principal use and shall not constitute the principal use of the overall site;

iv. The storage area shall comply with all applicable screening, landscaping, paving,

access, lighting, fire access, and other development standards.

v. No vehicle repair, maintenance, sales, display, dismantling, habitation, or other commercial activity shall occur within the storage area, and

vi. The Conditional Use Permit may establish a maximum storage area, number of spaces, hours of access, screening requirements, and other conditions necessary to ensure compatibility with surrounding properties.

(6) Before commencement of outdoor storage on an adjacent parcel, the owner shall execute and record an agreement, covenant or other instrument in a form approved by the City Attorney establishing that:

a. The outdoor storage is accessory to the identified principal use or is limited third-party vehicle storage specifically authorized pursuant to this section;

b. The parcels shall remain under the same ownership while the accessory outdoor-storage use continues;

c. The outdoor storage shall cease if the parcels are no longer under the same ownership, unless a new approval is obtained;

d. The agreement is binding upon subsequent owners; and

e. The agreement may be enforced by the City.

(7) A sale, conveyance or other transfer that results in the parcels no longer being under the same ownership shall terminate authorization for the accessory outdoor storage. All stored items shall be removed within thirty days unless a new approval is obtained or the Director approves a reasonable extension based on circumstances beyond the owner's control.

(8) The adjacent storage parcel shall not establish eligibility for an unrelated principal use or any other accessory use not included in the approval.

(9) Both parcels shall be located in a zoning district that authorizes accessory outdoor storage. Property under the same ownership but located in a zoning district where outdoor storage is prohibited shall not qualify.

d. Maximum Accessory Storage Area

(1) In the GB District, accessory outdoor storage shall not exceed fifty percent of the combined developed area of the principal-use and the approved adjacent storage parcel or fifty percent of the gross floor area of the principal building, whichever is greater.

(2) In no event shall accessory storage occupy more then fifty (50%) of the adjacent storage parcel.

(3) The City Council may approve a different limitation through the conditional use permit when the applicant demonstrates

that the storage will remain subordinate to the principal use and compatible with surrounding property.

e. Location

(1) Outdoor storage shall be located behind the rear building line of the principal building.

(2) When outdoor storage is located on an adjacent parcel without a principal building, the storage shall be located behind the front building line applicable to the adjacent parcel and shall be positioned to minimize visibility from public streets and adjoining property.

(3) The applicable decision-making body may approve a different location when the applicant demonstrates that the storage cannot reasonably be located in the required area, will be fully screened and will not adversely affect the streetscape or adjoining property.

(4) Outdoor storage shall not be located within a required setback, parking or loading area, landscape area, drive aisle, fire lane, pedestrian route, utility easement, drainage facility or sight-distance triangle.

f. Setbacks

(1) An outdoor-storage area shall be located at least twenty-five feet from a public street or right-of-way, ten feet from a non-residential property line and twenty-five feet from

residentially zoned or residentially used property. The underlying zoning-district setback shall apply when greater.

(2) No setback shall be required from the common property line between the principal-use parcel and an approved adjacent storage parcel where both parcels are included in the same approval, provided all fire, building, access, drainage and utility requirements are satisfied.

(3) The applicable decision-making body may require a greater setback where topography, stored-item height, residential adjacency or corridor character warrants additional separation.

g. Screening and Fencing

(1) Outdoor storage shall be enclosed by an opaque fence or masonry wall at least six feet in height.

(2) Required screening shall obscure stored materials from view at ground level from adjoining public streets, parks, trails and residential property.

(3) Required screening shall consist of:

a. A solid masonry wall;

b. An opaque wood, vinyl or composite privacy fence; or

c. Another durable, opaque material approved through the applicable review process.

(4) Chain-link fencing with slats shall not satisfy this requirement unless specifically approved as part of the conditional use permit.

(5) Required outdoor-storage fencing may be approved at the height necessary to satisfy this subsection notwithstanding a lower fence-height limitation otherwise applicable under this Code.

h. Landscape

(1) A landscape buffer shall be installed outside the fence where the storage area is visible from a street, park, trail or adjoining residential property.

(2) The landscape buffer shall be at least ten feet in width and shall include a combination of evergreen and deciduous trees and shrubs designed to provide substantial year-round screening.

(3) Existing healthy vegetation may be credited when permanently protected and supplemented as necessary.

i. Stored-Item Height and Arrangement

(1) Stored items shall not be stacked higher than screening height

(2) Recreational Vehicles, boats, trailers, and comparable equipment shall not exceed 14 feet in height, excluding factory-installed antennas, or similar appurtenances

(3) The standard legal maximum limit for U.S. Highways is 13 feet 6 inches

(4) Storage shall remain within marked spaces and approved boundaries, with required drive aisles and emergency access always maintained.

j. Surfacing

(1) Outdoor storage areas shall be located on a durable, dust-free, all-weather surface appropriate to the materials stored and the intensity of use.

(2) Council may approve an engineered all-weather gravel surface for low-frequency storage when it is outside required setbacks, stabilized against rutting and mitigation, maintained free of vegetation and bare soil, and supported by an approved dust-control and maintenance plan.

(3) Accessible routes and spaces shall use compliant surfaces.

k. Drainage

(1) Storage areas shall not obstruct drainage facilities, stormwater conveyance, detention areas, utility easements, fire lanes, or required access routes.

(2) Runoff shall be managed in accordance with adopted stormwater standards.

l. Access and Circulation

(1) Outdoor Storage shall not interfere with required parking, loading, pedestrian routes, emergency access, fire apparatus circulation, or vehicle sight distance.

m. Fire and Life Safety

(1) Storage shall comply with the adopted Fire Code, including requirements for access, separation, hazardous materials, combustible storage, hydrant clearance, and fire department access.

n. Lighting

(1) Lighting serving an outdoor storage area shall be fully shielded and directed downward to minimize glare and light pollution onto adjacent property and public right-of-way.
(2) Illumination at a residential property line should not exceed 0.5 footcandle.
(3) Pole height should not exceed 20 feet unless a photometric plan demonstrates that a different height produces less off-site impact.
(4) Lighting shall not flash or create a disabling glare.

o. Noise and Operations

(1) Activities associated with outdoor storage shall comply with applicable noise, vibrations, odor, dust, and nuisance regulations.

(2) here adjacent to residential uses, the City may establish hours of operation through the Conditional Use Permit.

p. Maintenance

(1) Storage areas, screening, pavement or surfacing, and landscaping shall be maintained in good condition and kept free of litter, weeds, debris, standing water, and deteriorated materials.

(2) Dead or missing landscaping shall be replaced within the next suitable planting season.

q. Security

(1) Gates and security features shall be maintained in a safe and functional condition and shall not obstruct required emergency access.

r. Visibility

(1) No outdoor storage shall be placed within the required sight triangle or in a manner that obstructs visibility at driveways, intersections, sidewalks, or pedestrian crossings.

(2) Condition and eligibility of stored items.

(3) Stored vehicles and equipment shall be operable, capable of lawful transportation, and maintained in a condition that does not leak fluids or create a nuisance.

(4) Required licenses or registrations shall remain current when applicable.

(5) Wrecked, dismantled, abandoned, burned, junked, or inoperable vehicles and equipment are prohibited.

s. Condition and Eligibility of Stored Items

(1) Stored vehicles and equipment shall be operable, capable of lawful transportation and maintained in a condition that does not leak fluids or create a nuisance.

(2) Wrecked, dismantled, abandoned, burned, junked, or inoperable vehicles and equipment are prohibited unless specifically authorized as part of an approved salvage yard use.

t. Prohibited Activities

(1) No sales or display for sale, rental, repair, maintenance, servicing, painting, body work, washing, fueling, dismantling, fabrication, loading of freight, habitation, Commercial dispatching, sanitary dumping, waste disposal, or storage of loose materials shall occur within the storage area.

(2) The Conditional Use Permit may authorize a limited management activity only when expressly shown and approved.

u. Prohibited Outdoor Storage

(1) Storage within required fire lanes, drive aisles, accessible routes, required parking spaces, landscape areas, drainage facilities, or utility access areas.

(2) Storage of junk, refuse, discarded materials, inoperable vehicles, or salvage unless the property is specifically approved for such use.

(3) Outdoor storage that creates a public nuisance, attracts vermin, produces uncontrolled dust or debris, or creates an unsafe condition.

(4) Stacking or storage that is unstable, unsecured, or likely to fall, blow, leak, spill, or migrate onto adjacent property or the public right-of-way.

(5) Storage of hazardous or regulated materials except in full compliance with applicable federal, state, fire, environmental, and local requirements.

v. Shipping Containers

(1) Shipping containers shall be permitted only when specifically shown and approved on the applicable plan.

(2) Shipping containers shall not be stacked.

(3) Shipping containers shall be maintained in good condition and free of excessive rust, structural damage, graffiti, and unauthorized signs.

(4) Shipping containers shall not be used for habitation, offices, customer access, or other occupancy unless converted and

permitted in accordance with applicable building and fire code.

(5) The applicable approval may limit the number, size, color, and location of shipping containers.

w. Site Plan and Application Requirements

(1) An application involving outdoor storage should include, at minimum:

a. A site plan showing property lines, buildings, streets, access points, gates, storage spaces, drive aisles, fire access, parking, setbacks, easements, utilities, sight triangles, surface materials, and drainage.

b. A landscape and screening plan identifying:

i. Fence or wall materials

ii. Height

iii. Opacity

iv. Gates

v. Plant species/plant sizes

vi. Sight-line sections from streets and nearby residential property

(2) A written narrative stating the following:

a. Types of storage

b. Maximum number of stored items

c. Customer access hours

d. Prohibited activities

e. A lighting and photometric plan showing mounting height, shielding, and illumination at property lines.

f. A circulation exhibit demonstrating safe trailer movements if applicable

g. A list of requested alternative development standards, with justification.

~~20. Outdoor Advertising. A conditional use permit for Outdoor Advertising shall not be granted unless the proposed outdoor advertising signage complies with all applicable requirements of Chapter 501, Sign Code, and it is found that the proposed signage will:~~

~~a. Not eliminate an adequate supply of light or air to adjacent property nor endanger the safety of the public;~~

~~b. Not be unduly injurious to the use and enjoyment of adjacent property not would it substantially diminish property values in the neighborhood;~~

~~c. Not block the view from any public way of legal signs previously existing on adjacent property;~~

~~d. Not be an obtrusive or incompatible sign that would injure the character of the neighborhood;~~

~~e. Not obstruct significant views and vistas;~~

~~f. Not obstruct vision where such obstruction could create a traffic hazard; and~~

~~g. Be in keeping with the general spirit and intent of this Development Code.~~

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

a. All vehicle and equipment storage areas and parking areas shall be surfaced with:

(1) Five (5) inches of concrete;

(2) Six (6) inches of asphalt; or

(3) Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.

(4) Any other pavement or surface material must be structurally equivalent to the above as 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.

b. "Vehicle Repair, General" uses may be permitted in the "RC" (Regional Commercial) Zoning district only when accessory to a permitted "Outdoor Sales and Services—Principal."

21. Outdoor Advertising. A conditional use permit for Outdoor Advertising shall not be granted unless the proposed outdoor advertising signage complies with all applicable requirements of Chapter 501, Sign Code, and it is found that the proposed signage will:

a. Not eliminate an adequate supply of light or air to adjacent property nor endanger the safety of the public;

b. Not be unduly injurious to the use and enjoyment of adjacent property not would it substantially diminish property values in the neighborhood;

c. Not block the view from any public way of legal signs previously existing on adjacent property;

d. Not be an obtrusive or incompatible sign that would injure the character of the neighborhood;

e. Not obstruct significant views and vistas;

f. Not obstruct vision where such obstruction could create a traffic hazard; and

g. Be in keeping with the general spirit and intent of this Development Code.

Subsequent sections will be renumbered with no other changes to the text.

212. Service Station, Automotive and Vehicle Repair (Limited).

223. Recycling Collection Centers.

234. Vehicle/Equipment Sales.

245. Car Wash

256. Vehicle Rental Establishments—Standard For Operation.

267. Short-Term Loan Service.

278. Micro-Wind Turbines.

289. Haunted House

2930. Indoor Shooting Ranges.

301. Outdoor Shooting Ranges.

312. Building or Construction Contractor (With Machinery, Equipment, or Storage)

323. Tobacconist.

334. Body Art Service.

~~3~~4<u>5</u>. Marijuana Dispensary.

~~3~~5<u>6</u>. Marijuana Cultivation Facility.

~~3~~6<u>7</u>. Marijuana Testing Facility.

~~3~~7<u>8</u>. Marijuana-Infused Products Manufacturing Facility.

~~3~~8<u>9</u>. Marijuana Uses.

~~39~~<u>40</u>. Marijuana Transportation Facility.

~~40~~1. Marijuana Warehouses.

~~41~~2. Short-Term Rentals.

Section 2. That Section 405.060(A)(2)-Accessory Uses of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

p. <u>Notwithstanding any other provision of this Section, outdoor storage shall not be considered an automatically permitted accessory use. Outdoor storage shall be permitted only where authorized by Table 405.030-1 and shall comply with Section 405.050(A)(19). Accessory outdoor storage may be located on the same parcel as the principal use or on a directly adjacent parcel under the same ownership when approved in accordance with Section 405.050(A)(19).</u>

Section 3. That Section 405.080B (8) -Nonconformities of the Code of Ordinances, City of Blue Springs, Missouri, is hereby stricken and amended to read as follows:

8. ~~Outdoor storage, recycling collection stations, recycling collection centers and solid waste collection and processing facilities. A non-conforming use of land for outdoor storage for the sale of merchandise may be continued only until July 18, 1996, after which time the use~~

~~shall be brought into full compliance with the use regulations of the underlying zoning district. Any non-conforming recycling collection station, recycling collection center or solid waste collection or processing facility shall, by July 18, 1996, be made to comply with all of the provisions of this Development Code or be removed.~~

Outdoor storage that was not lawfully established before the effective date of this amendment shall not acquire lawful or legal nonconforming status through adoption of this amendment. Where an existing outdoor-storage use becomes eligible for conditional or limited approval, the owner shall obtain all required approvals and bring the property into compliance with the approved plans and applicable standards.

Authorization for accessory outdoor storage located on an adjacent parcel shall terminate when the principal-use parcel and storage parcel are no longer under the same ownership, unless a new approval authorizing the use is obtained.

Section 4. That Section 411.030(A)(5) Use Groups and Description of Uses of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended as follows:

ADJACENT PARCEL

A lot or parcel that shares a common property line with another lot or parcel. Parcels separated by a public or private street, alley, railroad right-of-way or intervening parcel shall not be considered adjacent for purposes of accessory outdoor storage.

~~OUTDOOR SALES, GENERAL~~

~~The display of merchandise associated with an otherwise permitted retail use that requires areas to be designed and dedicated for outside display as part of the permanent operations of the use. Typical examples include a garden center or lumber area associated with a home improvement center.~~

~~OUTDOOR SALES, LIMITED~~

~~The limited display of merchandise on a sidewalk or an exterior private area of a site associated with an otherwise permitted retail use. This display is further limited by the following: (1) it only occurs during regular business hours and is brought indoors; (2) it is limited in extent to less than ten percent (10%) of the entire merchandise area of the retail use; and (3) it is limited to seasonal events lasting no longer than one (1) week at a time, with at least four (4) weeks between successive events. Typical examples include sidewalk sales or special events for neighborhood retail centers.~~

~~OUTDOOR SALES, SEASONAL~~

~~The limited display of merchandise on a sidewalk or exterior private area of a site associated with an otherwise permitted retail use. This display is further limited by the following: (1) it is limited in extent to less than twenty percent (20%) of the entire merchandise area of the retail use; and (2) it is limited to seasonal sales and events lasting no more than six (6) weeks at a time and no more than twice~~

~~per year. Typical examples include a garden sale, Christmas tree sale.~~

~~OUTDOOR SALES AND SERVICES~~

~~A retail use where the nature of the products requires outdoor display and storage in a limited or smaller scale manner. Typical examples include a nursery, garden center, statuary store, or lumber yard.~~

~~OUTDOOR SALES AND SERVICES, EQUIPMENT~~

~~A retail or commercial use where the nature of the products require outdoor display and storage in a large scale format. Typical examples include an automobile dealership, boat sales, mobile home sales, car rental lot, or equipment or machinery sales and rental store.~~

OUTDOOR DISPLAY, ACCESSORY

The outdoor placement of merchandise actively offered for sale, lease or rental by the principal business operating on the same property. Outdoor display shall be incidental and subordinate to the principal use and shall be limited to merchandise offered to customers for viewing, selection, sale, lease or rental. Outdoor display shall not include goods, materials, vehicles, trailers, machinery or equipment kept primarily outdoors for storage, long-term retention, future use or deployment at another location.

Accessory outdoor display shall comply with the applicable special-use standards of Section 405.050.

OUTDOOR SALES AND RENTAL, PRINCIPAL

A principal retail or commercial use in which merchandise, vehicles, trailers, machinery, equipment or similar goods are actively offered for sale, lease or rental and the outdoor display of such goods is a customary and integral component of the business. Outdoor storage associated with the use shall comply with the applicable outdoor-storage standards of Section 405.050.

OUTDOOR STORAGE, ACCESSORY

The outdoor keeping of materials, merchandise, machinery, equipment, commercial vehicles, trailers, shipping containers, contractor supplies, rental inventory or similar items that directly support and are customarily incidental and subordinate to a principal business operating on the same parcel or on a directly adjacent parcel under the same ownership. Accessory outdoor storage includes items kept outdoors for inventory, future use, long-term retention or other business-related purposes associated with the principal business. Accessory outdoor storage shall not constitute a separate principal use and shall not include the leasing, licensing, assignment or provision of outdoor storage areas to unrelated persons or businesses. Outdoor storage located on an

adjacent parcel shall comply with the common-ownership and unified-site requirements of Section 405.050(A)(19).

OUTDOOR STORAGE, PRINCIPAL

A principal use of land involving the outdoor keeping of materials, merchandise, machinery, equipment, commercial vehicles, recreational vehicles, trailers, shipping containers, contractor supplies or similar items. The use includes outdoor areas leased, licensed, assigned or otherwise provided for the storage of property belonging to the property owner, tenants, customers or unrelated persons or businesses. Outdoor storage that is not located on the same parcel as, or a directly adjacent parcel under the same ownership as, the principal business it serves shall be considered principal outdoor storage. Principal outdoor storage does not include a salvage yard, residential warehouse or warehouse/wholesale use.

COMMERCIAL VEHICLE AND EQUIPMENT PARKING

The parking of operable commercial vehicles, trailers, machinery or equipment owned, leased or operated by a principal business located on the same parcel or on a directly adjacent parcel under the same ownership and regularly used in the ordinary conduct of that business. Vehicles, trailers, machinery or equipment kept primarily for long-term retention, storage for unrelated persons or businesses, or use by a business operating at another location shall

be classified as outdoor storage. Temporary nonuse resulting from seasonal operations, maintenance schedules or ordinary fluctuations in business activity shall not, by itself, cause operable vehicles or equipment to be classified as outdoor storage.

That Section 411.030 (A)(7) is hereby amended as follows:

~~BUILDING OR CONSTRUCTION CONTRACTOR (WITH MACHINERY, EQUIPMENT, OR STORAGE)~~

~~Construction contractor shall mean a person engaged in the construction of buildings, engaged in heavy construction (such as streets, bridges, or utilities), or specialized in such construction trades such as plumbing, heating and air condition, electrical wiring, masonry, roofing or gutters, well drilling, or house painting. Construction equipment shall mean a selfpropelled or non-propelled equipment designed for off-road use in grading or construction, including trailers, attachments, and component parts for such equipment.~~**~~[Ord. No. 4625 § 11, 11-21-2016]~~**

BUILDING OR CONSTRUCTION CONTRACTOR WITHOUT OUTDOOR STORAGE

An establishment primarily engaged in the construction, alteration, maintenance, repair, or improvement of buildings, structures, infrastructure, or other improvements, including general contractors and specialized construction trades such as plumbing, mechanical, HVAC, electrical, masonry, roofing, painting, carpentry, excavation,

grading, and similar construction activities. The use includes administrative offices, indoor work areas, and the indoor storage of tools, equipment, vehicles, materials, and supplies used in the conduct of the business.

BUILDING OR CONSTRUCTION CONTRACTOR WITH OUTDOOR STORAGE

An establishment primarily engaged in the construction, alteration, maintenance, repair, or improvement of buildings, structures, infrastructure, or other improvements. This includes general contractors and specialized construction trades, including plumbing, mechanical, HVAC, electrical, masonry, roofing, painting, carpentry, excavation, grading, and similar construction activities. The use includes administrative offices, indoor work areas, and indoor storage of tools, equipment, vehicles, materials, and supplies used in the conduct of the business, together with outdoor storage of materials, machinery, equipment, vehicles, trailers, contractor supplies, or similar items used in the conduct of the business.

That Section 411.030(A)(8) is hereby amended as follows:

~~STORAGE, YARD~~

~~Land or building used primarily for the collecting, storage, or salvaging of machinery or vehicles, which may include the sale or disposition of parts. Typical uses include equipment or vehicle storage, automobile salvage yards and junk yards.~~

SALVAGE YARD

A principal use of land or buildings involving the collection, storage, dismantling, salvaging, recycling, crushing, processing, buying or selling of scrap, junk, discarded materials, inoperable vehicles, vehicle parts, machinery or equipment. Salvage yard includes automobile salvage yards, wrecking yards, junkyards and scrap-material yards but does not include ordinary accessory or principal outdoor storage where all stored items remain intact, operable and usable for their intended purpose.

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 5th day of October 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: October 5, 2026

Agenda Item #: 8

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 29, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

Passage of a Bill approving the Final Plat for Cordill-Mason Elementary School (PF-12-25-9983), located at 4001 SW Christiansen Drive.

BACKGROUND

The subject property is the site of Cordill-Mason Elementary School. The proposed Final Plat is part of a project to provide an additional access road to the school from SW Hudson Drive. The Preliminary Plat and Site Plan Design Review were approved by the Planning Commission and are consistent with the proposed Final Plat. The Final Plat combines the two existing lots into one lot and includes the property, and easement changes necessary to accommodate the access road and associated detention improvements.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 6, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat with the following 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 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 referenced on the Final Plat.
3. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: September 28, 2026

Action: Recommended approval with three (3) conditions: 7 Aye – 0 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Final Plat Map;
2. Bill approving the Final Plat

REVIEWED BY

Requesting Director: Nic Hutchison	**Legal: James Newell**
Administration: N/A	**Director of Strategic Initiatives:**
Budget: N/A	**George Schmitz**

BLUE SPRINGS
MISSOURI

STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: September 28th, 2026

City Council: October 5th, 2026

Project Name: Cordill Mason

Site Location: 4001 SW Christiansen Dr

Applicant: David Rately, MKEC

Property Owner: Blue Springs R-IV School District

Staff Planner: Logan Day, Planner 1

Project Request:

PP-12-25-9756; Preliminary Plat combining two (2) lots into one (1) lot for an access road serving Cordill Mason Elementary School, generally located along SW Hudson Drive.
PF-12-25-9757; Final Plat combining two (2) lots into one (1) lot for an access road serving Cordill Mason Elementary School, generally located along SW Hudson Drive.
SPDR-12-25-9755; Site Plan Design Review for the development of an access road serving Cordill Mason Elementary School, generally located along SW Hudson Drive.

Project Description:

The applicant is requesting approval of a Preliminary Plat to combine two (2) existing lots into one (1) lot for the development of an access road serving Cordill Mason Elementary School. The proposed access road will connect to SW Hudson Drive and provide additional access to the school property.

Staff Recommendation:

Staff recommends approval with conditions of the Preliminary Plat, Final Plat, and Site Plan Design Review applications. Conditions are identified under each application at the end of the staff report.

Previous Actions:

Date	Review Body	Action
Jun 16th , 1973	City Council	Approved the extension of the corporate limits of the City of Blue Springs by Ord 698, and Amended Ord. 742
Mar 25th, 2001	Planning Commission	Approved the Site Plan Design Review for Cordill Mason Elementary School Classroom Addition.
Jan 12, 2009	Planning Commission	Approved the Preliminary Plat (PP-12-08-2008) and Site Plan Design Review (SPDR-12-08-2008) for Cordill Mason Elementary School.
Feb 11, 2009	Board of Zoning Adjustments	Approved a Variance (Var-1-09-2029) to allow for building permits to be issued prior to Final plat approval and recording.
April 26th, 2010	Planning Commission	Recommended Approval of the Final Plat (PF-4-10-2551) for Cordill Mason Elementary School.
May 3rd, 2010	City Council	Approved the Final Plat (PF-4-10-2551) for Cordill Mason Elementary School by Ord 4297.

Future Applications:

Prior to issuance of any building permits associated with the property, the Final Plat must be approved and recorded with Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single Family District)	Single Family Housing
South:	"MF-14" (Moderate multi Family)	Age Restricted Housing
East:	"SF-7" (Single Family District)	Single Family Housing
West:	"GB" (General Business)	Vacant Land

Plat Analysis

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Preliminary Plat Requirements:

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

Land Use & Density:

The subject property consists of two (2) existing lots that are proposed to be combined into one (1) lot to accommodate an access road serving Cordill Mason Elementary

School. The proposed Preliminary Plat does not establish additional residential or commercial development and is intended to support access to the existing school property.

The proposed lot configuration and use are consistent with the surrounding institutional land use and will not result in an increase in development density. The proposed access road will provide a dedicated means of access from SW Hudson Drive to the school property while maintaining the overall land use pattern of the surrounding area.

Streets & Sidewalks:

The proposed access road will connect to SW Hudson Drive and provide access to Cordill Mason Elementary School. A five (5) foot sidewalk is proposed along the access road to provide pedestrian connectivity to the school property. The proposed street and sidewalk improvements have been reviewed by staff and are in compliance with applicable City standards.

Stormwater:

The proposed development includes modifications to the existing detention facilities serving Cordill and the Hudson Estates properties. The modifications will expand and consolidate the existing detention areas to create a larger detention basin adjacent to the proposed access road. The proposed stormwater improvements have been reviewed for compliance by the City Engineer.

Sanitary Sewer:

No sanitary sewer or other utility extensions are proposed as part of this application. The project is limited to modifications to the existing detention facilities and construction of an access road serving Cordill Mason Elementary School.

Signage:

No additional signage is shown on the plans for the access road. If the applicant would like to request signage, administrative sign permit approval will be required

Preservation:

The proposed development includes modifications to the existing Landscape Easement (L/E) to accommodate the construction of the access road and improvements to the existing detention facilities. The existing landscape easement surrounding the property will otherwise remain in place to maintain the established landscaping and buffering along the property boundaries.

Phasing:

The access road, detention improvements, and associated site improvements are proposed to be completed as part of a single development phase.

Review Criteria

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

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

    a. **Staff's Response:** The proposed Preliminary Plat is consistent with the Comprehensive Plan by supporting the existing institutional use and improving access to Cordill Mason Elementary School. The proposed access road, sidewalk, and detention improvements are compatible with the existing development pattern and do not introduce a change in land use or development density. The proposed lot configuration and improvements maintain the existing arrangement of surrounding streets,

lots, and open space while providing improved connectivity and site access.

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

    a. **Staff's Response:** The proposed Preliminary Plat is in compliance with the applicable requirements of the Development Code. The proposed lot configuration is adequate to accommodate the access road and associated detention improvements, and the proposed improvements have been reviewed by staff for compliance with applicable development and site design standards.

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

    a. **Staff's Response:** No phasing is proposed as part of this application. The proposed access road, detention improvements, and associated site improvements are intended to be completed as a coordinated single-phase development. The improvements are compatible with the existing development on the adjacent properties and provide coordinated access and stormwater management for the area.

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

a. **Staff's Response:** The proposed modifications to the existing detention facilities and construction of the access road have been reviewed by the City Engineer. The proposed stormwater improvements are intended to provide adequate detention for the proposed development while maintaining appropriate drainage patterns. No significant impacts have been identified that cannot be addressed through the proposed improvements and applicable City requirements.

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

    a. **Staff's Response:** The proposed development will not deter existing or future development on adjacent properties. The proposed access road and detention improvements are compatible with the surrounding development pattern and will not prevent adjacent properties from meeting the goals and policies of the Comprehensive Plan.

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

    a. **Staff's Response:** The proposed improvements do not impede the construction of future public infrastructure and are compatible with existing infrastructure in the area.

7. The recommendations of professional staff.

    a. **Staff's Response:** Staff recommends approval of Preliminary Plat with Conditions listed at the end of the Staff Report.

Review Criteria

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

    a. **Staff's Response:** The Final Plat is in substantial compliance with the proposed Preliminary Plat, including the lot configuration, access, and proposed infrastructure improvements.

2. The construction plans meet all technical specifications.

    a. **Staff's Response:** The construction plans have been reviewed by City staff and meet the applicable technical specifications.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

    a. **Staff's Response:** No phasing is proposed. The required improvements and applicable performance guarantees will be completed in accordance with City requirements.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of the Code.

    a. **Staff's Response:** No significant deviations from the proposed Preliminary Plat are proposed. The Final Plat remains consistent with the

Comprehensive Plan and the purpose and intent of the Development Code.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

    a. **Staff's Response**: This application is for the platting of an access road and does not create residential lots or require the establishment of subdivision covenants.

6. The recommendations of professional staff

    a. **Staff's Response:** Staff recommends approval of the Final Plat subject to the conditions listed at the end of the Staff Report.

Review Criteria

A Site Plan Design Review shall be reviewed according to the following criteria:

1. Compliance with the requirements of the Development Code

    a. **Staff's Response:** The proposed site plan complies with the applicable requirements of the Development Code.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to the site.

    a. **Staff's Response:** The proposed site plan is consistent with the applicable plans, policies, and development standards for the site.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

    a. **Staff's Response:** No additional site-specific conditions are necessary to meet the intent and design objectives of the applicable development standards.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

    a. **Staff's Response:** The application meets the applicable criteria for the associated reviews required for the proposed development.

5. The recommendations of professional staff.

    a. **Staff's Response:** Staff recommends approval of the Site Plan Design Review subject to the conditions listed at the end of the staff report.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat application with the following 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.

Staff Recommendation:

Staff recommends approval of the Final Plat with the following 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 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 referenced on the Final Plat.
3. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.

Staff Recommendation:

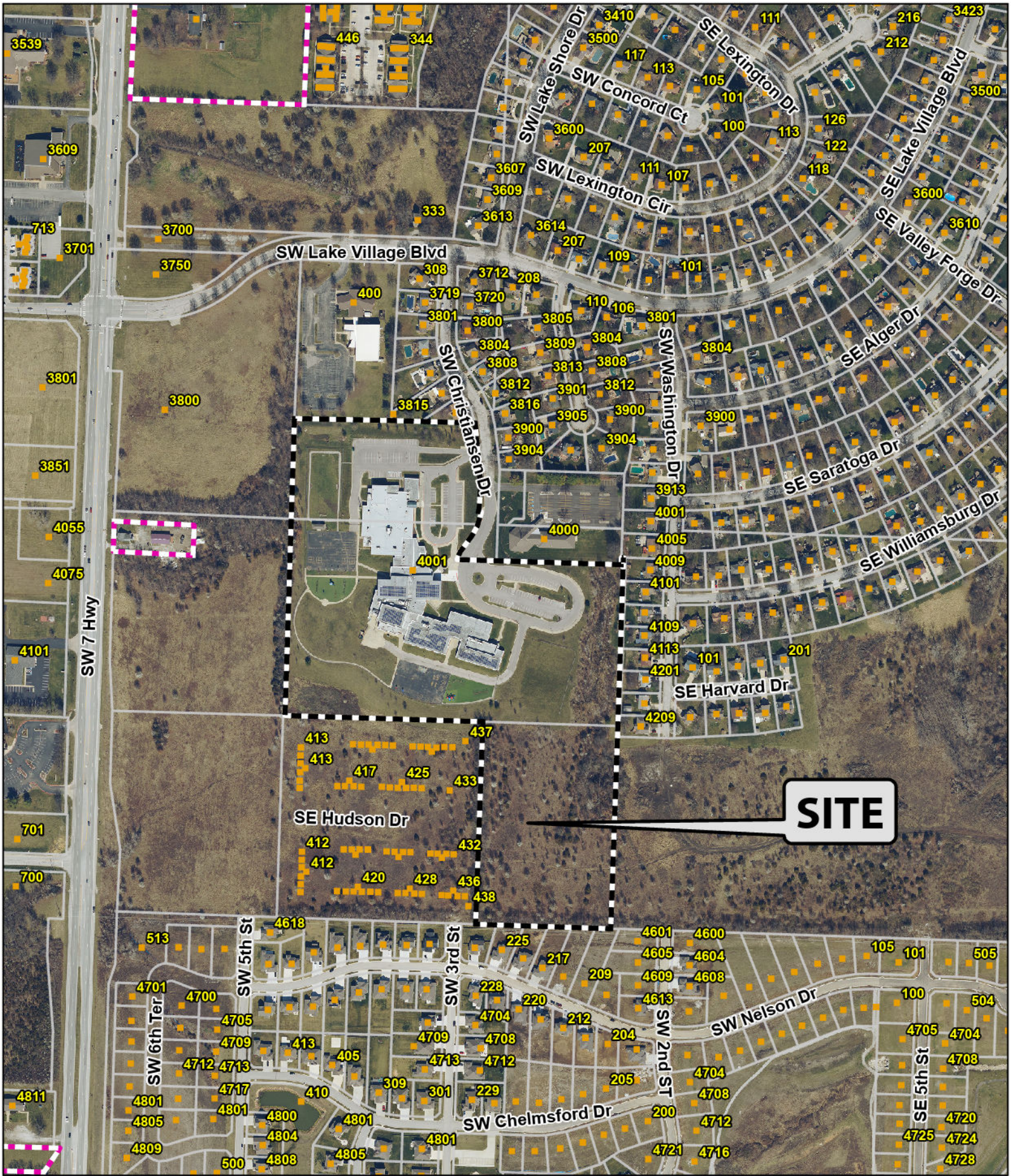
Staff recommends approval of the Site Plan Design Review application with the following conditions:

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. Approval of a Site Plan Design Review shall authorize the applicant to apply for a building permit.

3. The sidewalk shall be five (5) 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.



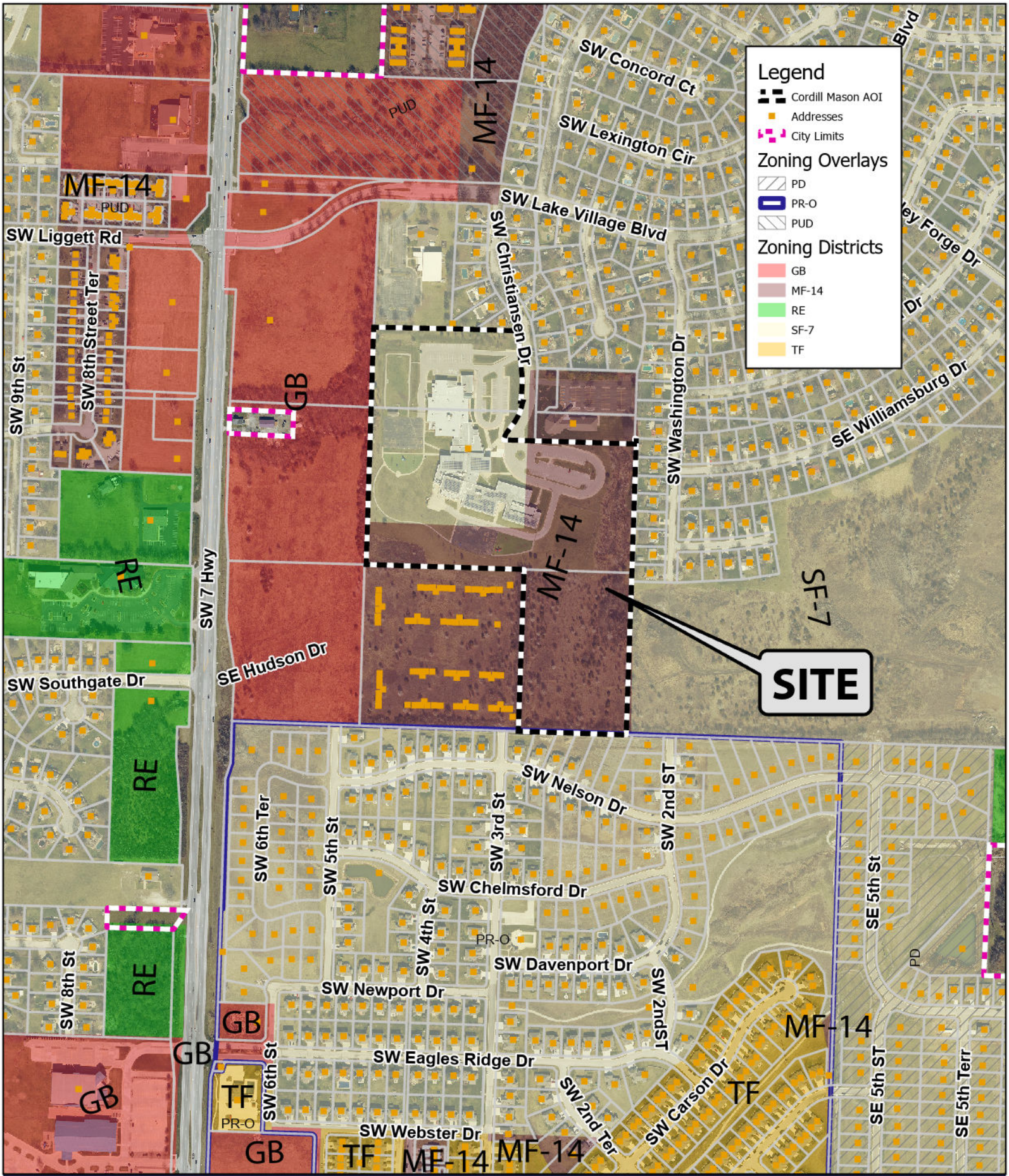
BLUE SPRINGS MISSOURI

PF-12-25-009757
CORDILL MASON
AERIAL MAP

N

1" = 400'

Date: 09/15/26



BLUE SPRINGS MISSOURI

PF-12-25-009757
CORDILL MASON
SITE LOCATION AND ZONING MAP

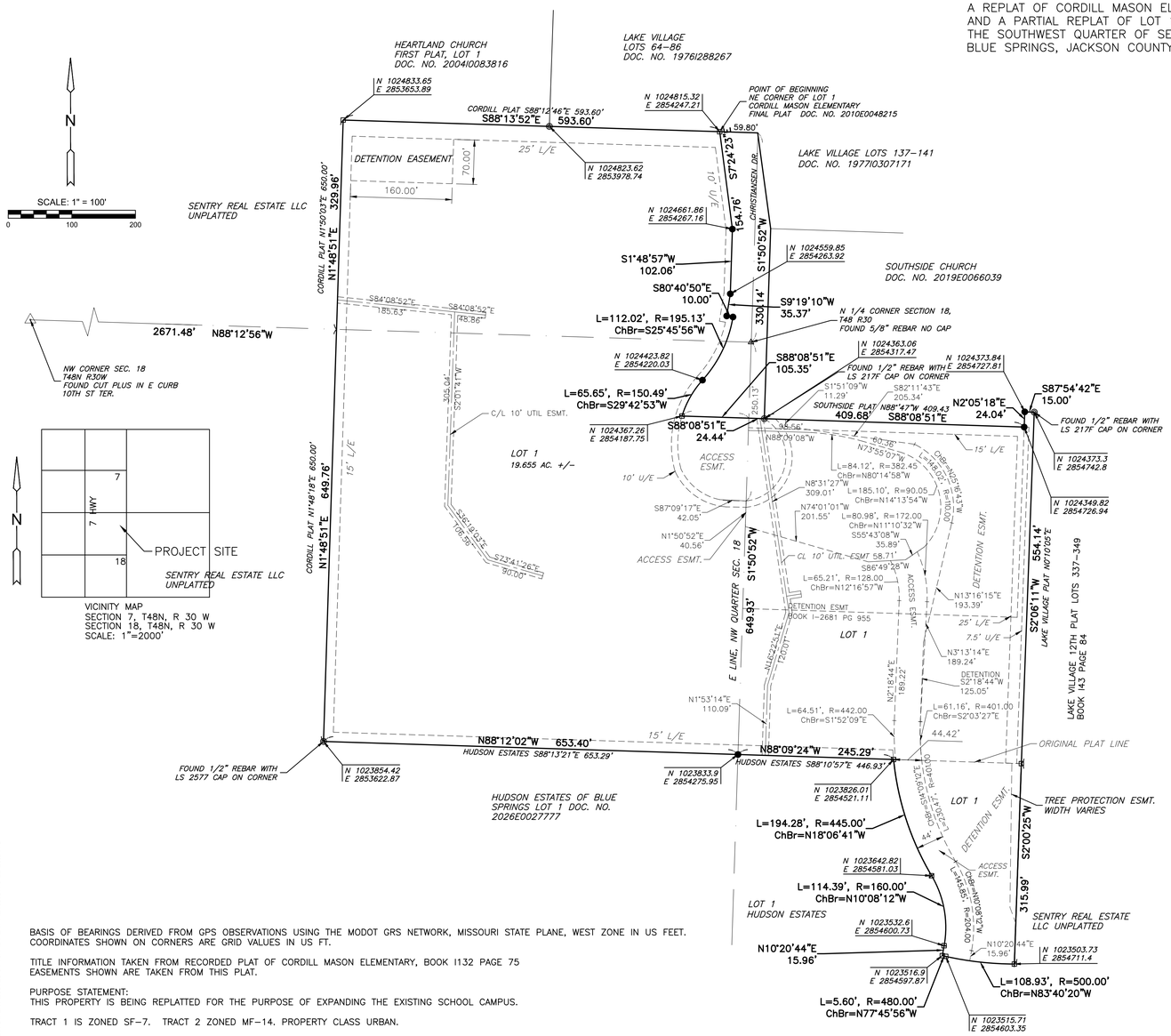
N

1" = 500'

Date: 09/15/26

CORDILL MASON REPLAT

A REPLAT OF CORDILL MASON ELEMENTARY, LOT 1
AND A PARTIAL REPLAT OF LOT 1, HUDSON ESTATES OF BLUE SPRINGS IN
THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTH HALF OF SECTION 18, T48 R30 IN THE CITY OF
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



BASIS OF BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE MODOT GRS NETWORK, MISSOURI STATE PLANE, WEST ZONE IN US FEET. COORDINATES SHOWN ON CORNERS ARE GRID VALUES IN US FT.

TITLE INFORMATION TAKEN FROM RECORDED PLAT OF CORDILL MASON ELEMENTARY, BOOK I132 PAGE 75
EASEMENTS SHOWN ARE TAKEN FROM THIS PLAT.

PURPOSE STATEMENT:
THIS PROPERTY IS BEING REPLATTED FOR THE PURPOSE OF EXPANDING THE EXISTING SCHOOL CAMPUS.

TRACT 1 IS ZONED SF–7. TRACT 2 ZONED MF–14. PROPERTY CLASS URBAN.

PROPERTY IS LISTED AS ZONE X, HAVING A 0.2% CHANCE OR LESS CHANCE OF ANNUAL FLOOD PER THE FEMA FLOOD INSURANCE RATE MAP 29095C0435G EFFECTIVE 1/20/17.

NO NEW PUBLIC STREETS ARE DEDICATED WITH THIS PLAT.

CITY OF BLUE SPRINGS:
THIS IS TO CERTIFY THAT THE PLAT OF "CORDILL MASON REPLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI THIS _____ DAY OF 2026, BY ORDINANCE NO. _____.

_____ _____
CHRIS LIEVSAY, MAYOR — NIC HUTCHISON, DIRECTOR OF CITY DEVELOPMENT

_____ _____
ERIN FORD, CITY CLERK — CITY ENGINEER

_____
RICHARD HOW, CHAIRMAN
PLANNING COMMISSION

_____
APPROVED BY JACKSON COUNTY GIS DEPARTMENT

I JAMES W. SINCOX, STATE THAT MKEC ENGINEERING, INC. HAS SURVEYED THE PROPERTY SHOWN HEREON UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS.
FIELD WORK PERFORMED OCTOBER 24TH, 2025.

_____
JAMES W. SINCOX MO PLS 2521

MONUMENTATION

△	SECTION CORNER MONUMENT AS NOTED
●	SET 1/2" REBAR WITH MKEC PLASTIC CAP
◎	FOUND MONUMENT AS NOTED
⊡	SET 5/8" REBAR WITH MKEC ALUMINUM CAP
B/S	BUILDING SETBACK
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
(R)	RECORD
(M)	MEASURED
R/W	RIGHT OF WAY

BASIS OF BEARINGS IS GRID NORTH,MISSOURI STATE PLANE, WEST ZONE, NAD 1983.

PROPERTY DESCRIPTION

A REPLAT OF "CORDILL MASON ELEMENTARY", A SUBDIVISION OF RECORD AT BOOK I132, PAGE 75 IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI AND A REPLAT OF A PORTION OF LOT 1, "HUDSON ESTATES OF BLUE SPRINGS" LOCATED IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48, RANGE 30 ALSO IN BLUE SPRINGS DEFINED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID CORDILL MASON PLAT; THENCE ON THE EAST LINE THEREOF S7°24'23E A DISTANCE OF 154.76', BEING THE WEST RIGHT OF WAY OF CHRISTIANSEN DRIVE, AS NOW ESTABLISHED; THENCE CONTINUING ON SAID RIGHT OF WAY S1°48'57"W A DISTANCE OF 102.06'; THENCE S9°19'10"W A DISTANCE OF 35.37'; THENCE CONTINUING ON SAID RIGHT OF WAY S80°40'50"E A DISTANCE OF 10.00'; THENCE ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 195.13', A CHORD BEARING OF S25°45'56"W AND AN ARC LENGTH OF 112.02'; THENCE ON A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 150.49', A CHORD BEARING OF S29°42'53"W AND AN ARC LENGTH OF 65.65'; THENCE DEPARTING SAID RIGHT OF WAY S88°08'51"E A DISTANCE OF 539.47'; THENCE N2°05'18"E A DISTANCE OF 24.04' THENCE S87°54'42"E A DISTANCE OF 15.00' TO A POINT ON THE WEST LINE OF "LAKE VILLAGE 12TH PLAT, A SUBDIVISION OF RECORD AT DOC. NO. 1986I721894 IN SAID JACKSON COUNTY; THENCE ON SAID LINE S2°06'11"W A DISTANCE OF 554.14' TO THE SOUTHEAST CORNER OF SAID LOT 1 CORDILL MASON; THENCE S2°00'25"W A DISTANCE OF 315.99' TO A POINT ON THE NORTH RIGHT OF WAY OF SW HUDSON DRIVE AS NOW ESTABLISHED; THENCE ON A NON TANGENT CURVE TO THE RIGHT ON SAID RIGHT OF WAY HAVING A RADIUS OF 500.00', A CHORD BEARING OF N83°40'20"W AND AN ARC LENGTH OF 108.93' TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 480.00', A CHORD BEARING OF N77°45'56"W AN ARC LENGTH OF 5.60'; THENCE DEPARTING SAID RIGHT OF WAY N10°20'44"E A DISTANCE OF 15.96'; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 160.00', A CHORD BEARING OF N10°08'12"W AND AN ARC LENGTH OF 114.39' TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 445.00', A CHORD BEARING OF N18°06'41"W AND AN ARC LENGTH OF 194.28' TO A POINT ON THE SOUTH LINE OF SAID CORDILL MASON PLAT; THENCE ON SAID LINE N88°09'24"W A DISTANCE OF 245.29' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ON SAID SOUTH PLAT LINE N88°12'02"W A DISTANCE OF 653.40' TO THE SOUTHWEST CORNER OF SAID LOT 1, CORDILL MASON; THENCE ON THE WEST LINE THEREOF N1°48'51"E A DISTANCE OF 649.76' TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE N1°48'51"E A DISTANCE OF 329.96' TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE NORTH LINE THEREOF S88°13'52"E A DISTANCE OF 593.60' TO THE POINT OF BEGINNING, CONTAINING 19.655 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

"CORDILL MASON REPLAT".

EASEMENTS

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

DETENTION

THE UNDERSIGNED OWNER(S) DO HEREBY GRANT AND DEDICATE THE AREAS SHOWN AS 'DETENTION EASEMENT' OR 'D.E.' AS PERPETUAL NON EXCLUSIVE UTILITY EASEMENTS FOR STORM DRAINAGE FACILITIES AND ALL RELATED APPURTENANCES. THE PERPETUAL NON EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF BLUE SPRINGS AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION, AND REPLACEMENT OF STORM DRAINAGE FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID DRAINAGE EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, RELOCATION, OR REPLACEMENT OF SAID STORM DRAINAGE FACILITIES. DETENTION AREA TO BE OWNED AND MAINTAINED BY THE BLUE SPRINGS SCHOOL DISTRICT.

ACCESS EASEMENTS

AREAS DESIGNATED AS ACCESS EASEMENTS ARE HEREBY RESERVED FOR ACCESS OVER, ACROSS AND UPON THE PAVED AREAS OF THE LOT FOR THE INGRESS AND EGRESS OF ALL OWNERS, OCCUPANTS AND THEIR GUESTS AND INVITEES, EMERGENCY VEHICLES, EMERGENCY RESPONDERS, LAW ENFORCEMENT PERSONNEL AND THEIR EQUIPMENT, AND PUBLIC SERVICE PROVIDERS, OVER, ACROSS AND UPON AREAS DESIGNATED AS ACCESS EASEMENTS. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT THE OWNER FROM DEVELOPING THE PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OR ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM BUILDINGS AND ANY OTHER STRUCTURE OR OBSTRUCTION WHICH WOULD PROHIBIT VEHICULAR AND/OR PEDESTRIAN ACCESS IN THE DESIGNATED ACCESS EASEMENT. AREAS DESIGNATED AS L/E ARE RESERVED FOR LANDSCAPING.

RIGHTS OF ENTRANCE:

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO BLUE SPRINGS, JACKSON COUNTY, MISSOURI FOR THE PURPOSES OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO

THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL; PROVIDED HOWEVER, SUCH RIGHTS OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER BLUE SPRINGS, MISSOURI, NOR THE UNITED

STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS THEREOF:

REORGANIZED SCHOOL DISTRICT NO. 4 OF JACKSON COUNTY, MISSOURI HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF_____, A.D. 2026.

_____

STEVEN COOK, ASSISTANT SUPERINTENDENT–OPERATIONS

NOTARY CERTIFICATION:

STATE OF MISSOURI)
SS
COUNTY OF JACKSON) ,

ON THIS _____ DAY OF _____, A.D. 2026

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN COOK, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE ASSISTANT SUPERINTENDENT–OPERATIONS OF THE BLUE SPRINGS SCHOOL DISTRICT AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID DISTRICT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210
913.317.9390
Engineering No. 2001009384
Surveying No. 2006027138

STATE OF MISSOURI
JAMES W SINCOX
NUMBER 2521
SURVEYOR
9-18-26
JAMES W. SINCOX
MO PLS 2521

FINAL PLAT

CORDILL MASON REPLAT

4001 SW CHRISTIANSEN DR

FINAL PLAT

PROJECT NO. 25020100723

SCALE 1"=100'

DRAWN	DESIGNED	CHECKED
	JS	DR

NO.	REVISION	DATE
3	CITY COMMENTS	9-16-26
2	CITY COMMENTS	9-01-26
1	CITY COMMENTS	7-16-26

SHEET NO.
1 OF 1

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P:\PROJECTS\2025\25020100723_H&M_CORDILL MASON ACCESS ROAD\04 SURVEY\DWG\PLAT\250723-04-FINAL PLAT REVISION 9-22-26.DWG

Introduced by Councilmember _____ BILL 5436

(PF-12-25-9757) ORDINANCE_____

AN ORDINANCE APPROVING THE FINAL PLAT FOR CORDILL-MASON ELEMENTARY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on December 11, 2026, the applicant, Blue Springs School District, submitted a planning application for the property hereinafter described; and

WHEREAS, on September 28, 2026, the City Planning Commission held a regularly scheduled meeting for the Cordill-Mason Elementary Plat where the commission voted in favor of the Final Plat and sent their recommendation of approval to the City Council; and

WHEREAS, on October 5, 2026, the City Council approved the Cordill-Mason replat.

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 Final Plat Approved by this Ordinance. This Site is legally described as:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID CORDILL MASON PLAT; THENCE ON THE EAST LINE THEREOF S7°24'23E A DISTANCE OF 154.76', BEING THE WEST RIGHT OF WAY OF CHRISTIANSEN DRIVE, AS NOW ESTABLISHED; THENCE CONTINUING ON SAID RIGHT OF WAY S1°48'57"W A DISTANCE OF 102.06'; THENCE S9°19'10"W A DISTANCE OF 35.37'; THENCE CONTINUING ON SAID RIGHT OF WAY S80°40'50"E A DISTANCE OF 10.00'; THENCE ON A NON TANGENT CURVE

TO THE RIGHT HAVING A RADIUS OF 195.13', A CHORD BEARING OF S25°45'56”W AND AN ARC LENGTH OF 112.02'; THENCE ON A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 150.49', A CHORD BEARING OF S29°42'53”W AND AN ARC LENGTH OF 65.65'; THENCE DEPARTING SAID RIGHT OF WAY S88°08'51”E A DISTANCE OF 539.47'; THENCE N2°05'18”E A DISTANCE OF 24.04' THENCE S87°54'42”E A DISTANCE OF 15.00' TO A POINT ON THE WEST LINE OF “LAKE VILLAGE 12TH PLAT, A SUBDIVISION OF RECORD AT DOC. NO. 1986I721894 IN SAID JACKSON COUNTY; THENCE ON SAID LINE S2°06'11”W A DISTANCE OF 554.14' TO THE SOUTHEAST CORNER OF SAID LOT 1 CORDILL MASON; THENCE S2°00'25”W A DISTANCE OF 315.99' TO A POINT ON THE NORTH RIGHT OF WAY OF SW HUDSON DRIVE AS NOW ESTABLISHED; THENCE ON A NON TANGENT CURVE TO THE RIGHT ON SAID RIGHT OF WAY HAVING A RADIUS OF 500.00', A CHORD BEARING OF N83°40'20”W AND AN ARC LENGTH OF 108.93'TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 480.00', A CHORD BEARING OF N77°45'56"W AN ARC LENGTH OF 5.60'; THENCE DEPARTING SAID RIGHT OF WAY N10°20'44”E A DISTANCE OF 15.96'; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 160.00', A CHORD BEARING OF N10°08'12”W AND AN ARC LENGTH OF 114.39' TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 445.00', A CHORD BEARING OF N18°06'41”W AND AN ARC LENGTH OF 194.28' TO A POINT ON THE SOUTH LINE OF SAID CORDILL MASON PLAT; THENCE ON SAID LINE N88°09'24”W A DISTANCE OF 245.29' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ON SAID SOUTH PLAT LINE N88°12'02”W A DISTANCE OF 653.40' TO THE

SOUTHWEST CORNER OF SAID LOT 1, CORDILL MASON; THENCE ON THE WEST LINE THEREOF N1°48'51”E A DISTANCE OF 649.76' TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE N1°48'51”E A DISTANCE OF 329.96' TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE NORTH LINE THEREOF S88°13'52”E A DISTANCE OF 593.60' TO THE POINT OF BEGINNING, CONTAINING 19.655 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD. BEGINNING AT THE NORTHEAST CORNER OF LOT 1, “HUDSON ESTATES OF BLUE SPRINGS”, A SUBDIVISION OF RECORD AT DOCUMENT NO. 2026E0027777 IN SAID JACKSON COUNTY; THENCE ON THE EAST LINE OF SAID LOT S2°00'25”W A DISTANCE OF 315.99' TO A POINT ON THE NORTH RIGHT OF WAY OF SW HUDSON DRIVE, AS NOW ESTABLISHED; THENCE ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00', A CHORD BEARING OF N83°40'20”W AND AN ARC LENGTH OF 108.93' TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00', A CHORD BEARING OF N77°45'56"W AND AN ARC LENGTH OF 5.60'; THENCE DEPARTING SAID RIGHT OF WAY N10°20'44”E A DISTANCE OF 15.96'; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 160.00', A CHORD BEARING OF N10°08'12”W AND AN ARC LENGTH OF 114.39' TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 445.00', A CHORD BEARING OF N18°06'42”W AND AN ARC LENGTH OF 194.28' TO A POINT ON THE NORTH LINE OF SAID PLAT; THENCE ON SAID NORTH LINE S88°09'24”E A DISTANCE OF 201.46' TO THE POINT OF BEGINNING, CONTAINING 1.08 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

Section 2. The Final Plat of Cordill Mason Elemantary, Blue Springs, Jackson County, Missouri, is hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case Finale Number (PF-12-25-9757) submitted to the Planning Commission at its September 28th, 2026 meeting included the following 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 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 referenced on the Final Plat.
3. Prior to building permit issuance, the following must occur: The Final Plat must be recorded with Jackson County

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 5th day of October 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: October 5, 2026

Agenda Item #: 9

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 29, 2026

ITEM TYPE: Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

Passage of a Bill approving the Final Plat for Woodlands at Chapman Farms 3a (PF-08-26-9950), located at 8619 SW 7 Highway.

BACKGROUND

The Woodlands at Chapman Farms was originally approved in 2016 following the rezoning and Preliminary Plat approval for the overall development. The first Final Plat was approved by City Council in 2021, followed by the second phase in 2025. The proposed Woodlands at Chapman Farms 3a Final Plat represents the third phase of the overall development and includes twenty-six (26) single-family lots on approximately 9.33 acres. The Final Plat is consistent with the previously approved Preliminary Plat. The overall development is anticipated to be constructed in ten phases.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 6, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval with listed 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. The 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.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: September 28, 2026

Action: Recommended approval with three (3) conditions: 7 Aye – 0 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Final Plat Map;
2. Bill approving the Final Plat

REVIEWED BY

Requesting Director: Nic Hutchison

Administration: N/A

Budget: N/A

Legal: James Newell

Director of Strategic Initiatives: George Schmitz

BLUE SPRINGS
MISSOURI

STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: September 28th, 2026

City Council Date: October 5th, 2026

Project Name: Woodlands at Chapman Farms 3a

Site Location: 8619 SW 7 Hwy

Applicant: Shawn Woods, Ashlar Homes, LLC

Property Owner: Ashlar Homes, LLC

Staff Planner: Logan Day

Project Request:

PF-08-26-9950; Final Plat for a single-family subdivision with a total of twenty-six (26) lots on 9.33 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

Project Description:

The applicant is requesting the approval of The Woodlands at Chapman Farms, 3a Plat to develop a single-family subdivision. The third phase will include twenty-six (26) lots on 9.33 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

Staff Recommendation:

Staff recommends approval with conditions of the Final Plat applications. Conditions are identified under each application.

Previous Actions:

Date	Review Body	Action
03/16/2003	City Council	Approved the Annexation (A-6-2002) of the subject property (Ord. No. 3554).
10/17/2016	City Council	Approved the Rezoning (RZ-09-16-5466) for *The Woodlands at Chapman Farms*.
10/24/2016	Planning Commission	Approved the Preliminary Plat (PP-09-16-5467) for The Woodlands at Chapman Farms.
06/14/2021	Planning Commission	Recommended approval of Final Plat (PF-05-21-7765) for The Woodlands at Chapman Farms.
06/21/2021	City Council	Approved the Final Plat (PF-05-21-7765) for The Woodlands at Chapman Farms by Ordinance No. 5008
10/13/2025	Planning Commission	Recommended approval of Final Plat (PF-08-25-9671) for The Woodlands at Chapman Farms 2nd Plat.
10/20/2025	City Council	Approved the Final Plat (PF-08-25-9671) for The Woodlands at Chapman Farms 2nd Plat by Ordinance No. 5460

Future Applications:

Prior to the issuance of building permits for lots in this Plat, the Final Plat must be approved and recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business	Undeveloped Land

	"SO" Service Office	Timothy Lutheran
South:	"SF-7/R-O" Single Family Restricted Overlay "NB/RO" Neighborhood Business Restricted Overlay	Single Family Residential Undeveloped Land
East:	"SF-7" Single Family	Single Family Residential
West:	"GB" General Business "MF-14" Moderate Density Multi-Family	Undeveloped Land

Plat Analysis

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Final Plat Requirements:

The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Final Plat application.

Building Typology:

The proposed development is classified as a "Detached House – Neighborhood Lot" which is defined as "one (1) principal dwelling unit that is not connected to any other dwelling unit." The Detached House – Neighborhood Lot building type is permitted in the "SF-7" Zoning District. The applicable development standards that were approved as part of the Preliminary Plat (PP-09-16-5467) are provided in the table below.

Detached House - Neighborhood Lots

Standard	Requirement
Frontage Width	65 feet to 120 feet; minimum 50 feet for lots fronting the radius of a cul-de-sac
Lot Area	7,200 square feet to 21,780 square feet
Front Setback	25 feet minimum
Side Setback	8 feet minimum
Corner Side Setback	25 feet minimum
Rear Setback	15 feet minimum
Building Coverage	40% of lot area maximum
Building Height	35 feet maximum

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

Parking:

Vehicular parking is required as follows:

Land Use	Required
Single Family House	2 Spaces per Dwelling Unit

Streets & Sidewalks:

The public street network matches the approved Preliminary Plat. All proposed lots have access to a local street, and the proposed public network matches the approved Preliminary Plat. All proposed lots have direct access to a public sidewalk or are directly across the street from a public sidewalk.

Traffic:

All roadway improvements associated with this phase have been constructed to City standards.

Stormwater:

Stormwater detention for this phase is provided through modifications to an existing detention pond constructed with the Woodlands at Chapman Farms 2nd Plat. Additional detention facilities are planned as part of future phases of the overall development. The submitted stormwater study indicates that the existing detention facility serving this phase was constructed in accordance with the approved stormwater design and will adequately serve the proposed development.

Sanitary Sewer:

This development is within the Neighborhood Improvement District, and the density and proposed flow rates generated are within original NID design parameters. The development incorporates a low-pressure sewer solution to provide sanitary service to all lots and residences

Water:

A substantial completion letter has been received from Public Water Supply District #13 with regard to the installation of public water infrastructure construction.

Signage:

No additional signage is shown on the plan for Final Plat 3a. If the applicant would like to request signage, administrative sign permit approval will be required

Frontage & Landscaping:

Tracts J and K provide the required landscape buffer along the development's frontage adjacent to the MF-14-zoned property. The required buffer and landscaping have been reviewed for compliance with the applicable UDC standards.

Landscape Area	**Required Units / PUs (plant units)**
Tracts J & K abutting MF-14	15 feet wide: 30 units per 100 feet

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

Open Space:

The subdivision is required 12.39 acres of common open space (10% of 123.9 acres zoned "SF-7"). The Woodlands at Chapman Farms 2nd Plat provides 12.9 acres in Tract E as a preserve. A 5-foot crushed stone trail will be provided around the perimeter of the preserve as an additional amenity.

Minimum Livable Floor Area:

A minimum livable floor area classification of 1,400-sf was approved with the Preliminary Plat based on the house size average of adjacent single family houses. This classification has been noted on the Final Plat.

Phasing:

The Woodlands at Chapman Farms 3a Final Plat would be the third phase of a total of 10 phases for the entirety of the development.

Review Criteria

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

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

    a. Staff finds that the proposed Final Plat is in substantial compliance with the approved Preliminary Plat. The Final Plat maintains the approved lot layout, street configuration, access, and infrastructure systems for this phase of the development. No substantial changes to the approved Preliminary Plat are proposed.

2. The construction plans meet all technical specifications.

    a. Staff has reviewed the construction plans associated with the Final Plat and finds that the proposed improvements meet applicable City technical specifications and requirements.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

    a. Staff finds that the public improvements associated with this phase have been completed and certified as required by the City. The improvements necessary to serve the proposed lots are therefore in place prior to development of the Final Plat.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of the Code.

a. No deviations from the approved Preliminary Plat are proposed with this Final Plat. The Final Plat remains consistent with the approved development plan and applicable requirements of the Unified Development Code.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

    a. The developer is responsible for the drafting and recording of covenants and restrictions for the Final Plat which must include the extension of the HOA and address the maintenance of all common tracts and amenities. The City does not approve nor enforce private covenants and restrictions.

6. The recommendations of professional staff

    a. Staff recommends approval of the Final Plat subject to the conditions identified in this report.

Staff Recommendation:

Staff recommends approval of the Final Plat with the following 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. The 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.



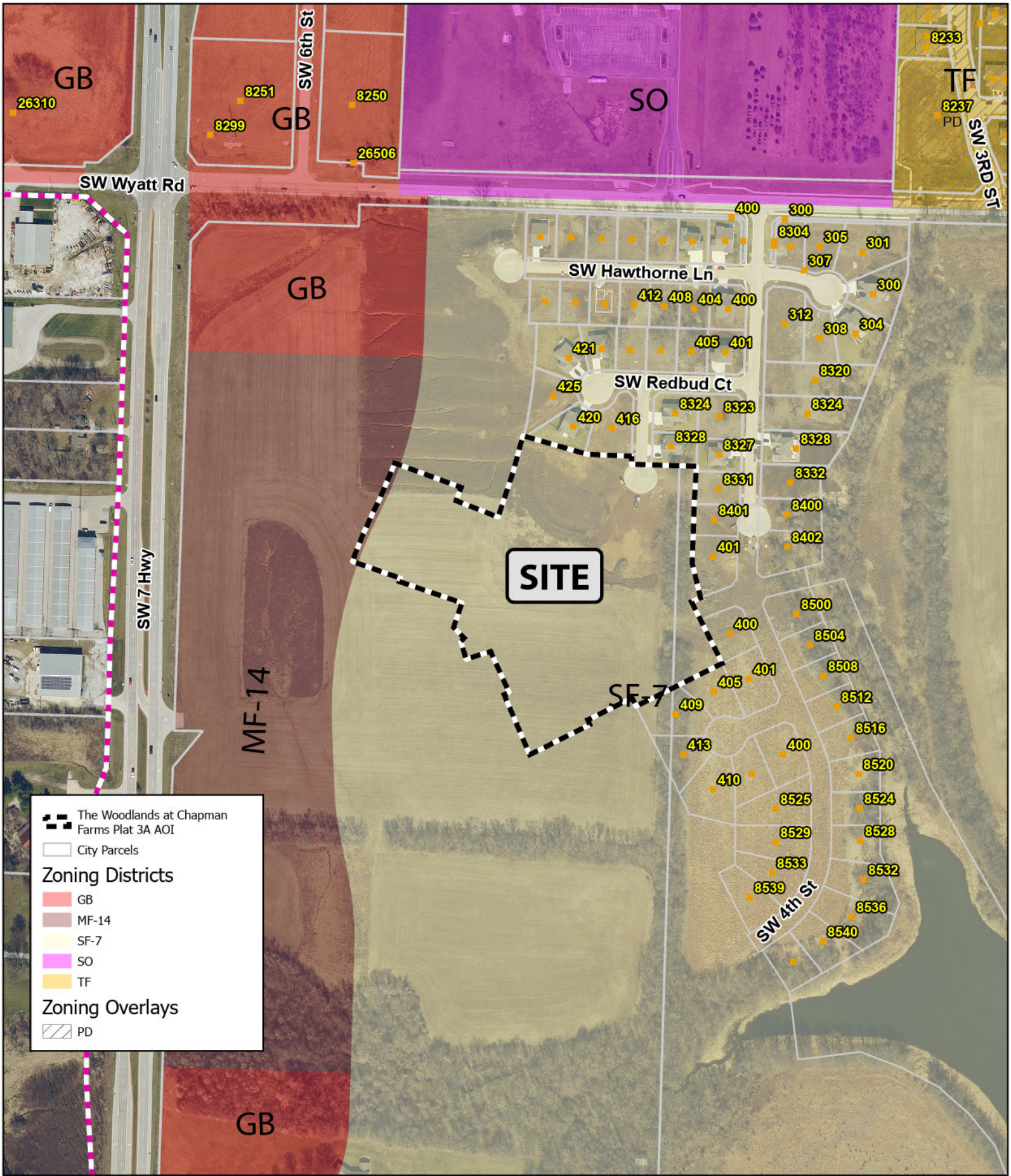
BLUE SPRINGS MISSOURI

PF-08-26-009950
THE WOODLANDS AT CHAPMAN FARMS 3A
AERIAL MAP

N

1" = 300'

Date: 09/15/26



BLUE SPRINGS MISSOURI

PF-08-26-009950
THE WOODLANDS AT CHAPMAN FARMS 3A
ZONING MAP

N

1" = 300'

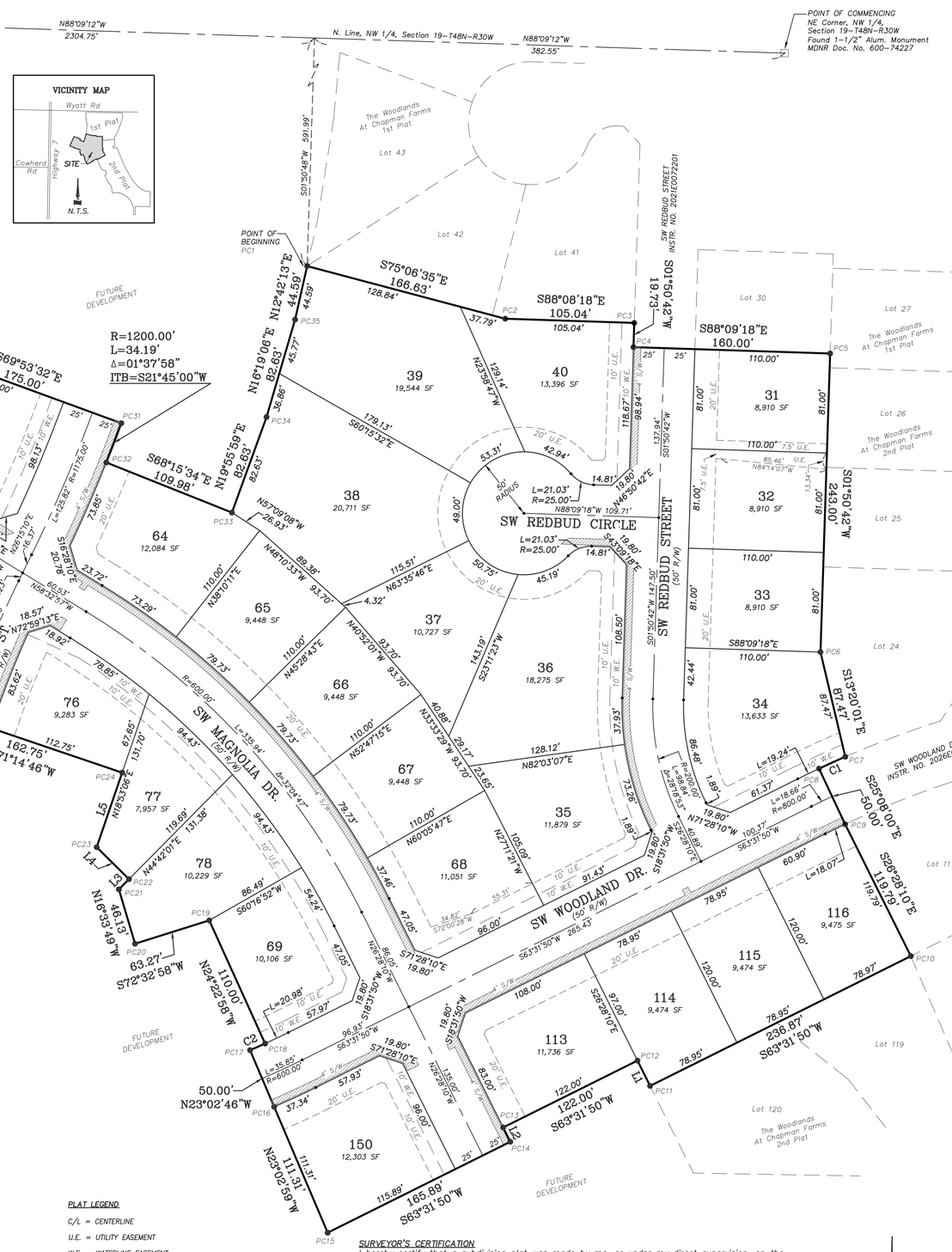
Date: 09/15/26

FINAL PLAT
THE WOODLANDS AT CHAPMAN FARMS, PLAT 3A
A PART OF THE N 1/2, SECTION 19–T48N–R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE TABLE
GEODETIC DATA – NAD 1983 WEST ZONE
2003 ADJUSTMENT
GRID FACTOR: 0.99990484 (COMBINED PROJECT GRID FACTOR)
Coordinates established by GPS Static Survey
Referenced to Control Monument JA–19 and are listed in U.S. Feet.
JA–19 Northing 1021760.232ft Easting 2860725.992ft

PLAT CORNER	NORTH (Y) COORDINATE	EAST (X) COORDINATE
PC1	1018632.6075	2853729.5664
PC2	1018589.7923	2853890.5869
PC3	1018586.3801	2853995.5634
PC4	1018566.6589	2853994.9281
PC5	1018561.5078	2854154.8300
PC6	1018318.6569	2854147.0067
PC7	1018233.5555	2854167.1764
PC8	1018223.9055	2854145.8235
PC9	1018178.6437	2854167.0577
PC10	1018071.4220	2854220.4453
PC11	1017965.8534	2854008.4248
PC12	1017986.4404	2853998.1742
PC13	1017932.0675	2853888.9736
PC14	1017920.4314	2853894.7675
PC15	1017846.4961	2853746.2783
PC16	1017948.9132	2853702.6997
PC17	1017994.9183	2853683.1280
PC18	1018000.2963	2853695.3721

PLAT CORNER	NORTH (Y) COORDINATE	EAST (X) COORDINATE
PC19	1018100.4741	2853649.9655
PC20	1018081.5025	2853589.6141
PC21	1018125.7094	2853576.4659
PC22	1018134.0156	2853584.6857
PC23	1018160.0121	2853558.4158
PC24	1018220.6088	2853579.1449
PC25	1018272.9277	2853425.0529
PC26	1018281.3454	2853427.9550
PC27	1018322.6372	2853309.9846
PC28	1018442.9917	2853360.5076
PC29	1018464.1556	2853370.9458
PC30	1018564.9661	2853414.1241
PC31	1018504.8090	2853578.4417
PC32	1018472.8761	2853566.2262
PC33	1018432.1416	2853668.3775
PC34	1018509.8155	2853696.5458
PC35	1018589.1107	2853719.7610



PLAT BOUNDARY COURSE DATA

CURVE 1 (C1)
R=825.00'
L=23.44'
Δ=01°37'39" (LT)
ITB=S66°29'40"W

CURVE 2 (C2)
R=575.00'
L=13.37'
Δ=01°19'58" (LT)
ITB=N66°57'14"E

CURVE 3 (C3)
R=950.00'
L=8.90'
Δ=00°32'13" (RT)
ITB=N18°45'14"E

LINE 1 (L1)
N26°28'10"W, 23.00'

LINE 2 (L2)
S26°28'10"E, 13.00'

LINE 3 (L3)
N44°42'01"E, 11.69'

LINE 4 (L4)
N45°17'59"W, 36.96'

LINE 5 (L5)
N18°53'06"E, 64.05'

TRACTS J AND K OWNERSHIP AND MAINTENANCE

Tracts J and K are for Open Space, Landscape Buffer, and Utility Easement purposes, and shall be owned and maintained by the Homeowner's Association.

GENERAL NOTES

1. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD–83) West Zone with the North Line of the NW 1/4 of Section 19–T48N–R30W bearing N88°09'12"W.

2. Property information shown hereon (record description, easements etc..) was provided by Stewart Title Company, Report Number 001109–42153 with an effective date of February 19, 2016 at 8:00 AM.

3. According to my interpretations of Community Panel No. 29095C0434G of the Flood Insurance Rate Map for Jackson County, Missouri, Dated 01–20–2017, the subject property is in Zone "X" (un–shaded), i.e. "Areas determined to be outside the 0.2% annual chance floodplain."

4. Livable Housing Classification is Class "G", requiring a minimum floor area of 1,400 Sq. Ft.

MONUMENTATION

⊡ = *Found section corner monumentation as noted hereon.*

● = *Set 5/8" iron bar with aluminum cap numbered 2580 at plat corners.*

Note: Upon completion of construction, 1/2" iron bars w/plastic caps numbered LS–2580 will be set at all rear lot corners along with curb cuts at the extension of side lot lines.

PLAT LEGEND

C/L = CENTERLINE
U.E. = UTILITY EASEMENT
W.E. = WATERLINE EASEMENT
S/W = SIDEWALK
LSB = LANDSCAPE BUFFER
R/W = RIGHT–OF–WAY

OWNER OF RECORD & DEVELOPER
Ashlar Homes, LLC
2804 NW Hunter Drive
Blue Springs, Missouri 64015

SURVEYOR'S CERTIFICATION

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jeffrey B. Lovelace, MO. PLS–2580

APPROVED BY JACKSON COUNTY GIS DEPARTMENT

_____ _____
Date

SCALE 1"= 50'
50' 0 50'

PLAT BOUNDARY DESCRIPTION
Containing 9.3326 Acres More or Less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northeast corner of the Northwest Quarter of said Section 19; thence along the North line of said Northwest Quarter North 88°09'12" West a distance of 382.55 feet; thence South 01°50'48" West a distance of 591.99 feet to the Southwest corner of THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT a subdivision of land in said City, County and State and the POINT OF BEGINNING; thence along the boundary line of said 1st Plat the following four (4) courses; thence South 75°06'35"East a distance of 166.63 feet; thence South 88°08'18"East a distance of 105.04 feet; thence South 01°50'42" West a distance of 19.73 feet; thence South 88°09'18"East a distance of 160.00 feet to the West line of Lot 27 of said 1st Plat; thence along said West line and the boundary line of THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT a subdivision of land in said City, County and State the following six (6) courses; thence South 01°50'42"West a distance of 243.00 feet; thence South 13°20'01"East a distance of 87.47 feet; thence along a curve to the left whose initial tangent bears South 66°29'40"West with a radius of 825.00 feet a central angle of 01°37'39"and an arc length of 23.44 feet; thence South 25°08'00"East a distance of 50.00 feet; thence South 26°28'10"East a distance of 119.79 feet; thence South 63°31'50"West a distance of 236.87 feet to the Northwest corner of Lot 120 of said 2nd Plat; thence North 26°28'10"West a distance of 23.00 feet; thence South 63°31'50"West a distance of 122.00 feet; thence South 26°28'10"East a distance of 13.00 feet; thence South 63°31'50"West a distance of 165.89 feet; thence North 23°02'59"West a distance of 111.31 feet; thence North 23°02'46"West a distance of 50.00 feet; thence along a curve to the left whose initial tangent bears North 66°57'14"East with a radius of 575.00 feet a central angle of 01°19'58"and an arc length of 13.37 feet; thence North 24°22'58"West a distance of 110.00 feet; thence South 72°32'58"West a distance of 63.27 feet; thence North 16°33'49"West a distance of 46.13 feet; thence North 44°42'01"East a distance of 11.69 feet; thence North 45°17'59"West a distance of 36.96 feet; thence North 18°53'06"East a distance of 64.05 feet; thence North 71°14'46"West a distance of 162.75 feet; thence along a curve to the right whose initial tangent bears North 18°45'14"East with a radius of 950.00 feet a central angle of 00°32'13"and an arc length of 8.90 feet; thence North 70°42'33"West a distance of 125.00 feet; thence along a curve to the right whose initial tangent bears North 19°17'27"East with a radius of 1075.00 feet a central angle of 06°57'43"and an arc length of 130.62 feet; thence North 26°15'10"East a distance of 23.60 feet; thence along a curve to the left with a radius of 1025.00 feet a central angle of 06°08'02"and an arc length of 109.73 feet; thence South 69°53'32"East a distance of 175.00 feet; thence along a curve to the right whose initial tangent bears South 21°45'00"West with a radius of 1200.00 feet a central angle of 01°37'58"and an arc length of 34.19 feet; thence South 68°15'34"East a distance of 109.98 feet; thence North 19°55'59"East a distance of 82.63 feet; thence North 16°19'06"East a distance of 82.63 feet; thence North 12°42'13"East a distance of 44.59 feet to the POINT OF BEGINNING.

PURPOSE STATEMENT
The subject property is being platted to allow for the development of 26 single–family lots.

DEDICATION
The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as:

"THE WOODLANDS AT CHAPMAN FARMS, PLAT 3A"

STREETS
The roads and streets shown on this plat and not heretofore dedicated to public use as Street Right–of–Way are hereby so dedicated.

EASEMENTS
The undersigned owner(s) do hereby grant and dedicate the areas shown as 'utility easement' or 'U.E.' as perpetual non–exclusive utility easements for sanitary sewers, water lines, electric lines, gas lines, communication lines, other public utility facilities, and all related appurtenances. The perpetual non–exclusive utility easements are hereby granted to the City of Blue Springs, and to all other public utility providers as their interest may appear, and their successors and assigns, for the installation, use, patrol, access, inspection, maintenance, repair, relocation, and replacement of sanitary sewers, water lines, gas lines, communication lines, and other public utility facilities, including all related appurtenances and improvements, the right of temporary use of ground adjacent to said utility easements, not occupied by improvements for the excavation and temporary storage of materials during the installation, inspection, repair, relocation, or replacement of said utility facilities.

ACKNOWLEDGEMENT

IN TESTIMONEY WHEREOF: Ashlar Homes, LLC, a Missouri limited liability company has caused these presents to be executed this _____ day of _____, 2026.

ASHLAR HOMES, LLC
a Missouri limited liability company

By: _____
Shawn T. Woods, Member

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

Before me, the undersigned, a notary public in and for said County and State, on this_____day of_____, 2026, personally appeared Shawn T. Woods, to me known to be the identical person who subscribed the name of Ashlar Homes, LLC, a Missouri limited liability company to the foregoing instrument, as its member and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public: _____ *My Commission Expires: _____*

APPROVALS

_____ _____
Nic Hutchison, Director Community Development *Date*

_____ _____
Richard How, Planning Commission Chairman *Date*

_____ _____
City Engineer *Date*

This hereby certifies that the accompanying plat of "The Woodlands at Chapman Farms, Plat 3A" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this ____ day of _____, 2026, by Ord. No. _____.

_____ _____
Chris Lievsay, Mayor *Date*

_____ _____
Erin Ford, City Clerk *Date*

DATE	NUMBER	REVISION	BY:	APPROVED
08-31-2026	1	Address Planning/Engineering Staff Comments		
09-16-2026	2	Address Planning/Engineering Staff Comments		

FINAL PLAT
The Woodlands at Chapman Farms Plat 3A
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR:
ASHLAR HOMES, LLC
2804 NW Hunter Drive
Blue Springs, Missouri 64015

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 07-30-2026
Scale: 1" = 50'
File Name: 22074-PLAT 3A
Certificate of Authority: Missouri - 2002026538 Kansas - LS-154

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

FINAL PLAT

SHT **1** OF **1**

Introduced by Councilmember _____ BILL 5437

(PF-08-26-9950) ORDINANCE _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE WOODLANDS AT CHAPMAN FARMS 3A PLAT, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on August 14, 2026, the applicant, Shawn Woods on behalf of Ashlar Homes, LLC., submitted a planning application for the property hereinafter described; and

WHEREAS, on September 28, 2026, the City Planning Commission held a regularly scheduled meeting for the Woodlands at Chapman Farms 3a Plat, where the commission voted in favor of the Final Plat and sent their recommendation of approval to the City Council; and

WHEREAS, on October 5, 2026, the City Council approved The Woodlands at Chapman Farms, 3a Plat.

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 Final Plat Approved by this Ordinance. This Site is legally described as:

Containing 9.3326 Acres More or Less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northeast corner of the Northwest Quarter of said Section 19; thence along the North line of said Northwest Quarter North 88°09'12" West a distance of 382.55 feet; thence South 01°50'48" West a distance of 591.99 feet to the Southwest corner of THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT a subdivision of land in said City, County and State and the POINT OF BEGINNING; thence along the boundary line of said 1st Plat the following four (4) courses; thence South 75°06’35” East a distance of 166.63 feet; thence South 88°08’18” East a distance of 105.04 feet; thence South 01°50’42” West a distance of 19.73 feet; thence South 88°09’18” East a distance of 160.00 feet to the West line of Lot 27 of said 1st Plat; thence along said West line and the boundary line of THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT a subdivision of land in said City, County and State the following six (6) courses; thence South 01°50’42” West a distance of 243.00 feet; thence South 13°20’01” East a distance of 87.47 feet; thence along a curve to the left whose initial tangent bears South 66°29’40” West with a radius of 825.00 feet a central angle of 01°37’39” and an arc length of 23.44 feet; thence South 25°08’00” East a distance of 50.00 feet; thence South 26°28’10” East a distance of 119.79 feet; thence South 63°31’50” West a distance of 236.87 feet to the Northwest corner of Lot 120 of said 2nd Plat; thence North 26°28’10” West a distance of 23.00 feet; thence South 63°31’50” West a distance of 122.00 feet; thence South 26°28’10” East a distance of 13.00 feet; thence South 63°31’50” West a distance of 165.89 feet; thence North 23°02’59” West a distance of 111.31 feet; thence North 23°02’46” West a distance of 50.00 feet; thence along a curve to the left whose initial tangent bears North

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Section 2. The Final Plat of The Woodlands At Chapman Farms 3a Plat, Blue Springs, Jackson County, Missouri, is hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code

(UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case Final Number (PF-08-26-9950) submitted to the Planning Commission at its September 28, 2026 meeting included the following 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. The 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.

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 5th day of October 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Council Meeting Date: October 5, 2026

Agenda Item #: 10

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 30, 2026

ITEM TYPE: Presentation

SUBMITTED BY: Erin Ford

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

James Pflum, Project Manager with the Missouri Department of Transportation, will be presenting information regarding the upcoming I-70 closure.

BACKGROUND

James Pflum, Project Manager with the Missouri Department of Transportation (MoDOT) will present information on the upcoming 11-month I-70 closure. The closure will occur between approximately the Stadiums to downtown Kansas City, which may affect the travel of Blue Springs motorists. The project manager will offer a presentation to the Mayor and Council and will be available to answer questions.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	N/A
Estimated End Date	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY

Requesting Director: Erin Ford

Administration: N/A

Budget: N/A

Legal: N/A

Director of Strategic Initiatives:

George Schmitz