DEVELOPMENT ADVISORY COMMISSION MEETING
Tuesday, April 22, 2025 at 3:00 pm
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Approve Minutes of the November 15, 2024 Development Advisory Commission Meeting
3. Review of Project Applications – UDCT-04-25-9553 / Body Art Amendment Code
4. Adjourn

Posted at City Hall and on the City's website on Monday, April 21, 2025. A quorum of the City Council may be present at the meeting, however no Council votes will be taken.

Traci Breshears
Community Development Administrative Assistant

City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015

Development Advisory Commission
MINUTES
Friday, November 15, 2024

A meeting of the Development Advisory Commission of the City of Blue Springs was held in City Hall Development Room 128 located at 903 W. Main Street on Friday, November 15, 2024, with the following members and guests in attendance.

ATTENDANCE	Bob Frost Travis Hagewood Orion Berridge, Chairperson
STAFF/OTHERS	Mike Mallon, Director, Community Development Dave McCumber, Development Review Manager Adam Hilgedick, Assistant Director of Public Works Kent Edmondson, City Council Member Traci Breshears, Recording Secretary
ABSENT	Travis Graham Chase Roscher
CALL TO ORDER ROLL CALL	Orion Berridge, Chairperson, called the meeting to order at 10:04 a.m.
AGENDA ITEM 2 / CONSENT AGENDA	Chairperson Berridge requested action on the Meeting Minutes. Chairperson Berridge noticed the minutes in the Agenda packet had been previously approved. Mike Mallon, Senior Director of City Development stated that the minutes from the previous meeting and today's meeting would go in the next agenda for approval at a future date.

DRAFT

AGENDA ITEM 3A
UDCT-11-24-9411 / "UDC Amendment for the Dissolution of the Downtown Review Board Section 402.060"

&

AGENDA ITEM 3B
UDCT-11-24-9411 / "UDC Amendment for modifying Section 404.240(M)—Downtown Development Code—Planned Zoning"

&

AGENDA ITEM 3C
UDCT-11-24-9411 / "UDC Amendment for modifying Section 402.050(4)(c)—Historic Preservation Commission—Duties and Powers"

&

AGENDA ITEM 3D
UDCT-11-24-9411 / "UDC Amendment for the addition of Section 407.040(D)(3)(c)(5)—Fence Materials when located within a Historic or Conservation District"

Mike Mallon, Director of Community Development, presented the requests to the Board.

QUESTIONS

Commissioner Hagewood stated that the removal of the Downtown Review Board makes sense, since we already have the regulations in place.

Chairperson Berridge stated that it does allow stakeholders in the downtown area to have input, but that it also adds a level of bureaucracy. He also discussed that there are several other boards they could participate in to work with the downtown area. Mr. Mallon stated that most of the current members of Downtown Review are also members of Downtown Alive!. Mr. Mallon stated that with the Downtown Master Plan staff still intends to reach out to Downtown groups to get input from and that this will make it easier and fast for downtown projects to get built.

DRAFT

Chairperson Berridge asks if specifying duties and powers of the Historic Preservation Commission would be helpful to city staff and property owners. Mr. Mallon stated that this would help to give more clarification and make it easier for a property owner to put up a fence or improve properties.

Commissioner Frost asks if this would only be for houses that have a historic inventory form. Mr. Mallon stated that he was correct.

MOTION
ITEM 3A-3D
UDCT-11-24-9411 / "UDC Amendments for the dissolution of Downtown Review Board and the modifying of the Historic Preservation Commission"

Commissioner Frost moved to approve the proposed updates.

SECONDED

Chairperson Berridge seconded.

VOTE

Bob Frost– Aye
Orion Berridge – Aye
Travis Hagewood – Aye
RECOMMENDED APPROVAL
(3-Aye, 0-No)

ANNOUNCEMENTS

None

MEETING ADJOURN

With no further discussion, a motion was made by Chairperson Berridge to adjourn at 10:32 a.m. Seconded by Commissioner Hagewood.

Respectfully Submitted by,
Traci Breshears, Recording Secretary

DRAFT

Orion Berridge, Chairperson Date

DRAFT

DEVELOMPENT ADVISORY COMMISSION STAFF REPORT

Meeting Dates:	Development Advisory Commission: April 22, 2024
Project Request:	UDC Text Amendments Body Art Services

Applicant: City of Blue Springs
Property Owner: N/A
Staff Planner: Mike Mallon, Director Community Development

Project Description: An Ordinance amending Section 404.240. E. DDC, Downtown Development Code. Permitted Uses And Uses Allowed By Conditional Use and amending Section 405.050.35. Body Art Service

The proposed UDC Text Amendments are being proposed to address concerns raised by the City Council and direction provided to staff to bring forward amendments for the above items.

Staff recommends approval of the UDC changes.

Section 404.240. DDC, Downtown Development Code

E. Permitted Uses And Uses Allowed By Conditional Use. Within the area covered by the DDC, a wide variety of uses and structures, from residential to commercial, are allowed or allowed by conditional use. All conditional uses and structures must be approved by the Downtown Review Board. Structures shall be regulated by T-Zone.

2. Uses permitted by conditional use permit in mixed-use and commercial building types:
   (a) Group home — transitional living center.
   (b) Outdoor sales and services.
   (c) Haunted house.
   (d) Recreation and entertainment — outdoor.
   (e) Vehicle repair, limited.
   (f) Storage — residential warehouse.
   (g) Military service.
   (h) Transit facility.
   (i) Utility — major.
   (j) Parking lot — commercial.
   (k) Building/construction contractor.
   (l) Body Art Services

Section 405.050. Special Use Standards

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 ~~fifteen~~ six thousand (~~15~~ 6,000) residents based on the last decennial census. 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.

RETURN TO
Director of Community Development
City Hall Annex - 903 Main
Blue Springs, Missouri 64015
816-228-0207
FAX 816-228-0225
Return no later than
Friday – Noon – Cutoff
comdevlegal@bluespringsgov.com
www.bluespringsgov.com

OFFICE USE ONLY – ***Updated Feb. 13, 2020***
FILING FEE: $500.00 (Non-Refundable)
CASE NO. **UDCT-**_____
CK # _____
P.C. HEARING _____
DATE ADVERTISED _____
COUNCIL MTG. _____
Revenue Account: 100.00000.430 100.000
Planner: _____

The City of Blue Springs Missouri

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT APPLICATION FORM

Application is hereby made to the Planning Commission and the City Council of the City of Blue Springs Missouri for a text amendment to the city's Unified Development Code.

APPLICANT: City of Blue Springs DATE: 4/19/25
(Please Print)
ADDRESS: 903 W. Main Street PHONE: _____
CITY/STATE/ZIP: Blue Springs, MO 64015 FAX: _____

TEXT AMENDMENT REQUESTED

Chapter _____ Section _____ Title _____

PROPOSED CHANGE IN TEXT:

Change to 404.240, Downtown Development Code. E. 2. Uses allowed by Conditional Use Permit

Change to 405.050 Special Use Standards: 33. Body Art Service

PURPOSE FOR WHICH AMENDMENT IS SOUGHT:

To increase the number of allowed Body Art Service establishments allowed in the City from 1/15,000 residents to 1/6,000 residents

To allowd Body Art Service establishments in the Downtown Development Code with a Conditional Use Permit

Signature