PLANNING COMMISSION MEETING
AGENDA

Monday, December 22, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The City has recently been made aware of instances in which individuals associated with development proposals reviewed or approved by the Planning Commission or City Council have received fraudulent invoices purporting to be issued by the City of Blue Springs. These invoices are not legitimate and were not issued by the City of Blue Springs. The City will never request payment through wire transfer. CONTACT THE CITY OF BLUE SPRINGS IMMEDIATELY TO REPORT THE FRAUDULENT CORRESPONDENCE

The meeting can be viewed live only on Blue Springs Channel 7,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

Chris Henning 12/13	Richard How 12/13	Brian Ingersoll 12/13
Chad Sanderson 11/13	Susan Stokenbury 11/13	Jennifer Ritschel-Smith 9/13
Travis Graham 11/13	Byron Craddolph 11/13	Jared Pumphrey 11/13

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** October 27, 2025

2 PUBLIC HEARING / VACATION / VAC-11-25-9743 / "Blue Springs Public Works" / 500 SE Sunnyside School Rd

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 6, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 SITE PLAN DESIGN REVIEW / SPDR-11-25-9732 / "Blue Springs Public Works" / 500 SE Sunnyside School Rd

4 MASTER/ALTERNATIVE SIGN PLAN / ASP-12-25-9737 / "Kansas City Cannabis" / 1117 NW 7 Hwy

5 STRATEGIC PLAN PRESENTATION

6 ADJOURN

The next meeting will be Monday, January 12, 2025

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
December 17, 2025
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, October 27, 2025

Media Link: October 27, 2025, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, October 27, 2025, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson	Brian Ingersoll
	Richard How	Susan Stokenbury
	Jennifer Ritschel-Smith	Chad Sanderson
	Travis Graham	Jared Pumphrey
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Nic Hutchison, Assistant Director of City Development	
	Shantele Frie, Associate Planner	
	Logan Day, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Byron Craddolph	

CALL TO ORDER

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

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CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda. Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Ingersoll. With 8-0 approval the minutes passed.

Chris Henning—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	Brian Ingersoll—Aye
Travis Graham—Aye	Richard How—Aye
Jennifer Ritschel-Smith—Aye	Chad Sanderson—Aye

OPEN PUBLIC HEARING

Chairperson Henning opened the public hearing at 6:32pm.

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

&

AGENDA ITEM 6 / GENERAL DEVELOPMENT PLAN / GDP-07-25-9647 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

&

AGENDA ITEM 8 / PRELIMINARY PLAT / PP-07-25-9648 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

Chairperson Henning requested Shantele Frie, Associate Planner, to present the Rezoning, General Development Plan and Preliminary Plat for Sullivan Ranch to the commissioners.

APPLICANT

Alex Graville, 5605 N Verlin Dr, Parkville, MO
Charles Robinson, 6220 Blue Ridge Cut Off STE 100, Raytown, MO

IN FAVOR

None

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IN OPPOSITION	Karin Evans, 29614 E Harris Potts Rd Martin Underwood, 29110 E Wyatt Rd Tonya Parker, 9008 Litchford Rd David Knust, 8312 Litchford Rd Steve Lanier, 29705 Harris Potts Rd Steve Smith, 29509 Harris Potts Rd Adam Kriz, 30404 Litchford Rd
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 7:33pm
MOTION / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd	Commissioner How made the motion to approve Rezoning RZ-07-25-9646 for Sullivan Ranch.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Jared Pumphrey—No Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Chad Sanderson—No Brian Ingersoll—No Chris Henning—No Richard How—Aye Travis Graham—Aye **Recommended Denial** **(4-Aye, 4-No)**
STAFF CONDITIONS	None
MOTION / GENERAL DEVELOPMENT PLAN / GDP-07-25-9647 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd	Commissioner How made a motion to approve General Development Plan / GDP-07-25-9647 for Sullivan Ranch with 1 condition.

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SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

Jared Pumphrey—No	Brian Ingersoll—No
Susan Stokenbury—Aye	Chris Henning—No
Jennifer Ritschel-Smith—Aye	Richard How—Aye
Chad Sanderson—No	Travis Graham—Aye

Recommended Denial
(4-Aye, 4-No)

STAFF CONDITIONS

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

MOTION / PRELIMINARY PLAT / PP-07-25-9648 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

Commissioner How made a motion to approve Preliminary Plat / PP-07-25-9648 for Sullivan Ranch with 8 conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

Jared Pumphrey—No	Brian Ingersoll—No
Susan Stokenbury—Aye	Chris Henning—No
Jennifer Ritschel-Smith—Aye	Richard How—Aye
Chad Sanderson—No	Travis Graham—Aye

Denied
(4-Aye, 4-No)

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STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-07-25-9646) or General Development Plan (GDP-07-25-9647) is denied by the City Council.
3. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
4. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.

5. Prior to the approval of Construction Infrastructure Plans:

    a. The applicant shall submit a Final Stormwater Management Plan prepared and sealed by a professional engineer registered in the State of Missouri. The plan shall be submitted to the Public Works Department for review and approval to ensure compliance with all applicable City and APWA stormwater design standards.
    b. Applicant shall provide a Final Stormwater Report complying with City of Blue Springs Design & Construction Manual showing proposed runoff meeting or below the existing runoff to all downstream points of interest within their representative drainage areas. The storm report shall be consistent with the submitted public improvement plans including new detention and BMP facilities.
    c. Applicant shall provide half-street improvements along S. Litchford Road including curb and gutter, pavement improvements and storm sewer improvements to meet current Blue Springs Design & Construction Manual requirements for a residential collector and the intersection of Wyatt Road and Litchford to meet current AASHTO and City of Blue Springs requirements.
    d. Right-of-way shall be dedicated to the City of Blue Springs along S. Litchford Road to provide a total of 30 ft of Right-of-Way from the centerline of the existing Right-of-Way.
    e. S. Litchford Road shall be modified to provide adequate sight distance from the proposed south entrance per the Traffic Study by Priority Engineers dated July 7, 2025.

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f. Downstream culverts receiving runoff from the project shall be analyzed to capacity based on the road classification per the City of Blue Springs Design & Construction Manual and replaced if existing culverts do not have adequate capacity.
g. Applicant shall install the offsite sanitary sewer and secure required offsite sanitary sewer easements to the existing Lift Station #7 and extend sanitary sewer to the property.
h. The applicant shall complete a follow-up Traffic Impact Study to evaluate roadway conditions while local schools are in session. The study shall identify any necessary measures which shall be incorporated.

6. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
   a. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.
7. Prior to occupancy of each building, all parking and access improvements shall be completed.
8. Prior to occupancy of the first building, the following must occur:
   a. All required landscaping and buffers shall be installed or financially guaranteed.

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 7:36pm.

PUBLIC HEARING / AGENDA ITEM 3 / REZONING / RZ-08-25-9668 / "Colbern Farms" / 26100 E Colbern Rd

&

Chairperson Henning requested Shantele Frie, Associate Planner, to present the Rezoning, General Development Plan and Preliminary Plat for Colbern Farms to the Planning Commission.

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PUBLIC HEARING / AGENDA ITEM 7 / GENERAL DEVELOPMENT PLAN / GDP-09-25-9690 / "Colbern Farms" / 26100 E Colbern Rd **&** **AGENDA ITEM 9 / PRELIMINARY PLAT / PP-08-25-9670 /** "Colbern Farms" / 26100 E Colbern Rd	
APPLICANT	Robert Walquist, 321 Columbia St, Lees Summit, MO
IN FAVOR	Steve Bagley, 8807 Hwy 131, Odessa, MO
IN OPPOSITION	John Easley, 9304 SW Orca Ct, Lees Summit, MO Tim Mcauliffe, 9102 SW 12th St, Lees Summit, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 7:59pm.
MOTION / REZONING / RZ-08-25-9668 / "Colbern Farms" / 26100 E Colbern Rd	Commissioner Sanderson made the motion to approve the Rezoning RZ-08-25-9628 for Colbern Farms.
SECOND	The motion was seconded by Commissioner How.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Brian Ingersoll—Aye Chris Henning—Aye

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	Jennifer Ritschel-Smith—Aye Richard How—Aye Chad Sanderson—Aye Travis Graham—Aye **Recommended Approval** **(8-Aye, 0-No)**
STAFF CONDITIONS	None
MOTION / GENERAL DEVELOPMENT PLAN / GDP-09-25-9690 / "Colbern Farms" / 26100 E Colbern Rd	Commissioner Sanderson made the motion to approve the General Development Plan GDP-09-25-9690 for Colbern Farms with 1 staff condition.
SECOND	The motion was seconded by Commissioner How.
VOTE	Jared Pumphrey—Aye Brian Ingersoll—Aye Susan Stokenbury—Aye Chris Henning—Aye Jennifer Ritschel-Smith—Aye Richard How—Aye Chad Sanderson—Aye Travis Graham—Aye **Recommended Approval w/ 1 condition** **(8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
MOTION / PRELIMINARY PLAT / PP-08-25-9670 / "Colbern Farms" / 26100 E Colbern Rd	Commissioner Sanderson made the motion to approve the Preliminary Plat PP-08-25-9670 for Colbern Farms with 5 staff conditions.
SECOND	The motion was seconded by Commissioner How.

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VOTE

Jared Pumphrey—Aye
Susan Stokenbury—Aye
Jennifer Ritschel-Smith—Aye
Chad Sanderson--Aye
Brian Ingersoll—Aye
Chris Henning—Aye
Richard How—Aye
Travis Graham—Aye

Recommended Approval w/ 5 conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-08-25-9668) or General Development Plan (GDP-09-25-9690) is denied by the City Council.
3. Prior to Final Plat approval and recording, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. Applicant shall provide Final Storm Report complying with City of Blue Springs Design & Construction Manual showing proposed runoff meeting or below the existing runoff to all downstream points of interest within their representative drainage areas. The Storm Report shall be consistent with the submitted public improvement plans including new detention and BMP facilities, modification to the existing Regional Detention or a combination of both.
    c. Modifications to the existing Regional Detention that result in the existing sanitary main being under the permanent pool of the detention will require a sanitary sewer relocation to move the sewer out of the permanent pool with a minimum 10 ft offset.
    d. Modifications to the regional detention will require a modification to the existing detention/drainage easement to fully encompass the proposed detention boundaries including berms and grading to existing.
    e. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of the first building, the following must occur:
    b. All required landscaping and buffers shall be installed or financially guaranteed. Including the

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wall or fence requirement to be installed on Colbern due to its classification as a arterial.

c. All public improvements, unless stated otherwise, shall be completed.

d. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 8:01pm.

PUBLIC HEARING / AGENDA ITEM 4 / REZONING / RZ-07-25-9644 / "Rampage Athletics" / 2001 SW 9th St

&

PUBLIC HEARING / AGENDA ITEM 5 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-07-25-9645 / "Rampage Athletics" / 2001 SW 9th St

&

PUBLIC HEARING / AGENDA ITEM 12 / PLANNED DEVELOPMENT FINAL PLAN / PDF-09-25-9682 / "Rampage Athletics" / 2001 SW 9th St

Chairperson Henning requested Shantele Frie, Associate Planner, present the Rezoning, Planned Development Concept Plan and Preliminary Plat for Rampage Athletics to the Planning Commission.

APPLICANT

Michael Scott, 2001 SW 9th St, Blue Springs, MO

IN FAVOR

None.

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IN OPPOSITION	Garry Baker, 817 SW Granite Ln, Blue Springs, MO Sherry Frost, 821 SW Granite Ln, Blue Springs, MO Karen Baker, 817 SW Granite Ln, Blue Springs, MO Debbie Dudley, 2203 SW 9th St, Blue Springs, MO Kelly Smith, 2219 SW 9th St, Blue Springs, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 8:21pm.
MOTION / REZONING / RZ-07-25-9644 / "Rampage Athletics" / 2001 SW 9th St	Commissioner How made the motion to approve Rezoning RZ-07-25-9644 for Rampage Athletics.
SECOND	The motion was seconded by Commissioner Ingersoll.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Chad Sanderson—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Travis Graham—Aye **Recommended Approval (8-Aye, 0-No)**
STAFF CONDITIONS	None
MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-07-25-9645 / "Rampage Athletics" / 2001 SW 9th St	Commissioner How made the motion to approve Planned Development Concept Plan PDC-07-25-9645 for Rampage Athletics with 2 conditions.
SECOND	The motion was seconded by Commissioner Ingersoll.

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VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
Chad Sanderson—Aye	Travis Graham—Aye

Recommended Approval w/ 2 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval 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, unless modified by the Planned Development.
    a. The site will permit two additional land uses—Assembly and Indoor Recreations—as allowed uses within the PD District
    b. All other land uses not specified within this PD zoning shall be subject to the formal process of amending the Planned Development Concept Plan. Such amendments will require a public hearing before both the Planning Commission and City Council for consideration and approval.
    c. The PD Concept Plan allows the following land uses:
        i. Assembly <500
        ii. Indoor recreation
2. Any development standards not expressly addressed within this PD shall default to the applicable requirements of the Blue Springs Unified Development Code (UDC) in effect at the time of development.

MOTION / PLANNED DEVELOPMENT FINAL PLAN / PDF-09-25-9682 / "Rampage Athletics" / 2001 SW 9th St

Commissioner How made the motion to approve Planned Development Final Plan PDF-09-25-9682 for Rampage Athletics with 1 condition.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
Chad Sanderson—Aye	Travis Graham—Aye

Approved w/ 1 staff condition
(8-Aye, 0-No)

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STAFF CONDITIONS

1. Approval is 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, except the following requirements are modified as permitted by UDC Section 403.040.

AGENDA ITEM 5 / FINAL PLAT / PF-09-25-9693 / "Briarwood Oaks Estates, 4th Plat" / North of SW 40 Hwy and East of SW 40th St

Chairperson Henning requested Logan Day, Associate Planner, present the final plat for Briarwood Oaks Estates, 4th Plat.

APPLICANT

Harve Sommers,

MOTION / FINAL PLAT / PF-09-25-9693 / "Briarwood Oaks Estates, 4th Plat" / North of SW 40 Hwy and East of SW 40th St

Commissioner Stokenbury made the motion to approve final plat PF-09-25-9693 for Briarwood Oaks Estates, 4th Plat with 3 conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
Chad Sanderson--Aye	Travis Graham—Aye

Recommended Approval w/ 3 conditions
(8-Aye, 0-No)

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

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standard contained in the UDC unless modified under the PUD Concept Plan.

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.

AGENDA ITEM 10 / FINAL PLAT / PF-09-25-9702 / "Hudson Estates of Blue Springs" / East of SW 7 Hwy and South of Cordill-Mason Elementary School

Chairperson Henning requested Nic Hutchison, Assistant Director of City Development, present the final plat for Briarwood Oaks Estates, 4th Plat.

APPLICANT

Kyle Miller, 1000 W Nifong Blvd, Columbia, MO

MOTION / FINAL PLAT / PF-09-25-9702 / "Hudson Estates of Blue Springs" / East of SW 7 Hwy and South of Cordill-Mason Elementary School

Commissioner Sanderson made the motion to approve final plat PF-09-25-9702 for Hudson Estates of Blue Springs with 5 conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jennifer Ritschel-Smith—Aye	Richard How—Aye
Chad Sanderson—Aye	Travis Graham—Aye

Recommended Approval w/ 5 conditions
(8-Aye, 0-No)

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STAFF CONDITIONS

1. Approval of this Final Plat, based on the plans and documents submitted, does not waive any requirement of the Unified Development Code (UDC) unless specifically modified through the approved General Development Plan.
2. All required off-site easements shall be executed and recorded with Jackson County prior to the City signing the Final Plat for recording.
3. A performance bond shall be submitted and accepted by the City prior to releasing the Final Plat for recording with Jackson County.
4. The City may issue building permits prior to full completion of the public street, provided that an all-weather, dust-free surface capable of supporting emergency response vehicles is installed and approved by the City. No Certificates of Occupancy shall be issued until the public improvements are completed by City Standards and approved.
5. Upon acceptance of the public improvements, the developer shall submit a two-year maintenance bond, after which the performance bond may be released.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner How, and with unanimous consent the meeting was adjourned at 8:29 pm.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

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PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: December 22, 2025 City Council: January 5, 2026
Project Name:	***Blue Springs Public Works Renovation and Addition***
Site Location:	500 SE Sunnyside School Road
Project Request:	VAC-11-25-9743; Vacation of Magellan Drive ROW for Blue Springs Public Works Facility Expansion

Applicant: Brad Sonner / Olsson
Property Owner: The City of Blue Springs / Dennis Dovel
Staff Planner: Nic Hutchison, Assistant Director

Project Description: The applicant is proposing a renovation and addition to the existing Blue Springs Public Works facility including new office and fleet maintenance additions. The new building area is 26,040 sq. ft. and includes interior renovations, visitor/staff parking expansion and yard improvements. The subject property is addressed as 500 SE Sunnyside School Road and is on the east side of SE Sunnyside School Road, south of James Walker Elementary School, and north of Missouri Highway 40.

Staff Recommendation: Staff recommends approval with conditions of the Vacation application. Conditions are listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
07/11/1994	Planning Commission	Recommended approval of the Final Plat of Walnut Street Development, a 26-acre City-owned tract for light industrial use.
07/18/1994	City Council	Approved the Final Plat of Walnut Street Development by Ordinance No. 2476

Future Applications: A Vacation is required to be approved prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"MF-20/ADP-O" (Multi-Family-20/Adams Dairy Parkway- Overlay)	Sunnyside Plaza Development
South:	"LI/ADP-O" (Light Industrial/Adams Dairy Parkway/Arterial)	SE US 40 Hwy (State Highway)
East:	"LI/ADP-O" (Light-Industrial/Adams Dairy Parkway- Overlay)	Manufacturer and Construction Contractor
West:	"SF-7" (Single-Family Residential)	Timber Ridge Subdivision

Vacation
VAC-11-25-9743
Blue Springs Public Works
Exhibit #1

VACATION ANALYSIS

Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, PUD final plan or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated. If the application is not submitted by all such owners, that fact shall be noted on the application along with the names and addresses of all adjoining owners who are not a party to the application.

Public Loss: Easements for utilities are to be provided in the existing ROW including the existing public sanitary sewer before the vacation of the ROW. Vacation releases and/or no objections for release of ROW from all known utility company areas are to be provided.

Private Impact: The vacation of ROW on Magellan Drive will remove future direct access onto Sunnyside School Road for the adjacent manufacturing and construction contracting businesses.

Public Notice: The public was notified via public notice published in the Examiner. See public notice below.

Review Criteria: *The City Council, in its sole discretion, may decide to approve or disapprove an application for a vacation and in rendering its decision may use the following review criteria for an application for vacation:*

1. The application is in accordance with the Comprehensive Plan or any official plan or program developed under the guidance of the Comprehensive Plan. In particular the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: Staff finds the vacation is in accordance with the Comprehensive Plan and all official plans or programs developed under the guidance of the Comprehensive Plan. In particular, staff believe the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

2. Compliance with the requirements of this Development Code. In particular the vacation is consistent with the intent and design objectives of the subdivision design standards.

   STAFF RESPONSE: Staff finds the vacation is in compliance with the requirements of this Development Code. In particular, staff believe the vacation is consistent with the intent and design objectives of the subdivision design standards.

3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, open spaces, blocks, lots, and public utilities and facilities.

   STAFF RESPONSE: Staff finds the vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity,

including consideration of current and future streets, open spaces, blocks, lots, and public utilities and facilities.

4. Any impacts identified by specific studies or technical reports are mitigated with generally accepted sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

   STAFF RESPONSE: No impacts were identified by any specific study or technical report, and therefore staff did not find that mitigations are needed by generally accepted sound planning, engineering, and urban design solutions. Nonetheless, staff finds the vacation reflects the long-term solutions for and sound fiscal investments in the subdivision.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

   STAFF RESPONSE: Staff finds the vacation will not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

6. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

   STAFF RESPONSE: With respect to the vacation, staff finds all resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

7. The application meets the public interest and is not otherwise for the sole benefit of one (1) property owner or project.

   STAFF RESPONSE: Staff finds the vacation meets the public interest and is not otherwise for the sole benefit of one (1) property owner or project.

8. No private rights will be injured or endangered by the application.

   STAFF RESPONSE: Staff finds that the vacation will not injure or endanger any private rights.

9. The street or alley to be vacated no longer serves a public purpose.

   STAFF RESPONSE: Staff finds the street to be vacated no longer serves a public purpose as the right-of-way for this segment of Magellan Drive had been undeveloped, and there are no past, present or future plans to develop this right-of-way.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommend approval of the vacation with the following one (1) conditions indicated under Staff Recommendations.

11. Other information which may come to its attention.

    STAFF RESPONSE: Staff finds there is no additional information that may come to our attention.

In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, good and welfare, including the requirement for easements. The Director of Community Development shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation shall become effective.

Staff Recommendation:

Staff recommends approval of the Vacation application with the following two (2) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under Alternative Development Standards of the Vacation, which include:
    a. Easements for utilities are to be provided in the existing ROW including the existing public sanitary sewer before the vacation of the ROW. Vacation releases and/or no objections for release of ROW from all known utility company areas are to be provided.



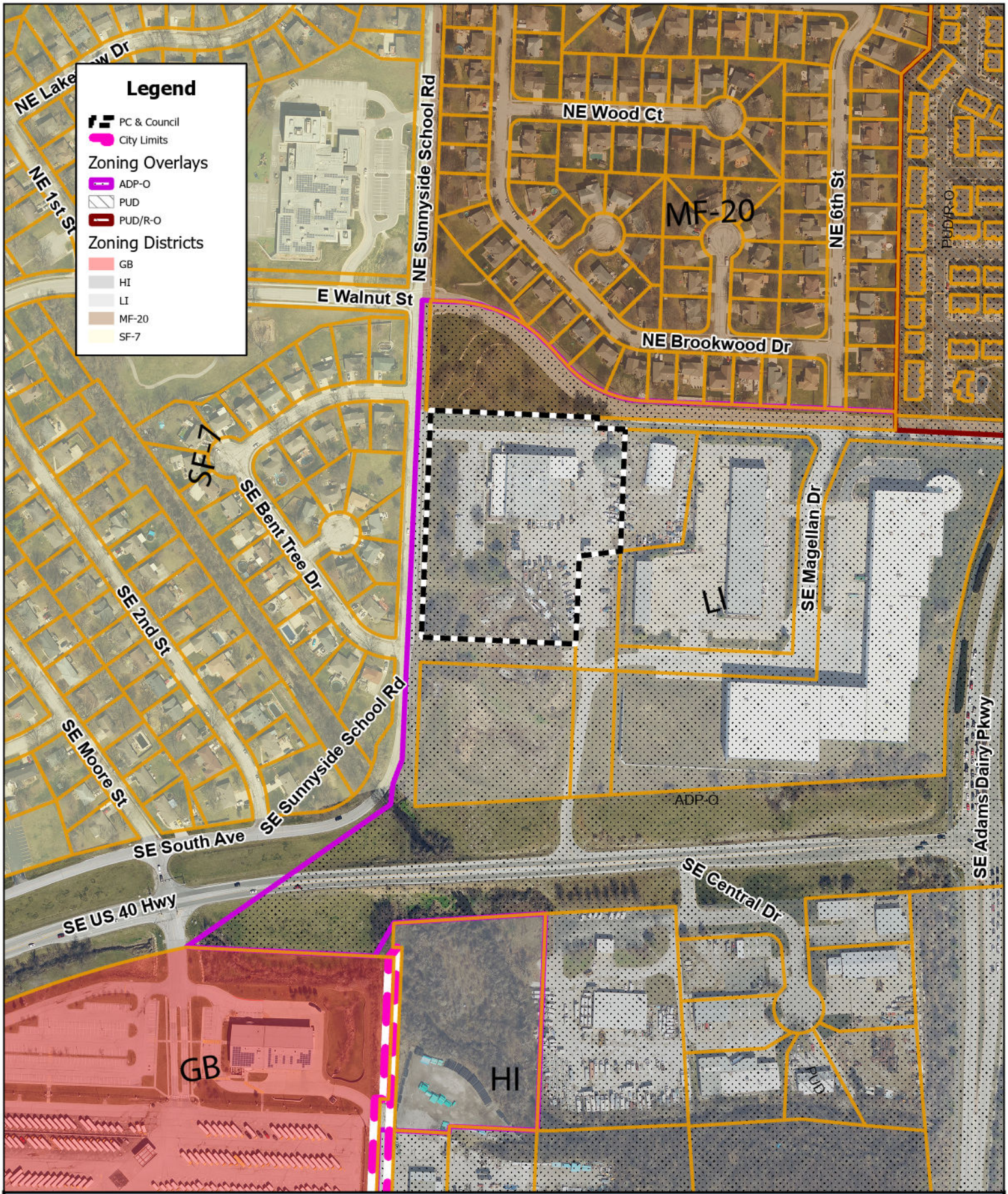
BLUE SPRINGS
MISSOURI

AR-11-25-9732/ SPDR-11-25-9733
Parcel # 36-800-03-36-00-0-00-000
AERIAL MAP

N

1" = 200'

Date: 12/03/25



BLUE SPRINGS
MISSOURI

AR-11-25-9732 / SPDR-11-25-9733
Parcel # 36-800-03-36-00-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 12/03/25

Blue Springs Public Works Facility Expansion
Magellan Drive ROW Vacation
25-11-20r

NARRATIVE

This application is for the vacation of street right of way for Magellan Drive as it cuts through the middle of the existing Blue Springs Public Works Facility site. Currently there is no existing street pavement that exists in this right of way. It was planned for a street extension at one time, but those improvements were never constructed. This vacation is being requested so that the facility expansion which will include the service yard area can expand to the south into this vacated portion. There is an existing public sanitary sewer main that runs within this right of way. This main would remain in place and a proposed easement will be established with an administrative plat to be filed following the vacation being recorded. All other utilities are being contacted to confirm that they have no facilities within this right of way, documentation to follow.

Received
11/21/2025 9:58:47 AM

EXHIBIT "A"
(Page 1 of 2)

Project No.: 024-02757
Blue Spring Public Works
November 11, 2025
V_EXH1_A2400283_RW VACATION

Right-of-Way Vacation Description:

All that part of existing Magellan Drive right-of-way as established by Walnut Street Development Center, Lots 1 Thru 5 and Tract A, a platted subdivision lying in the Southwest Quarter of Section 32, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, more particularly described by Michael J. Bogina, Missouri PLS-2022043970 of Olsson, LC-366, on November 11, 2025, as follows:

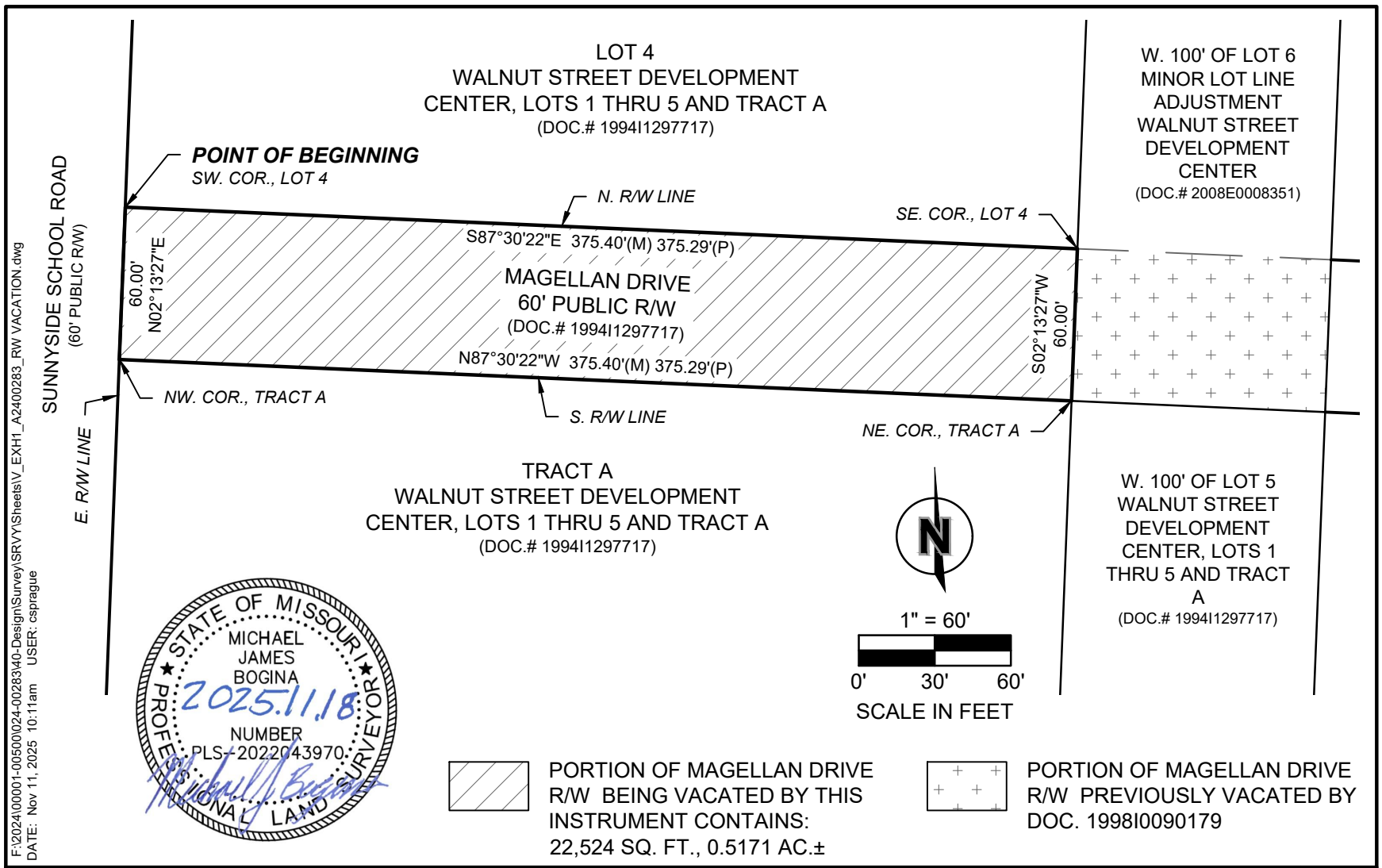
BEGINNING at the Southwest corner of Lot 4 of said Walnut Street Development Center subdivision, said point also being on the North right-of-way line of said Magellan Drive; thence South 87 degrees 30 minutes 22 seconds East, on said North line, a distance of 375.40 feet to the Southeast corner of said Lot 4; thence departing said North line, South 02 degrees 13 minutes 27 seconds West a distance of 60.00 feet to the Northeast corner of Tract A of said Walnut Street Development Center subdivision, said point also being on the South right-of-way line of said Magellan Drive; thence North 87 degrees 30 minutes 22 seconds West, on said South line, a distance of 375.40 feet to the Northwest corner of said Tract A, said point also being on the East right-of-way line of Sunnyside School Road, as now established; thence departing said South line, North 02 degrees 13 minutes 27 seconds East, on said East line, a distance of 60.00 feet to the POINT OF BEGINNING, containing 22,524 Square Feet, or 0.5171 Acres, more or less.

(As depicted on EXHIBIT "A" Page 2 of 2, attached and incorporated herein.)



Olsson, Inc.
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

Received
11/21/2025 9:59:02 AM



F:\2024\00001-00500\024-00283\40-Design\Survey\SRVY\Sheets\V_EXH1_A2400283_RW VACATION.dwg
DATE: Nov 11, 2025 10:11am USER: csprague

PROJECT NO:	024-02757
DRAWN BY:	CRS
DATE:	11.11.2025

RIGHT-OF-WAY VACATION EXHIBIT

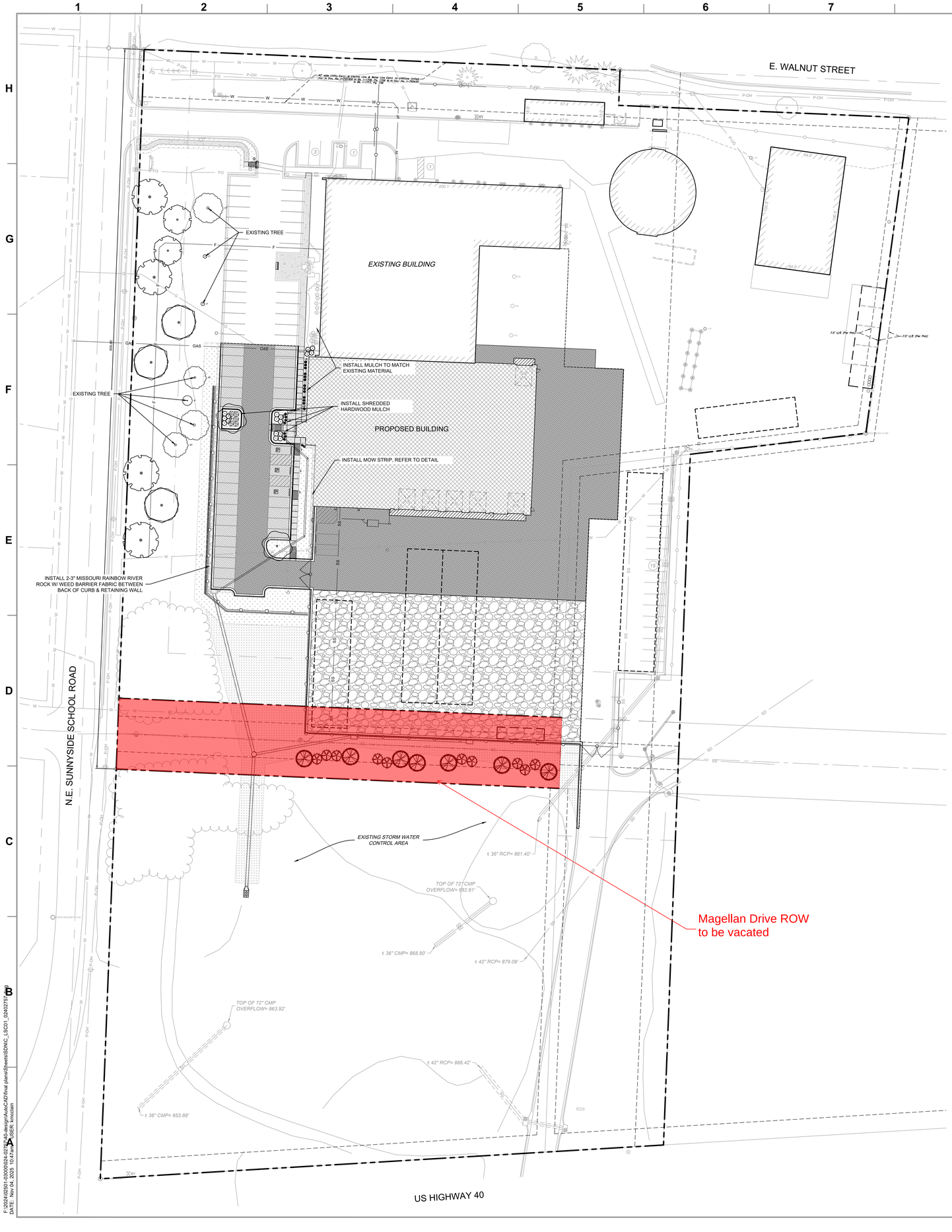
olsson

7301 West 133rd Street
Suite 200
Overland Park, KS 66213

olsson.com
TEL 913.381.1170
Olsson - Survey
Missouri COA #000366

EXHIBIT "A"

Received
11/21/2025 9:59:04 AM



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	
DECIDUOUS TREES						
	AX	2	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL.	B&B	
	GA	2	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	B&B	
	PA	3	PLATANUS X ACERIFOLIA LONDON PLANE TREE	2" CAL.	CAL	
	QB	4	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	
EVERGREEN TREES						
	JC	10	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTI EASTERN REDCEDAR	5-6' HT		
	TI	7	THUJA X 'GREEN GIANT' GREEN GIANT ARBORVITAE	5-6' HT		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	HEIGHT
DECIDUOUS SHRUBS						
	JB	6	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	3	GAL	8" - 12"
	PL	4	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3	GAL	18" - 24"
	RG	13	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3	GAL	12" -18"
GRASSES						
	PN	23	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1	GAL	12" -18"
SYMBOL	CODE		BOTANICAL / COMMON NAME			
GROUND COVERS						
	TS2		TURF SEED DROUGHT TOLERANT FESCUE BLEND			
	TS		TURF SOD DROUGHT TOLERANT FESCUE BLEND			

0' 15' 30' 60'
SCALE IN FEET



COUNTY ROAD AA
SECTION 32, T49N, R30W
VICINITY MAP
SCALE: 1" = 2000'

sfsarchitecture
2100 Central St. Suite 31 Kansas City, MO 64108
(816.474.1937) (913.231.9334) www.sfsarch.com

olsson
7301 West 133rd Street Suite 200 Overland Park, KS 66213
olsson.com
TEL: 913.381.1170
FAX: 913.381.1174
Olsson - Engineering
Missouri COA #000502

NOT FOR CONSTRUCTION

BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

CITY OF BLUE SPRINGS
500 SE SUNNYSIDE SCHOOL RD
BLUE SPRINGS, MO 64014

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 241231
ISSUED FOR: SCHEMATIC DESIGN
ISSUE DATE: 08.14.2025
© 2025 SFS ARCHITECTURE

LANDSCAPE PLAN

L1.00

© 2025 7/31/2025 5:22:59 PM
F:\2024\02501-03000\024-027\240-design\AutoCAD\final plans\Sheets\SDNC_LSC01_(240275-SDNC_LSC01.dwg
DATE: Nov 04, 2025 10:47am USER: kmclain

Received
11/21/2025 9:59:07 AM

PUBLIC NOTICE

Vacation | VAC-11-25-9743
"Magellan Drive ROW Vacation"
Parcel # 36-800-03-36-00-0-00-000
Parcel # 36-800-03-37-00-0-00-000
Parcel # 36-800-03-40-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, December 22, 2025 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 and property owner, the City of Blue Springs, Public Works, for approval of a Vacation of Right-of-Way that was dedicated to allow for the City of Blue Springs Public Works Facility Expansion. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

RIGHT-OF-WAY TO BE VACATED:

All that part of existing Magellan Drive right-of-way as established by Walnut Street Development Center, Lots 1 Thru 5 and Tract A, a platted subdivision lying in the Southwest Quarter of Section 32, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, more particularly described by Michael J. Bogina, Missouri PLS-2022043970 of Olsson, LC-366, on November 11, 2025, as follows:

BEGINNING at the Southwest corner of Lot 4 of said Walnut Street Development Center subdivision, said point also being on the North right-of-way line of said Magellan Drive; thence South 87 degrees 30 minutes 22 seconds East, on said North line, a distance of 375.40 feet to the Southeast corner of said Lot 4; thence departing said North line, South 02 degrees 13 minutes 27 seconds West a distance of 60.00 feet to the Northeast corner of Tract A of said Walnut Street Development Center subdivision, said point also being on the South right-of-way line of said Magellan Drive; thence North 87 degrees 30 minutes 22 seconds West, on said South line, a distance of 375.40 feet to the Northwest corner of said Tract A, said point also being on the East right-of-way line of Sunnyside School Road, as now established; thence departing said South line, North 02 degrees 13 minutes 27 seconds East, on said East line, a distance of 60.00 feet to the POINT OF BEGINNING, containing 22,524 Square Feet, or 0.5171 Acres, more or less.

CITY OF BLUE SPRINGS
Planning Commission
By: Asif Haque, Associate Planner

Vacation
VAC-11-25-9743
Blue Springs Public Works
Exhibit #2

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Vacation / VAC-11-25-9743 on **Monday, January 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

PUBLISH: Saturday, December 06, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
12/03/2025



1	36-800-03-38-00-0-00-000	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
	36-800-03-34-00-0-00-000	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
	36-820-06-99-00-0-00-000	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
	36-800-03-37-00-0-00-000	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
	36-800-03-40-01-0-00-000	CITY OF BLUE SPRINGS	903 W MAIN ST BLUE SPRINGS, MO 64015
	36-800-03-36-00-0-00-000	CITY OF BLUE SPRINGS	903 MAIN BLUE SPRINGS, MO 64015
	36-800-03-43-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI	903 W MAIN BLUE SPRINGS, MO 64015
2	36-940-15-19-00-0-00-000	BETZ WILLIAM E & MARGARET A TRUST	414 SE BENT TREE DR BLUE SPRINGS, MO 64014
3	36-940-15-18-00-0-00-000	LINDA CLARK LIVNG TRUST DATED FEBRUARY 22, 2024	416 SE BENT TREE DR BLUE SPRINGS, MO 64014
4	36-820-06-20-00-0-00-000	REALL TAMRA	205 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
5	36-940-15-20-00-0-00-000	LARSEN ELISA & ERIC	412 SE BENT TREE DR BLUE SPRINGS, MO 64014
6	36-940-16-12-00-0-00-000	GUNLOCK STEPHEN I & PAULA R	415 BENT TREE DR BLUE SPRINGS, MO 64015
7	36-820-06-21-00-0-00-000	ZWECK RICHARD I & BARBARA ANN	201 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
8	36-910-18-01-00-0-00-000	WALLACE SANDRA L	820 NE MARY CRT BLUE SPRINGS, MO 64014
9	36-910-18-02-00-0-00-000	MCGATHY JAMES B JR	304 SE BENT TREE DR BLUE SPRINGS, MO 64014
10	36-940-16-02-00-0-00-000	KAREE J CRAIG TRUST DATED 11-16-2017	17800 E BOLGER RD UNIT 301 INDEPENDENCE, MO 64055
11	36-820-06-24-00-0-00-000	FARRELL TERRY M & KATHLEEN M	121 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
12	36-940-16-08-00-0-00-000	BONNER CHARLES R & DEBRA A	403 BENT TREE CRT BLUE SPRINGS, MO 64015
13	36-940-16-09-00-0-00-000	NAYLOR JAMES L & SANDRA K	405 BENT TREE CRT BLUE SPRINGS, MO 64014
14	36-940-16-10-00-0-00-000	JOHNSTON CASSANDRA	407 SE BENT TREE CT BLUE SPRINGS, MO 64014
15	36-820-06-22-00-0-00-000	NEAL STEPHANIE	129 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
16	36-940-16-01-00-0-00-000	ELLSWORTH WILLIAM B & STEPHANIE C	303 SE BENT TREE DR BLUE SPRINGS, MO 64014
17	36-820-06-23-00-0-00-000	MILLER RUTH E	125 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
18	36-820-06-25-00-0-00-000	ASMELASH ZEWDINESH & BELETE MEKEDEM	117 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
19	36-940-16-11-00-0-00-000	WALLS BRENT & JAMIE	411 BENT TREE DR BLUE SPRINGS, MO 64014
20	36-940-16-07-00-0-00-000	TILBURY DANIEL J & EMILY	401 SE BENT TREE CT BLUE SPRINGS, MO 64014
21	36-800-03-41-00-0-00-000	MWI PROPERTIES LLC	27208 E US HIGHWAY 24 BUCKNER, MO 64016

200

BLUE SPRINGS
MISSOURI

AR-11-25-9732 / SPDR-11-25-9733
Parcel # 36-800-03-36-00-0-00-000
185' LOCATION MAP

N

Vacation
VAC-11-25-9743
Blue Springs Public Works
Exhibit #3

Date: 12/03/25

Map ID	Parcel No.	County Owner Info
1	36-800-03-38-00-0-00-000	CITY OF BLUE SPRINGS
	36-800-03-34-00-0-00-000	CITY OF BLUE SPRINGS
	36-820-06-99-00-0-00-000	CITY OF BLUE SPRINGS
	36-800-03-37-00-0-00-000	CITY OF BLUE SPRINGS
	36-800-03-40-01-0-00-000	CITY OF BLUE SPRINGS
	36-800-03-36-00-0-00-000	CITY OF BLUE SPRINGS
	36-800-03-43-00-0-00-000	CITY OF BLUE SPRINGS MISSOURI
2	36-940-15-19-00-0-00-000	BETZ WILLIAM E & MARGARET A TRUST
3	36-940-15-18-00-0-00-000	LINDA CLARK LIVNG TRUST DATED FEBRUARY 22, 2024
4	36-820-06-20-00-0-00-000	REALL TAMRA
5	36-940-15-20-00-0-00-000	LARSEN ELISA & ERIC
6	36-940-16-12-00-0-00-000	GUNLOCK STEPHEN I & PAULA R
7	36-820-06-21-00-0-00-000	ZWECK RICHARD I & BARBARA ANN
8	36-910-18-01-00-0-00-000	WALLACE SANDRA L
9	36-910-18-02-00-0-00-000	MCGATHY JAMES B JR
10	36-940-16-02-00-0-00-000	KAREE J CRAIG TRUST DATED 11-16-2017
11	36-820-06-24-00-0-00-000	FARRELL TERRY M & KATHLEEN M
12	36-940-16-08-00-0-00-000	BONNER CHARLES R & DEBRA A
13	36-940-16-09-00-0-00-000	NAYLOR JAMES L & SANDRA K
14	36-940-16-10-00-0-00-000	JOHNSTON CASSANDRA
15	36-820-06-22-00-0-00-000	NEAL STEPHANIE
16	36-940-16-01-00-0-00-000	ELLSWORTH WILLIAM B & STEPHANIE C
17	36-820-06-23-00-0-00-000	MILLER RUTH E
18	36-820-06-25-00-0-00-000	ASMELASH ZEWDINESH & BELETE MEKEDEM
19	36-940-16-11-00-0-00-000	WALLS BRENT & JAMIE
20	36-940-16-07-00-0-00-000	TILBURY DANIEL J & EMILY
21	36-800-03-41-00-0-00-000	MWI PROPERTIES LLC

Vacation
VAC-11-25-9743
Blue Springs Public Works
Exhibit #4

Owner Address
903 W MAIN ST BLUE SPRINGS, MO 64015
903 MAIN ST BLUE SPRINGS, MO 64015
903 MAIN BLUE SPRINGS, MO 64015
903 MAIN BLUE SPRINGS, MO 64015
903 W MAIN ST BLUE SPRINGS, MO 64015
903 MAIN BLUE SPRINGS, MO 64015
903 W MAIN BLUE SPRINGS, MO 64015
414 SE BENT TREE DR BLUE SPRINGS, MO 64014
416 SE BENT TREE DR BLUE SPRINGS, MO 64014
205 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
412 SE BENT TREE DR BLUE SPRINGS, MO 64014
415 BENT TREE DR BLUE SPRINGS, MO 64015
201 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
820 NE MARY CRT BLUE SPRINGS, MO 64014
304 SE BENT TREE DR BLUE SPRINGS, MO 64014
17800 E BOLGER RD UNIT 301 INDEPENDENCE, MO 64055
121 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
403 BENT TREE CRT BLUE SPRINGS, MO 64015
405 BENT TREE CRT BLUE SPRINGS, MO 64014
407 SE BENT TREE CT BLUE SPRINGS, MO 64014
129 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
303 SE BENT TREE DR BLUE SPRINGS, MO 64014
125 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
117 NE BROOKWOOD DR BLUE SPRINGS, MO 64014
411 BENT TREE DR BLUE SPRINGS, MO 64014
401 SE BENT TREE CT BLUE SPRINGS, MO 64014
27208 E US HIGHWAY 24 BUCKNER, MO 64016

Blue Springs, Missouri
Community Development

December 5, 2025

Ref: Public Hearing: Vacation | VAC-11-25-9743
Blue Springs Public Works
500 SE Sunnyside School Rd
Parcel # 36-800-03-36-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Brad Sonner of Olsson, on behalf of the City of Blue Springs, for consideration of a vacation of a Right-Of-Way easement, located East of SE Sunnyside School Rd as the future connection of SE Magellan Dr.

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

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, December 22, 2025 @ 6:30 p.m.
&
City Council – Monday, January 5, 2025 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Vacation
VAC-11-25-9743
Blue Springs Public Works
Exhibit #5

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: December 22, 2025 City Council: January 5, 2026
Project Name:	***Blue Springs Public Works Renovation and Addition***
Site Location:	500 SE Sunnyside School Road
Project Request:	AR-11-25-9732; Appearance Review for Blue Springs Public Works Facility Expansion SPDR-11-25-9733; Site Plan Design Review for Blue Springs Public Works Facility Renovation and Expansion

Applicant: SFS Architecture / Aaron Schaefer
Property Owner: The City of Blue Springs / Dennis Dovel
Staff Planner: Nic Hutchison, Assistant Director

Project Description: The applicant is proposing a renovation and addition to the existing Blue Springs Public Works facility including new office and fleet maintenance additions. The new building area is 26,040 sq. ft. and includes interior renovations, visitor/staff parking expansion and yard improvements. The subject property is addressed as 500 SE Sunnyside School Road and is on the east side of SE Sunnyside School Road, south of James Walker Elementary School, and north of Missouri Highway 40.

Staff Recommendation: Staff recommend approval with conditions of the Appearance Review and Site Plan Design Review applications. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
07/11/1994	Planning Commission	Recommended approval of the Final Plat of Walnut Street Development, a 26-acre City-owned tract for light industrial use.
07/18/1994	City Council	Approved the Final Plat of Walnut Street Development by Ordinance No. 2476

Future Applications: The Appearance Review and Site Plan Design Review will be reviewed concurrently. A Site Plan Design Review and Administrative Plat are required to be approved, and the Administrative Plat recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"MF-20/ADP-O" (Multi-Family-20/Adams Dairy Parkway- Overlay)	Sunnyside Plaza Development
South:	"LI/ADP-O" (Light Industrial/Adams Dairy Parkway/Arterial)	SE US 40 Hwy (State Highway)
East:	"LI/ADP-O" (Light-Industrial/Adams Dairy Parkway- Overlay)	Manufacturer and Construction Contractor
West:	"SF-7" (Single-Family Residential)	Timber Ridge Subdivision

SITE PLAN DESIGN REVIEW ANALYSIS

The site plan and design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code.

Special Use Standards: Special use standards per UDC 405.050 are not applicable for the proposed development.

Land Use & Density: The existing land use of the property is "Light Industrial / Adams Dairy Parkway-Overlay" and is proposed to be used for "Public-Government Service," with an additional facility and a renovated facility for the City of Blue Springs Public Works. The proposed area of the development is 9.85+/- acres.

Building Typology: The proposed development is classified as a "General Industrial" and "Pad Site". General Industrial is defined as "a building designed to accommodate light industrial or general industrial functions at a variety of scales." Pad Site is defined as "a freestanding building similar to a small commercial building, but on a larger lot that includes more space for frontage designs, landscape and buffers, and access and circulations." The General Industrial building type is permitted in the "LI," and "HI" zoning districts, and the Pad Site building type is permitted in "GB," "RC," "LI," and "HI". The applicable development standards are provided in the table below with one requested modification highlighted.

Pad Site

Standard	Requirement	Proposed
Frontage Width	75-ft. Frontage minimum	127.37-ft.
Lot Area	N/A	11.16 acres +/-
Front Setback	20-ft. min.	149.54-ft.
Side & Corner Side Setback	20-ft. min.	252.57-ft.
Rear Setback	20-ft. min.	> 20-ft.
Building Coverage	3:1 Floor Area Ratio	10%-12%
Building Height	1' of height for every 2' of horizontal distances from nearest "SF-7" or less intensive zoning district (nearest approximately 200')	135-ft.*
Frontage Type	Terrace; frontage plaza; or enhanced streetscape frontage buffer edge limited to standard streets	Terrace

*Building height alternative development standards requested.

Architectural Character: The building addition uses a mix of materials that complement the practical look of the existing structure. The new office area features brick, vertical windows, and steel accents at the main entrance. Because the site is long, the office section projects outward and the roofline varies in height to add visual interest. The entrance and canopy are placed for clear wayfinding from the driveway and parking lot. As the building transitions to the taller fleet maintenance area, the exterior shifts from brick to smooth and ribbed metal panels, blending the public front with the more industrial sides and back. A horizontal band wraps around the maintenance building to reduce its apparent height. Vertical translucent panels

provide daylight inside and create a soft glow at night. The maintenance roof is rotated 90 degrees to optimize the service-bay layout and add visual variety, and roof equipment is set back from the edges to minimize visibility. **The industrial buildings, accessory structures, and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Administrative Plat/Site Plan Design Review process.**

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Office administrative areas	1 space per 300 square feet = 26 spaces	72 spaces, including 3 ADA spaces
Indoor storage, equipment servicing	1 space per 1,000 square feet = 43 spaces	

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Light Industrial	3% of the number of employees based on the largest shift	72 employees x 0.03 = 3 spaces

Bike parking is accommodated inside of the building.

Streets & Sidewalks: The development is maintaining one (1) point of access onto the site from SE Sunnyside School Road, from which the main public/staff building entrance is accessed. A 5-ft. sidewalk is maintained along SE Sunnyside School Road. The garage, storage yard and ancillary structures are accessible from a gated entrance along the drive from SE Sunnyside School Road, and a separate gated entrance from a shared drive, accessed from Highway 40 to the south. No roadway improvements are required for this development. Traffic signal and turn lane warrants were not met.

Pedestrian Access: Sidewalks shall directly connect each of the following: all public entrances to buildings; the public sidewalk on adjacent streets or internal access streets; and on-site parking areas. In general, sidewalk widths must be 5-ft at minimum. Along any building façade abutting a parking area or any sidewalk abutting parking with vehicle overhangs and along any non-residential building façade with a primary entrance, sidewalk width must be 8-ft at minimum.

Traffic: Traffic Study requirements and analysis are not required.

Stormwater: **A stormwater management plan has been prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review**. Stormwater detention and stormwater quality requirements shall be met with this development project. The City requires adherence to the current edition of APWA 5600 for Detention and Water Quality. Design procedures for each water quality BMP are included in the MARC BMP Manual. Overland flow and detention areas shall be contained within a drainage easement.

Sanitary Sewer: Gravity sanitary sewer is available to the south of this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for extending sewer within the property or otherwise connecting to the existing

sanitary sewer. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Signage: Monument signs are maintained at the main entrance from SE Sunnyside School Road. Signage will be reviewed in more detail with the Administrative Plat/Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

Frontage & Landscaping: The applicant has provided a site plan that includes conceptual landscaping plan for the site and is being provided for concept purposes only. Additional details and plant units may be needed to meet landscaping requirements. **Landscaping requirements will be reviewed in greater detail with the Administrative Plat/Site Plan Design Review with a final landscape plan.** The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units / PUs (plant units)
9.85 acres x 43,560	428,046 sq. ft. total site area
Required Buffer (40%)	171,218 sq. ft. approximately
Perimeter Plantings	Shade Tree every 40-50-ft. of frontage = **40 PUs**
Parking:	2 PUs per uncovered space x 72 spaces = **144 PUs** **1 Shade Tree per 15 spaces = 38 PUs** **Landscaped islands must be at least 9-ft. wide**
Screening	Parking, loading and service areas must be screened from view with landscaping, berms, or decorative walls/fences.
Retaining Wall	Retaining wall will either need guardrail/fence or terraced
Total Plant Units Required:	**222 PUs**

Open Space: Per the "LI" zoning district standards, designated open space is not required on developments less than five acres; however, all open space landscaping is still required.

Open space includes outdoor, unenclosed areas, designed and accessible for recreation, pedestrian access, or landscaping, but does not include parking areas, access drives/driveways, or other areas intended for vehicular travel, and building coverage. **All required open space amenities must be installed prior to occupancy of the building. Additional open space details will be reviewed through the Administrative Plat/Site Plan Design Review process.**

Open Space	Required	Proposed
Total Open Space	40% minimum 3.93 acres / 171,218-sf.	88%-90%

Preservation: The site is currently undeveloped south of the existing Public Works facility and is primarily an open grass field. There are some shade trees and shrubs along the north property line adjacent to Walnut Street. There is an existing monument sign on the property along the SE Sunnyside School Road frontage. The existing building, parking, and storage yard are located on a generally flat area near the high point of the site. The area of the site beyond the parking area and fenced yard enclosure slopes downward – east towards SE Sunnyside School Road and south towards Highway 40. Overall, the site has approximately 50' of topographic change from the northeast to the southwest corners.

Phasing: The site is proposed to be developed as a single-phase

Modifications Requested: The applicant is proposing the following modifications through the Alternative Development Standards related to either the building type ("General Industrial/Pad Site") or selected base zoning district ("LI" – Light Industrial) regulations and development standards:

- **Per UDC Section 404.200, "Adams Dairy Overlay District" standards, request a waiver from the 1' height for 2' horizontal distance from "SF-7" zoning. This allows for the building height of the new building to be in excess of 6-ft.**

Review Criteria: *Alternative Development Standards shall be reviewed according to the following criteria:*

1. That the proposed alternative development standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: Staff finds the proposed alternative development standard will better serve the public interest by allowing the 6-ft. excess height deviation for the new building.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

   STAFF RESPONSE: Staff finds the proposed alternative development standard will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: Staff finds the proposed alternative development standard is consistent with other provisions of this Chapter.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: Staff finds the location, size, design, and operating characteristics of the proposed alternative development standard will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

STAFF RESPONSE: Staff do not believe the proposed alternative development standard will result in conditions or circumstances contrary to the public health and safety and the general welfare.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: Staff finds the Site Plan Design Review is in compliance with the requirements of this 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.

   STAFF RESPONSE: Staff finds the Site Plan Design Review is consistent with all approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to 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.

   STAFF RESPONSE: Staff finds the modification requested as an alternative development standard to allow the height of the new building to be in excess of 6-ft. is necessary to meet the intent and design objectives of all of the applicable development standards.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

   STAFF RESPONSE: Staff finds the Site Plan Design Review meets the criteria for all other reviews needed to build the project as proposed.

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approving the Site Plan Design Review with the following three (3) conditions indicated under Staff Recommendations.

Approval of an administrative plat and site plan and design review shall authorize the applicant to apply for a building permit.

Staff Recommendation:

Staff recommends approval of the Site Plan Design Review application with the following three (3) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under Alternative Development Standards of the Administrative Plat/Site Plan Design Review, which include:
   a. Acknowledging the 6-ft. height difference between the existing Public Works facility and the future facility to be constructed.

2. An Administrative Plat/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.

3. Final building and site design must meet Adams Dairy Parkway Overlay District Standards per UDC 404.200 unless otherwise modified through Alternative Development Standards of the Administrative Plat/Site Plan Design Review.

Appearance Review Committee recommends approval of the Site Plan Design Review application contingent upon adherence to the aforementioned conditions.



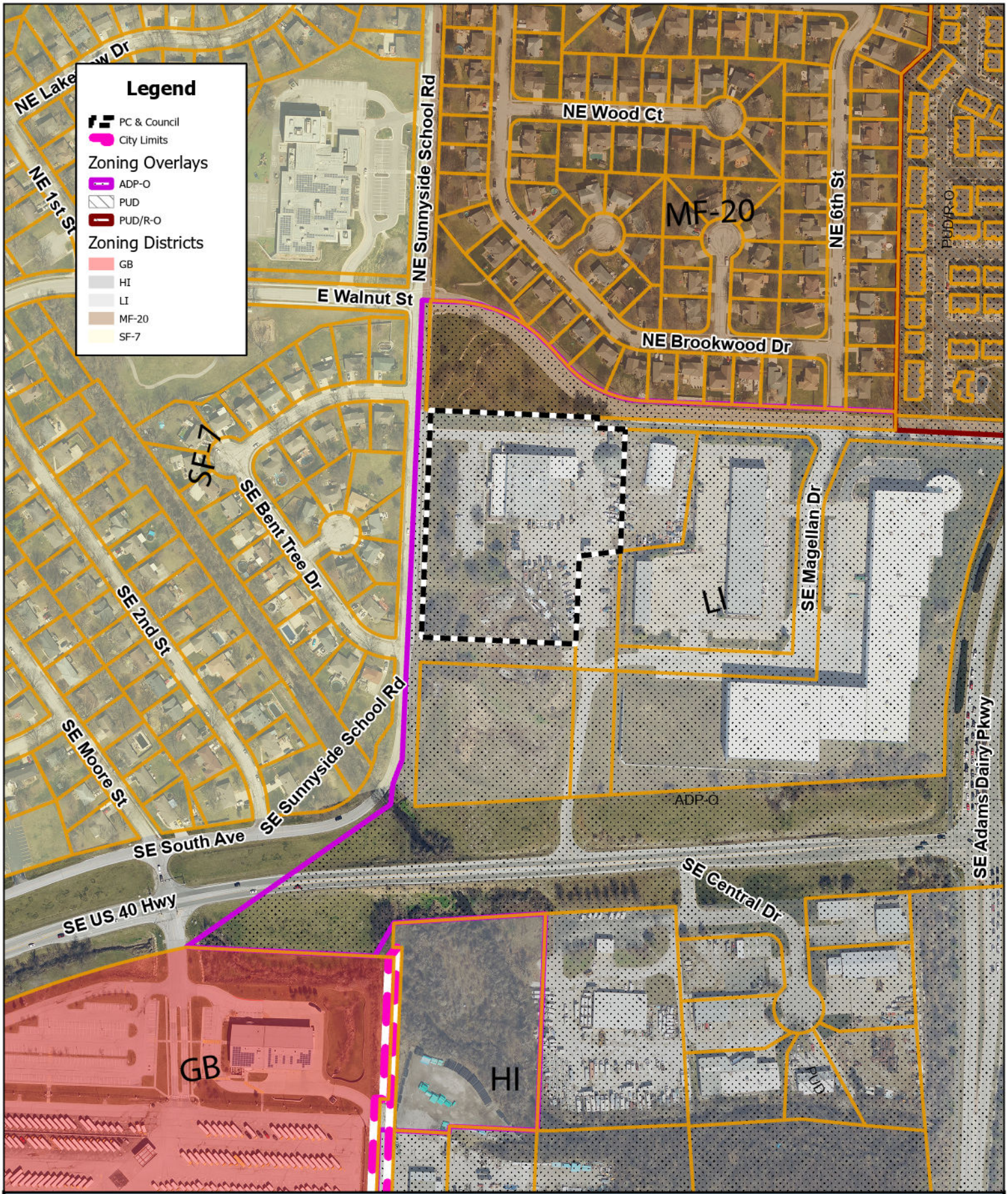
BLUE SPRINGS
MISSOURI

AR-11-25-9732/ SPDR-11-25-9733
Parcel # 36-800-03-36-00-0-00-000
AERIAL MAP

N

1" = 200'

Date: 12/03/25



BLUE SPRINGS
MISSOURI

AR-11-25-9732 / SPDR-11-25-9733
Parcel # 36-800-03-36-00-0-00-000
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 12/03/25







DRAWING INDEX

SHEET NUMBER	SHEET NAME	SCHEMATIC DESIGN - 08/14/2025	SITE PLAN DESIGN REVIEW - 11/06/2025	DESIGN DEVELOPMENT - 11/17/2025	50% CD - ##/##/2026	95% CD - ##/##/2026	PERMIT DOCUMENTS - ##/##/2026
G001	COVER	•	•	•			
G002	CODE SUMMARY	•		•			
G004	TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ASSEMBLY INFO.			•			
C102	EXISTING CONDITIONS PLAN	•	•				
C104	SITE PLAN		•				
C105	SITE PLAN		•				
C200	SITE DIMENSION PLAN	•	•				
C201	SITE DIMENSION PLAN		•				
C300	GRADING & UTILITY PLAN	•	•				
C400	UTILITY PLAN		•				
C401	UTILITY PLAN		•				
L100	LANDSCAPE PLAN		•				
S001	STRUCTURAL						
AD111	DEMOLITION PLAN	•		•			
AD121	ELEVATION AND CEILING DEMOLITION PLAN	•		•			
A001	ARCHITECTURAL SITE PLAN			•			
A051	SLAB EDGE AND DRAINAGE PLAN			•			
A111	FLOOR PLAN	•	•	•			
A121	ENLARGED AND MEZZANINE PLANS	•	•	•			
A122	ENLARGED AND MEZZANINE PLANS	•	•	•			
A131	CEILING PLAN	•		•			
A141	ROOF PLAN	•	•	•			
A151	FINISH PLAN AND LEGEND	•		•			
A161	FURNITURE PLAN			•			
A201	EXTERIOR ELEVATIONS	•	•	•			
A211	INTERIOR ELEVATIONS			•			
A212	INTERIOR ELEVATIONS			•			
A221	RENDERINGS						
A301	BUILDING SECTIONS		•	•			
A321	WALL SECTIONS			•			
A322	WALL AND STAIR SECTIONS			•			
A511	PLAN DETAILS						
A521	SECTION DETAILS						
A561	SIGNAGE TYPES AND SCHEDULES						
A562	SIGNAGE PLANS AND DETAILS						
A601	DOOR TYPES AND SCHEDULES			•			
A611	WINDOW TYPES AND ELEVATIONS						
A651	OPENING DETAILS						
Q001	EQUIPMENT ABBREVIATIONS, NOTES, AND SYMBOLS	•		•			
Q101	OVERALL EQUIPMENT PLAN	•		•			
Q102	OVERALL OVERHEAD EQUIPMENT PLAN	•		•			
Q111	EQUIPMENT PLAN - FIRST FLOOR - EXISTING BUILDING	•		•			
Q112	EQUIPMENT PLAN - FIRST FLOOR - NEW BUILDING	•		•			
Q122	OVERHEAD EQUIPMENT PLAN - NEW BUILDING	•		•			
Q301	EQUIPMENT SECTIONS	•		•			
M100	LEVEL 1 MECHANICAL ZONING PLAN	•		•			
M101	LEVEL 1 MECHANICAL DUCTWORK PLAN	•		•			
P101	LEVEL 1 WASTE AND VENT PLAN	•		•			
E100	ELECTRICAL	•		•			

ARCHITECT-OF-RECORD:
SFS ARCHITECTURE
2100 CENTRAL STREET, SUITE 31
KANSAS CITY MISSOURI 64108

O: 816.474.1397
F: 816.421.8024

MAINTENANCE FACILITY DESIGN:
HDR ENGINEERING INC.
10450 HOLMES ROAD, SUITE 600
KANSAS CITY, MO 64131

O: 816.360.2700
F: 816.360.2777

CIVIL AND LANDSCAPE:
OLSSON INC.
7301 WEST 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213

O: 913.381.1170
F: 913.381.1174

STRUCTURAL:
STAND
8234 ROBINSON STREET,
OVERLAND PARK, KS 66204

O: 913.214.2169

M/E/P ENGINEER:
GARVER LLC
2100 CENTRAL STREET, SUITE 01C
KANSAS CITY, 64108

O: 816.849.2010

OWNER:
CITY OF BLUE SPRINGS - PUBLIC WORKS DEPARTMENT
903 WEST MAIN STREET,
BLUE SPRINGS, MO 64015

O: 816.228.0265

241231

11.06.2025

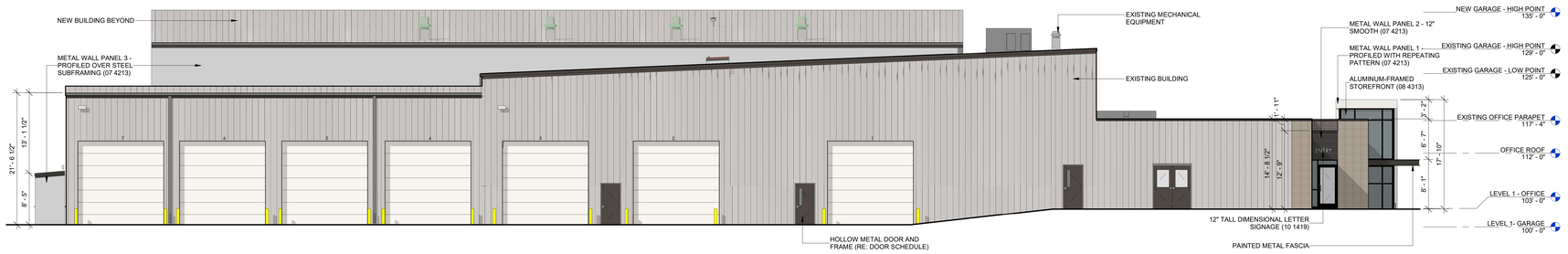
SITE PLAN DESIGN REVIEW

BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION
500 SE SUNNYSIDE SCHOOL RD
BLUE SPRINGS, MO 64014

Received
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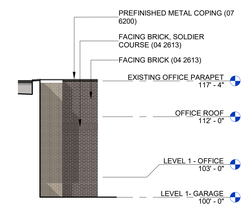
G1 EXTERIOR ELEVATION - SOUTH
A201 1/8" = 1'-0"



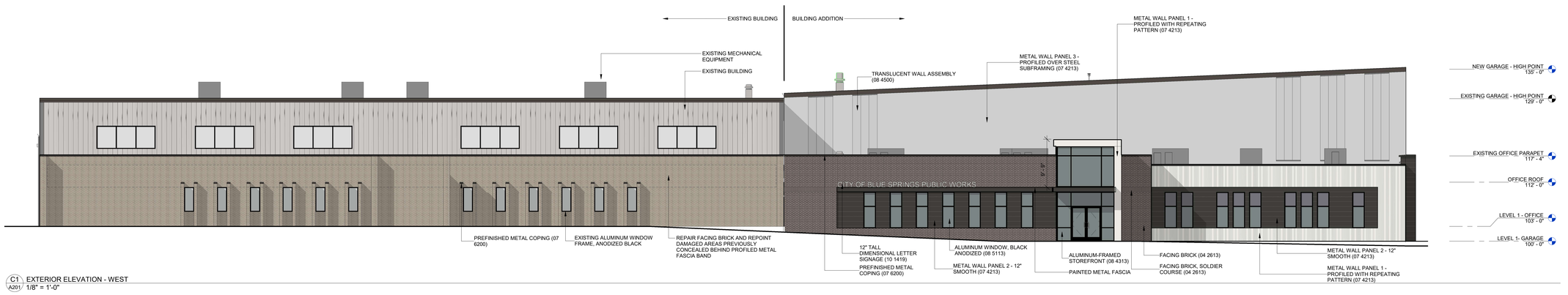
E1 EXTERIOR ELEVATION - NORTH
A201 1/8" = 1'-0"



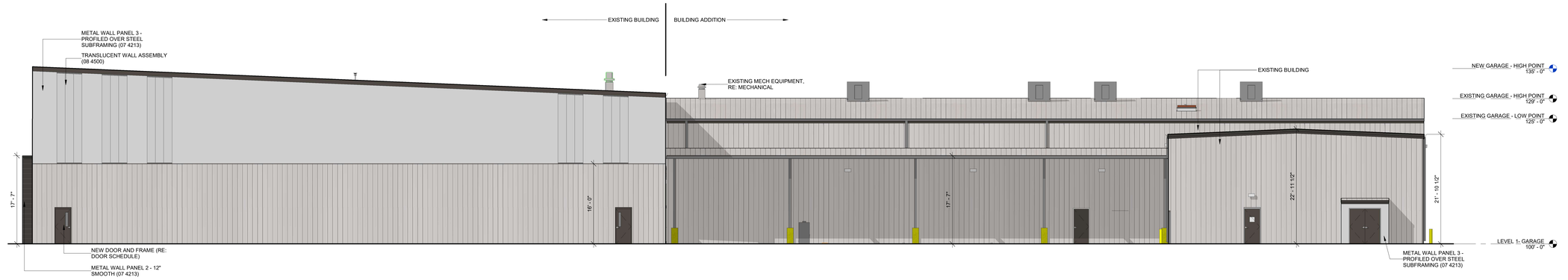
E10 EXTERIOR ELEVATION - EXISTING VEST
A201 1/8" = 1'-0"



E12 EXTERIOR ELEVATION - PARTIAL WEST
A201 1/8" = 1'-0"



C1 EXTERIOR ELEVATION - WEST
A201 1/8" = 1'-0"



A1 EXTERIOR ELEVATION - EAST
A201 1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND

- X — WINDOW TYPE
- ? — ELEVATION KEYNOTE
- SPOT ELEVATION

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2150 Central St. Suite 1 Kansas City, MO 64108
(816) 474-1937 (F) 816-471-9224 www.sfsarchitecture.com

STATE OF MISSOURI
KERRY L. SCHMITZ
NUMBER A-5 2018038
A-060331
REGISTERED
ARCHITECT

BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

CITY OF BLUE SPRINGS, MO

500 SE SUNNYSIDE SCHOOL RD
BLUE SPRINGS, MO 64014

MARK	DATE	DESCRIPTION

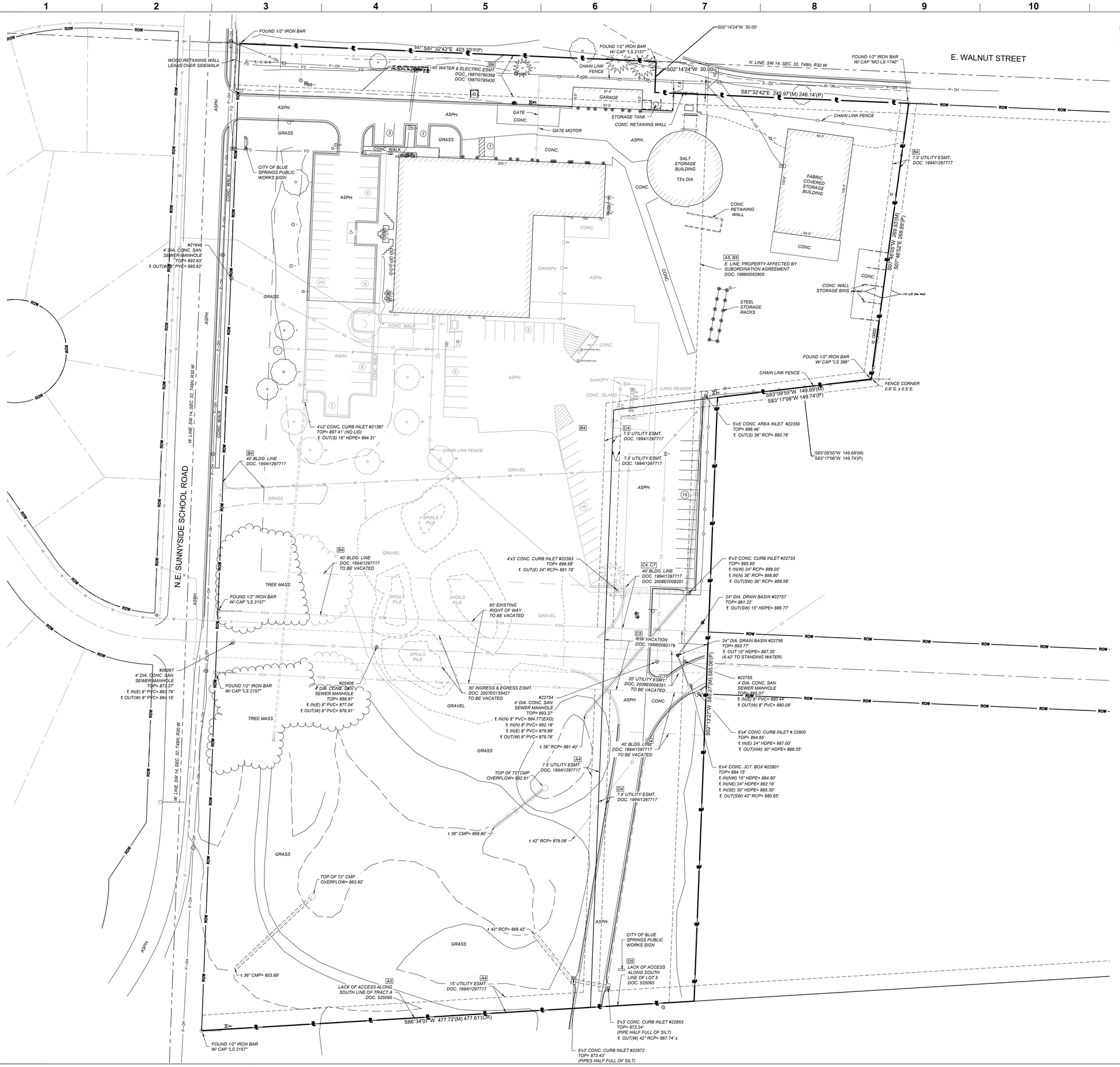
SFS PROJECT NO: 241231
ISSUED FOR: SITE PLAN DESIGN REVIEW
ISSUE DATE: 11.06.2025
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EXTERIOR ELEVATIONS

A201

© 2022 11/6/2025 4:28:21 PM Autodesk Docs://Blue Springs Public Works Expansion/241231-Blue Springs PW Reno-Expansion-R24.rvt

Received
11/10/2025 11:02:39 AM



PROPERTY DESCRIPTION AS FURNISHED:

TRACT A, "WALNUT STREET DEVELOPMENT CENTER, LOTS 1 THRU 5, AND TRACT A", A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 5/8"x24" REBAR W/LC 366 CAP
- (M) MEASURED DIMENSION - THIS SURVEY
- (P) PREVIOUSLY PLATTED DIMENSION
- (D) PREVIOUSLY DEEDED DIMENSION
- (C) CALCULATED DIMENSION FROM RECORD
- 13 NUMBER OF PARKING STALLS
- 18 SCHEDULE "B" EXCEPTION NUMBER
- A POSSIBLE ENCROACHMENT ITEM
- BOLLARD
- COL COLUMN
- MLB MAILBOX
- STEEL POST
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- HANDICAP PARKING SYMBOL
- SIGN
- FOC FIBER OPTIC VAULT
- FO UNDERGROUND FIBER OPTIC LINE
- FUP FUEL PUMP
- FFP FUEL FILL PORT
- GAS MANHOLE
- GR GAS REGULATOR
- GV GAS VALVE
- SANITARY MANHOLE
- SV SEWER VALVE
- SS SANITARY SEWER LINE
- CATCH BASIN ROUND
- STORM SEWER MANHOLE
- SD STORM SEWER LINE
- BREAKER BOX
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC RISER
- ELEC ELECTRIC METER
- GUY WIRE
- LTP LIGHT POLE
- POWER POLE
- P-OH OVERHEAD POWER LINE
- FIRE HYDRANT
- MONITORING WELL
- SCV SPRINKLER CONTROL VALVE
- SPRINKLER BOX
- WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- W WATER LINE
- ROW RIGHT OF WAY
- PL PROPERTY LINE

PREPARED FOR / PROPERTY OWNER:
CITY OF BLUE SPRINGS
903 MAIN
BLUE SPRINGS, MISSOURI 64015

PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170

VICINITY MAP
SCALE: 1" = 2000'

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7301 West 133rd Street Suite 200 Overland Park, KS 66213
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TEL: 913.381.1170
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Olsson - Engineering
Missouri COA #000502

NOT FOR CONSTRUCTION

BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

CITY OF BLUE SPRINGS
500 SE SUNNYSIDE
SCHOOL RD
BLUE SPRINGS, MO 64014

MARK	DATE	DESCRIPTION

SFS PROJECT NO. 241231
ISSUED FOR: DESIGN DEVELOPMENT
ISSUE DATE: 11.17.2025

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EXISTING CONDITIONS

C102

SCALE IN FEET: 0' 15' 30' 60'

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DATE: Dec 02, 2025 3:37pm USER: jfleiting



PROJECT DESCRIPTION:

TRACT A, "WALNUT STREET DEVELOPMENT CENTER, LOT 1 THRU 5, AND TREACT A", A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

LOT4, WALNUT STREET DELEOPMENT CENTER, LLOT 1 THRU 5, AND TRACT A, A SUBDIVISION IN BLUE SPRING, JACKSON COUNTY, MISSOURI.

A TRACT OF LAND, 100 FEET IN WIDTH, MORE OR LESS, BEING A PART OF LOT 3, WALNUT STREET DEVELOPMENT CENTER, LOTS 1 THRU 5 AND TRACT A, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AND THAT PORTION OF VACATED MAGELLAN DRIVE DESCRIBED IN ORDINANCE NO. 3095, AND RECORDED AS INSTRUMENT NO. 981190178, IN BOOK 1331O AT PAGE 1295, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49, RANGE 30, (AND ALSO SHOWN AS LOT 6 ON CERTIFICATE OF SURVEY/MINOR LOT LINE ADJUSTMENT FILED AS DOCUMENT NO. 2008E0008351, T-20 AT PAGE 89), BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, WALNUT STREET DEVELOPMENT CENTER, LOTS 1 THRU 5 AND TRACT A, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 02 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE AND THE WEST LINE EXTENDED SOUTH OF SAID LOT 3, 270.96 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 08 SECOUNDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, 101.24 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 20 SECONDS WEST, 287.22 FEET, TO A POINT ON THE NORTH LINE OF LOT 5, OF SAID WALNUT STREET DEVELOPMENT CENTER; THENCE NORTH 87 DEGREES 28 MINUTES 29 SECONDS WEST, ALONG SAID NORTH LINE OF SAID LOT 5, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, TO THE POINT OF BEGINING.

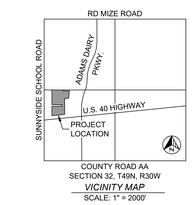
A TRACT OF LAND, 100 FEET IN WIDTH, MORE OR LESS, BEING A PART OF LOT 5 WALNUT STREET DEVELOPMENT CENTER, LOTS 1 THRU 5 AND TRACT A, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49, RANGE 30, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, WALNUT STREET DEVELOPMENT CENTER, LOTS 1 THRU 5 AND TRACT A, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 28 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 5, 100.00 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 20 SECOUNDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 5, 297.85 FEET,TO A POINT ON THE SOUTH LINE OF LOT 5; THENCE SOUTH 86 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 100.49 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 02 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, 308.21 FEET, TO THE POINT OF BEGINING.

AS SURVEYED, THE PROPERTY SHOWN HEREIN CONTAINS 486,005 SQUARE FEET, OR 11.1571 ACRES, MORE OR LESS.

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING FIRE HYDRANT



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA	
SITE:	+/- 11.16 ACRES
PROPOSED USE:	PUBLIC-GOVERNMENT SERVICE
ZONING:	LI/ADP-O (LIGHT INDUSTRIAL W/ADP OVERLAY)
EXISTING BUILDING:	TOTAL 26,602 SF
PROPOSED BUILDING:	TOTAL 24,130 SF
TOTAL BUILDING AREA:	TOTAL 50,732 SF
REQUIRED PARKING:	
OFFICE/ADMINISTRATION AREA = 1 SPACE PER 300 SF. OFFICE AREA = 7,846 (26 SPACES). STORAGE/SERVICE AREA = 1 SPACE PER 1,000 SF. STORAGE/SERVICE AREA = 42,886 SF. (43 SPACES). TOTAL PARKING REQUIRED = 69 SPACES	
PROVIDED PARKING:	
EXISTING = 36 SPACES PROPOSED = 33 SPACES + 3 ADA SPACES TOTAL PARKING = 72 SPACES	
BICYCLE PARKING:	
REQUIRED - 3% EMPLOYEES ON MAX SHIFT = 72 EMPLOYEES*0.03=3 SPACES PROVIDED - 3 SPACES INSIDE OF THE BUILDING	

0' 10' 20' 40'
SCALE IN FEET

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DATE: Dec 02, 2025 5:26pm USER: tjamsons

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7301 West 133rd Street Suite 200 Overland Park, KS 66213
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TEL: 913.381.1170
FAX: 913.381.1174
Olsson - Engineering
Missouri COA #000502

NOT FOR CONSTRUCTION

BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

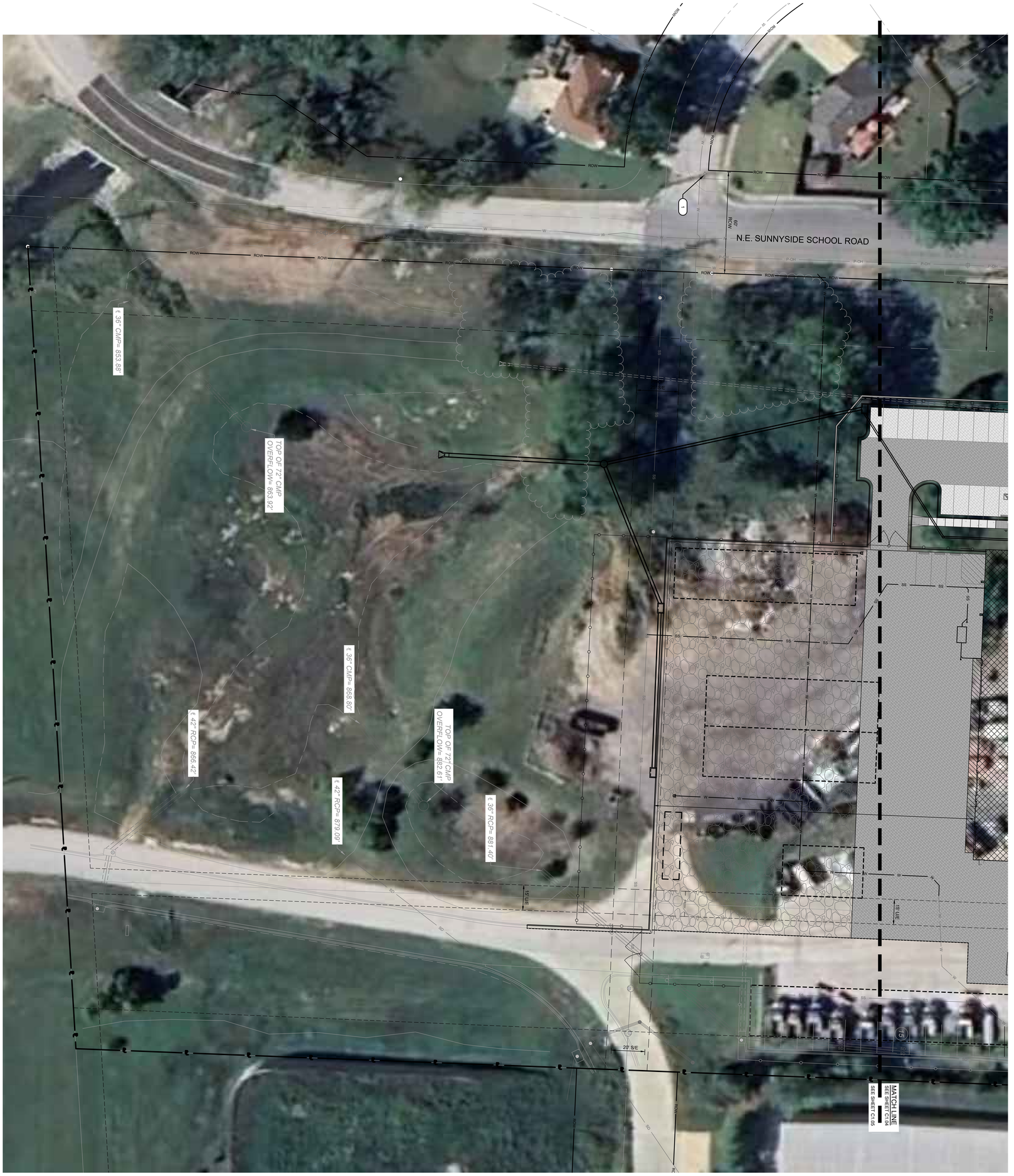
CITY OF BLUE SPRINGS
500 SE SUNNYSIDE
SCHOOL RD
BLUE SPRINGS, MO 64014

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 241231
ISSUED FOR: DESIGN DEVELOPMENT
ISSUE DATE: 11.17.2025
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SITE PLAN

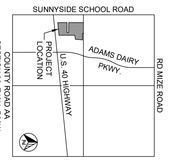
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING FIRE HYDRANT



SCALE IN FEET
0' 20' 40'

BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

CITY OF BLUE SPRINGS
500 SE SUNNYSIDE
SCHOOL RD
BLUE SPRINGS, MO 64014

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 2412.01
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ISSUE DATE: 11.17.2025
PLAN BY: TAYLOR PARSONS

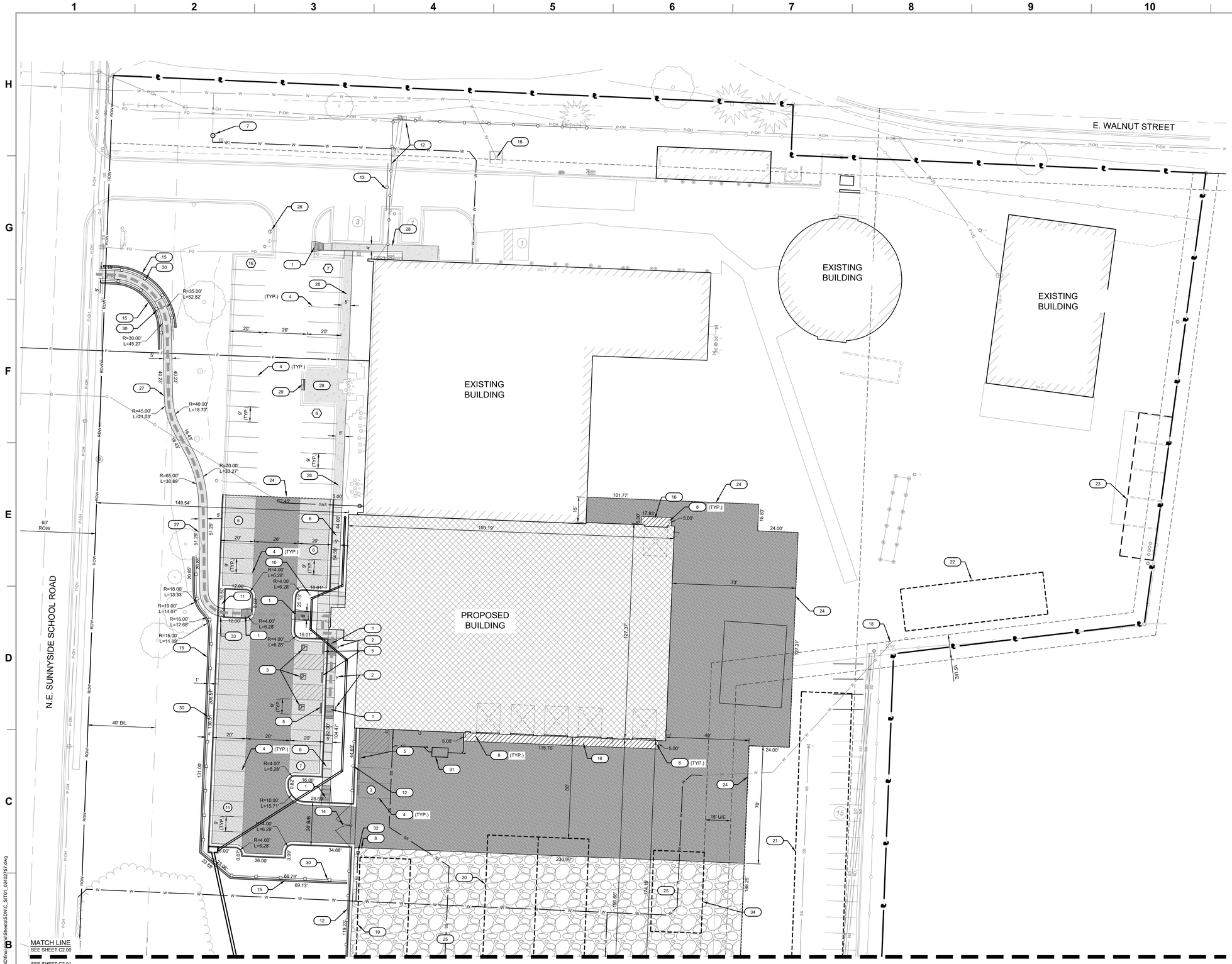
SITE PLAN

C105

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING SANITARY SEWER
- EXISTING ELECTRICAL LINE
- EXISTING DOMESTIC WATER MAIN
- EXISTING COMMUNICATIONS LINE
- EXISTING STORM SEWER
- CONSTRUCT CONCRETE CURB & GUTTER
- CONSTRUCT TYPE DRY CONCRETE CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM UNDERDRAIN
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS SERVICE
- PROPOSED FIRE PROTECTION
- PROPOSED DOMESTIC WATER
- PROPOSED FIBER SERVICE
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 4" LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED 6" HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED 8" HEAVY DUTY CONCRETE
- PROPOSED 6"MODOT TYPE V GRAVEL
- FULL DEPTH SAW CUT
- NEW PARKING COUNT
- EXISTING PARKING COUNT
- PROPOSED ADA ROUTING

KEYNOTES:

1. CONSTRUCT ADA ACCESSIBLE RAMP. (SEE DETAIL SHEET C & C.)
2. INSTALL ADA ACCESSIBLE PARKING SIGN. (SEE DETAIL SHEET C). SIGNS PROVIDED BY TENANT.
3. PROPOSED ADA PARKING STALL LAYOUT. SEE SHEET C.
4. INSTALL PAVEMENT STRIPING – TYPICAL.
5. PROPOSED WHEEL STOP – ADA PARKING STALLS.
6. PROPOSED 5' CONCRETE SIDEWALK
7. PROPOSED WATER METER
8. PROPOSED 6" BOLLARDS
9. PROPOSED RIP–RAP
10. PROPOSED FLAG POLE
11. PROPOSED CONCRETE FLUME
12. PROPOSED 8' HT. CHAIN LINK FENCE
13. PROPOSED 8' HT. MECHANIZED GATE
14. PROPOSED GATE
15. PROPOSED RETAINING WALL
16. PROPOSED CONCRETE APRON
17. PROPOSED COVERED MATERIAL STORAGE
18. EXISTING FIRE HYDRANT
19. FUTURE COVERED PARKING GARAGE 9–STALL
20. FUTURE COVERED PARKING GARAGE 26–STALL
21. FUTURE COVERED COVERED PARKING 14–STALL
22. FUTURE PLOW SPREADER STORAGE
23. FUTURE AGGREGATE STORAGE
24. FULL DEPTH SAW CUT
25. PROPOSED 6" MODOT TYPE V GRAVEL
26. RELOCATED MAILBOX
27. PROPOSED 5' CONCRETE SIDEWALK
28. PROPOSED REPLACEMENT CONCRETE SIDEWALK
29. PROPOSED CURB REPLACEMENT
30. PROPOSED 48" FENCING (WALL RAILING)
31. PROPOSED GREASE/OIL SEPORATOR
32. RELOCATED FIRE HYDRANT
33. PROPOSED STEEL PLATE
34. FUTURE COVERED PARKING 4 – STALL
35. PROPOSED MATERIAL SPOILS AREA

SCALE IN FEET

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BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

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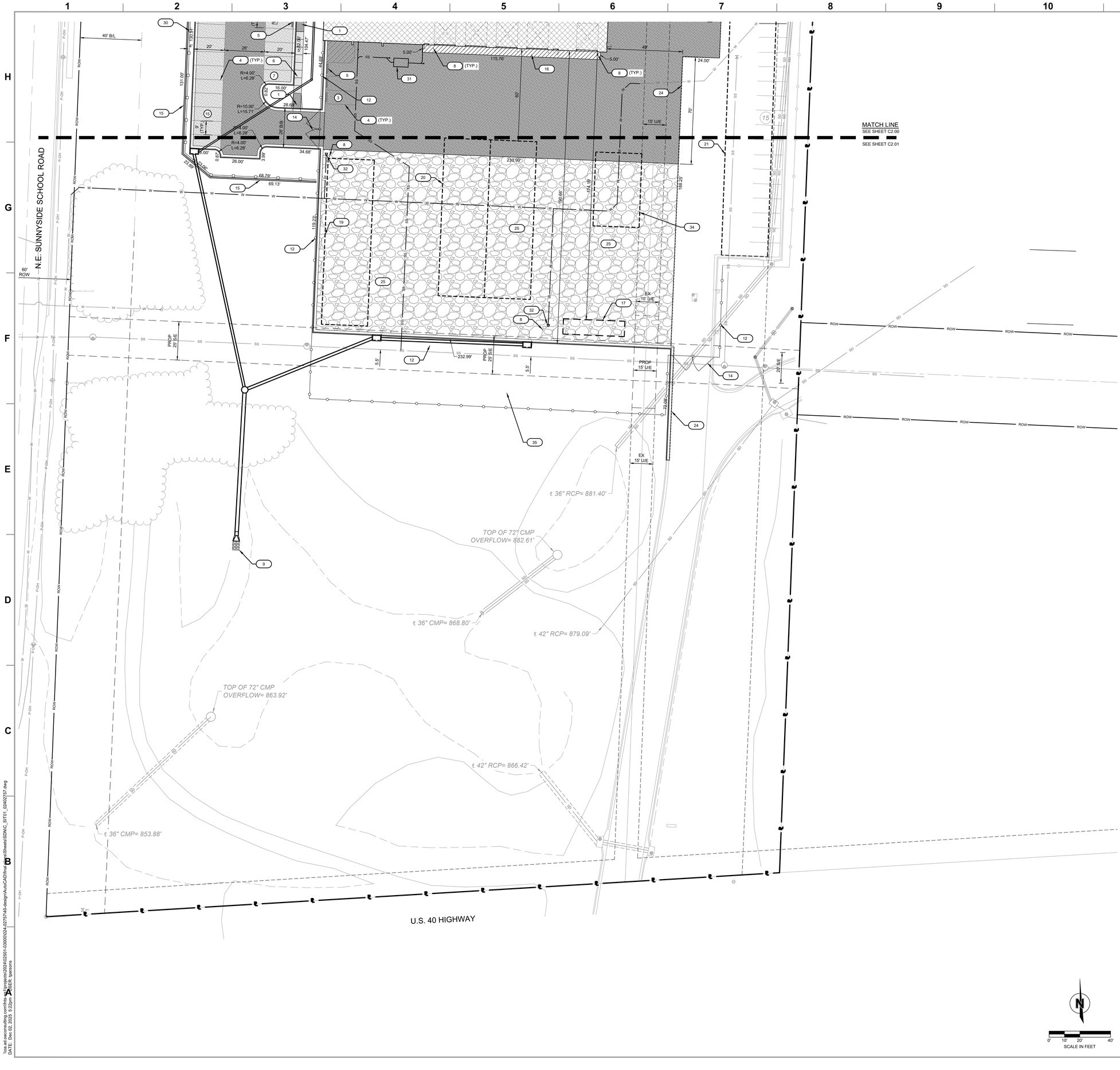
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SITE DIMENSION PLAN

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DATE: Dec 02, 2025 5:23pm USER: tjamsons



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
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35. PROPOSED MATERIAL SPOILS AREA

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BLUE SPRINGS PUBLIC WORKS - RENOVATION & EXPANSION

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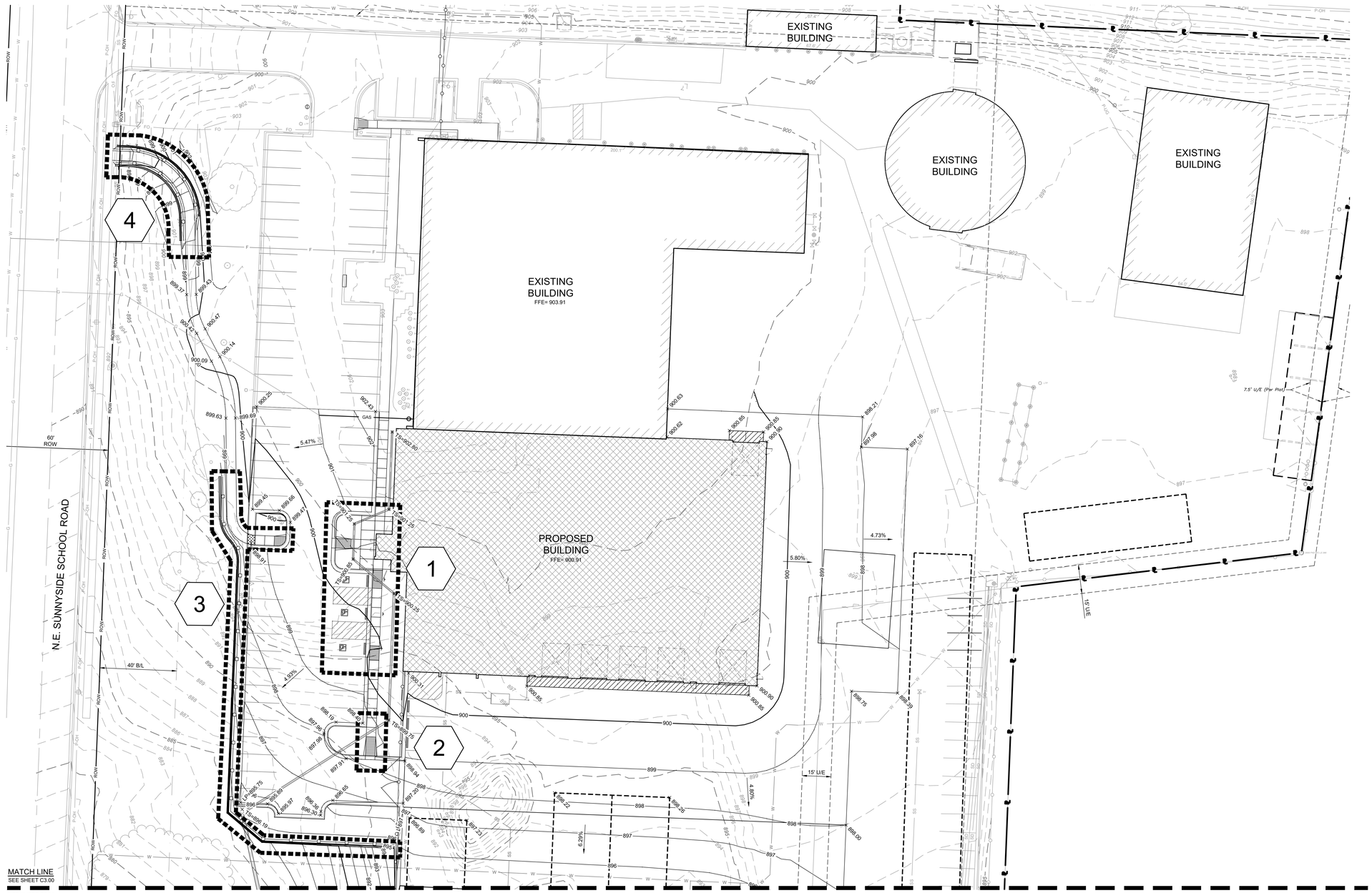
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SITE DIMENSION PLAN

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LEGEND

- PROPERTY LINE
- 830 EXISTING CONTOUR
- 830 PROPOSED CONTOUR
- SS PROPOSED SANITARY SERVICE LINE
- W PROPOSED WATER SERVICE LINE
- P-UG PROPOSED UNDERGROUND POWER SERVICE LINE
- FP PROPOSED FIRE PROTECTION LINE
- COMM PROPOSED COMMUNICATIONS SERVICE LINE
- CONSTRUCT CONCRETE CURB & GUTTER
- CONSTRUCT TYPE DRY CONCRETE CURB & GUTTER
- X GRADING DETAILS (SEE SHEET C3.01)

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADES VARY SIGNIFICANTLY FROM THOSE SHOWN IN THESE PLANS.
2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION. SEE SLOPE ARROWS IN PLAN VIEW ON THIS SHEET.
4. FINISHED GRADE ADJACENT TO BUILDINGS (GREEN SPACE) SHOULD BE MINIMUM 3" BELOW FFE AND GRADED TO DRAIN AWAY FROM THE BUILDING.
5. DO NOT DISTURB GRADES IN EXISTING UTILITY EASEMENT

N

0' 10' 20' 40'
SCALE IN FEET

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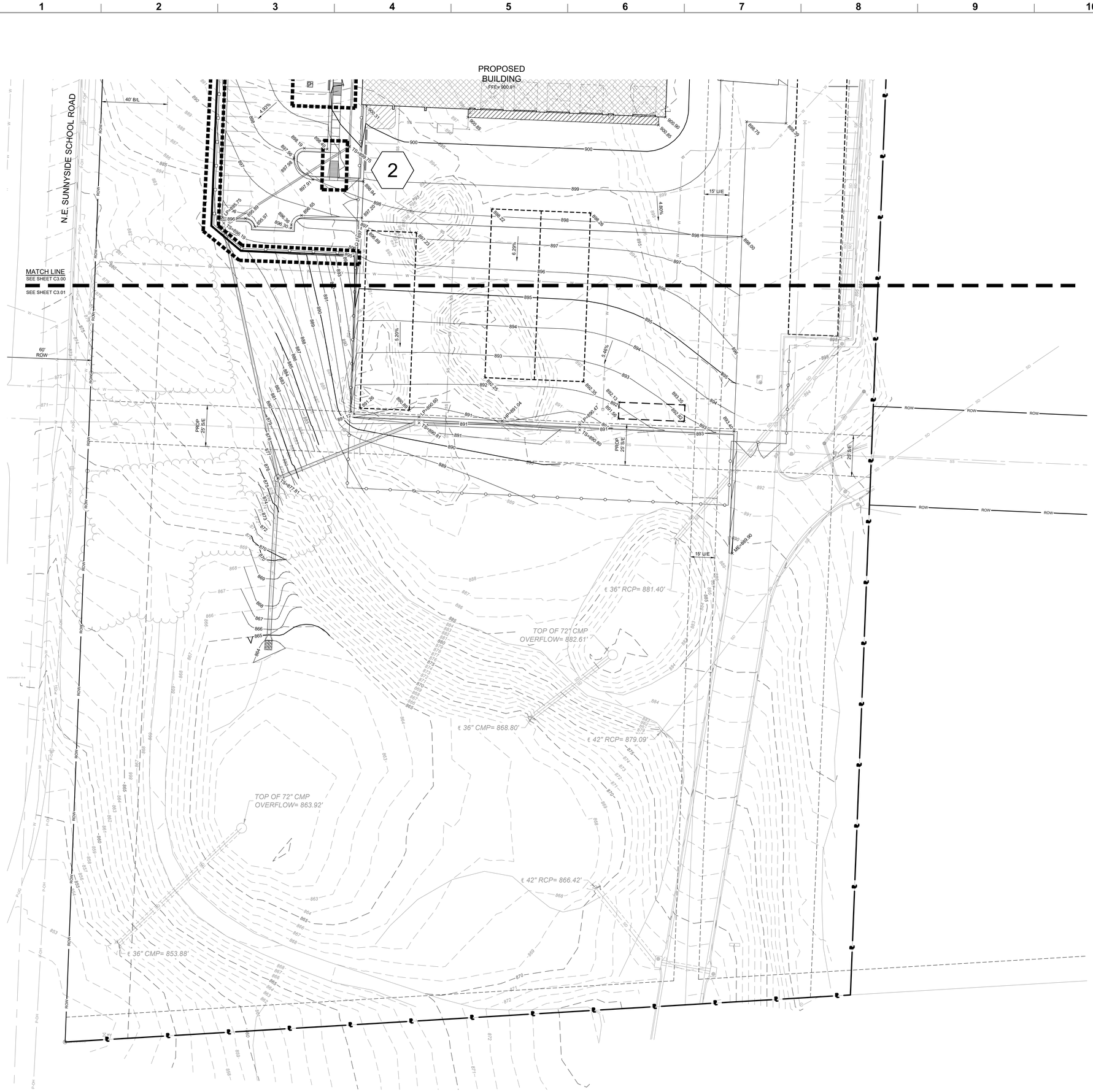
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GRADING PLAN

C300

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LEGEND

- PROPERTY LINE
- 830 EXISTING CONTOUR
- 830 PROPOSED CONTOUR
- SS SANITARY SERVICE LINE
- W WATER SERVICE LINE
- P-UG UNDERGROUND POWER SERVICE LINE
- FP FIRE PROTECTION LINE
- COMM COMMUNICATIONS SERVICE LINE
- CONSTRUCT CONCRETE 6" CURB & GUTTER
- CONSTRUCT CONCRETE 12" CURB & GUTTER
- CONSTRUCT TYPE DRY CONCRETE CURB & GUTTER
- X GRADING DETAILS (SEE SHEET C3.01)

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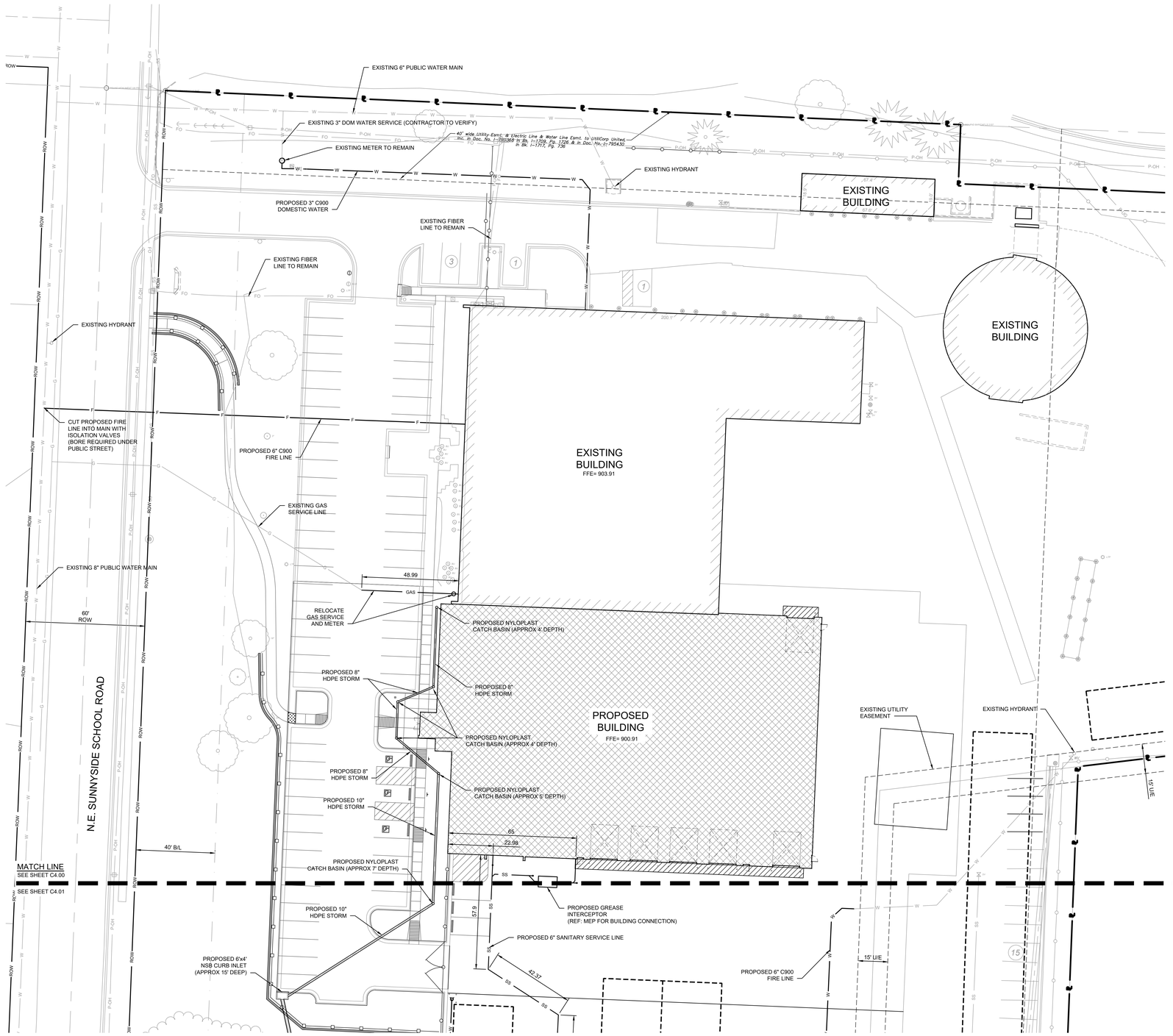
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GRADING PLAN

C301

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LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- EXISTING GAS MAIN
- EXISTING UNDERGROUND POWER (MAIN LINE)
- EXISTING SANITARY SEWER (GRAVITY MAIN)
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER (GRAVITY MAIN)
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN SYSTEM
- PROPOSED WATER MAIN
- PROPOSED FIRE PROTECTION
- PROPOSED GAS LINE
- PROPOSED COMM LINE
- PROPOSED UNDERGROUND POWER
- PROPOSED FIRE HYDRANT

N

0' 10' 20' 40'

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UTILITY PLAN

C400

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EXISTING 1 1/4" GAS SERVICE

EXISTING BUILDING
FFE= 903.91

48.99

GAS

PROPOSED 1 1/4" GAS SERVICE

60' ROW

PROPOSED BUILDING
FFE= 900.91

EXISTING UTILITY EASEMENT

EXISTING HYDRANT

MATCH LINE
SEE SHEET C4.00

SEE SHEET C4.01

40' B/L

65

22.98

SS

CONNECT TO EXISTING FIRE LINE

57.9

PROPOSED 6" SANITARY SERVICE LINE

PROPOSED 6'x4' NSB CURB INLET APPROX 15' DEEP)

PROPOSED HYDRANT ASSEMBLY

42.37

15' U/E

EXISTING SAN SERVICE

EXISTING SAN SERVICE

N.E. SUNNYSIDE SCHOOL ROAD

CONNECT TO EXISTING FIRE LINE

EXISTING 8" PUBLIC WATER MAIN

PROPOSED 15" HDPE STORM

6" C900 FIRE PROTECTION LINE

EXISTING 6" PUBLIC WATER MAIN

60' ROW

EXISTING FIRE HYDRANT

#25406
4' DIA. CONC. SAN. SEWER MANHOLE
TOP=888.87
FL IN(E) 8" PVC=877.04
FL OUT(W) 8" PVC=876.91

PROPOSED 6'x5' NSB CURB INLET (APPROX 6' DEEP)

119.74

PROPOSED HYDRANT ASSEMBLY

EX 15' U/E

PROPOSED 6'x4' NSB CURB INLET (APPROX 6' DEEP)

EXISTING STORM

ROW

EXISTING 6" PUBLIC WATER MAIN

PROP 25' S/E

8.27 CO

61.21

PROPOSED 15" HDPE STORM

PROP 25' S/E

PROPOSED 5' DIAM MH (APPROX 12' DEEP)

CONNECT SAN SERVICE TO PUBLIC MAIN

EXISTING 8" PUBLIC SANITARY MAIN

PROP 15' U/E

EXISTING STORM

#22764
4' DIA. CONC. SAN. SEWER MANHOLE
TOP=883.37
FL IN(N) 8"PVC=884.77 (EXD)
FL IN(N) 8"PVC=882.18
FL IN(E) 8" PVC=879.88
FL OUT(W) 8" PVC=879.75

ROW

#26067
4' DIA. CONC. SAN. SEWER MANHOLE
TOP=873.27
FL IN(E) 8" PVC=863.79
FL OUT(W) 8" PVC=864.15

PROPOSED 18" HDPE STORM

PROPOSED 24" HDPE STORM

EX 15' U/E

EXISTING 8" PUBLIC WATER MAIN

EXISTING STORM

PROPOSED 24" FLARED END SECTION WITH RIPRAP

EXISTING STORM

LEGEND

- PROPERTY LINE
- ROW — EXISTING RIGHT-OF-WAY
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- G — EXISTING GAS MAIN
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- SD — EXISTING STORM SEWER
- W — EXISTING WATER MAIN
- SS — SS — PROPOSED SANITARY SEWER (GRAVITY MAIN)
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- W — W — PROPOSED WATER MAIN
- FP — PROPOSED FIRE PROTECTION
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- COMM — PROPOSED COMM LINE
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- PROPOSED FIRE HYDRANT

0' 10' 20' 40'
SCALE IN FEET

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UTILITY PLAN

C401

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E. WALNUT STREET

EXISTING BUILDING

PROPOSED BUILDING

SEE ENLARGE DETAIL THIS SHEET

EXISTING TREE

EXISTING TREE

INSTALL 2-3" MISSOURI RAINBOW RIVER ROCK W/ WEED BARRIER FABRIC BETWEEN BACK OF CURB & RETAINING WALL

N.E. SUNNYSIDE SCHOOL ROAD

EXISTING STORM WATER CONTROL AREA

TOP OF 72" CMP OVERFLOW= 882.61'

℄ 36" CMP= 868.80'

℄ 42" RCP= 879.09'

TOP OF 72" CMP OVERFLOW= 863.92'

℄ 42" RCP= 866.42'

℄ 36" CMP= 853.88'

℄ 36" RCP= 881.40'

US HIGHWAY 40

N

0' 15' 30' 60'

SCALE IN FEET

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:

TOTAL PARKING LOT AREA = 21,315 SF.
REQUIRED – 10% OF TOTAL PARKING LOT (2,131.50 SF.)
PROVIDED – 9.60% (2,058 SF.)



COUNTY ROAD AA
SECTION 32, T49N, R30W

VICINITY MAP

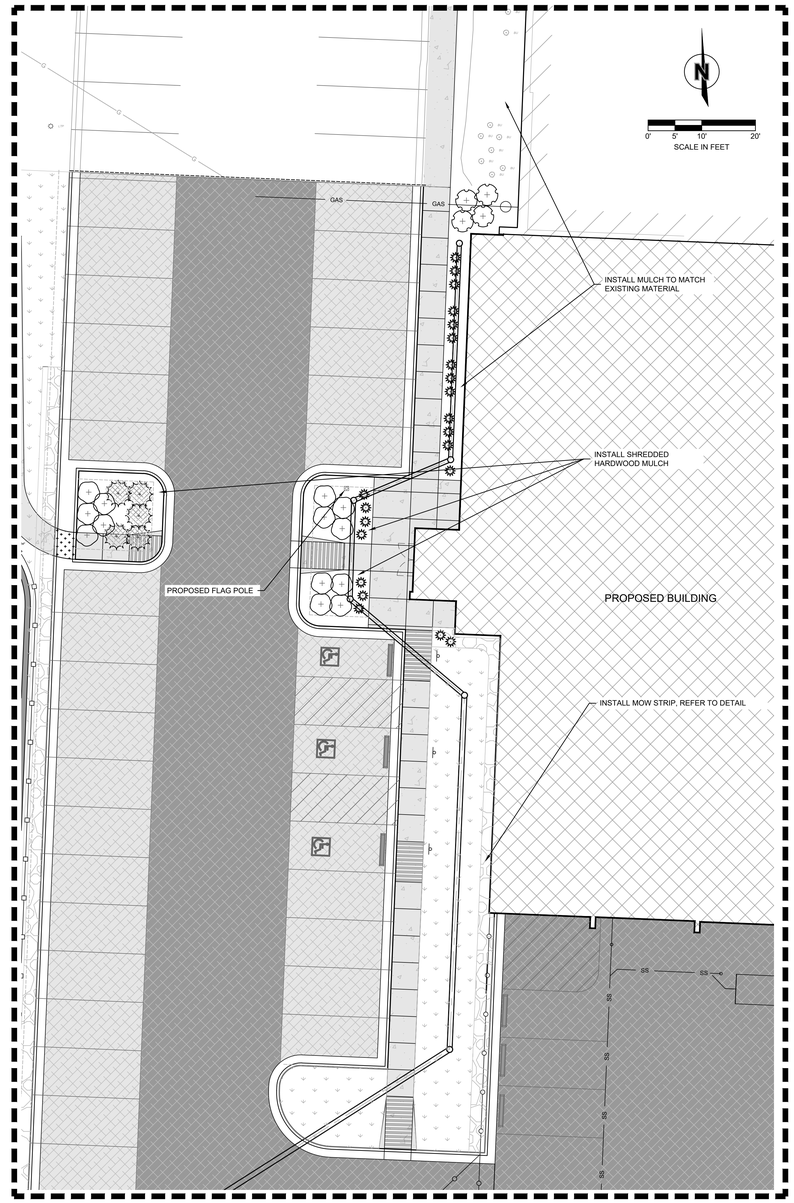
SCALE: 1" = 2000'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	AX	2	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL.	B&B
	GA	2	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	B&B
	PA	3	PLATANUS X ACERIFOLIA LONDON PLANE TREE	2" CAL.	CAL
	QB	4	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B
EVERGREEN TREES					
	JC	10	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTI EASTERN REDCEDAR	5-6' HT	
	TI	7	THUJA X 'GREEN GIANT' GREEN GIANT ARBORVITAE	5-6' HT	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	HEIGHT
DECIDUOUS SHRUBS						
	JB	6	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	3	GAL	8" - 12"
	PL	4	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3	GAL	18" - 24"
	RG	13	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3	GAL	12" -18"
GRASSES						
	PN	23	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1	GAL	12" -18"

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	TS2	TURF SEED DROUGHT TOLERANT FESCUE BLEND
	TS	TURF SOD DROUGHT TOLERANT FESCUE BLEND



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LANDSCAPE PLAN

L100

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PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: December 22, 2025
Project Name:	***Kansas City Cannabis***
Site Location:	1117 N 7 Highway
Project Request:	ASP-11-25-9737; Master / Alternative Sign Plan for the installation an additional cabinet sign to existing pole sign.

Applicant: Dan Nelson / Nelson Brother Construction
Lisa Garcia / Midwest Sign Company
Property Owner: Brandon Haverty / Recor Properties
Staff Planner: Logan Day / Associate Planner

Project Description: The applicant is requesting approval to amend the Master / Alternative Sign Plan for Kansas City Cannabis at 1117 N 7 Highway. The purpose of the request is to approve a pole sign that deviates from the Sign Code.

Staff Recommendation: Staff recommend approval with conditions of the Master / Alternative Sign Plan application. Conditions are listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
12/18/1995	Planning Commission	Approved the Final Plat of Bob Evans Farm of Blue Springs, Lot 1 Ord.2820.
11/13/2023	Planning Commission	Approved a Site Plan Design Review (SPDR-02-23-8667) adding a windowless drive-thru lane.
11/13/2023	Planning Commission	Approved a Master / Alternate Sign Plan (ASP-09-23-8902) reducing the setback requirement for pole signage.
04/22/2024	Planning Commission	Recommended approval of a Conditional Use Permit (CUP-02-24-9059) allowing for the extension of hours of operations beyond 8am -8pm
05/06/2025	City Council	Denied the Conditional Use Permit (CUP-02-24-9059) allowing for the extension of hours of operations beyond 8am -8pm
10/13/2025	Planning Commission	Recommended approval of a Conditional Use Permit (CUP-08-25-9677) allowing the operation of a twenty-four (24) hour drive thru.
10/20/2025	City Council	Approved a Conditional Use Permit (CUP-08-25-9677) allowing the operation of a twenty-four (24) hour drive thru by Ord.5459.

Future Applications: The applicable building and sign permits must be obtained prior to installation.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business District)	Retail (Westlake Ace Hardware)

South:	Right-of-Way / "GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
East:	Right-of-Way / "GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
West:	"GB" (General Business District)	(Storage)

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

A master / alternative sign plan provides flexibility within the sign code for exceptions to be made on a case-by-case basis dependent upon location, use, and visibility from the public right-of-way.

Overview: The amendment to the previously approved Master / Alternate Sign Plan includes an additional twenty-five (25) sqft cabinet that reads "24 Hour Drive Thru". This amended sign plan is a result of a previously approved Conditional Use Permit (CUP-08-25-9677) allowing the operation of a 24-hour drive thru.

Types: The applicant is requesting to amend the existing Master Sign Plan to install one (1) twenty-five (25) square foot cabinet that reads "24 Hour Drive Thru" **Staff believes that the request is warranted since the property is contiguous with I-70 and NW Jefferson Street.**

Location: The subject property is located at 1117 N 7 Highway. The sign is proposed near the southeast corner of the of the property adjacent to NW Jefferson Street.

Measurement: Signage size allowance is measured by sign area per type of sign as follows:

Pole Sign:

	SIZE	HEIGHT	SETBACK	QTY	NOTES/ISSUES
Current	**128-sf of 350-sft**	**30-ft.**	**17-ft.** from the interior property line	1 sign	
Proposed	**153-sf of 350-sf**	**30-ft.**	**17-ft.** from the interior property line	**2 Sign**	**Request to amend previous approved Master/alternative sign plan to allow 1 additional sign.**

The requested deviation from the Sign Code is highlighted in yellow above, which includes increasing the quantity of signs from one (1) to two (2).

Design & Construction (501.040):

Placement:

None of the proposed building signs obstruct any pedestrian/vehicular access, sight-triangle, or light/ventilation required by Code or encroach on public property or right-of-way.

Design Standards:

The proposed signage complements the design, color and composition of other on-site signage and the building.

Materials:
The proposed pole sign, signs meet the material standards.

Illumination:
The signage is proposed to be internally illuminated.

Construction Standards:
Code requires that signs be installed to meet Building Code requirements.

Review Criteria: *Approval of a Master Sign Plan shall meet the Review Criteria in Section 501.030.D of the Sign Code, including, but not limited to, the following:*

1. Meet the intent of this Sign Code.

   STAFF RESPONSE: Staff believes the request does meet the intent. The site is allowed a pole sign by right per the Sign Code, staff believes that the request is warranted since the property is contiguous with I-70 and NW Jefferson Street, and falls withing the allowable sign area per code.

2. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business.

   STAFF RESPONSE: Staff does not believe the proposed sign will result in visual blight, discord, confusion, or clutter. The sign is directed towards the NW Jefferson Steet right-of-way and therefore will not contribute to visual clutter along Interstate 70 or NW Jefferson Street.

3. Not result in signage that significantly alters the architectural, cultural, historical, or contextual character of the surrounding area due to the size or location of the signage.

   STAFF RESPONSE: Staff does not believe the signage will significantly alter the architectural, cultural, historical, or contextual character of the surrounding area.

4. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation.

   STAFF RESPONSE: Staff does not believe the sign will infringe on public safety or interfere with safe operation of all modes of transportation.

5. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

   STAFF RESPONSE: Staff does not believe the proposed signage will impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

6. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.

   STAFF RESPONSE: Staff feels as though the signage is appropriate for the time, place, and manner since it is intended to attract the attention of those traveling along the I-70 corridor.

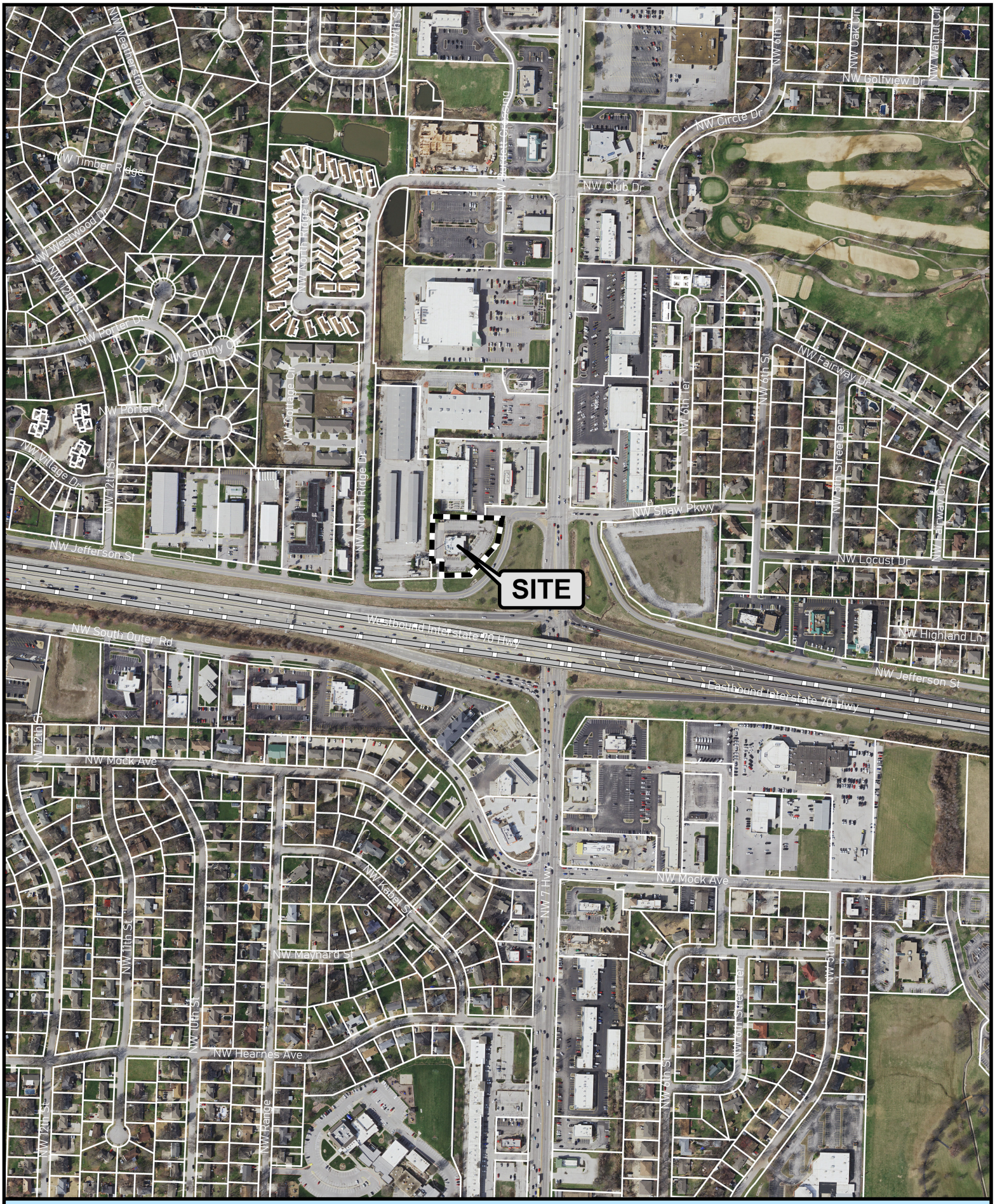
7. Meet the following review criteria as applicable:
   When requesting approval of a pole sign, the sign shall be displayed in a location that balances the applicants desire to advertise to traffic on Interstate Highway 70 and the community's desire to keep local roads attractive and free of overtly large signage.

   STAFF RESPONSE: The sign will be located in the southeast corner of the of the property adjacent to NW Jefferson Street. The sign will not be located along NW 7 Highway and therefore will keep the local road attractive and free of overtly large signage.

Staff Recommendation:

Staff recommends approval of the Master / Alternative Sign Plan application with the following conditions:

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for the sign.

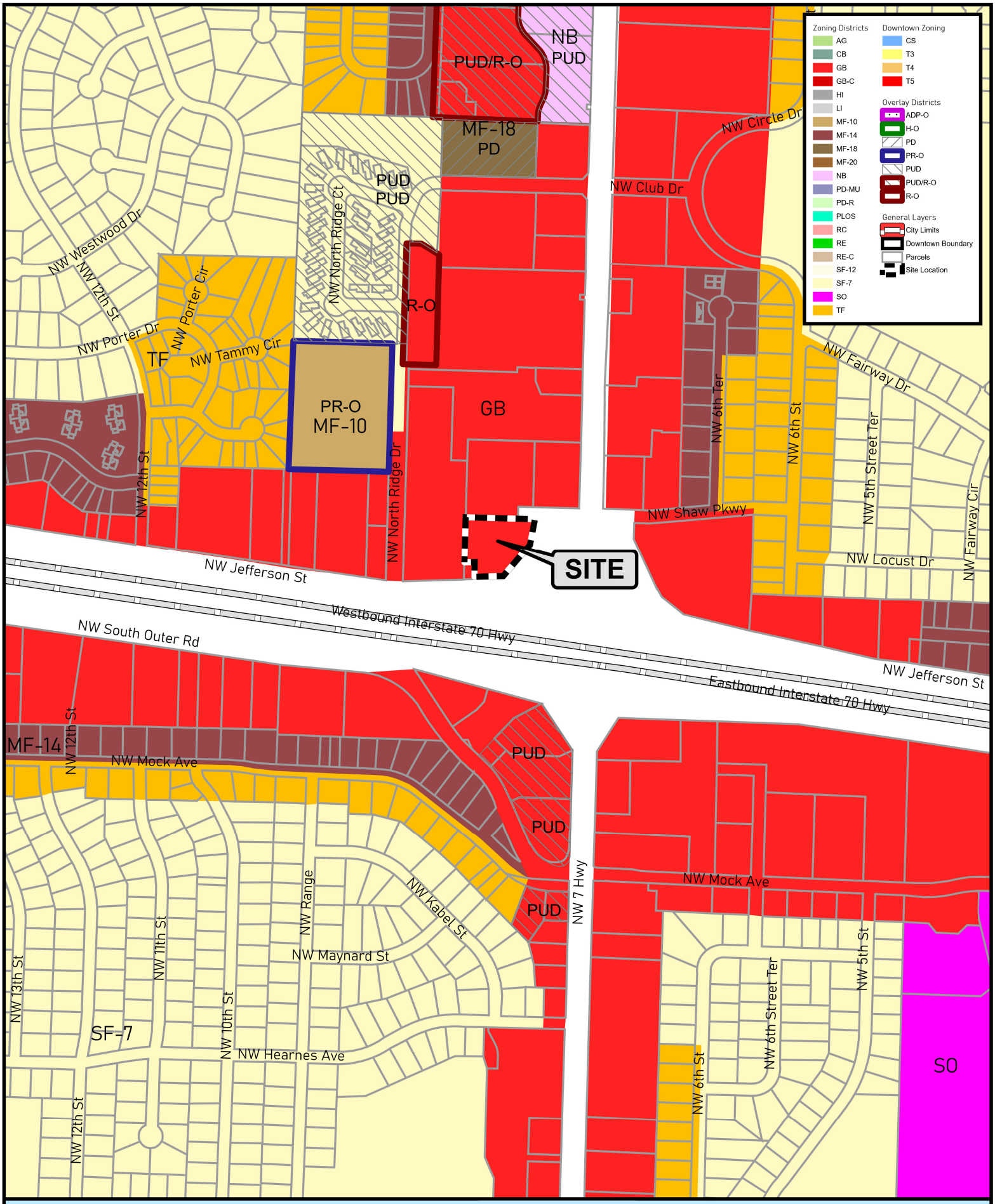


The City of Blue Springs Missouri

ASP-11-25-9737
KANSAS CITY CANNABIS COMPANY
PARCEL # 36-420-04-20-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 500 feet
Date: 10/5/2023



The City of Blue Springs Missouri

ASP-11-25-9737
KANSAS CITY CANNABIS COMPANY
PARCEL # 36-420-04-20-00-0-00-000
SITE LOCATION MAP

N

1 inch = 500 feet

Date: 10/5/2023

Kansas City CANNABIS

SITE ADDRESS
Kansas City Cannabis
1117 NW Hwy 7,
Blue Springs, MO 64015

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Revision 03
11/3/2025

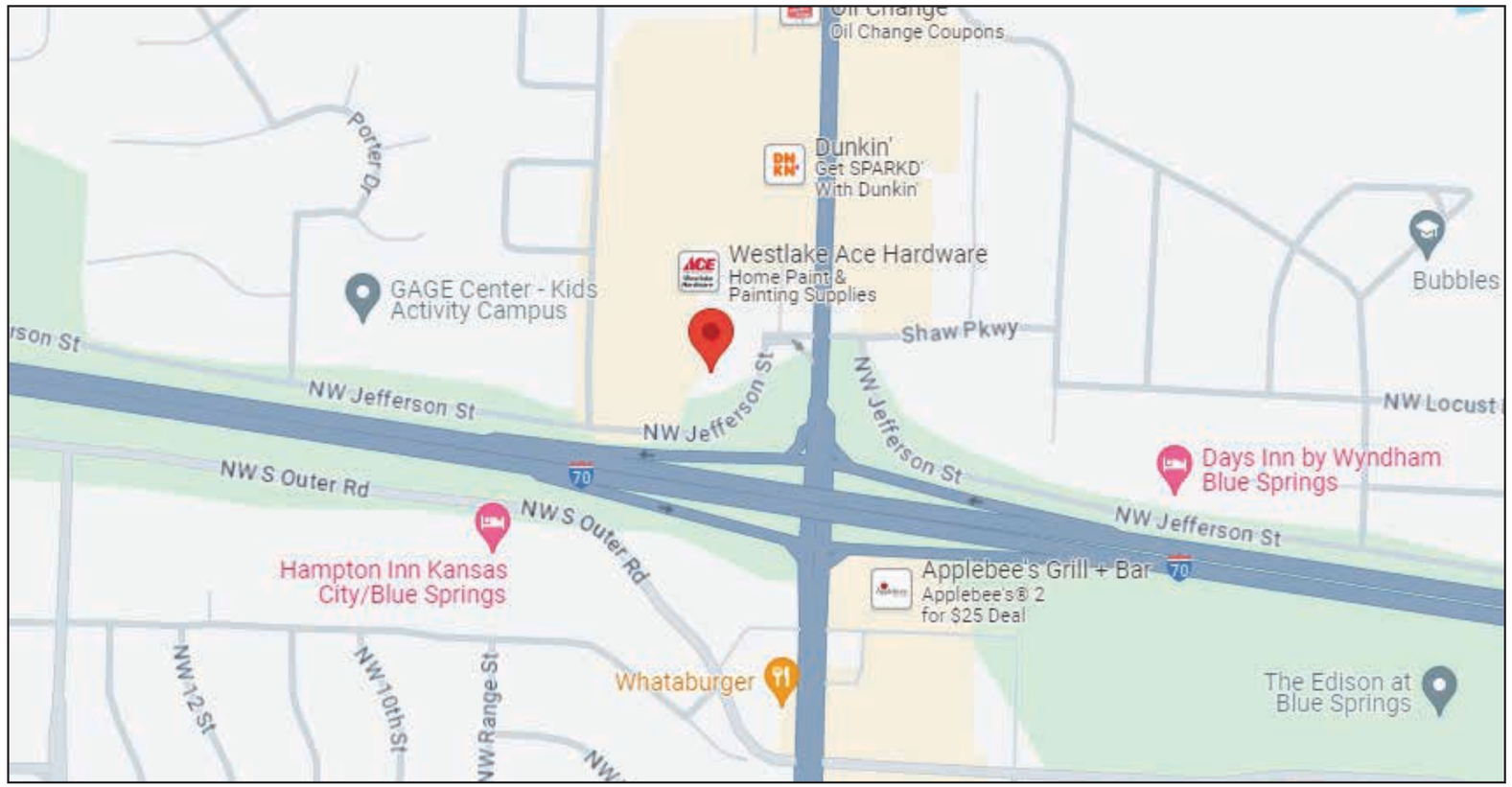
PRESENTED BY:

MIDWEST SIGN COMPANY

550 STANLEY ROAD, KANSAS CITY KS 66115 • (816) 866-7446

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Kansas City Cannabis
1117 NW Hwy 7,
Blue Springs, MO 64015



MIDWEST SIGN COMPANY
550 STANLEY RD, KANSAS CITY, KS
(816) 866-7446

FILE NAME: KC Cannabis Pole Cabinets_03
DATE: 11/3/2025
CLIENT: Kansas City Cannabis
ADDRESS: 1117 NW Hwy 7, Blue Springs, MO 64015
ACCOUNT MANAGER: Chris Kelly

REVISIONS:

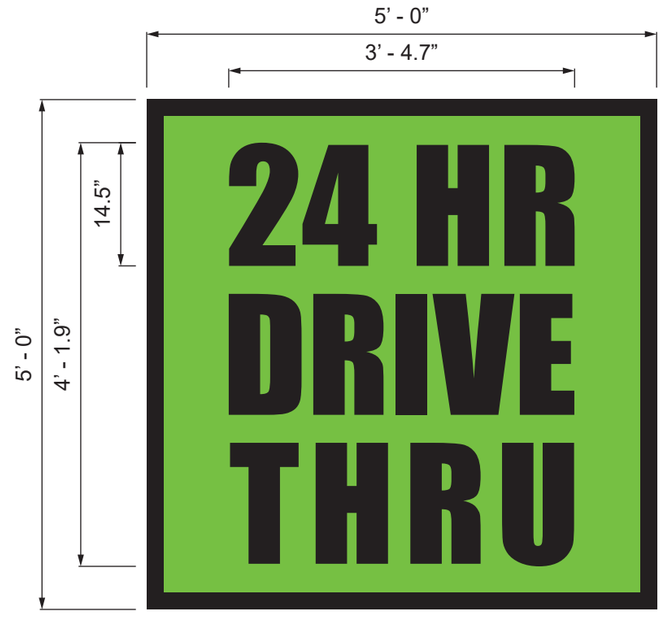
Rev #	Req #	Date	Req by	Drawn by	
	00	11/3/25	CK	KC	Original

	Approval	Date
CLIENT		
SALES		
ESTIMATING		
ART		
ENGINEERING		
LANDLORD		

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New Cabinets on Existing Pole



QTY two new internally illuminated cabinets for either side of existing pole under existing cabinet.

Faces: 3/16” white acrylic
Retainers: 2” black.
Returns: .080” aluminum, 5” deep, prefinished black.
Illumination: Principal Sloan LEDs, 7000k, 24VDC.
Mounting: Mounted flush to existing pole 1’ under existing cabinet.
Vinyl Colors: Green t/m PMS 375/existing
3M Black 3630-22

Existing



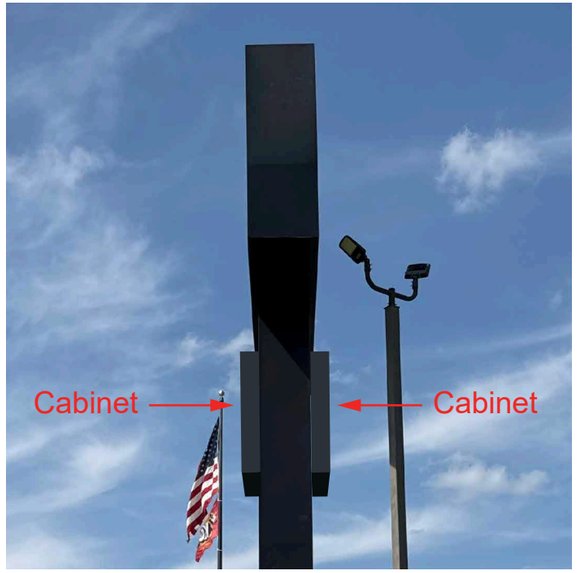
Proposed



Existing (Side)



Proposed (Side)



MIDWEST SIGN COMPANY
550 STANLEY RD, KANSAS CITY, KS
(816) 866-7446

FILE NAME: KC Cannabis Pole Cabinets_03
DATE: 11/3/2025
CLIENT: Kansas City Cannabis
ADDRESS: 1117 NW Hwy 7, Blue Springs, MO 64015
ACCOUNT MANAGER: Chris Kelly

REVISIONS:

Rev #	Req #	Date	Req by	Drawn by	
	00	11/3/25	CK	KC	Original
	01	11/4/25	CK	KC	24 HR same height as CANNABIS, cabinet scaled up
	02	11/4/25	CK	KC	Cabinet made square, side views added
	03	11/4/25	CK	KC	Letter height measurement added

	Approval	Date
CLIENT		
SALES		
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