PLANNING COMMISSION MEETING
AGENDA

Monday, September 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 11/12	Richard How 11/12	Brian Ingersoll 11/12
Chad Sanderson 10/12	Susan Stokenbury10/12	Jennifer Ritschel-Smith 9/12
Travis Graham 10/12	Byron Craddolph11/12	Jared Pumphrey10/12

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** September 8, 2025

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

This item has been requested to be continued to the October 13, 2025, Planning Commission meeting

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

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)

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

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)

5 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-07-25-9647 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd

This item has been requested to be continued to the October 13, 2025, Planning Commission meeting

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
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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)

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

This item has been requested to be continued to the October 13, 2025, Planning Commission meeting

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

8 COMMUNITY DEVELOPMENT MONTHLY REPORT

9 ADJOURN

The next meeting will be Monday, October 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

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, September 8, 2025

Media Link: September 8, 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, August 11, 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
Jennifer Ritschel-Smith
Richard How
Jared Pumphrey
Brian Ingersoll
Susan Stokenbury
Byron Craddolph

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

Chad Sanderson
Travis Graham

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 Craddolph made a motion to approve the minutes that was seconded by Commissioner Smith. With 7-0 approval the minutes passed.

Chris Henning—Aye	Susan Stokenbury—Aye
Jared Pumphrey—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Richard How—Aye
Jennifer Ritschel-Smith—Aye	

OPEN PUBLIC HEARING

Chairperson Henning opened the public hearing at 6:31pm.

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-06-25-9623 / "West Gate Villas" / Northeast corner of NW 19th St & NW Mock Ave

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PUBLIC HEARING / AGENDA ITEM 3 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-06-25-9624 / "West Gate Villas" / Northeast corner of NW 19th St & NW Mock Ave

&

AGENDA ITEM 4 / PRELIMINARY PLAT / PP-06-25-9625 / "West Gate Villas" / Northeast corner of NW 19th St & NW Mock Ave

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

APPLICANT

Bryan Rahn, 1120 Eagles Ridge Blvd, Grain Valley, MO

IN FAVOR

None

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IN OPPOSITION	Dr. Ghaison Serafini, 1509 NW Mock Ave, Blue Springs, MO Deborah Totten, 1512 NW Mock Ave, Blue Springs, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the public hearing at 6:52pm.
MOTION / REZONING/ RZ-06-25-9623 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave	Commissioner Smith made the motion to approve Rezoning / RZ-06-25-9623 for West Gate Villas.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—No Chris Henning—No Richard How—Aye Byron Craddolph—Aye **Recommended Approval (5-Aye, 2-No)**
MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-06-25-9624 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave	Commissioner Smith made the motion to approve Planned Development Concept Plan / PDC-06-25-9624 for West Gate Villas with 4 staff conditions.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Jared Pumphrey—Aye Susan Stokenbury—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—No Chris Henning—No Richard How—Aye Byron Craddolph—Aye **Recommended Approval (5-Aye, 2-No)**

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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 Concept Plan.
2. The PD and Building Type Standards shall regulate the allowable Building Types for the subdivision. Any standards not specifically outlined in the Concept Plan shall be regulated by the standards of the base zoning district or most similar building type.
3. A PD Final Plan/Site Plan Design Review is required to review final building and site design, amenities, landscaping, and signage.
4. A Final Stormwater report will be required to be updated prior to PD Final Plan/Site Plan Design approval.

MOTION / PRELIMINARY PLAT / PP-06-25-9625 / "West Gate Villas" / Northeast corner of NW 19th St and NW Mock Ave

Commissioner Smith made the motion to approve Preliminary Plat / PP-06-25-9625 for West Gate Villas with 6 conditions.

SECOND

The motion was seconded by Commissioner Pumphrey.

VOTE

Jared Pumphrey—Aye	Brian Ingersoll—No
Susan Stokenbury—Aye	Chris Henning—No
Jennifer Ritschel-Smith—Aye	Richard How—Aye
	Byron Craddolph—Aye

Recommended Approval (7-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 standard contained in the UDC, unless otherwise approved through the PD Concept Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9623) and PD Concept Plan (PDC-06-25-9624) are denied by the City Council.
3. Prior to approval of each Final Plat, the following must occur:
    a. A Planned Development Final Plan must be completed to ensure landscaping and buffering complies with the UDC.
    b. All open spaces amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat.
4. Prior to issuance of building permits, the following must occur:
    a. An approved Final Plat must be recorded at Jackson County.
5. Prior to issuance of a Certificate of Occupancy, the following must occur:
    a. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy.

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6. All existing easements that interfere with proposed units must be vacated prior to recording of the Final Plat.

AGENDA ITEM 5 / FINAL PLAT / PF-07-25-9643 / "Hawes Estates" / 27711 E Wyatt Road

Chairperson Henning requested Logan Day, Associate Planner, present the Final Plat for Hawes Estates.

APPLICANT

John Overstreet, Tri-County Water, 28405 Blue Valley Rd, Independence, MO

MOTION / FINAL PLAT / PF-07-25-9643 / "Hawes Estates" / 27711 E Wyatt Road

Commissioner Pumphrey made the motion to approve Final Plat / PF-07-25-9643 for Hawes Estates 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
	Byron Craddolph—Aye

Recommended Approval (7-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. Prior to Building Permit Issuance, the following must occur:
    a. Lot 1 shall obtain Site Plan Design Review approval for the Tri County Water Authority's major infrastructure project..
    b. Final Plat Must be recorded at Jackson County.
3. Prior to occupancy of each building, all parking and access improvements shall be completed.
4. Right-of-Way dedication is not required with this plat approval. However, future public infrastructure

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improvements may necessitate dedication of additional right-of-way. Any such dedication shall be provided by the property owner at no cost to the City.

5. Setbacks for future single-family structures on the site are established based on the current right-of-way line. In the event that additional right-of-way dedication is required in the future, affected structures may become legally non-conforming with respect to setback requirements.

CITY COMPREHENSIVE PLAN DISCUSSION

Mike Mallon, Senior Director of City Development, discussed the City's Comprehensive Plan with commissioners.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 7:26 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: September 22, 2025 City Council: October 06, 2025
Project Name:	***Rampage Athletics***
Site Location:	2001 SW 9th Street
Project Request:	**RZ-07-25-9644**; Rezoning from "MF-14" (Moderate Density Multi-Family District) to "PD – C" (Planned Development – Commercial) **PDC-07-25-9645**; PD Concept Plan to allow expand the range of permitted uses and better serve the surrounding neighborhood. **PDF-09-25-9682**; Planned Development Final Plan to allow the range of permitted uses allowed under the base zoning district "GB" (General Business)

Applicant: Michael Scott | St. Peter United Methodist Church
Property Owner: St. Peter United Methodist Church
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval to rezone the subject property from "MF-14" (Moderate Density Multi-Family District) to "PD – C" (Planned Development – Commercial) for the property located at 2001 SW 9th Street. The applicant is also requesting approval of a Planned Development (PD) Concept Plan to expand the range of permitted uses to better serve the surrounding neighborhood. The "PD-C" zoning permits all uses allowed under the "GB" (General Business) zoning at the time of development and the exclusion of certain uses deemed inappropriate for "GB". The final request is for approval of a Planned Development Final Plan.

Staff Recommendation: Staff recommends approval of the Rezoning, PD Concept Plan and PD Final Plan with the conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
10/04/1993	City Council	Approved Rezoning from "GB" (General Business) to "R-3"(Multi-Family Residential) R-4-1993 Ord No. 2382
10/25/1999	City Council	Denied Planned Unit Development District for Eagles Landings PUD-5-1999
05/08/2000	City Council	Denied Planned Unit Development District and Preliminary Plat for Eagles Landings PUD-02-2000
08/14/2000	City Council	Denied Planned Unit Development District for Eagles Landing PUD-04-2000
08/04/2025	City Council	Application for Rezoning (RZ-06-25-9604) from "MF-14" to "GB" was withdrawn from the Applicant

Future Applications: There are no future development or land use applications proposed for this property at this time. The current request for rezoning is intended to align the property's zoning with its intended use and surrounding zoning patterns, but no site modifications, new construction, or additional planning applications are being considered as part of this request.

Adjacent Properties:

Rezone; Planned Development Concept Plan; Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #1

Direction	Current Zoning	Current Land Use(s)
North:	"MF-14/PUD" (Moderate Density Multi-Family District/Planned Unit Development District)	Eagles Landing
South:	"GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	Detached Single-Family Residential Stonecreek Villas
East:	"MF-14" (Moderate Density Multi-Family)	Attached housing Duplex South Ridge
West:	"MF-14/PUD" (Moderate Density Multi-Family District/Planned Unit Development District)	Attached Multi-Family Eagles Landing

REZONING ANALYSIS

Existing Zoning: "MF-14" (Moderate Density Multi-Family)
Existing Land Use: Assembly-neighborhood (<500)
Proposed Zoning: "PD – C" (Planned Development – Commercial)
Proposed Land Use: Assembly-neighborhood (<500)/ Recreation-Indoor

Comprehensive Plan: According to the 2014 Comprehensive Plan, "the *Future Land Use Policy Map* reflects planned future land uses at the most generalized and city-wide scale. The intent of the *Future Land Use Policy Map* is not to predetermine land uses or zoning on a specific parcel or at specific locations. Together with other elements of the Comprehensive Plan, the *Future Land Use Policy Map* should be used to guide the relationships and physical improvements needed to create the types of places that are part of Blue Springs' long-range vision."

The Comprehensive Plan designates the subject property as *Neighborhood*, which is defined as:

> *Areas for residential living arranged in a connected pattern of streets and blocks to provide access to civic and neighborhood amenities. Neighborhoods are primarily detached houses, but can include integration of different housing types, institutional/civic uses and spaces, or micro-commercial uses that support the neighborhood pattern and scale. Connection to Gathering Places or Neighborhood Centers is important to access daily services and meet daily needs.*

The C1 (South 1) Area Plan, adopted as part of the 2014 Comprehensive Plan designates the subject property as *Mixed Density Neighborhood*, which is defined as:

Mixed Density Neighborhood. Areas for residential living arranged in a neighborhood pattern with access to supporting uses. Net density for these areas is typically 5 to 12 units per acre. A range of housing formats, institutional uses or micro-commercial uses that are compatible with the neighborhood scale may be incorporated at strategic locations.

Rezoning: The intent of the "PD" zoning district is defined in Section 404.260, as follows:

> *There exist in the City parcels where the zoning regulations contained in the categorical districts listed in the UDC may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD District) District is provided as a special zoning district that may be used in these instances. The intent of the PD District is to encourage unique and high-quality neighborhood, commercial or mixed-use development through an integrated development plan that provides flexibility to the standard zoning district regulations. The use of the PD District can enhance the quality of development and amenities, improve the design of the public realm, increase compatibility between adjacent uses and developments, and reduce negative impacts by using techniques such as: large-scale developments; efficient use of land; innovative and imaginative architectural approaches; design and site planning standards; conservation and preservation of natural resources; urban amenities; and greater open space.*
>
> Through the PD, the development will allow all land uses allowed within the "GB" (General Business) zoning district at the time of development except for the land uses which are listed to not be permitted by the Planned Development zoning. Any development Standards not specified by the PD will be required to comply with the Blue Springs Unified Development Code at the time of development.
>
> The Planned Development process is a way to facilitate the coordinate master planned development that meets or exceeds the intent of the UDC and the goals of the Comprehensive Plan through an integrated plan, process, and flexible standards. A planned development application is a specific type of Zoning Map amendment (rezoning) and must meet all the procedures and requirements of that process, but it also accommodates specific master development plans.

Review Criteria: *In reviewing any application for an amendment to the Official Zoning Map (zoning change / rezoning), the Planning Commission and City Council shall review the proposed amendment considering the Comprehensive Plan, the general requirements of the Unified Development Code, and the following considerations:*

1. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

   STAFF RESPONSE: The proposed rezoning is consistent with the 2014 Comprehensive Plan and the C1 (South 1) Area Plan, which classify the subject property as 'Mixed-Density Neighborhood." Rezoning the property to "PD-C" (Planned Development-Commercial) will improve compatibility with the surrounding zoning districts and land uses; while supporting the development of micro-commercial uses and higher density in the area. This rezoning provides flexibility for future neighborhood-serving commercial opportunities while maintaining compatibility with the area's planned mix of uses.

2. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts.

   STAFF RESPONSE: The intent of the PD zoning district is to encourage innovative, unique, and high-quality developments. While the existing structure is not being modified as a result of this rezoning, the PD-C is the most appropriate approach to bringing the property into compliance while positioning it for redevelopment potential in the future. The proposed use aligns with the "GB" (General Business) zoning district regulations, incorporating recreational-indoor and excluding certain uses deemed inappropriate for "GB". This approach ensures compatibility with the adjacent "GB" zoning districts.

3. The precedents that might result from approval or denial of the application, and the possible effects of such precedents on the character of the area, and in particular the building form, site design, and other development patterns and urban design aspects that accompany precedents for the proposed district.

   STAFF RESPONSE: Approval of the rezoning application would allow additional land uses on the site, expanding opportunities for the property to support neighborhood-serving commercial activities. If the rezoning application is denied, Rampage Athletics would not be permitted to operate at this location, and the site would remain limited to multi-family residential, and assembly uses only.

4. Compliance of any proposed development with the requirements of the UDC.

   STAFF RESPONSE: The subject property can be developed under the requirements of the UDC.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

   STAFF RESPONSE: Staff finds that the proposed rezoning will not reduce the ability of the City or other government agencies to provide services, facilities, or programs. The site is currently developed and is adequately served by existing infrastructure, utilities, and public services. The proposed rezoning is not anticipated to create additional demand that would negatively impact the City's or other agencies' ability to continue providing services to the site or surrounding area.

6. The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Comprehensive Plan.

   STAFF RESPONSE: Staff finds the approval of this rezoning will not negatively impact the condition or value of the property of surrounding areas or the ability to be developed in accordance with the Comprehensive Plan.

7. The requested zoning change is justified by a change in conditions since the existing zoning was designated or by an error in the current designation.

STAFF RESPONSE: The requested zoning is justified, as the property was originally designated as "General Business" when it was zoned in 1990's. The proposed zoning would restore the site to its original zoning classification, aligning with historical use and intent while supporting the continued development of neighborhood-serving commercial uses at this location. There are uses of the General Business which are excluded through the proposed Planned Development Final Plan.

8. The consistency of the application with other adopted policies of the City.

   STAFF RESPONSE: Staff finds this proposal is consistent with other adopted City policies.

9. The recommendations of professional staff.

   STAFF RESPONSE: Based on the review criteria above, staff recommends approval of this rezoning request.

REZONING STAFF RECOMMENDATION:

Staff finds that the rezoning request is consistent with the review criteria noted above and, as such, staff recommends approval of the rezoning application.

PD CONCEPT & FINAL PLAN ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Planned Development Standards: As part of the PD Standards, the applicant is proposing the following:

- The site will allow all land uses allowed in the "GB" (General Business) zoning district except the following:
  - Marijuana/Cannabis-related uses
  - Adult Entertainment uses
  - Bar/Tavern Establishment uses
  - Manufacturing
  - Service Stations
  - Outdoor Sales/Storage
  - Heliport/Helipad
- Any standards not specified will revert to the Blue Springs Unified Development Code in effect at the time of development.

Preservation: The site is currently developed, and the applicant is not requesting to modify it further.

Phasing: There is no further development proposed at this time.

Streets & Sidewalks: The site currently has three existing access points along SW 9th Street. There are no existing sidewalks along SW 9th Street, and the applicant is not required to install public improvements as part of this application.

Traffic: No traffic studies or street improvements are warranted for this application.

Stormwater: There will not be any increase to the impervious surface area with this development. Therefore, a stormwater and water quality study will not be required per APWA 5600.

Sanitary Sewer: There are no expected impacts on the sanitary sewer system since no additional development is proposed.

Land Use: The indoor recreational land use is allowed by right in the underlying "GB"(General Business) zoning.

Building Typology: The existing building is classified as a General Commercial building, defined as a basic building type designed to accommodate retail, commercial, service, or office functions in various formats and scales. This building type is permitted within the "GB" (General Business) zoning district.

Parking: The site will utilize the existing parking lot, which provides approximately 101 parking spaces. This exceeds the minimum parking requirement for the proposed recreational indoor use. Per the Unified Development Code, recreational indoor facilities require one (1) parking space per 400 square feet of floor area. Based on the building size of approximately 11,160 +/- square feet, a total of 29 spaces are required. The existing parking supply significantly exceeds this requirement and is sufficient to accommodate the proposed use.

Pedestrian Access: There is existing pedestrian access leading into the building, and the applicant is not proposing any modifications to the existing site.

Open Space: The existing site will remain unchanged. No additional open space is proposed, and the current conditions are consistent with the City's open space requirements.

Frontage & Landscaping: The site is currently landscaped and no additional landscaping is proposed with this application. The existing landscaping is adequate to meet the requirements of the Unified Development code, and no modifications are required at this time.

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Architectural Character: The architectural character of the site will not be changing as part of this application. All existing structures and features will remain as-is, and no modifications are proposed.

Outdoor Lighting: No additional outdoor lighting is proposed with this application. The existing lighting on site will remain, and no modifications are required at this time.

Signage: Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process. If proposed signage does not meet the current requirements, the applicant may request a Master/ Alternative Sign Plan, which would be reviewed by the Planning Commission.

Review Criteria: *A Planned Development Concept Plan shall be reviewed according to the following criteria:*

1. The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area.

   STAFF RESPONSE: The plan is compatible with present development in the area and is not expected to have a significant, adverse effect on the surrounding area.

2. The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.

   STAFF RESPONSE: The proposed PD District supports the public's health, safety, and welfare by existing development to provide additional land use opportunities and compatibility with the area developed.

3. The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed PD district is consistent with the overall direction, intent and policies of the Comprehensive Plan.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Chapter 404.

   STAFF RESPONSE: The proposed PD District is not highly unique in its design, but the PD District provides the necessary flexibility to achieve a coordinated mix of uses that would not be possible under the base zoning district. The PD process remains the most appropriate to achieve the projects goals and align with the City's development objectives.

5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

   STAFF RESPONSE: As part of the Planned Development (PD) Standards, the applicant is not requesting modifications to the underlying zoning regulations. Instead the PD establishes permitted uses consistent with the "GB" (General Business) zoning district, with the following exclusions:
   - Marijuana/Cannabis-related uses
   - Adult Entertainment uses
   - Bar/Tavern Establishment uses
   - Manufacturing
   - Service Stations
   - Outdoor Sales/Storage
   - Heliport/Helipad

These limitations refine the range of allowed uses within the PD and provide additional safeguards for compatibility with surrounding development.

6. The PD District reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.

   STAFF RESPONSE: The plan reflects generally accepted and sound planning and urban design principles, specifically those outlined in the Comprehensive Plan as noted under previous review criteria.

7. The request for a PD District meets all of the review criteria for a Zoning Map amendment.

   STAFF RESPONSE: The PD Concept Plan meets the review criteria for a Zoning Map amendment, as outlined in the findings of this staff report.

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

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

1. The final plan is in substantial compliance with the approved concept plan and planned development standards.

   STAFF RESPONSE: The PD Final Plan is in substantial compliance with the PD Concept Plan and there are no further deviations.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: No amendments are being requested.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall control.

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Planned Development Concept Plan application with the following 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 PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the following exclusions:
   - Marijuana/Cannabis-related uses
   - Adult Entertainment uses
   - Bar/Tavern Establishment uses
   - Manufacturing
   - Service Stations
   - Outdoor Sales/Storage
   - Heliport/Helipad

Staff recommends approval of the PD Final Plan application with the following 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.



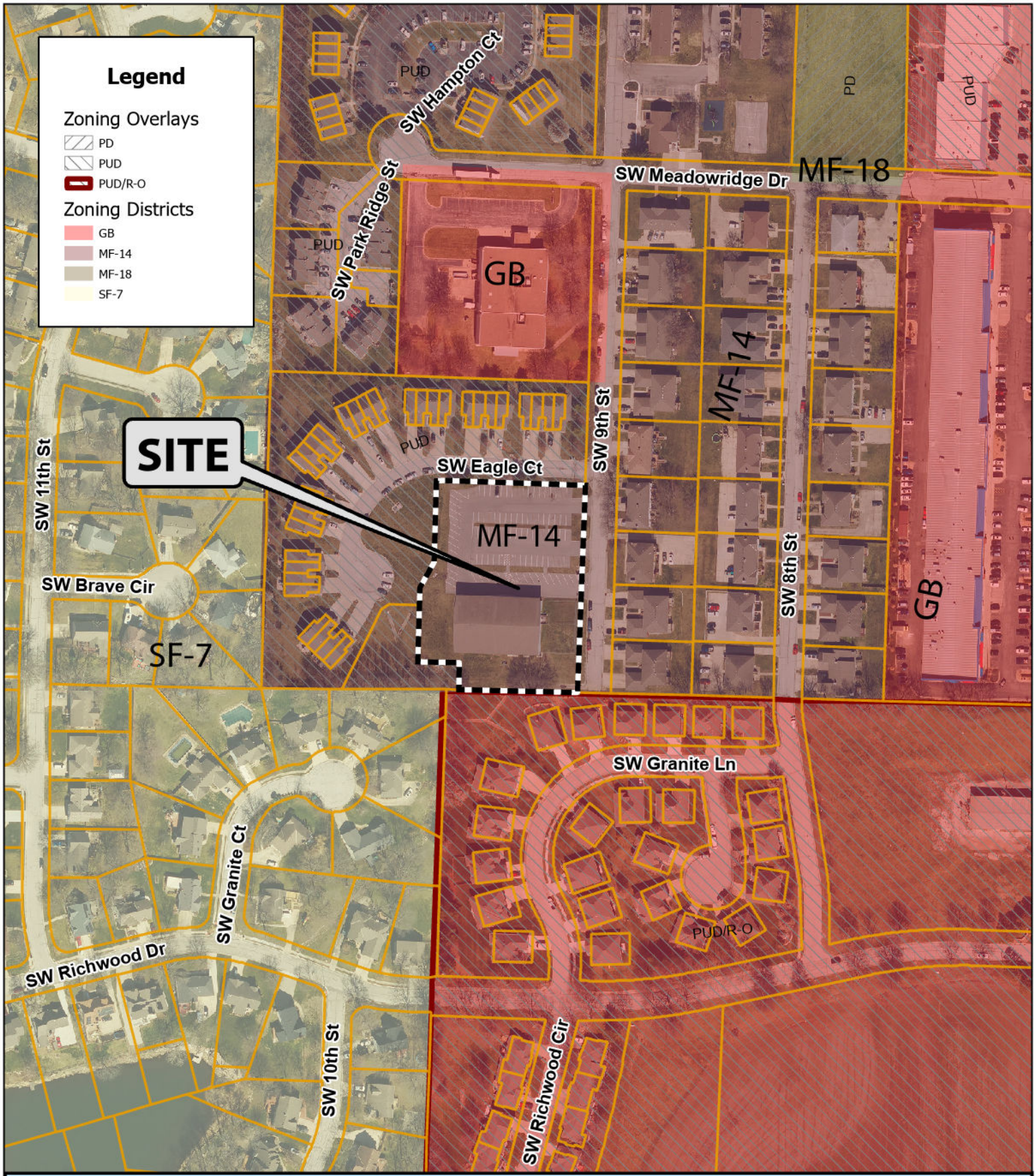
The City of Blue Springs Missouri

RZ-07-25-9644 / PDC-07-25-9645
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
AERIAL LOCATION MAP

N

1" = 200'

Date: 06/26/25



The City of Blue Springs Missouri

RZ-07-25-9644 / PDC-07-25-9645
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
SITE LOCATION & ZONING MAP

N

1" = 200'

Date: 06/26/25

STATE OF MISSOURI
COUNTY OF JACKSON SS
SECURITY ABSTRACT RECEIVED
1983 FEB 14 P 3:45
FEE $ 30.00
RICHARD L. FITZHUGH
DIVISION OF RECORDS

151128

MEADOW RIDGE COMMERCIAL DEVELOPMENT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

100
3600
3600
Jmoake

NORTHWEST CORNER
SOUTHWEST QUARTER
SEC. 6, TWP 48, RNG 30

86-1687

LEGAL DESCRIPTION:

This is a subdivision of all that part of the Southwest Quarter of Section 6, Township 48, Range 30, Blue Springs, Jackson County, Missouri, described as follows: Beginning at a point on the West line of said Quarter Section, 1395.00 feet South of the Northwest corner thereof; thence North 90°-00'-00" East, 545.00 feet; thence South 00°-23'-03" East, 489.32 feet to a point on the South line of the North 52 acres of the West Half of the Southwest Quarter of said Section 6; thence South 89°-42'-29" West, along last said line, 544.99 feet to a point on the West line of said Quarter Section; thence North 00°-23'-03" West, along the West line of said Quarter Section, 492.60 feet to the point of beginning. Containing 6.145 acres.

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as

MEADOW RIDGE COMMERCIAL DEVELOPMENT

EASEMENTS:

An easement or license is hereby granted to the City of Blue Springs, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water and sewer pipes, poles, wires and anchors, storm sewers, surface drainage, and all or any of them over, under and along those areas in this subdivision outlined on this plat and designated by the words "Utility Easement".

STREETS:

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby dedicated.

IN TESTIMONY WHEREOF: Hyram A. Jones & Sons, Inc. has caused these presents to be signed by its President and attested by its Secretary this 1st day of February, 1983.

HYRAM A. JONES & SONS, INC.

BY _____
Larry A. Jones - President

Attest:

BY _____
Kirk Jones - Secretary

State of Missouri)
County of Jackson) SS

On this 1st day of February, 1983, before me, the undersigned Notary Public, personally appeared Larry A. Jones, to me personally known, who being duly sworn did say that he is the President of Hyram A. Jones & Sons, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument signed in behalf of said corporation by authority of its board of directors and that Larry A. Jones acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

_____
Notary Public in and for Jackson County, Missouri

My commission expires _____

NANCY JEAN JONES
NOTARY PUBLIC STATE OF MISSOURI
JACKSON CO.
MY COMMISSION EXPIRES SEPT. 8 1986

This is to certify that the within plat of MEADOW RIDGE COMMERCIAL DEVELOPMENT was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Missouri, this 17th day of January, 1983 by Ordinance No. 1193

Mayor

City Clerk

Planning Commission

City Engineer

Approved by
JACKSON COUNTY ASSESSOR
By _____
Date: 2-14-83

All lots meet the area, set-back and all other provisions of the subdivision regulations and zoning ordinance of Blue Springs, Missouri.

I hereby certify that the information contained hereon is true and accurate to the best of my professional knowledge and belief.

By _____
Edward J. Werner - Missouri L.S. 320

SCALE 1"=100'

LOT 1

UNPLATTED

SURVEY AND PLATTED BY
E. J. WERNER & ASSOCIATES, INC.
P. O. BOX 11714
RAYTOWN, MISSOURI 64138

"EXHIBIT A"

Lot 1 (One), MEADOW RIDGE COMMERCIAL DEVELOPMENT, a subdivision in Blue Springs, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT that part described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 23 minutes 03 seconds East on the East line of said Lot 1, 161.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 215.48 feet to a point of curvature; thence Southwesterly on a curve to the left (said curve having a radius of 125.00 feet, chord bearing South 86 degrees 12 minutes 06 seconds West, chord distance of 16.56 feet) an arc length of 16.57 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 126.28 feet; thence South 26 degrees 52 minutes 22 seconds West, 45.94 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 115.28 feet; thence North 89 degrees 04 minutes 37 seconds East on a line parallel with the South line of said Lot 1, 64.50 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 45.00 feet to said South line; thence South 89 degrees 04 minutes 37 seconds West on said South line; 306.45 feet to the Southwest corner of said Lot 1; thence North 0 degrees 23 minutes 03 seconds West on the West line of said Lot 1; 493.54 feet to the Northwest corner of said Lot 1; thence North 89 degrees 59 minutes 18 seconds East on the North line of said Lot 1; 495.00 feet to the Point of Beginning.

We are applying to rezone our property to a Planned District (PD) to better align with our current and future use as a church. The property is currently zoned as multi-family, but we are a church and actively engaged in community outreach. After reviewing the zoning history, we found that the property was originally zoned General Business and was later reclassified to multi-family by a previous owner. It is our understanding that most churches in Blue Springs are zoned General Business, with a few designated as PD.

By applying for PD zoning, we aim to narrow the allowable uses of the site, creating a long-term win-win scenario for both our organization and the City. This approach ensures that any future changes to the site's use will require City review and approval, protecting the community from unintended developments.

Our goal is to partner with organizations like Rampage to further our mission. In order for these partnerships to be viable, the zoning must accommodate such collaborations. We also work closely with community partners such as the Blue Springs School District, the Chamber of Commerce, and others to host outreach programs and events that benefit local residents.

The site will allow all land uses allowed in the "GB" (General Business) zoning district except the following:

- Marijuana/Cannabis-related uses
- Adult Entertainment uses
- Bar/Tavern Establishment uses
- Manufacturing
- Service Stations
- Outdoor Sales/Storage
- Heliport/Helipad

Rezone; Planned Development Concept Plan;
Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #2

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Sep 6, 2025

Printer's Fee: $160.60

Anjana Bhadoriya

Agent

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

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 09/08/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-07-25-9644 Planned Development Concept Plan | PDC-07-25-9645 Planned Development Final Plan | PDF-09-25-9682 "Rampage Athletics" 2001 SW 9 th Street Parcel # 41-330-02-11-02-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, September 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, Michael Scott, St. Peters United Methodist Church, on behalf of the property owner, St. Peters United Methodist Church, for consideration to rezone from "MF-14" (Multi-Family) to "GB" (General Business) (RZ_07-25-9644) for the 1.74 +/- acre church development with a Planned Development Concept Plan (PDC-07-25-9645)/Planned Development Final Plan (PDF-09-25-9682) located at 2001 SW 9 th Street. 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:

MEADOW RIDGE COMMERCIAL DEV---ALL TH PT LOT 1 DAF:-BEG 161' S OF NE COR SD LOT 1 TO TRU POB TH N 90 DEG 00 MIN 00 SEC W 215.48' TH SWLY ON A CURV TO LF WI A RAD OF 125' & DIST 16.57' TH S 0 DEG 23 MIN 03 SEC E 126.28' TH S 26 DEG 52 MIN 22 SEC W 45.94' TH S 0 DEG 23 MIN 03 SEC E 115.28' TH N 89 DEG 04 MIN 37 SEC E 64.50' TH S 0 DEG 23 MIN 03 SEC E 45' TH N 89 DEG 42 MIN 29 SEC E 188.54' TH N 0 DEG 23 MIN 03 SEC W 329.08' TO TRU POB

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie

The City Council of the City of Blue Springs will also hold a

Rezone; Planned Development Concept Plan;
Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #3

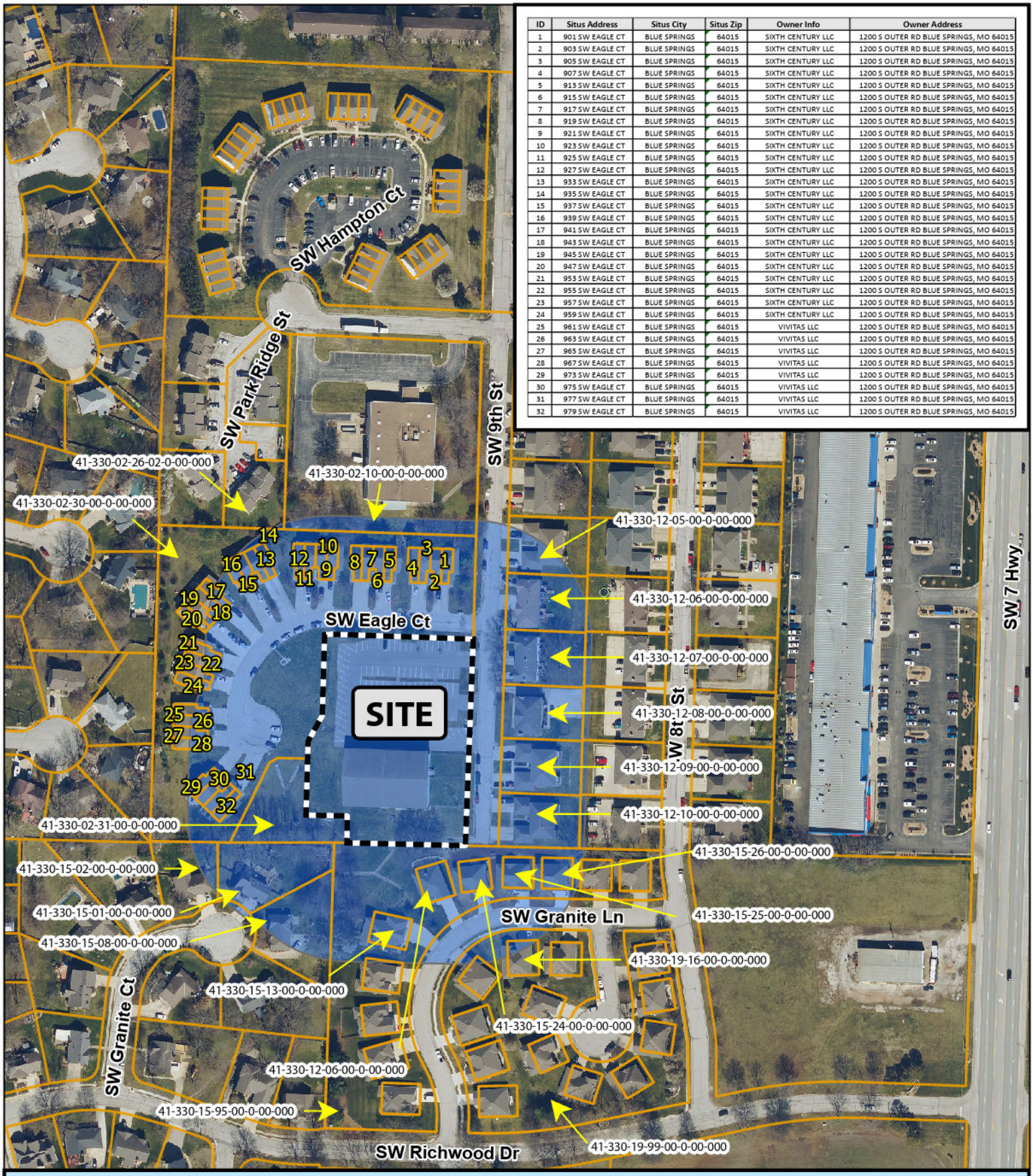
public hearing on the above noted Rezoning RZ-07-25-9644, Planned Development Concept Plan PDC-07-25-9645, Planned Development Final Plan PDF-09-25-9682 on **Monday, October 06, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 06, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
09/03/2025

Published in the Examiner, Sep 6, 2025

3831840



ID	Situs Address	Situs City	Situs Zip	Owner Info	Owner Address
1	901 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
2	903 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
3	905 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
4	907 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
5	913 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
6	915 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
7	917 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
8	919 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
9	921 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
10	923 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
11	925 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
12	927 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
13	933 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
14	935 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
15	937 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
16	939 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
17	941 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
18	943 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
19	945 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
20	947 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
21	953 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
22	955 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
23	957 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
24	959 SW EAGLE CT	BLUE SPRINGS	64015	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
25	961 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
26	963 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
27	965 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
28	967 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
29	973 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
30	975 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
31	977 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
32	979 SW EAGLE CT	BLUE SPRINGS	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015

The City of Blue Springs Missouri

RZ-07-25-9644 / PDC-07-25-9645
2001 SW 0th Street
Parcel # 41-330-0
185' NOTIFI

N

Date: 06/26/25

Rezone; Planned Development Concept Plan; Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #4

OBJECTID	Situs Address	Situs City	Situs Zip	Situs State	Owner Info	Owner Address
1	2000 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	LOMBARD JASON RAY	509 MARSH HARBOR DR SAN DIEGO, CA 92154
2	1904 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	STONE CHASE ENTERPRISES LLC	1904 SW 9TH ST BLUE SPRINGS, MO 64015
3	1716 SW PARK RIDGE ST	BLUE SPRINGS	64015	MO	LE MCLAURY REAL ESTATE LLC	2208 NE WYNDHAM DR BLUE SPRINGS, MO 64029
4	2001 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	CAMPBELL TROY	1321 E 24TH ST KANSAS CITY, MO 64108
5	2205 SW GRANITE CT	BLUE SPRINGS	64015	MO	SCHWENTKER HOWARD E & KRISTEL A	2205 GRANITE CRT BLUE SPRINGS, MO 64015
6	955 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
7	973 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
8	925 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
9	967 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
10	937 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
11	979 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
12	933 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
13	941 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
14	957 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
15	963 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
16	977 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
17	901 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
18	927 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
19	913 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
20	939 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
21	943 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
22	975 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
23	917 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
24	959 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
25	903 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
26	905 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
27	915 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
28	935 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
29	919 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
30	953 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
31	961 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
32	907 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
33	921 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
34	923 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
35	900 SW MEADOWRIDGE DR	BLUE SPRINGS	64015	MO	CONSOLIDATED LIBRARY DISTRICT NO 3	15616 E US 24 HWY INDEPENDENCE, MO 64050
36	947 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
37	945 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
38	965 SW EAGLE CT	BLUE SPRINGS	64015	MO	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
39	2104 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	ANDERSON MATTHEW & ROBIN	6244 STATE RTE 162 MARYVILLE, IL 62062
40	2201 SW GRANITE CT	BLUE SPRINGS	64015	MO	MURPHY MARVIN E & DENISE C	2201 SW GRANITE CRT BLUE SPRINGS, MO 64015
41	2009 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	EJC RENTALS LLC	1203 NW JEFFERSON CT BLUE SPRINGS, MO 64015
42	2004 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	NFB LLC	2308 STONEY BROOK DR DARDENNE PRAIRIE, MO 63368
43	2005 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	SYH ENTERPRISES LLC	421 N LIGHTBURNE LIBERTY, MO 64068
44	2203 SW 9TH ST UNIT 18	BLUE SPRINGS	64015	MO	DUDLEY DEBORAH K	1120 DEAN DR GRAIN VALLEY, MO 64029
45	2207 SW 9TH ST	BLUE SPRINGS	64015	MO	CARR PAMELA G	2207 SW 9TH ST BLUE SPRINGS, MO 64015
46	2008 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	COMPASS PROPERTIES LLC	2902 S SLAUGHTER RD GRAIN VALLEY, MO 64029
47	2200 SW GRANITE CT	BLUE SPRINGS	64015	MO	CHIESA ELIZABETH J	2200 GRANITE CRT BLUE SPRINGS, MO 64015
48	2001 SW 9TH ST	BLUE SPRINGS	64015	MO	ST. PETER UNITED METHODIST CHURCH	3609 SW MO-7 BLUE SPRINGS, MO 64014
49	1905 SW 9TH ST	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
50	999 SW EAGLE CT	BLUE SPRINGS	64015	MO	SIXTH CENTURY LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
51	2202 SW 9TH ST	BLUE SPRINGS	64015	MO	MITCHELL AARON & SHAWNA	2202 SW 9TH ST BLUE SPRINGS, MO 64015
52	2100 SW 9TH ST APT A	BLUE SPRINGS	64015	MO	TT HOLDINGS LLC	25003 W 77TH ST SHAWNEE, KS 66277
53	2105 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	CUPID 7 LLC	14610 S BYNUM RD LONE JACK, MO 64070
54	2101 SW 8TH ST APT A	BLUE SPRINGS	64015	MO	TT HOLDINGS LLC	25003 W 77TH ST LENEXA, KS 66215
55	805 SW GRANITE LN	BLUE SPRINGS	64015	MO	DAYLE CHANDRA S	805 SW GRANITE LN BLUE SPRINGS, MO 64015
56	821 SW GRANITE LN	BLUE SPRINGS	64015	MO	FROST SHERI ALYSON	821 SW GRANITE LN BLUE SPRINGS, MO 64015
57	817 SW GRANITE LN	BLUE SPRINGS	64015	MO	BAKER GARRY J & KAREN S	817 SW GRANITE LN BLUE SPRINGS, MO 64015
58	813 SW GRANITE LN	BLUE SPRINGS	64015	MO	LAMANNO MARK E & GERALDINE K | WITTING TRENTON JAMES & KATHERINE MARIE	813 SW GRANITE LN BLUE SPRINGS, MO 64015
59	812 SW GRANITE LN	BLUE SPRINGS	64015	MO	SUTTON TRACY	812 SW GRANITE LN BLUE SPRINGS, MO 64015
60	809 SW GRANITE LN	BLUE SPRINGS	64015	MO	HALES JESSICA & ABRUZZINO JENNIFER	809 SW GRANITE LN BLUE SPRINGS, MO 64015
61	925 SW RICHWOOD DR	BLUE SPRINGS	64015	MO	STONECREEK VILLAS HOMEOWNER	
62	851 SW RICHWOOD DR	BLUE SPRINGS	64015	MO	STONECREEK VILLAS HOMEOWNER	

Rezone; Planned Development Concept Plan;
Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #5

Blue Springs, Missouri
Community Development

August 22, 2025

Ref: Public Hearing: Rezoning | RZ-07-25-9644
Planned Development Concept Plan | PDC-07-25-9645
Planned Development Final Plan | PDF-09-25-9682
"Rampage Athletics"
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, , Michael Scott of St. Peters United Methodist Church for consideration to rezone from "MF-14" (Multi-family) to "GB" (General Business) (RZ-07-25-9644) for the 1.74 +/- acre church development with a Planned Development Concept Plan (PDC-07-25-9645)/Planned Development Final Plan (PDF-09-25-9682) located at 2001 SW 9th Street.

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, September 22, 2025 @ 6:30 p.m.
&
City Council – Monday, October 06, 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

Rezone; Planned Development Concept Plan;
Planned Development Final Plan
RZ-07-25-9644; PDC-07-25-9645; PDF-09-25-9682
Rampage Athletics
Exhibit #6

Blue Springs, Missouri
Community Development

MONTHLY REPORT
August 2025

Building Permit Activity

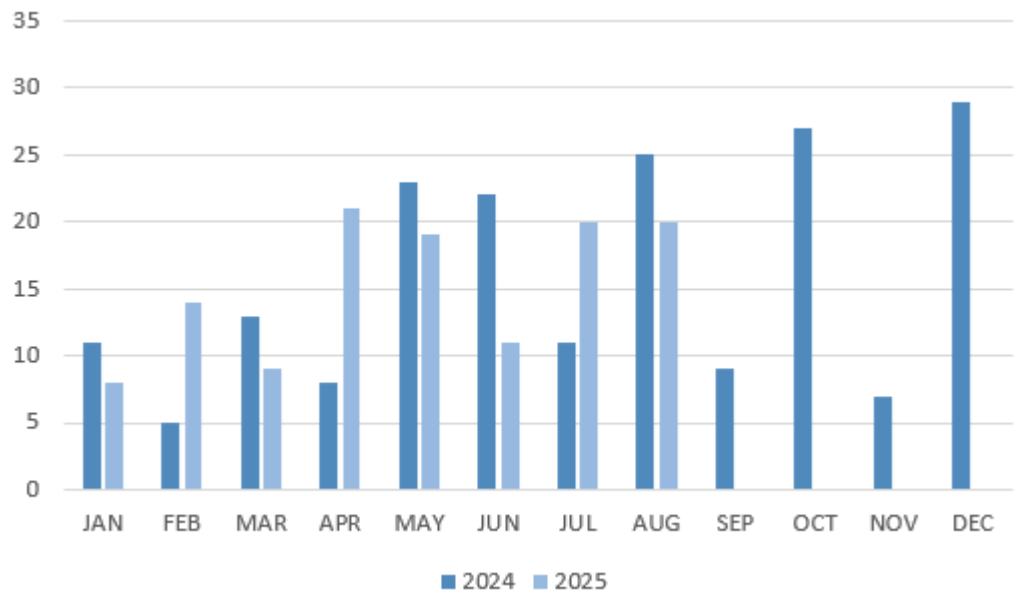
Type of Permit	August 2025	August 2024	YTD 2025	YTD 2024
Single-Family Detached	20	25	122	118
Single-Family Attached	0	0	0	0
Two-Family	0	0	0	3 (6 units)
Multi-Family	0	0	0	7(28 units)
Total Dwelling Units	20	25	122	128
Miscellaneous Residential (additions & alterations)	29	25	119	120
Commercial—New	0	0	6	8
Commercial—Alterations	4	3	29	41
Total Building Permits*	126	134	852	856

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

Building-Related Activity

	August 2025	August 2024	YTD 2025	YTD 2024
Total Square Feet	104,151	93,873	820,906	964,480
Total Construction Cost	$4,062,613	$4,757,959	$39,188,564	$95,158,879
Total Inspections	488	618	4,567	4,033

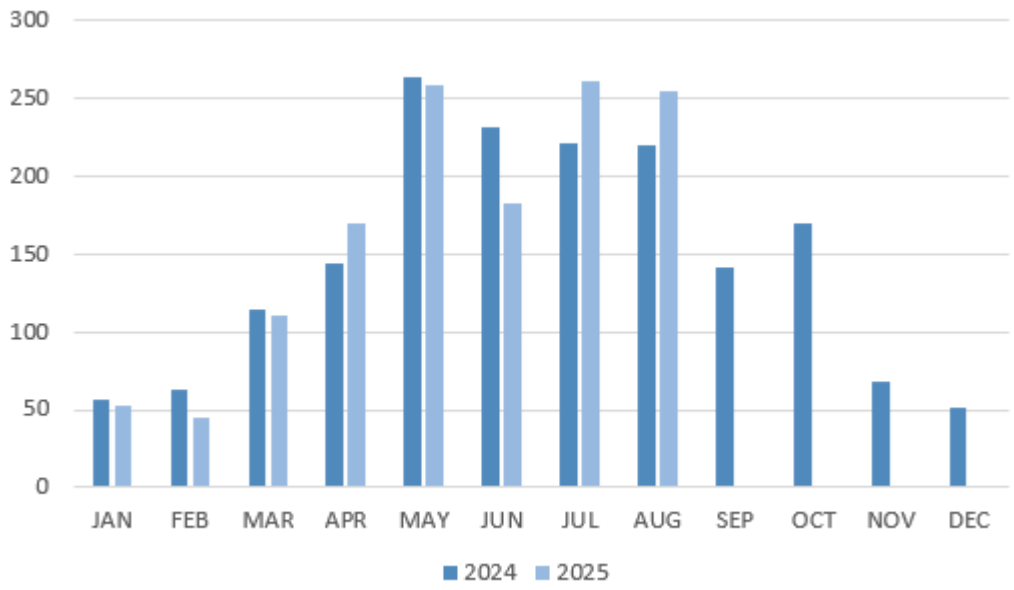
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	189
300-390	Traffic Code	0
401-411	Zoning	24
500-520 (excl. 501)	Building and Construction	40
501	Sign Code	1
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	254

Total Code Cases



Most Common Code Cases in May

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	88
245.160: A (11)	Trash—Prohibited	31
245.160: A (12)	Inoperable Vehicles—Prohibited	1
500.020: (a)	Building Permit Required	9

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-06-25-9614 GDP-06-25-9615 PP-06-25-9616	Boulder Springs	Recommended Approval July 28th, 2025	Approved August 4th, 2025	5439 5440
PF-06-25-9622	Retreat at Chapman Farms	Recommended Approval August 11th, 2025	Approved August 18th, 2025	5343

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Type of Sign Permit	August 2025	August 2024	YTD 2025	YTD 2024
Sign Face Replacement	5	8	39	25
Ground-Mounted Signs	0	2	15	15
Building-Mounted Signs	3	6	56	61
Temporary Signs	2	4	32	16
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	0	2
Total Signs Issued	10	26	257	109