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PLANNING COMMISSION MEETING

Monday, April 13, 2026 6:30 PM
Public Safety Building
1100 SW Smith St
Blue Springs, Missouri

MEMBERS:	Susan Stokenbury (4/4)
Chris Henning (4/4)	Jennifer Ritschel (4/4)
Rick How (4/4)	Travis Graham (2/4)
Brian Ingersoll (4/4)	Byron Craddolph (3/4)
Chad Sanderson (3/4)	Jared Pumphrey (3/4)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval of March 23, 2026 Minutes
4. Consideration of a Two-year extension of Preliminary Plat approval for Hoot Owl Meadows
5. Public Hearing—Conditional Use Permit: Inked by Ri (CUP-03-26-9849) 821 SW US 40 Hwy
6. Adjournment

This agenda was posted at City Hall and on the City's website on April 8, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

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MINUTES OF PLANNING COMMISSION March 23, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, March 23, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Susan Stokenbury

Jennifer Ritschel-Smith

Byron Craddolph

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Traci Breshears, Recording Secretary

Asif Haque, Planner II

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

Jennifer Baird, City Attorney

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1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Traci Breshears, Recording Secretary, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson Henning requested action on the approval of the minutes from March 9, 2026. Commissioner Craddolph made a motion to approve the minutes. Commissioner Stokenbury seconded the motion. With 6-0 approval the minutes passed.

3. PUBLIC HEARING—AGENDA ITEMS 4, 5 AND 8: Rezoning/RZ-02-26-9805/General Development Plan/GDP-02-26-9806/Preliminary Plat/PP-02-26-9807/Sullivan Ranch/ East of S Litchford and North of SE Harris-Potts Rd

Chairperson Henning opened the public hearing at 6:32p.m. and requested Shantele Frie, Planner III, present the Rezoning, General Development Plan and Preliminary Plat for Sullivan Ranch to Planning Commission.

Applicant: Robert Walquist, 821 NE Columbus St, Lee's Summit, MO

For: None

Against: Martin Underwood, 29110 E Wyatt Rd, Grain Valley, MO

AJ Ali, 29910 E Harris-Potts, Blue Springs, MO

Karin Evans, 29614 E Harris-Potts, Grain Valley, MO

Adam Kriz, 30404 E Litchford Rd, Grain Valley, MO

Whitney Huddleston, 30500 E Litchford Rd, Grain Valley, MO

Parker Huddleston, 30500 E Litchford Rd, Grain Valley, MO

Mr. West, 29605 E Major Rd, Grain Valley, MO

Nancy Hatfield, 28904 E Wyatt Rd, Grain Valley, MO

Chairperson Henning, closed the public hearing at 7:09 p.m.

Commissioner How made the motion to approve Rezoning/RZ-02-26-9805. Commissioner Stokenbury seconded the motion. With a 3-3 tie the Rezoning was recommended for denial at the April 6, 2026 City Council Meeting.

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

Staff Conditions

Commissioner How made the motion to approve General Development Plan/GDP-02-26-9806 with staff conditions. Commissioner Stokenbury seconded the motion. With a 3-3 tie the General Development Plan was recommended for denial at the April 6, 2026 City Council Meeting.

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Chris Henning—No

Byron Craddolph—No

Richard How—Aye

Susan Stokenbury—Aye

Brian Ingersoll—No

Jennifer Ritschel-Smith—Aye

Staff Conditions

1. Approval based on the representations of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless are requested and approved through the approval of the General Development Plan:

2. Established minimum lot standards that deviate from the "SF-12" zoning district standards, as outlined in the table, which include reductions to the minimum rear yard setback requirement to the following lots: 1,2,3,4,5,6,27,28,29,30,31,32,33,34,35,36,43,44,55,56,57,58,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,102,103,104,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,147,148.

3. Established minimum lot standards that deviate from the "SF-12" zoning district standard as outlined in the table, which includes a request for a reduction in lot width for the Cul-De-Sac front building line for the following lots: 34, 44,45,81.

Commissioner How made the motion to approve Preliminary Plat/PP-02-26-9807 with staff conditions. Commissioner Stokenbury seconded the motion. With a 3-3 tie the Preliminary was denied.

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

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-02-26-9805) or General Development Plan (GDP-02-26-9806) 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. All public infrastructure including offsite connection to lift station with easements prior to Final Plat approval.

6. Capacity of downstream culverts shall be evaluated per APWA and replaced as required.

7. Storm sewer improvements along Litchford Road and Harris-Potts Road shall be provided to meet APWA requirements for spread.

8. Improvements to Litchford Road shall include recommendations in Traffic Impact Study to meet minimum sight distance requirements.

9. Provide Final Drainage Study. Drainage Study shall conform to City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10, and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.

10. Provide As-Built drawings prior to Final Plat approval.

11. Developer shall coordinate with Public Works Department regarding the proposed street lighting prior to Final Plat approval.

12. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.

    a. As required by MDNR land disturbance permit, storm water pollution prevention plan (SWPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.

13. A Maintenance Bond will be required following infrastructure acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.

14. The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.

15. Acknowledgement of final acceptance by the local PWSD authority shall be submitted prior to Final Plat approval.

16. A sealed letter by a Registered Professional Engineer is the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.

17. The developer shall construct full roadway improvements along E. Wyatt Road in accordance with City roadway standards, including dedication of a sixty (60) foot right-of-way and construction of the full roadway section.

18. The developer shall construct half-road improvements along S. Litchford Road along the development frontage, including installation of curb, gutter, and sidewalk.

19. The developer shall construct half-road improvements along Harris-Potts Road along the development frontage, including the installation of curb, gutter, and a minimum five (5) foot-wide ADA-compliant sidewalk.

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4. **PUBLIC HEARING—AGENDA ITEMS 6 & 9: General Development Plan & Preliminary Plat/GDP-12-25-9749; PP-12-25-9750/McAtee Village/412 SW 9th St**

Chairperson Henning requested Logan Day, Planner II, present General Development Plan and the Preliminary Plat for McAtee Village to the Planning Commission.

Applicant: Chad McAtee, 3224 S Owens School Rd, Blue Springs, MO

For: None

Against: None

The public hearing was closed by Chairperson Henning at 7:35p.

Commissioner How made the motion to approve General Development Plan/GDP-12-25-9749. Commissioner Ingersoll seconded the motion. With a 5-1 approval the General Development Plan was recommended for approval at the April 6, 2026 City Council Meeting.

Chris Henning—No

Susan Stokenbury—Aye

Richard How—Aye

Jennifer Ritschel-Smith—Aye

Brian Ingersoll—Aye

Byron Craddolph—Aye

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Commissioner How made the motion to approve Preliminary Plat/PP-12-25-9748. Commissioner Ingersoll seconded the motion. With a 5-1 approval the General Development Plan was recommended for approval at the April 6, 2026 City Council Meeting.

Chris Henning—No

Susan Stokenbury—Aye

Richard How—Aye

Jennifer Ritschel-Smith—Aye

Brian Ingersoll—Aye

Byron Craddolph—Aye

Staff Conditions:

1. Approval of 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 General Development Plan:
    a. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.
2. A final boundary Survey shall be completed prior to the Final Plat and Site Plan Design Review.
3. Prior to final platting the following items must be addressed:

a. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the storm water detention basin was constructed in accordance with the approved plans and functions as designed.
b. Maintenance Bonding for a period of 2-years is provided for public infrastructure (sanitary sewer, storm sewer and water).
c. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to Public Works Department by the engineer in both electronic (PDF) and hard copy (1 set) versions following construction.

4. Prior to staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.
5. During Site Plan Design Review, grading along the south property line shall be designed to direct stormwater around the adjacent property to the south in a manner that does not adversely impact the existing residence. Any grading or drainage improvements related to this condition shall be shown on plans prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.

6. Homeowners Association (HOA) restrictions shall be recorded restricting driveway usage from parking, as required parking shall be accommodated within garages and on-street parking areas.
7. Any substantial deviation from the approves Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.
8. Easement Language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.
9. The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.

5. PUBLIC HEARING—AGENDA ITEMS 7 & 10: General Development Plan & Preliminary Plat/GDP-12-25-9747; PP-12-25-9748/McAtee Meadows/707 SW South Ave

Chairperson Henning opened the public hearing at 7:40 p.m. and requested Logan Day, Planner I, present the General Development Plan and Preliminary Plat for McAtee Meadows to Planning Commission.

Applicant: Chad McAtee, 3224 S Owens School Rd, Blue Springs, MO

For: None

Against: None

With no further discussion, Chairperson Henning closed the public hearing at 7:44 p.m.

Commissioner Ingersoll made a motion to approve General Development Plan/GDP-12-25-9747. The motion was seconded by Commissioner Ritschel. With a 6-0 approval the General Development Plan was recommended for approval at the April 6, 2026 City Council Meeting.

Chris Henning—Aye	Susan Stokenbury—Aye
Richard How—Aye	Jennifer Ritschel—Aye
Brian Ingersoll—Aye	Byron Craddolph—Aye

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 General Development Plan:
    a. A waiver for attached garages to be allowed to front the street on which the primary building entrance is located.
2. A Final Boundary Survey shall be completed prior to approval of the Final Plat and Site Plan Design Review applications.
3. Prior to Final Platting the following items must be addressed
    a. A sealed letter by a Registered Professional Engineer in the State of Missouri stating that the storm water detention basin was constructed in accordance with the approved plans and functions as designed.
    b. A maintenance bond will be required following infrastructure (sanitary sewer, storm sewer and water) acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.
    c. As-Built Drawings (also known as Record Drawings) marked up to reflect changes made during the construction process shall be prepared and submitted to the Public Works Department by the

engineer in both electronic (PDF) and hard copy (1 set) versions following construction and prior to Final Plat approval

d. All public infrastructure shall be installed and accepted with easements prior to Final Plat approval.

4. Prior to the staff presentation to the Planning Commission and City Council for approval of the Final Plat and Site Plan Design Review applications, a stormwater drainage report shall be submitted demonstrating a reduction in runoff in accordance with the City of Blue Springs Design and Construction Manual. All required stormwater facilities shall be provided to meet the recommendations of the approved report. The report shall be prepared and stamped by a professional engineer licensed in the State of Missouri and shall be subject to review and approval by the City Engineer prior to presentation to the Planning Commission and City Council.
5. Any substantial deviation from the approved Preliminary Plat or General Development Plan, as determined by staff, shall require resubmittal and approval of a revised Preliminary Plat and General Development Plan prior to Final Plat and Site Plan Design Review approval.
6. Easement language defining the use and dedication of each easement shall be provided directly on the Final Plat within the respective easement labels and shall not be included within the surveyor's notes.
7. The Final Plat shall include language under the Ingress/Egress Easement heading clearly defining permitted use and maintenance responsibilities. Such language shall not be included within the surveyor's notes.
8. Provide Final Drainage Study. Drainage study shall conform to City of Blule Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.
9. Provide site triangles analysis at proposed drive per AASHTO as a stopped condition and confirm adequate site distance exists at proposed drive connections to the existing ROW.
10. Temporary construction easements for work outside of the property boundary shall be required prior to construction permit approval.
11. A public storm sewer easement shall be recorded for the proposed offsite storm sewer prior to construction permit approval.

12. The City of Blue Springs Design and Construction Manual shall be followed regarding design and construction specifications.
13. Fire Hydrant servicing the site shall be constructed in a manner that water flows 1000 gallons per minute for 1 hour.

Chairperson Ingersoll made the motion to approve Preliminary Plat/PP-12-25-9748 with staff conditions. Commissioner How seconded the motion. With a 6-0 vote, the Preliminary Plat was approved.

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

6. ADJOURN

Chairperson Henning asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:51 p.m.

[BOARD CHAIR]

_____

[Chris Henning]

ATTEST;

_____

[board secretary]

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DATE: April 13, 2026

TO: Planning Commission

FROM: **Shantele Frie, Planner III**

SUBJECT: Request for Extension of Preliminary Plat Approval for Hoot Owl Meadows located at the Southwest Corner of E. Wyatt Road and S. Litchford Road

The applicant, Justin Larkin, is requesting approval of an extension to the previously approved Preliminary Plat for the Hoot Owl Meadows subdivision, pursuant to the requirements of the Blue Springs Unified Development Code (UDC)

The Planning Commission originally approved the Preliminary Plat for Hoot Owl Meadows on April 22, 2024. In accordance with Section 403.050 of the Unified Development Code, Preliminary Plats are valid for a two-year time period unless extended by the Planning Commission prior to expiration.

The applicant has submitted a formal request to extend the validity of the Preliminary Plat before its expiration date of April 22, 2026.

The Hoot Owl Meadows subdivision consists of approximately 133.43 +/- acres and proposes 231 single-family large residential lots along with associated public improvements, including streets, sidewalks, utilities, and open space areas.

Since the original approval, the applicant has been working to advance the project, but has not yet submitted the Final Plat or construction documents due to the final design and infrastructure layout.

Section 403.050 of the Unified Development Code allows for one (1) two-year extension of a Preliminary Plat approval, provided the request is submitted prior to expiration, and the Planning Commission determines that:

- Conditions of the original approval remain substantially unchanged;

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- The proposed development continues to comply with applicable City Codes and regulations; and
- No significant changes in the surrounding area or infrastructure have occurred that would impact the validity of the original approval.

Staff has reviewed the request and finds the following:

- **Consistency with Original approval:**
  - The proposed subdivision layout and development concept remain consistent with the originally approved preliminary Plat
- **Regulatory Compliance:**
  - The project continues to meet the applicable requirements of the Unified Development Code, including zoning, subdivision design, and infrastructure standards.
- **Changes in Area Conditions:**
  - There have been no substantial changes to surrounding land uses, roadway classifications, or public infrastructure that would negatively impact the development as originally approved.
- **Progress Toward Development:**
  - The applicant has demonstrated intent to move forward with the project, and the requested extension will allow additional time to complete engineering and prepare construction documents.

Staff recommends approval of the request for an extension of the Preliminary Plat for Hoot Owl Meadows with the following conditions of approval:

1. The extension shall be valid for a period of two years from the date of Planning Commission approval of April 13, 2026.
2. All prior conditions of approval for the Preliminary Plat shall remain in full force and effect.
3. Any future submittals, including construction documents and Final Plat, shall comply with all applicable City Codes and regulations in effect at the time of submittal unless otherwise approved.

HOOT OWL

Please take the letter as a request for an extension of the:

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR HOOT OWL MEADOWS A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI SECTION 20, TOWNSHIP 48N, RANGE 30W

I am working on final design and infrastructure lay out right now and am requesting a 12 month extension from the City of Blue Springs to ensure proper design.

Thank you,

Justin Larkin

JW Larkin properties LLC

816-896-9250

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: April 13, 2026

City Council Date: April 20, 2026

Project Name: Inked By Ri

Site Location: 821 SW WB US 40 HWY

Applicant: Riley R. Smith

Property Owner: DB Commercial Realty LLC

Staff Planner: Shantele Frie, Planner III

Project Request:

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

Project Description:

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

Conditional Use Permit
CUP-03-26-9849
Inked by Ri
Exhibit #1

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

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

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

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit with conditions. Conditions are identified at the end of the staff report.

Previous Actions:

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

Future Applications:

No future applications currently.

Adjacent Properties:

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

Conditional Use Permit Analysis

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for uses that, due to their varying design and operational characteristics, of the use or due to conditions in the area, are not generally appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location.

Special Use Standards:

Per UDC Section 405.050(33), the following regulations shall apply to all Body Art Services. Body art services shall be subject to the following standards and requirements:

a. As a conditional use, body are services may not locate or expand any existing operation within five hundred (500) feet of any residential use or district, church, school, or public park. The distance between these uses shall be measured in a straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

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

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

b. No permit or license may be issued for a body art service establishment where it is determined that the total number of such facilities will exceed a population density factor of one (1) establishment per six thousand (6,000) residents based on the official population adopted annually by the City Council. This shall not restrict multiple artists from co-location in an establishment.

   Staff Response: Based on the current population figures and the corresponding maximum allowance of ten (10) body art service establishments citywide, staff have reviewed the existing number of permitted facilities. The addition of the proposed establishment will not cause the total number of body art establishments to exceed the maximum permitted threshold. Therefore, the request is compliant with the population density requirements of the Unified Development Code.

c. No permit or license shall be issued for a body art service establishment or body art service provider without providing evidence of licensing from the State of Missouri.

   Staff Response: Staff recommends that submission of valid state licensing documentation be required prior to the issuance of a business license or certificate of occupancy for the proposed establishment. With this condition satisfied, the request will comply with the applicable Unified Development Code.

Land Use & Density:

The existing land use of this property is commercial business with retail use.

Building Typology:

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

Architectural Character:

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

Parking:

Parking is provided with the existing retail center.

Streets & Sidewalks:

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

Pedestrian Access:

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

Traffic:

A traffic impact study is not required for this project.

Stormwater:

There is no development with the CUP; therefore, it does not impact existing stormwater runoff.

Sanitary Sewer:

The proposed body art service establishment will occupy an existing building; however, the use must be served by an appropriate public sanitary sewer connection in

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

Signage:

Any signs will be reviewed under an Administrative Sign Permit, provided they comply with the Sign Code.

Preservation:

The site is currently developed, and the applicant is not requesting any further modifications.

Phasing:

No further development is proposed at this time.

Review Criteria

A Conditional Use Permit shall be reviewed according to the following criteria:

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

   Staff Response: The proposed body art service establishment is consistent with the intent of the underlying zoning district, which is intended to accommodate a range of commercial uses that provide services to the community. Body art services are considered a personal service use that is compatible with other permitted and conditionally permitted commercial activities within the district.

   Additionally, the proposed use is not anticipated to adversely impact adjacent or nearby properties. The establishment will operate within an existing commercial

building and is subject to all applicable operational and locational standards outlined in the Unified Development Code, including separation requirements and state licensing provisions. As such, the use is compatible with the surrounding land uses and supports the overall intent of both the subject zoning district and any abutting districts.

2. Compliance of any proposed development with the requirements of this Development Code.

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

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Development Code and the intent or design objectives of any applicable Subsections of this Development Code.

   Staff Response: No additional site-specific conditions are necessary beyond standard code requirements. The proposed use is compatible with the existing building and surrounding area and will comply with all applicable provisions of the Unified Development Code.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

   Staff Response: The proposed use is located within an existing commercial building and does not include any exterior modifications or changes to the site

layout. As such, no impacts on the public realm, streetscape design, or the building's relationship to the street are anticipated. The existing site conditions will remain unchanged and continue to function in accordance with the intent of the Unified Development Code.

5. The adequacy of drainage, utilities, and other public facilities.

   Staff Response: The proposed use will be served by existing drainage, utilities, and public facilities. The site must maintain a proper connection to the public sanitary sewer system. No deficiencies have been identified, and the existing infrastructure is adequate to support the use.

6. Compatibility with the character of the area in terms of building scale, building form, landscape, and site design.

   Staff Response: The proposed use is located within an existing commercial building and does not include any changes to building scale, form, landscaping, or site design. As such, the request is compatible with the existing character of the area and surrounding development.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent properties.

   Staff Response: The proposed body art service establishment is not anticipated to adversely impact surrounding properties in terms of operating characteristics. The use is expected to generate minimal noise, traffic, and activity levels typical of personal service use within a commercial area. All operations will be conducted within an enclosed building, limiting visible and audible impacts. As such, the

proposed use is compatible with the surrounding area in terms of hours of operation, traffic patterns, and overall intensity of use.

8. The application will not prevent the development and use of the neighboring properties in accordance with the applicable development regulations.

   Staff Response: The proposed use will not impede the development or use of neighboring properties in accordance with applicable development regulations. The establishment is located within an existing commercial building and is consistent with permitted uses in the area, ensuring continued compatibility with surrounding properties and their future development potential.

9. The long-range plans applicable to the site and the surrounding area are not negatively impacted, considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

   Staff Response: The proposed use is consistent with the area's long-range plans and is not expected to adversely affect the surrounding development pattern. The body art service establishment is a commercial use within an existing commercial building and aligns with the area's established character. The use is not expected to alter the trajectory of future development or conflict with the permanence of existing uses.

10. The recommendations of professional staff.

    Staff Response: Staff recommends approval of the Conditional Use Permit, subject to the conditions listed at the end of the staff report.

Staff Recommendation:

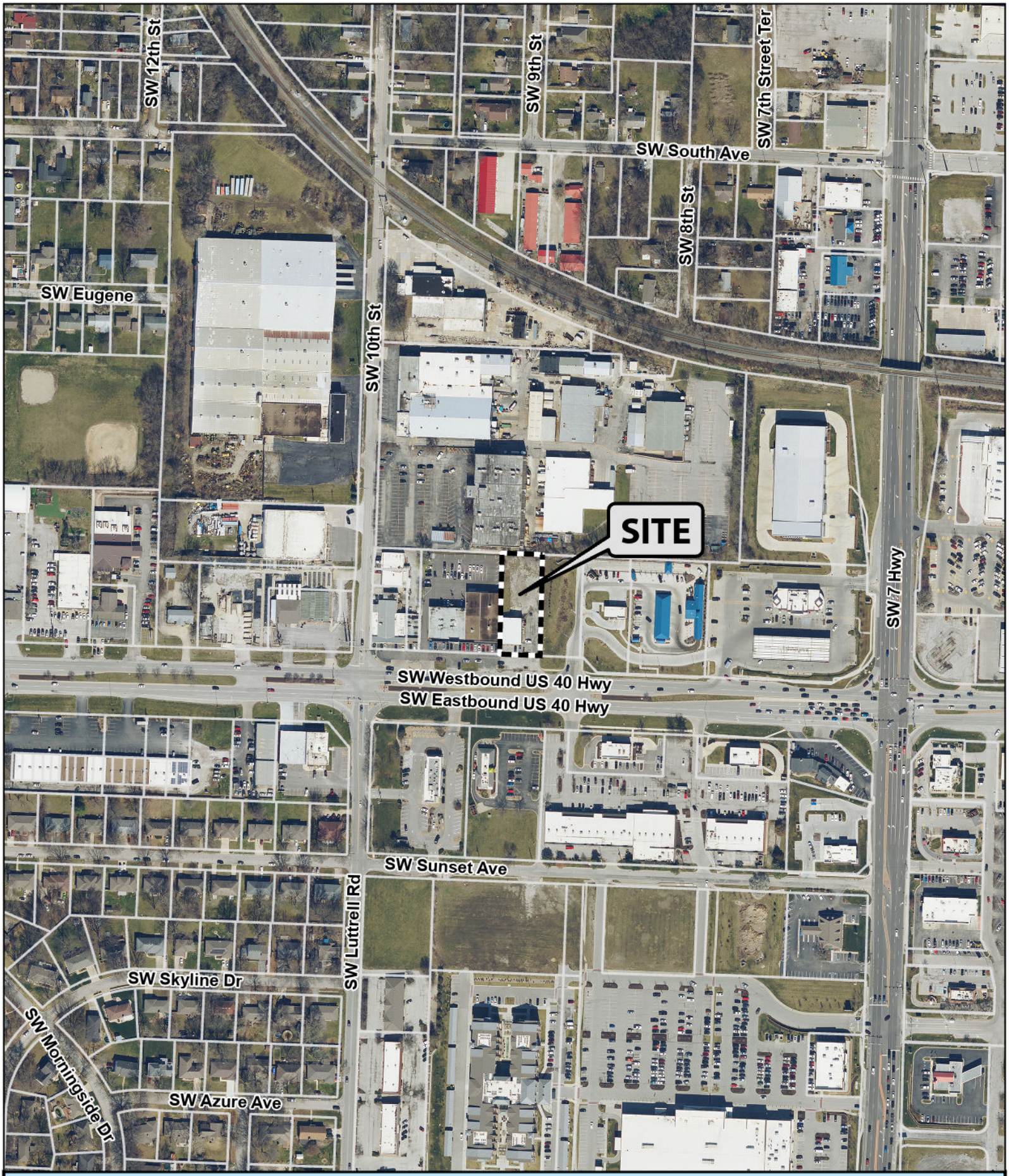
Staff recommends approval of the Conditional Use Permit application with the following four (4) conditions:

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

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

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

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



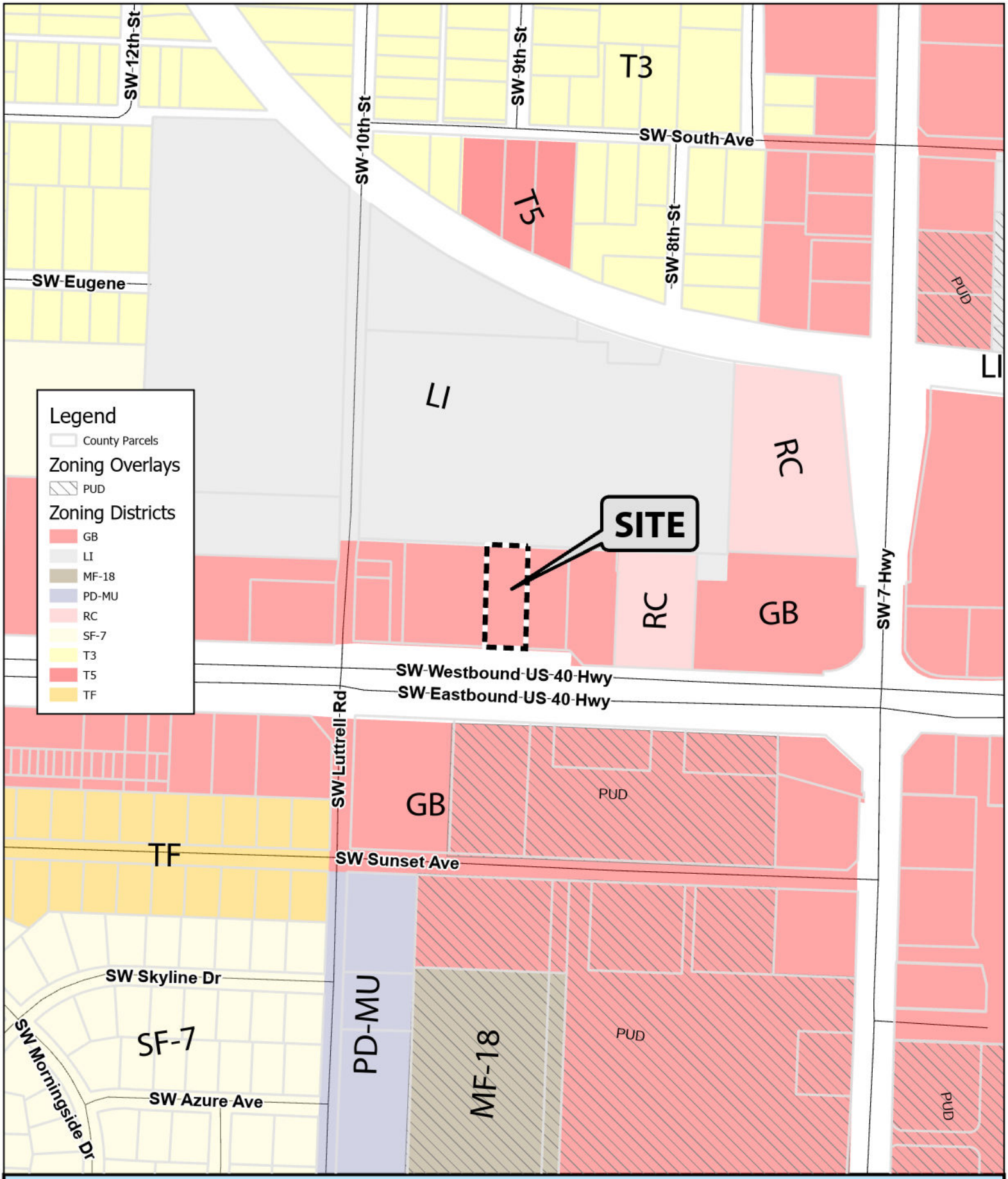
BLUE SPRINGS
MISSOURI

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

N

1" = 300'

Date: 03/05/26



BLUE SPRINGS MISSOURI

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

N

1" = 300'

Date: 03/05/26

Written Narrative – Proposed Fine Line Tattoo Studio

Location: 821 40 Highway, Blue Springs, MO

Proposed Use, Intensity, and Extent of Development

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

Consistency with Zoning District Intent and UDC Objectives

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

Compliance with UDC Requirements

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

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

Adequacy of Infrastructure and Public Facilities

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

Access, Traffic, and Parking

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

Duration of Use

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

Community and Economic Benefit

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

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

Compatibility of Operating Characteristics

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

Impact on Adjacent Properties

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

Consistency with Long-Range Plans

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

Impact on the Public Realm and Site Environment

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

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

Publication Dates:

- Mar 28, 2026

Printer's Fee: $100.55

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Broward

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

S Smith

_____

Notary Public
Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

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

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, April 13, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Riley Smith, Inked By Ri, on behalf of the property owner, David Bateman, for approval of a Conditional Use Permit allowing fine line body art uses on 0.57 +/- acres at 821 SW WB US 40 HWY. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

WILLIAMS RL ADD LOT 6

CITY OF BLUE SPRINGS Planning Commission
By: Shantele Frie, Planner III

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit/ CUP-03-26-9849 on **Monday, April 20, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 28, 2026

4421250

Conditional Use Permit
CUP-03-26-9849
Inked by Ri
Exhibit #2



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

BLUE SPRINGS
MISSOURI

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

N

Conditional Use Permit
CUP-03-26-9849
Inked by Ri
Exhibit #3

Date: 03/05/26

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

Conditional Use Permit
CUP-03-26-9849
Inked by Ri
Exhibit #4

BLUE SPRINGS
MISSOURI

March 27, 2026

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

Inked by Ri

821 SW Westbound 40 Hwy

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Riley Smith, on behalf of property owner, DB Commercial Realty LLC, for consideration to approve a Conditional Use Permit allowing the Body Art Service uses on a 0.57+/- acre property generally located east of SW 10th Street and north of SW US 40 Hwy. The applicant is requesting to operate a fine line tattoo shop on property addressed 821 SW Westbound US 40 Hwy

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

Conditional Use Permit
CUP-03-26-9849
Inked by Ri
Exhibit #5

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

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

Planning Commission - Monday, April 13, 2026 @ 6:30 p.m.

&

City Council – Monday, April 20, 2026 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS

COMMUNITY DEVELOPMENT