BLUE SPRINGS
MISSOURI

CITY COUNCIL MEETING
Monday, August 3, 2026, 6:00 PM

Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith Street
Blue Springs, Missouri 64015
This meeting can be viewed live on the City's website at
https://www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Council Chambers. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Agenda

Pledge of Allegiance

1. Call meeting to order
2. Confirmation of a Quorum
3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the

Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

a. Minutes of the July 20, 2026 City Council meeting

b. Resolution No. 054-2026 approving a Disposition of Records

c. Resolution No. 055-2026 establishing Fall Fun Fest Dates

d. Resolution No. 056-2026 approving a Memorandum of Understanding for lease of Blue Springs Downtown Public Area for Fall Fun Festival

4. **Public Hearing** – SheDigs It Vacation (VAC-06-25-9919) – **Withdrawn by Applicant**

5. **Public Hearing** – Ford Warehouse Planned Development Concept Plan (PDC-04 26-9865)

6. Introduction and readings of Bill 5420 approving a Planned Development Concept Plan for Ford Warehouse (PDC-04 26-9865)

7. **Public Hearing** – Pointe of Hope Rezoning (RZ-06-26-9922) and Conditional Use Permit (CUP-06-26-9923)

8. Introduction and readings of Bill 5421 approving a Pointe of Hope Rezoning (RZ-06-26-9922)

9. Introduction and readings of Bill 5422 approving a Pointe of Hope Conditional Use Permit (CUP-06-26-9923)

10. **Public Hearing** – Community Development Block Grant Advisory Board Annual Action Plan

11. Resolution 057-2026 approving a Community Development Block Grant Advisory Board Annual Action Plan

12. Visitors - This section is reserved for public comments on topics not on the Agenda. While no immediate action will be taken, comments will be noted.

13. Councilmember Comments

14. Mayoral Comments

15. Executive Session – Discussion related to Personnel pursuant to Sections 610.021 (3) and (13)

Upcoming Meetings

Park Commission Meeting – August 4, 6:00 PM

Planning Commission Meeting – August 10, 6:30 PM

Public Arts Commission Meeting – August 12, 4:00 PM

Budget Work Session – August 14, 6:00 PM

Land Bank – August 17, 3:00 PM

City Council Meeting – August 17, 6:00 PM

Economic Development Council – August 19, 8:15 AM

Planning Commission Meeting – August 24, 6:30 PM

Public Safety Citizen's Advisory Board Meeting – August 25, 6:00 PM

Labor Day – **City Offices Closed** – September 7

City Council Meeting – September 8, 6:00 PM

This agenda was posted at City Hall and on the City's website on Thursday, July 30, 2026.

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

EXPLANATIONS

DATE: July 30, 2026

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

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3b – Disposition of Records

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

Items 3c & 3d – Fall Fun Fest Dates and Memorandum of Understanding

Adopt two Resolutions (1) designating Friday, September 18, through Sunday, September 20, as the dates for the 2026 Blue Springs Fall Fun Festival and (2) approving a Memorandum of Understanding for license of Blue Springs Downtown Public Area for Fall Fun Festival. Refer to Council Information Form from Director of Strategic Initiatives George Schmitz for additional information.

Item 4 – SheDigs It Vacation – Withdrawn

The public hearing for the consideration of vacation of 0.69 +/- acres property generally located at 600 SE Central Dr. (VAC-06-26-9919) has been withdrawn by Martin Arling on behalf of the Applicant, Chris Rimel.

Items 5 & 6 – Ford Warehouse Planned Development Concept Plan

A public hearing is being held at the request of the applicant, Powell Minnis, for consideration of a Planned Development Concept for the Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway, to allow a building addition to the existing warehouse on the property (PDC-04-26-9865). Upon conclusion of the public hearing, a Bill approving the Planned Development Concept will be ready for introduction and readings. Refer to Council Information Form from Director of City Development Nic Hutchison for additional information.

Items 7, 8 & 9 – Pointe of Hope Rezoning and Conditional Use Permit

A public hearing is being held at the request of the Applicant, Rick Villers of Steel Systems Construction, on behalf of the property owner, Pointe of Hope Lutheran Church, for consideration of a request to rezone Tract 3 of the property from "GB" (General Business) to "RC" (Regional Commercial) and to approve a Conditional Use Permit allowing the outdoor storage of recreational vehicles (RVs), boats, and trailers on the property located at 1211 NW 7 Highway (RZ-06-26-9922 / CUP-06-26-9923). Upon conclusion of the public hearing, a Bill approving the Rezoning and a Bill approving a Conditional Use Permit will be ready for introduction and readings. Refer to Council Information Form from Director of City Development Nic Hutchison for additional information.

Items 10 & 11 – Community Development Block Grant Advisory Board Annual Action Plan

A public hearing is being held at the request of the City of Blue Springs for consideration to approve the 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan. Upon conclusion of the public hearing, a Resolution approving the 2026-2027 CDBG Annual Action Plan will be ready for adoption. Refer to Council Information Form from Director of City Development Nic Hutchison for additional information.

BLUE SPRINGS
MISSOURI

MINUTES OF JULY 20, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, July 20, 2026 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel - ABSENT

Galen Ericson

Brian Markworth

Jeremy Rowan

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and Deputy City Clerk Megan Rodgers.

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

DRAFT

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

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

CONSENT AGENDA

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

- Minutes of the July 6, 2026 City Council Meeting
- **Resolution No. 052-2026** approving a purchase in the amount of $5,911,144.00 from Athco Acquisition Corp. for the purchase of playground equipment for Southwest Park; CIP-PR-71.
- **Resolution No. 053-2026** approving a purchase and installation in the amount of $325,673.00 from Athco Acquisiton Corp. for the purchase and installation of playground safety surfacing for Southwest Park; CIP-PR-71.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Brummel – ABSENT

Mayor Lievsay – Aye

PROCLAMATION

Mayor Lievsay and Council recognized the Blue Springs South High School Baseball team for their Class 6 State Championship.

PUBLIC HEARING – FORD PARTS WAREHOUSE PLANNED DEVELOPMENT CONCEPT PLAN MOTION TO CONTINUE

Mayor Lievsay opened the Public Hearing at 6:04 p.m. and advised the Council that a continuation is being requested for the public hearing for the consideration of a Planned Development Concept Plan (PDC-04-26-9865) for Ford Parts Warehouse to the August 3, 2026 City Council Meeting.

Councilmember Kaylor moved to continue the public hearing on July 20, 2026 to the August 3, 2026 Council meeting. Motion seconded by Councilmember Ericson and carried unanimously.

WINWATER CONDITIONAL USE PERMIT WITHDRAWN

Mayor Lievsay advised the Council that the applicant, Bart Fisher, requested the consideration of the Conditional Use Permit for Winwater located at 2601 NW Jefferson St. (CUP-04-26-9863) be withdrawn.

PUBLIC HEARING – CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEARS 2026-2027 – 2030-2031

Mayor Lievsay opened the Public Hearing at 6:05 p.m. to consider Fiscal Years 2026-2027 to 2030-2031 Capital Improvements Program for the City of Blue Springs. The Deputy City Clerk entered two exhibits into the record.

STAFF REPORT

City Administrator Christine Cates reviewed the details of the proposed Capital Improvements Program and addressed questions from the Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:15 p.m.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5418 - CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEARS 2026-2027 – 2030-2031

Councilmember Kaylor introduced Bill Number 5418 approving the Fiscal Years 2026-2027 to 2030-2031 Capital Improvements Program. Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5418 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5418 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Ericson and carried unanimously.

SECOND READING – BILL NUMBER 5418

Ms. Ford made the second reading of Bill Number 5418 by title. Councilmember Ericson moved to adopt Bill Number 5418 upon its second reading and give it ORDINANCE Number 5512 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Tholen – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Brummel – ABSENT

Mayor Lievsay – Aye

PUBLIC COMMENT

Citizens Larry Anderson, Willie Jordan, Andy Quick, Jack Rudnay, Loretta Ross, Linda DeLuna, and Timothy Due spoke in opposition to Winwater General Development Plan.

INTRODUCTION AND FIRST READING OF BILL NUMBER 5419 – WINWATER GENERAL DEVELOPMENT PLAN

Councilmember Kaylor introduced Bill Number 5419 approving a General Development Plan for Winwater and Flex Use located at 2601 NW Jefferson St, to allow for the development of approximately 28,500+/- square feet of building area on approximately 5+/- acres of land (GDP-03-26-9850). Deputy City Clerk Megan Rodgers made the first reading of Bill No. 5419 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Tholen moved to approve Bill No. 5419 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Markworth and carried with the following:

VOTE

Ericson – No

Markworth – Aye

Rowan – Aye

Kaylor – No

Tholen – Aye

Brummel – ABSENT

Mayor Lievsay – Aye

SECOND READING – BILL NUMBER 5419

Ms. Rodgers made the second reading of Bill Number 5419 by title. Councilmember Ericson moved to adopt Bill Number 5419 upon its second reading and give it ORDINANCE Number 5513 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Markworth – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Ericson – No

Brummel – ABSENT

Mayor Lievsay – Aye

SECOND READING ONLY – BILL NUMBER 5413 – COLBERN ROAD ANNEXATION

Ms. Rodgers made the second reading of Bill No. 5413 approving the annexation of property (approximately 2.43 +/-acres) owned by City of Blue Springs located at SW Colbern Road Right-of-Way east of SW 7 Highway (ANNX-05-26-9895) by title. The Public Hearing was held and the first reading of Bill No. 5413 was approved at the July 6, 2026 City Council meeting. Councilmember Ericson moved to adopt Bill No. 5413 upon its second reading and give it ORDINANCE NO. 5514 with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Rowan and carried with the following:

VOTE

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Ericson – Aye

Markworth – Aye

Brummel – ABSENT

Mayor Lievsay – Aye

VISITORS

Citizen Emily Galloway-Morris spoke regarding creek flooding concerns in the Lake Village neighborhood.

MAYORAL COMMENTS

- Congratulations to Spain on winning the World Cup. Spain is the first country to simultaneously hold both the Men's and Women's World Cup titles.

CLOSED SESSION

At 6:52 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) and (3) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation and personnel and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the regular meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Ericson and carried with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Ericson – Aye

Markworth – Aye

Rowan – Aye

Brummel – ABSENT

Mayor Lievsay – Aye

July 20, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Megan Rodgers, Deputy City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 17, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Erin Ford

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

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

BACKGROUND

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

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Immediately
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with disposition list attached as Exhibit A.

REVIEWED BY

Requesting Director: Erin Ford

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 54-2026

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to direct the Records Manager or their designee to properly dispose of the records listed in the disposition list attached hereto as Exhibit "A" and incorporated herein.

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

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

nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

Disposition of Records

Disposition List

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

BOX No. / Item	Date of Record(s)	Contents	Destruction Date
N/A		All data, media and content captured through third-party cameras, excluding records that have been retained for official investigative or other legal purpose	Ongoing per policy
N/A	06/30/2025-07/31/2025	All employee emails in Sent Items, Deleted Items, Junk, and Clutter Folders	
ID-F923	2025	Dangerous Building Escrow	8/4/2026
	2021	Surplus forms	
	2020	Utility Sales Tax Reports, LBVSD Billings, Month end entries	
	2019 - 2020	Investment Activity	
ID-F924	2020	Work Comp Audit, Garnishment orders, Child support, Garnishment Notification Letters	8/4/2026
	2020	Biweekly payroll records, BSI Tax files, ICMA Transfer file	
ID-F925	2020	Voya Transfer Files	8/4/2026
	2018-2020	Health Insurance Reconciliation	
	2014-2020	Group Life Reconciliation	
	2018-2020	Insurance Bills	
	2025	Fieldhouse Revenue Reconciliation	
ID-F926	2019	Hotel Tax Payments: 3400, 900, 901, 3120, 3402	8/4/2026
	2020	Hotel Tax Payments: 3400, 3402	

ID-F927	2020	Hotel Tax Payments: 900, 901, 3120, 3300	8/4/2026
	2023 - 2025	Account Receivable GL Reconciliation	
ID-F928	2023-2024	AR to AP Reconciliation	8/4/2026
	2024-2025	GV Sewer Billing	
	2025	Payroll reconciliation	
	2025	Utility AR & Deposit reconciliation	
	2020	Voluntary deduction reconciliation	
ID-F929	2021-2024	Investment activity	8/4/2026
	2022	Bank Reconciliation	
	2023-2024	Sweep allocation	
ID-F930	2023-2024	Pledged Securities, Security Inventory	8/4/2026
	2023-2024	Bank Reconciliation	
	2020	Fuel Allocation	
ID-F931	2024	Outstanding invoices, Cash receipt records	8/4/2026
	2024	AP to AR Reconciliation	
	2025	Outstanding invoices, Payment Plan – Moore	
	2023	GV Sewer Billing	
	2024	Franchise Tax Monthly Totals	
ID-F932	2023	T-Mobile Franchise Tax correction	8/4/2026
	2020-2023	Verizon Franchise Tax Review	
	2024-2025	Accounts Payable Reports	
	2024-2025	PO Invoices Paid	
	2024	Procurement card activity	
ID-F933	2022	Unbilled nuisance – not sent to Property Owners	8/4/2026
	2022	Unbilled Nuisance – Common Area	
	2025	Payroll vouchers	
	2020	Payroll ACH files	
	2015	Redevelopment Agreement Escrow	
	2021	Unclaimed property	
	2024	Travel Documents	
ID-F934	2023	Capital Asset Tracking Spreadsheets	8/4/2026
	2018-2021	Meeting Agendas	
	2021	Utility Sales Tax Reports	

Council Meeting Date: August 3, 2026

Agenda Item #: 3c & 3d

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 9, 2026

ITEM TYPE: Resolution

SUBMITTED BY: George Schmitz

CONTRACT NUMBER:

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Community Identity

ITEM DESCRIPTION

Adopt two Resolutions (1) designating Friday, September 18, through Sunday, September 20, as the dates for the 2026 Blue Springs Fall Fun Festival and (2) approving a Memorandum of Understanding for license of Blue Springs Downtown Public Area for Fall Fun Festival.

BACKGROUND

Blue Springs Code of Ordinances Section 600.340.G – Consumption in Certain Places During Fall Fun Festival – Restrictions requires that the dates for the Fall Fun Festival be designated annually by the City Council by Resolution. The 2026 Blue Springs Fall Fun Festival shall begin on Friday, September 18, 2026, and continue through Sunday, September 20, 2026.

The proposed Memorandum of Understanding (MOU) grants the Blue Springs Chamber

of Commerce exclusive use of the public areas within a certain area for operating the Fall Fun Festival. The MOU addresses various operating issues associated with conducting the festival including parking, vendor licensing, trash collection, security, public access, water service and use of public spaces for temporary structures. The MOU was reviewed by City departments to address various operational issues.

The MOU obligates the Chamber to obtain liability insurance and indemnify and hold the City harmless from claims associated with occupancy of the festival grounds. Additionally, the Chamber is responsible for any and all agreements, contracts, or arrangements with the carnival, as well as additional security personnel, trash and debris, accessibility, and cleaning of the festival area.

The City agrees to provide festival preparation, police protection, and water supply. Additionally, the City is responsible for providing safety inspections of vendor booths.

The MOU has been approved by the Chamber Board of Directors.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	Blue Springs Chamber of Commerce
Amount of Request/ Contract:	$3,000
Amount Budgeted:	N/A
Budget Year:	FY 2025-26
Funding Source/Account #:	N/A
Account Balance:	N/A Date: 6/22/2026
Revenue to be Received:	$3,000
Revenue Account No.	100-00000-429100

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	September 18, 2026
Estimated End Date	September 20, 2026

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution Designating 2026 Fall Fun Festival Dates
2. Resolution with Memorandum of Understanding attached as Exhibit A.

REVIEWED BY

Requesting Director: George Schmitz

Administration: George Schmitz

Budget: Lori Turner

Legal: James Newell

City Administrator: Christine Cates

RESOLUTION 55-2026

A RESOLUTION DESIGNATING THE DATES FOR THE BLUE SPRINGS FALL FUN FESTIVAL FOR 2026

WHEREAS, Section 600.340.G, Code of Ordinances, City of Blue Springs, Missouri, states that the City Council shall annually designate the dates of the Blue Springs Fall Fun Festival; and

WHEREAS, the 2026 Blue Springs Fall Fun Festival shall begin on Friday, September 18, 2026, and continue through Sunday, September 20, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The dates for the 2026 Blue Springs Fall Fun Festival shall be Friday, September 18, 2026, through and including Sunday, September 20, 2026.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

RESOLUTION 56-2026

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE BLUE SPRINGS CHAMBER OF COMMERCE FOR THE USE OF DOWNTOWN PUBLIC AREA AND STAFF IN SUPPORT OF THE ANNUAL FALL FUN FESTIVAL

WHEREAS, the Blue Springs Chamber of Commerce holds an annual event called Fall Fun Festival in downtown Blue Springs; and

WHEREAS, the dates for the 2026 Fall Fun Festival are designated as Friday, September 18, 2026, and continue through Sunday, September 20, 2026; and

WHEREAS, the City desires to partner with the Chamber of Commerce in providing this event to its citizens by granting use of public areas to operate the Fall Fun Festival.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a Memorandum of Understanding with the Blue Springs Chamber of Commerce. A copy of the proposed Memorandum of Understanding is attached hereto as Attachment "A" and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said Memorandum of Understanding.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

MEMORANDUM OF UNDERSTANDING
FALL FUN FESTIVAL

LICENSE OF BLUE SPRINGS DOWNTOWN PUBLIC AREA FOR FALL FUN FESTIVAL

THIS MEMORANDUM OF UNDERSTANDING made and entered into this 6th day of July, 2026 by and between the **CITY OF BLUE SPRINGS, MISSOURI**, a municipal corporation, the "City", party of the first part, and the **BLUE SPRINGS CHAMBER OF COMMERCE**, 1000 W. Main St, Blue Springs, Missouri, a Missouri corporation, the "Chamber", party of the second part.

WITNESSETH: that the City Council of the City deems it to be in the best interests of the City and its citizens to promote City pride, commerce, and tourism through cooperation with the Chamber, in the production of the Fall Fun Festival, the "Festival". In order to further this purpose, the City hereby grants permission and authority to the Chamber, upon the terms and subject to the conditions of this contract, to use all of the public areas in and around the area generally known as the Downtown Blue Springs, which the City presently owns or controls, and contained within the boundaries as shown on the sketch attached hereto as **Exhibit A, the "Festival Area",** and made a part hereof by reference for the purpose of conducting the Festival from **September 18 through September 20, 2026** inclusive.

All activities and operations under this contract shall be conducted in full compliance with the City's Municipal Code, and in the event of any conflict between this contract and the Municipal Code, the provisions of the Municipal Code shall prevail.

SECTION I. FESTIVAL AREA & OPERATIONS

In consideration of the granting the use of the “Festival ground," the Chamber, its employees, agents, contractors, vendors, exhibitors, and persons or organizations participating in the operation of the Festival hereby agree and covenant:

A. The Festival Area shall be used only for the purposes of Conducting the Festival, with the following restrictions:

1. **Parking Lot - West of City Hall.** To allow the public to conduct business in City Hall, the Chamber will post signs and provide security personnel to restrict the use of the parking lot west of City Hall by Festival participants prior to 5:00 PM on the Friday of the Festival opening.

   The Chamber shall provide 90 parking passes for the West lot of City Hall to be used any time during the festival.

2. **City Hall Grounds.** The Chamber shall not allow the display or use of anything heavier than a total of 5,400 pounds on the City Hall Grounds. Any item over 3,000 pounds per axle shall be prohibited from entering this area.

3. **Former First Baptist Church Parking Lot located approximately at 15th and Main Street.** This will be the designated site for the carnival grounds. The Chamber shall be responsible for securing and maintaining any and all agreements, contracts, or arrangements with the carnival and any and all

providers necessary for the event. The Chamber acknowledges that the City shall have no responsibility, obligation, or liability for any services provided by the Carnival. The Chamber agrees to indemnify, defend, and hold harmless the City, its officers, employees, and agents from any claims, damages, or liabilities arising out of or related to the Carnival.

Whereas the Former First Baptist Church Building was previously used as a temporary shelter site in case of inclement weather, it will now no longer be used as such. The Chamber will coordinate with the Blue Springs Police Department to establish new shelter sites as a part of the Safety Plan that they develop for the Fall Fun Fest. The site of the Former First Baptist Church will strictly be used for its parking lot and the staging of the Carnival grounds.

4. **Public Streets and City Parking Lots.** The City shall allow the Chamber use of the following public lots for festival attendees:

    a. **Public Safety Parking Lot** - between Main and Walnut, and between 10th Street and 11th Street

    b. **10th Street Parking Lot** – On the Northwest corner of Main Street and 10th Street

    c. Street (City Hall) Parking lot on the Northeast corner of Main Street and 10th

    d. Vacant city lot on the North side Main Street, between 9th Street and 10th Street

e. **12th Street Parking Lot** - Parking lot on the Southwest corner of Main Street and 12th Street

f. Two vacant city-owned lots at the Northwest comer of 10th Street and Walnut Street

g. **Smith Street Parking Lot** – Parking lot north of the Howard L. Brown Public Safety Public Safety Building

The Chamber will neither drill holes nor allow any of its contractors, vendors, or exhibitors to drill holes for anchoring or stabilizing any structure or device in any public street or City parking lot. If the installation or erection of any device, structure or exhibit requires the anchoring or stabilizing of such structure by the drilling of holes in the pavement of the public parking lots, such drilling, shall be done by the City or shall be approved by the City. The Chamber will cooperate with the City in the determination of the best location for the anchors. Additionally, the Chamber will pay an amount not to exceed $15.00 each for the material cost of installing the anchors. Drilling in concrete must be approved in advance on a site-by-site basis by City inspectors. There shall be no drilling in brick work.

5. After such devices, structures and exhibits are removed, the City' shall make the necessary repairs to the holes that were drilled and bill the Chamber on a cost of $10.00 per-hole for said repairs. This bill shall include only those holes drilled by Chamber for the current year. Said repairs are to be performed and the Chamber invoiced prior to the end of the calendar year.

6. Only the use of white chalk or paint location markings on asphalt is authorized. Vendor location markings must be visible until inspections are complete.

B. To provide for the conduct of the Festival, CHAMBER agrees that:

1. **Festival Safety.** The Chamber shall provide necessary safety oversight from midnight to 8:00 a.m. each night of the Festival. The Chamber shall assure that the carnival operator provides reasonable and adequate safety personnel, in quantity and during hours of operation, as specified by the Chief of Police.

2. **Waste and Wastewater.** Chamber shall provide for a system of disposal of waste and wastewater for the Festival Area acceptable to the City. The Chamber shall prohibit all vendors and exhibitors from disposing of waste or wastewater into the storm sewers.

3. **Trash and Debris During Festival - Festival Area.** The Chamber shall during the Festival, provide daily, enough dumpsters for depositing trash and debris resulting from the Festival and shall further provide for the removal of said trash and debris from said dumpsters daily. The Chamber shall provide, while the Festival is in operation, sufficient personnel for the removal of trash. Liners for the trash containers shall be provided by the Chamber. The Chamber shall deliver trash containers to the Festival Area prior to the Festival and remove them following the Festival.

4. **Trash and Debris After Festival - Festival Area.** Trash and debris, including material (screws and other forms of metal fasteners) left after the dismantling of any performance structure, in the Festival Area, including

public parking lots and right-of- way, will be removed by noon on Monday following the Festival. The Chamber will be responsible for any damage to public or private property caused by the failure to comply with this provision of the Contract.

5. **Electrical Service.** The Chamber shall provide electrical service on the Festival Area, subject to the following terms and conditions:

    a. The installation of temporary' electrical service on, in, or adjacent to the sections of streets in the Festival Area will only be allowed during the period from Tuesday, September 1, 2026, through Wednesday, September 30, 2026.

    b. The Chamber and the City, through its Community Development Department conducting inspections, will work together to ensure the safe delivery of electrical service to the Festival Area.

6. **Accessibility.** The Chamber shall do all things necessary to assure handicap access to the Festival Area is maintained, including but not limited to providing Festival staff to monitor the lot. That the Chamber shall provide for handicapped parking in the municipal parking lot located west of City Hall. At least one ADA compliant restroom facility shall be made available at every bank of restrooms.

7. **Emergency Vehicle Accessibility.** The Chamber shall maintain booth spacing along streets to allow for clear access for emergency vehicles to enter the fairgrounds area.

8. **City Sponsor.** The Chamber shall include the name of the City as a sponsor in all media and promotional campaigns the same as any other

sponsor. This may include but is not limited to; pre-program publicity; banners, in theme-oriented signage, festival t-shirts, festival programs; and other advertisements.

9. **Vendors and Exhibitors Rules and Regulations.** All vendors and exhibitors will operate under the rules and regulations as set out in the vendor application including requirements for inspections, hours of operation, parking and vehicle restriction inside Festival Area as outlined. The application is hereto attached as Exhibit B. Vendors profiting by sales of items or services will be considered to be a regular vendor of the event and must register and pay the Chamber for booth space, electric, insurance and related costs per the vendor application.

10. **Vendor Booth Inspections.** The Chamber shall require all vendor booths be inspected by the City and/or Fire District for the purpose of conducting electrical, fire and other safety inspections of vendor booths.

11. **Clean Up Carnival Site.** The Chamber shall provide the personnel, equipment, and materials necessary to clean the carnival site after the carnival operator has removed all installations and prepared the lot for the street sweeper.

12. **Post Festival Clean Up.** The Chamber shall provide the personnel, equipment, and materials necessary to clean the Festival area at the conclusion of the Festival event. Final clean-up shall be complete by noon on Monday following the close of the Festival. For purposes of this agreement, satisfactory completion of post-festival cleanup shall mean the removal of trash and debris in City parking lots of the public right-of-way as defined in Sections I (B) (3) and (4). Such cleanup will also include a

good-faith effort to remove grease and other food debris from the Festival Area and public right-of-way.

13. **Emergency Management Plan.** The Chamber shall maintain an Emergency Management Plan (the Plan) for the festival. The Plan shall be considered confidential information and shall not be disclosed to the public or any third party without prior written consent from both parties. The Plan shall be maintained in the offices of the City and Chamber and shall only be accessible to authorized personnel involved in the planning and execution of the event. The Chamber, City and Central Jackson County Fire Protection District staff shall agree upon the Plan prior to the Festival.

C. Compliance With Law:

1. Chamber, vendors, and exhibitors shall use and occupy the Festival Area in a safe and careful manner and shall comply with all applicable municipal, state, and federal laws and rules and regulations pertaining to the carnival, food establishments, exhibits, and temporary structures as prescribed by the City, its employees and agents including those laws or ordinances regarding sale of alcoholic beverages and distribution of pornographic materials. It shall be the responsibility of the Chamber to inspect all temporary installations, tents, other enclosures and structures for suitability and safety. The Chamber shall require any vendor or exhibitor to remove or correct any unsightly or hazardous structure or condition which is so deemed by the City.

2. The City shall have the power to immediately close or prevent the opening to the public of any vendor or exhibitor which may be in violation of federal or state law or City ordinance. The Chamber and its contractors,

vendors and exhibitors agree to abide by the decision of the City in this regard and shall not make any claim or bring any action against the City, or its agents or employees, regarding any such action taken by the City.

3. City Inspections During the Event. The Chamber agrees that the City shall have the right to designate certain of its employees or agents as inspectors, and Chamber agrees that such inspectors shall have the right at any time, and as often as the City may consider necessary, to inspect any property, and services being rendered, any riding devices, shows, displays, food establishments, or any activities of Chamber or the vendors, or exhibitors located on the Festival Area, and Chamber, vendors, or exhibitors located on the Festival Area shall give said inspectors free access to any space used or occupied by them or under their control for the purpose of such inspection and shall, upon request of such inspector, operate or demonstrate any machinery, mechanical devices, or electrical appliances owned, maintained, or in the possession of Chamber, vendors, or exhibitors located on the Festival Area, or demonstrate or operate any process or activities being carried on by Chamber, vendors, or exhibitors located on the Festival Area.

4. The Chamber may request inspection services at hours other than the City's normal business hours. City shall be reimbursed for such inspection services for actual personnel costs, with a minimum service charge of (1) hour.

5. Permits and Licenses. The Chamber shall require all contractors and subcontractors of the Chamber to obtain all necessary permits and licenses before providing contracted services at the Festival. The Chamber

shall submit a list of all contractors and subcontractors to the Business Services Division of the Community Development Department thirty (30) days before the Festival. The City reserves the right to immediately cease the operations or prevent the operation of any contractor or subcontractor that has not obtained all necessary permits and licenses required by the City. The individual vendors will not be required to obtain business licenses through the City.

6. Parade. The Chamber shall obtain a permit from the Police Department for the parade.

7. All state required permits shall be obtained, and license fees shall be paid prior to use of any device, show, or display or food establishment specifically related to the carnival which are required to be obtained or secured. A city business license is not required.

8. Temporary Health Permits. Food service booths operating during the Festival will not be allowed to open until a Temporary Health Permit is obtained and a satisfactory inspection has been completed.

9. Alcoholic Beverages. The Chamber shall adhere to the Code of City regarding the permitting, sale and location of temporary vendors that sell alcoholic beverages. These vendors must obtain all state and local licenses and shall be restricted to the sale of non-intoxicating or intoxicating beer by the drink, or malt liquor, light wine, and intoxicating liquor (margaritas) by the drink as provided for in the Code of the City. Signage must be present at all exits to the Beer Garden. **The sale of margaritas is classified as "intoxicating liquor" as defined by Section 600.010 of the City Code and is included under the permitted intoxicating liquor by**

the drink at retail for consumption on the premises of the designated beer garden at the Fall Fun Festival.

D. Liabilities:

1. The Chamber shall secure from each vendor or exhibitor on the Festival Area, an agreement absolving the City of any liability for theft, loss, or damage to property of vendor or exhibitor on the Festival Area, irrespective of the cause thereof except for liability arising from any occurrence directly involving the gross negligence or intentional act of an employee or agent of the City. Each such agreement to release and waive all rights and claims against the City, and its agents and employees with respect to such theft, loss or damage shall also include release as to any liability for loss to an exhibit or other installation that results from shutdown by the City. Said agreement shall be substantially in the form included in the vendor application and attached hereto as Exhibit B.

2. If the Festival Area, or any portion thereof, during the term of this license, shall be damaged by the act, default or negligence of the Chamber, its employees or agents, vendors, exhibitors, or any occupants and users of the Festival Area. The Chamber shall pay to the City, upon demand, such sum as shall be necessary to restore the Festival Area to its previous condition. The Chamber hereby assumes full responsibility for the character, acts and conduct of all its employees or any person acting for and on behalf of the Chamber.

3. The Chamber shall obtain a Special Event policy for "General Liability and Liquor Liability" insurance coverage for the period of Thursday prior to the

Festival through the Wednesday following the Festival with these minimum limits:

Insurance Type	Amount Covered
Bodily Injury & Property Damage	$1,000,000 combined single limit per occurrence; $2,000,000 annual aggregate
Fire Damage Liability	$100,000

4. The Chamber shall indemnify and hold harmless the City, and its agents and employees, from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury, and/or damage to property arising from or out of any occurrence in, upon or at the Festival Area (except for any occurrence directly involving the gross negligence or intentional act of an employee or agent of the City), or arising out of the occupancy or use of the Festival Area or any part thereof by the Chamber, its employees or agents, vendors, exhibitors, or any other occupant or user thereof, or occasioned wholly or in part by any act or omission by the Chamber, its employees and agents, and any other occupant or user of all or any part of the Festival Area, and their agents, servants, contractors and employees.

   The Chamber, vendors, exhibitors, and those occupants and users of the Festival Area, upon receiving written notice thereof, agree to defend such action or proceeding at its own expense by counsel satisfactory to the City. For this contract, occupants and users shall be limited to those individuals

or entities who participate in the Festival by virtue of a contract, license, or agreement with the Chamber. Said definition shall not include members of the public who attend the Festival or individuals who are otherwise on the Festival Area not as a result of any contract, license, or agreement with the Chamber.

5. The Chamber will name the City as an additional insured on all Chamber liability insurance policies. The Chamber will provide the City with a copy of the Chamber's Additional Insured - Owners, Lessee or Contractors' Endorsement for the dates of the festival.

6. Carnival Insurance. Chamber shall acquire and share with the City evidence that the carnival connected with the Festival has liability insurance. The insurance must be for the Monday prior to the Festival through Wednesday following the Festival. The public liability insurance must have the following coverage: For bodily injury to or death of any one person in the amount of not less than $1,000,000.00; For any one accident in the amount of $1,000,000.00; for damage to the property of another person in the amount of not less than $300,000.00 for any one accident.

E. Notices:

1. The Chamber shall notify all property owners and tenants within the Festival Area of the dates of the Fall Fun Festival.

2. The Chamber shall provide a listing including each vendor and their location on the festival map to the City Clerk and Fire District to assist with regulatory enforcement and public information. The listing should be sent

at least one week prior to festival set-up. Updates will be provided to the City as changes are made up-to the festival dates.

F. Main Street Improvements Project Contingency:

1. The festival area as defined by this Memorandum of Understanding may be modified at any time before or during the event due to changes in the City's Main Street Improvements Project, which has a Project Area of Main Street from 15th Street to MO-7 Highway and 11th Street from Main Street to Walnut Street. These ongoing improvements may require adjustments to festival boundaries, street closures, pedestrian access routes, parking accommodations, vendor locations, entertainment areas, and other event operations.

SECTION II. CITY SUPPORT & SERVICES

For its part, the CITY agrees to contribute financial support and services as provided below:

A. **Parks and Recreation.** The City shall provide assistance to the Chamber for festival preparation, clean up during the festival, and after festival breakdown. The list of services is attached as Exhibit C.

B. **Police Protection.** The City's Police Department shall provide the police protection necessary to handle and govern the conduct of those attending the Festival and to maintain public order during festival hours. In addition, the Police Department shall provide the enforcement and traffic control for the festival parade.

The police protection to be provided shall be determined by the Chief of Police or their designee in consultation with the Chamber. The Chamber may hire additional security personnel or off-duty police officers to assist the City in providing a safe and secure Festival.

C. **Water Supply.** The City shall provide a water supply to the Festival Area subject to the following terms and conditions:

1. The Chamber shall notify the City, in a timely fashion, of the number and location of temporary water supply stations and the date needed. These water supply stations are limited to fire hydrant locations within the limits of the event.

2. The Chamber shall be responsible for the reasonable and ordinary cost of water consumption in accordance with the City's rate schedule. The invoice shall be reduced by 5,000 gallons of water used by the Central Jackson County Fire Protection District for barricade use.

3. The Chamber shall be responsible for any damage to the City's water supply equipment assigned to them.

4. The City will invoice the Chamber within 30 days after the Festival for the charges under this subsection.

5. Water will be available by no later than 4:00 PM on Friday, September 11 for the Carnival Area.

6. Water will be available by no later than 4:00 PM on Thursday, September 17 for the entire Festival Area.

7. Water will be turned off no earlier than 4:30 PM on Sunday, September 20 for the entire Festival Area, including the Carnival Area.

SECTION III. CITY & CHAMBER TERMS

The City and the Chamber further agree to the following:

A. **Payment.** The Chamber agrees to compensate the City in the amount of three thousand dollars ($3,000) for the use of public property and services provided in accordance with this agreement.

B. **Temporary Vendors.** This contract also grants a right to the businesses located within the Festival Area to lease private property to temporary vendors for operation during the dates authorized by this contract. It will be the responsibility of the City to inspect and license for the period of the Festival these temporary vendors. The Chamber shall not be billed for these inspections or time.

C. **Examination of Records.** The Chamber shall, upon request of the City or the City's authorized representative, permit inspection of all books, records, or other information that the City deems necessary to determine the receipts and expenses and resulting profits or losses associated with Chamber's production of this and the previous five (5) Fall Fun Festivals. The City agrees that any financial or other information obtained during this inspection that does not relate to the Fall Fun Festival shall be kept confidential by the City.

SECTION IV. Termination.

The City and Chamber hereby agree that if the City fails to appropriate the funds necessary to provide the services as identified in the MOU during the fiscal year of the

MOU, City shall not be required to provide such services and this MOU shall be terminated effective after the failure to appropriate the funds for that fiscal year.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

SIGNATURES

Blue Springs Chamber of Commerce

By: Lara M. Vermillion

Name: Lara M. Vermillion

Title: President

CITY OF BLUE SPRINGS

Christine Cates, City Administrator

APPROVED AS TO FORM

Jennifer M. Baird

City Attorney

Exhibit A

Fall Fun Fest Area Maps

Fall Fun Fest Area Map

Fall Fun Fest Area

Former First Baptist Church

Former First Baptist Church Area Map

10th Street Parking Lot

10th Street Parking Lot

City Hall Grounds

City Hall Grounds

Public Safety Parking Lot

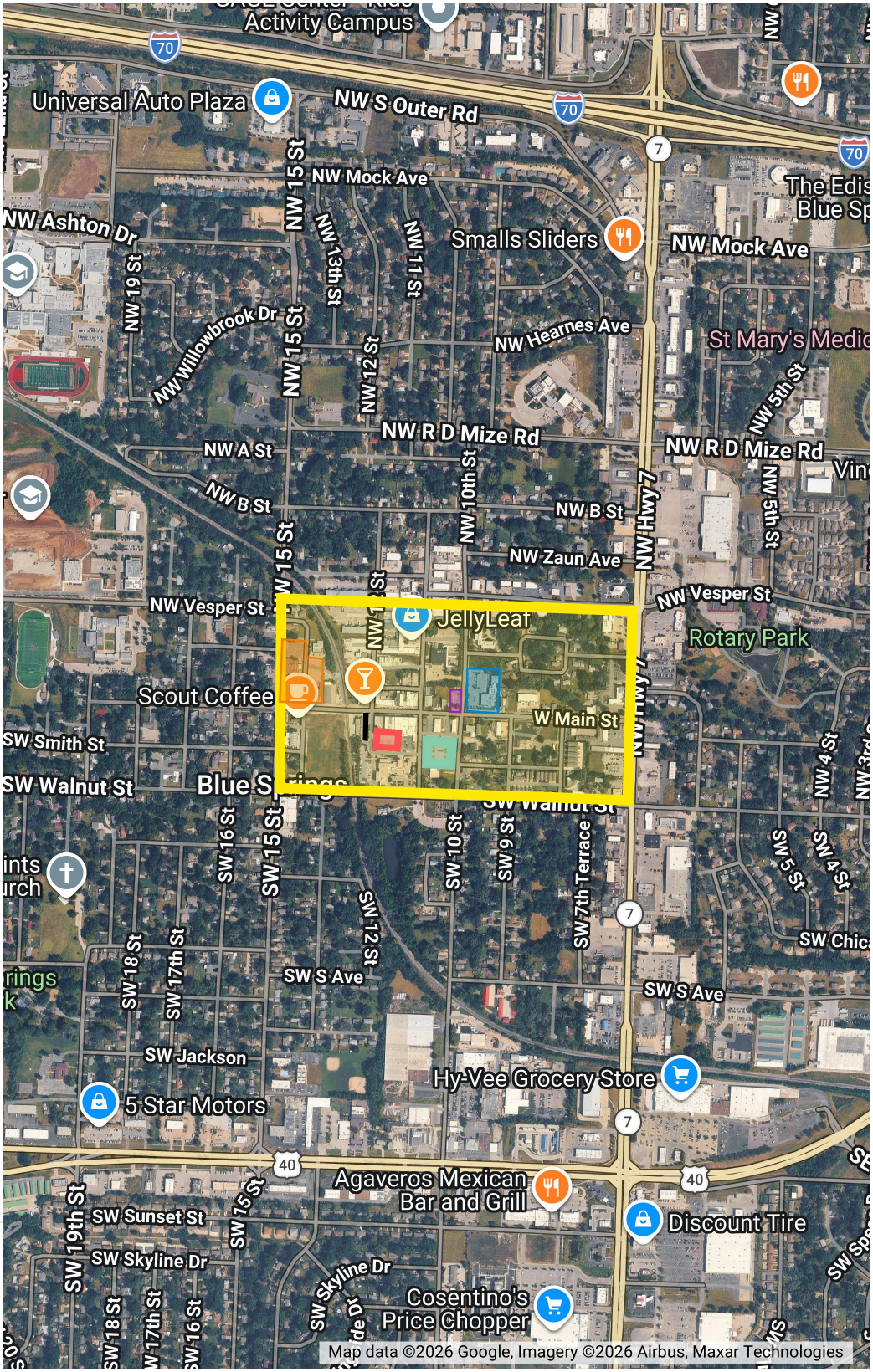
Public Safety Parking Lot

12th Street Parking Lot

12th Street Parking Lot

Smith Street Parking Lot

Smith Street Parking Lot



BLUE SPRINGS FALL FUN FESTIVAL
VENDOR APPLICATION
SEPTEMBER 18 – 20 2026

BLUE SPRINGS Chamber of Commerce
Building Business. Growing Community.

Fall Fun Festival
Blue Springs, Missouri

This is an application for revocable license to use space at the 2026 Blue Springs Chamber of Commerce Fall Fun Festival to be held **September 18-20, 2026**. Please read the front and back of this contract before returning it to the Blue Springs Chamber of Commerce by email to: **rhall@bluespringschamber.com** or by mail to: 1000 W Main Street, Blue Springs, MO 64015. **YOU MUST SUBMIT PAYMENT WITH YOUR APPLICATION**. Checks are to be made payable to: **Blue Springs Chamber of Commerce**. If your application is not accepted, your fee will be refunded. Applications submitted after July 1st, 2026 will be subject to a $50 late entry fee.

This agreement is made and entered into by and between the Blue Springs Chamber of Commerce (the "Chamber") and

ORGANIZATION OR COMPANY ("the Vendor") _____ CONTACT PERSON ("the Vendor") _____ EMAIL ADDRESS _____

YES ☐ NO ☐

ADDRESS (or PO Box) _____ CITY _____ STATE _____ ZIP _____ CELL PHONE _____ OPT-IN FOR TXT ALERTS

Vendor Liability Insurance: All vendors are required to submit a certificate of insurance showing $1 million in liability coverage naming the Blue Springs Chamber of Commerce and the City of Blue Springs as additional insured. Certificates must be submitted no later than Friday, September 4, 2026. Failure to submit a valid certificate will result in forfeiture of space.

NO VENDOR WILL BE PLACED WITHOUT FULL PAYMENT AND A SIGNED CONTRACT

Booth Space Size: All booth spaces are 10' wide X 10' deep *and* 10' tall (unless otherwise approved by Festival Committee).
Vendor categories: For a more complete description of vendor categories, see the reverse of this contract, item 6, EXHIBIT CATEGORIES.

Vendor Categories

___	**Commercial** (ex. Home improvement, chiropractors, business services, etc.)	**$525**
___	**Food** (ex. Meal items)	**$575**
___	**Snacks, Sauces, Drinks** (including prepackaged items)	**$425**
___	**Market** (ex. Avon, jewelry, tumblers, t-shirts or other resale items)	**$425**
___	**Handmade Crafter** (Items made by the vendors hand using raw materials)	**$250**
___	**Other** _____	**Call**

Not For Profit Vendor Categories

___	**Non-Profit Selling*** (ex. Jewelry, clothing, promo items.)	**$425**
___	**Non-Profit Food*** (ex. Meal items,)	**$425**
___	**Non-Profit Snacks, Sauces, Drinks*** (including prepackaged items)	**$425**
___	**Non-Profit Information Only*** (No selling, providing info only)	**$325**
___	**Political Organizations** (Includes political causes, groups, or parties)	**$525**

* Vendors MUST submit proof of NP Status

ARE YOU A RETURNING VENDOR?

_____

(how many years?)

List all items being sold, displayed, or given away. Vendors may not add or change items not listed on the application without approval from the Festival Committee.

_____

_____

Requested location and/or booth number: _____

( ) Yes, a trailer/truck/ or food truck will be used. Indicate length AND height (including tongue). **Length** _____ **Height** _____

Electricity: Each booth space comes with 200 watts of electricity. **Vendors needing extra electricity MUST supply photos of plugs** in order to provide correct outlets. Vendors must supply their own lights and electrical cords (minimum of a 12 gauge, 50 ft. cord is required to reach power source). HALOGEN LAMPS **NOT** ALLOWED. Service up to 220v 50amp is available in limited booth locations. All additional electrical requests and fees must be submitted to the Chamber by July 1, 2026.

PLEASE NOTE: If you require additional electricity and do not list the correct amount when you submit your application, it is not guaranteed that the additional electricity will be available. If the additional electricity is available, you will be charged a *SAME-DAY SERVICE FEE of $150 + the cost of the additional electricity..*

Mark the appliances you will be using:

___ Fan
___ LED Lights
___ Phone Charger
___ Laptop Charger
___ Radio/Speaker
___ TV/Other AV
___ POS System
___ Refrigerator
___ Microwave
___ Crockpot/InstaPot
___ Blender/Mixer
___ Toaster
___ Air Fryer
___ Other _____
___ Other _____
___ Other _____

Check additional power needed:

___ 20 amps	$175
___ 40 amps	$225
___ 220v 30amp	$275
___ 220v 50amp	$300

Booth Fees: ____ @ $ _____ = $ _____

Electrical: ____ @ $ _____ = $ _____

$50 Late Entry Fee after July 1, 2026 = $ _____

Grease Management: Please use a solvent or heavy duty cleaner to scrub the areas in and around your space. A **CLEANING FEE OF $500** will be charged to your payment method on file if grease is tracked out of your space or if you do not clean your space at load-out.

Late Entry Fee: Applications received after July 1, 2026 will be subject to a $50 Late Entry Fee.

I, the undersigned authorized agent, dutifully swear that I have thoroughly read the rules and regulations on the reverse side and agree to comply. This agreement has been executed the day and year written below. **Application not valid without date and signature below.**

DATE_____ **SIGNATURE X**_____

Card# __ __ __ __ - __ __ __ __ - __ __ __ __ - __ __ __ __ **Exp. Date** _____/_____ **Security code:** _____

Signature_____

All checks made payable to: Blue Springs Chamber of Commerce
1000 W Main Street, Blue Springs, MO 64015 Phone: (816) 229-8558
Fax: (816) 229-1244 **A $35 fee will be charged for ALL returned checks.**
EMAIL: rhall@bluespringschamber.com

FOR OFFICE USE ONLY:

Payment received: _____ Date: _____ Int: ____

Tentative Booth Number(s)_____ Insurance: _____

No vendor will be placed without full payment. Insurance must be provided by Friday, September 5 or you will forfeit your space and no refund will be given.

1) DEFINITIONS
   2) Festival: The Blue Springs Fall Fun Festival
   3) Chamber: The Blue Springs Chamber of Commerce, the sponsoring organization of the festival.
   4) Festival Committee: The Blue Springs Fall Fun Festival Committee authorized by the Chamber to organize and manage the festival and to define/enforce Festival rules and regulations
   5) Vendor: The organization, person, or entity contracting with the Chamber to participate as a vendor at the festival and their agents, employees, and volunteers.
2) INTERPRETATION AND ENFORCEMENT OF RULES: Each Vendor shall comply with the following rules and regulations, in addition to complying with any and all statutes and ordinances of the State of Missouri, County of Jackson, and City of Blue Springs pertinent to the Vendors' participation in the festival, including, but not limited to, statutes and maintenance, and fire safety. The Chamber and the Festival Committee shall have the right to interpret the following rules and regulations; to amend or add such rules and regulations as in its discretion it might deem appropriate; and to enforce compliance with such rules and regulations. Any violation of these rules and regulations or of the referenced statutes and ordinances shall result in immediate forfeiture of all rights of participation in the festival and the return of any monies deposited to secure festival participation.
3) **LIABILITY INDEMNITY: Vendor covenants that it will protect, defend, hold harmless and indemnify the Chamber, Festival Board, and City of Blue Springs, their directors, officers, agents, employees, and volunteers from and against any and all expenses, claims, actions, liabilities, attorney's fees, damages, and losses of any kind whatsoever, actually or allegedly, resulting from or connected with the participation as a Vendor in the festival. The Chamber, Festival Committee, and City of Blue Springs shall <u>NOT</u> be liable for any loss or damage to any merchandise or personal property in or about Vendor's booth, regardless of the cause of such loss or damage.**
4) OBLIGATIONS : Vendors are required to follow all city, state and federal laws, as noted above, including the collection of appropriate sales tax. Sales tax jurisdiction information will be provided to Vendors prior to the first day of the Festival. Vendors must also be current in all sales tax obligations to the State of Missouri and/or the City of Blue Springs.
5) PAYMENT: **No Vendor will be given a booth assignment without full payment.** Payment can be made in person, via phone or mail. By signing this document, you are authorizing the Blue Springs Chamber of Commerce to charge your credit card. Before set up can begin, vendors who place phone orders MUST come to the Chamber office and sign the application and the credit card authorization located in the Payment Method box on the reverse of this application. Vendor spaces that are not paid for by the deadline will be forfeit and offered to the next vendor in line. Checks that are returned as unpaid or insufficient by the bank will incur a $35 returned check fee. Vendor fees + the returned check fee must be paid within 3 business days using cash or certified funds. **Applications received after July 1, 2026 will incur a $50 late entry fee** as noted on the front of this contract.
6) EXHIBIT CATEGORIES
   1) Commercial Vendor: Siding, construction, windows, window treatments, OR solicitation of business services incl. chiropractors, carpet, water filtration, etc.
   2) Market Vendor: Avon, Tupperware, jewelry, resell products (tumblers, t-shirts, etc.), or any product not personally made by you the vendor using raw, unfinished materials.
   3) Food Vendor: Food item that contains meat such as hamburgers, hot dogs, pizza, sausage, chicken, fish, tacos, etc.
   4) Snacks, Sauces, and Drinks: Food, drink, or dessert items that are not considered a meal. This includes prepackaged items such as sauces or seasonings.
   5) Handmade Crafters: Items that are handmade by the Vendor using raw unfinished materials. **This does not include items that are handmade but purchased for resale (jewelry, tumblers, t-shirts, etc.).** Photos must be submitted with application and identified with name and medium represented. Photographs will not be returned.
7) BOOTH SPACE: Booths are 10' deep x 10' wide. All booths have a 10 ft. height restriction unless otherwise approved by the Festival Committee. **Solicitation outside assigned booth spaces is not permitted by Vendors or booth staff**. This includes handing out flyers, coupons, and samples or collecting information for any purpose. If you are found in violation, you will be asked to cease. A second violation will result in forfeiture of your space without a refund. **Signatures for petitions of any kind MUST be solicited and collected inside the boundary of the Vendor's assigned space**.
8) HANDMADE CRAFTERS APPLICATION PROCESS : Applications from Handmade Craft Vendors will be reviewed and approved based on available space, and quality of merchandise that reflects diversity and a Festival atmosphere. Color photographs must accompany each signed contract. Photos must represent work vendor is going to exhibit at the Festival. Photographs and any samples sent in will not be returned. All booth spaces in this category may only contain items that are hand made by the vendor using raw, unfinished materials.
9) BOOTH SETUP/REMOVAL: Vendors will be sent an itinerary with specific instructions for load-in two weeks prior to the Festival.
10) BOOTH CONSTRUCTION/USE: The Festival Committee reserves the right to remove a booth from the Festival if the booth is constructed in an unsafe manner. Vendors will confine their operations to the booth and shall not tack or place advertising material or solicit business outside their booth. In the event a trailer is used as a booth, it must fit, including tongue, within booth space. Motor homes may not be used in booth space without prior consent of the Festival Committee.
11) SUBLEASING: Subleasing of all, or any, of the assigned booth space by the Vendor is strictly prohibited. Vendor cannot permit another party to exhibit, promote in any manner, or take orders in the booth.
12) SOUND RESTRICTIONS: The Festival Committee reserves the right to monitor and regulate the level of sound from all booths. After two (2) warnings about offensive sound, the Festival Committee shall have the right to disconnect power from the booth or request the offending Vendor vacate the booth space.
13) EXCLUSIVE PRODUCT RIGHTS: Exclusives have been granted to some companies and all Vendors must honor their rights. For those Vendors selling WATER and ICE, only water products and ice products provided by festival contractors shall be purchased for resale. Vendors who chose to sell products with exclusivity rights, agree to sell at the price set by the Festival Committee. Vendors are not required to sell water or ice products.
14) CLEANUP: Vendor booths must be kept clean. All refuse, rubbish, and garbage must be deposited in containers provided. Vendors are PROHIBITED from disposing of trash or cardboard in any dumpster that is not clearly marked for Vendor use. Any grease or charcoal not disposed of properly will result in a $500 fine and will jeopardize Vendor's participation in future festivals. Vendor's containers are to be emptied and contents disposed of at regular intervals each day. ALL FOOD VENDORS: Please use a solvent or heavy duty cleaner to scrub the areas in and around your space. **A CLEANING FEE OF $500** will be charged to your payment method on file if grease is tracked out of your space or if you do not clean your space at load-out.
15) FESTIVAL SCHEDULE: Friday, September 18, 2026 from 12:00 p.m. – 10:00 p.m., Saturday, September 19, 10:00 a.m. – 10:00 p.m., and Sunday, September 20, 2026,10:00 a.m. – 4:00 p.m. Booths are to be manned at all hours of operation. In the event a Vendor sells out of its product, booth spaces must remain open for display and must be staffed until Festival closes. You may choose to open or remain closed during parade times on Saturday. Vendors who choose to close early will jeopardize their participation in future festivals.
16) ACCESS TO THE FESTIVAL GROUNDS: Each Vendor shall be provided **ONE** Vendor Barricade Pass (regardless of the number of booth spaces purchased) to allow entry of vehicle through the barricaded boundaries of the Festival only before and after the hours of operation. All vehicles must be outside barricades at listed times, prior to Festival opening. Police and Festival Safety may limit access earlier if crowd conditions warrant. Parking is not reserved or provided to Vendors.
17) CANCELLATION : Vendor shall notify the Chamber in writing of intent to cancel this contract no later than June 1, 2026 to receive a full refund, or by August 1, 2026 to receive a 50% refund. Cancellations after August 1, 2026 are not eligible for a refund.
18) ELECTRICITY: Vendors are provided 200 watts per space. Vendor shall indicate on face of contract if additional power needed. Vendors requiring more than the 200watts provided must pay at time of booth contracting. If Vendor uses more power than contracted for, Vendor must reduce its power demand to contract limits. If Vendor does not reduce power usage, the power will be disconnected from the booth space. PLEASE NOTE: Generators are <u>not allowed.</u>
19) MERCHANDISE: At no time shall Vendor display or sell items deemed obscene, dangerous, or unlawful. Expressly prohibited are items including, but not limited to, the following: drug paraphernalia and related items, knives or other items with a blade, throwing stars, guns, toy guns, water guns, and brass knuckles. The Festival Committee will notify Vendor of violation and permit removal of said items from the grounds. Failure of Vendor to do so will result in forfeiture of Vendor's rights and privileges of this contract. Additionally, no Vendor shall be permitted to sell raffle tickets. Festival personnel may evaluate each display and reserves the right to remove, without refund, any Vendor in violation of any rule. Vendor Contract must have all items listed – no other items will be allowed in the booth space without approval of Festival Committee.
20) ANIMAL/PETS: Vendors are prohibited from bringing animals on Festival grounds unless approved by the Festival Committee. If you bring an animal to your booth space, you will be asked to remove it. If you choose not to comply, you will be asked to vacate the booth space with no refund.
21) This contract is expressly contingent insofar only as the Chamber is concerned upon its ability to obtain permission from the City of Blue Springs to conduct the 2026 Festival. In the event this contingency is not met prior to the opening of the festival, then this contract shall be null and void and the monies deposited shall be returned to Vendor.
22) Smoking or vaping is prohibited on festival grounds.
23) COMMUNICATION: Vendor understands and agrees to receive emailed communication from the Blue Springs Chamber and Festival Committee related to payments and their participation as a vendor in the Festival.

<u>Rules are subject to change at any time. The most up to date rules and regulations can be found on the festival website, www.bluespringsfallfestival.com</u>

EXHIBIT C

BLUE SPRINGS
PARKS & RECREATION

Parks & Buildings

Two weeks before Fest:

- Check Festival area for weeds and debris.
  - Ask Public Works to sweep street.
  - Trim trees in fest area that hang down onto booths, etc,
  - Spray weeds around the festival area, sidewalks, curbs, landscape beds, etc.
- Check streetlights and signs.
  - Municipal Lot
  - 12th St. lot
  - Main Street
  - 11th street

Monday before Fest

- Deliver electrical boxes to designated spots set forth by the contractor.
- Unlock electrical panels in municipal lot and 12th St. lot.
- Have City Hall and Public Safety mowed (contractor)
- Install snow fence around Lumber Yard property.

Wednesday before Fest

- Turn off irrigation to Public Safety and City Hall
- Haul 70 picnic tables to Beer Garden area to disperse on Friday.

Thursday before Fest

- Haul bleachers to Fest area. Bleachers are brought to Fest area from Pink Hill Park baseball fields.
  - Place 3 (4 row bleachers) on south side of Main St. by Community Stage
- Haul Show wagon to Main St.

Friday of Fest

- Set Show wagon on Main Street
  - Place at 8th and Main blocking street, leaving intersection clear.
  - Arrange 3 bleachers in front of stage.
- Move signposts into intersections of 10th, 11th, and 12th St.
- Place tables in correct positions.
  - 6 tables to 11th & Main north
  - 4 to Blue Springs Optical lot, 9th and Main
  - 60 in Beer Garden
- Cover sidewalk trash containers with trash bags.
- Park a trash truck on West side of beer garden for trash
- Setup stage for parade West of railroad tracks on North side of road

Saturday of Fest

- Sweep streets with Bobcat sweeper.
- Pick up any debris in Beer Garden

EXHIBIT C

- Move signposts and barrels to side of street for parade.

Sunday of Fest

- AM
  - Sweep streets with Bobcat sweeper.
  - Pick up any debris, check sidewalks behind booths.
  - Consolidate tables and bleachers in Beer Garden.
  - Move displaced trash containers.
- PM – Shut Down
  - Take down parade stage on Main St.
  - Shut down Show wagon, move to parallel with Main St.
  - Move Main St. bleachers to curb.
  - Remove signposts to Chamber lot.
  - Move table from 11th St. and 9th St. to Municipal Lot.
  - Move all electrical to Chamber Lot.
  - Sweep streets (Public Works)
  - Sweep Municipal lot.
  - Final check of area, remove any leftover items.

Monday after Fest

- Move electrical boxes to storage.
- Move bleachers to original positions.
- Move tables back to original positions.
- Move any supplies back to proper place.
- Scan the area for cleanliness.
- Turn on irrigation at City Hall and Public Safety.
- Move Show Wagon to Storage.

BLUE SPRINGS
MISSOURI

CITY COUNCIL

August 3, 2026

EXHIBITS FOR PUBLIC HEARING

FORD WAREHOUSE

PLANNED DEVELOPMENT CONCEPT PLAN

(PDC-04 26-9865)

EXHIBIT #1 City Council Information Form dated July 28, 2026 with the following attachments: Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on June 27, 2026; 185 ft Notification Map; Names/Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners and Bill approving the Planned Development Concept

EXHIBIT 1
CITY COUNCIL
FORD WAREHOUSE
PLANNED DEVELOPMENT CONCEPT PLAN
(PDC-04 26-9865)
AUGUST 3, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 28, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

A public hearing is being held at the request of the applicant, Powell Minnis, for consideration of a Planned Development Concept for the Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway, to allow a building addition to the existing warehouse on the property. (PDC-04-26-9865) Upon conclusion of the public hearing, a Bill approving the Planned Development Concept will be ready for introduction and readings.

BACKGROUND

The applicant is requesting approval of a Planned Development Concept (PDC) for the existing Blue Springs Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway. The proposed development consists of a building addition to expand the existing facilities, along with a new fire service line, and associated site modifications.

The request includes several Planned Development modifications to accommodate the existing conditions of the site, including alternative frontage buffering, reduced and deferred parking, an alternative fire access surface, continued use of the existing on-site septic system because the proposed addition does not include plumbing fixtures or increase wastewater demand, and a reduced front setback that reflects the location of the existing building. Should future improvements increase wastewater demand, including the addition of plumbing fixtures or restroom facilities, the development will be subject to City review and will be required to connect to the public sanitary sewer system if required by City Code.

Staff evaluated the proposal in consideration of the site's existing conditions and surrounding character and determined the requested modifications allow for the continued expansion of the existing facility while remaining compatible with adjacent properties and consistent with the City's Comprehensive Plan. The Planning Commission reviewed the request and recommended approval of the Planned Development Concept subject to the conditions outlined in the staff report.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	August 4, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Planned Unit Development Concept Plan application with the following 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 modified by the Planned Unit Development.

    a. UDC Section 407.040(F) – Alternative Compliance for Frontage Type Buffer Edge Requirement: Approval of an alternative compliance method to the required frontage buffer by utilizing the existing topography, mature vegetation, and proposed landscaping in lieu of the standard hedge, evergreen, and/or berm requirement.

    b. UDC Section 407.010(J) – Parking Requirements: Approval to reduce the required number of off-street parking spaces from 15 spaces to 6 spaces, with the remaining 9 spaces deferred until such time as additional parking is warranted by future operations.

    c. UDC Section 407.010(E)(4) – Parking and Loading Pavement: Approval to utilize an improved crushed stone aggregate fire access road, stabilized with a composite geogrid system, in lieu of a fully paved surface. The proposed fire access road has been designed to support the required 75,000-pound fire apparatus loading and has been reviewed and approved by the Central Jackson County Fire Protection District.

    d. Approval to continue utilization of the existing on-site septic system serving the property. The proposed building addition will not utilize or expand the existing septic system; however, the existing system will remain in place to serve the current development.

    e. Approval to reduce the required front setback from 40 feet to 18 feet due to the existing building's location on the property. The existing building is

currently considered nonconforming due to its encroachment into the required front setback. Approval of the setback reduction will allow the existing structure to be brought into a conforming status while accommodating the proposed improvements to the property.

2. The deferred parking spaces shown on the approved plans shall be constructed in accordance with the requirements of the Unified Development Code and Blue Springs Construction Manual when additional parking is warranted due to increased demand.

3. A final stormwater management plan shall be prepared by a professional engineer registered in the State of Missouri and submitted to the Public Works Department for review and approval prior to final site plan approval. Stormwater detention and water quality requirements shall be met in accordance with APWA 5600 and applicable City standards, with BMP design procedures following the MARC BMP Manual. Overland flow paths and detention areas shall be contained within appropriate drainage easements. If the approved final stormwater management plan results in substantial changes to the approved PDC layout, the applicant shall submit an amendment to the Planned Development Concept Plan for review and approval prior to implementation of those changes.

4. Documentation of approved traffic control plans from MoDOT issuing a permit for traffic improvements will be provided to the city prior to construction of said improvements.

5. Any future expansion of the building or change in use that increases wastewater demand, including the addition of plumbing fixtures or restroom facilities, shall require review by the City. If public sanitary sewer service is required under

applicable City Code, the property shall connect to the public sanitary sewer system at that time.

6. Prior to issuance of any building permit, the applicant shall provide documentation from the Central Jackson County Fire Protection District (CJCFD) verifying that the proposed site access has been reviewed and approved for emergency vehicle access.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: July 27th, 2026

Action: Recommended approval of the Planned Development Concept with conditions.

Aye-8, No-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on June 27, 2026; 185 ft Notification Map; Names/Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners
2. Bill approving the Planned Development Concept

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: July 27th,2026

City Council Date: August 3rd , 2026

Project Name: Ford Warehouse

Site Location: 3110 SW Eastbound US 40 Hwy

Applicant: Powell Minnis

Property Owner: BFRE,LLC

Staff Planner: Logan Day, Planner I

Project Request:

PDC-04-26-9865; Planned Development Concept for the development of a storage addition to the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound US 40 Hwy.

Project Description:

The applicant is proposing an addition to the existing Blue Springs Ford Parts Warehouse located at 3110 SW Eastbound US 40 Highway. The project consists of

constructing a storage addition on the south side of the existing warehouse to expand the facility's storage capacity.
The proposed development also includes installation of a new fire service line to provide fire sprinkler protection for both the existing warehouse and the proposed addition. Site improvements include construction of a paved fire access route extending from US 40 Highway to the building, as required by the Central Jackson County Fire Protection District.

Staff Recommendation:

Staff recommends approval of the Planned Development Concept with Conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
6/1/26	City Council	Approved the Annexation of 3100 SW Eastbound US 40 Hwy. ORD 5499 (ANNX-03-26-9856)

Future Applications:

Future applications include a Planned Development Final and Building Permit applications.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"NB"(Neighborhood Business)	Church
South:	Out of City Limits	Single Residential Home
East:	Out of City Limits	Industrial Storage Yard
West:	Out of City Limits	Industrial Storage Yard

PUD CONCEPT 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 Unit Development Regulations:

Per the 1996 Unified Development Code, Section 407.110, PUD regulations are intended to encourage innovative land planning and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high-quality development and other community goals by:

1. Reducing or eliminating inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots
2. Allowing greater freedom in selecting the means to provide access, light open space and design amenities
3. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses
4. A pattern of development that preserves trees, outstanding natural topography, geologic features, and prevents soil erosion
5. A creative approach to the use of land and related physical development
6. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs

7. An environment of stable character that is compatible with surrounding development; and

8. Enhancement of the quality of development in recognition of the level of public investments in the neighborhood.

Modifications Requested:

Per the 1996 Unified Development Code, Section 407.110, Planned Unit Development Regulations, is intended to reduce or eliminate the inflexibility that sometimes results from the strict application of zoning standards. The base zoning district standards and regulations shall control development with a PUD unless modifications are specifically approved as part of the PUD. The applicant is requesting the following modification to the base zoning district regulations for the (Light Industrial) zoning district (per the 1996 UDC):

a. UDC Section 407.040(F) – Alternative Compliance for Frontage Type Buffer Edge Requirement: Approval of an alternative compliance method to the required frontage buffer by utilizing the existing topography, mature vegetation, and proposed landscaping in lieu of the standard hedge, evergreen, and/or berm requirement.

b. UDC Section 407.010(J) – Parking Requirements: Approval to reduce the required number of off-street parking spaces from 39 spaces to 6 spaces, with the 15 spaces total and the remaining 9 spaces deferred until such time as additional parking is warranted by future operations.

c. UDC Section 407.010(E)(4) – Parking and Loading Pavement: Approval to utilize an improved crushed stone aggregate fire access road, stabilized with a composite geogrid system, in lieu of a fully paved surface. The proposed fire access road has been designed to support the required 75,000-pound fire apparatus loading.

d. Approval to continue utilization of the existing on-site septic system serving the property. The proposed building addition will not utilize or expand the existing septic system; however, the existing system will remain in place to serve the current development.

e. Approval to reduce the required front setback from 40 feet to 18 feet due to the existing building's location on the property. The existing building is currently considered nonconforming due to its encroachment into the required front setback. Approval of the setback reduction will allow the existing structure to be brought into a conforming status while accommodating the proposed improvements to the property.

Phasing:

The development is proposed to be completed in one single phase.

Streets & Sidewalks:

The proposed development includes the removal of one of the three existing access points, reducing the total number of driveways from three to two. The area of the removed driveway will be restored to landscaped green space. No new access points are proposed. All proposed access modifications, including the revised driveway configuration and fire access improvements, have been reviewed and approved by the Missouri Department of Transportation, and City Engineering.

Traffic:

A traffic impact study was not required for this development due to the limited traffic generated by the proposed warehouse addition. The facility has only three employees on site, and the addition is intended for storage purposes rather than increased operational activity. As a result, the proposal is not anticipated to generate a significant increase in traffic volumes or adversely impact the surrounding roadway network. No off-site traffic improvements were required.

Stormwater:

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

Sanitary Sewer:

Based on the submitted plans, the development is proposed to continue utilizing the existing on-site septic system. The proposed warehouse addition does not include any plumbing fixtures or increase in wastewater demand. Any future improvements that increase wastewater generation shall be subject to review, and connection to the public sanitary sewer system may be required in accordance with City Code. No connection to the public sanitary sewer system is proposed as part of this application. Should additional sanitary service be required, all applicable health department and regulatory agency requirements shall be met.

Land Use & Density:

The proposed land use is a General Industrial Building, as defined by the Unified Development Code. The proposed development consists of a storage addition to the existing industrial warehouse and does not change the established industrial use of the property.

Building Typology:

The building type standards are being reviewed under General Industrial Building. Through the PUD Concept plan process, the applicant is proposing the following development standards for each with modifications highlighted in yellow:

Standard	**Requirement**	**Proposed**
Min. Lot Width	75 feet min.	75 feet min.

Front Setback	40 feet min.	18 feet min.
Side Setback	20 feet min.	20 feet min.
Rear Setback	20 feet min.	20 feet min.
Building Coverage	Building coverage = 85% of lot area maximum	Building coverage = 85% of lot area maximum
Building Height	45 feet maximum in LI district	45 feet maximum in LI district

The applicant is requesting a reduction in the required front setback from **40 feet to 18 feet**. The existing building is located approximately **18 feet** from the front property line, while the proposed storage addition is located on the south side of the building and does not affect the existing front setback. Approval of this modification will establish a front setback that is consistent with the existing building location, allowing the property to remain in conformance with the approved Planned Development while accommodating future improvements to the site.

Parking:

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Indoor storage, warehousing, equipment servicing or manufacturing area	Not to exceed 1 space per 1,000 square feet (39 Spaces)	6 Spaces**

The applicant is requesting approval to provide 6 parking spaces initially, with 9 additional spaces shown as deferred, for a total of 15 proposed parking spaces rather than the 39 spaces required by the Unified Development Code. The reduced parking supply is supported by the limited intensity of the use, which typically has no more than three employees on-site at a time and generates minimal traffic. The deferred spaces may be constructed in the future if additional parking is warranted by increased demand.

Architectural Character:

The proposed development consists of an addition to the existing warehouse. The addition will utilize prefinished metal wall panels, overhead doors, and a low-slope roof designed to match the existing building. The building materials, colors, and overall design are intended to maintain a consistent appearance with the existing structure.

Signage:

All proposed signage shall comply with the City's Sign Code. A sign permit is required prior to the installation of any proposed signage. A complete sign permit application shall include scaled drawings of each proposed sign, including dimensions (height, width, and total sign area), materials, illumination details (if applicable), mounting method, and the proposed location of the sign on the building façade or site plan.

Review Criteria.

A Planned Unit Development Concept Plan shall be reviewed according to the following criteria:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards based on the purpose and intent of the UDC.

    Staff finds the proposed Planned Development represents an improvement over what could otherwise be accomplished through the strict application of the base zoning district standards. The requested modifications recognize the existing building location, allow for deferred parking based on the site's operational needs, provide alternative frontage buffering that utilizes existing vegetation and topography, and permit an alternative fire access surface approved by the appropriate reviewing agencies. Collectively, these modifications allow for the expansion of the

existing warehouse while maintaining compatibility with surrounding properties and meeting the intent of the Unified Development Code.

2. The existing or proposed utility services are adequate for the proposed development.

   Staff finds the existing and proposed utility services are adequate to serve the proposed development. The project will continue to utilize existing utility infrastructure, including the existing on-site septic system, and no significant increase in utility demand is anticipated as a result of the proposed warehouse storage addition. The proposed fire service improvements have also been reviewed and approved by the Central Jackson County Fire Protection District.

3. The PUD Concept Plan is in conformance with the PUD standards of Section 407.110 and any standards required as a result of an overlay district.

   Staff finds the PUD Concept Plan is in conformance with the applicable PUD standards of Section 407.110 and any applicable standards required by an overlay district. The proposed development has been reviewed for compliance with the requirements of the Unified Development Code and the intent of the PUD process, including the proposed site layout, development standards, and overall design considerations.

4. The development is consistent with and implements the planning goals and objectives of the City, as contained in the Comprehensive Plan and other adopted policy resolutions.

   Staff finds the development is consistent with and implements the planning goals and objectives of the City as identified in the Comprehensive Plan and other adopted policy resolutions. The proposed

development supports the City's objectives by promoting orderly growth, efficient use of land, and development that is compatible with surrounding properties and existing infrastructure

5. The Planned Unit Development Concept Plan is consistent with good general planning practice and the development will promote the general welfare of the city.

   Staff finds the Planned Unit Development Concept Plan is consistent with good general planning practices and will promote the general welfare of the City. The proposed development provides for the orderly arrangement of land uses, encourages efficient use of available resources and infrastructure, and incorporates design considerations that support compatibility with surrounding properties and the overall character of the community.

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.

Staff Recommendations:

Staff recommends approval of the Planned Unit Development Concept Plan application with the following 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 modified by the Amended Planned Unit Development.

a. UDC Section 407.040(F) – Alternative Compliance for Frontage Type Buffer Edge Requirement: Approval of an alternative compliance method to the required frontage buffer by utilizing the existing topography, mature vegetation, and proposed landscaping in lieu of the standard hedge, evergreen, and/or berm requirement.

b. UDC Section 407.010(J) – Parking Requirements: Approval to reduce the required number of off-street parking spaces from 15 spaces to 6 spaces, with the remaining 9 spaces deferred until such time as additional parking is warranted by future operations.

c. UDC Section 407.010(E)(4) – Parking and Loading Pavement: Approval to utilize an improved crushed stone aggregate fire access road, stabilized with a composite geogrid system, in lieu of a fully paved surface. The proposed fire access road has been designed to support the required 75,000-pound fire apparatus loading and has been reviewed and approved by the Central Jackson County Fire Protection District.

d. Approval to continue utilization of the existing on-site septic system serving the property. The proposed building addition will not utilize or expand the existing septic system; however, the existing system will remain in place to serve the current development.

e. Approval to reduce the required front setback from 40 feet to 18 feet due to the existing building's location on the property. The existing building is currently considered nonconforming due to its encroachment into the required front setback. Approval of the setback reduction will allow the existing structure to be brought into a conforming status while accommodating the proposed improvements to the property.

2. The deferred parking spaces shown on the approved plans shall be constructed in accordance with the requirements of the Unified Development Code and Blue Springs Construction Manual when additional parking is warranted due to increased demand.

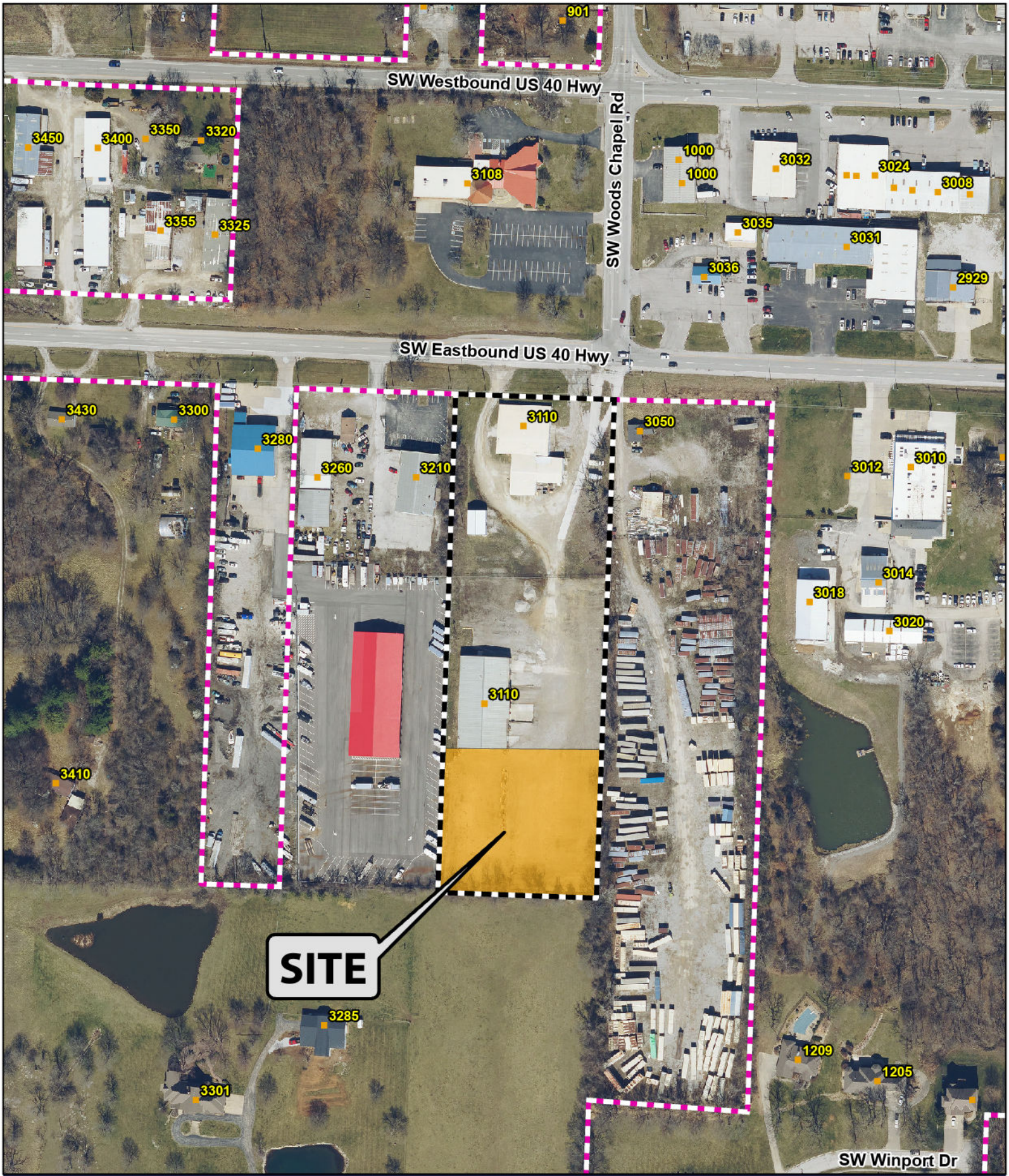
3. A final stormwater management plan shall be prepared by a professional engineer registered in the State of Missouri and submitted to the Public Works Department for review and approval prior to final site plan approval. Stormwater detention and water quality requirements shall be met in accordance with APWA 5600 and applicable City standards, with BMP design procedures following the MARC BMP Manual. Overland flow paths and detention areas shall be contained within appropriate drainage easements. If the approved final stormwater management plan results in substantial changes to the approved PDC layout, the applicant shall submit an amendment to the Planned Development Concept Plan for review and approval prior to implementation of those changes.

4. Documentation of approved traffic control plans from MoDOT issuing a permit for traffic improvements will be provided to the city prior to construction of said improvements.

5. Any future expansion of the building or change in use that increases wastewater demand, including the addition of plumbing fixtures or restroom facilities, shall require review by the City. If public sanitary sewer service is required under applicable City Code, the property shall connect to the public sanitary sewer system at that time.

6. Prior to issuance of any building permit, the applicant shall provide documentation from the Central Jackson County Fire Protection District (CJCFD)

verifying that the proposed site access has been reviewed and approved for emergency vehicle access.



BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
AERIAL MAP

N

1" = 200'

Date: 07/07/26



BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 07/07/26

July 1, 2026

Mr. Logan Day, Planner I
City of Blue Springs
903 W. Main Street
Blue Springs, MO 64105

RE: PDC-04-26-9865 Blue Springs Ford Parts Warehouse Expansion

Dear Mr. Day,

We are pleased to provide a written narrative and response to planning comments from your letter dating June 26, 2026.

Comment #1: **Provide written narrative** describing the use with number of employees on the site at any given time, as well as each requested deviation from the Unified Development Code.

The use of the building is solely a vehicle parts storage warehouse. With the proposed addition, the parts storage warehouse will have 3 employees total. The building is not open to the public, and serves as a warehouse for the Blue Springs Ford dealership. The existing building and addition are being protected throughout with a new fire sprinkler system and fire access road with private hydrants that have been reviewed and approved by Central Jackson County Fire Department.

There are 3 proposed deviations to the UDO:

1. UDO Section 407.040 F Alternative Compliance - Frontage Type Buffer Edge requirement
   We are requesting consideration for an alternative compliance to the requirement for a hedge, evergreen and/or berm to the Buffer edge as described in the Unified Development Code section 407.040F. Our justification for the alternative compliance is based on the following:
   1. The portion of Highway 40 that fronts the property is eastbound only at this location. Westbound traffic does not have view of the property. There are existing buildings on the property and also buildings on adjacent property including existing trees that buffer view of the property and the proposed warehouse addition, to the point that it is hardly visible.
   2. The property is very deep, approx. 827' and the proposed addition is at the extreme south end of the property which is the furthest away from Hwy 40 ROW. The proposed warehouse addition is approx. 600' south from the ROW at Highway 40.
   3. The topography from Hwy 40 to the warehouse expansion is approx. 9 feet below the existing grade at Hwy 40. This places it further down in elevation and less visible from the highway.
   4. The proposed landscape plan does add 7 new street trees along Hwy 40 ROW.
   5. Per the survey and civil drawings, a landscape berm would conflict with existing utilities.

   Given all the points above, adding a berm with landscaping does not lessen the visibility of the warehouse expansion from Highway 40 Eastbound ROW. We consider these points to be an acceptable alternate to the landscape berm and meets criteria of UDO 407.040 F, items 2 a, b, c, d.

2. UDO Section 407.010 Parking Requirements
   Parking requirements for the warehouse addition in Light Industrial zone is 1 per 1000 s.f., or 15 spaces. We are requesting consideration for some of the required spaces to be deferred.
   1. The total count for the employees for the parts storage warehouse including the addition is 3 employees. There is no plan by the owner to require additional employees. This is the maximum parking spaces required for employees.
   2. The parts storage warehouse does not serve the public. It serves the Blue Springs Ford dealership. Delivery trucks are sent to the facility to pick up parts and take them back to the dealership. The shipment and delivery trucks do not require traditional parking spaces, as

they park in front of the building on a concrete apron similar to other types of warehouse facilities.

3. As shown on the site plan, there are 4 existing parking spaces along the east side of the existing north building facing Hwy 40 on pavement.
4. We are providing 2 new spaces – 1 regular parking space and 1 accessible space at the building addition for a total of 6 parking spaces.

We are requesting consideration to allow 9 parking spaces to be deferred and can be built at such time as additional parking is needed.

3. UDO Section 407.010.E.4 Parking and Loading Pavement

The existing drive to the existing building is currently compacted stone aggregate, we are requesting approval to use an improved crushed stone aggregate surface with a composite geogrid between the compacted subgrade and aggregate. This stabilizes the pavement section and meets the 75000 lb. weight requirement of a fire truck.

1. Part of the existing access road from Hwy 40 to the building is asphalt pavement to remain.
2. 4 existing parking spaces and 2 new parking spaces are on concrete pavement.
3. For the fire access road, we propose using compacted 6" crushed stone base (AB3), ¾" minus in size, over a composite geogrid, over proof rolled and prepared subgrade per geotechnical engineer requirements from Hwy 40 ROW to the extents of the new fire access road on the site plan.
4. This new fire access road will be graded with slopes compliant with Central Jackson County Fire Department. The design has been reviewed and approved by CJCFD. Their approval documents from Captain Derrick Llewellyn have been provided to Blue Springs. See also pavement section design document provided by Garic Abendroth, PE, Engineering Director, *Alpha Omega Geotech, Inc.* that verifies the design meets the 75,000 lb fire truck weight.
5. The 2 new parking spaces and delivery apron adjacent to the building is new 7" concrete over 6" crushed stone over geogrid and proof rolled subgrade.

Comment #2: **Provide documentation with MoDOT on removal of pavement and retirement of the access**.
See traffic memo prepared by Priority Engineers, Kristin Skinner P.E. dated January 21, 2026, and approval letter from MoDOT (Chris Harman) dated February 18, 2026.

Comment #3: **Provide communication from fire department** for existing fire access road regrading.
See Central Jackson County Fire Department review and approval of building and site design, including fire access road.

Thank you for your continued support. Please let us know if you require any further information or clarification on the proposed design.

Sincerely,
Powell Minnis
Senior Architect



Davidson Architectural and Engineering

MoDOT

Missouri Department of Transportation

Kanas City District
Eric Schroeter, P.E., Deputy Chief Engineer

600 Northeast Colbern Rd.
Lee's Summit, Missouri 64086
816.607.2280
Fax: 816.622.6550
1.888.ASK MODOT (275.6636)

TO: Luke McIntosh, P.E.
Parter, Civil Engineer, Davidson a+e

FROM: Chris Harman
Senior Traffic Studies Specialist, MoDOT

David Olson,
Senior Traffic Specialist, MoDOT

DATE: 2/18/2026

LOCATION: Jackson County, US 40 & SW Woods Chapel Rd.
US 40 EB LM 19.925

SUBJECT: Approval memorandum for the Traffic Impact memo titled "Blue Springs Ford Parts Warehouse TRAFFIC MEMO", dated January 21, 2026.

MEMO: This letter serves as approval for the traffic memo referenced above for the proposed Blue Springs ford parts warehouse development that is planned to go in on the south side of Eastbound US 40 with access points along US 40 EB.

High level improvements/comments consist of the following:

-The removal of one of the existing access points on US 40 to address driveway spacing concerns.

- Construction plans showing the removal of the entrance shall be provided and approved by MoDOT prior to a permit being issued for construction of this improvement.
- Traffic Control Plans will need to be approved prior to MoDOT issuing a permit for construction of these improvements.
- Third Party inspection will be required during construction

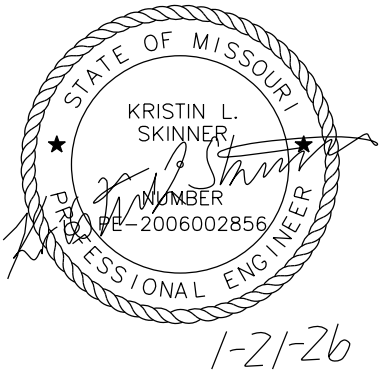
Blue Springs Ford Parts Warehouse

TRAFFIC MEMO

January 21, 2026

Prepared For:
Davidson a+e
4301 Indian Creek Parkway
Overland Park, KS 66207

Prepared By:
Priority Engineers, Inc.
PO Box 563
Garden City, MO 64747



January 21, 2026

Mr. Luke McIntosh, PE
Davidson a+e
4301 Indian Creek Parkway
Overland Park, KS 66207

RE: Blue Springs Ford Parts Warehouse Traffic Memo – Blue Springs, MO

Dear Mr. McIntosh,

As requested, Priority Engineers, Inc. has reviewed the proposed development to be located at 3110 SW Eastbound US 40 Highway in Blue Springs. The proposed site will add an additional 15,200 square foot building to an existing site.

Existing Conditions

The site currently contains four separate structures, all of which serve as storage or warehouse uses for automobile parts. According to the owner, the southern most building receives one large truck delivery once a week, with the remainder of the traffic consisting of cargo vans used for distribution. An average of 30 cargo vans visit the southernmost building each week. The existing northernmost building is reported to receive 65 cargo vans per week, with the two smallest buildings on the site being used for storage.

The site currently has two drives onto US 40 Highway. The western most drive is located approximately 185' west of the signalized intersection of EB US 40 Highway and SW Woods Chapel Road. On the eastern portion of the property, there is a wide access area that merges with an adjacent property at the signal.

US 40 Highway, adjacent to the development, consists of two eastbound lanes, with the westbound portion separated by 400' and private property. US 40 Highway has paved shoulders and a posted speed limit of 45 MPH. According to data available on the MoDOT traffic volume map, the eastbound AADT US 40 in this area was 17,767 in 2024.

Proposed Conditions

The proposed project will add an additional 15,200 square foot building near the southwest corner of the site. Though the project is expected to expand storage capacity, the owner reports that additional traffic volumes are not anticipated. In addition to the building, improvements to the driveways within the site will be made, and a paved area will be provided adjacent to the proposed building and the existing southernmost building.

No changes to the access to the site are being proposed, and no work is expected to be completed within MoDOT right-of-way.

Trip Generation

The vehicle trips generated by the proposed use were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. Land Use 150, Warehouse, was selected as the most appropriate land use. Table 1 below illustrates the number of trips estimated by the proposed site.

Table 1: ITE Trip Generation

Land Use	*Intensity*	*Daily*	*AM Peak Hour*			*PM Peak Hour*		
			Total	*In*	*Out*	*Total*	*In*	*Out*
Existing Buildings 1-4	24,143 SF	33	3	2	1	4	1	3
Proposed Building	15,200 SF	21	2	1	1	2	1	1
Total		**54**	**5**	**3**	**2**	**6**	**2**	**4**

It should be noted that most warehouse uses included in the ITE data are significantly larger than this site, and the average rates rather than the fitted curves were utilized. Although the expected trip generation for this site is low utilizing ITE Trip Generation, at 54 vehicles per day, this estimate is still significantly higher than the 96 vehicles per week reported by the owner of the site.

Turn Lane Analysis

Peak Hour volumes on US 40 Highway were taken from the MoDOT traffic volume map. 8:00 AM was used for the AM Peak Hour. In the PM Peak Hour, traffic was found to be highest in the 4:00 hour. The AM and PM Peak Hour traffic volumes are shown in Figure 3.

The MoDOT Engineering Policy Guide (EPG) was consulted to determine if a right turn lane would be required for the proposed entrance. Figure 940.9.9 was considered for a right turn lane on a four-lane road. This section of the EPG also notes that a right turn lane is not needed for right turn volumes less than 10 vph. This site (including the existing buildings) is expected to produce 3 right turning vehicles in the AM and 1 in the PM. Therefore, a right turn lane is not required.

Summary

The proposed site will have a low trip generation rate, even when calculated conservatively using ITE Trip Generation rates. A right turn lane is not necessary. The proposed site will have a minimal impact on the adjacent roadway and no improvements are recommended as a result of this development.

Please let me know if you have any questions or require additional information. I can be reached at (816) 738-4400.

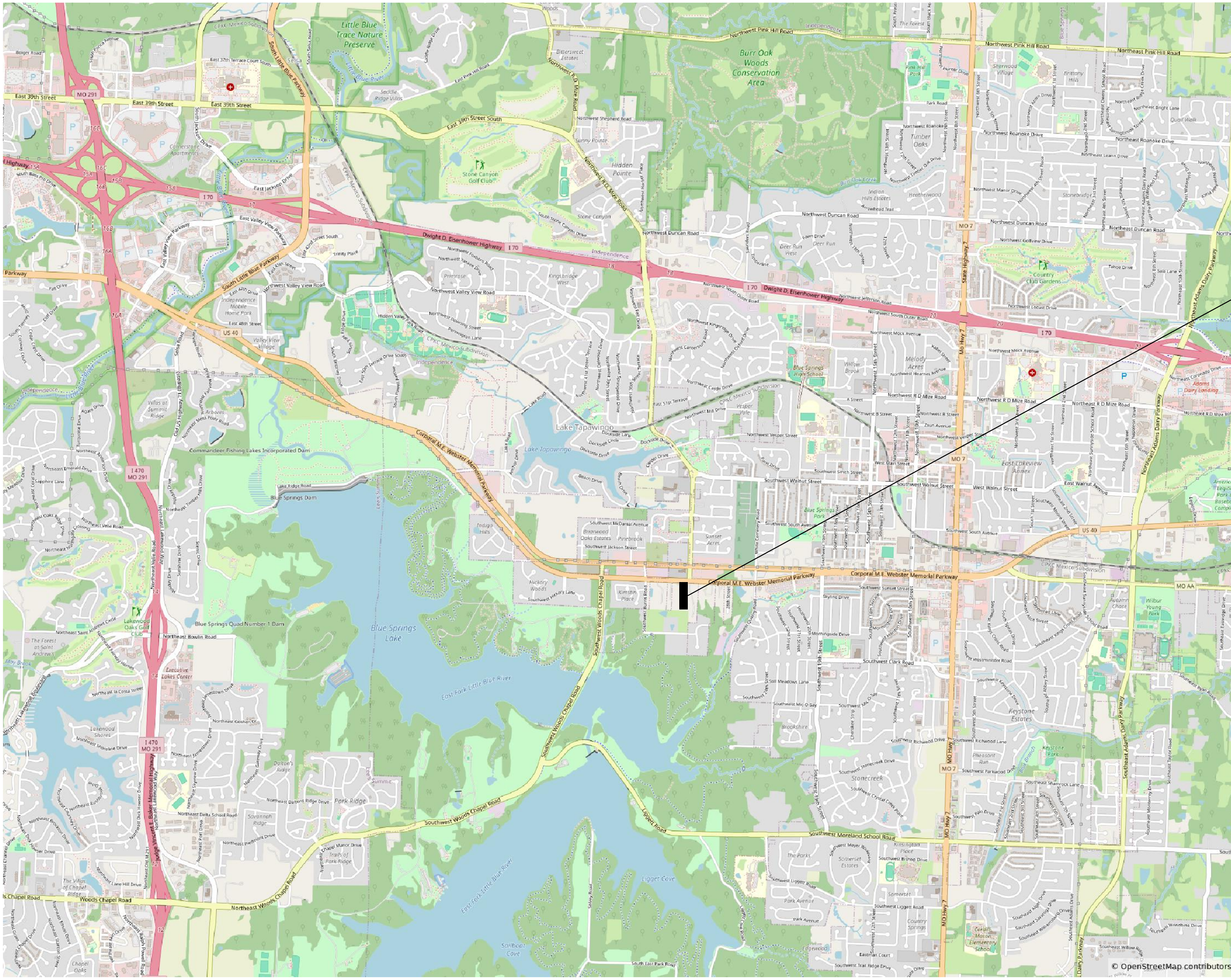
Sincerely,

PRIORITY ENGINEERS, INC.



Kristin L. Skinner, P.E., PTOE

Attachments

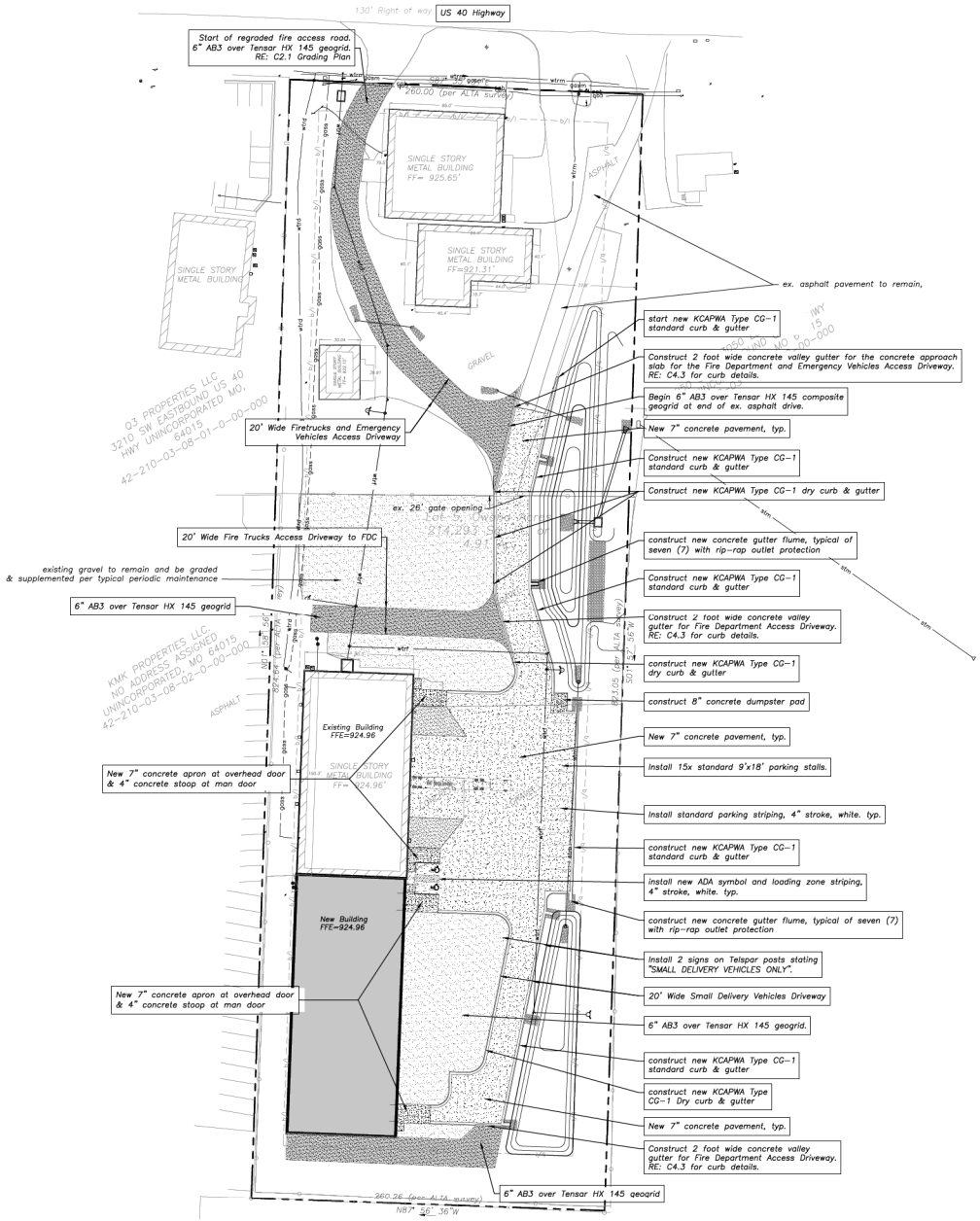


Project Location

Copyright Openstreetmap Contributors

Project Location	Ford Parts Warehouse Blue Springs, MO	No Scale Figure 1

Priority Engineers
PO Box 563
Garden City, MO 64747
816.738.4400



davidson
architecture&engineering

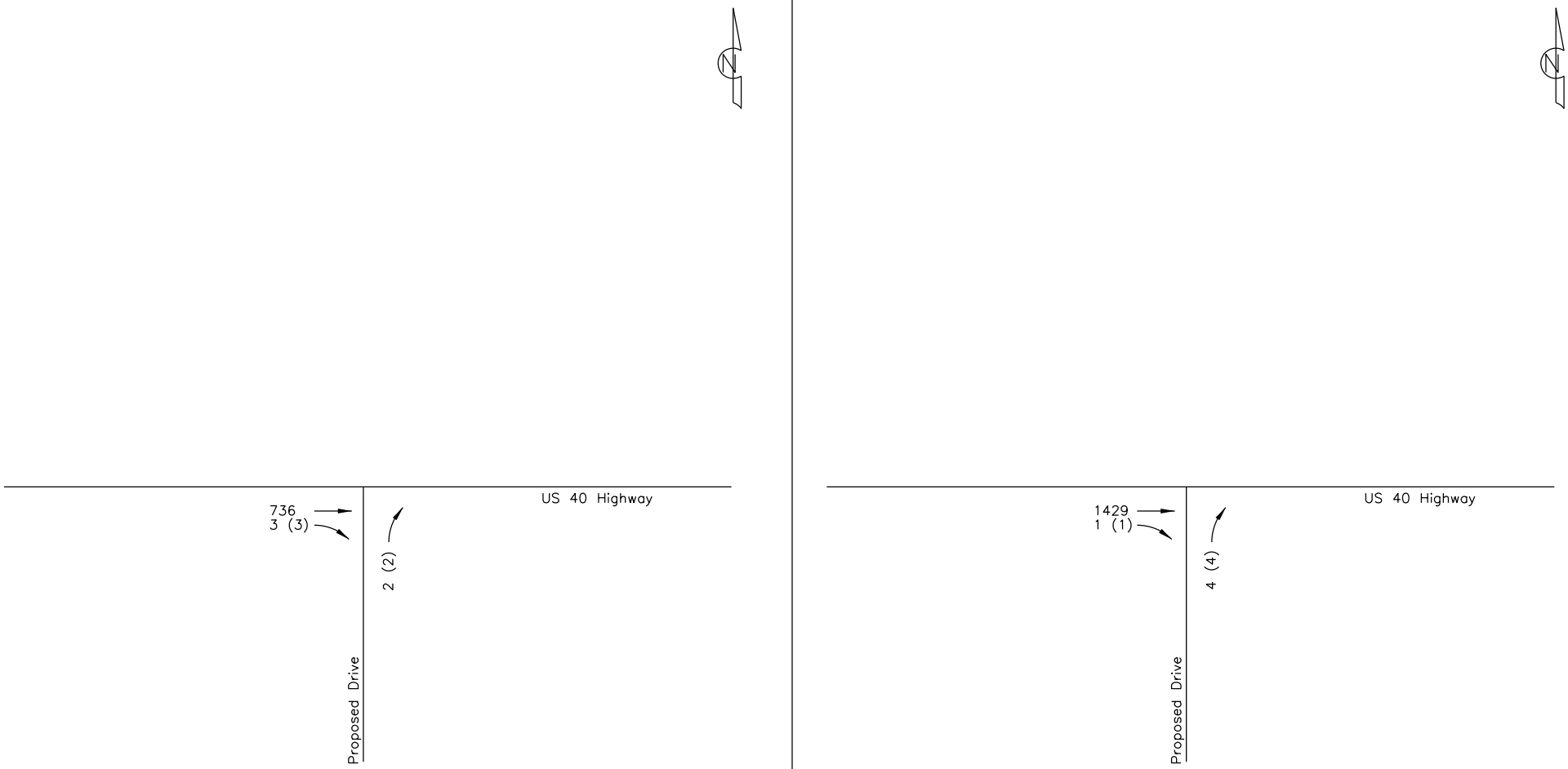
Site Plan

Ford Parts Warehouse
Blue Springs, MO

No Scale

Figure 2

priority ENGINEERS
PO Box 563
Garden City, MO 64747
816.738.4400



LEGEND

Total Volume (Site Generated Trips)

Proposed AM & PM Peak Hour Traffic Volumes	Ford Parts Warehouse Blue Springs, MO	No Scale Figure 3	priority ENGINEERS PO Box 563 Garden City, MO 64747 816.738.4400

To be included with PETITION OF VOLUNTARY ANNEXATION TO CITY OF BLUE SPRINGS, MISSOURI for the property located at:

3110 US 40, Blue Springs, MO 64015

The site is approximately 4.91 acres and currently zoned Light Industrial (LI) per Jackson County zoning designations.

The site contains four separate structures, all of which serve as storage or warehouse uses for automobile parts that ship and receive daily. The current operation is served by 3 employees and there is no plan for additional employees.

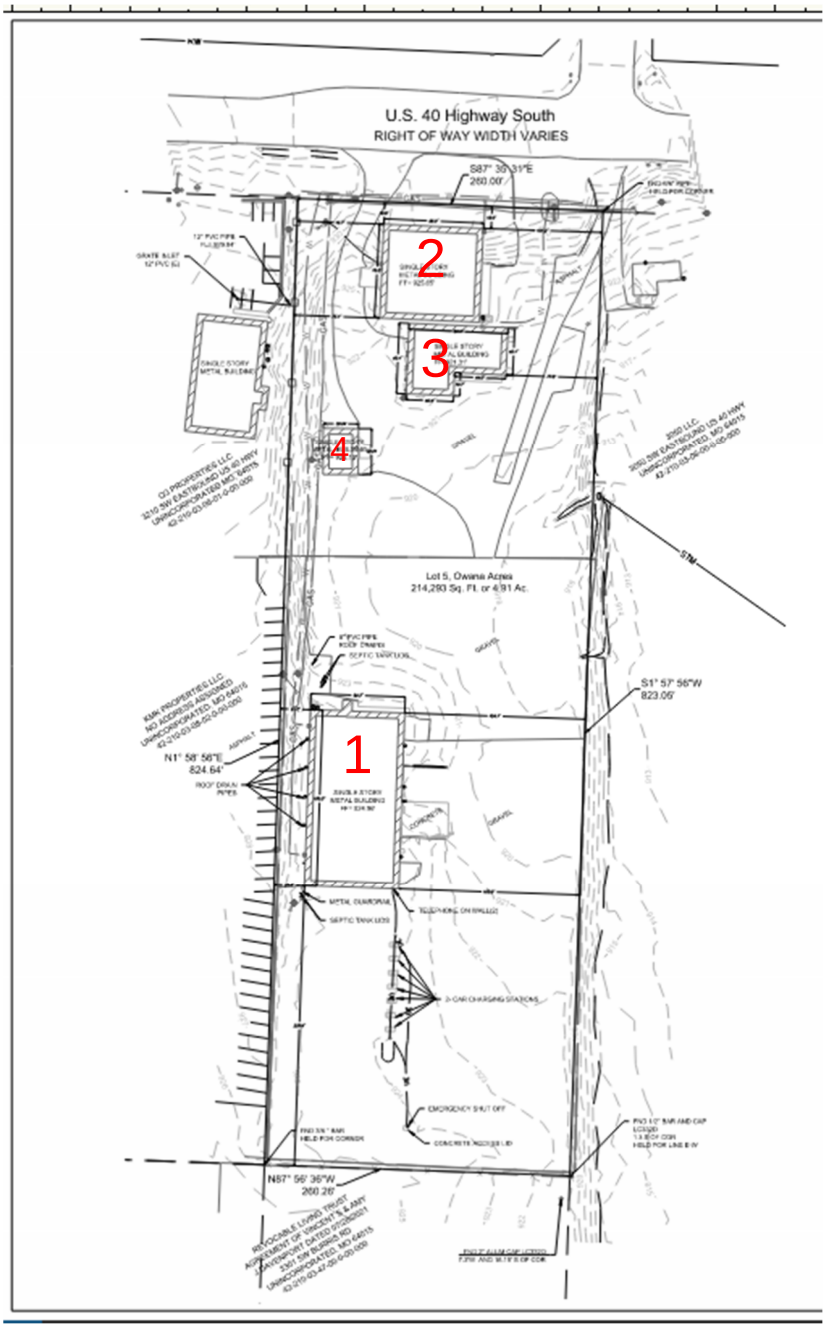
Building Summary:

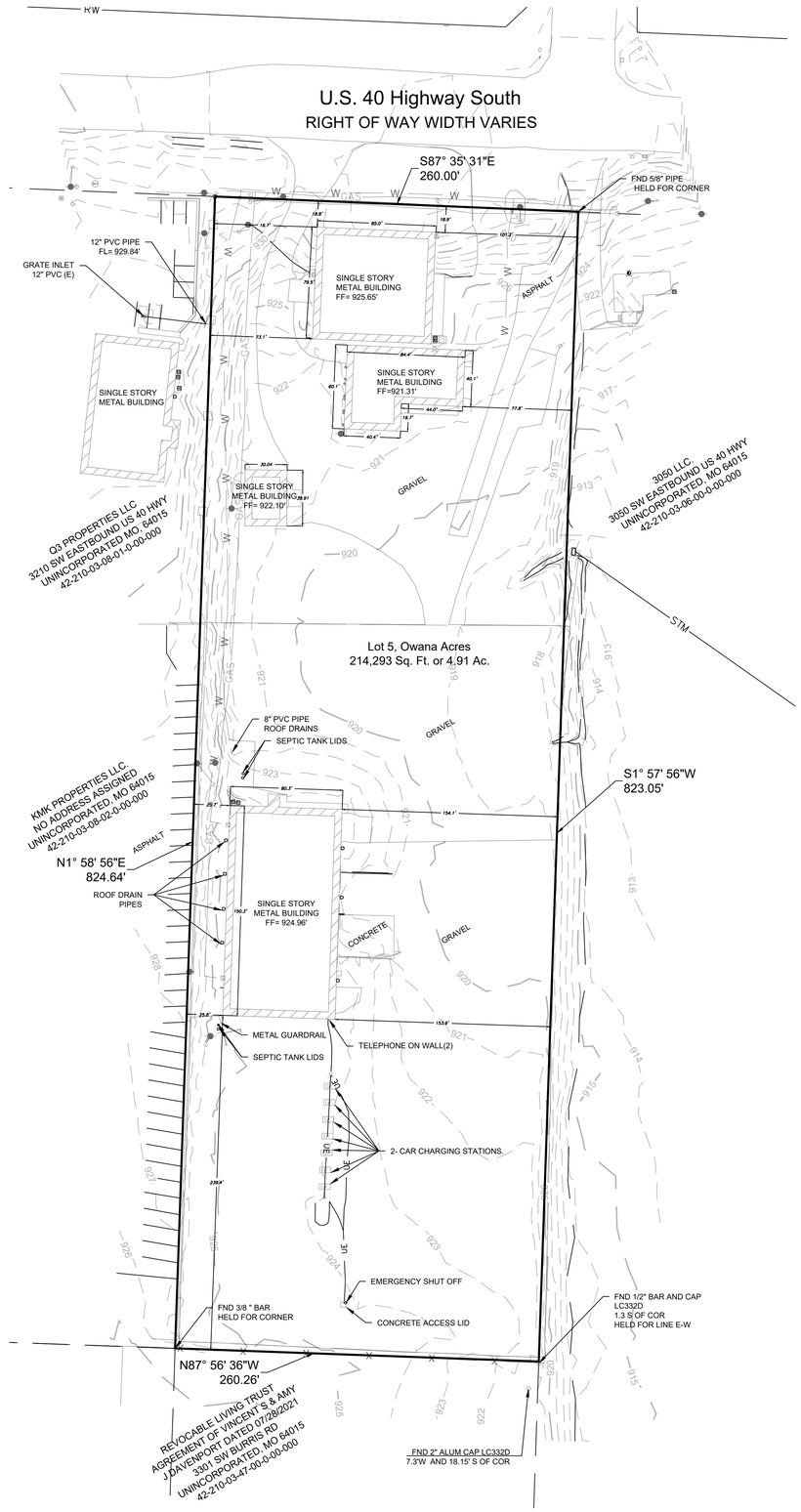
Building 1: 12,000 sf

Building 2: 6,758 sf

Building 3: 4,185 sf

Building 4: 1,200 sf.





Certificate of Survey

Lot 5, ONAWA ACRES

Section 2, Township 48 North, Range 31 West

Jackson County, Missouri



LOCATION MAP
SECTION 2-T48N-R31W

Property Descriptions

Lot 5 of OWANA ACRES, A SUBDIVISION OF JACKSON COUNTY,MISSOURI- In Jackson County, Missouri

Survey Parcel Information

1. Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
2. Address of subject property
   -3110 SW Eastbound US 40 HWY, Unincorporated MO, 64015
3. Flood Zone Classification
   -Located outside the 100 year flood plain per panel 29095C0318G, dated January 20, 2017.
4. Gross land area
   -Lot Area 2,727,078.29 sq. ft (62.6 Ac.)

6.a. Current Zoning Classification- No Zoning letter Provided.
   -Wholesale-Trade. Per County Website.

8. Substantial features observed in the process of conducting the survey.
9. Striping, number and type of parking spaces in parking areas, lots and structures
   No delineated parking stripe areas on site.

11.b. Location of utilities existing based upon markings coordinated by the surveyor pursuant to private utility locate request and plans provided to Surveyor.
   -Locate Ticket # 250984439

16. There is no observed evidence of current earth moving work, building construction or building additions
17. There have been no apparent changes to the street right of way
19. Professional liability insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Subdivision Plat of Survey, Doc. 1946I0522765.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). Title report was furnished by Stewart Title of Kansas City, Policy Number 01061684, Effective may 22, 2001 at 8:00 AM

4). Bearings shown hereon are based upon Missouri State Plane West Coordinate System using MODOT VRS System..

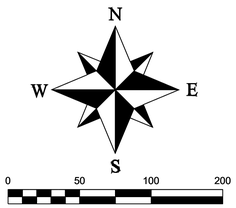
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate.

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

LEGEND

These standard symbols will
be found in the drawing.

- Set 1/2" Rebar & Cap(LS-2005008319-D)
- Found Survey Monument (As Noted)
- Light Pole
- Fire Hydrant
- Water Valve
- AC — Air Conditioning Unit
- Roof Drain
- Pipe Bollard
- Yard Hydrant
- EAT — Car Charging Station
- X X X X — Barb Wire Fence
- Chainlink Fence
- W W — Existing Water Line
- OHE — Existing Overhead Power
- T T T — Existing Underground Telephone
- E — Existing Underground Electric



CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

_____ Date:_____
Matthew J. Schlicht, MO PLS 2012000102
Midwest Engineering Solutions, LLC. LS-2005008319-D

REVISIONS

DATE	

Certificate of Survey
Section 2, Twp. 48 N, Rng. 31 W
Jackson County, Missouri

Certificate of Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	02	48N	31 W	Jackson	3110 SW EB 40 HWY

DRAWN BY	SCALE	DATE OF PREPARATION
TSA	1"=50'	APRIL 29, 2025

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816)623-9888 F:(816)623-9849

Flood Zone Information:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel 318 OF 625, Map No. 29095C0318G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Fire Protection Notes:

a. *Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.*
b. *Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.*
c. *Hydrostatic testing and flushes shall be completed with the fire department as a witness*

Fire Protection Note:
Consult with fire protection consultant to verify all required pipe sizes, materials and additional fittings, valves, etc. required for the proposed private fire protection main, fire riser, etc. & automatic sprinkler installation. Verify pipe material, joints, valves, and similar connections are properly rated for pressures and flow rates to be encountered for the fire protection system designed and installed by others.

Utility Legend

existing
proposed

Linetypes

sanm — sanitary main
sans — sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
stm — storm sewer (solid wall, proposed)
storm sewer (perforated, proposed)
wtrm — water main
wtrf — water service (fire)
wtrd — water service (domestic)
wtri — water service (irrigation)
gasm — natural gas main
gass — natural gas service schematic
elpu — underground primary electric
elsu — underground secondary electric
elpo — overhead electric
datu — underground cable/phone/data
datsu — underground cable/phone/data service
fence–chainlink
fence–wood
fence–barbed wire
treeline

Symbols

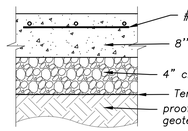
sanitary manhole
CO — service cleanout
fmv — force main release valve
rectangular structure
circular structure
fire hydrant
wv — water valve
water meter
BFP — backflow preventer
natural gas meter
T — service transformer (pad mount)
S — primary switch gear
LP — light pole
C — cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Property Legend

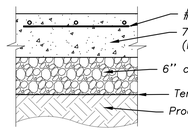
right of way
property lines
u/e — easements
s/b — setbacks

Pavement Section Note:

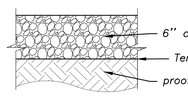
Pavement Sections based on Geotechnical Report by Alpha Omega Geotech, dated May 1, 2025. See Geotech report for all pavement section recommendations and adjustments based on alternate subgrade preparations methods.



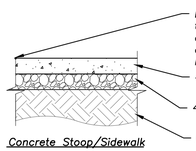
Dumpster Pad Concrete Pavement



Heavy Duty Concrete Pavement

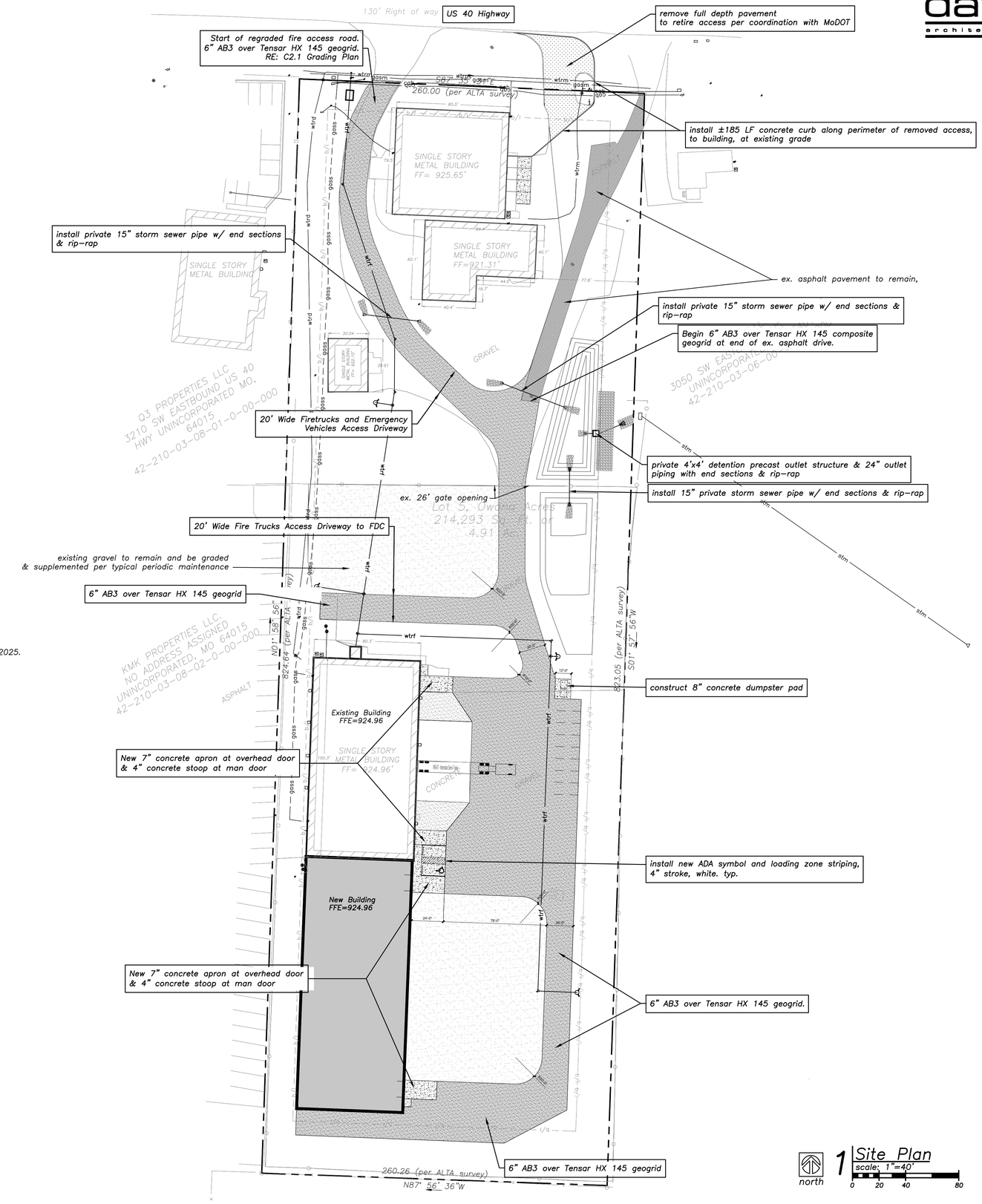


Geogrid Reinforced Gravel Pavement (Fire Access)



Concrete Stoop/Sidewalk

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davidson architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Blue Springs Ford Parts Warehouse

a new addition for

Blue Springs Ford

3110 SW Eastbound US 40 Hwy.
Blue Springs, Missouri 64105

date
06.01.2026
drawn by
DAE
checked by
LDM
revisions
---- ----
---- ----

sheet number
C1.2
drawing type
permit
project number
25082

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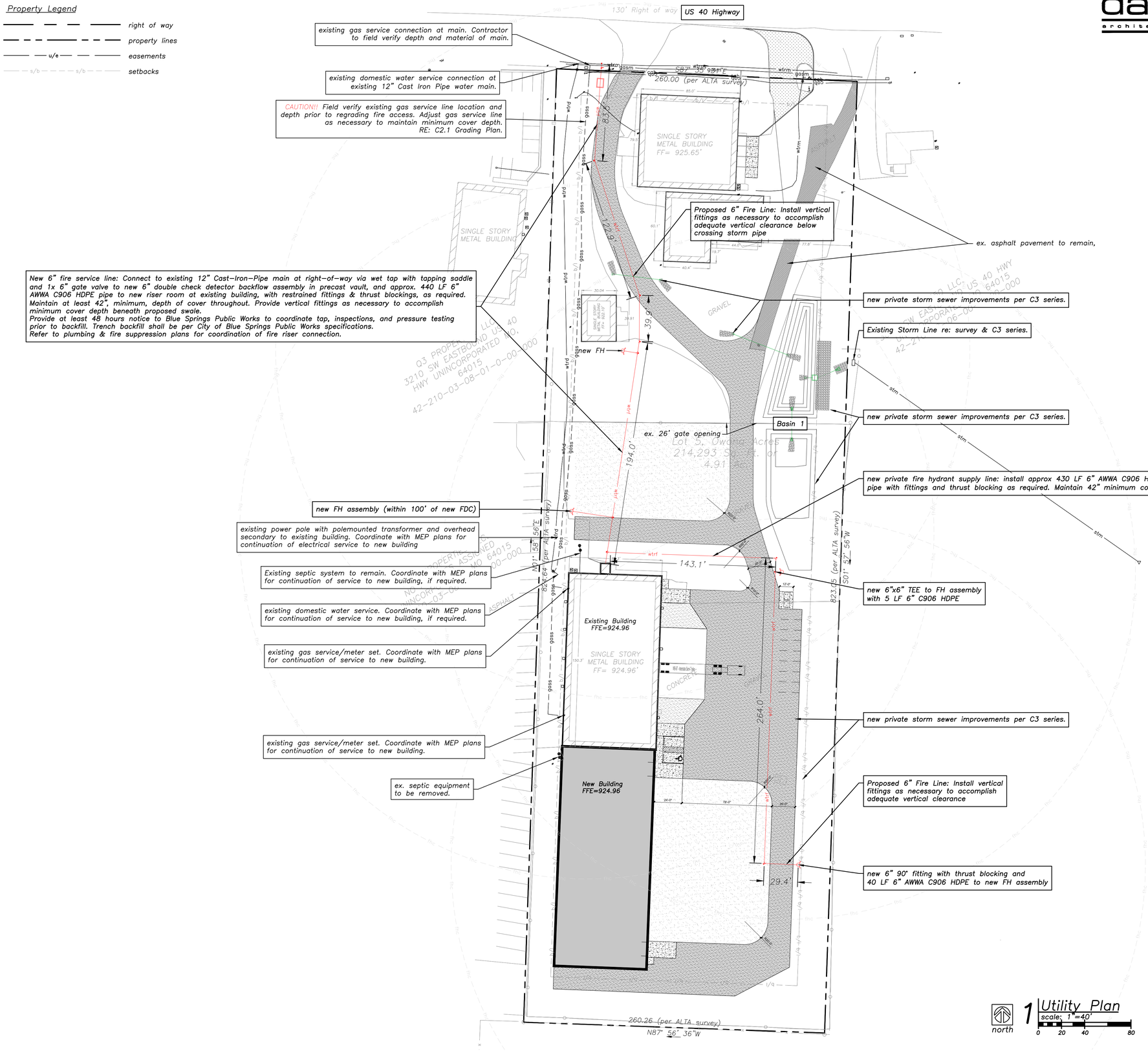
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fence—wood
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Symbols

sanitary manhole
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rectangular structure
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guy wire
end section

Property Legend

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Blue Springs Ford Parts Warehouse

a new addition for

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date
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drawn by
DAE
checked by
LDM
revisions

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sheet number
C1.3
drawing type
permit
project number
25082

Local Benchmarks:

BM–#

BM–1: CP1
Elevation: 933.53'
N: 1034888.2280
E: 2845250.7020

BM–2: CP2
Elevation: 920.95'
N: 1034724.7890
E: 2845311.4550

BM–3: CP3
Elevation: 919.99'
N: 1034625.3930
E: 2845280.5030

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MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

Property Legend

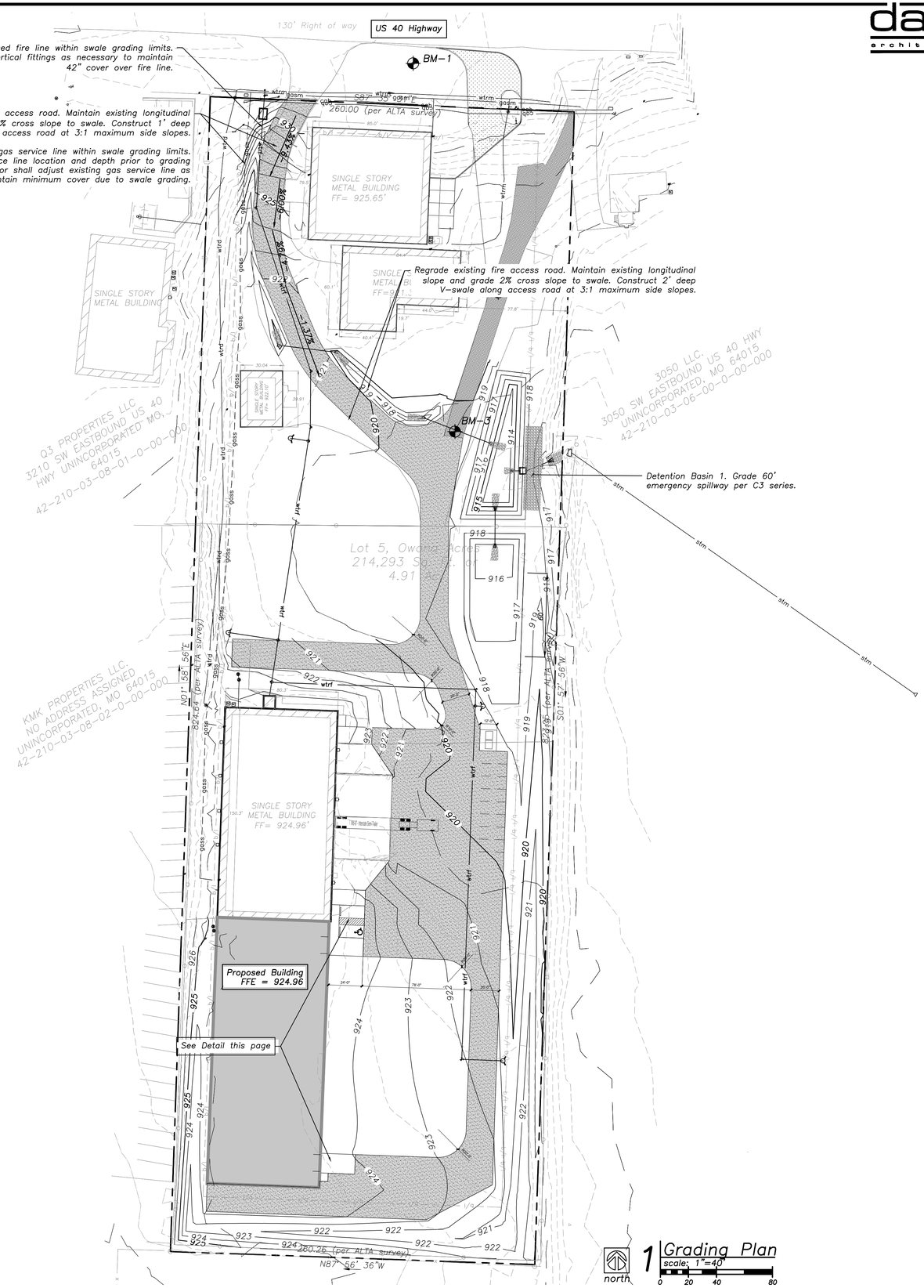
right of way
property lines
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s/b — setbacks

Spot Elevation Legend

br = bottom of ramp
tr = top of ramp
me = match existing
pv = pavement
bw = bottom of wall
tw = top of wall
tc = top of curb
sw = sidewalk
ti = top of inlet
mi = mid–point
hp = high–point
lp = low–point
pc = point of curvature
pt = point of tangency
bldg = building
FFE = finished floor elevation
ex = existing
mp = match pavement
gnd = ground
ts = top of stair
bs = bottom of stair

Erosion & Sediment Control Note:

Prior to any disturbance, contractor shall install perimeter linear erosion & sediment control ("ESC") BMPs as needed to prevent sediment transport from leaving the project site. The contractor shall also install a construction entrance and concrete washout. All ESC BMPs implemented, based on the areas disturbed, shall be maintained throughout construction. Only remove temporary ESC BMPs once the areas upstream have achieved final stabilization.



1 Grading Plan
scale: 1"=40'
0 20 40 80

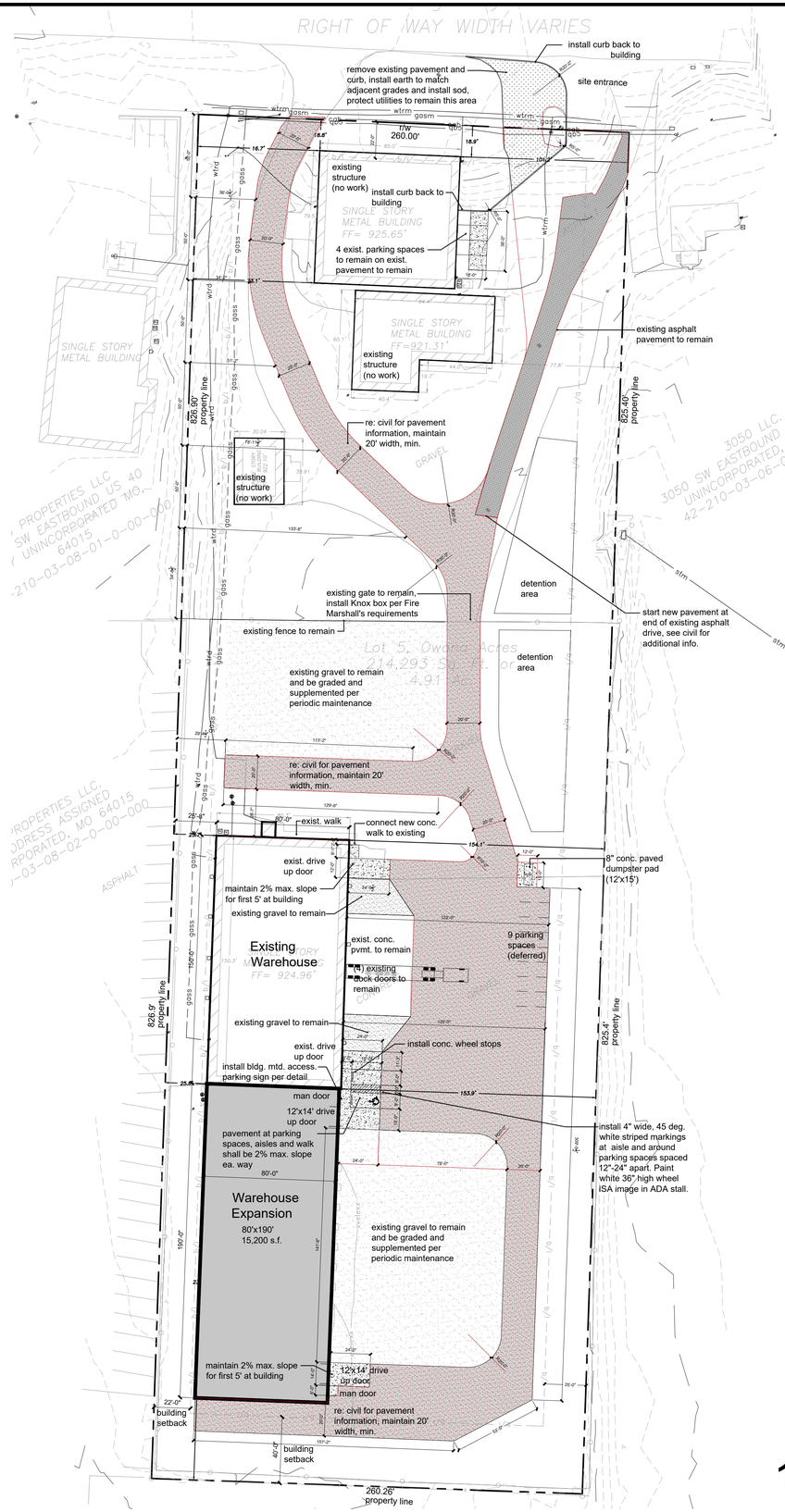
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Blue Springs Ford Parts Warehouse

a new addition for
3110 SW Eastbound US 40 Hwy.
Blue Springs, Missouri 64105

date
06.05.2026
drawn by
dae
checked by
LDM
revisions
---- ----
---- ----

sheet number
C2.1
drawing type
permit
project number
25082



Pavement Legend (see also civil drawings)

- 6" AB3 over Baselok FabGrid FG6 Composite Geogrid
- New Concrete Paving
- Existing gravel surface to remain, graded and supplemental gravel added with periodic maintenance as required
- Remove existing pavement, install earth to match adjacent grades, install sod

Blue Springs Unified Development Code

Property Description: Lot 5, Owana Acres
Property area: 214,293 sq. ft., or 4.91 ac.

Property zone: LI, Light Industrial
General Industrial Building

Setbacks:

front	40'
east side	20'
west side	20' (existing variance allowed 25'+)
rear	20'

Building Height: 22'-8" (45' max. allowed)

An 8" concrete 12'x15' dumpster pad has been located on the site.

Refer to civil drawings for additional pavement and grade information.

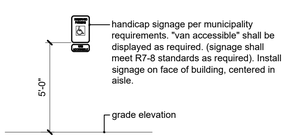
Parking requirement for warehouse: 1 per 1,000 s.f.
Parking reuqired for warehouse addition: 15 spaces

4 existing spaces	occur along east side of north building facing 40 Highway
2 new spaces	1 regular space and 1 accessible space at building addition
9 deferred spaces	located east of existing warehouse can be built when needed by occupant

Landscape for General Industrial Building:

Frontage Type	Buffer Edge
	One ornamental or small shade tree for every 40' of frontage.
	260 l.f. / 40' = 7 shade trees required

Request consideration for alternative compliance to requirement for hedge, evergreen, and/or berm to the Buffer Edge - UDO section 407.040.F. The warehouse addition is situated behind existing buildings and is located approx. 600 feet from the ROW at Highway 40, and the grade elevation is approx. 9' below grade at Highway 40.



2 Accessible Signage elev.
scale: 1" = 40'-0"

1 Site Dimension Plan
scale: 1" = 40'-0"

north

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STATE OF MISSOURI
POWELL EMERSON MINNIS
NUMBER A-5558
REGISTERED ARCHITECT

06.01.2026

a new development for
Blue Springs Ford Parts Warehouse
3110 SW Eastbound US 40 Hwy.
Blue Springs, MO 64105

date
06.05.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.1
drawing type
permit
project number
25082

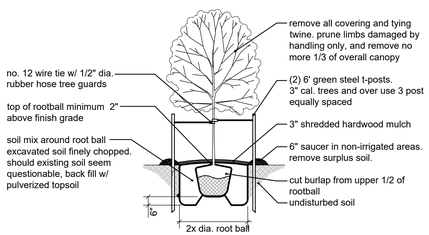
plant schedule

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
SHADE TREES		OGM	5	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.

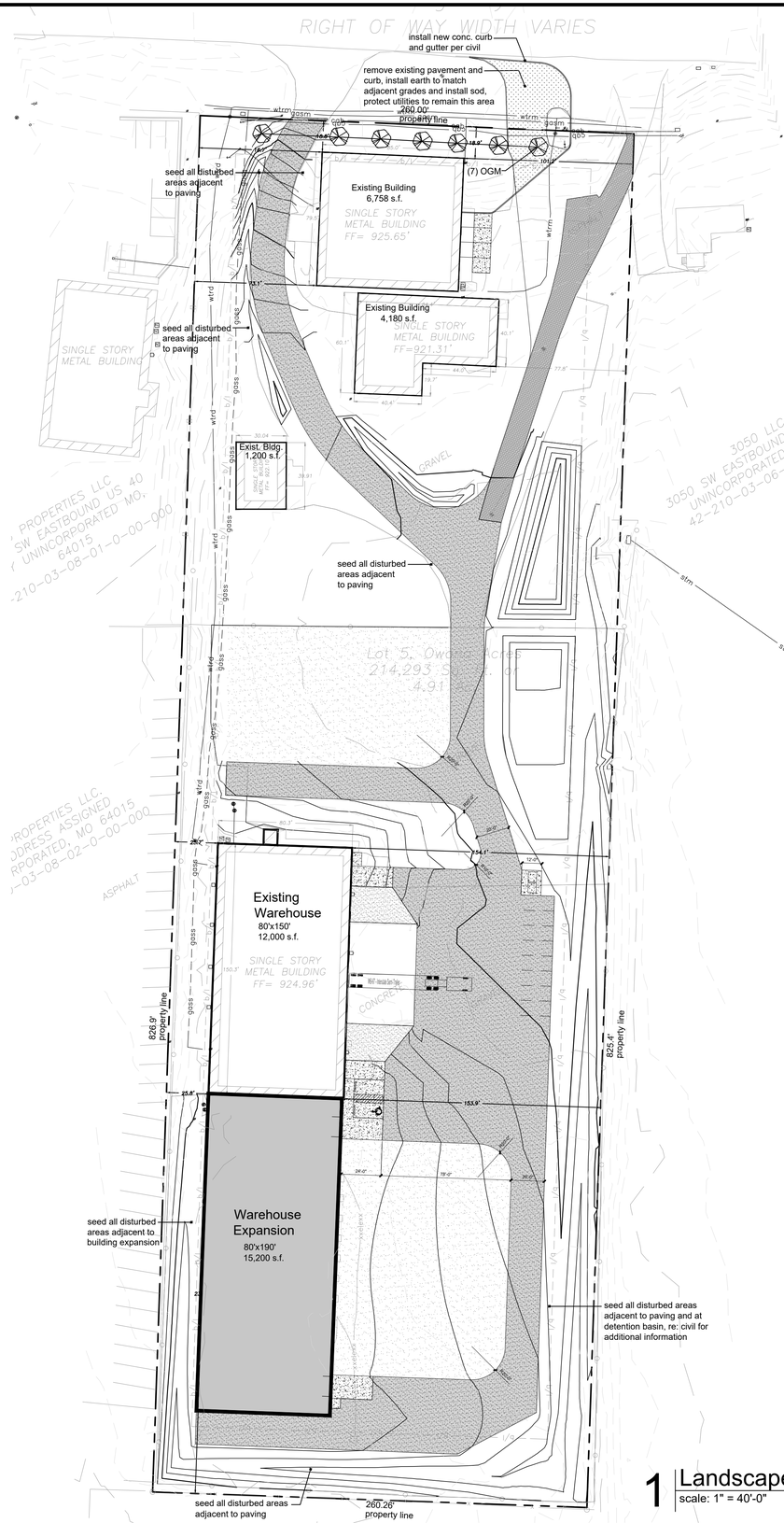
TOTAL TREES - 7 SHADE TREES

landscape notes:

1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
6. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
7. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1).
8. Stake and guy all trees per planting details.
9. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
10. Root stimulator shall be applied to the soil backfill of each plant during installation.
11. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Architect.
12. Contractor shall stake plant locations in the field and have approval by the Architect before proceeding with installation.
13. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
14. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
15. No plant material shall be substituted without written approval of the Architect per specifications.
16. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
17. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
18. All trees with above a 3" caliper shall be double staked.
19. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
20. Maximum slope shall be not greater than 3 : 1.
21. All disturbed portions of site not covered by building, paving, mulch, plantings, etc. are to be seeded with a native seed mix, acceptable to this area. Existing areas not disturbed shall remain as is. Seeded areas shall extend to all disturbed areas and shall include portions of right of way if necessary.



2 Deciduous Tree Planting Detail
not to scale



1 Landscape Plan
scale: 1" = 40'-0"

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STATE OF MISSOURI
DAVID A. POWELL
EMERSON MINNIS
NUMBER A-6865
REGISTERED ARCHITECT

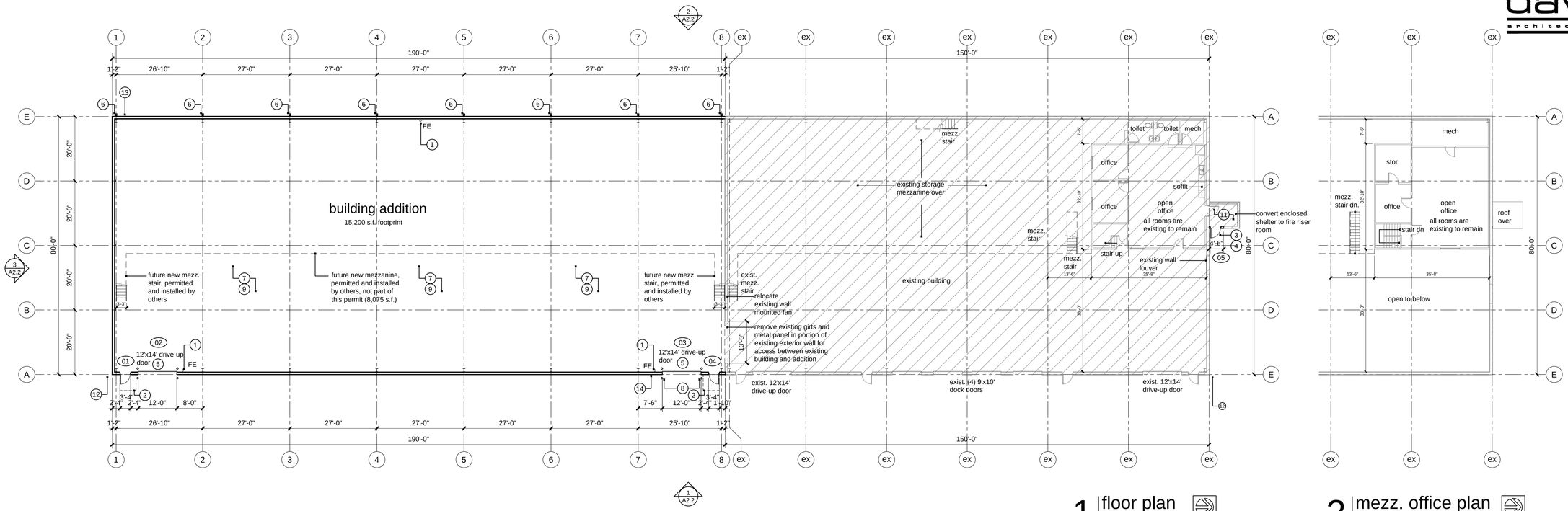
06.01.2026

a new development for
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1 floor plan
scale: 1/16" = 1'-0"
north

2 mezz. office plan
scale: 1/16" = 1'-0"
north

door schedule

door #	doors			size			frames			details			fire rating	hardware group	remarks
	type	mat.	finish	width	height	thick	type	material	finish	head	jamb	sill			
01	A	hol. mtl.	paint	3'-0"	7'-0"	1 3/4"	f-1	hol. mtl.	paint	-	j-1	t-2	-	1	
02	B	nsul. stl	paint	12'-0"	14'-0"	2"	-	-	-	-	j-2	t-1	-	-	1
03	B	nsul. stl	paint	12'-0"	14'-0"	2"	-	-	-	-	j-2	t-1	-	-	1
04	A	hol. mtl.	paint	3'-0"	7'-0"	1 3/4"	f-1	hol. mtl.	paint	-	j-1	t-2	-	1	
05	A	hol. mtl.	paint	3'-0"	7'-0"	1 3/4"	f-1	hol. mtl.	paint	-	j-1	t-2	-	1	door at riser room

Remarks:
1. Provide electric motorized overhead door opener.

door hardware schedule

set no.	item	description	finish	remarks
1	1-1/2 pair hw hinges	5bb1 hw 4.5 x 4.5 nrp - ive	652	
	1 storeroom lock	nd96pd - sch	626	
	1 drip cap	16a - ngp	aluminum	
	1 surface closer	4110 cush - lcn	689	provide overhead stop
	1 set seal	700na - ngp	-	
	1 door sweep	101na - ngp	aluminum	
	1 threshold	425 - ngp	aluminum	
	1 kickplate	8400 10" - ives	630	
	1 latch shield protector	LG13 - ives	630	

door and hardware notes:

1. All exterior hollow metal doors and frames shall be galvanized and low expansion foam insulated.
2. All hollow frames shall be 16ga. with mitered and welded corners.
3. All hollow metal doors shall be 16 ga. minimum.
4. All hinges at exterior doors shall have non-removable pins.
5. Doors with closers shall have ball bearing hinges
6. Thresholds shall coordinate with adjacent floor finish at either side.
7. Hardware shall be heavy-duty, commercial grade, level 1 with lever handle.
8. Hardware shall be manufactured by Schlage or approved equal.
9. Finish hardware shall meet article III of ADA.
10. Keying shall be coordinated with owner prior to order of hardware.
11. Key core requirements shall be coordinated with owner prior to order of hardware.
12. All hardware sets shall be fitted with Schlage "C" keyway compatible cylinders - 6 pin - "0" bit and shall have interchangeable cores
13. All hollow metal door frames shall be caulked around entire perimeter and at the inside corners.
14. All exterior hollow metal doors shall include a rain guard.
15. Interior glazed areas, including glass mirrors, shall be constructed with Safety Glazing per Section 2406. Sectional overhead doors with glass panels shall utilize safety Glazing.
16. All overhead doors shall be 2" insulated and be designed to withstand 90 mph winds.
17. Insulated, sectional, overhead doors shall include heavy duty 3" tracks and rollers, and 50,000 cycle spring counterbalance. Doors shall have electric motorized openers.
18. All overhead doors shall include perimeter seals and threshold seals.

egress:

Occupant Load addition:
warehouse storage 15,200 s.f. / 500 = 31
(anticipated future mezzanine) 8,000 s.f. / 500 = 16
47 total

Exit width required: 47 x 0.2" = 10", min. 34"
Exit width provided: (2) man doors @ 34" clear = 68" provided

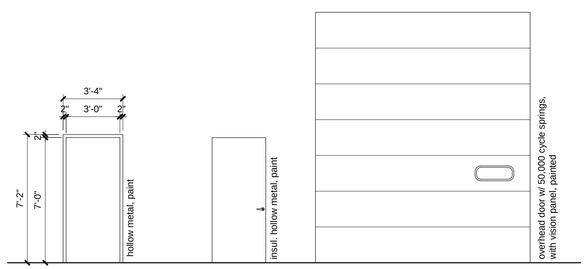
max. exit access travel distance with sprinkler system (2018 IBC):
S-1: 400' with sprinkler system
all paths in existing building and addition are less than the max. allowable distance

construction notes (#)

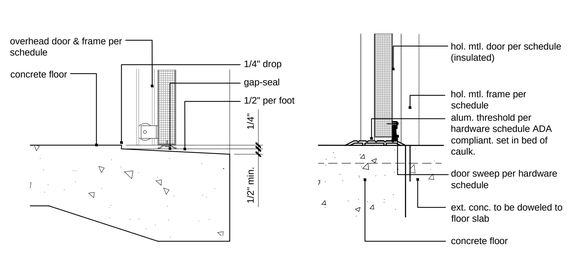
1. Furnish and install 10lb. 4A-70BC rated F.E. (surface mounted) with approved mounting - verify quantity and location with Fire Marshall.
2. Furnish and install 5'x5' concrete stoop at exterior doors per structural.
3. Install letters in contrasting color on exterior face of door "RISER ROOM".
4. Furnish and install Knox box. Verify location and height with local fire department prior to installation.
5. Furnish and install power operated insulated sectional overhead door, tracks and controls for 12' x 14' doors.
6. Furnish and install pre-finished metal downspouts. Install rock rip rap and swale to divert water way from and around building.
7. Install vapor barrier under slab per structural and geotech recommendations.
8. Furnish and install 4' high, 6" diameter pea gravel concrete filled pipe bollards at interior / exterior (galv.) sides of overhead door where noted and per details - to be painted yellow.
9. Fill all contraction and construction joints in concrete slab in entire building with sealant, flush with floor elevation.
10. Install building roof and wall insulation and prefinished liner panel per PEMB supplier.
11. Install stud wall framing, insulation, exterior metal panel and door/frame installation in existing opening. Install gyp. bd. finish on interior to match existing. Install 6" batt insulation in walls as required in new and existing. Install 6" batt insulation at roof as required to fully insulate room.
12. Install 4" high building address numbers on front and back of building as directed by fire marshall.
13. Location of exhaust fan per MEP.
14. Location of wall louver per MEP.

general notes

- Double keyed locks are not permitted on any required or marked exit.
- Exit/emergency lighting are subject to an on site inspection.
- Egress illumination shall be provided at an intensity of not less than 1 foot candle at floor level and at the exterior of the building.
- Provide electrical outlets at 15" a.f.f. to the lowest outlet per ADA/ANSI.
- Furnish and install approved address numbers on front and rear of building per governing jurisdiction.
- Building construction must fully comply with all requirements of ADA/ANSI accessibility guidelines.
- Provide 44" min. clear in all exit passageways.
- Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- Any new exterior utility service equipment shall be painted to match the building standard colors.
- Existing toilet facilities and offices shall remain in existing building and shall serve as adequate facilities for this addition.
- All construction shall conform to the standards and regulations adopted by local jurisdiction having authority.
- The general contractor shall contact all utility companies prior to start of construction and verify depth of any utilities that may be encountered during construction.
- All electrical outlets within 6' of any water source shall be GFCI protected.
- The general contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall field verify existing surface and subsurface ground conditions prior to start of construction.
- Fully seal and caulk around all penetrations in exterior walls.
- Install sealant at column isolation joints, interior floor slab joints, and wall to floor slab joints.
- Install sealant at exterior concrete expansion joints, exterior wall to concrete pavement joints and concrete pavement expansion joints.
- Install Ashford Formula hardner sealer (or equal) on concrete slab per manufacturer's recommendations.

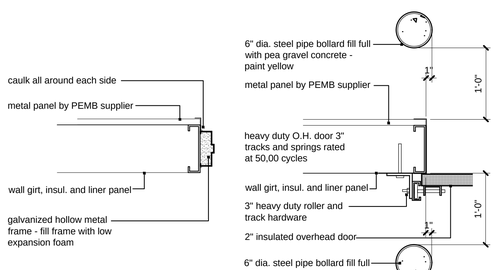


3 frame type
scale: 1/4" = 1'-0"



4 door types
scale: 1/4" = 1'-0"

5 threshold types
scale: 1 1/2" = 1'-0"



6 jamb types
scale: 1" = 1'-0"

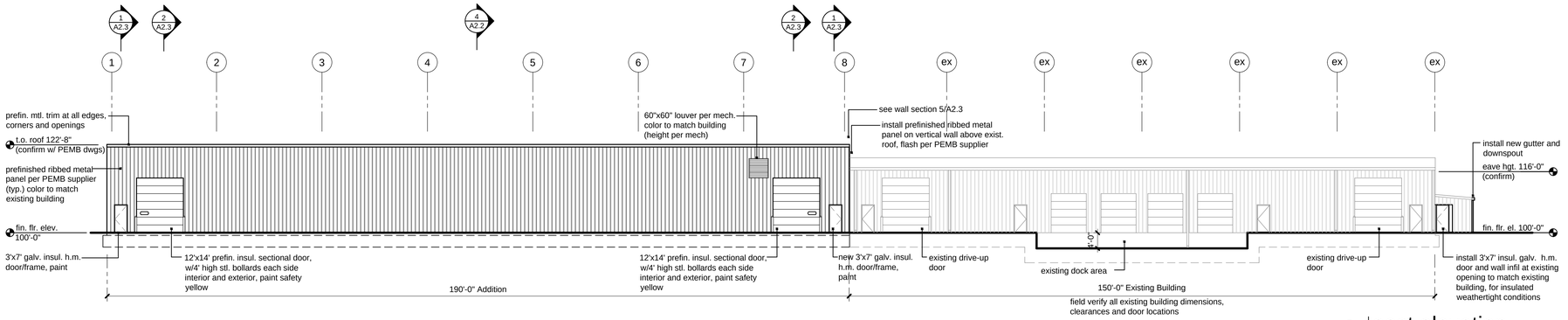
08.15.2025

a new addition for Blue Springs Ford Parts Warehouse

3110 SW Eastbound US 40 Hwy.
Blue Springs, Missouri 64105

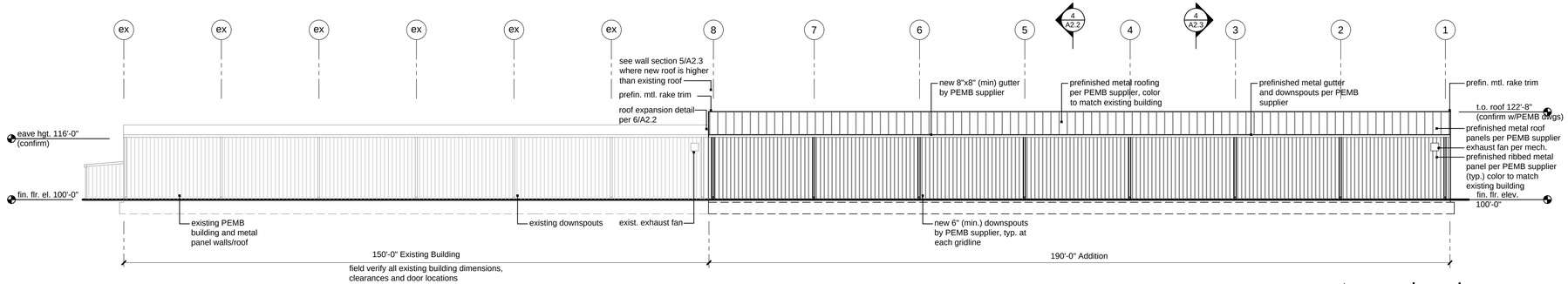
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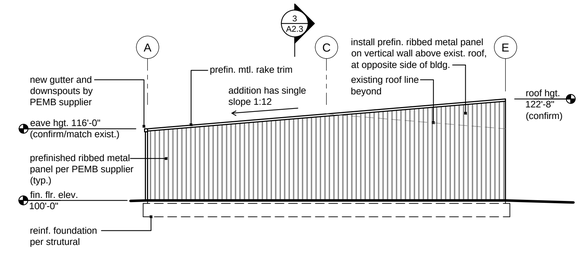
1 east elevation

scale: 1/16" = 1'-0"



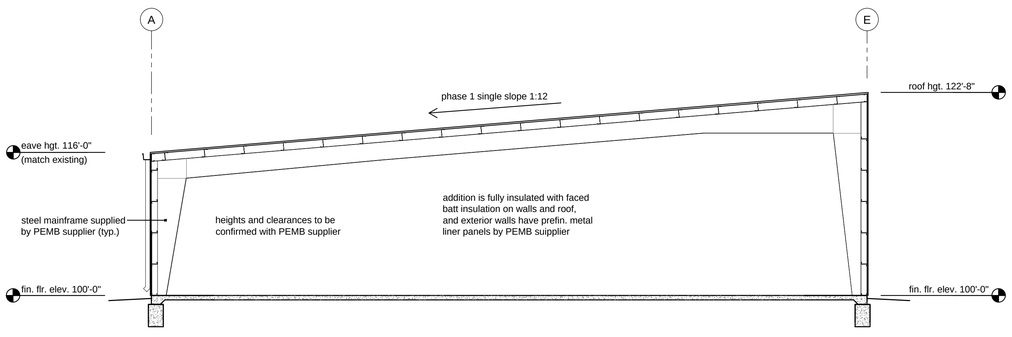
2 west elevation

scale: 1/16" = 1'-0"



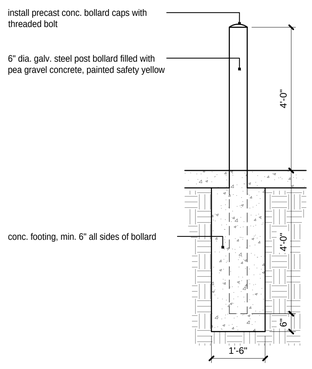
3 south elevation

scale: 1/16" = 1'-0"



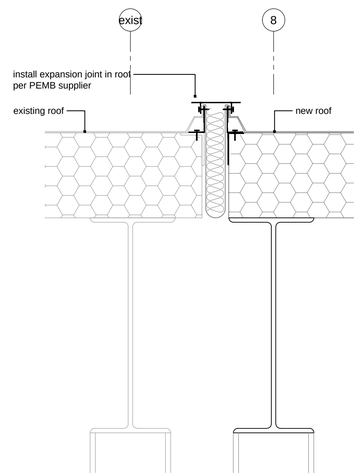
4 building section

scale: 1/8" = 1'-0"



5 bollard detail

scale: 1/2" = 1'-0"



6 roof expansion detail

scale: 1 1/2" = 1'-0"

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STATE OF MISSOURI
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A-5888
REGISTERED ARCHITECT

08.15.2025

a new addition for

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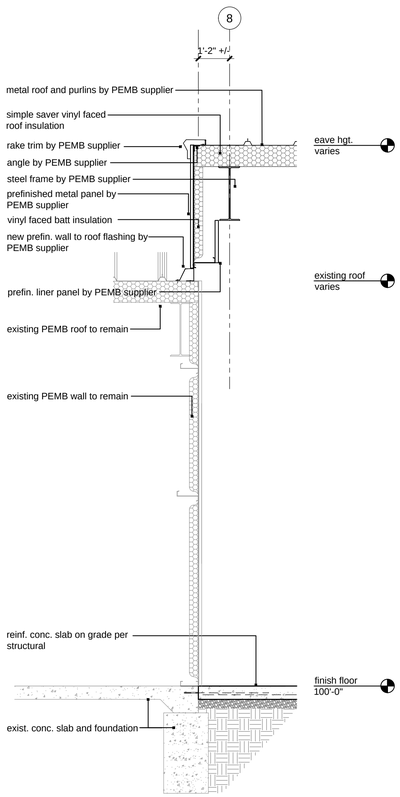
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Blue Springs Ford Parts Warehouse

a new addition for

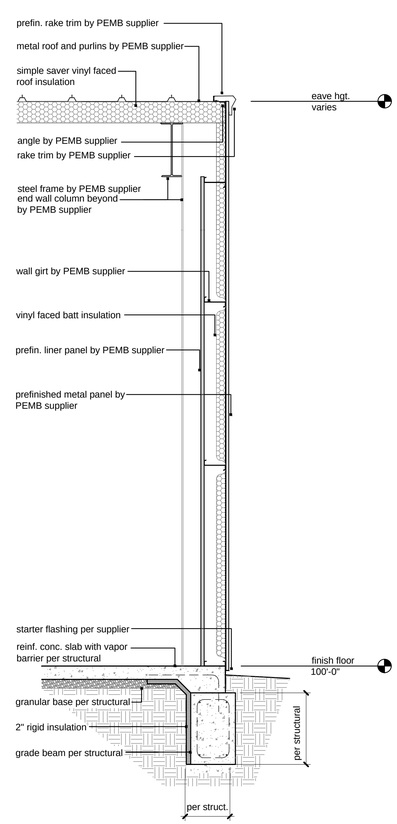
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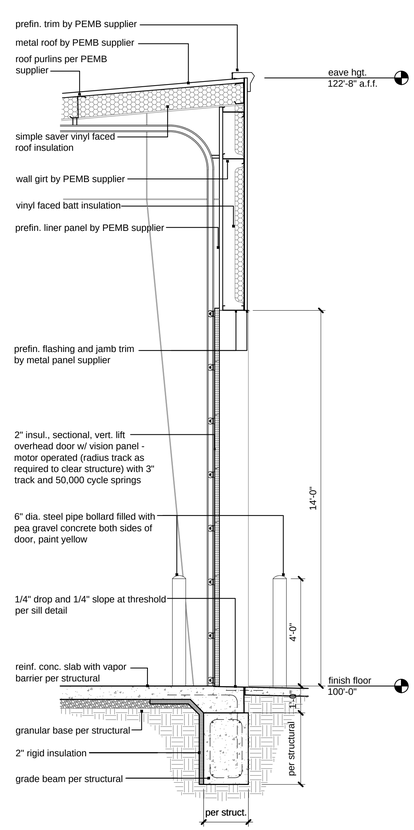


5 wall section
scale: 3/8" = 1'-0"

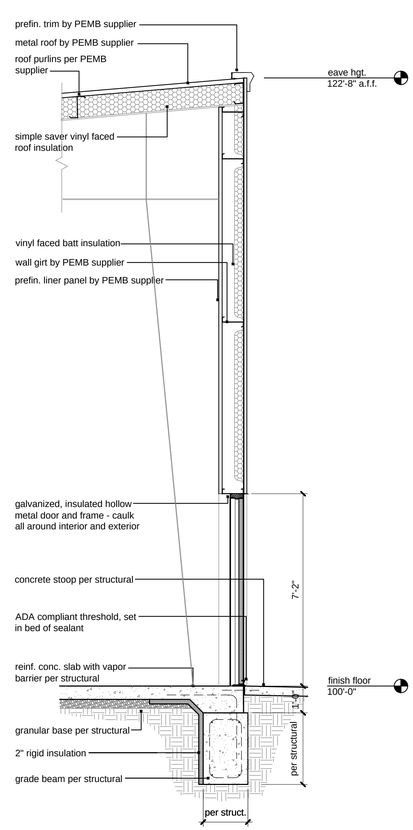
4 wall section
scale: 3/8" = 1'-0"



3 wall section
scale: 3/8" = 1'-0"



2 wall section
scale: 3/8" = 1'-0"



1 wall section
scale: 3/8" = 1'-0"

sheet number
A2.3

drawing type
permit

project number
25082

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, 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:

- Jun 27, 2026

Printer's Fee: $158.76

Anjana Bhadoriya

Anjana Bhadoriya
Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 06/29/2026

Sharonn E Thomas-Pope
Notary Public - State of New Jersey
Commission # 50183291
Expires on 01/23/2027
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Planned Development Concept I PDC-04-26-9865
"Blue Springs Ford Warehouse"
3110 SW Eastbound US 40 Hwy
Parcel # 42-210-03-07-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 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, Powell Miniis, on behalf of the property owner, BFRE,LLC , for approval of a Planned Development Concept to allow for the expansion of the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound 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:

Legal Description for 3110 SW Eastbound US 40 Highway Balderston Warehouse

Lot 5 of Owana Acres, A Subdivision of Jackson County, Missouri – in Jackson County, Missouri

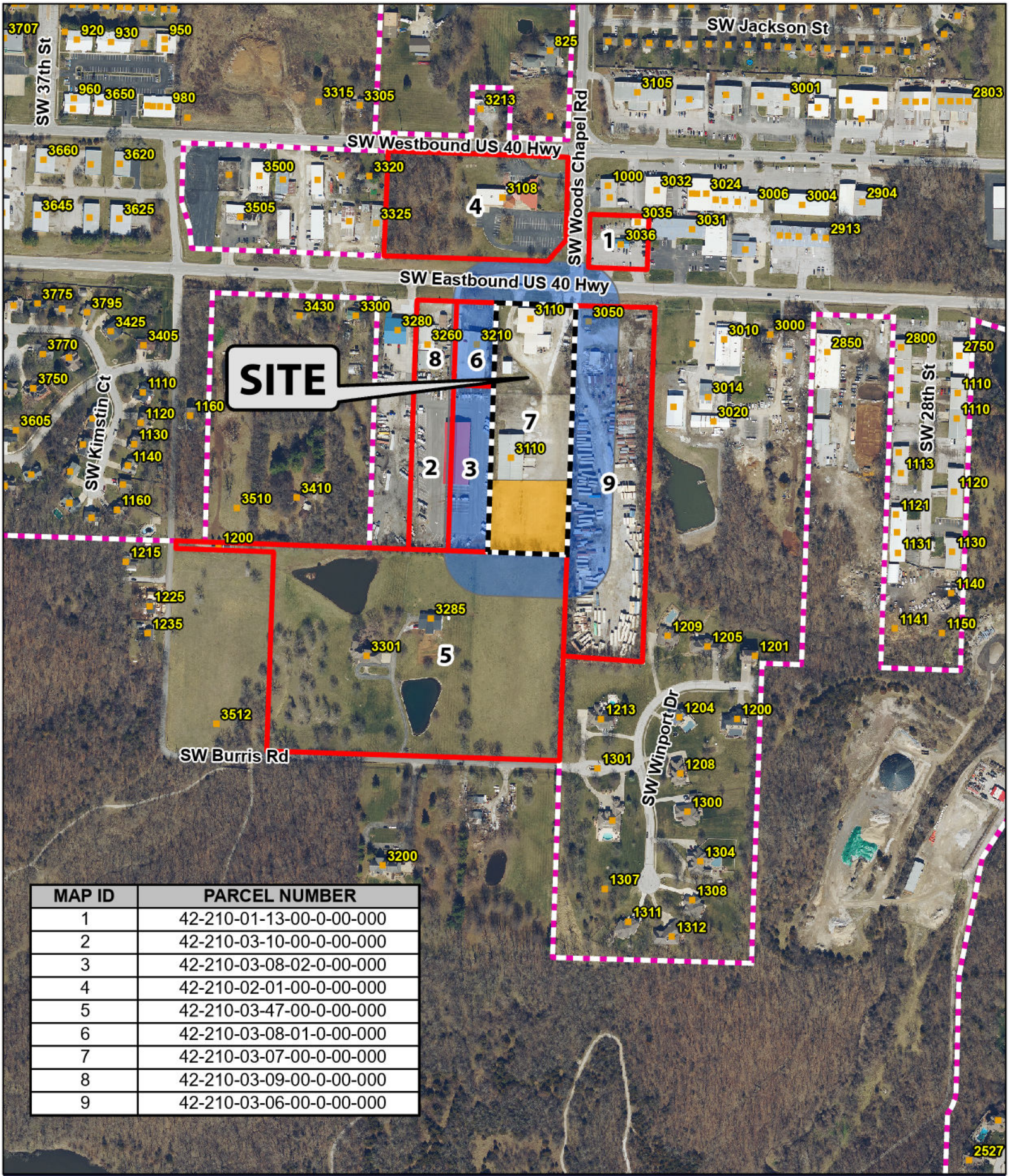
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Planned Development Concept / PDC-04-26-9865 on **Monday, July 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, Jun 27, 2026

4681330



MAP ID	PARCEL NUMBER
1	42-210-01-13-00-0-00-000
2	42-210-03-10-00-0-00-000
3	42-210-03-08-02-0-00-000
4	42-210-02-01-00-0-00-000
5	42-210-03-47-00-0-00-000
6	42-210-03-08-01-0-00-000
7	42-210-03-07-00-0-00-000
8	42-210-03-09-00-0-00-000
9	42-210-03-06-00-0-00-000

BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
185' NOTIFICATION MAP

N

1" = 400'

Date: 07/07/26

MAP ID	PARCEL NUMBER	Owner Name
1	42-210-01-13-00-0-00-000	D&S INVESTING LLC
2	42-210-03-10-00-0-00-000	KMK PROPERTIES LLC
3	42-210-03-08-02-0-00-000	KMK PROPERTIES LLC
4	42-210-02-01-00-0-00-000	CHAPEL HILL PRESBYTERIAN CHURCH
5	42-210-03-47-00-0-00-000	TRUST AGREEMENT OF VINCENT S & AMY J DAVENPOR
6	42-210-03-08-01-0-00-000	Q3 PROPERTIES LLC
7	42-210-03-07-00-0-00-000	BFRE LLC
8	42-210-03-09-00-0-00-000	PASQUALE MICHAEL R & KIMBERLY S
9	42-210-03-06-00-0-00-000	3050 LLC

Owner Address	Situs Address
7821 S ARNETT GRAIN VALLEY MO 64014	3035 SW EASTBOUND US 40 HWY
8555 W 172ND TER STILWELL KS 66085	NO ADDRESS ASSIGNED BY COUNTY
8555 W 172ND TER STILWELL KS 66085	NO ADDRESS ASSIGNED BY COUNTY
3108 W US 40 HWY BLUE SPRINGS MO 64015	3108 W WESTBOUND US 40 HWY
3285 SW BURRIS RD BLUE SPRINGS MO 64015	3285 SW BURRIS RD
1605 NW WOODBURY DR GRAIN VALLEY MO 64029	3210 SW EASTBOUND US 40 HWY
3200 NW SOUTH OUTER RD BLUE SPRINGS MO 64015	3110 SW EASTBOUND US 40 HWY
26515 E BUNDSCHU RD INDEPENDENCE MO 64056	3260 SW EASTBOUND US 40 HWY
5412 NE NORTHGATE XING LEES SUMMIT MO 64064	3050 SW EASTBOUND US 40 HWY

City	State	Zip
BLUE SPRINGS	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
BLUE SPRINGS	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015
UNINCORPORATED	MO	64015

BLUE SPRINGS
MISSOURI

June 26, 2026

Ref: Public Hearing: Planned Development Concept Plan | PDC-04-26-9865

Blue Springs Ford Warehouse

3110 SW Eastbound 40 Hwy

Parcel # 42-210-03-07-00-0-00-0

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, Powell Miniis, on behalf of the property owner, BFRE,LLC , for approval of a Planned Development Concept to allow for the expansion of the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound 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.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsmo.govor 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, July 13, 2026 @ 6:30 p.m.

&

City Council – Monday, July 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

Introduced by Councilmember _____ BILL 5420

(PDC-04-26-9865) ORDINANCE_____

AN ORDINANCE APPROVING THE PLANNED DEVELOPMENT CONCEPT FOR FORD WAREHOUSE AT 3110 SW EASTBOUND US 40 HWY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, proper application having been made for Planned Development Concept of property hereinafter described; and

WHEREAS, after review of the Planned Development Concept with respect to such issues as density, the impact to surrounding areas, the adequacy of facilities and services, and compliance with development regulations to achievement quality development, in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation and a public hearing was held on July 27, 2026; Planning Commission, after said hearing, recommended that the application for Planned Development Concept be approved; and

WHEREAS, thereafter a public hearing was held by City Council on August 3, 2026; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the

Planned Development Concept for Ford Warehouse. The site is legally described as:

Legal Description for 3110 SW Eastbound US 40 Highway

Balderston Warehouse Lot 5 of Owana Acres, A Subdivision of Jackson County, Missouri – in Jackson County, Missouri

Section 2. No land covered within this Planned Development Concept, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the Planned Development Concept approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Planned Development Concept shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its July 27, 2026, meeting and to the City Council at its August 3, 2026, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this Planned Development Concept, and shall be deemed to include those conditions in additions to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following 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 modified by the Planned Unit Development.

    a. UDC Section 407.040(F) – Alternative Compliance for Frontage Type Buffer Edge Requirement: Approval of an alternative

compliance method to the required frontage buffer by utilizing the existing topography, mature vegetation, and proposed landscaping in lieu of the standard hedge, evergreen, and/or berm requirement.

b. UDC Section 407.010(J) – Parking Requirements: Approval to reduce the required number of off-street parking spaces from 15 spaces to 6 spaces, with the remaining 9 spaces deferred until such time as additional parking is warranted by future operations.

c. UDC Section 407.010(E)(4) – Parking and Loading Pavement: Approval to utilize an improved crushed stone aggregate fire access road, stabilized with a composite geogrid system, in lieu of a fully paved surface. The proposed fire access road has been designed to support the required 75,000-pound fire apparatus loading and has been reviewed and approved by the Central Jackson County Fire Protection District.

d. Approval to continue utilization of the existing on-site septic system serving the property. The proposed building addition will not utilize or expand the existing septic system; however, the existing system will remain in place to serve the current development.

e. Approval to reduce the required front setback from 40 feet to 18 feet due to the existing building's location on the property. The existing building is currently considered nonconforming due to

its encroachment into the required front setback. Approval of the setback reduction will allow the existing structure to be brought into a conforming status while accommodating the proposed improvements to the property.

2. The deferred parking spaces shown on the approved plans shall be constructed in accordance with the requirements of the Unified Development Code and Blue Springs Construction Manual when additional parking is warranted due to increased demand.

3. A final stormwater management plan shall be prepared by a professional engineer registered in the State of Missouri and submitted to the Public Works Department for review and approval prior to final site plan approval. Stormwater detention and water quality requirements shall be met in accordance with APWA 5600 and applicable City standards, with BMP design procedures following the MARC BMP Manual. Overland flow paths and detention areas shall be contained within appropriate drainage easements. If the approved final stormwater management plan results in substantial changes to the approved PDC layout, the applicant shall submit an amendment to the Planned Development Concept Plan for review and approval prior to implementation of those changes.

4. Documentation of approved traffic control plans from MoDOT issuing a permit for traffic improvements will be provided to the city prior to construction of said improvements.

5. Any future expansion of the building or change in use that increases wastewater demand, including the addition of plumbing fixtures or restroom facilities, shall require review by the City. If public sanitary sewer service is required under applicable City Code, the property shall connect to the public sanitary sewer system at that time.

6. Prior to issuance of any building permit, the applicant shall provide documentation from the Central Jackson County Fire Protection District (CJCFD) verifying that the proposed site access has been reviewed and approved for emergency vehicle access.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL

August 3, 2026

EXHIBITS FOR PUBLIC HEARING

POINTE OF HOPE

REZONING AND CONDITIONAL USE PERMIT

EXHIBIT #1 City Council Information Form dated July 28, 2026 with the following attachments: Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on July 11, 2026; 185 ft Notification Map; Names/Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners, Bill Approving Rezoning and Bill Approving Conditional Use Permit

Council Meeting Date: August 3, 2026

Agenda Items #: 7, 8 & 9

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 28, 2026

ITEM TYPE: Public Hearing / Ordinance

SUBMITTED BY: Logan Day

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

A public hearing is being held at the request of the Applicant, Rick Villers of Steel Systems Construction, on behalf of the property owner, Pointe of Hope Lutheran Church, for consideration of a request to rezone Tract 3 of the property from "GB" (General Business) to "RC" (Regional Commercial) and to approve a Conditional Use Permit allowing the outdoor storage of recreational vehicles (RVs), boats, and trailers on the property located at 1211 NW 7 Highway. (RZ-06-26-9922 / CUP-06-26-9923) Upon conclusion of the public hearing, a Bill approving the Rezoning and a Bill approving a Conditional Use Permit will be ready for introduction and readings.

BACKGROUND

The applicant is requesting to rezone Tract 3 of the property located at 1211 NW 7 Highway from General Business (GB) to Regional Commercial (RC) and obtain a Conditional Use Permit to allow the outdoor storage of recreational vehicles (RVs),

boats, and trailers. The request is intended to establish the appropriate zoning and land use approvals to bring the property into conformance with the City's current Unified Development Code. As part of the request, the applicant will install additional landscaping and a six-foot privacy fence consisting of an approved material to screen the outdoor storage area from the adjacent public rights-of-way in accordance with the conditions of approval. Staff has determined that the RC zoning district, together with the Conditional Use Permit and proposed screening improvements, provides the appropriate regulatory framework for the use and recommends approval of both requests, subject to the conditions contained in the staff report.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	August 4, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning applicaion.

Staff recommends approval of the Conditional Use Permit application with the following three (3) 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.

2. Tract 3 shall be screened from the public right-of-way along NW Jefferson Street and NW North Ridge Drive through a combination of landscaping and a six (6) foot tall solid privacy fence. The privacy fence shall consist of an approved material,

including masonry, wood, composite, or vinyl, and shall comply with applicable requirements of the Unified Development Code.

3. The property shall be used solely for the outdoor storage of recreational vehicles (RVs), boats, and trailers. The sale, display for sale, repair, maintenance, servicing, dismantling, or similar commercial activities involving vehicles, boats, or trailers shall not be permitted on the site.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning Commission

Date: July 27, 2026

Action: Recommended Approval of Rezoning with Conditions. 6-Aye, 2-No

Recommended Approval of Conditional Use Permit with Conditions. 6-Aye, 2-No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with Attachments; Affidavit of Publication in The Examiner on July 11, 2026; 185 ft Notification Map; Names/Addresses of the property owners within 185 ft. of the site; Copy of letter sent to said property owners
2. Bill Approving Rezoning
3. Bill Approving Conditional Use Permit

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: July 27,2026

City Council Date: August 3, 2026

Project Name: Pointe of Hope

Site Location: 1211 NW 7 Hwy

Applicant: Rick Villers, Steel Systems Construction

Property Owner: Pointe of Hope Luthern Church

Staff Planner: Logan Day, Planner I

Project Request:

RZ-06-26-9922; Rezoning of property from "GB" General Business to "RC" Regional Commercial.
CUP-06-26-9923; Conditional Use Permit to allow the outdoor storage of recreational vehicles (RVs), boats, and trailers.

Project Description:

The applicant is requesting to rezone Tract 3, located on the rear portion of the property, from General Business (GB) to Regional Commercial (RC). The applicant is also requesting approval of a Conditional Use Permit (CUP) to allow the outdoor storage of recreational vehicles (RVs), boats, and trailers. The property has been utilized for several years as a secure outdoor storage area for RVs, boats, and trailers. The requested rezoning and CUP are intended to bring the existing use into conformance with the City's current zoning regulations and establish a formal framework for the continued operation of the storage area.

Staff Recommendation:

Staff Recommends approval of Rezoning and Conditional Use Permit with conditions listed at the end of the staff report.

Previous Actions:

Date	Review Body	Action
01/08/2001	Planning Commission	Recommended Approval of Conditional Use Permit (CU-1-2001) for Telecommunications Tower.
07/11/2011	Planning Commission	Approved Preliminary Plat (PP-6-11-3025) & Site Plan Design Review (SPDR-6-11-3026) for Pointe Center and Recommended Approval of Final Plat (PF-6-11-3028)
07/11/2011	City Council	Approved Final Plat for Pointe Center (PF-6-11-3028)
11/12/2012	Planning Commission	Approved Site Plan Design Review (SPDR-10-12-3696)

Future Applications:

Any future modifications, expansions, or changes in use to the site shall require review and approval in accordance with the applicable requirements of the Unified Development Code.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Large Retail (Price Chopper)
South:	Right of Way	NW Jefferson St & Interstate I-70
East:	"GB" (General Business)	Mid Size Retail (Ace Hardware & KC Cannabis)
West:	"GB" (General Business) / "MF-10" (Low Density Multi Family)	Hotel or Motel (Extended Stay)

Rezoning Analysis

Existing Zoning:

"GB" (General Business)

Existing Land Use:

Outdoor Storage for Recreational Vehicles (RV'S), boats, and trailers

Proposed Zoning:

"RC" (Regional Commercial)

Proposed Land Use:

Outdoor Storage for Recreational Vehicles (RV'S), boats, and trailers

Comprehensive Plan:

The Future Land Use Policy Map designates the subject property as General Commercial. This designation is intended to accommodate a broad range of commercial uses that serve both the local community and the surrounding region, including retail, service, office, entertainment, and other commercial activities. Development within these areas is expected to provide convenient access to goods and services while maintaining compatibility with adjacent land uses through appropriate site design, circulation, and buffering. The proposed rezoning from General Business (GB) to Regional Commercial (RC), along with the requested Conditional Use Permit for the outdoor storage of recreational vehicles (RVs), boats, and trailers, is intended to bring an existing use into conformance with the City's current zoning regulations. The property has historically been utilized for outdoor storage associated with the church, and the request would establish the appropriate zoning and approvals to allow the continued operation of the existing use. Staff finds the request to be generally consistent with the General Commercial Future Land Use designation, as the proposal maintains a commercial-oriented use and supports the long-term vision established by the Comprehensive Plan.

Rezoning:

The intent of the "RC" Regional Commercial zoning district is to accommodate a broad range of commercial uses that serve both the local community and the surrounding region. The district is intended for larger-scale commercial developments located along major transportation corridors and is designed to accommodate uses that require greater site area, visibility, and access than those typically found in neighborhood

commercial districts. The RC district also allows the outdoor storage of recreational vehicles (RVs), boats, and trailers through the Conditional Use Permit process, ensuring that such uses are reviewed for compatibility with surrounding properties.

The applicant is requesting to rezone the subject property from General Business (GB) to Regional Commercial (RC) to bring an existing outdoor storage use into conformance with the Unified Development Code. The requested Conditional Use Permit would allow the continued outdoor storage of recreational vehicles (RVs), boats, and trailers, which has historically occurred on the site. The proposed RC zoning district provides the appropriate zoning framework for this use, as outdoor storage is contemplated within the district when approved through the Conditional Use Permit process. Staff finds the requested rezoning to be consistent with the intent of the RC district, as it establishes the appropriate zoning designation for an existing commercial outdoor storage use while providing for continued oversight through the Conditional Use Permit process.

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 relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

a. Staff finds that 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 relationship of land uses within the proposed district as well as the uses existing or anticipated in surrounding districts.

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

    a. Staff finds the application furthers the intend of the proposed zoning district and supports that of any abutting zoning district.

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.

    a. Staff finds the proposed rezoning is intended to bring an existing outdoor storage use into conformance with the Unified Development Code and does not introduce a new land use to the area. Approval is not anticipated to establish a precedent, as each rezoning and Conditional Use Permit request is evaluated on its own merits. The request is not expected to alter the existing character, development pattern, or urban design of the surrounding commercial area.

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

    a. Staff finds the proposed rezoning to the Regional Commercial (RC) district and the associated Conditional Use Permit establish the appropriate zoning framework for the existing outdoor storage use. The property will

be required to comply with all applicable provisions of the Unified Development Code, including the standards of the RC zoning district and any conditions of approval associated with the Conditional Use Permit.

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.

    a. Staff finds the proposed rezoning is not anticipated to create additional demand for public services, facilities, or programs beyond those currently serving the property. The site is already developed and utilized for the proposed use, and existing public infrastructure is adequate to serve the property.

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.

    a. Staff finds the proposed rezoning is not anticipated to adversely affect the condition or value of surrounding properties, as it recognizes an existing commercial outdoor storage use that is compatible with the surrounding commercial area. Approval of the request is also consistent with the General Commercial designation of the Comprehensive Plan and is not expected to hinder future development in accordance with the City's long-range vision.

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.

    a. Staff finds the requested rezoning is justified by a change in circumstances the property has been used for the outdoor storage of recreational

vehicles (RVs), boats, and trailers, and the proposed rezoning to Regional Commercial (RC), together with the requested Conditional Use Permit, will bring the existing use into conformance with the Unified Development Code.

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

    a. Staff finds the proposed rezoning is consistent with the City's adopted policies, including the 2014 Comprehensive Plan and the Unified Development Code. The request recognizes an existing commercial outdoor storage use, aligns with the property's General Commercial Future Land Use designation, and establishes the appropriate zoning framework for the continued operation of the use.

9. The recommendations of professional staff.

    a. Staff recommends Approval of Rezoning application

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:

- Outdoor Storage for Recreational Vehicles (RV'S), boats, and trailers
    a. All vehicle and equipment storage areas and parking areas shall be surfaced with:

        (1) Five (5) inches of concrete;

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

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

(4) Any other pavement or surface material must be structurally equivalent to the above as determined by a licensed engineer in the State of Missouri to the satisfaction of the Director of Public Works, but all such areas shall be dust free

Staffs Response:

The existing site is currently utilized as an outdoor storage of recreational vehicles (RVs), boats, and trailers and is being brought into compliance through this application. While the site does currently include the required surface materials identified in this standard, applicant is not proposing full replacement of the existing storage area at this time. The applicant shall maintain the existing surface in a condition that minimizes dust and provides a stable surface for the storage of recreational vehicles (RVs), boats, and trailers. Any future expansion, redevelopment, or modifications to the storage area may be subject to compliance with the applicable surfacing requirements of the Unified Development Code.

Land Use & Density:

The proposed rezoning does not change the existing land use or increase the intensity of development on the subject property. The site will continue to be utilized for the outdoor storage of recreational vehicles (RVs), boats, and trailers. The requested Regional Commercial (RC) zoning district establishes the appropriate zoning designation for the existing use and is consistent with the surrounding commercial development

pattern and the General Commercial Future Land Use designation identified in the Comprehensive Plan.

Architectural Character:

No new buildings, additions, or exterior modifications are proposed. Therefore, the architectural character of the site will remain unchanged.

Parking:

No changes to the existing parking layout are proposed as part of this request.

Streets & Sidewalks:

The site is not proposed for redevelopment, and existing sidewalks are already present along NW Jefferson Street and on one side of NW North Ridge Drive. As the request is intended to bring an existing use into conformance with the Unified Development Code rather than facilitate new development, additional street and sidewalk improvements are not applicable.

Pedestrian Access:

No new pedestrian access improvements are proposed with this request. The subject property functions as an outdoor storage facility for recreational vehicles (RVs), boats, and trailers and is not intended to serve pedestrian-oriented commercial activity.

Traffic:

The proposed rezoning and Conditional Use Permit are not anticipated to significantly impact traffic in the surrounding area.

Stormwater:

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

Sanitary Sewer:

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

Signage:

No new signage is proposed with this Conditional Use Permit. Existing and future signage shall be reviewed for compliance with the applicable requirements of the Unified Development Code.

Frontage & Landscaping:

The site currently utilizes existing landscaping along NW North Ridge Drive, which provides screening along the eastern frontage of the property. To ensure the site is adequately screened and consistent with the requirements of the Unified Development Code, a Type B landscape buffer would be required along NW Jefferson Street to provide additional screening between the property and adjacent roadway frontage.

Landscape Area	**Required Units / PUs (plant units)**
Buffer Type "B" (Along NW Jefferson)	15 feet wide: 45 units per 100 feet; 25 feet wide: 40 units per 100 feet
Buffer Type "C3" (Western Property Line)	25 feet wide: 60 units per 100 feet; 35 feet wide: 55 units per 100 feet and 6-feet tall solid privacy fence (masonry, wood, composite, or vinyl) or an undulating 4-feet

	to 6-feet earth berm with landscaping on top

Preservation:

Existing vegetation will be preserved.

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.

    a. The proposed Conditional Use Permit is consistent with the intent of the existing zoning district by allowing the outdoor storage of recreational vehicles (RVs), boats, and trailers, subject to conditions that ensure compatibility with surrounding properties. The proposed use is consistent with the existing commercial character of the area and supports the continued use of the property

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

    a. The Conditional Use Permit request is intended to bring an existing outdoor storage of recreational vehicles (RVs), boats, and trailers use into compliance with the requirements of the Development Code. No new buildings or site improvements are proposed as part of this request.

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

    a. Staff has identified site-specific conditions necessary to ensure the use operates in a manner consistent with the intent of the Development Code. These conditions include requiring additional screening along NW Jefferson Street and limiting the approval to the outdoor storage of recreational vehicles (RVs), boats, and trailers. General vehicle repair is not included as an approved use under this Conditional Use Permit.

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

    a. Staff finds the request does not include new development or modifications to the existing site layout. As such, no changes to the streetscape or the relationship of site elements to the public realm are proposed. The existing character of the surrounding area will remain unchanged.

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

    a. The site is currently developed and served by existing public infrastructure. The proposed Conditional Use Permit does not include new development or improvements that would create additional demands on drainage systems, utilities, or other public facilities. Existing infrastructure is adequate to support the continued operation of the use.

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

a. The proposed use is compatible with the existing character of the area, which includes commercial and service-oriented uses as no changes to the existing building scale or form are proposed.

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 property.

    a. The proposed use is compatible with the operating characteristics of the surrounding area. The outdoor storage of recreational vehicles (RVs), boats, and trailers is not anticipated to create significant audible impacts or changes to existing traffic patterns.

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

    a. The proposed Conditional Use Permit will not prevent the development or use of neighboring properties in accordance with applicable regulations.

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

    a. The proposed Conditional Use Permit will not negatively impact the long-range plans for the site or surrounding area. The request allows an existing commercial use to continue while ensuring the property operates in compliance with applicable regulations.

10. Recommendation of professional staff.

    a. Staff recommends approval of the Conditional Use Permit

Staff Recommendation:

Staff recommends approval of the Rezoning application.

Staff recommends approval of the Conditional Use Permit application with the following three (3) 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.

2. Tract 3 shall be screened from the public right-of-way along NW Jefferson Street and NW North Ridge Drive through a combination of landscaping and a six (6) foot tall solid privacy fence. The privacy fence shall consist of an approved material, including masonry, wood, composite, or vinyl, and shall comply with applicable requirements of the Unified Development Code.

3. The property shall be used solely for the outdoor storage of recreational vehicles (RVs), boats, and trailers. The sale, display for sale, repair, maintenance, servicing, dismantling, or similar commercial activities involving vehicles, boats, or trailers shall not be permitted on the site.



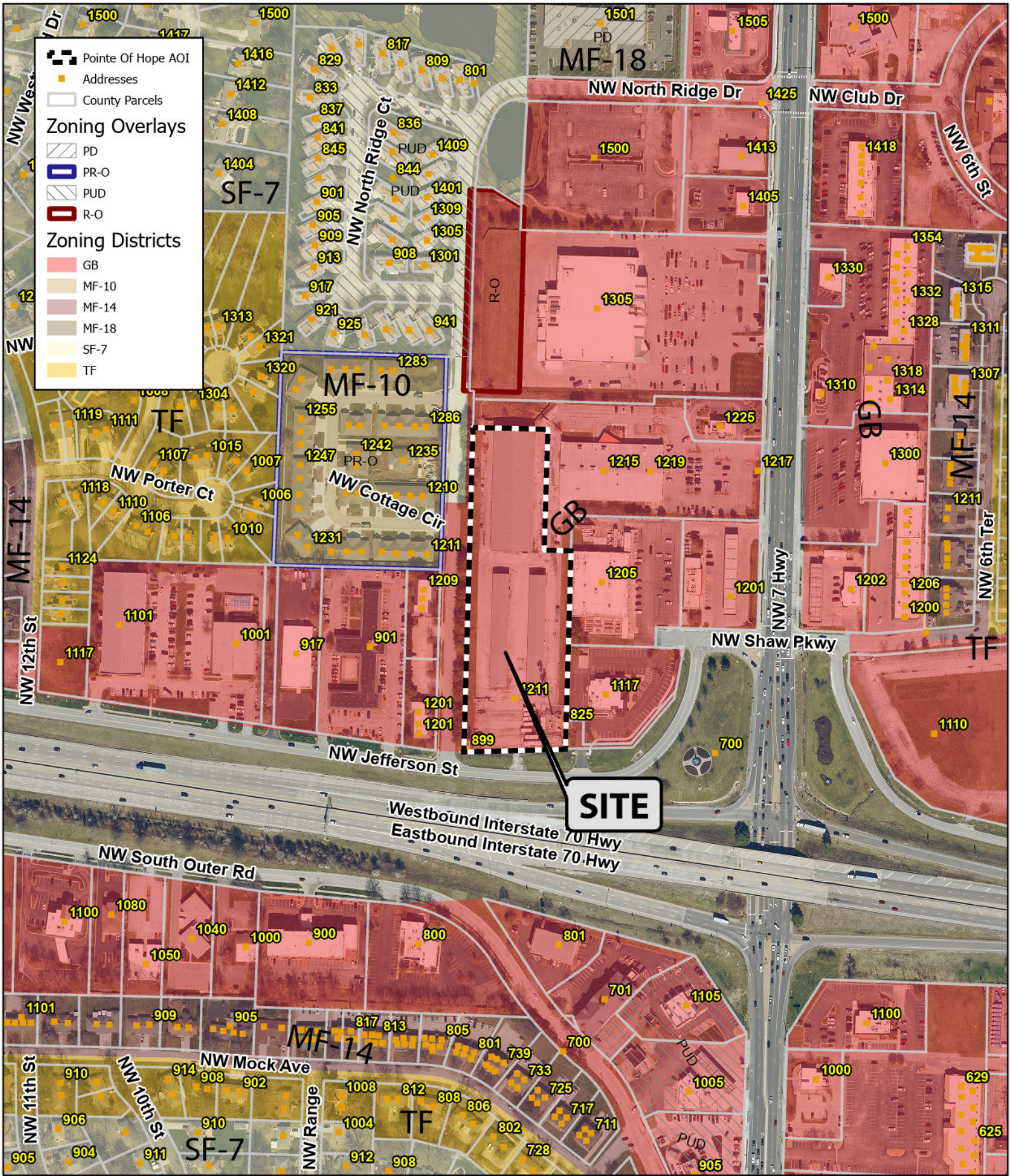
BLUE SPRINGS MISSOURI

RZ-06-26-9922, CUP-06-26-9923
POINTE OF HOPE
AERIAL MAP

N

1" = 200'

Date: 07/07/26



BLUE SPRINGS MISSOURI

RZ-06-26-9922, CUP-06-26-9923
POINTE OF HOPE
SITE LOCATION AND ZONING MAP

N

1" = 300'

Date: 07/07/26

Applicant: Pointe of Hope Church
Subject Property: Rear portion of 1215 NW Highway 7 (Tract 3)
Current Zoning: General Business (GB)
Proposed Zoning: Regional Commercial (RC) with a Conditional Use Permit (CUP) for Outdoor Storage (RV, Trailer, and Boat Storage)

1. Executive Summary & Purpose of Request

Pointe of Hope Church is respectfully submitting this application to rezone tract 3 of the rear property from General Business (GB) to Regional Commercial (RC), alongside a request for a Conditional Use Permit (CUP) to allow for the outdoor storage of Recreational Vehicles (RVs), Boats and Trailers.

The primary objective of this application is to bring an existing use into compliance with current municipal zoning ordinances. For several years, the church has utilized an under-developed portion of its rear lot to provide a secure, low-impact RV storage area for community members in exchange for a monthly fee. 100% of the proceeds generated from this operation directly fund the church's operations and outreach. Pointe of Hope depends on outside revenue streams, as we target new Christians and seekers, putting less emphasis on congregational giving. This application seeks to formalize and regulate this arrangement in cooperation with city staff.

2. Zoning Suitability

The rear of the site is uniquely situated to transition to Regional Commercial. The rear portion of the property is not visible from Highway 7 and has a tree line buffering it from the residential area on the west side of the property. Transitioning this specific section to Regional Commercial allows for low-intensity, low-traffic commercial activities that do not disrupt the primary assembly use of the church or traffic flow in the area.

3. Proposed Conditions & Aesthetic Mitigations

To ensure a higher standard of visual appeal and to mitigate any potential impacts on neighboring properties, Pointe of Hope Church is open to implementing screening and operational parameters as conditions of approval:

- **Site Screening & Landscaping:** The applicant will install necessary screening working in collaboration with planning and law enforcement. This will effectively obscure the stored vehicles from public right-of-ways and adjacent properties, improving the visual character of the area adjacent to the outer road.
- **Low Traffic Impact:** RV storage inherently creates incredibly low traffic impact. Vehicles are typically moved only a few times a year (at the beginning and end of recreational seasons). Unlike traditional commercial operations, there are no delivery trucks, no regular customer turnover, and no late-night disruptions.
- **Passive Use:** The storage area is entirely passive. No maintenance, mechanical work, detailing, or habitational use of the RVs will be permitted on-site.
- **Security:** The area is currently secured via a locked perimeter gate.
- **Operational Rules:** Clear leasing guidelines will restrict storage exclusively to fully operational, currently registered recreational vehicles, boats, and trailers.

5. Public Benefit

Approving this application yields a dual benefit to the city. First, it satisfies a persistent and growing regional demand for safe, secure, and regulated boat and RV storage—keeping these large vehicles out of residential driveways and off neighborhood streets where they frequently cause code violations or line-of-sight safety issues. Second, it sustains a vital revenue stream for Pointe of Hope Church.

6. Conclusion

Pointe of Hope Church is dedicated to being a good neighbor and a compliant stakeholder in our community. By granting this rezoning and conditional use request, the City will successfully bring a low-impact, existing use into regular compliance, addressing stakeholder concerns and supporting our ministry. We look forward to working collaboratively with the Planning Commission and City Staff on this request.

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, 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:

- Jul 11, 2026

Printer's Fee: $190.51

Edmar Corachia

_____

Edmar Corachia
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 07/13/2026

_____

Pamela Baez
Notary Public - State of Florida
Commission # HH 732409
Expires on 10/19/2029
Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

PUBLIC NOTICE

Conditional Use Permit I CUP-06-26-9923
Rezone I RZ-06-26-9922
Pointe of Hope
1211 NW 7 Hwy
Parcel # 36-420-04-25-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 27, 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, Rick Villers, Steel Systems Construction, on behalf of the property owner, Pointe of Hope Church, for approval to rezone tract B of the rear property from General Business (GB) to Regional Commercial (RC), alongside a request for a Conditional Use Permit (CUP) to allow for the outdoor storage of Recreational Vehicles (RVs), Boats and Trailers at 1211 NW 7 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:

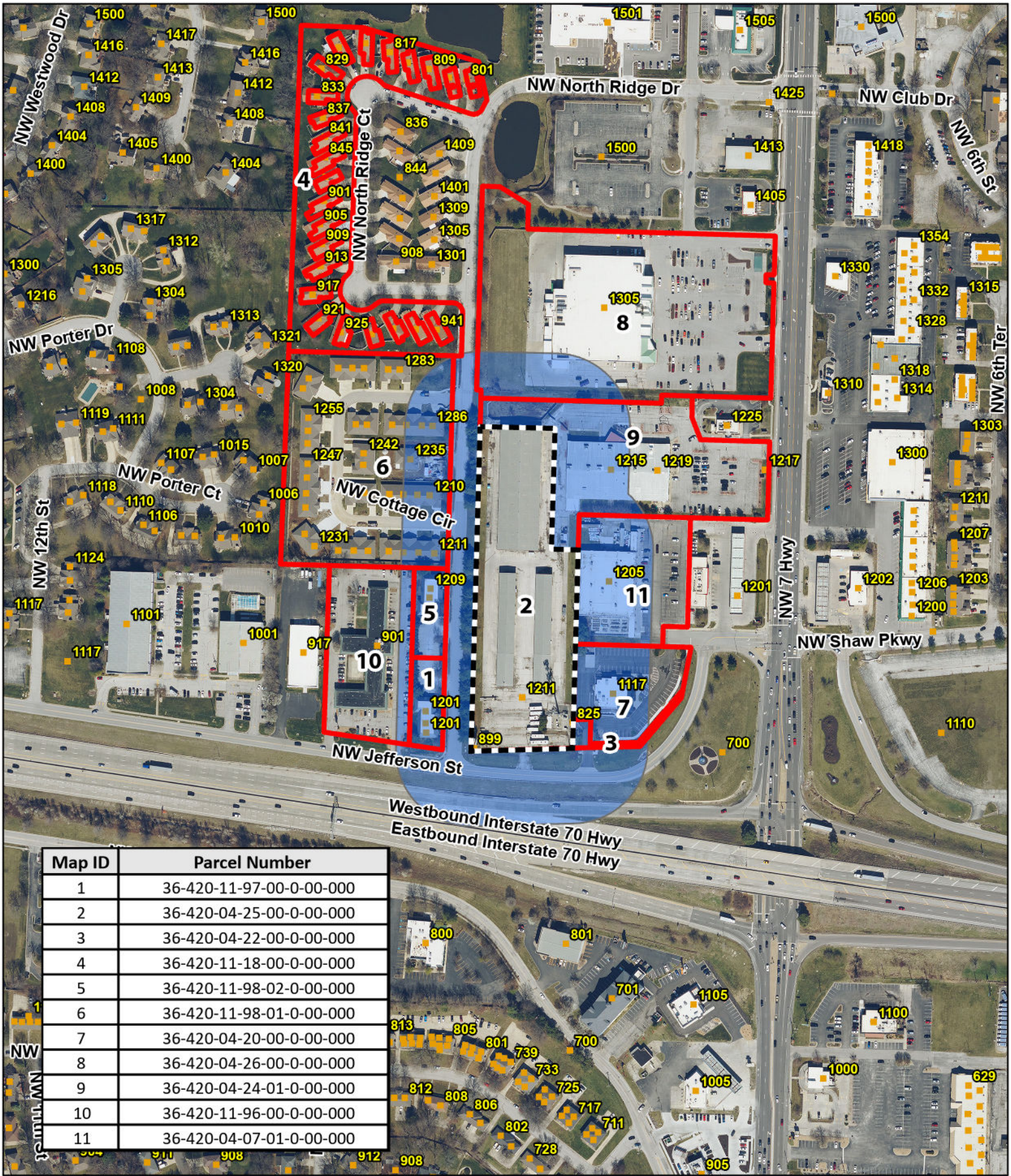
POINTE CENTER---ALL TH PT LOT 1 DAF: BEG MOST SE COR SD LOT 1 TH W ALG S LI 463.70' TH S 01 DEG 37 MIN 35 SEC W 87.08; TH 88 DEG 22 MIN 50 SEC W 66.04' TH N 01 DEG 42 MIN 28 SEC E 296.75' TH N 88 DEG 34 MIN 31 SEC W 164.49' TH E ROW LI NORTH RIDGE DR TH N ALG SD E ROW LI 70' M0L. TH S 88 DEG 23 MIN 44 SEC E 445' TH N 20' TO N LI SD LOT 1 TH E ALG SD N LI 75' MOL TH S 01 DEG 39 MIN 36 SEC E 52.75' TH S 21 DEG 06 MIN 26 SEC E 59.02' TH S 88 DEG 23 MIN 44 SEC E 170.17' TO W ROW LI M 7 HWY TH S ALG SD W ROW LI 192.75' TO POB
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezone / RZ-06-26-9922, Conditional Use Permit / CUP-06-22-9923 on **Monday, August 3, 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, Jul 11, 2026

4717490



Map ID	Parcel Number
1	36-420-11-97-00-0-00-000
2	36-420-04-25-00-0-00-000
3	36-420-04-22-00-0-00-000
4	36-420-11-18-00-0-00-000
5	36-420-11-98-02-0-00-000
6	36-420-11-98-01-0-00-000
7	36-420-04-20-00-0-00-000
8	36-420-04-26-00-0-00-000
9	36-420-04-24-01-0-00-000
10	36-420-11-96-00-0-00-000
11	36-420-04-07-01-0-00-000

BLUE SPRINGS
MISSOURI

RZ-06-26-9922, CUP-06-26-9923
POINTE OF HOPE
185' NOTIFICATION MAP

N

1" = 300'

Date: 07/07/26

Map ID	Parcel Number
1	36-420-11-97-00-0-00-000
2	36-420-04-25-00-0-00-000
3	36-420-04-22-00-0-00-000
4	36-420-11-18-00-0-00-000
5	36-420-11-98-02-0-00-000
6	36-420-11-98-01-0-00-000
7	36-420-04-20-00-0-00-000
8	36-420-04-26-00-0-00-000
9	36-420-04-24-01-0-00-000
10	36-420-11-96-00-0-00-000
11	36-420-04-07-01-0-00-000

Owner Name
PAPURI COMMERCIAL LLC
POINTE OF HOPE LUTHERAN CHURCH
QUIKTRIP CORPORATION
NORTH RIDGE VILLAS PUD OWNERS ASSOC INC
HOLISTIC HEALING THRU HIM LLC
NET WORTH LLC
SC NOLAND LLC
ENTERPRISES COSCO LLC
POINTE OF HOPE LUTHERAN CHURCH
901 NW JEFFERSON LLC
1205 PROPERTIES LLC

Owner Address	Situs Address
1201 NW NORTH RIDGE DR UNIT A BLUE SPRINGS MO 64015	1201 NW NORTH RIDGE DR UNIT A
1215 N M 7 HWY BLUE SPRINGS MO 64015	1211 NW 7 HWY
4705 S 129TH E AVE TULSA OK 74134	NO ADDRESS ASSIGNED BY CITY
600 CENTRAL DR BLUE SPRINGS MO 64015	CA RESIDENTIAL
1209 NW NORTH RIDGE DR STE C BLUE SPRINGS MO 64015	1209 NW NORTH RIDGE DR UNIT A
101 NW 2ND ST CONCORDIA MO 64020	1210 NW COTTAGE CIR
5925 BEVERLY AVE MISSION KS 66202	1117 N 7 HWY
13180 METCALF AVE STE 210 OVERLAND PARK KS 66213	1305 NW 7 HWY
1215A NW STATE ROUTE 7 BLUE SPRINGS MO 64014-2281	1215 NW 7 HWY
3700 MONTEREY DR STE A COLUMBIA MO 65203	901 NW JEFFERSON ST
20148 W 98TH ST LENEXA KS 66220	1205 NW 7 HWY

City	State	Zip	Shape_Le	Shape_Ar	LegalDescr
BLUE SPRINGS	MO	64015	238.1308	2791.302	NORTH RIDGE 5TH PLAT - LOTS
BLUE SPRINGS	MO	64015	820.9547	27586.62	POINTE CENTER LOT 1 TRACTS
BLUE SPRINGS	MO	64015	316.1102	903.919	QUIKTRIP STORE 241 1ST PLAT
BLUE SPRINGS	MO	64015	3294.344	21374.71	NORTH RIDGE VILLAS P.U.D. 1S
BLUE SPRINGS	MO	64015	238.1894	2796.252	NORTH RIDGE 5TH PLAT - LOTS
BLUE SPRINGS	MO	64015	733.8837	33124.76	NORTH RIDGE COTTAGES---LOT
BLUE SPRINGS	MO	64015	380.5418	8576.789	BOB EVANS FARM OF BLUE SPI
BLUE SPRINGS	MO	64015	982.911	47591.06	COSENTINO'S PRICE CHOPPER
BLUE SPRINGS	MO	64015	857.4447	23482.61	POINTE CENTER---ALL TH PT LC
BLUE SPRINGS	MO	64015	498.6727	13724.88	SEC-30 TWP-49 RNG-30 PT OF
BLUE SPRINGS	MO	64015	466.2728	13048.21	SEC-30 TWP-49 RNG-30 PT OF

ST PLAT---TR B, TR 8A & COMMON AREA (EX UNITS 1-14) & PT TR D OF NORTH RIDGE VILLAS P.U.D. 2ND I

OT 1 DAF: BEG MOST SE COR SD LOT 1 TH W ALG S LI 463.70' TH S 01 DEG 37 MIN 35 SEC W 87.08; TH 88
NW 1/4 DAF: BEG 53' N & 116' SELY OF SW COR OF NW 1/4 TH N 410' TH E 220' TH S 436.62' TH NWLY A
NW 1/4 DAF: BEG 735' MOL W & 260' N OF SW COR OF NW 1/4 TH N 320.01' TH E 273.70' TH S 258' MO

PLAT & TRS 16A-17A, 19A-24A & COMMON AREA (EX UNITS 15-17 & 19-24) & COMMON AREA BETWEEN

DEG 22 MIN 50 SEC W 66.04' TH N 01 DEG 42 MIN 28 SEC E 296.75' TH N 88 DEG 34 MIN 31 SEC W 164.4

TR 17A & 19A (EX UNIT DAF: BEG 117.08' N &

BLUE SPRINGS
MISSOURI

July 11, 2026

Ref: Public Hearing: Conditional Use Permit | CUP-06-26-9923
Rezone | RZ-06-26-9922

Pointe of Hope

1211 NW 7 Hwy

Parcel # 36-420-04-25-00-0-00-000

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, Rick Villers, Steel Systems Construction, on behalf of the property owner, Pointe of Hope Church, for approval to rezone tract B of the rear property from General Business (GB) to Regional Commercial (RC), alongside a request for a Conditional Use Permit (CUP) to allow for the outdoor storage of Recreational Vehicles (RVs), Boats and Trailers at 1211 NW 7 Hwy.

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@bluespringsmo.govor 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, July 27, 2026 @ 6:30 p.m.

&

City Council – Monday, August 3, 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

Introduced by Councilmember _____ BILL 5421

(RZ-06-26-9922) ORDINANCE_____

AN ORDINANCE APPROVING THE REZONING A POINTE OF HOPE CHURCH GENERALLY LOCATED AT 1211 NW 7 HWY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI FROM "GB" (GENERAL BUSINESS) TO "RC" (REGIONAL COMMERCIAL)

WHEREAS, a proper application having been made for Rezoning of property hereinafter described be rezoned from "GB" (General Business) to "RC" (Regional Commercial); and

WHEREAS, the rezoning application has been reviewed with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achievement quality development in which it has been determined to satisfy the applicable approval criteria; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held July 27, 2026, which Commission, after said hearing, recommended that the application for the Rezoning be approved; and

WHEREAS, thereafter a public hearing was held by City Council on August 3, 2026; and

WHEREAS, the City of Blue Springs, Missouri has determined that the Rezoning is appropriate at this location and be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the Rezoning from "GB" (General Business) to "RC" (Regional Commercial) for Pointe of Hope Church. The site is legally described as:

POINTE CENTER LOT 1 TRACTS A & B---TR-B

Section 2. The Official Zoning Map of the City of Blue Springs is hereby amended to reflect the rezoning approved by this Ordinance.

Section 3. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within the General Development Plan.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

Introduced by Councilmember _____ BILL 5422

(CUP-06-26-9923) ORDINANCE_____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR POINTE OF HOPE CHURCH AT 1211 NW 7 HWY, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, a proper application having been made for Conditional Use Permit of property hereinafter described; and

WHEREAS, after review of the Conditional Use Permit with respect to such issues as zoning, land use, impact to surrounding areas, adequacy of facilities and services, and compliance with development regulations to achievement quality development in which it has been determined that the application has met; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held July 27, 2026, which Commission, after said hearing, recommended that the application for the Conditional Use Permit be approved; and

WHEREAS, thereafter a public hearing was held by City Council on August 3, 2026; and

WHEREAS, the City of Blue Springs, Missouri has determined that the Conditional Use Permit is appropriate at this location and be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the Conditional Use Permit (CUP) for the outdoor storage of recreational vehicles

(RVs), boats, and trailers on the property for Pointe of Hope Church. The site is legally described as:

POINTE CENTER LOT 1 TRACTS A & B---TR-B

Section 2. No land covered within this Conditional Use Permit, or contained within the area described by Section 1 of this Ordinance, may be developed except in compliance with the Conditional Use Permit approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said Conditional Use Permit shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its July 27, 2026, meeting and to the City Council at its August 3, 2026, meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this Conditional Use Permit, and shall be deemed to include those conditions in additions to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following three 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.

2. Tract 3 shall be screened from the public right-of-way along NW Jefferson Street and NW North Ridge Drive through a combination of landscaping and a six (6) foot tall solid privacy fence. The privacy fence shall consist of an approved material, including masonry, wood, composite, or vinyl, and shall comply with applicable requirements of the Unified Development Code.

3. The property shall be used solely for the outdoor storage of recreational vehicles (RVs), boats, and trailers. The sale, display for sale, repair, maintenance, servicing, dismantling, or similar commercial activities involving vehicles, boats, or trailers shall not be permitted on the site.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL

August 3, 2026

EXHIBITS FOR PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY BOARD

ANNUAL ACTION PLAN

EXHIBIT #1 City Council Information Form dated July 28, 2026 with the following attachments: Affidavit of Publication in The Examiner on May 16, 2026; 2026-2027 CDBG Annual Action Plan and Public Hearing Notice, Budget Overview; Summary of Public Comments, CDBG Advisory Committee for June 18, 2026 Agenda; Annual Action Plan Draft and August 3, 2026 Affidavit of Publication in The Examiner on July 4, 2026 and Resolution with 2026-2027 CDBG Draft Annual Action Plan attached as Exhibit A

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 28, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Shantele Frie

CONTRACT NUMBER: N/A

DEPARTMENT: City Development

STRATEGIC PLAN PRIORITY: Balanced Growth / Downtown Revitalization

ITEM DESCRIPTION

A public hearing is being held at the request of the City of Blue Springs for consideration to approve the 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan. Upon conclusion of the public hearing, a Resolution approving the 2026-2027 CDBG Annual Action Plan will be ready for adoption.

BACKGROUND

The City of Blue Springs is requesting approval of the 2026-2027 Community Development Block Grant (CDBG) Annual Action Plan (AAP). The Annual Action Plan outlines the activities and funding priorities for the one-year program period beginning October 1, 2026, and ending September 30, 2027.

For the Program Year 2026-2027, the City has received a CDBG allocation of $280,751.00, with an additional $77,687.95 in pre-2026 funds and $35,885.00 in program

income, resulting in a total available program budget of $394,323.95.

The proposed allocation is as follows:

1. Minor Home Repair Program: $50.000.00
2. Downtown Revitalization: $155,000.00
3. Downtown Central Park Improvement Project: $125,000.00
4. Public Services-Hope House: $19,000.00
5. Public Services-Community Service League: $30,000.00
6. Administration/Planning: $4,000.00

Public participation was conducted in accordance with HUD requirements through CDBG Advisory Committee public hearings held on June 18, 2026, and July 1, 2026, as well as a 30-day public comment period from July 2, 2026, through August 2, 2026. All public comments and funding requests received during the public participation process have been incorporated into the Annual Action Plan.

Upon adoption by Resolution, the 2026-2027 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) by August 16, 2026, for review and approval prior to the start of the program year on October 1, 2026.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	U.S. Department of Housing and Urban Development (HUD)
Amount of Request/ Contract:	$ 394,323.95
Amount Budgeted:	$ 383,000.00
Budget Year:	FY 2026-27

Funding Source/Account #:	100-1250-530100 CDBG $114,323.95 310-73000-544100 CDBG-PR-23-$280,000

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 1, 2026
Estimated End Date	September 30, 2027
Years and Months Contract in effect	1 year
Number of times renewable	N/A

STAFF RECOMMENDATION

Staff recommends recommend approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: CDBG Advisory Committee

Date: June 18, 2026

Action: Public Hearing/Discussion

Name of Board or Commission: CDBG Advisory Committee

Date: July 1, 2026

Action: Public Hearing/ Discussion: Recommended approval of Annual Action Plan: 6 Aye, 0 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Affidavit of Publication in The Examiner on May 16, 2026; 2026-2027 CDBG Annual Action Plan and Public Hearing Notice, Budget Overview; Summary of Public Comments, CDBG Advisory Committee for June 18, 2026 Agenda; Annual Action Plan Draft and August 3, 2026 Affidavit of Publication in The Examiner on July 4, 2026.
2. Resolution with 2026-2027 CDBG Draft Annual Action Plan attached as Exhibit A

REVIEWED BY

Requesting Director: Nic Hutchison

Administration: George Schmitz

Budget: Lori Turner

Legal: James Newell

City Administrator: Christine Cates

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, 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 3 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:

- May 16, 2026

Printer's Fee: $268.13

Anjana Bhadoriya

Anjana Bhadoriya
Agent

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Signed or attested before me on this: 05/18/2026

Sharonn E Thomas-Pope
Notary Public - State of New Jersey
Commission # 50183291
Expires on 01/23/2027
Notarized remotely online using communication technology via Proof.

Public Notice
City of Blue Springs, Missouri
Community Development Block Grant
2026-2027 CDBG Annual Action Plan

The City of Blue Springs is beginning the process of developing the 2026-2027 Annual Action Plan. The Annual Action Plan will cover the period beginning October 1, 2026, and ending on September 30, 2027, and describes the specific activities that the City will undertake during the upcoming program year. Approved activities in the past include low-moderate income housing improvements, infrastructure improvements in low-moderate income areas, slum and blight removal, public services that benefit low-moderate income clientele or areas, and general administration costs. The purpose of this public notice is to notice the availability of Funding Assistance Request applications for public services and non-profits and to notice two public hearings that will be held by the CDBG Advisory Committee as part of the citizen participation process for the development of the 2026-2027 CDBG Annual Action Plan.

The CDBG Advisory Committee will hold a public hearing on Thursday, June 18, 2026 at 4:00 p.m. in Room 210 – Training Room – at City Hall at 903 W. Main Street . The purpose of this public hearing is to review and prioritize potential activities for the Annual Action Plan.

The CDBG Advisory Committee will hold a public hearing on Wednesday, July 1, 2026 in Room 210 – Training Room – at City Hall at 903 W. Main Street . The purpose of the public hearing is to finalize priorities and funding proposals for the Annual Action Plan. At the end of the second public hearing, the CDBG Advisory Committee will make a recommendation on the draft plan to the City Council and request the noticing of a 30-day public comment period to review and comment on the draft plan. A public notice will be published for the 30-day public comment period and the final public hearing to be held by the City Council.

PUBLIC PARTICIPATION & COMMENT PROCEDURES:
The public is encouraged to attend the public hearings or provide public comment in advance of the meeting, including organizations that provide assistance to low-moderate income residents and individuals who may be homeless or at risk of becoming homeless, public housing agencies, residents of public and assisted housing developments, and low-moderate income residents. Written comments can be mailed to the City of Blue Springs (903 W. Main St., Blue Springs, MO 64015, Attn: CDBG) or emailed to sfrie@bluespringsmo.gov in advance of the meeting. All written comments must be received by Noon on the day of the hearing. Mailed and emailed comments should include "PUBLIC COMMENT: CDBG" in the subject line. **Full instructions for participating in the public hearing will be provided in the agenda packet that will be posted online in advance of the meeting at: www.bluespringsgov.com/AgendaCenter and on the meeting agenda.**

The City shall consider the views of citizens, public agencies, and other interested parties in preparing drafts and final submissions and attach a summary of such comments as they relate to the Annual Action Plan. The Annual Action Plan will be submitted to HUD for their review and approval after final approval by the City Council.

For more information, contact Shantele Frie, Planner III at 816-622-4050 or email at sfrie@bluespringsmo.gov

Published in the Examiner, May 16, 2026

4562500

BLUE SPRINGS
MISSOURI

CDBG ADVISORY COMMITTEE MEETING

AGENDA

Thursday, June 18, 2026-4:00 PM
Blue Springs City Hall
903 W. Main Street-Training Room 210
Blue Springs, Missouri

MEMBERS:	Jeremy Rowan
Brian Markworth	Susan Stokenbury
Galen Ericson	Ken Horrell
Jaime Russell	Lyle Shaver

Agenda

1. **Call Meeting to Order**
    a. Minutes- January 8, 2026
2. **PUBLIC HEARING/ 2026-2027 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES**
    a. Affidavit of Publication in *The Examiner* on May 16, 2026
    b. Review of past projects/activities and those recommended to be continued by staff
    c. Review of Funding Assistant Requests received from public service agencies and non-profits

d. Review of other potential projects/activities and community needs
e. Prioritization of projects/activities for funding utilizing a combination of new allocation and reallocations totaling $396,039 of CDBG funds

3. **OTHER BUSINESS**
    a. The next meeting and Public Hearing will be July 1, 2026 at 4:00 PM (City Hall-Training Room 210)
4. **Adjournment**

This agenda was posted at City Hall and on the City's website 06/15/ 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
MISSOURI

MINUTES OF COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COMMITTEE

1. MEETING INFORMATION

A meeting of the CDBG Advisory Committee of the City of Blue Springs, Missouri, was held on Thursday, June 18, 2026 at 4:00 p.m. in Conference Room 210 of City Hall, located at 903 W Main St, Blue Springs, Missouri with the Chairman Ken Horrell presiding.

2. BOARD ATTENDANCE

Ken Horrell, Chairperson

Jaime Russell, Vice Chair

Brian Markworth

Galen Ericson

Jeremy Rowan-Absent

Lyle Shaver

3. STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Christine Cates, City Administrator

Dennis Dovel, Assistant City Administrator

George Schmitz,

Shantele Frie, Planner III

Traci Breshears, Recording Secretary

4. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson Ken Horrell called the meeting to order at 4:00 p.m. Traci Breshears, recording secretary called roll and confirmed the quorum.

5. APPROVAL OF MINUTES

Chairperson Horrell requested action on the June 18, 2025 meeting minutes. Member Russell made a motion to approve the minutes and Lyle Shaver seconded the motion.

6. PUBLIC HEARING—2026-2027 ANNUAL ACTION PLAN / PROJECTS & ACTIVITIES

Chairperson Horrell opened the public hearing at 4:01 p.m. Shantele Frie, Planner III, presented the Annual Action Plan for the 2026-2027 fiscal year. The Housing Authority Department (HUD) awarded the City $280,751. The leftover from the previous funds is $77,687.95, giving the City a total of $358,438.95 for this fiscal grant period. The recommendations are $50,000 for Minor Home Repair; $4,000 for Program Administration; $100,000 for Central Park Improvements; $100,000 for Downtown Revitalization. Committee Member Russell asked how many units that would cover. Nic Hutchison, Director of City Development, stated that it would take care of 3 buildings. Hope House and Community Services League applied for request for funding. Hope House requested $13,800 and Community Services League requested $25,000. The allocation for public agencies for the fiscal year is $49,000, which would leave an extra $10,200. Chairperson Horrell and Committee Member Russell discuss splitting the extra money between the two agencies. The Committee discussed where to allocate the extra $55,000 without a recommendation for spending. Christine Cates, City Administrator, suggested to use it toward downtown wayfinding, downtown facades, planters,

or trash cans. Shantele suggests calling the allocation of both façade and other downtown improvements just downtown revitalization, then the money could cover numerous things so there will be no need to make amendments in the future, should that be needed. Chairperson Horrell closed the public hearing at 4:24pm

7. ADJOURN

With no further discussion Chairperson Horrell asked for a motion to adjourn. Member Shaver made a motion to adjourn. Member Russell seconded. With unanimous consent and the meeting was adjourned at 4:25 p.m.

[BOARD CHAIR]



[Ken Horrell]

ATTEST;



[board secretary]

Based on the proposed projects and available funding, the staff is recommending the following allocation of program funds:

Project	National Objective	HUD Code	Con Plan Goals	Funding Recommended
Minor Home Repair Program	LMH	14A / 14F / 14I	#1, #4, #6, & #7	$50,000.00
Downtown Revitalization	SBA	14E	#1	$155,000.00
Public Services-Hope House*	LMC	05G		$19,000.00
Public Services-CSL*	LMC	05Q	#3	$30,000.00
Downtown Central Park Improvement Project	LMA	03F	#3	$125,000.00
Program Administration & Planning		20 / 21A / 21C / 21D / 21E	#1	$4,000.00
2026 Allocation:				**$280,751.00**
Pre-2026 Re-Program:				**$77,687.95**
Program Income				**$35,885.00**
Total Program:				**$394,323.95**

CAPS:

Category	Maximum/Minimum Required	Proposed	Difference vs. HUD Limits
Administration	$56,150.20 max.	$4,000	**$52,150.20**
Public Services	$84,225.30 max.	$49,000	**$35,225.30**
LMI Benefit	$276,026.77 min.	$305,000	**$0**
Slum/Blight Benefit	$80,225.30 max.	$0	**$0**

Administration:	20% max. of allocation (280.751.00)=56,150.20
Public Service	15% max. of allocation for 2026-2027 ($280.751.00) and 15% max. of allocation for 2025-2026 for (30%)=$84,225.30*
	*-split between public service/non-profit applications
LMI Benefit	Min 70% of total program ($394,323.95)-Administration ($4000.00) =$272,026.77
Slum/Blight Benefit:	Max. 30% of allocation ($84,225.30)-Administration ($4000.00)=$80,225.30

National Objectives

LMH = Low/Mod Housing Benefit

Activities undertaken to provide or improve permanent residential structures that will be occupied by low/moderate-income households.

LMA = Low/Mod Area Benefit

Activities providing benefits that are available to all the residents of a particular area, at least 51% of whom are low/moderate income. The service area of an LMA activity is identified by the grantee and need not coincide with Census tracts or other officially recognized boundaries (City has chosen to use 2019 ACS Census Block Groups to identify LMA service areas).

LMC = Low/Mod Limited Clientele Benefit

BLUE SPRINGS
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Summary of Public Comments:

The following is a summary of public comments received throughout the process beginning May 1, 2026, and concluding on August 2, 2026. Names and organizations of individuals contacted, as well as information provided have been included. Public service agencies, non-profits, public housing authority representatives, and other community stakeholders were contacted via email on May 29, 2026, notifying them of the start of the Citizen Participation process and the availability of "Request for Funding Assistance."

Community Services League-(CSL)- contacted Sarah Tilbury, Grants Manager for the Community Services League, Blue Springs office, via email on May 29, 2026, providing information regarding the citizen participation proves and that "Requests for Funding Assistance" are available. Ms. Tilbury submitted a "Request for Funding Assistance" on June 5,2026. Ms. Tilbury attended the July 1, 2026, CDBG Advisory Committee meeting to be present for the funding request.

Hope House-contacted Mary Anne Metheny, CEO of Hope House, via email May 29, 2026, providing information regarding the citizen participation and "Request for Funding Assistance" was available. Brandi Bair, Director of Grants and Compliance at Hope House submitted it on June 8, 2026.

Other- additional comments and questions from CDBG Advisory Committee members and staff are included in meeting documents from June 18, 2026, and July 1, 2026. No additional comments were made, other than what has been noted above.

Additional Organizations Contacted- In addition to the organizations above, the following organizations were notified at the beginning of the development process for comments and requests for funding. The notification included a request for comments and feedback regarding potential projects and activities as well as to assist with any unidentified community needs. Organizations that were contacted, but provided no comments, include: Blue Springs School District, Truman Heartland Community Foundation, Truman Heritage Habitat for Humanity, Company of Champions, Independence PHA, Lee's Summit PHA, Greater Kansas City Coalition to End Homelessness, City of Independence, City of Lee's Summit, HCA Healthcare (Centerpoint Medical Center), Prime Healthcare (St. Mary's Medical Center), OATS Transit, Central Jackson County Fire Protection District, The Whole Person, Hillcrest Transitional Housing, Downtown Blue Springs, and Public Service agencies and non-profit organizations were also sent a link to "Requests for Funding Assistance."

BLUE SPRINGS
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CDBG ADVISORY COMMITTEE MEETING

AGENDA

Wednesday, July 1, 2026-4:00 PM
Blue Springs City Hall
903 W. Main Street-Training Room 210
Blue Springs, Missouri

MEMBERS:

Brian Markworth	Jeremy Rowan
Galen Ericson	Ken Horrell
Jaime Russell	Lyle Shaver

Agenda

1. **Call Meeting to Order**
    a. Minutes- June 18, 2026
2. **PUBLIC HEARING/ 2026-2027 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES**
    a. Affidavit of Publication in *The Examiner* on May 16, 2026
    b. Review funding proposal and make a recommendation to the City Council to be considered at the final public hearing on Monday, August 3, 2026

c. Recommend the draft plan proceed to a 30-day public review and comment period beginning Thursday, July 02, 2026 and ending on Saturday, August 1, 2026.

3. Adjournment

This agenda was posted at City Hall and on the City's website on 06/25/2026. A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

RESOLUTION 57-2026

A RESOLUTION ADOPTING THE CITY OF BLUE SPRINGS COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-2027

WHEREAS, the City of Blue Springs was allocated $280,751.00 in Community Development Block Grant (CDBG) funds; and

WHEREAS, the City of Blue Springs has $77,687.95 in unexpended pre-fiscal year 2026 funds and $35,885.00 in Program Income for a total of $394,323.95 for 2026-2027 fiscal year program to allocate and expend on qualifying projects and activities; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires an entitlement City to prepare and submit an Annual Action Plan and submit to HUD to receive the CDBG allocation; and

WHEREAS, a public comment period was held between July 2, 2026 and August 2, 2026 and comments received during the public comment period and at all public hearings are included in the final document; and

WHEREAS, the City Council held a public hearing on August 3, 2026 to receive comments on the 2026-2027 Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Council hereby adopts the 2026-2027 CDBG Annual Action Plan; said Plan attached hereto as Exhibit A and incorporated herein by reference as if fully set out in this Resolution.

Section 2. This Resolution shall take effect and be in full force immediately after its adoption by the City Council.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 3rd day of August 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
CITY DEVELOPMENT

2026-2027 DRAFT ANNUAL ACTION PLAN
CDBG

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Blue Springs has been an Entitlement Community of the Community Development Block Grant (CDBG) program through the U.S. Department of Housing & Urban Development (HUD) since 2006. The City has utilized annual funding allocations since 2006 to support programs and activities that meet national objectives, including benefits to low- to moderate-income persons and areas, and projects that address slum and blight. The City is required to develop and adopt a Consolidated Plan every 5 years to identify and prioritize community needs and to develop goals and objectives for the 5-year period. Programs and activities designed to address needs identified in the Consolidated Plan are approved in the Annual Action Plan. The 2026-2027 Annual Action Plan covers the fourth year of the 2022-2026 Consolidated Plan.

As part of developing the 2026-2027 Annual Action Plan, the City consulted with public service organizations and agencies serving Blue Springs. These organizations and agencies provided information on needs that they have identified through working with persons in the community, particularly individuals who are low-moderate income, individuals with special needs or disabilities, and individuals who are homeless or may be at risk of becoming homeless. The needs identified by each organization and agency are included in the Annual Action Plan, along with data collected to better quantify the needs of Blue Springs residents.

The 2026-2027 Annual Action Plan includes proposed programs and activities that will be undertaken during the program year.

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2. Summarize the objectives and outcomes identified in the Plan

The City will continue to focus on the needs identified through the consultation and public participation process of the 2022-2026 Consolidated Plan. Proposed programs and activities align with one or more goals of the Consolidated Plan, including:

- Reinvesting in Downtown and Existing Neighborhoods;
- Supporting Public Services for Low-Moderate Income Persons and Areas;
- Supporting Affordable and Acc

3. Evaluation of past performance

Since becoming an Entitlement Community in 2006, the City has developed a stronger understanding of the needs of low- and moderate-income residents, individuals at risk of homelessness, and neighborhoods experiencing blight. Continued investment in programs and activities that benefit eligible residents and target areas has enhanced the City's ability to identify and respond to evolving community needs. As funding requests continue to grow while available resources remain limited, the City must carefully prioritize investments to maximize benefits for both individual residents and the community. The City has also strengthened partnerships with local and regional public service agencies, fostering collaboration on initiatives that extend beyond the Community Development Block Grant (CDBG) Program.

4. Summary of Citizen Participation Process and consultation process

The City has a citizen participation process that provides organizations and residents multiple opportunities to contribute to the development of the 2026-2027 Annual Action Plan. The Citizen Participation Plan, as part of the 2022-

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2026 Consolidated Plan, outlines the citizen participation process. The process to develop the Annual Action Plan includes the following:

• Consultation - the City reached out through email to public service organizations and agencies that serve low-moderate income persons in Blue Springs and Jackson County. Organizations and agencies were contacted at the beginning of the development process to provide input and to submit funding requests.

• Public hearings - the City's CDBG Advisory Committee held 2 public hearings, one on June 18, 2026, and another on July 1, 2026, to allow the public the opportunity to provide input on the development of programs and activities for the draft plan. A final public hearing will be held by the City Council on August 3, 2026, prior to adoption of the Annual Action Plan. All public hearing notices were posted in "The Examiner" newspaper at least 15 days prior to public hearings. Public meeting notices and agenda packets for each meeting were posted on the City's website prior to each public hearing and at Vesper Hall (senior community center) and the Mid-Continent Public Library branches in Blue Springs (North and South).

• Public comment period - a minimum 30-day public comment period was posted for public review and comment on the draft Annual Action Plan on July 2, 2026. The draft plan was made available on the City's website and at City Hall, Vesper Hall, and at both the North and South Blue Springs Mid-Continent Library branches.

5. Summary of public comments

A summary of public comments will be attached later when public comment has been closed August 2, 2026

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of public comments will be attached later when public comment has been closed August 2, 2026

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7. Summary

A summary of public comments will be attached later when public comment has been closed August 2, 2026

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Blue Springs	
CDBG Administrator	Blue Springs	City Development

Table 1 – Responsible Agencies

Narrative

The City Development Department is responsible for administering the Community Development Block Grant (CDBG) Program for the City of Blue Springs. The Department oversees the planning, implementation, and compliance of CDBG-funded activities to ensure federal requirements are met, and funding is used effectively to address local community development priorities, benefit low- and moderate-income residents, and support the goals identified in the City's Consolidated Plan.

Consolidated Plan Public Contact Information

Persons interested in more information on the Annual Action Plan, Consolidated Plan, Citizen Participation Plan, or any CDBG-funded projects, activities, or other plans should contact Shantele Frie, Planner III, by phone 816-622-4050, email at sfrie@bluespringsmo.gov, or by mail or in person at City Hall, 903 W Main Street, Blue Springs, MO 64015.

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The 2026-2027 Annual Action Plan has been developed through collaboration with local and regional public service agencies, community organizations, City Staff, advisory committee members, elected officials, and residents. Public participation and stakeholder engagement have been integral to identifying community needs, establishing funding priorities, and developing strategies that support the goals of the City's Consolidated Plan. This collaborative planning process helps ensure that Community Development Block Grant (CDBG) funds are invested in projects and programs that address the highest priority needs of the Blue Springs community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City collaborates with local and regional public service agencies and community organizations to assess the needs of Blue Springs residents. While City programs cannot address every housing and community development need, staff work closely with partner agencies and provide referrals to appropriate local and regional resources to connect residents with available services and assistance.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Greater Kansas City Coalition to End Homelessness provides data and regional information on homelessness within Jackson County. The City refers individuals experiencing homelessness to local service providers, such as the Community Services League (CSL), which offer emergency assistance and connect individuals and families with appropriate shelter, housing, and supportive services based on their needs.

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Blue Springs does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Community Services League	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment	Housing Need Assessment	The CSL was consulted through email invitation to make public comments and attend public hearings. The City has consulted with CSL in the past and will continue to do so in the future. CSL is the primary public service agency in Blue Springs, and therefore it is the first place people in need are directed to contact.
TRUMAN HERITAGE HABITAT FOR HUMANITY	Housing	Housing Need Assessment Market Analysis Economic Development	Habitat for Humanity (Truman Heritage) was consulted through email invitation to make public comments and attend public hearings. City staff spoke with the Executive Director to discuss the needs in Blue Springs and how Habitat for Humanity can provide assistance. The City will continue to work with Habitat for Humanity on addressing needs in Blue Springs, especially housing.

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Housing Authority of Independence	PHA	Housing Need Assessment Public Housing Needs	The Independence PHA was consulted through email invitation to provide public comments and attend public hearings. The Independence PHA was helpful in providing data on the number of households in Blue Springs currently utilizing vouchers and how many households are on waiting lists. The PHA also provided information on what type of housing is most needed in Blue Springs. The City will continue to work with the PHA on determining housing needs in the community.
HOPE HOUSE, INC.	Services - Housing Services-Children Services-Victims of Domestic Violence	Housing Need Assessment	Hope House was consulted through email invitation to provide public comments and attend public hearings. Hope House assisted the City with data on domestic violence and the estimated number of victims in Blue Springs. The City will continue to work with Hope House on monitoring domestic violence and working to reduce incidents in the community.
Housing Authority of Kansas City, MO	PHA	Housing Need Assessment Public Housing Needs	The Kansas City, MO PHA was consulted through email invitation to provide public comments and attend public hearings. The PHA provided data on the number of vouchers currently in use in Blue Springs and the number of households on waiting lists. The PHA also provided insight into which types of housing units are most in demand and where additional housing is needed. The City will continue to coordinate with the Kansas City, MO PHA to identify housing needs in the community.

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HOMELESS SERVICES COALITION	Housing Services-homeless	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	The Homeless Services Coalition (of Greater Kansas City) was consulted through email invitation to provide public comments and attend public hearings. The HSCGKC has consistently provided the City with annual data on homelessness in Jackson County, which is helpful in identifying the needs and demographics of persons and households who are at risk of being or becoming homeless. The City will continue to coordinate with the HSCGKC to identify homeless people, better understand their needs, and reduce homelessness in the community and region.
BLUE SPRINGS SCHOOL DISTRICT	Services-Education	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy	The Blue Springs School District (BSSD) was consulted through email to provide public comments and attend public hearings. The BSSD provides annual updates on the number of homeless students in the school district, which clarifies the state of homelessness in Blue Springs. The City will continue to work with BSSD in determining the number of homeless students in the school district and to better understand the needs of homeless students.

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HILLCREST TRANSITIONAL HOUSING OF EASTERN JACKSON COUNTY	Housing Services - Housing Services-homeless Services-Education Services-Employment	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Hillcrest Transitional Housing was consulted through email to provide public input and attend public hearings. Hillcrest Transitional Housing provided input on potential locations of homeless individuals in Blue Springs, as well as the demand for additional workforce housing in Eastern Jackson County.
DOWNTOWN BLUE SPRINGS MAIN STREET, INC.	Planning organization Business and Civic Leaders	Economic Development	The Downtown Blue Springs Main Street, Inc. organization (Downtown Alive) was consulted for ongoing needs and goals for the Downtown area. Downtown Blue Springs is designated as a slum and blight area (blight study last updated in 2019-2020) and is in the center of the City's low-moderate income census tracts and block groups. Continued economic development in the downtown area helps to expand employment and service opportunities for surrounding residential areas.

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COMCAST	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide	Broadband	Reached out to a local Comcast office, which is the largest internet provider in Blue Springs. They stated they have programs geared towards lower-income households to help them obtain internet service at lower cost and bring all people online. They offer a program called Internet Essentials and partner with local communities to assess the importance of being connected, providing low-cost internet service and a computer, along with free training. The main goal of the program is to empower customers and enrich communities with technology.
MID AMERICA REGIONAL COUNCIL	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management	Resiliency	Mid America Regional Council was consulted regarding resiliency. The City of Blue Springs continues to be involved in regional discussions on climate change, resiliency, and hazard mitigation.

Table 2 – Agencies, groups, organizations who participated

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Identify any Agency Types not consulted and provide a rationale for not consulting

The City consulted the major social service agencies and organizations that serve Blue Springs. The City also contacted other area organizations for any needs or comments and invited them to attend public hearings and review the draft plan.

Organizations that were contacted by email, but provided no comments, include: Blue Springs School District, Rainbow Center for Communicative Disorders, Truman Heartland Community Foundation, Truman Heritage Habitat for Humanity, Independence PHA, Kansas City (MO) PHA, Lee's Summit PHA, Greater Kansas City Coalition to End Homelessness, City of Independence, City of Lee's Summit, HCA Healthcare (CenterPoint Medical Center), Prime Healthcare (St. Mary's Medical Center), OATS Transit, Central Jackson County Fire Protection District, The Whole Person, and Hillcrest Transitional Housing.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Kansas City Coalition to End Homelessness	The goals of the City's Consolidated Plan and Annual Action Plan align with this agency by supporting regional efforts to prevent homelessness, increase housing stability, and improve access to housing and supportive services. The City coordinates with local service providers and uses regional homelessness data to help identify community needs and inform CDBG funding priorities.

Table 3 – Other local / regional / federal planning efforts

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Narrative

The City of Blue Springs continues to collaborate with neighboring jurisdictions and regional partners to address community development and housing needs. Planning staff regularly meet with adjacent communities, including Independence and Lee's Summit, to discuss planning initiatives and issues affecting eastern Jackson County. The City also coordinates with the jurisdictions that participate in the 2016 Assessment of Fair Housing, including Independence, Kansas City, and Leavenworth, to address regional housing and fair housing issues. In addition, the City participates in annual and special meetings with other entitlement communities throughout the region, providing opportunities to share information, coordinate community development efforts, and exchange best practices for administering CDBG and other HUD-funded programs.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City's CDBG Advisory Committee held three public hearings: June 18, 2026, and July 1, 2026. The City Council held a final public hearing on August 3, 2026.

The purpose of the public hearings was to provide residents and stakeholders with an opportunity to participate in developing the Annual Action Plan by identifying community needs and recommending potential projects and activities for CDBG funding. Public notices were published in The Examiner at least 15 days prior to each hearing and posted on the City's Website, City Hall, Vesper Hall, and both Mid-Continental Public Library branches in Blue Springs. Meeting agendas and supporting materials were also made available on the City's website prior to each public hearing.

The draft Annual Action Plan was available for a 30-day public comment period from July 2, 2026, through August 2, 2026. Notice of the public comment period was published in the Examiner, and copies of the draft plan were made available on the City's website, at City Hall, Vesper Hall, and both Mid-Continent Public Library branches in Blue Springs

Citizen Participation Outreach

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Email	Public service agencies, non-profits, and other local organizations	An email was sent on May 29, 2026, to public service agencies, non-profits, and other local organizations serving low-moderate income residents in Blue Springs, including Public Housing Authorities serving Blue Springs.	No comments were received; however, funding requests were submitted by 2 organizations (Hope House and Community Services League).	Funding requests were accepted for Hope House and Community Services League, as they were determined to meet eligibility requirements for usage of CDBG funds.
2	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on May 16, 2026, notifying the public of the availability of Requests for Funds for public services and non-profits.	N/A	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on May 16, 2026, notifying the public of the first public hearings held by the CDBG Advisory Committee on June 18, 2026	N/A	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Hearing	Non-targeted/broad community	A public hearing was held by the CDBG Advisory Committee on Thursday, June 18, 2026, at 4:00 PM at City Hall (903 W. Main St.) to review funding and assistance requests, past and current projects and activities, and which projects and activities should be considered in the future.	Requests for funding from Hope House and the Community Services League were presented for discussion. Additional discussion among the Committee members and staff included questions of potentially eligible activities.	Requests for funding from Hope House and the Community Services League were presented for discussion. Additional discussion among the Committee members and staff included questions of potentially eligible activities.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
5	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on May 16, 2026, notifying the public of the second public hearing held by the CDBG Advisory Committee on July 01, 2026.	N/A	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
6	Public Hearing	Non-targeted/broad community	Requests for funding from Hope House and Community Services League were discussed. The Committee also considered potential eligible activities, including Minor Home Repair Program, Downtown Central Park, and Downtown Revitalization.	All comments and questions pertained to the draft funding proposal and Annual Action Plan presented by staff. No additional funding requests or project proposals were submitted beyond those previously discussed during the earlier public hearing.	All comments received were taken into consideration in the development of the Annual Action Plan

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
7	Newspaper Ad	Non-targeted/broad community	A public notice was published in the Examiner newspaper on Saturday, July 4, 2026, notifying the public of the opening of the 30-day public comment period for the draft Annual Action Plan and noticing a final public hearing to be held by the City Council on Monday, August 3, 2026, at 6:00 PM in the Council Chambers at the Howard L. Brown Public Safety Building	N/A	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
8	Posting of draft plan	Non-targeted/broad community	The draft Annual Action Plan was posted on the City's website on Thursday, July 2, 2026, in advance of the public notice opening the 30-day public comment period. The public notice and copy of the draft plan were also made available at City Hall, Vesper Hall, and Mid-Continent Public Library branches in Blue Springs.	N/A	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
8	Public Hearing	Non-targeted/broad community	A public hearing will be held by the City Council on Monday, August 3, 2026 at 6:00 PM in the Council Chambers at the Howard L. Brown Public Safety Building.	All comments and questions were related to the final funding proposal and Annual Action Plan presented by staff.	*This will be updated after the Public Hearing held on Monday, August 03, 2026*

Table 4 – Citizen Participation Outreach

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AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Community Development Block Grant (CDBG) program is the primary U.S. Department of Housing and Urban Development (HUD) funding source available to the City of Blue Springs to address community development needs. Public Housing Authorities (PHAs) serving the region also receive HUD funding to administer housing assistance programs that benefit low- and moderate-income households, including eligible Blue Springs residents. In addition, public service agencies may receive funding from other federal, state, local, and regional sources, including CDBG funding provided by

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neighboring entitlement communities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	**Public-Federal**	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	**$280,751.00**	**$35,885.00**	**$77,687.95**	**$358.438.95**	**$0**	CDBG allocation expected for the 2026-2027 program year, along with previously allocated funding from the previous grant years.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG allocation leverages additional resources that vary by program and activity. The Minor Home Repair Program combines CDBG funds with homeowner contributions to maximize project impact. Public service agencies also utilize funding from other federal, state, local, and private sources in addition to CDBG. Program administration funds support eligible costs such as public notices, recording fees, environmental reviews, and planning activities, while City staff salaries are funded through the City's General Fund rather than CDBG funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

The 2026-27 program year is the fifth year of the 5-year 2022-2026 Consolidated Plan. The program funding is $394,323.95, including an annual allocation of $280,751.00 and a reprogramming of pre-2026 funds of $77,687.95 and $35,885.00 in Program Income. The $77,687.95 represents all grant funds not expended in previous grant years and will be reallocated to the 2026-2027 Annual Action Plan. In discussion with CPD staff, this will be documented in previous years' activity funding to show that funds are available from previous years and can be expended in the 26-27 AAP.

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AP-20 Annual Goals and Objectives

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Goals Summary Information

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Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reinvest in Downtown and Existing Neighborhoods	**2022**	**2026**	Non-Housing Community Development	Low-Mod Downtown Blue Springs	Reinvest in Downtown & Existing Neighborhoods Support for Public Services Administration & Planning Improvement to Downtown Central Park	**CDBG: $155,000** **CDBG:$125,000**	Downtown Revitalization: Support the revitalization of Downtown Blue Springs through public infrastructure and streetscape improvements that enhance accessibility, pedestrian connectivity, safety, and the overall public realm. Investments will strengthen walkability, encourage economic development, improve access to businesses and public spaces, and create an attractive, vibrant downtown environment for residents and visitors.

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2	Minor Home Repair Program	**2022**	**2026**	Affordable Housing	Low-Moderate City Wide	Reinvest in Downtown & Existing Neighborhoods Support Affordable and Accessible Housing Minor Home Repair Program	**CDBG: $50,000**	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Support for Public Services	**2022**	**2026**	Homeless Services for Domestic Violence Victims Special Needs Non-Homeless assistance	Low-Mod City Wide	Support for Public Services	**CDBG: $49,000**	Hope House: crisis intervention, advocacy, and supportive services. $19,000 Community Services League provides emergency assistance and support services, including housing, utilities, food, and stability. $30,000

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4	Administration and Planning	**2022**	**2026**	Administration and Planning		Administration & Planning	**CDBG: $4,000.00**	Activity assists in covering the costs of advertising, monitoring, reporting, and evaluating the CDBG program.
5	Support Affordable and Accessible Housing	2022	2026	Homeless Non-Homeless Special Needs Community Development				
6	Regional Transportation for Jobs	2022	2026					
7	Fair Housing Information	2022	2026	Affordable Housing Public Housing Non-Homeless Special Needs				
8	Fair Housing Education	2022	2026					
9	Regional Housing Voucher System	2022	2026	Affordable Housing Public Housing Homeless				

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10	Education / Job Training	2022	2026					
11	Housing Locator Service - Vouchers	2022	2026	Public Housing				
12	Lot Size Zoning Code	2022	2026	Non-Housing Community Development				
13	Affordable Housing Information	2022	2026	Affordable Housing				
14	Regional Transit Plan	2022	2026	Non-Housing Community Development				
15	Universal Design for Public Subsidy Units	2022	2026					
16	Model Zoning Codes	2022	2026	Non-Housing Community Development				
17	Adult Education	2022	2026	Non-Homeless Special Needs				

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18	Universal Design Standards	2022	2026	Non-Homeless Special Needs				
19	Expand CDFIs and Tax Credits	2022	2026	Affordable Housing				

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Reinvest in Downtown and Existing Neighborhoods
	Goal Description	-Park Improvement Project: There are an estimated 2,365 residents who reside within the census block group in which the Downtown Central Park Improvement Project is located. An estimated 2,120 people (61.1%) are low- to moderate-income. Furthermore, Vesper Hall is a community center serving senior citizens, of which more than 1,200 members, 93.75% of members are ages 62+ and over, and 57.7% are ages 75+, meeting not only a low-moderate area benefit, but also a presumed low-moderate clientele benefit. $155,000 for Downtown Revitalization and $125,000 Central Park Improvements located in this area.
2	**Goal Name**	Minor Home Repair Program
	Goal Description	-Homeowner Housing Rehabilitation: 10 Household Housing Units-$50,000
3	**Goal Name**	Support for Public Services
	Goal Description	-Public Service activities through Field House Scholarships, Hope House, Community Services League, -$49,000

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4	**Goal Name**	Administration and Planning
	Goal Description	Administration and Planning-$4,000
5	**Goal Name**	Support Affordable and Accessible Housing
	Goal Description	Support mixed-income housing developments and encourage housing developments to include additional units that meet ADA requirements for elderly people and persons with disabilities.
6	**Goal Name**	Regional Transportation for Jobs
	Goal Description	Establish www.kcmetrohousing.org as a central location for the public to access fair housing information.
7	**Goal Name**	Fair Housing Information
	Goal Description	Establish a fair housing program for landlords, realtors and lenders.
8	**Goal Name**	Fair Housing Education
	Goal Description	Establish a fair housing education program for landlords, realtors and lenders.
9	**Goal Name**	Regional Housing Voucher System
	Goal Description	Work with local housing authorities to explore a regional approach to housing voucher utilization.
10	**Goal Name**	Education / Job Training
	Goal Description	Continue to develop and refine the education and job training component of KC Rising and provide guidance to local institutions in targeting these efforts.

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11	**Goal Name**	Housing Locator Service - Vouchers
	Goal Description	Develop regional housing locator service to help voucher holders find the most appropriate housing.
12	**Goal Name**	Lot Size Zoning Code
	Goal Description	Develop model zoning codes for smaller homes on smaller lots and small (4-12 unit) multifamily.
13	**Goal Name**	Affordable Housing Information
	Goal Description	Develop informational materials for local governments and community organizations to use to educate the public about the need for affordable housing.
14	**Goal Name**	Regional Transit Plan
	Goal Description	Update the regional transit plan and reconfigure transit routes to better connect affordable housing and their protected population residents with employment centers.
15	**Goal Name**	Universal Design for Public Subsidy Units
	Goal Description	Develop a model incentive policy to require multi-unit housing construction or substantial renovation receiving public subsidy to include some affordable, accessible units that meet universal design standards.
16	**Goal Name**	Model Zoning Codes
	Goal Description	Develop model zoning codes to encourage accessible affordable housing units near transit or other key services at activity centers.

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17	**Goal Name**	Adult Education
	Goal Description	Promote the use of KC Degrees and KC Scholars to help adults in protected populations return to and complete college.
18	**Goal Name**	Universal Design Standards
	Goal Description	Advocate to Missouri Housing Development Commission (MHDC) and Kansas Housing Resources Commission (KHRC) to include universal design standards beyond HUD and ADA minimums in their projects.
19	**Goal Name**	Expand CDFIs and Tax Credits
	Goal Description	Expand the use of CDFI's and New Market Tax Credits in neighborhoods with concentration of persons in protected classes and low-income residents.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The projects proposed for the 2026-2027 Program Year build upon successful initiatives that address the priority needs identified in the City's Consolidated Plan and the 2022 Assessment of Fair Housing. Continued funding is proposed for the Minor Home Repair Program, which supports the preservation of affordable housing for low- and moderate-income households. Additional activities include public service funding for the Community Services League (CL) and Hope House, Downtown revitalization efforts to address conditions within the designated slum/blight area, and program administration and planning to ensure the effective management and implementation of the Community Development Block Grant Program.

Projects

#	Project Name
1	Minor Home Repair Program
2	Community Services League Support
3	Hope House Support
4	Downtown Revitalization
5	Downtown Central Park Improvement
6	Administration and Planning

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funds are proposed to be allocated as follows:

Administration: 20% max. of allocation ($280,751.00) = $56,140.20

Public Services: 15% max. of allocation ($280,751.00) = $42,112.65 for 26-27/ can add from 25- 26=$39,855.60

LMI Benefit: Min. 70% of total program ($280,751.00) minus administration

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($4000) =$192,525.70

Slum/Blight Benefit: Max. 30% of allocation ($280,271.00) minus administration ($4000) = $80,225.30

Funding allocations are based on the priorities and goals identified in the Consolidated Plan and Annual Action Plan, while also considering funding requests from public service agencies and nonprofit organizations. The City continues to support a balanced mix of proven programs, including assistance for low- and moderate-income homeowners, public services, nonprofit partnerships, and public infrastructure improvements. Funding levels are evaluated annually based on program performance, community needs, and available resources. The primary challenge in addressing underserved needs remains the federal cap on public service funding, which requires the City to strategically prioritize limited funds among competing community needs.

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AP-38 Project Summary

Project Summary Information

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Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities

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Minor Home Repair Program	Low-Mod	Reinvest in Downtown and Existing Neighborhoods	Reinvest in Downtown and Existing Neighborhoods	CDBG: $50,000	Supports low- to moderate-income homeowners with the rehabilitation of single-family homes. Eligible repairs include exterior improvements, weatherization improvements, and exterior ADA improvements that help homeowners remain in their homes and positively impact the neighborhood.	**09/30/2027**	An estimated 10 low-moderate income households will be assisted by the Minor Home Repair Program. Qualifying households are limited to owner-occupied single-family housing units.	Single-family residences within the City of Blue Springs city limits are eligible.	The Minor Home Repair Program will provide up to $5,000 in grant funds to assist low-moderate income households with eligible repairs and improvements.

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Community Services League Support	Low-Mod	Support for Public Services	Support for Public Services	CDBG: $30,000	Community Services League will assist in covering short-term rent and utility assistance (subsistence payments) to prevent homelessness and assisting households in locating long-term housing.	**09/30/2027**	An estimated 35 low-moderate income households will benefit from subsistence payments provided through CSL.	The Blue Springs Community Services League office is at 200 SW 19th Street Blue Springs, Missouri 64015	Community Services League will provide rent and utility assistance to low-income residents of Blue Springs. As the cost of living continues to rise, this funding is essential to help families remain stably housed and ensure children can stay enrolled in school. The assistance will address utility arrears and housing costs, helping

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									residents avoid eviction, service disconnections, and the risk of homelessness.

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Hope House Support	Low-Mod	Support for Public Services	Support for Public Services	CDBG: $19,000	Provide public service funding for Hope House, an organization that provides services to victims of domestic violence and their families.	**09/30/2027**	An estimated 70 individuals will be assisted with domestic violence counseling through Hope House. All households are presumed to be low-moderate income based on the usage of the funds.	Counseling/therapy sessions will be provided in Blue Springs.	Hope House clinical and court advocacy staff will provide individual, family, and group therapy, as well as civil and criminal court advocacy, to adult and child survivors of domestic violence residing in Blue Springs. Services will be offered in person at a Blue Springs office, at either Hope House campus, or remotely through virtual platforms.

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Downtown Revitalization	Low-Mod	Reinvest in Downtown and Existing Neighborhoods	Reinvest in Downtown and Existing Neighborhoods	CDBG: $155,000	An estimated 1,884 residents live in the census block group where the proposed Downtown Revitalization Area is located. An estimated 1,567 persons (83%) are low- to moderate-income.	**09/30/2027**	The Downtown Revitalization Project will benefit approximately 1,900 residents in the surrounding census block while enhancing the downtown corridor by improving economic vitality, accessibility, and community investment.	Downtown Blue Springs	Downtown Revitalization Project will implement improvements identified in the City of Blue Springs to enhance safety, accessibility, and infrastructure improvements such as pedestrian amenities and streetscape enhancements.

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Downtown Central Park Improvement	Low-Mod	Reinvest in Downtown and Existing Neighborhoods	Reinvest in Downtown and Existing Neighborhoods	CDBG: $125,000	An estimated 1,884 residents live in the census block group where the proposed Downtown Central Park Improvement is located. An estimated 1,567 persons (83%) are low- to moderate-income.	**09/30/2027**	An estimated 1,884 residents live in the census block group where the proposed Downtown Central Park Improvement is located. An estimated 1,567 persons (83%) are low- to moderate-income.	Downtown Central Park Blue Springs	The Downtown Central Park Improvements will enhance public access and usability through the construction of a new park shelter, creating an improved gathering space and establishing the park as a central hub for community events and activities in the downtown area.

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Administration and Planning	N/A	N/A	Administration and Planning	CDBG:$4,000	Program administration and planning is utilized to cover the costs of advertising, monitoring, reporting, and evaluating the CDBG program and activities. Costs can also be used to update studies, plans, and surveys relevant to CDBG activities.	**09/30/2027**	N/A	The CDBG Program is administered by the Community Development Department located in City Hall at 903 W. Main Street in Blue Springs.	Staff utilizes program administration and planning to cover the costs of advertising CDBG programs and activities, public notices, monitoring, reporting, and evaluating activities. Funds will also be used for updates to studies, plans, and surveys relevant to CDBG activities.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

More than 51% of the CDBG program funding is allocated to the Downtown Revitalization and the Downtown Central Park improvement. This area is a HUD-designated Low- and Moderate-Income (LMI) Area. The remaining funds support programs and services that benefit low- and moderate-income households throughout Blue Springs, regardless of whether they reside within the LMI census block group.

Geographic Distribution

Target Area	Percentage of Funds
Low-Mod	**70**
Downtown Blue Springs	**51**

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As neighborhoods age, continued investment is necessary to maintain infrastructure, preserve housing, and support long-term neighborhood sustainability. Because the City's low- and moderate-income census block groups are primarily located in neighborhoods developed before 1990, strategic reinvestment is essential to prevent deterioration and encourage revitalization. Public improvements help stimulate private investment, strengthen economic vitality, and enhance access to jobs, services, and community amenities for low- and moderate-income residents.

Discussion

More than half of the CDBG program funds will be invested in projects serving HUD-designated low- and moderate-income (LMI) census block groups, including Downtown Blue Springs, primarily located in the central portion of the city. The remaining funds will support citywide programs that assist income-qualified households regardless of where they live. This

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approach ensures that eligible residents throughout Blue Springs—including those outside designated LMI areas, can access assistance for housing repairs, housing stability, and other eligible services, while also advancing fair housing objectives by expanding access to housing opportunities across the community.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Under the affordability definitions in 24 CFR 92.252 and 24 CFR 92.254, the City of Blue Springs Minor Home Repair Program is the primarily activity that directly supports affordable housing. The program provides financial assistance to income-qualified low- and moderate-income homeowners to complete eligible home repairs that preserve safe, decent, and affordable housing.

Approximately 18% of CDBG funds will be allocated to activities that preserve housing affordability and support housing stability for low- and moderate-income households. The City expects to assist at least 10 income-qualified households through the Minor Home Repair Program. In addition, Community Services League will provide rental and utility assistance to approximately 70 households, helping residents remain housed and prevent homelessness.

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10

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One-Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	0
Total	10

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Preserving affordable housing through rental and utility assistance and home repair programs is a key priority of both the Consolidated Plan and the Assessment of Fair Housing. Through the CDBG program, the City anticipates serving at least 97 low- and moderate-income households during the 2026-2027 program year, helping residents maintain safe, stable, and affordable housing.

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AP-60 Public Housing – 91.220(h)

Introduction

The City of Blue Springs does not have a Public Housing Authority (PHA) within its jurisdiction. Residents are served by the Public Housing Authorities in Independence, Kansas City, and Lee's Summit, which provide public housing and Housing Choice Voucher assistance to eligible households.

Actions planned during the next year to address the needs to public housing

Blue Springs has no actions planned for the 2026-2027 CDBG program year to address public housing.

Actions to encourage public housing residents to become more involved in management and participate in home-ownership

Blue Springs has no actions planned for the 2026-2027 CDBG program year to work directly with public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A-None of the Public Housing Authorities serving the City of Blue Springs are designated as troubled by HUD.

Discussion

Although the City of Blue Springs does not have a Public Housing Authority (PHA) within its jurisdiction, many residents receive housing assistance through the PHAs serving Independence, Kansas City, and Lee's Summit. The City will continue to coordinate with these agencies to identify local and regional housing needs, support affordable housing opportunities, and promote collaboration on housing-related initiatives.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City coordinates with public service agencies to address the needs of individuals and families experiencing homelessness, including the Community Services League, the Blue Springs School District, and the Greater Kansas City Coalition to End Homelessness (Continuum of Care).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to coordinate with Community Services League (CSL) and other community partners to assist individuals and families experiencing homelessness. CSL serves as the primary referral agency for housing stabilization and supportive services to students experiencing homelessness, including transportation assistance and annual tracking of homeless student populations. Additionally, the Blue Springs Police Department partners with CSL to distribute emergency assistance kits containing essential items such as blankets, socks, non-perishable food, and personal hygiene supplies to individuals experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City collaborates with Community Services League (CSL) and the Blue Springs Police Department to assist individuals and families experiencing homelessness by connecting them with available emergency shelter, transitional housing, and supportive services. Through these partnerships, the City helps facilitate timely referrals to appropriate housing resources and works to ensure individuals have access to services that promote housing stability and self-sufficiency.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families

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who were recently homeless from becoming homeless again

The City coordinates with Community Services League (CSL) and the Greater Kansas City Coalition to End Homelessness to assist individuals and families experiencing homelessness or at risk of homelessness. Through these partnerships, households are connected with transitional and permanent housing resources, employment assistance, case management, and other supportive services. CSL also administers emergency rental and utility assistance to help eligible households avoid eviction and maintain stable housing. These coordinated efforts are intended to promote long-term housing stability, increase self-sufficiency, and reduce the risk of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to partner with Community Services League (CSL) to provide rental and utility assistance to low- and moderate-income households at risk of homelessness, including those transitioning from institutional settings or other systems of care. In addition to short-term financial assistance, CSL provides case management, employment assistance, financial counseling, and referrals to supportive services to help households achieve and maintain long-term housing stability. Special emphasis is placed on assisting families with children by supporting employment opportunities, school enrollment, and access to essential community resources. Through the CDBG-funded subsistence payment program, eligible households receive rental and utility assistance to prevent homelessness, maintain stable housing, or secure permanent housing. These coordinated efforts are intended to promote self-sufficiency, improve housing stability and reduce the risk of future housing insecurity.

Discussion

The City will continue to collaborate with public service agencies to provide housing assistance and supportive services to

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individuals and families experiencing homelessness or at risk of homelessness. The City maintains a close partnership with Community Service League (CSL), a centrally located service provider that offers a comprehensive range of homelessness prevention and housing stabilization services. These services include emergency food, rental and utility assistance, case management, employment assistance, financial counseling, and referrals to additional community resources. Through a coordinated approach, the City and its partners seek to promote long-term housing stability, increase self-sufficiency, and reduce the risk of homelessness.

The City also partners with Hope House and other regional service providers to address the needs of non-homeless individuals and families with special needs, including older adults, people with disabilities, individuals and families affected by HIV/AIDS, and public housing residents. These agencies provide a range of supportive services, including housing counseling, budgeting and financial education, case management, and referrals to community resources, helping eligible households maintain stable housing and improve their overall quality of life.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City has continued to implement regulatory and policy improvements aimed at reducing barriers to affordable housing and supporting the development and preservation of housing opportunities for low-and moderate-income households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City adopted a Comprehensive Plan in 2014 and a Unified Development Code (UDC) in 2015 to support a broader mix of housing types, development patterns, and mixed-use development, with the goal of expanding housing opportunities for residents of varying income levels. Through the 2016 Assessment of Fair Housing, the City established goals to encourage new residential developments, particularly multifamily projects, to provide additional accessible dwelling units beyond minimum code requirements where feasible, increasing housing options for persons with disabilities. Additional goals include evaluating zoning and development regulations that support smaller lot residential development to improve housing affordability and availability.

The City of Blue Springs is currently updating its Comprehensive Plan to establish a long-term vision for growth and development. As part of this process, the City is evaluating existing housing needs, land use policies, and regulatory barriers to identify strategies that support the development, preservation, and accessibility of affordable housing while advancing fair housing objectives.

Discussion:

The City has implemented regulatory and policy changes to expand housing opportunities and streamline the development review process. The 2015 Unified Development Code (UDC) supports a broader range of housing types, including "missing middle" housing such as bungalow courts, flats, rowhouses, walk-up apartments, duplexes, and accessory dwelling units (ADUs). These housing options help increase housing choice, improve affordability, and promote a diversity of

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housing opportunities throughout the community.

The City continues to encourage mixed-income, mixed-use, and mixed-density development through its land use policies and development regulations. Recent residential developments have incorporated a mix of owner-occupied and rental housing, contributing to diverse neighborhoods and expanding housing options for residents.

In partnership with neighboring jurisdictions, the City participated in the 2022 Analysis of Impediments to Fair Housing Choice to identify fair housing issues and strategies to reduce barriers to affordable housing. In addition, the City is currently updating its Comprehensive Plan, which includes evaluating housing needs, land use policies, and regulatory barriers to support the development and preservation of affordable housing and to further fair housing objectives.

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AP-85 Other Actions – 91.220(k)

Introduction:

Through coordination with local and regional public service agencies and community organizations, the City provides low- and moderate-income households with access to a range of supportive services. In addition to CDBG-funded programs, these partnerships help address housing stability, employment, homelessness prevention, and domestic violence throughout eastern Jackson County.

Actions planned to address obstacles to meeting underserved needs

The City coordinates with a variety of local and regional organizations to address the needs of underserved communities. Partners consulted during the development of the 2026-2027 Annual Action Plan and the 2022-2026 Consolidated Plan include Community Services League, Hope House, Company of Champions, the Public Housing Authorities serving Independence, Kansas City, and Lee's Summit, as well as Habitat for Humanity, Hillcrest Transitional Housing, The Whole Person, Blue Springs School District, and Greater Kansas City Coalition to End Homelessness. These partnerships support coordinated efforts to identify needs, leverage resources, and improve outcomes for low-and moderate-income residents.

Actions planned to foster and maintain affordable housing

The Minor Home Repair Program preserves affordable housing by assisting low-and moderate-income homeowners with eligible repairs, enabling them to remain in their homes and maintain the existing affordable housing stock. In addition, homeownership

Actions planned to reduce lead-based paint hazards

Applicants of the Minor Home Repair Program with homes built before 1978 are required to either provide proof of lead-based paint testing or have a lead-based paint test completed as part of their repairs to any painted surfaces. Any disturbed lead-based paint must be abated. Applicants of the First Time Home Buyer program with homes built before 1978 are required to provide a lead-based paint disclosure form acknowledging any lead-based paint hazards in the home before

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closing. Information on lead-based paint hazards is provided in all application packets.

Actions planned to reduce the number of poverty-level families

The City coordinates with public service agencies and organizations to provide assistance to families below or near the poverty level. CSL provides housing and employment assistance to families to foster stability. The City encourages the development of mixed-income housing and expansion of economic opportunities in the community, both of which can help families in Blue Springs rise out of poverty and decrease the risk of falling back below the poverty level. Recent economic development projects have added hundreds of new employment opportunities in the community.

Actions planned to develop institutional structure

The City will continue to strengthen and utilize its established institutional framework to administer the Community Development Block Grant (CDBG) Program and other initiatives that support city development. Throughout the year, the City collaborates with a variety of community organizations and regional partners to implement CDBG-funded activities and other projects that enhance the quality of life for residents. Internally, the Planning Division coordinates closely with Public Works/Engineering, Parks and Recreation, Code Enforcement, Business Services, Building Permitting, Finance, and Administration to ensure effective program implementation. To promote consistency, compliance and timely project delivery, staff has developed and maintains a CDBG Administrative Policy Guide that standardizes program administration and implementation procedures.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to coordinate with the aforementioned public service agencies and organizations to provide assistance

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to low- and moderate-income households in need of housing, employment, and other support services.

Discussion:

The City will continue to coordinate with local and regional public service agencies and organizations to meet the needs of low-moderate income households in Blue Springs.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of Blue Springs' total CDBG budget for the 2026-2027 Program Year is $394,323.95, consisting of the annual CDBG allocation of $280,751.00, $77,687.95 in reallocated funds from prior program years, and $35,885.00 in program income generated through the Minor Home Repair Program. These funds will support the implementation of six (6) eligible activities that address the priority needs identified in the City's Consolidated Plan.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$35,885.00
The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
The amount of surplus funds from urban renewal settlements	0
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
The amount of income from float-funded activities	0
Total Program Income:	$35,885.00

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Other CDBG Requirements

The amount of urgent need activities	0
The estimated percentage of CDBG funds will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	73%

The City estimates that at least 73% of non-administrative funds will be used to benefit LMI persons.

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