PLANNING COMMISSION MEETING
AGENDA

Monday, July 14, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** June 23, 2025

2 PUBLIC HEARING / REZONING/ RZ-06-25-9604 / "Rampage Athletics" / 2001 SW 9th Street
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on June 28, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 COMMUNITY DEVELOPMENT MONTHLY REPORT

4 ADJOURN

The next meeting will be Monday, July 28, 2025

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
July 9, 2025
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing

your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, June 23, 2025

Media Link: June 23, 2025, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, June 23, 2025, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson Chad Sanderson Jared Pumphrey Richard How Susan Stokenbury Jennifer Ritschel-Smith Travis Graham Byron Craddolph
STAFF PRESENT	Nick Hutchison, Assistant Director, Community Development Shantele Frie, Associate Planner James Newell, City Attorney Toby Williams, City Engineer Jerry Kaylor, Mayor Pro-Tem Traci Breshears, Recording Secretary
ABSENT	Brian Ingersoll
CALL TO ORDER	Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.
CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda.

Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Pumphrey. With 8-0 approval the minutes passed.

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

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:31 pm

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-05-25-9572 / "Hawes Estates" / 27711 E Wyatt Road

&

PUBLIC HEARING / AGENDA ITEM 3 / CONDITIONAL USE PERMIT / CUP-05-25-9573 / "Hawes Estates" / 27711 E Wyatt Road

&

AGENDA ITEM 4 / PRELIMINARY PLAT / PP-05-25-9574 / "Hawes Estates" / 27711 E Wyatt Road

Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Rezoning, Conditional Use Permit and Preliminary Plat to Planning Commission.

APPLICANT

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

IN FAVOR

Jim Hawes, 27711 E Wyatt Rd, Blue Springs MO
Don Hawes, 911 SW Hereford Dr, Grain Valley MO

IN OPPOSITION

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:51pm

MOTION / REZONING / RZ-05-25-9572 / "Hawes Estates" / 27711 E Wyatt Rd	Commissioner Graham made the motion to approve Rezoning / RZ-05-25-9572 for Hawes Estates with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye Byron Craddolph—Aye **RECOMMENDED FOR APPROVAL with 2 conditions (8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan. 2. The decision on the rezoning application shall be rescinded if the associated Conditional Use Permit (CUP-05-25-9573) is not approved.
MOTION / CONDITIONAL USE PERMIT / CUP-05-25-9573 / "Hawes Estates" / 27711 E Wyatt Rd	Commissioner Graham made the motion to approve Conditional Use Permit / CUP-05-25-9572 for Hawes Estates with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Stokenbury.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Byron Craddolph—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED FOR APPROVAL with 2 conditions (8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan. 2. The Conditional Use Permit is to allow the development of a "Utility-Major" land use on the 7 +/- acres property on Lot 1 of Hawes Estate-Phase 1 Plat.

MOTION / PRELIMINARY PLAT / PP-05-25-9574 / "Hawes Estates" / 27711 E Wyatt Rd

Commissioner Graham made the motion to approve Preliminary Plat / PP-05-25-9574 for Hawes Estates with 5 staff conditions.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

RECOMMENDED FOR APPROVAL with 5 conditions (8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-05-25-9572), Conditional Use Permit (CUP-05-25-9573) is denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A Site Plan Design Review must be approved, finalizing the proposed amenities, landscaping, and building design.
    b. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy of each building, all parking and access improvements shall be completed.

AGENDA ITEM 5 / PRELIMINARY PLAT / PP-05-25-9568 / "Asphaltic Surfaces" / 1050 SW Cemetery Road

Chairperson Henning requested Shantele Frie, Associate Planner, presented the Preliminary Plat, Final Plat and Site Plan Design Review for Asphaltic Surfaces.

&

AGENDA ITEM 6 / FINAL PLAT / PF-05-25-9569 /

"Asphaltic Surfaces" / 1050 SW Cemetery Road **&** **AGENDA ITEM 9 / SITE PLAN DESIGN REVIEW / SPDR-05-25-9570 /** "Asphaltic Surfaces" / 1050 SW Cemetery Road	
APPLICANT	Patrick Joyce, 7300 College Blvd Suite 500, Overland Park, KS Jake Robbins, 908 NW Vesper Street, Blue Springs, MO
MOTION / PRELIMINARY PLAT / PP-05-25-9568 / "Asphaltic Surfaces" / 1050 SW Cemetery Road	Commissioner How made the motion to approve Preliminary Plat / PP-05-25-9568 for Asphaltic Surfaces with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Graham.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Travis Graham—Aye Jennifer Ritschel-Smith—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye **APPROVED w/ 2 staff conditions** **(8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC. 2. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.
MOTION / FINAL PLAT / PF-05-25-9569 / "Asphaltic	Commissioner How made the motion to approve Final Plat / PF-05-25-9569 for Asphaltic Surfaces with 4 staff conditions.

Surfaces" / 1050 SW Cemetery Road

SECOND The motion was seconded by Commissioner Graham.

VOTE

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

APPROVED w/ 4 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-05-25-9570 / "Asphaltic Surfaces" / 1050 SW Cemetery Road

Commissioner How made the motion to approve Site Plan Design Review / SPDR-05-25-9570 for Asphaltic Surfaces with 3 staff conditions.

SECOND The motion was seconded by Commissioner Graham.

VOTE

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

APPROVED w/ 3 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A building permit is required to be approved prior to construction of the General Industrial site building.
3. All required site improvements, landscaping, and screening are required to be installed prior to the issuance of a Certificate of Occupancy.

AGENDA ITEM 7 / FINAL PLAT / PF-05-25-9571 / "Eagles Ridge Estates PR-O 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

&

AGENDA ITEM 8 / PR-O FINAL PLAN / PROF-06-25-9610 / **"**Eagles Ridge Estates PR-O 5th Plat**"** / Northwest of SW Newport Dr & West of SW 5th St

Chairperson Henning requested Shantele Frie, Associate Planner, present the Final Plat and PR-O Final Plan for Eagles Ridge Estates PR-O 5th Plat.

APPLICANT

Bryan Rahn, 1120 NW Eagle Ridge Blvd, Grain Valley, MO

MOTION / FINAL PLAT/ PF-05-25-9571 / "Eagles Ridge Estates 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

Commissioner Graham made a motion to approve the Final Plat for Eagles Ridge Estates PR-O 5th Plat with 5 staff conditions.

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

Chad Sanderson—Aye	Byron Craddolph—Aye
Susan Stokenbury—Aye	Chris Henning—Aye
Jared Pumphrey—Aye	Richard How—Aye
Travis Graham—Aye	Jennifer Ritscel-Smith—Aye

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

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless previously approved by the PR-O Concept Plan.
    a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Prior to the Final Plat being recorded the following must occur:
    a. The landscaping and amenities shall be financially guaranteed; and,

b. The sidewalk panels needing replaced adjacent to open space tracts shall be financially guaranteed.

3. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
4. Prior to Building Occupancy, the following must occur:
   a. Landscape buffers and amenities shall be installed and pass a final inspection by Planning; and,
   b. The sidewalk adjacent to open space tracts shall be installed and pass a final inspection by Public Works.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
   a. Sidewalk improvements adjacent to each lot.
   b. A minimum of 45 plant units and street tree shall be installed.

MOTION / PR-O FINAL PLAN/ PROF-06-25-9610 / "Eagles Ridge Estates 5th Plat" / Northwest of SW Newport Dr & West of SW 5th St

Commissioner Graham made a motion to approve the PR-O Final Plan for Eagles Ridge Estates PR-O 5th Plat with 3 staff conditions.

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

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

APPROVED
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless previously approved by the PR-O Concept Plan.
   a. Decrease the minimum Corner Side Setback from 25-ft. to 15-ft.
2. Landscaping in the open space tract shall be financially guaranteed prior to the recording of the Final Plat.
3. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
   a. Sidewalk improvements adjacent to applicable lots.
   b. A minimum of 45 plant units and street tree(s) shall be installed.

AGENDA ITEM 10 / MASTER/ALTERNATIVE SIGN / ASP-05-25-9596 / "Downtown

Chairperson Henning requested Shantele Frie, Associate Planner, present the Master/Alternative Sign for Downtown Student Mural.

Student Mural" / 204 SW 11th St	
APPLICANT	Teresa Keene, 801 NW Vesper Street, Blue Springs, MO
MOTION / MASTER/ALTERNATIVE SIGN / ASP-05-25-9596 / "Downtown Student Mural" / 204 SW 11th St	Commissioner Smith made a motion to approve the Master/Alternative Sign ASP-05-25-9596 with staff conditions.
SECOND	Commissioner Craddolph seconded the motion.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Jared Pumphrey—Aye Byron Craddolph—Aye Travis Graham—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **APPROVED** **(8-Aye, 0-No)**
STAFF CONDITIONS	Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign. 2. Concerning Sign Maintenance: a. The painted signage shall not degrade by more than ten percent (10%) of the sign area before the signage must be either maintained or removed. b. Degradation may include but is not limited to peeling, flaking, or fading paint. 3. Concerning Sign Removal: a. When removed, painted signage and/or murals must be removed utilizing a method that does not damage the structure.
RULES OF PROCEDURE	Nick Hutchison, Community Development Assistant Director, went over the Rules of Procedure with the Commissioners.
MEETING ADJOURN	Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:30 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 14, 2025 City Council: July 21, 2025
Project Name:	***Rampage Athletics***
Site Location:	2001 SW 9th Street
Project Request:	**RZ-06-25-9604**; Rezoning from "MF-14" (Moderate Density Multi-Family District) to "GB" (General Business)

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

Project Description: The applicant is requesting approval to rezone the subject property from "MF-14" (Moderate Density Multi-Family District) to "GB" (General Business) to expand the range of permitted uses and better serve the surrounding neighborhood.

Staff Recommendation: Staff recommends approval of the Rezoning with conditions included at the end of the staff report.

Previous Actions:

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

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

Adjacent Properties:

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

West:	"MF-14/PUD" (Moderate Density Multi-Family District/Planned Unit Development District)	Attached Multi-Family Eagles Landing

REZONING ANALYSIS

Existing Zoning: "MF-14" (Moderate Density Multi-Family)
Existing Land Use: Assembly-neighborhood (<500)
Proposed Zoning: "GB" (General Business)
Proposed Land Use: Assembly-neighborhood (<500)/ Recreation-Indoor

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

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

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

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

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

Rezoning: The intent of the "GB" zoning district is defined in Section 404.140, as follows:

The GB, General Business District is intended to accommodate general trades and commercial services at specific points on arterials outside central or neighborhood business districts. The GB District is particularly appropriate adjoining a major highway. Such an area draws highway uses such as restaurants, service stations, and motels, which are not totally compatible with shopping center developments but which may be grouped together advantageously as highway service centers.

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

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

   STAFF RESPONSE: The proposed rezoning is consistent with the 2014 Comprehensive Plan and the C1 (South 1) Area Plan, which classify the subject property as 'Mixed-Density Neighborhood." Rezoning the property to "GB" (General Business) aligns with the surrounding zoning patterns and would support the development of micro-commercial spaces and a broader range of uses in the area. This rezoning would provide flexibility for future neighborhood-serving commercial opportunities while maintaining compatibility with the area's planned mix of uses.

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

   STAFF RESPONSE: The proposed land use meets the intent of the "GB" (General Business) zoning district by definition and applicable standards. As outlined in Section 404.140 of the Unified Development Code, the "GB" district is intended to accommodate general trades and commercial services at specific points along arterials located outside of central or neighborhood business districts. The proposed use aligns with this intent by supporting the development of commercial services and neighborhood-serving businesses along an arterial corridor, consistent with the purpose of the "GB" 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.

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

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

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

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

   STAFF RESPONSE: Staff believes that the proposed rezoning will not reduce the ability of the City or other government agencies to provide services, facilities, or programs. The site is currently developed and is adequately served by existing infrastructure, utilities, and public services. The proposed rezoning

is not anticipated to create additional demand that would negatively impact the City's or other agencies' ability to continue providing services to the site or surrounding area.

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

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

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

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

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

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

9. The recommendations of professional staff.

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

REZONING STAFF RECOMMENDATION:

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



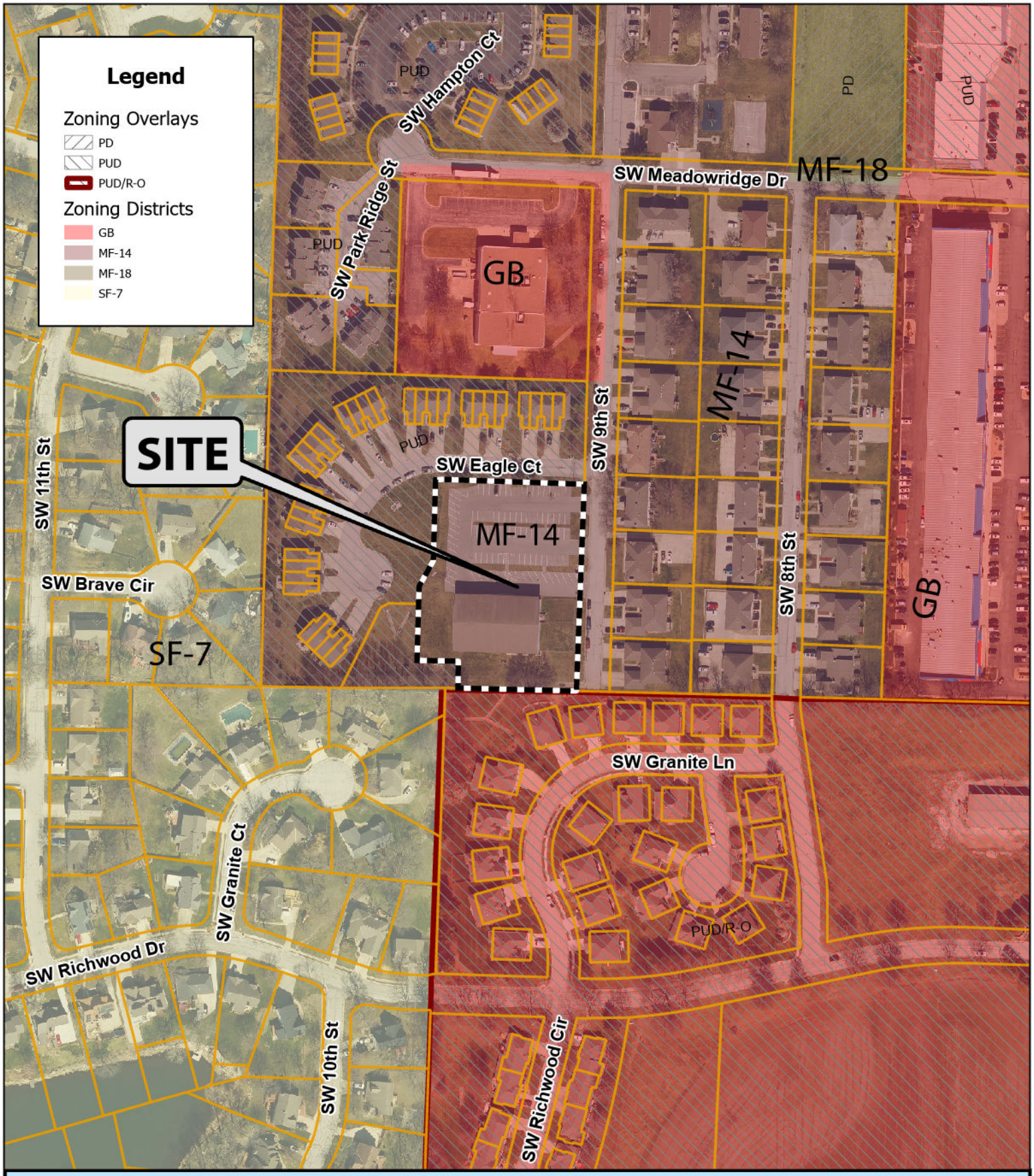
The City of Blue Springs Missouri

RZ-06-25-9604
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
AERIAL LOCATION MAP

N

1" = 200'

Date: 06/26/25



The City of Blue Springs Missouri

RZ-06-25-9604
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
SITE LOCATION & ZONING MAP

N

1" = 200'

Date: 06/26/25

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

151128

MEADOW RIDGE COMMERCIAL DEVELOPMENT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

100
3600
3600
Jmoake

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

86-1687

LEGAL DESCRIPTION:

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

DEDICATION:

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

MEADOW RIDGE COMMERCIAL DEVELOPMENT

EASEMENTS:

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

STREETS:

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

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

HYRAM A. JONES & SONS, INC.

BY _____
Larry A. Jones - President

Attest:

BY _____
Kirk Jones - Secretary

State of Missouri)
County of Jackson) SS

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

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

_____
Notary Public in and for Jackson County, Missouri

My commission expires _____

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

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

Mayor

City Clerk

Planning Commission

City Engineer

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

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

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

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

SCALE 1"=100'

LOT 1

UNPLATTED

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

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
03/10/2004 03:32:50 PM
INSTRUMENT TYPE: WD FEE: $39.00 7 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

200410022266

ROBERT T. KELLY, DIRECTOR OF RECORDS

Space above reserved for Recorder of Deeds certification)

030406423
Stewart Title

Title of Document: WARRANTY DEED/CORP

Date of Document: MAY 29, 2003

Grantor(s): CALVARY TEMPLE CHURCH OF BLUE SPRINGS

Grantee(s): REVIVAL GENERATION CHURCH INC.

Grantee(s) Mailing Address: 2001 SW 9TH STREET, BLUE SPRINGS, MO 64014

Legal Description:

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

SEE ATTACHED LEGAL DESCRIPTION ON PAGE 5

Reference Book and Page(s): 2002I0066283

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
06/04/2003 03:31:16 PM
INSTRUMENT TYPE: WD FEE: $26.00 3 Pages

[redacted]

INSTRUMENT NUMBER/BOOK & PAGE:
200310066283

ROBERT T. KELLY, DIRECTOR OF RECORDS

(Space above reserved for Recorder of Deeds certification)

0324042
Stewart

12

Title of Document: WARRANTY DEED/CORP

Date of Document: MAY 29,2003

Grantor(s): CALVARY TEMPLE CHURCH OF BLUE SPRINGS

Grantee(s): REVIVAL GENERATION CHURCH INC.

Grantee(s) Mailing Address: 2001 SW 9TH STREET, BLUE SPRINGS,MO 64014

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION ON PAGE Exhibit A

1

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

Missouri Warranty Deed - Corporation Deed

THIS INDENTURE, Made this 29th day of, May 2003, by and between **Calvary Temple Church of Blue Springs, Grantor,** party of the first part, and **Revival Generation Church, Inc., Grantee,** party of the second part. Mailing address of parties of the second part is 2001 SW 9th Street, Blue Springs, MO.

WITNESSETH: that said party of the first part, in consideration of the sum of Ten Dollars the receipt and sufficiency of which is hereby acknowledged, do by these presents, Grant, Bargain, and convey to the said parties of the second part, and his heirs, successors and assigns, all the following described real estate, situated in the County of Jackson and State of Missouri, to-wit: SEE ATTACHED "EXHIBIT A"

[illegible]

Subject to all covenants, conditions, reservations, restrictions, easements and assessments, if any, now of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said party of the first part, for their heirs, successors and assigns, hereby covenants, promises and agrees to and with the said parties of the second part, that at the delivery of these presents, he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind soever; and that he will warrant and forever defend the same unto the said parties of the second part, his heirs, successors and assigns, against said party of the first part, his heirs, successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has executed this Warranty Deed the day and year first above written.

Junior D Sherman, President

VA Julian, Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED that on this 29th day of May, 2003, before me, the undersigned, a Notary Public in and for said County and State, came Junior D. Sherman and V. A. Julian, President and Secretary respectively, to me personally known to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

CINDY JULIAN
Notary Public – Notary Seal
State of Missouri
County of Johnson
My Commission Expires Mar 7, 2004

Cindy Julian, Notary Public

Cindy Julian

cthadeed 3.wpd

2

STEWART TITLE OF KANSAS CITY
700 NE. RD Mize Road
Suite 100
Blue Springs, MO 64014

03040642

EXHIBIT A

That part of Lot 1, MEADOW RIDGE COMMERCIAL DEVELOPMENT, a subdivision of record in the Southwest 1/4 of Section 6, Township 48 North, Range 30 West of the 5th Principal Meridian in the City of Blue Springs, Jackson County, Missouri, described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 23 minutes 03 seconds East on the East line of said Lot 1, 161.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 215.48 feet to a point of curvature; thence Southwesterly on a curve to the left (said curve having a radius of 125.00 feet, chord bearing South 86 degrees 12 minutes 06 seconds West, chord distance of 16.56 feet) an arc length of 16.57 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 126.28 feet; thence South 26 degrees 52 minutes 22 seconds West, 45.94 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 115.28 feet; thence North 89 degrees 04 minutes 37 seconds East on a line parallel with the South line of said Lot 1, 64.50 feet; thence South 0 degrees 23 minutes 03 seconds East on a line parallel with said East line, 45.00 feet to said South line; thence South 89 degrees 04 minutes 37 seconds West on said South line, 306.45 feet to the Southwest corner of said Lot 1; thence North 0 degrees 23 minutes 03 seconds West on the West line of said Lot 1, 493.54 feet to the Northwest corner of said Lot 1; thence North 89 degrees 59 minutes 18 seconds East on the North line of said Lot 1, 495.00 feet to the Point of Beginning.

CERTIFICATE

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

I, Robert T. Kelly, Director of Records within and for the County of Jackson, in the State of Missouri, aforesaid, do hereby certify that the above is a full, true and complete copy of the instrument numbered 2003I0066283 as the same appears in my office.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of said office at Independence, Missouri, this 2nd day of March, A.D. 2004.

Robert T. Kelly
Director of Records

SEAL

BY: J. Hawekin
DEPUTY

4

"EXHIBIT A"

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

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 10th day of March, 2004, before me, the undersigned Notary Public in and for said state, personally appeared Junior D. Sherman to me personally known, who, being by me duly sworn did say that he is _____ President of Calvary Temple Church of Blue Springs corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said person acknowledged said instrument to be the free act and deed of said corporation, and that said corporation has no corporate seal

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Notary Public
Typed Name: _____

CATHLEEN M. ANDERSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan 8, 2007

My Commission Expires:

G. Missouri Corporation with a corporate seal

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 10th day of March, 2004, before me, the undersigned Notary Public in and for said state, personally appeared V.A. Julian, to me personally known, who, being by me duly sworn did say that he/she is Secretary ~~President~~ of Calvary Temple Church of Blue Springs, corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said person acknowledged said instrument to be the free act and deed of said corporation, and that said corporation has no corporate seal

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Notary Public
Typed Name: _____

CATHLEEN M. ANDERSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan 8, 2007

My Commission Expires: 6/

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-06-25-9604
PC MEETING:	7.14.2025
CC MEETING:	7.21.2025
BOA MEETING:	
NEWSPAPER:	7.28.2025
NOTICE LETTERS:	7.27.2025
PLANNER:	Shantele Frie

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

RAMPAGE ATHLETICS
Project Name

2001 SW 9th ST BS, MO 64014
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☒ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
MICHAEL SCOTT	ST. PETER UMC	816-820-1981	MKNIGHTSCOTT34@GMAIL.COM

Address	City	State	Zip Code
3609 SW HWY 7	BLUE SPRINGS	MO	64014

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

x _____ 6-2-25
Applicant Signature **Date**

Name of Property Owner	Phone	Email Address
ST. PETER UMC	816-427-7062	INFO@THESTABLEBLUESPRINGS.COM

Address	City	State	Zip Code
3609 SW HWY 7	BLUE SPRINGS	MO	64014

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

x _____ 6-2-25
Property Owner Signature **Date**

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06/03/2025 11:51:40 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

REZONG PROPERTY TO GENERAL BUSINESS

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06/03/2025 11:51:42 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
MICHAEL SCOTT	ST. PETER UMC		
Address	**City**	**State**	**Zip**
3609 SW HWY 7	BLUE SPRINGS	MO	64014
Email	**Phone**	**Fax**	
MICHAELJSCOTT34@GMAIL.COM	816-820-1981		

DEVELOPER

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ENGINEER

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

SURVEYOR

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

Received
06/03/2025 11:51:42 AM

THE EXAMINER

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:

- Jun 28, 2025

Printer's Fee: $128.48

Edmar Corachia

Agent

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 07/01/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Rezoning | RZ-06-25-9604
Rampage Athletics
2001 SW 9th Street
Parcel #
41-330-02-11-02-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 14, 2025, at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Michael Scott, on behalf of the property owner, Saint Peter United Methodist Church, for consideration to rezone from "MF-14" (Multi-Family) to "GB" (General Business) for the 1.74 +/- acre church development located at 2001 SW 9 th Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

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

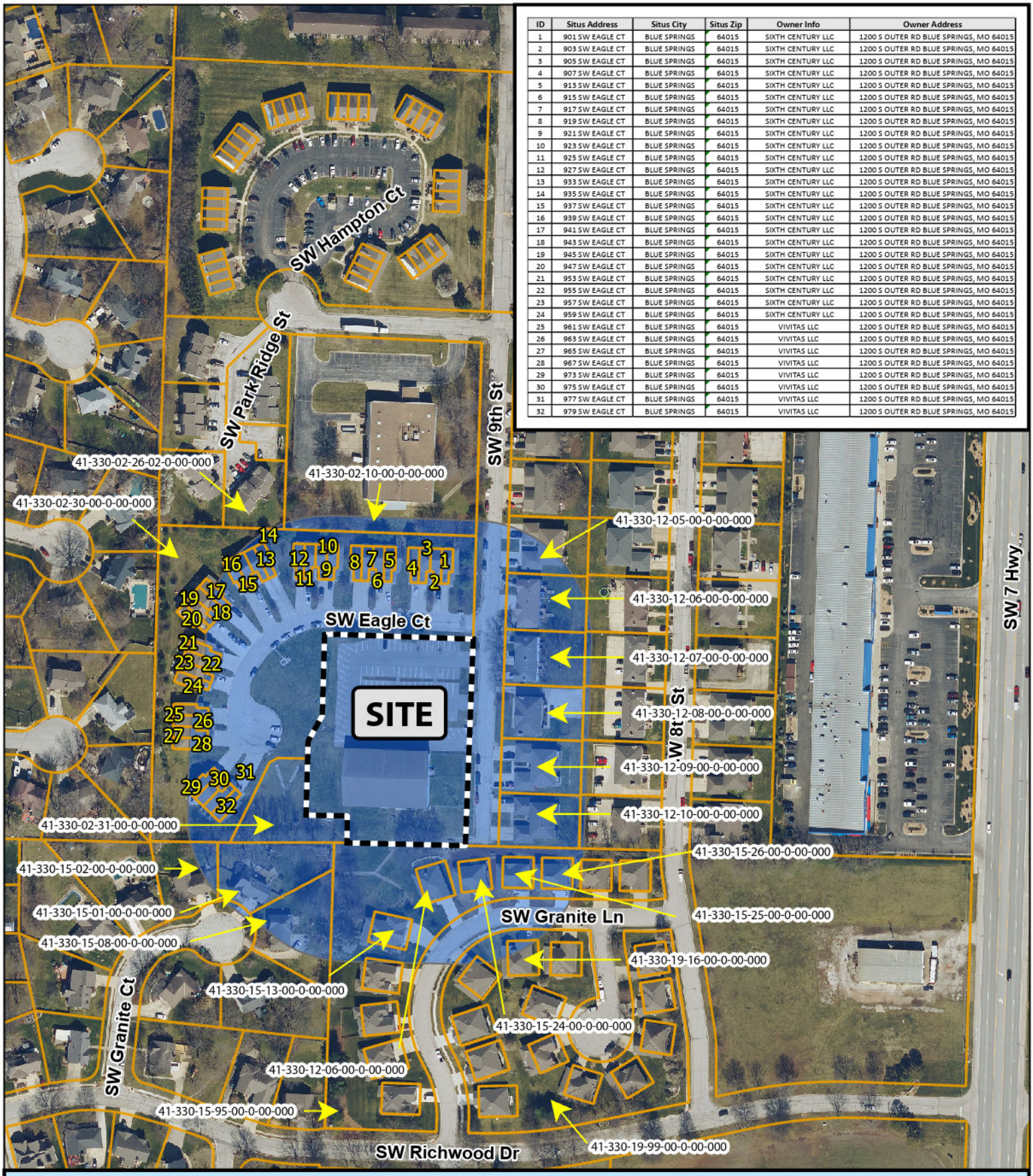
CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie,
Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-06-25-9604 on **Monday, July 21, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 28, 2025

3616480



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

The City of Blue Springs Missouri

RZ-06-25-9604
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000
185' NOTIFICATION MAP

N

1" = 200'

Date: 06/26/25

Blue Springs, Missouri
Community Development

June 27, 2025

Ref: Public Hearing: Rezoning | RZ-06-25-9604
Rampage Athletics
2001 SW 9th Street
Parcel # 41-330-02-11-02-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Michael Scott, on behalf of the owner, Saint Peter United Methodist Church, for consideration to rezone from "MF-14" (Multi-Family) to "GB" (General Business) for the 1.74 +/- acre church development located at 2001 SW 9th Street.

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

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

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

Planning Commission - Monday, July 14, 2025 @ 6:30 p.m.
&
City Council – Monday, July 21, 2025 @ 6:00 p.m.

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

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Blue Springs, Missouri
Community Development

MONTHLY REPORT
May 2025

Building Permit Activity

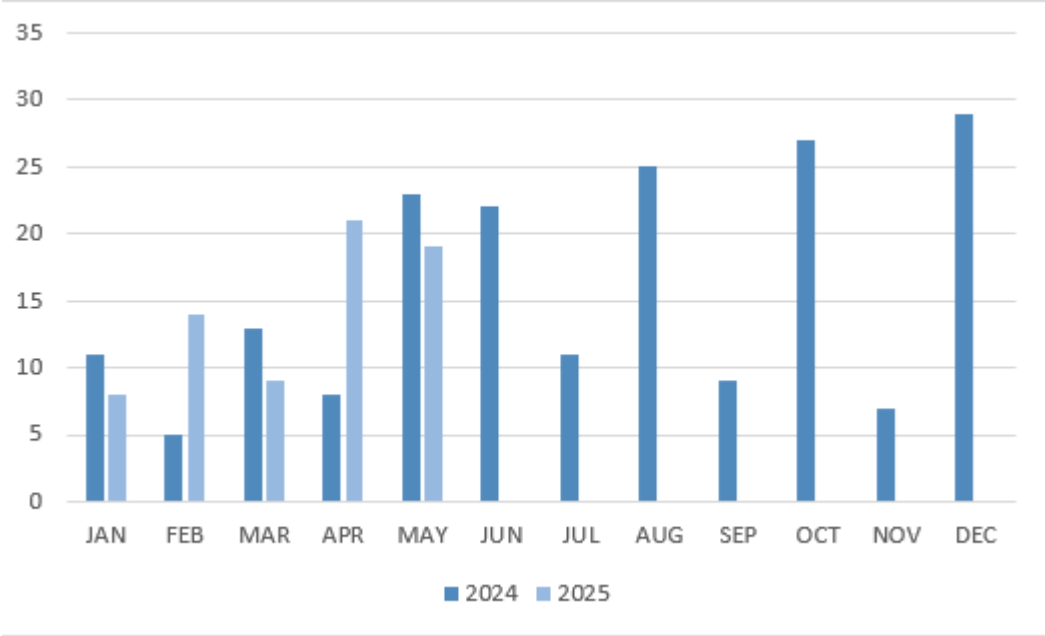
Type of Permit	May 2025	May 2024	YTD 2025	YTD 2024
Single-Family Detached	19	23	71	60
Single-Family Attached	0	0	0	0
Two-Family	0	0	0	3 (6 units)
Multi-Family	0	0	0	6(24 units)
Total Dwelling Units	19	23	71	69
Miscellaneous Residential (additions & alterations)	26	17	54	76
Commercial—New	0	1	6	4
Commercial—Alterations	4	11	20	37
Total Building Permits*	125	124	509	490

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

Building-Related Activity

	May 2025	May 2024	YTD 2025	YTD 2024
Total Square Feet	78,704	109,500	451,336	723,291
Total Construction Cost	$4,055,931	$19,067,555	$26,798,898	$39,386,454
Total Inspections	597	555	2,653	2,381

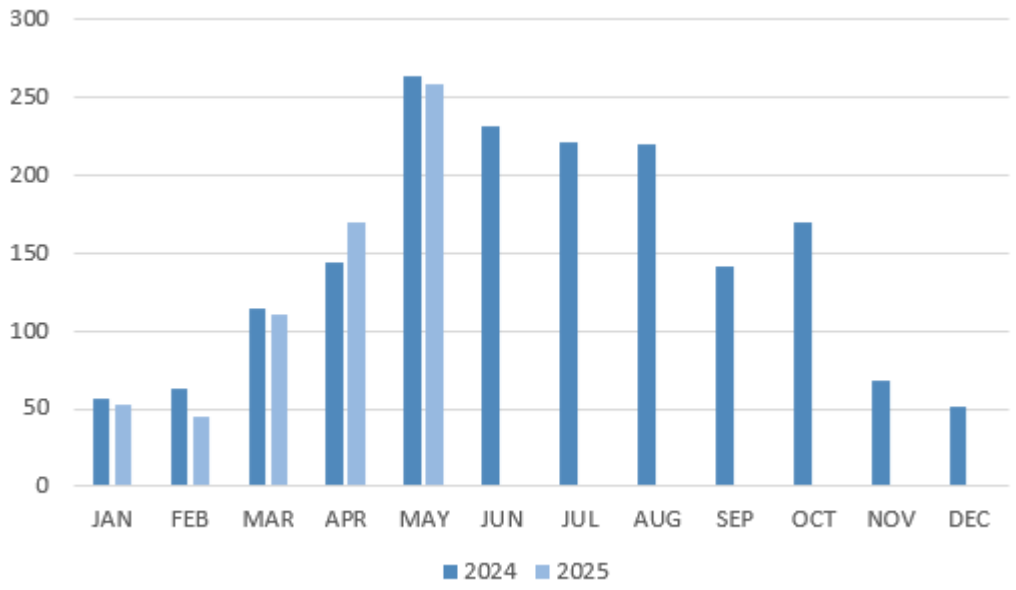
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	210
300-390	Traffic Code	0
401-411	Zoning	11
500-520 (excl. 501)	Building and Construction	36
501	Sign Code	1
600-655	Business and Occupation	0
700-715	Utilities	1
	Total Cases	259

Total Code Cases



Most Common Code Cases in May

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	74
245.160: A (11)	Trash—Prohibited	28
245.160: A (12)	Inoperable Vehicles—Prohibited	7
500.020: (a)	Building Permit Required	4

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
ASP-04-25-9554	Tim Hortons	Recommended for Denial April 28, 2025	Failed 2-5 Vote on May 5th, 2025	N/A
CUP-02-25-9533	B Lashed Ink	Recommended Approval May 8th, 2025	Approved May 19th, 2025	5419

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Type of Sign Permit	May 2025	May 2024	YTD 2025	YTD 2024
Sign Face Replacement	3	4	17	11
Ground-Mounted Signs	3	1	15	12
Building-Mounted Signs	4	3	44	24
Temporary Signs	4	3	23	9
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	1	0	1
Total Signs Issued	14	12	112	57

Blue Springs, Missouri
Community Development

MONTHLY REPORT
June 2025

Building Permit Activity

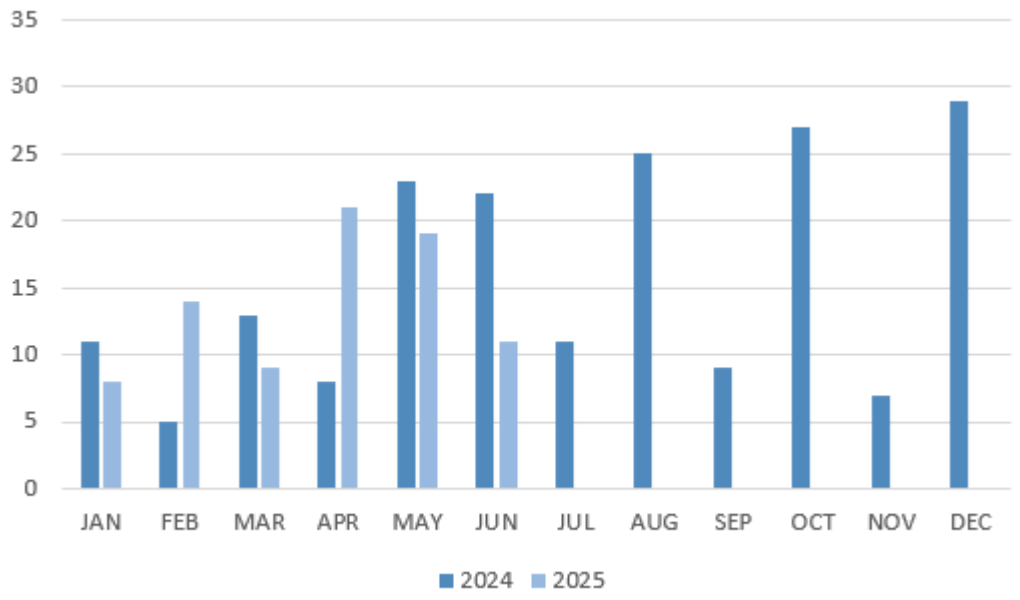
Type of Permit	June 2025	June 2024	YTD 2025	YTD 2024
Single-Family Detached	11	22	82	82
Single-Family Attached	0	0	0	0
Two-Family	0	2	0	3 (6 units)
Multi-Family	0	8 (32 Units)	0	6(24 units)
Total Dwelling Units	11	45	82	69
Miscellaneous Residential (additions & alterations)	10	25	90	101
Commercial—New	0	0	6	4
Commercial—Alterations	2	4	26	41
Total Building Permits*	107	130	616	620

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

Building-Related Activity

	June 2025	June 2024	YTD 2025	YTD 2024
Total Square Feet	50,941	181,328	502,277	904,619
Total Construction Cost	$2,030,825	$47,778,150	$28,829,723	$87,164,604
Total Inspections	643	519	3,296	2,900

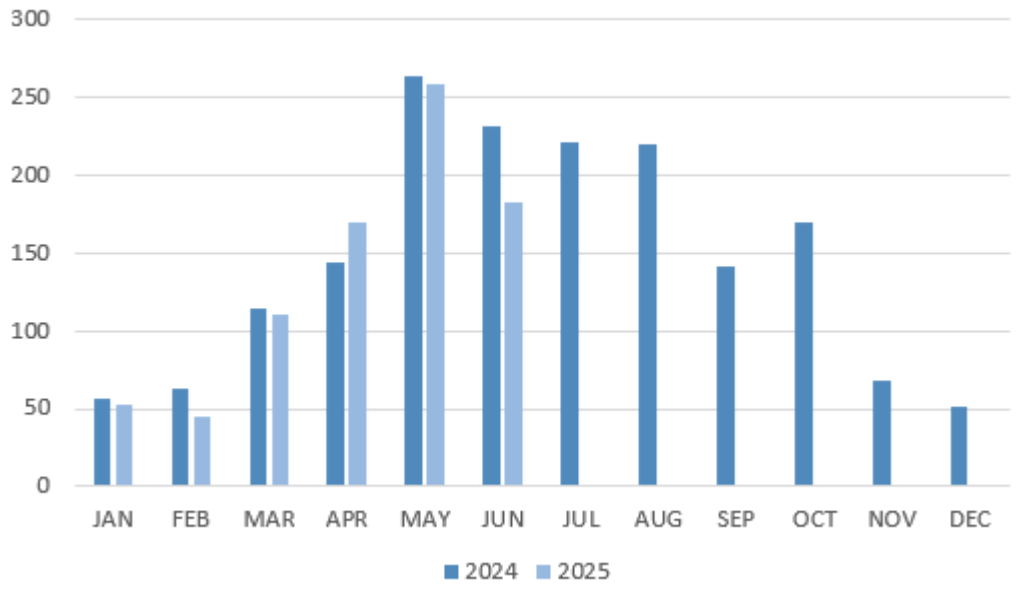
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	152
300-390	Traffic Code	2
401-411	Zoning	11
500-520 (excl. 501)	Building and Construction	49
501	Sign Code	0
600-655	Business and Occupation	1
700-715	Utilities	0
	Total Cases	183

Total Code Cases



Most Common Code Cases in May

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	55
245.160: A (11)	Trash—Prohibited	1
245.160: A (12)	Inoperable Vehicles—Prohibited	21
500.020: (a)	Building Permit Required	2

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-05-25-9572 CUP-05-25-9573 PP-05-25-9574	Hawes Estates	Recommended Approval June 23rd,2025	CC Meeting July 7th, 2025	N/A
PP-05-25-9569 PF-05-25-9568 SPDR—05-25-9570	Asphaltic Surfaces	Recommended Approval June 23rd,2025	CC Meeting July 7th, 2025	N/A
PF-05-25-9571 PROF-06-25-9610	Eagles Ridge PR-O 5th Plat	Recommended Approval June 23rd,2025	CC Meeting July 7th, 2025	N/A
ASP-05-25-9596	Downtown Student Mural	Approved June 23rd,2025	N/A	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Type of Sign Permit	June 2025	June 2024	YTD 2025	YTD 2024
Sign Face Replacement	2	4	25	17
Ground-Mounted Signs	0	1	15	13
Building-Mounted Signs	4	3	49	39
Temporary Signs	5	3	23	15
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	1	0	2
Total Signs Issued	11	12	112	86