PLANNING COMMISSION MEETING
AGENDA

Monday, October 13, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

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

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** September 22, 2025

2 PUBLIC HEARING / REZONING / RZ-07-25-9646 / "Sullivan Ranch" / North of SE Harris-Potts Rd and East of Litchford Rd
This item has been requested to be continued to the October 27, 2025, Planning Commission meeting

Exhibits:

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

3 PUBLIC HEARING / REZONING / RZ-0-25-9668 / "Colbern Farms" / 26100 E Colbern Rd
This item has been requested to be continued to the October 27, 2025, Planning Commission meeting

Exhibits:

1. Staff Report with attachments

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3. Affidavit of Publication in The Examiner on September 27, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

4 PUBLIC HEARING / CONDITIONAL USE PERMIT / CUP-08-25-9677 / "Kansas City Cannabis" / 1117 N 7 Hwy

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

5 PUBLIC HEARING / CONDITIONAL USE PERMIT/ CUP-08-25-9678 / "Tier 1 Tattoo" / 1338 NW 7 Hwy

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 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)

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

This item has been requested to be continued to the October 27, 2025, Planning Commission meeting

Exhibits:

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

7 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-08-25-9690 / "Colbern Farms" / 26100 E Colbern Rd

This item has been requested to be continued to the October 27, 2025, Planning Commission meeting

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on September 27, 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)

8 **PRELIMINARY PLAT / PP-07-25-9648 / "Sullivan Ranch"** / North of SE Harris Potts Rd and East of Litchford Rd
This item has been requested to be continued to the October 27, 2025, Planning Commission meeting

9 **PRELIMINARY PLAT / PP-08-25-9670 / "Colbern Farms"** / 26100 E Colbern Rd
This item has been requested to be continued to the October 27, 2025, Planning Commission meeting

10 **FINAL PLAT / PF-08-25-9671 / "The Woodlands at Chapman Farms, 2nd Plat"**/ East of S 7 Hwy and South of SW Wyatt Rd

11 **COMMUNITY DEVELOPMENT MONTHLY REPORT**

11 **ADJOURN**

The next meeting will be Monday, October 27, 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
October 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, September 22, 2025

Media Link: September 22, 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, September 22, 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
Richard How
Jared Pumphrey
Travis Graham
Brian Ingersoll
Susan Stokenbury
Chad Sanderson

STAFF PRESENT

Mike Mallon, Senior Director of City Development
Nic Hutchison, Assistant Director of City Development
Shantele Frie, Associate Planner
Logan Day, Associate Planner
Jerry Kaylor, Mayor Pro-Tem
Sydney Wilson, City Attorney
Traci Breshears, Recording Secretary

ABSENT

Chad Sanderson
Travis Graham

CALL TO ORDER

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

DRAFT

CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda. Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Ingersoll. With 7-0 approval the minutes passed.

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

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

&

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

&

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

Chairperson Henning asked for a motion to continue the Public Hearing to the Monday, October 13, 2025 Planning Commission.

Commissioner Graham made the motion to continue the Sullivan Ranch project to October 13, 2025 Planning Commission.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

Recommended Approval (7-Aye, 0-No)

DRAFT

OPEN PUBLIC HEARING	Chairperson Henning opened the public hearing at 6:31 pm.
PUBLIC HEARING / AGENDA ITEM 3 / REZONING / RZ-07-25-9644 / "Rampage Athletics" / 2001 SW 9th St **&** **PUBLIC HEARING / AGENDA ITEM 4 / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-07-25-9645 /** "Rampage Athletics" / 2001 SW 9th St **&** **AGENDA ITEM 7 / PLANNED DEVELOPMENT FINAL PLAN / PDF-09-25-9682 /** "Rampage Athletics" / 2001 SW 9th St	Chairperson Henning requested Shantele Frie, Associate Planner, present the Rezoning, Planned Development Concept Plan and Planned Development Final Plan to the Planning Commission.
APPLICANT	Michael Scott, 2001 SW 9th St, Blue Springs, MO
IN FAVOR	None.
IN OPPOSITION	Sherry Ross, 821 SW Granite Ln, Blue Springs, MO Kelly Smith, 2219 SW 9th St, Blue Springs, MO Bob Frost, 8619 SW 7 Hwy, Blue Springs, MO Lyle Shaver, 1325 NE Hilltop Dr, Blue Springs, MO Gary Baker, 817 SW Granite Ln, Blue Springs, MO

DRAFT

PUBLIC HEARING CLOSED

Chairperson Henning closed the public hearing at 6:48 pm.

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

&

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

&

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

Commissioner How made the motion to continue the Rampage Athletics project to the Monday, October 27, 2025 Planning Commission Meeting.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

Recommended Approval (7-Aye, 0-No)

COMMUNITY DEVELOPMENT MONTHLY REPORT

Logan Day, Associate Planner, presented the Community Development Report for August to the Planning Commission.

DRAFT

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 7:11 pm.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 13, 2025 City Council: October 20, 2025
Project Name:	***Kansas City Cannabis Company***
Site Location:	1117 N 7 Highway
Project Request:	CUP-08-25-9677; Conditional Use Permit with Alternative Development Standards to allow the drive-thru to stay open 24 hours a day.

Applicant: Dan Nelson | Kansas City Cannabis Company
Property Owner: Brandon Haverty
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting a Conditional Use Permit (CUP) to extend the current allowed hours of operation of a marijuana dispensary drive-thru to stay open 24 hours a day. The drive-thru is unique when compared to those used for a fast-food restaurant in that it operates with only a drawer and camera to provide additional security and safety measures for the business and employees working the drive-thru.

Kansas City Cannabis Company (KCC) will operate under a 24-hour drive thru model. This service will operate under security protocols to include armed security on site at all times, while keeping the retail sales floor closed after lobby hours.

Unified Development Code (UDC) Section 405.050 (A)(34)(e), marijuana businesses are required to close to the public between the hours of 10:00 P.M. and 8:00 A.M. During this time, no persons other than employees may be on the premises, and no sales or distribution of marijuana may occur on-site or by delivery. Because of this provision, the applicant is required to seek approval through a Conditional Use Permit (CUP) to operate outside of these restrictions. Additionally, the City of Grandview, Missouri, allows a marijuana business drive-thru to operate 24 hours a day.

Staff Recommendation: Staff recommends approval of the CUP with Alternative Development Standards with conditions. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
11/13/2023	Planning Commission	Approved a Site Plan Design Review (SPDR-09-23-8902) with conditions.
04/22/2024	Planning Commission	Approved Conditional Use Permit (CUP-02-24-9059) for operating hours for lobby be limited to 8:00 A.M. to 10:00 P.M. on any day of the week. The operating hours for the Kansas City Cannabis Company's Drive-Thru be up to 24-hours daily.
05/06/2024	City Council	Denied Conditional Use Permit (CUP-02-24-9059) for operating hours for lobby be limited to 8:00 A.M. to 10:00 P.M. on any day of the week. The operating hours for the Kansas City Cannabis Company's Drive-Thru be up to 24-hours daily.

Conditional Use Permit
CUP-08-25-9677
Kansas City Cannabis
Exhibit #1

Future Applications: There are no future applications necessary with approval of this CUP request.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business District)	Retail (Westlake Ace Hardware)
South:	"GB" (General Business District)	Interstate Highway / I-70 / NE Jefferson Street
East:	Right-of-Way / "GB" (General Business District)	Interstate Highway I-70 / NE Jefferson Street
West:	"GB" (General Business District)	(Storage)

CONDITIONAL USE PERMIT ANALYSIS

A Conditional Use Permit (CUP) provides flexibility for different uses within a zoning district and allows the potential for additional 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.

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

Phasing: There is no further development proposed at this time

Streets & Sidewalks: The site has two (2) access drives along NW Jefferson Street. A previously approved Site Plan Design Review required a public sidewalk to be constructed along the north side of NW Jefferson Street across the property's frontage.

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

Stormwater: There is no development with the CUP request; 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.

Open Space: The existing site will remain unchanged.

Land Use: The marijuana dispensary land use is allowed in the "GB" General Business zoning district.

Special Use Standards: Per UDC Section 405.050(A)(34) the following regulations shall apply to all Marijuana Dispensary land uses. The following standards are those relevant to the request:

e. Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

Modifications Requested: The applicant is proposing the following modifications through Alternative Development Standards related to the Special Use Standards Section of the Unified Development Code(UDC):

- Per 405.050(A)(34)(e) – Hours Of Operation. All marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 8:00 P.M. and 8:00 A.M.

    1. **The applicant is requesting that the dispensary's drive-thru be open 24 hours a day.**

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

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

    STAFF RESPONSE: The proposed Alternative Development Standards would allow the business to provide products to the public beyond the current hours of operation regulated by the UDC, which for Marijuana Dispensaries is 8:00AM – 8:00PM.

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

    STAFF RESPONSE: The proposed Alternative Development Standards are consistent with the general land uses in the immediate area and goals/objectives of the Comprehensive Plan.

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

    STAFF RESPONSE: Staff finds that the proposed Alternative Design Standards are consistent with the intent and requirements of the Unified Development Code; also aligning with other applicable provisions of this Chapter.

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

    STAFF RESPONSE: The proposed Alternative Design Standards are expected to have minimal to no impact on noise, traffic, or surrounding conditions. The subject property is located along NW Jefferson Street near the intersection of Interstate 70 and Highway 7, an area already characterized by higher noise levels associated with interstate traffic. The request is not anticipated to generate any adverse traffic impacts. Additionally, the site is zoned "GB" (General Business) and is surrounded by compatible commercial and transportation-oriented uses, including a 24-hour

gas station, a hardware store to the north, outdoor storage to the west, and major transportation corridors to the south and east.

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

   STAFF RESPONSE: Staff finds that the proposed Alternative Design Standards will not create any conditions detrimental to the public health, safety, or general welfare.

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

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

   STAFF RESPONSE: The application furthers the intent of the "GB" (General Business) zoning district by allowing the commercial business to operate with extended hours to meet the needs of the public.

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

   STAFF RESPONSE: No additional development is being proposed.

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

   STAFF RESPONSE: No additional site-specific conditions are necessary with this application.

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

   STAFF RESPONSE: Staff finds that the requested extension of drive-thru operating hours will not adversely affect the public realm or surrounding area.

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

   STAFF RESPONSE: Staff finds that adequate utilities and drainage infrastructure currently exist at or near the site. No modification or additions are proposed, and the existing facilities are sufficient to accommodate the anticipated demand.

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

   STAFF RESPONSE: This is an existing developed site with no modifications being 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.

STAFF RESPONSE: Staff finds that the proposed use is consistent and compatible with the surrounding land uses. No adverse impacts to adjacent properties are anticipated.

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

   STAFF RESPONSE: Staff finds that the application does not hinder or conflict with the development standards or intent of the Unified Development Code.

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

   STAFF RESPONSE: Staff finds that the proposed request is consistent with the long-range plans for the site and surrounding area. This will not negatively impact future development objectives.

10. The recommendations of professional staff.

    STAFF RESPONSE: Based on the findings and review criteria outlines above, Staff recommends approval of the Conditional Use Permit as submitted with the conditions listed at the end of the report.

Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit application subject to the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the Alternative Development Standards.
2. The operating hours for the Kansas City Cannabis Company's drive-thru be up to 24-hours daily.



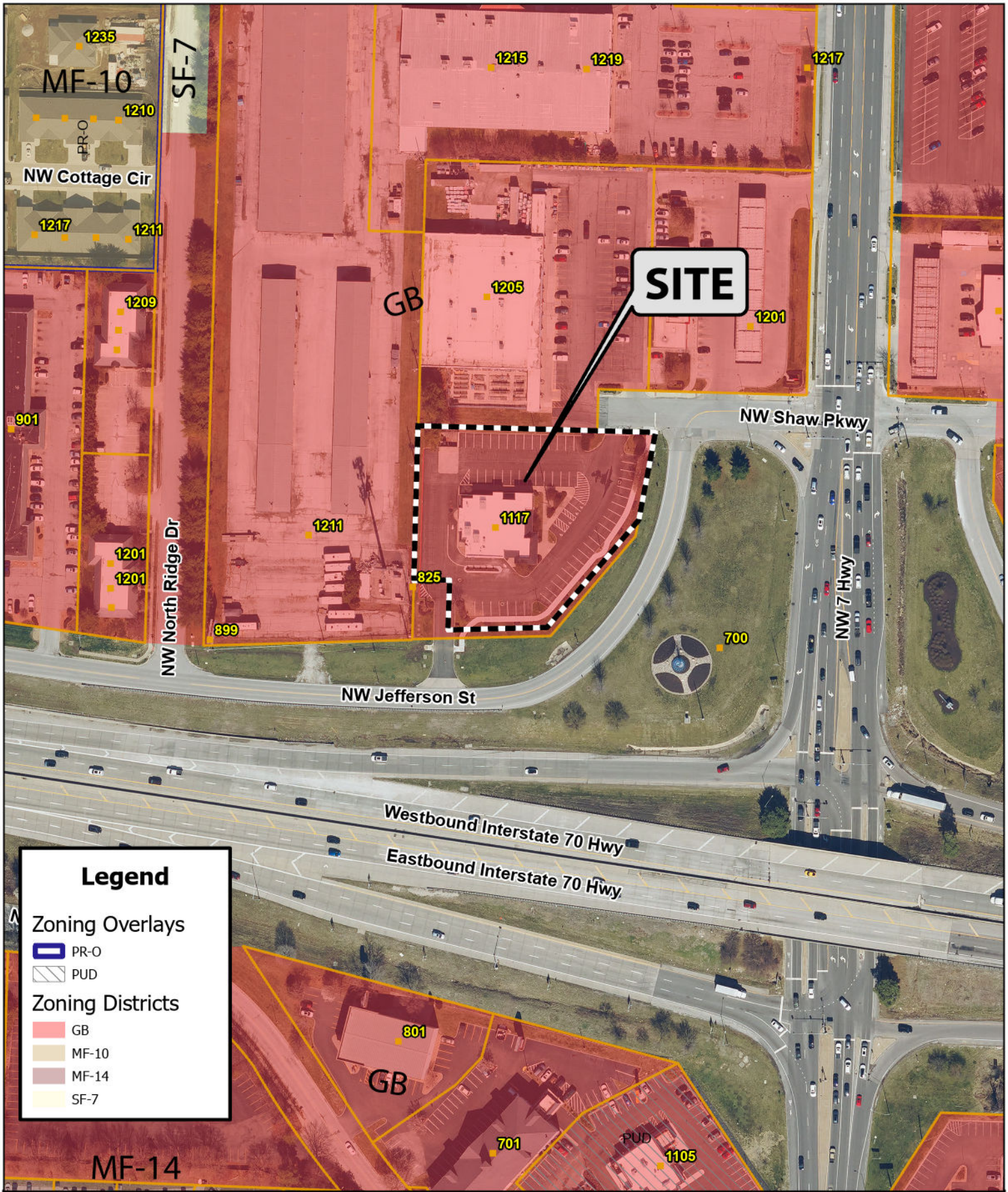
The City of Blue Springs Missouri

CUP-08-25-9677
Parcel # 36-420-04-20-00-0-00-000
1117 NW 7 Hwy
AERIAL LOCATION MAP

N

1" = 150'

Date: 09/24/25



The City of Blue Springs Missouri

CUP-08-25-9677
Parcel # 36-420-04-20-00-0-00-000
1117 NW 7 Hwy
AERIAL LOCATION MAP

N

1" = 150'

Date: 09/24/25

Kansas City Cannabis Company

Community Benefits of a 24-Hour Drive-Thru Pilot Program

Kansas City Cannabis Company (KCC) is committed to expanding safe and responsible access to **medical and recreational cannabis** through a **24-hour drive-thru model**. This service will operate under strict security protocols, including **armed security on site at all times**, while keeping the retail sales floor closed after hours. Beyond safety, this model delivers important **community benefits** for Blue Springs residents and neighboring cities.

Convenience for All Walks of Life

Supports residents with irregular schedules (healthcare, logistics, manufacturing, hospitality).

Ensures patients and consumers can access pain relief, sleep aids, or wellness products without adjusting work or family obligations.

Accessibility & Equity

Benefits individuals with disabilities, transportation barriers, or irregular working hours.

Location off I-70 makes safe, regulated access more convenient for metro residents.

Especially valuable for working-class and lower-income individuals juggling multiple jobs.

Public Health Framing: The drive-thru serves as an essential health service for those who need safe, regulated relief at any hour.

Public Safety & Crime Prevention

Expands access to regulated products, reducing reliance on:

• Street sales.

• Unregulated hemp and THCa products increasingly sold at gas stations, grocery stores, and unlicensed dispensaries.

All transactions occur under 24/7 monitoring, minimizing opportunities for crime.

Reduces the need for long-distance late-night travel, lowering risks of fatigue-related accidents.

Job Creation & Economic Growth

Creates new overnight and flexible jobs for local residents, including security staff.

Expands the local tax base to support schools, infrastructure, and city services.

Provides competitive pay opportunities for overnight workers.

Community Support & Engagement

Directly responds to needs of a working-class community.

KCC participates in MoCannTrade, a trade organization representing over 90% of the Missouri market, ensuring statewide communication of incidents and compliance updates.

Opportunities for partnerships with local organizations (veterans groups, recovery centers, health networks).

Health & Wellness Access

Medical conditions such as chronic pain, insomnia, PTSD, and anxiety do not follow a 9–5 schedule.

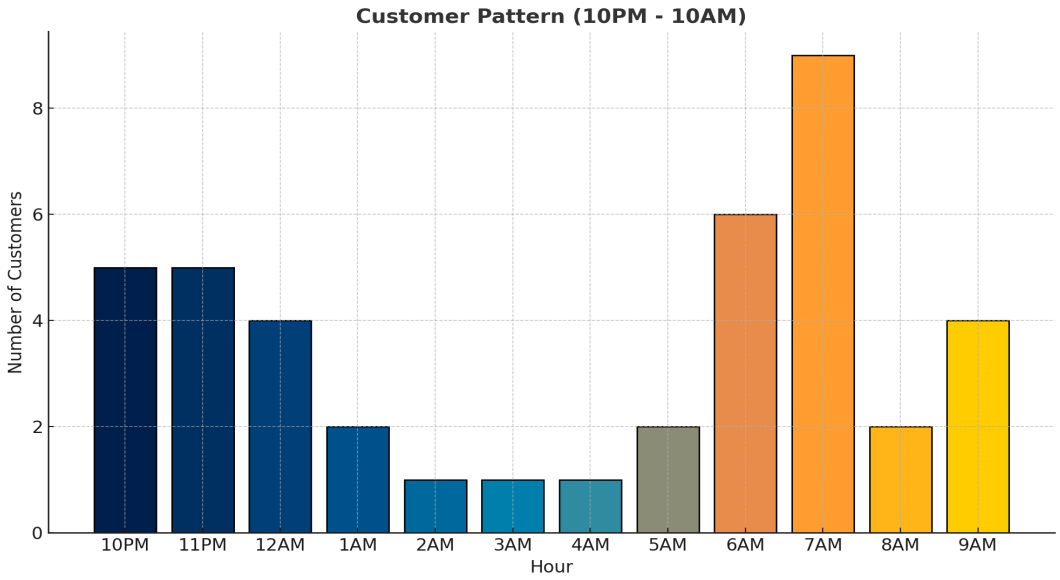
Provides access comparable to a 24-hour pharmacy, ensuring urgent needs can be met safely and responsibly.

■ **In summary:** The 24-hour drive-thru is not just a business expansion — it is a **community-focused service** that improves safety, accessibility, and quality of life for Blue Springs residents while ensuring more people choose **regulated products over unsafe alternatives.**

Currently there are 5 *regulated dispensaries operating 24 hrs safely in Missouri

1. Releaf Resources - Grandview
2. Missouri Made - Joplin
3. Latitude - Osage beach
4. Root 66 - St. Peters (St. Louis)
5. North- Peverly (St. Louis)

Lake Lotawana 24 Hour Drive Thru Stats



Our Lake Lotawana location operates 24 hours on **Friday and Saturday nights**. Since launching our 24-hour drive-thru in **October 2024**, we are proud to report **zero incidents**.

We serve an average of **30–35 customers per night**, with customer traffic peaking between **6AM and 8AM**.

Downtime Staff Focus

Inventory Management	Spot Audits
New & Expiring Inventory	State Compliance Labeling
Vault Sanitation	Expired Product Disposal

Continuing Education Courses

Communication Skills for Handling Complaints
Critical Thinking & Problem Solving
Professional Etiquette

KC Cannabis Company • Lake Lotawana Location

1. Kansas City Planning Commission to visit on October 15 to review 24-hour drive-thru for KC proper.

2. Grain Valley is approving a dispensary opening in Summer 2026 and plans to amend their operating hours as well.

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

Publication Dates:

- Sep 27, 2025

Printer's Fee: $118.34

Anjana Bhadoriya

Agent

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 09/29/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Conditional Use Permit I CUP-08-25-9677
Kansas City Cannabis Company
1117 N 7 Highway
Parcel # 36-420-04-20-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 13, 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, Dan Nelson of Kansas City Cannabis Company on behalf of the owner, Brandon Haverty SC Noland, LLC, for a Conditional Use Permit at 1117 N 7 Highway to extend the hours of the drive-thru to 24 hour operation. 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:

LOT 1 OF BOB EVANS FARM OF BLUE SPRINGS

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 Conditional Use Permit I CUP-08-25-9677 on **Monday, October 20, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 27, 2025
E-MAIL TO THE EXAMINER : legals@examiner.net
09/24/2025

Published in the Examiner, Sep 27, 2025

3893690

K Conditional Use Permit
CUP-08-25-9677
Kansas City Cannabis
Exhibit #2



CUP-08-25-9677
Parcel # 36-420-04-20-00-0-00-000
1117 NW 7 Hwy
185' LOCATION MAP

N

Conditional Use Permit
CUP-08-25-9677
Kansas City Cannabis
Exhibit #3

Date: 09/24/25

OBJECTID	Name	situs_address	situs_city	situs_zip	owner_info	Owners Address
1	36-420-04-07-01-0-00-000	1205 NW 7 HWY	BLUE SPRINGS	64015	1205 PROPERTIES LLC	20148 W 98TH ST LENEXA, KS 66220
2	36-420-04-20-00-0-00-000	1117 N 7 HWY	BLUE SPRINGS	64015	SC NOLAND LLC	5925 BEVERLY AVE MISSION, KS 66202
3	36-420-04-25-00-0-00-000	1211 NW 7 HWY	BLUE SPRINGS	64015	POINTE OF HOPE LUTHERAN CHURCH	1215 N M 7 HWY BLUE SPRINGS, MO 64015
4	36-420-04-22-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64015	QUIKTRIP CORPORATION	4705 S 129TH E AVE TULSA, OK 74134-7008
5	36-420-04-21-00-0-00-000	1201 N 7 HWY	BLUE SPRINGS	64015	QUIKTRIP CORPORATION	4705 S 129TH E AVE TULSA, OK 74134-7008

Conditional Use Permit
CUP-08-25-9677
Kansas City Cannabis
Exhibit #4

Blue Springs, Missouri
Community Development

September 26, 2025

Ref: Public Hearing: Conditional Use Permit | CUP-08-25-9677
Kansas City Cannabis
1117 N 7 Hwy
Parcel # 36-420-04-20-00-0-00-000

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, Dan Nelson, on behalf of the property owner, Brandon Haverty, for consideration to approve a Conditional Use Permit allowing the 24-hour drive-thru use on a 1.277+/- acres property generally located at 1117 N 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@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, October 13, 2025 @ 6:30 p.m.
&
City Council – Monday, October 20, 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

Conditional Use Permit
CUP-08-25-9677
Kansas City Cannabis
Exhibit #5

Outlook

Fwd: CUP 09-25-9677, 24 Hour Sales

From Chris Henning <chrishenning@me.com>
Date Sun 10/12/2025 12:38 PM
To Mike Mallon <mmallon@bluespringsgov.com>; Traci Breshears <tbreshears@bluespringsgov.com>; Shantele Frie <Sfrie@bluespringsgov.com>
Cc Galen Ericson <gericson@bluespringsgov.com>

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

Please note the email I received in opposition to an agenda item tomorrow evening.

Please reply confirming you received this email.

Thank You,

Chris Henning

Begin forwarded message:

From: Michael Byrd <mbyrd2615@gmail.com>
Subject: CUP 09-25-9677, 24 Hour Sales
Date: October 11, 2025 at 2:44:42 PM CDT
To: Chris Henning <chris@chrishenning.com>
Cc: "Dr. Dr. Galen Ericson" <gericson@bluespringsgov.com>

Chairman Henning's
Councilman Ericson

Recently became aware that KC Cannabis has applied for a CUP asking to extend its driver thru operations to a 24-hour point of sale.

I believe Missouri still restricts alcohol sales between the hours of 1:30am-6:30am. As cannabis is also an intoxicating substance I would think the logic for restricting alcohol sales should also apply to cannabis products (also an intoxicating substance).

Please vote NO on the application/request for 24-hour sales of these products.

Mike Byrd
1213 NW Hawk Creek Dr
BS, MO 64015

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 13, 2025 City Council: October 20, 2025
Project Name:	***Tier 1 Tattoo***
Site Location:	1338 NW 7 Hwy
Project Request:	CUP-08-25-9678; Conditional Use Permit with Alternative Development Standards allowing body art services use in General Business Zoning within 500 feet of residential use.

Applicant: Logan Johnson | Tier 1 Tattoo
Property Owner: Martha Hodge | Hodge Enterprises Investment LLC
Staff Planner: Logan Day | Associate Planner

Project Description: The applicant is requesting approval of a Conditional Use Permit (CUP) to operate their Tattoo Shop, Tier 1 Tattoo, offering tattooing services at 1338 NW 7 HWY. The CUP is required to permit body art services within the General Business Zoning District. In conjunction with this request, the applicant is seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential uses and a church. The "GB" General Business is intended to accommodate general trades and commercial services at specific points on arterials outside central and neighborhood business districts.

In 2025, the City adopted UDCT-04-25-9554 (Body Art Code Amendment), which amended the Unified Development Code to increase the number of permitted Body Art Service Establishments in the City from one (1) per 15,000 residents to one (1) per 6,000 residents.

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

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

Previous Actions:

Date	Review Body	Action
10/13/2003	Planning Commission	Approved Amended Master Sign plan (ASP-8-2003).
08/22/2016	Planning Commission	Approved Preliminary Plat (PP-07-16-5410), and Site Plan Design Review (SPDR-07-16-5409). Recommended Approval for Final Plat (FP-07-16-5411)
09/07/2016	City Council	Approved Final Plat (FP-07-16-5411) by Ordinance No.4610
07/24/2017	Planning Commission	Approved Master/Alternative Sign Plan (ASP-06-17-5906).

Adjacent Properties:

Conditional Use Permit
CUP-08-25-9678
Tier 1 Tattoo
Exhibit #1

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business	Mid-Size Retail
South:	"GB" General Business	Recreation and Entertainment, Indoor
East:	"MF-14" Moderate Density Multi Family District	Multi-Family Housing.
West:	"GB" General Business	Supermarket

CONDITIONAL USE PERMIT ANALYSIS

A Conditional Use Permit (CUP) provides flexibility for different uses within a zoning district and allows the potential for additional 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.

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

Phasing: There is no further development proposed at this time

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

Traffic: A Traffic Impact Study is not required for this project.

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

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

Land Use: The existing land use of this property is commercial business within a shopping center.

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

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

Staff Response: The shops located at the shopping center at County Club Shopping Center share a common eastern property line with an adjacent parcel which land use is residential.

b. No permit or license may be issued for a body art service establishment where it is determined that the total number of such facilities will exceed a population density factor of one (1) such establishment per six thousand (6,000) residents based on the last

decennial census. This shall not restrict multiple artists from co-locating in an establishment.

Staff Response: The approved Unified Development Code amendment related to the population density requirement for body art services allows up to 10 within the City of Blue Springs.

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

Staff Response: A Tattooist and Tattoo Establishment License have been provided for the previous location in Odessa, MO. These licenses would need to be transferred to the new location upon approval of CUP, and before the issuance of a business license.

Building Typology: Since development is not proposed, building typology is not applicable.

Parking: The parking is established with the existing shopping center.

Pedestrian Access: The applicant is not proposing to modify the site; therefore, they are asking to waive the requirement.

Architectural Character: Architectural character is not applicable since there is no proposed development.

Frontage & Landscaping: The property is not being developed, there is existing vegetation on W Main Street and 7 Hwy.

Signage: Any signs will be reviewed through an Administrative Sign Permit so long as they meet the Sign Code.

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

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

   STAFF RESPONSE: The application brings the existing use into conformance with code. The Conditional Use Permit is necessary to allow for body art services in General Business Zoning Districts.

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

   STAFF RESPONSE: No additional development is being proposed; therefore, compliance with the development code is not required.

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

STAFF RESPONSE: There are no site-specific conditions necessary to meet the purposes and intent of this development Code.

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

   STAFF RESPONSE: No site-specific conditions are required, as the proposed use is consistent with the purposes and intent of the Unified Development Code.

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

   STAFF RESPONSE: Utilities and drainage structures exist at and near this site. There are no proposed changes or additions, and the existing facilities will be able to handle the proposed demand.

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

   STAFF RESPONSE: This is an existing developed site with no substantial modifications being 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.

   STAFF RESPONSE: The proposed use is compatible in nature with the existing uses of neighboring commercial properties. Staff does not foresee negative impacts on adjacent properties.

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

   STAFF RESPONSE: The application does not pose a risk to preventing development as required by the Unified Development Code.

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

   STAFF RESPONSE: The long-range plans for this site and area are not negatively impacted.

10. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Conditional Use Permit with Alternative Development Standards with conditions listed below.

Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. Approval shall be subject to those specific facts and any additional conditions made as part of the review and approval. Any amendment to a conditional use permit shall require the same process as the original approval.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit application subject to the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. The Conditional Use Permit allows the “Body Art Service” land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 1338 NW 7 Hwy.
2. Prior to Issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.



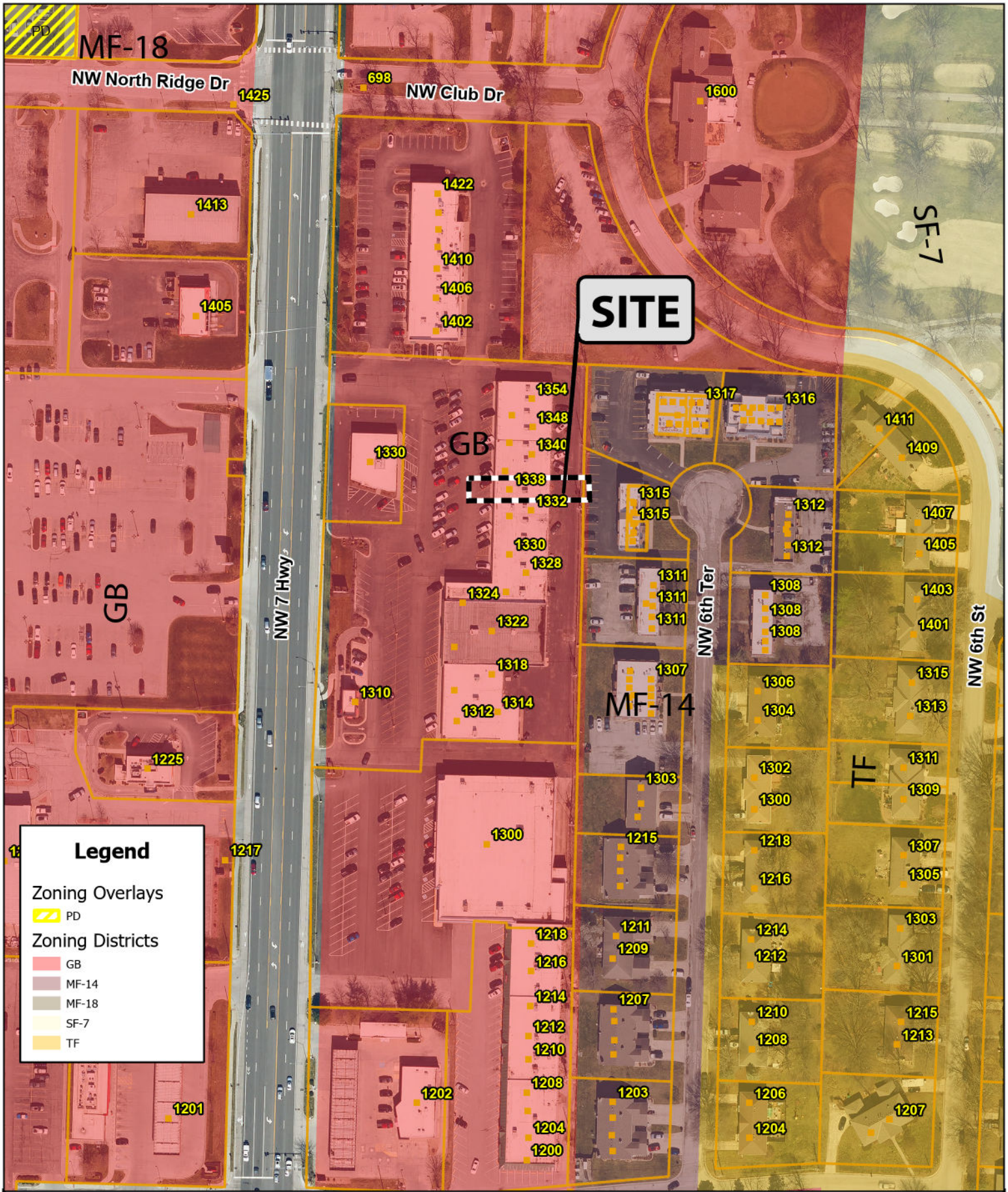
The City of Blue Springs Missouri

CUP-08-25-9678
Parcel # 36-420-05-47-00-0-00-000
1338 NW 7 Hwy
AERIAL LOCATION MAP

N

1" = 150'

Date: 09/24/25



The City of Blue Springs Missouri

CUP-08-25-9678
Parcel # 36-420-05-47-00-0-00-000
1338 NW 7 Hwy
SITE LOCATION AND ZONING MAP

N

1" = 150'

Date: 09/24/25

PUBLIC NOTICE

Conditional Use Permit | CUP-08-25-9678
"Tier 1 Tattoo"
1338 NW 7 Hwy
Parcel # 36-420-05-47-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 13th, 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, Logan Johnson, on behalf of the property owner, Hodges Enterprise Investment LLC, for approval of a Conditional Use Permit with Alternative Development Standards to allow "Body Art Service" in the General Business zoning district at 1338 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:

All that part of the Lot 1 Northwest Fractional Quarter of Section 30, Township 49 North, Range 30 West, in the City of Blue Springs, Jackson County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of said Lot 1; thence N 1°25′07″ E, along the West line of said Lot 1, a distance of 1319.72 feet; thence S 87°27′59″ E, a distance of 54.70 feet to a point on the Easterly right-of-way line of Missouri State Highway No. 7, as now established, said point also being the Point of Beginning; thence continuing S 87°27′59″ E, a distance of 308.10 feet to the Northwest plat corner of COUNTRY CLUB ANNEX, a platted subdivision of land in the City of Blue Springs, Jackson County, Missouri; thence S 1°24′57″ W along the Westerly plat line of said COUNTRY CLUB ANNEX, a distance of 455.18 feet; thence N 88°22′39″ W, a distance of 186.48 feet; thence S 1°37′21″ W, a distance of 40.00 feet; thence N 88°22′39″ W, a distance of 123.22 feet to a point on the Easterly right-of-way line of said Missouri State Highway No. 7; thence N 1°37′21″ E, along the Easterly right-of-way line of said Missouri State Highway No. 7, a distance of 300.08 feet; thence S 87°24′59″ E, a distance of 90.00 feet; thence N 1°37′21″ E, a distance of 140.00 feet; thence N 87°24′59″ W, a distance of 90.00 feet to a point on the Easterly right-of-way line of said Missouri State Highway No. 7; thence N 1°37′21″ E, along the Easterly right-of-way line of said Missouri State Highway No. 7, a distance of 60.00 feet to the point of beginning, containing 3.0689 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COUNTRY CLUB SHOPPING CENTER".

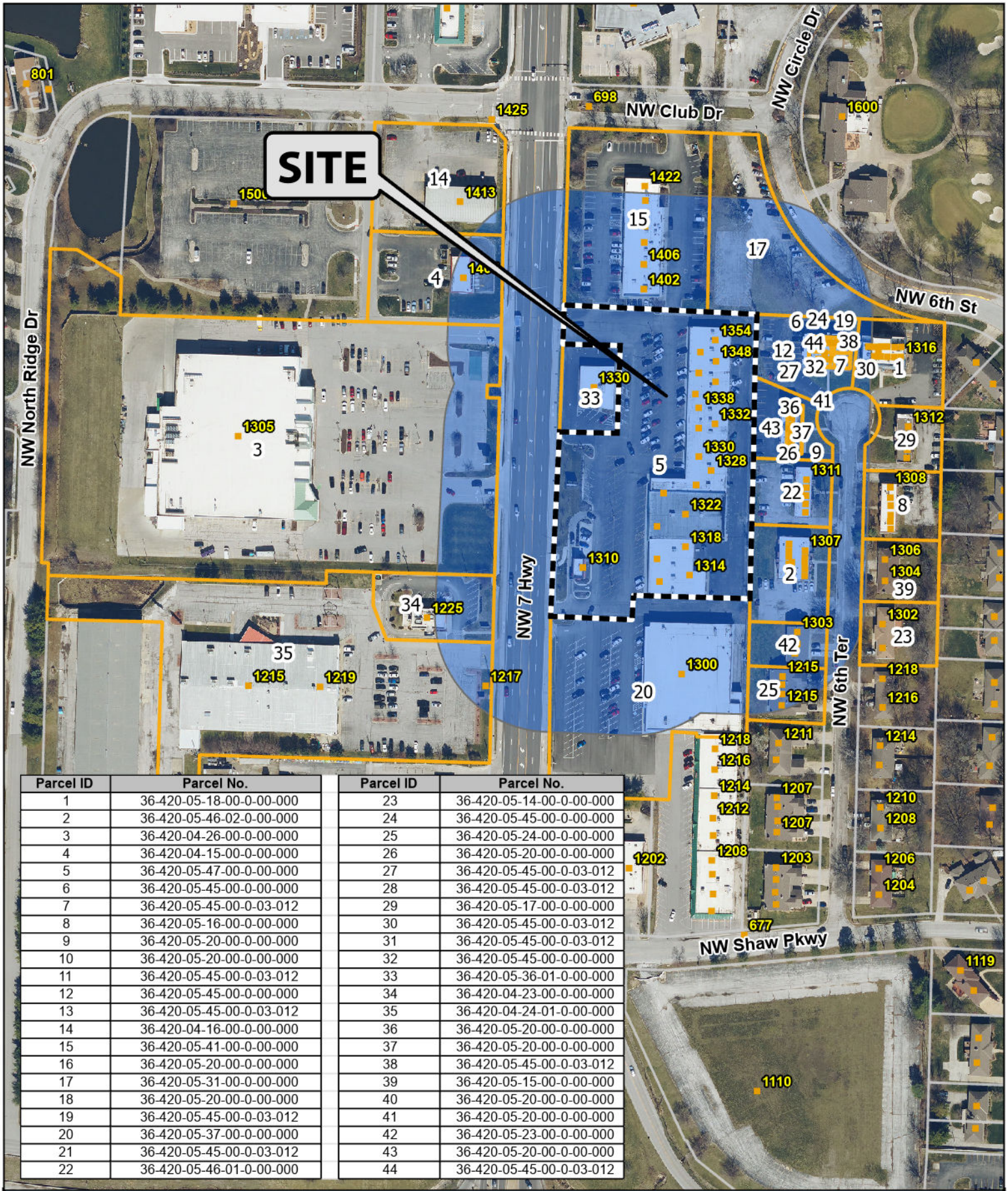
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUP-08-25-9678 on **Monday, October 20th, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, September 27, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
06/24/2025

Conditional Use Permit
CUP-08-25-9678
Tier 1 Tattoo
Exhibit #2



Parcel ID	Parcel No.
1	36-420-05-18-00-0-00-000
2	36-420-05-46-02-0-00-000
3	36-420-04-26-00-0-00-000
4	36-420-04-15-00-0-00-000
5	36-420-05-47-00-0-00-000
6	36-420-05-45-00-0-00-000
7	36-420-05-45-00-0-03-012
8	36-420-05-16-00-0-00-000
9	36-420-05-20-00-0-00-000
10	36-420-05-20-00-0-00-000
11	36-420-05-45-00-0-03-012
12	36-420-05-45-00-0-00-000
13	36-420-05-45-00-0-03-012
14	36-420-04-16-00-0-00-000
15	36-420-05-41-00-0-00-000
16	36-420-05-20-00-0-00-000
17	36-420-05-31-00-0-00-000
18	36-420-05-20-00-0-00-000
19	36-420-05-45-00-0-03-012
20	36-420-05-37-00-0-00-000
21	36-420-05-45-00-0-03-012
22	36-420-05-46-01-0-00-000

Parcel ID	Parcel No.
23	36-420-05-14-00-0-00-000
24	36-420-05-45-00-0-00-000
25	36-420-05-24-00-0-00-000
26	36-420-05-20-00-0-00-000
27	36-420-05-45-00-0-03-012
28	36-420-05-45-00-0-03-012
29	36-420-05-17-00-0-00-000
30	36-420-05-45-00-0-03-012
31	36-420-05-45-00-0-03-012
32	36-420-05-45-00-0-00-000
33	36-420-05-36-01-0-00-000
34	36-420-04-23-00-0-00-000
35	36-420-04-24-01-0-00-000
36	36-420-05-20-00-0-00-000
37	36-420-05-20-00-0-00-000
38	36-420-05-45-00-0-03-012
39	36-420-05-15-00-0-00-000
40	36-420-05-20-00-0-00-000
41	36-420-05-20-00-0-00-000
42	36-420-05-23-00-0-00-000
43	36-420-05-20-00-0-00-000
44	36-420-05-45-00-0-03-012

The City of Blue Springs Missouri

CUP-08-25-9678

Parcel # 36-420-05-47-00-0-00-00

1338 NW 7 Hwy

185' LOCATION MAP

N

Conditional Use Permit
CUP-08-25-9678
Tier 1 Tattoo
Exhibit #3

Date: 09/24/25

address_compl
9247 ARCHIBALD AVE RANCHO CUCAMONGA, CA 91730 | 9247 ARCHIBALD AVE RANCHO CUCAMONGA, CA 91730
1325 HILL TOP BLUE SPRINGS, MO 64014
13180 METCALF AVE STE 210 OVERLAND PARK, KS 66213
10150 WORNALL RD KANSAS CITY, MO 64114
30605 EASY ST GRAIN VALLEY, MO 64029
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
1325 NE HILLTOP DR BLUE SPRINGS, MO 64014
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
PO BOX 9167 SPRINGFIELD, MO 65801-9167
PO BOX 24193 OLATHE, KS 66283
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
18145 W 87TH ST PKWY LENEXA, KS 66219
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
2000 RIDGEWOOD RD ALAMO, CA 94507 | 2120 MYRTLE PL EAST PALO ALTO, CA 94303
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
4 PINE ST DEERFIELD, IL 60015
3615 S OUTERBELT RD OAK GROVE, MO 64075
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
1003 NW PECAN DR GRAIN VALLEY, MO 64029
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
6417 HIGH DR MISSION HILLS, KS 66208
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
609 NE 291 HWY LEES SUMMIT, MO 64086
PO BOX 5066 ALPHARETTA, GA 30023
1215A NW STATE ROUTE 7 BLUE SPRINGS, MO 64014-2281
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
5621 NE NORTHGATE XING LEES SUMMIT, MO 64064
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
4325 S STONE CANYON DR BLUE SPRINGS, MO 64015
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052
11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052 | 11133 E 27TH ST S STE 10 INDEPENDENCE, MO 64052

Conditional Use Permit
CUP-08-25-9678
Tier 1 Tattoo
Exhibit #4

Blue Springs, Missouri
Community Development

September 26, 2025

Ref: Public Hearing: Conditional Use Permit | CUP-08-25-9678
Tier 1 Tattoo
1338 NW 7 Hwy
Parcel # 36-420-05-47-00-0-00-000

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, Logan Johnson, on behalf of property owner, Hodges Enterprise Investment LLC, for consideration to approve a Conditional Use Permit allowing Body Art Service uses on 3.1 +/- acres property generally located East of NW 7 Hwy and south of NW Club Dr.

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

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

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

Planning Commission - Monday, October 13, 2025 @ 6:30 p.m.
&
City Council – Monday, October 20, 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

Conditional Use Permit
CUP-08-25-9678
Tier 1 Tattoo
Exhibit #5

Traci Breshears

From: Veeral Bhoot <bhootve@yahoo.com>
Sent: Sunday, October 5, 2025 4:16 PM
To: ComDevLegal
Subject: Conditional Use Permit CUP-08-25-9678
Attachments: 1000208479.jpg; 1000208480.jpg

You don't often get email from bhootve@yahoo.com. Learn why this is important

[CAUTION - EXTERNAL EMAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Contact your IT Department when in doubt.

I am the owner of VSUJ Properties at 1402-1422 NW HWY 7 Blue Springs MO

I see this letter and map.

All of our tenants and I are concerned that a tattoo parlor in this location /site will cause this area to be unsafe and attract a different clientele which will cause our businesses harm and impact the valuation of our property directly behind this building.

Therefore I as the building owner and our tenant businesses who will contact you separately and directly want more information about what exactly is happening at that site.

Body Art Service ie. Tattoo parlor attracts biker gangs, and customers who may not suit the best interest of our building business nor the Blue Springs Country Club area.

I will voice my concern but would like to have a call-in number since I will be working in St Louis.

Dr. Veeral Bhoot
816-721-4968

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: October 13, 2025 City Council: October 20, 2025
Project Name:	***The Woodlands at Chapman Farms, 2nd Plat***
Site Location:	8619 SW 7 HWY
Project Request:	PF-08-25-9671; Final Plat for a single family subdivision with a total of twenty-eight (28) lots on 22.45 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

Applicant: Bob Frost / The Woodland at Chapman Farms LLC
Property Owner: Bob Frost / The Woodland at Chapman Farms LLC
Staff Planner: Logan Day, Associate Planner

Project Description: The applicant is requesting the approval of the The Woodlands at Chapman Farms, 2nd Plat to develop a single-family subdivision. The second phase will include twenty-eight (28) lots on 22.45 +/- acres generally located south of SW Wyatt Rd and East of SW 7 Hwy.

Staff Recommendation: Staff recommends approval with conditions of the Final Plat applications. Conditions are identified under each application.

Previous Actions:

Date	Review Body	Action
03/16/2003	City Council	Approved the Annexation (A-6-2002) of the subject property (Ord. No. 3554).
10/17/2016	City Council	Approved the Rezoning (RZ-09-16-5466) for *The Woodlands at Chapman Farms*.
10/24/2016	Planning Commission	Approved the Preliminary Plat (PP-09-16-5467) for The Woodlands at Chapman Farms.
06/14/2021	Planning Commission	Recommended approval of Final Plat (PF-05-21-7765) for The Woodland at Chapman Farms.
06/21/2021	City Council	Approved the Final Plat (PF-05-21-7765) for The Woodlands at Chapman Farms by Ordinance No. 5008

Future Applications: Prior to the issuance of building permits for lots in this Plat, the Final Plat must be approved and recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" General Business "SO" Service Office	Undeveloped Land Timothy Lutheran
South:	"SF-7/R-O" Single Family Restricted Overlay "NB/RO" Neighborhood Business Restricted Overlay	Single Family Residential Undeveloped Land
East:	"SF-7" Single Family	Single Family Residential
West:	"GB" General Business "MF-14" Moderate Density Multi-Family	Undeveloped Land

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Final Plat Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Phasing: Woodland at Chapman Farms is the second phase for the subdivision, which includes 332 single family lots to be developed in 10 phases.

Preservation: The subdivision has been previously improved with infrastructure. Several mature trees remain within Tract E; however, no preservation plan has been submitted with this phase.

Parking: Single-Family, Detached housing requires two (2) off-street parking spaces per dwelling unit. The previously approved elevations show two-car garages which will meet the off-street parking requirement. Parking in the driveway will provide extra parking spaces and exceed the minimum requirement. Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Single-Family	2 spaces per dwelling unit	>2 spaces

Streets & Sidewalks: This phase extends SW 4th Street, connecting to the Phase I primary access at SW Wyatt Road. Additional off-site improvements to Wyatt Road are anticipated in later phases. **Right-of-way for SW 6th Street will need to be adjusted based on the Traffic Study. An Amended Preliminary Plat shall be approved prior to the approval of construction plans for the development phase incorporating 6th Street**

Traffic: All roadway improvements associated with this phase have been constructed to City standards.

Water: A substantial completion letter has been received from Public Water Supply District #13 with regard to the installation of public water infrastructure construction.

Stormwater: Stormwater detention has been provided through modifications to an existing pond. A stormwater study has been provided indicating the basin was constructed and will function in accordance with the stormwater design.

Sanitary Sewer: This development is within the Neighborhood Improvement District, and the density and proposed flow rates generated are within original NID design parameters. The development incorporates a low-pressure sewer solution to provide sanitary service to all lots and residences. This system is privately owned and maintained and contained within a private Sanitary Sewer Easement.

Open Space: The subdivision is required 12.39 acres of common open space (10% of 123.9 acres zoned "SF-7"). The Final Plat provides 12.9 acres in Tract E as a preserve. A 5' crushed rock trail will be provided around the perimeter of the preserve as an additional amenity.

Minimum Livable Floor Area: A minimum livable floor area classification of 1,400-sf was approved with the Preliminary Plat based on the house size average of adjacent single family houses. This classification has been noted on the Final Plat.

Signage: No additional signage is shown on the plan for the second plat. If the applicant would like to request signage, administrative sign permit approval will be required

Modifications Requested: The proposed plans are in agreement with the previously approved Preliminary Plat. No Modifications are being requested.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria:*

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The Final Plat is in substantial compliance with the approved Preliminary Plat and surrounding development pattern of single-family residential homes within Phase I of Colonial Gardens.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff. With additional off site easements to be recorded with the Final Plat.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently redeveloped commercial areas and newer multi-family development.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

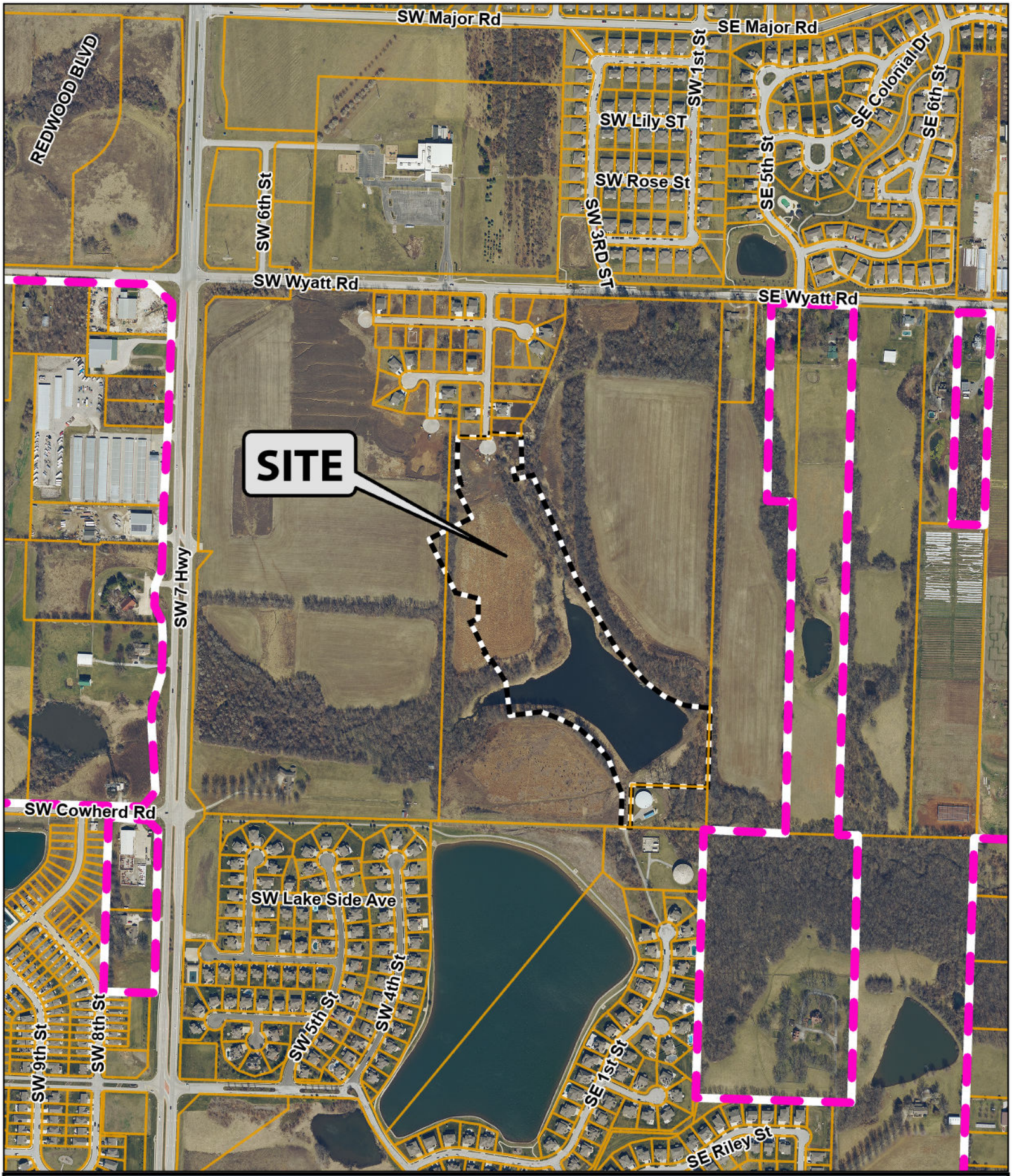
6. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval with conditions of the Preliminary Plat.

Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff recommends approval of the Final Plat application with the following three (3) 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 modified under the PUD Concept Plan.
2. Prior to building permit issuance, the following must occur:
   a. The Final Plat must be recorded with Jackson County.
   b. The recorded Declaration of Restriction documents must be provided to the City.
   c. All open space landscaping must be installed.
3. Prior to occupancy of each lot, the following must occur:
   a. The required landscaping for each lot shall be installed.
   b. The required public sidewalk for each lot shall be installed.



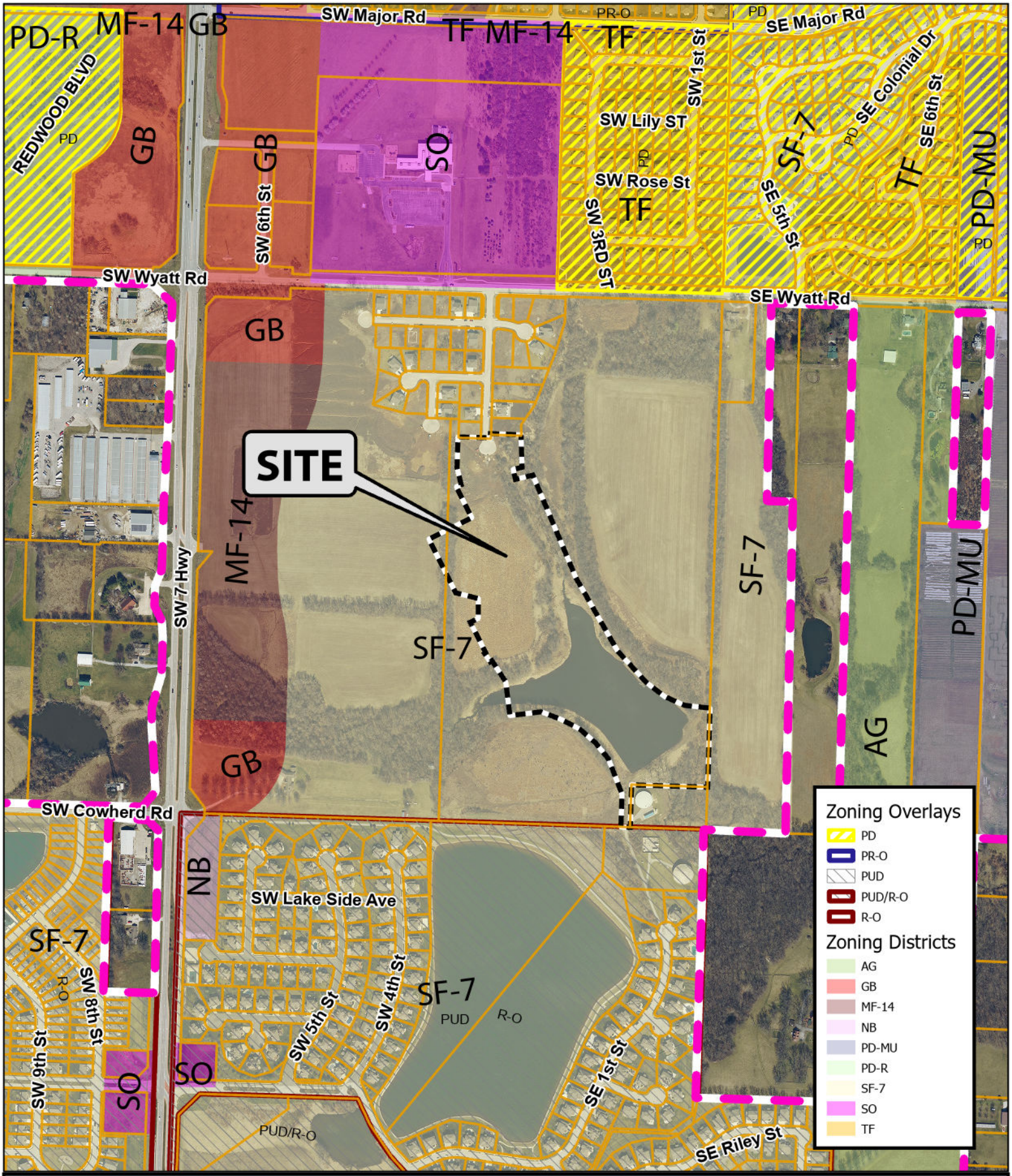
The City of Blue Springs Missouri

PF-08-25-9671
Parcel # 54-300-01-14-01-0-00-000
AERIAL LOCATION MAP

N

1" = 600'

Date: 10/03/25



The City of Blue Springs Missouri

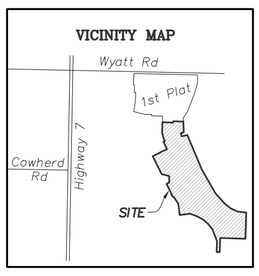
PF-08-25-9671
Parcel # 54-300-01-14-01-0-00-000
SITE LOCATION AND ZONING MAP

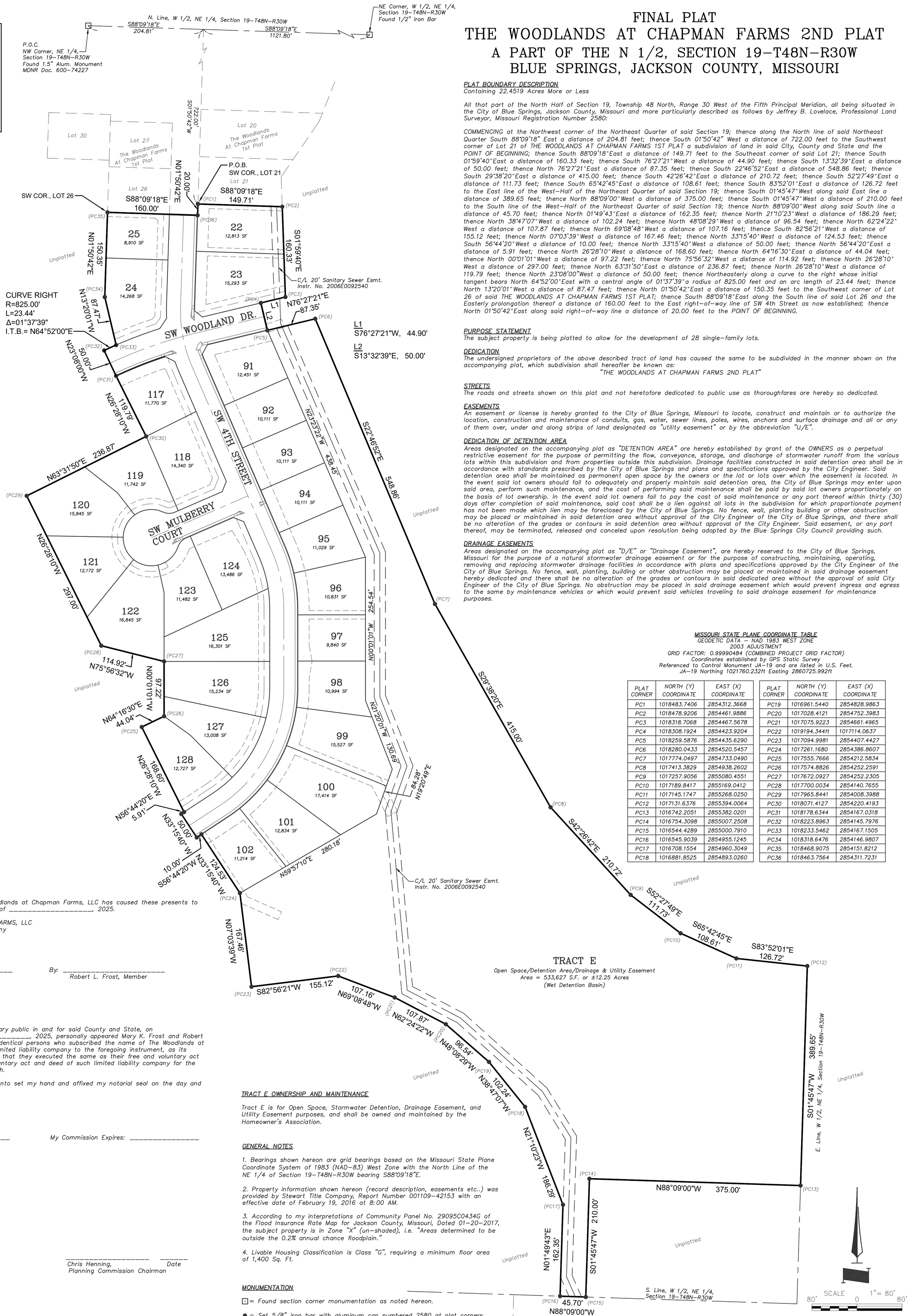
N

1" = 600'

Date: 10/03/25

FINAL PLAT
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
A PART OF THE N 1/2, SECTION 19–T48N–R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI





PLAT BOUNDARY DESCRIPTION
Containing 22.4519 Acres More or Less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 204.81 feet; thence South 01°50'42" West a distance of 722.00 feet to the Southwest corner of Lot 21 of THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT a subdivision of land in said City, County and State and the POINT OF BEGINNING; thence South 88°09'18"East a distance of 149.71 feet to the Southeast corner of said Lot 21; thence South 01°59'40"East a distance of 160.33 feet; thence South 76°27'21"West a distance of 44.90 feet; thence South 13°32'39"East a distance of 50.00 feet; thence North 76°27'21"East a distance of 87.35 feet; thence South 22°46'52"East a distance of 548.86 feet; thence South 29°38'20"East a distance of 415.00 feet; thence South 42°26'42"East a distance of 210.72 feet; thence South 52°27'49"East a distance of 111.73 feet; thence South 65°42'45"East a distance of 108.61 feet; thence South 83°52'01"East a distance of 126.72 feet to the East line of the West–Half of the Northeast Quarter of said Section 19; thence South 01°45'47"West along said East line a distance of 389.65 feet; thence North 88°09'00"West a distance of 375.00 feet; thence South 01°45'47"West a distance of 210.00 feet to the South line of the West–Half of the Northeast Quarter of said Section 19; thence North 88°09'00"West along said South line a distance of 45.70 feet; thence North 01°49'43"East a distance of 162.35 feet; thence North 21°10'23"West a distance of 186.29 feet; thence North 38°47'07"West a distance of 102.24 feet; thence North 48°08'29"West a distance of 96.54 feet; thence North 62°24'22" West a distance of 107.87 feet; thence North 69°08'48"West a distance of 107.16 feet; thence South 82°56'21"West a distance of 155.12 feet; thence North 07°03'39"West a distance of 167.46 feet; thence North 33°15'40"West a distance of 124.53 feet; thence South 56°44'20"West a distance of 10.00 feet; thence North 33°15'40"West a distance of 50.00 feet; thence North 56°44'20"East a distance of 5.91 feet; thence North 26°28'10"West a distance of 168.60 feet; thence North 64°16'30"East a distance of 44.04 feet; thence North 00°01'01"West a distance of 97.22 feet; thence North 75°56'32"West a distance of 114.92 feet; thence North 26°28'10" West a distance of 297.00 feet; thence North 63°31'50"East a distance of 236.87 feet; thence North 26°28'10"West a distance of 119.79 feet; thence Northeasterly along a curve to the right whose initial tangent bears North 64°52'00"East with a central angle of 01°37'39"a radius of 825.00 feet and an arc length of 23.44 feet; thence North 13°20'01"West a distance of 87.47 feet; thence North 01°50'42"East a distance of 150.35 feet to the Southwest corner of Lot 26 of said THE WOODLANDS AT CHAPMAN FARMS 1ST PLAT; thence South 88°09'18"East along the South line of said Lot 26 and the Easterly prolongation thereof a distance of 160.00 feet to the East right–of–way line of SW 4th Street as now established; thence North 01°50'42"East along said right–of–way line a distance of 20.00 feet to the POINT OF BEGINNING.

PURPOSE STATEMENT
The subject property is being platted to allow for the development of 28 single–family lots.

DEDICATION
The undersigned proprietors 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:
"THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT"

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

EASEMENTS
An easement or license is hereby granted to the City of Blue Springs, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along strips of land designated as "utility easement" or by the abbreviation "U/E".

DEDICATION OF DETENTION AREA
Areas designated on the accompanying plat as "DETENTION AREA" ore hereby established by grant of the OWNERS as a perpetual restrictive easement for the purpose of permitting the flow, conveyance, storage, and discharge of stormwater runoff from the various lots within this subdivision and from properties outside this subdivision. Drainage facilities constructed in said detention area shall be in accordance with standards prescribed by the City of Blue Springs and plans and specifications approved by the City Engineer. Said detention area shall be maintained as permanent open space by the owners or the lot or lots over which the easement is located. In the event said lot owners should fail to adequately and properly maintain said detention area, the City of Blue Springs may enter upon said area, perform such maintenance, and the cost of performing said maintenance shall be paid by said lot owners proportionately on the basis of lot ownership. In the event said lot owners fail to pay the cost of said maintenance or any port thereof within thirty (30) days after completion of said maintenance, said cost shall be a lien against all lots in the subdivision for which proportionate payment has not been made which lien may be foreclosed by the City of Blue Springs. No fence, wall, planting building or other obstruction may be placed or maintained in said detention area without approval of the City Engineer of the City of Blue Springs, and there shall be no alteration of the grades or contours in said detention area without approval of the City Engineer. Said easement, or any port thereof, may be terminated, released and canceled upon resolution being adopted by the Blue Springs City Council providing such.

DRAINAGE EASEMENTS
Areas designated on the accompanying plat as "D/E" or "Drainage Easement", are hereby reserved to the City of Blue Springs, Missouri for the purpose of a natural stormwater drainage easement or for the purpose of constructing, maintaining, operating, removing and replacing stormwater drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Blue Springs. No fence, wall, planting, building or other obstruction may be placed or maintained in said drainage easement hereby dedicated and there shall be no alteration of the grades or contours in said dedicated area without the approval of said City Engineer of the City of Blue Springs. No obstruction may be placed in said drainage easement which would prevent ingress and egress to the same by maintenance vehicles or which would prevent said vehicles traveling to said drainage easement for maintenance purposes.

MISSOURI STATE PLANE COORDINATE TABLE
GEODETIC DATA – NAD 1983 WEST ZONE
2003 ADJUSTMENT
GRID FACTOR: 0.99990484 (COMBINED PROJECT GRID FACTOR)
Coordinates established by GPS Static Survey
Referenced to Control Monument JA–19 and are listed in U.S. Feet.
JA–19 Northing 1021760.232ft Easting 2860725.992ft

PLAT CORNER	NORTH (Y) COORDINATE	EAST (X) COORDINATE
PC1	1018483.7406	2854312.3668
PC2	1018478.9206	2854461.9886
PC3	1018318.7068	2854467.5678
PC4	1018308.1924	2854423.9204
PC5	1018259.5876	2854435.6290
PC6	1018280.0433	2854520.5457
PC7	1017774.0497	2854733.0490
PC8	1017413.3829	2854938.2602
PC9	1017257.9056	2855080.4551
PC10	1017189.8417	2855169.0412
PC11	1017145.1747	2855268.0250
PC12	1017131.6376	2855394.0064
PC13	1016742.2051	2855382.0201
PC14	1016754.3098	2855007.2508
PC15	1016544.4289	2855000.7910
PC16	1016545.9039	2854955.1245
PC17	1016708.1554	2854960.3049
PC18	1016881.8525	2854893.0260

PLAT CORNER	NORTH (Y) COORDINATE	EAST (X) COORDINATE
PC19	1016961.5440	2854828.9863
PC20	1017028.4121	2854752.3983
PC21	1017075.9223	2854661.4965
PC22	1019194.344ft	1017114.0637
PC23	1017094.9981	2854407.4427
PC24	1017261.1680	2854386.8607
PC25	1017555.7666	2854212.5834
PC26	1017574.8826	2854252.2591
PC27	1017672.0927	2854252.2305
PC28	1017700.0034	2854140.7655
PC29	1017965.8441	2854008.3988
PC30	1018071.4127	2854220.4193
PC31	1018178.6344	2854167.0318
PC32	1018223.8963	2854145.7976
PC33	1018233.5462	2854167.1505
PC34	1018318.6476	2854146.9807
PC35	1018468.9075	2854151.8212
PC36	1018463.7564	2854311.7231

TRACT E
Open Space/Detention Area/Drainage & Utility Easement
Area = 533,627 S.F. or ±12.25 Acres
(Wet Detention Basin)

TRACT E OWNERSHIP AND MAINTENANCE
Tract E is for Open Space, Stormwater Detention, Drainage Easement, and Utility Easement purposes, and shall be owned and maintained by the Homeowner's Association.

GENERAL NOTES
1. *Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD–83) West Zone with the North Line of the NE 1/4 of Section 19–T48N–R30W bearing S88°09'18"E.*

2. *Property information shown hereon (record description, easements etc..) was provided by Stewart Title Company, Report Number 001109–42153 with an effective date of February 19, 2016 at 8:00 AM.*

3. *According to my interpretations of Community Panel No. 29095C0434G of the Flood Insurance Rate Map for Jackson County, Missouri, Dated 01–20–2017, the subject property is in Zone "X" (un–shaded), i.e. "Areas determined to be outside the 0.2% annual chance floodplain."*

4. *Livable Housing Classification is Class "G", requiring a minimum floor area of 1,400 Sq. Ft.*

MONUMENTATION
⊡ = *Found section corner monumentation as noted hereon.*

● = *Set 5/8" iron bar with aluminum cap numbered 2580 at plat corners.*

Note: Upon completion of construction, 1/2" iron bars w/plastic caps numbered LS–2580 will be set at all rear lot corners along with curb cuts at the extension of side lot lines.

PLAT LEGEND
C/L = CENTERLINE
U/E = UTILITY EASEMENT
W/E = WATERLINE EASEMENT
S/W = SIDEWALK
ESMT. = EASEMENT
R/W = RIGHT–OF–WAY

ACKNOWLEDGEMENT
IN TESTIMONEY WHEREOF: The Woodlands at Chapman Farms, LLC has caused these presents to be executed this _____ day of _____, 2025.

THE WOODLANDS AT CHAPMAN FARMS, LLC
a Missouri limited liability company

By: _____ Mary K. Frost, Member

By: _____ Robert L. Frost, Member

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

Before me, the undersigned, a notary public in and for said County and State, on this_____day of_____, 2025, personally appeared Mary K. Frost and Robert L. Frost, to me known to be the identical persons who subscribed the name of The Woodlands at Chapman Farms, LLC, a Missouri limited liability company to the foregoing instrument, as its members and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

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

Notary Public: _____ My Commission Expires: _____

APPROVALS
_____ _____ Mike Mallon, Director Community Development — Date

_____ _____ Chris Henning, Planning Commission Chairman — Date

_____ _____ City Engineer — Date

This hereby certifies that the accompanying plat of "The Woodlands at Chapman Farms 2nd Plat" was submitted to and duly approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this ___ day of _____, 2025, by Ord. No. _____.

_____ _____ Chris Lievsay, Mayor — Date

_____ _____ Erin Ford, City Clerk — Date

APPROVED BY JACKSON COUNTY GIS DEPARTMENT
_____ _____ Date

SURVEYOR'S CERTIFICATION
I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

OWNER OF RECORD & DEVELOPER
The Woodlands at Chapman Farms, LLC
Bob Frost
8619 S. 7 Highway
Blue Springs, Missouri 64014

_____ Jeffrey B. Lovelace, MO. PLS–2580

SHT 1 OF 2

FINAL PLAT

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

Project No: 22074
Drawn By: J.B.L.
Checked By: J.B.L.
Date: 08-05-2025
Scale: 1" = 80'
File Name: 22074-PLAT
Certificate of Authority: Missouri - 2002026538 Kansas - LS-154

Final Plat
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR:
The Woodlands At Chapman Farms, LLC
P.O. BOX 638
Blue Springs, Missouri 64015

DATE	NUMBER	REVISION	BY:	APPROVED:
09-15-2025	1	Addressed City Staff Comments		
09-30-2025	2	Addressed City Staff Comments		
10-07-2025	3	Addressed City Staff Comments		

FINAL PLAT
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
A PART OF THE N 1/2, SECTION 19–T48N–R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

P.O.C.
NW Corner, NE 1/4,
Section 19–T48N–R30W
Found 1.5" Alum. Monument
MDNR Doc. 600–74227

S88°09'18"E 204.81'

N. Line, W 1/2, NE 1/4, Section 19–T48N–R30W

S88°09'18"E 1121.80'

NE Corner, W 1/2, NE 1/4,
Section 19–T48N–R30W
Found 1/2" Iron Bar

Lot 30 | Lot 27 The Woodlands At Chapman Farms 1st Plat | Lot 20 The Woodlands At Chapman Farms 1st Plat | Lot 26 | Lot 21 | Unplatted

S01°50'42"W 722.00'

N01°50'42"E 20.00'

P.O.B.
SW COR., LOT 21
S88°09'18"E 149.71'

SW COR., LOT 26
S88°09'18"E 160.00'

7.5' U/E | 84.63' | 110.00' | 25' | 25' | 84.00'

25
8,910 SF

22
12,813 SF

81.00' | 69.72' | 81.00' | 4' S/W | 84.19'

N01°50'42"E 150.35'

S01°59'40"E 160.33'

S88°09'18"E 110.00' | S88°09'18"E 155.35' | 7.5' U/E

10' W/E | 10' U/E | S01°50'42"W 162.23' | 20' U/E

24
14,268 SF

23
15,293 SF

69.35' | 81.23' | 98.22' | 76.14'

C/L 20' Sanitary Sewer Esmt.
Instr. No. 2006E0092540

10' U/E | 10' W/E 151.34' | 7.65' | L3 | L1 | ℄15' U/E (See Detail–1)

CURVE RIGHT
R=825.00'
L=23.44'
Δ=01°37'39"
I.T.B.= N64°52'00"E

N13°20'01"W 87.47' | 87.47' | 10' U/E | 82.60' | 10' W/E | L6 22.49'

C3 | SW WOODLAND DR. S76°27'21"W 124.42' | C4 | 4' S/W | 109.48' | 20' U/E | 25' | L2 | N76°27'21"E 87.35'

N23°08'00"W 50.00' | 25' | C5 | C2 | 4' S/W | 93.61' | 20' U/E | L5 19.69' | 4' S/W | L4 13.24'

91
12,451 SF

117
11,770 SF

76.49' | 10' U/E | 91.88' | 85.82'

N26°28'10"W 119.79' | S66°36'38"W 123.31'

92
10,111 SF

S63°31'50"W 99.09' | 10' W/E | 249.84' | 82.00' | 82.00'

S66°36'38"W 123.31'

93
10,111 SF

Unplatted | N63°31'50"E 236.87' | 121.82' | S23°23'22"E 358.34' | 134.95' | SW 4TH STREET | N23°23'22"W 436.45' | 82.00'

118
14,340 SF

119
11,742 SF

115.05' | N51°45'44"W 73.80' | N23°23'22"W 143.62' | 15' | 20' U/E | 82.00'

S66°36'38"W 123.31'

94
10,111 SF

S22°46'52"E 548.86'

120
15,845 SF

N37°53'08"W 50.00' | 53.30' | 7.00' | 10' U/E | 10' W/E 84.94' | 82.00'

C/L 20' Sanitary Sewer Esmt.
Instr. No. 2006E0092540

79.20' | R=25.00' L=21.03' | SW MULBERRY COURT S66°36'38"W 186.85' | 4' S/W | 83.44' | L8 | 108.50'

S66°36'38"W 123.31'

95
11,029 SF

N88°59'41"W 135.98' | 46.00' | 8.50' | 20' U/E 71.83' | S30°49'02"E 43.38' | 69.50' | 10' W/E | 10' U/E | 26.52' | 100.57'

N26°28'10"W 161.31' | 45.43' | L=14.11' | 50.45' | 10' W/E | R=25.00' L=21.03' | 46.00' | 10' U/E | S12°19'15"E 50.00' | N23°23'22"W 142.51' | 57.12'

S77°23'42"W 130.13'

96
10,831 SF

124
13,486 SF

S38°56'27"W 131.46' | 123 11,482 SF | C1 | 62.21' | 102.41'

297.00' | 122 16,845 SF | S65°01'09"W 90.27' | 34.67' | ℄15' U/E | 12.37'

S89°58'59"W 120.00' | 254.54'

56.49' | N00°01'01"W 122.21' | S65°01'09"W 113.64' | 125 16,301 SF | 10' W/E 94.98' | S00°01'01"E 141.01' | 82.00' | 20' U/E 46.09' | 82.00' | N00°01'01"W

97
9,840 SF

114.92' N75°56'32"W | N89°58'59"E 187.53' | S89°58'59"W 120.00' | 25.16'

Unplatted | 126 15,234 SF | 10' U/E | 46.03' | 62.11' | 46.64' | L6 16.09' | 70.13'

98
10,994 SF

N00°01'01"W 67.22' | 35.11' | 54.78' | 35.46' | 31.35'

N64°16'30"E 44.04' | S78°06'14"E 184.87' | S82°37'46"E 134.80' | N21°20'01"W 99.35' | 130.69'

N54°03'35"W 58.03' | 127 13,008 SF | L=72.12' | 123.01' | 70.40'

99
15,527 SF

N44°44'29"W 105.00' | S41°34'50"W 39.09' | 12.94' | 21.24' | R=250.00' L=247.64' Δ=56°45'21"

128
12,727 SF

S67°57'44"E 191.15' | ℄20' U/E | 31.58'

N26°28'10"W 168.60' | L=28.15' | 57.94' | 10' U/E | 10' W/E 45.08' | 60.32' | 70.42' | 100 17,414 SF | 84.28' N19°20'49"E

N56°44'20"E 5.91' | S56°44'20"W 66.23' | 4' S/W | 70.33' | 20' U/E | S53°17'25"E 162.57' | 52.70' | ℄20' U/E S27°15'17"E 36.72'

25' | 25' | 25.80' | 56.23' | 73.76' | 34.75'

N33°15'40"W 50.00' | 101 12,834 SF | S38°35'15"E 131.62' | ℄15' U/E | 111.94' | N59°57'10"E 280.18'

10.00' S56°44'20"W | N33°15'40"W 124.53' | 7.5' U/E | 102 11,214 SF | 94.48'

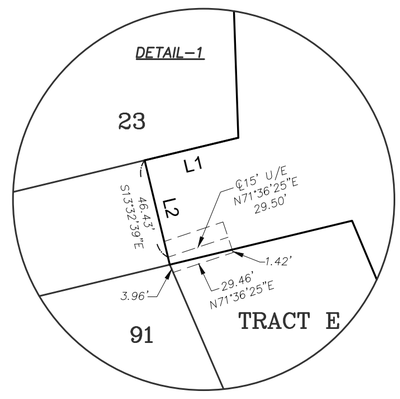
S33°15'40"E 15.24' | ℄15' U/E | 15' | 68.13' S66°17'23"E

S29°38'20"E 415.00'

Unplatted

TRACT E
Open Space/Detention Area/Drainage & Utility Easement
Area = 533,627 S.F. or ±12.25 Acres
(Wet Detention Basin)

C/L 20' Sanitary Sewer Esmt.
Instr. No. 2006E0092540



PLAT BOUNDARY COURSE DATA

LINE 1 (L1)
S76°27'21"W, 44.90'

LINE 2 (L2)
S13°32'39"E, 50.00'

PLAT LEGEND

C/L = CENTERLINE
U/E = UTILITY EASEMENT
W/E = WATERLINE EASEMENT
S/W = SIDEWALK
ESMT. = EASEMENT
R/W = RIGHT–OF–WAY

LOT LINE COURSE DATA

CURVE 1 (C1)
R=250.00'
L=247.64'
Δ=56°45'21"

CURVE 2 (C2)
R=250.00'
L=56.19'
Δ=12°52'42"

CURVE 3 (C3)
R=250.00'
L=53.91'
Δ=12°21'22"

CURVE 4 (C4)
R=800.00'
L=24.00'
Δ=01°43'08"

CURVE 5 (C5)
R=800.00'
L=137.81'
Δ=09°52'13"

LINE 3 (L3)
S52°42'54"E, 17.69'

LINE 4 (L4)
N29°06'39"E, 18.97'

LINE 5 (L5)
S62°45'42"E, 19.82'

LINE 6 (L6)
N34°12'33"E, 21.91'

LINE 7 (L7)
N21°36'38"E, 19.80'

LINE 8 (L8)
S68°23'22"E, 19.80'

SURVEYOR'S CERTIFICATION

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jeffrey B. Lovelace, MO. PLS–2580

SCALE 1"= 50'
50' 0 50'

SHT 2 OF 2

FINAL PLAT

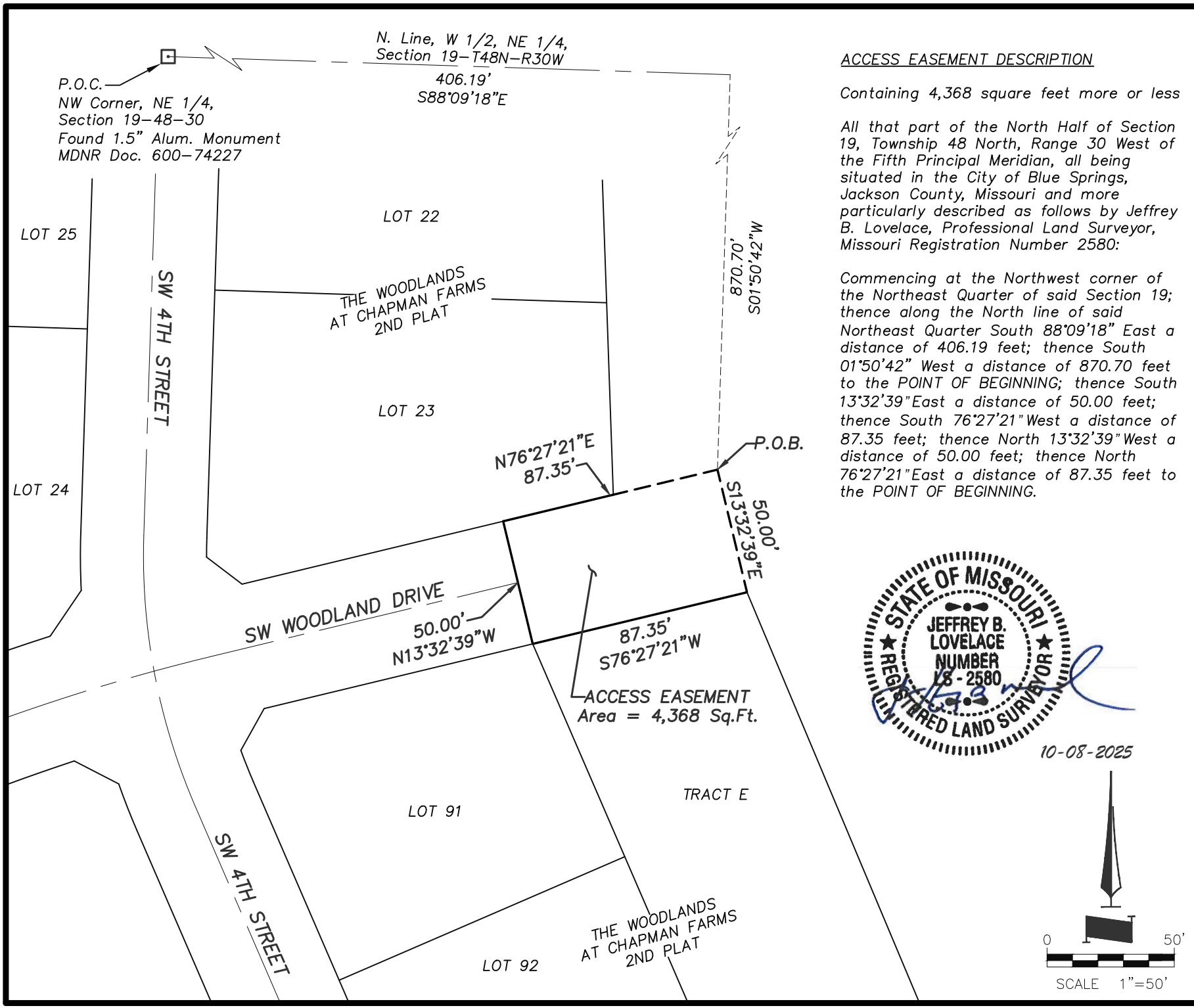
LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

Project No: 22074
Drawn By: J.B.L.
Checked By: J.B.L.
Date: 08-05-2025
Scale: 1" = 80'
File Name: 22074- 2ND PLAT
Certificate of Authority:
Missouri - 2002026538
Kansas - LS-154

Final Plat
THE WOODLANDS AT CHAPMAN FARMS 2ND PLAT
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

PREPARED FOR:
The Woodlands At Chapman Farms, LLC
P.O. Box 638
Blue Springs, Missouri 64015

DATE	NUMBER	REVISION	BY:	APPROVED:
09-15-2025	1	Addressed City Staff Comments		
09-30-2025	2	Addressed City Staff Comments		
10-07-2025	3	Addressed City Staff Comments		



ACCESS EASEMENT DESCRIPTION

Containing 4,368 square feet more or less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 406.19 feet; thence South 01°50'42" West a distance of 870.70 feet to the POINT OF BEGINNING; thence South 13°32'39" East a distance of 50.00 feet; thence South 76°27'21" West a distance of 87.35 feet; thence North 13°32'39" West a distance of 50.00 feet; thence North 76°27'21" East a distance of 87.35 feet to the POINT OF BEGINNING.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS - 2580
REGISTERED LAND SURVEYOR

10-08-2025

PROPERTY INFORMATION

Owner:
FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013

Parcel No.:
Easement Tract No.:

ACCESS EASEMENT EXHIBIT

PART OF SECTION 19-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

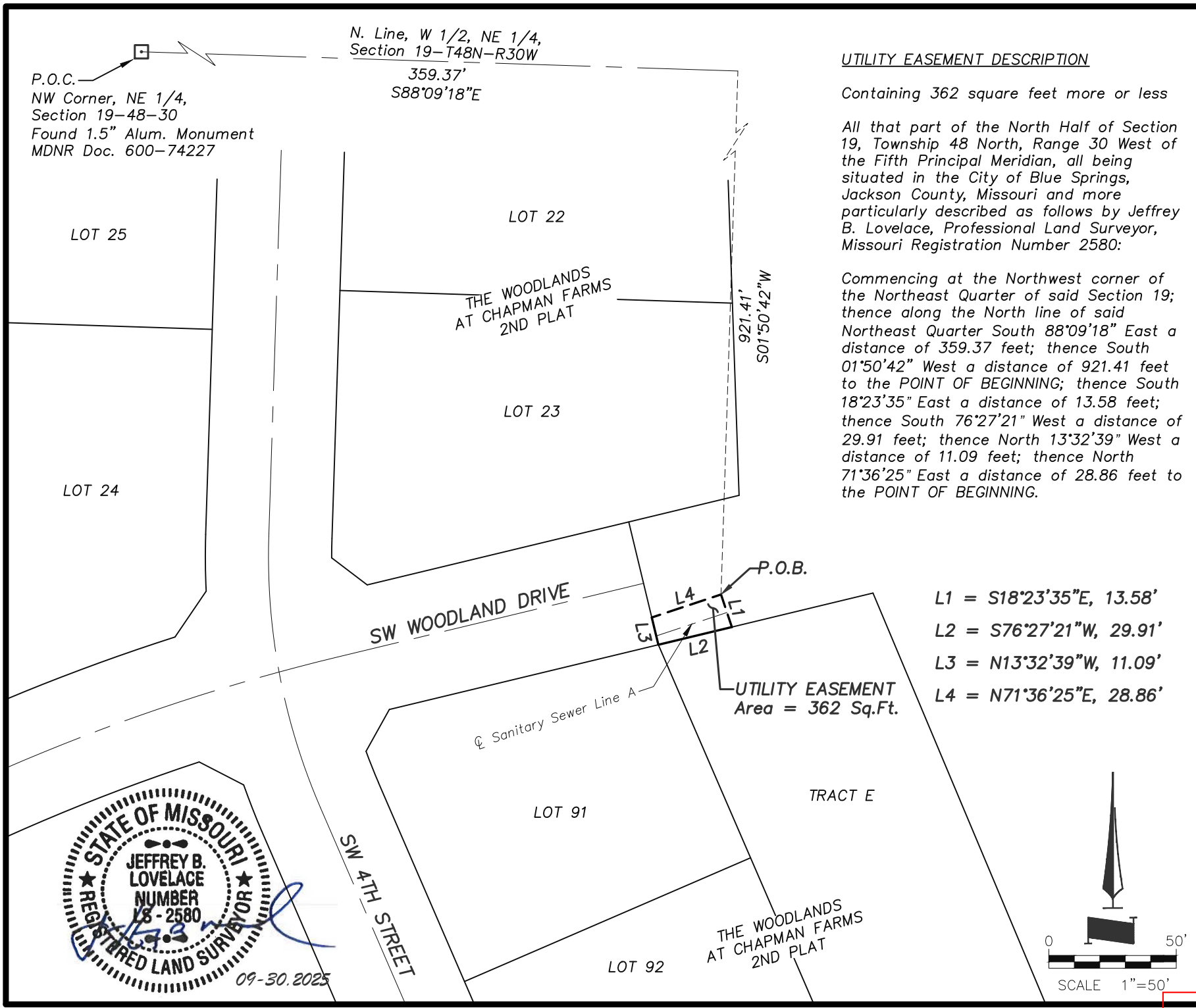
Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 10-08-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT

SHT 1 OF 1



UTILITY EASEMENT DESCRIPTION

Containing 362 square feet more or less

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 359.37 feet; thence South 01°50'42" West a distance of 921.41 feet to the POINT OF BEGINNING; thence South 18°23'35" East a distance of 13.58 feet; thence South 76°27'21" West a distance of 29.91 feet; thence North 13°32'39" West a distance of 11.09 feet; thence North 71°36'25" East a distance of 28.86 feet to the POINT OF BEGINNING.

L1 = S18°23'35"E, 13.58'
L2 = S76°27'21"W, 29.91'
L3 = N13°32'39"W, 11.09'
L4 = N71°36'25"E, 28.86'

PROPERTY INFORMATION
Owner: FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013
Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT
PART OF SECTION 19-T48N-R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

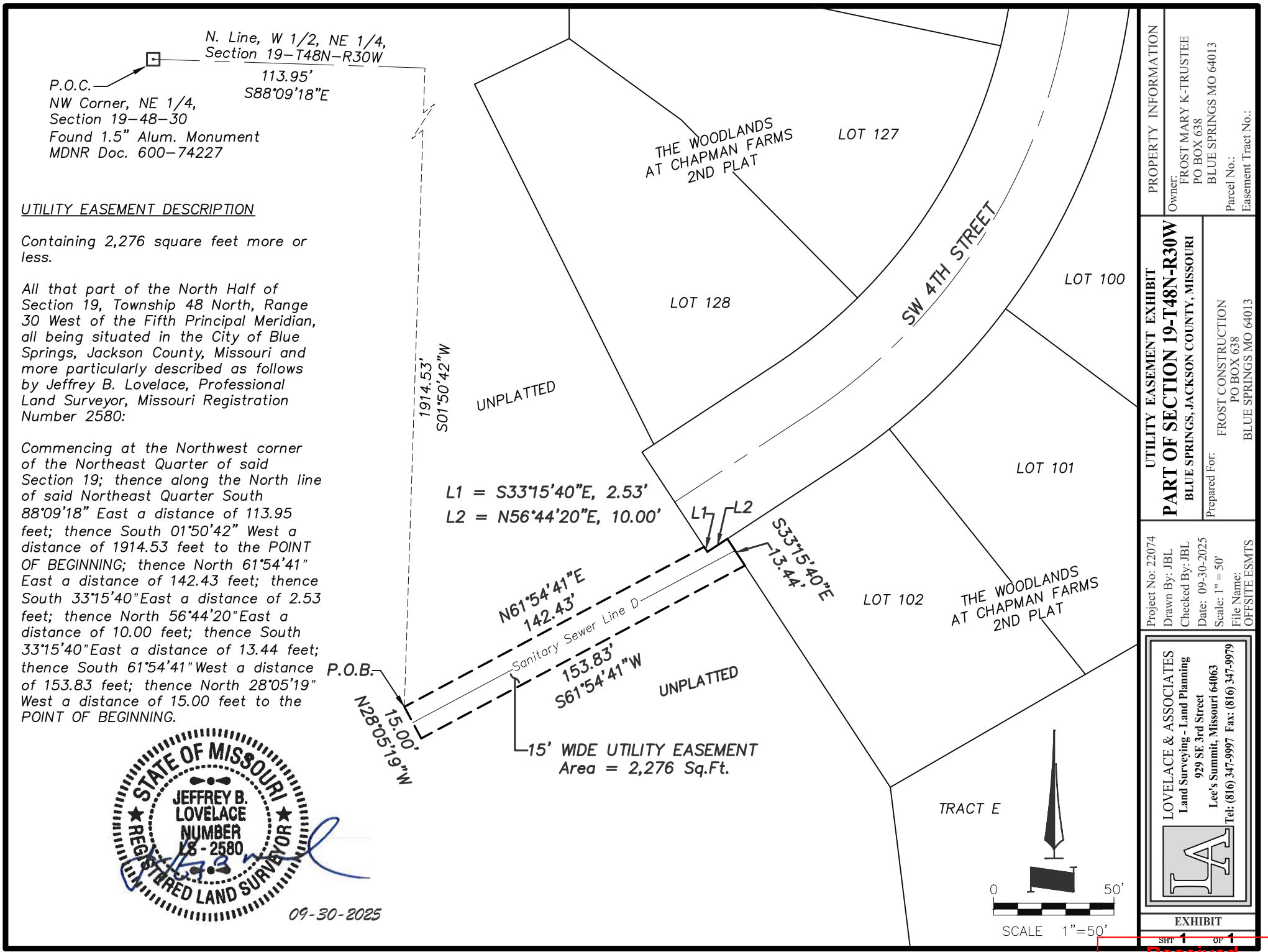
Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT
SHT 1 OF 1

Received
10/01/2025 8:25:10 AM



UTILITY EASEMENT DESCRIPTION

Containing 2,276 square feet more or less.

All that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, all being situated in the City of Blue Springs, Jackson County, Missouri and more particularly described as follows by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 113.95 feet; thence South 01°50'42" West a distance of 1914.53 feet to the POINT OF BEGINNING; thence North 61°54'41" East a distance of 142.43 feet; thence South 33°15'40"East a distance of 2.53 feet; thence North 56°44'20"East a distance of 10.00 feet; thence South 33°15'40"East a distance of 13.44 feet; thence South 61°54'41"West a distance of 153.83 feet; thence North 28°05'19" West a distance of 15.00 feet to the POINT OF BEGINNING.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

09-30-2025

PROPERTY INFORMATION
Owner: FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013
Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT
PART OF SECTION 19-T48N-R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

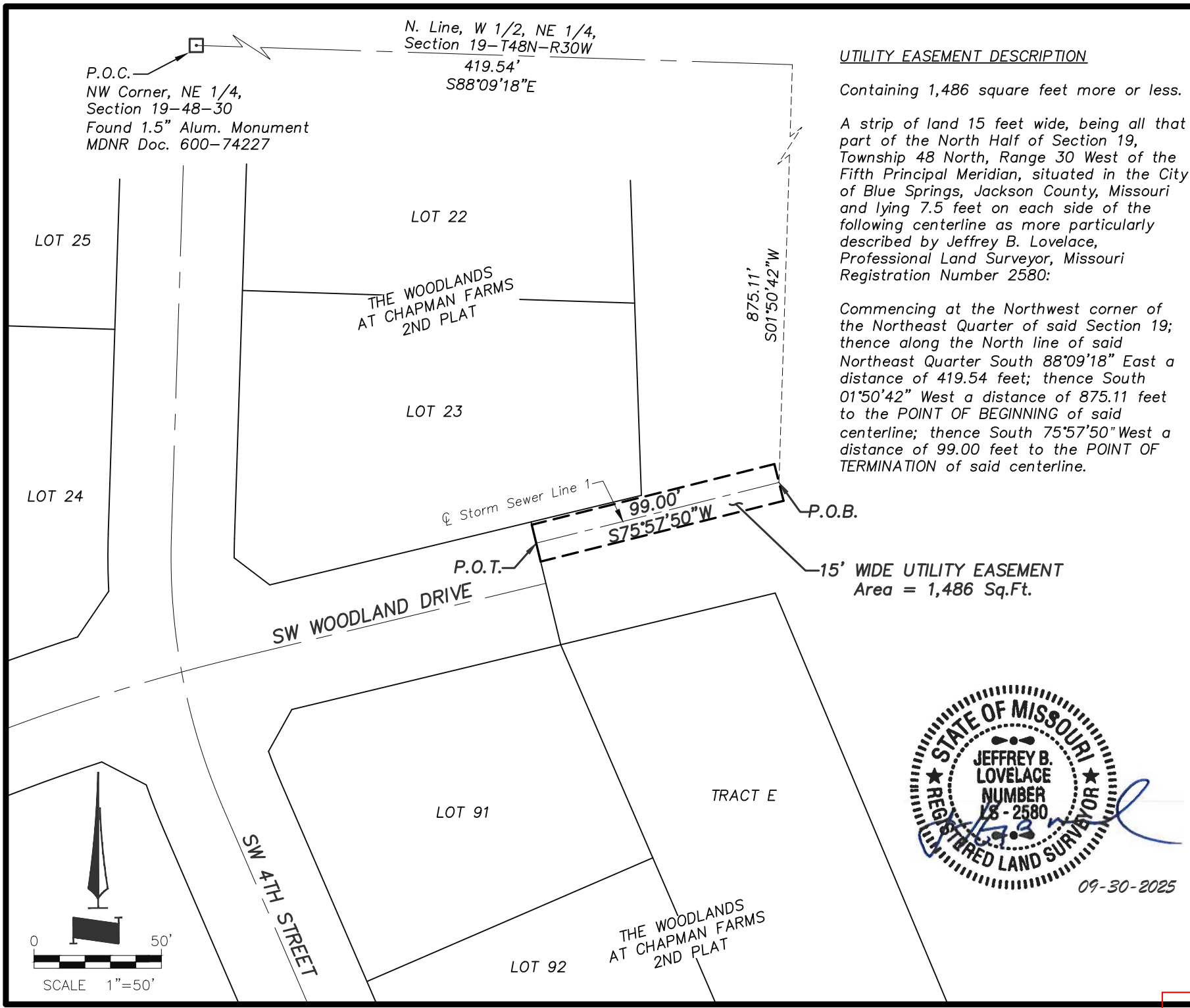
Prepared For: FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT
SHT 1 OF 1

Received
10/01/2025 8:26:33 AM



UTILITY EASEMENT DESCRIPTION

Containing 1,486 square feet more or less.

A strip of land 15 feet wide, being all that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, situated in the City of Blue Springs, Jackson County, Missouri and lying 7.5 feet on each side of the following centerline as more particularly described by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 419.54 feet; thence South 01°50'42" West a distance of 875.11 feet to the POINT OF BEGINNING of said centerline; thence South 75°57'50" West a distance of 99.00 feet to the POINT OF TERMINATION of said centerline.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS - 2580
REGISTERED LAND SURVEYOR

09-30-2025

PROPERTY INFORMATION

Owner:
FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013

Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT

PART OF SECTION 19-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

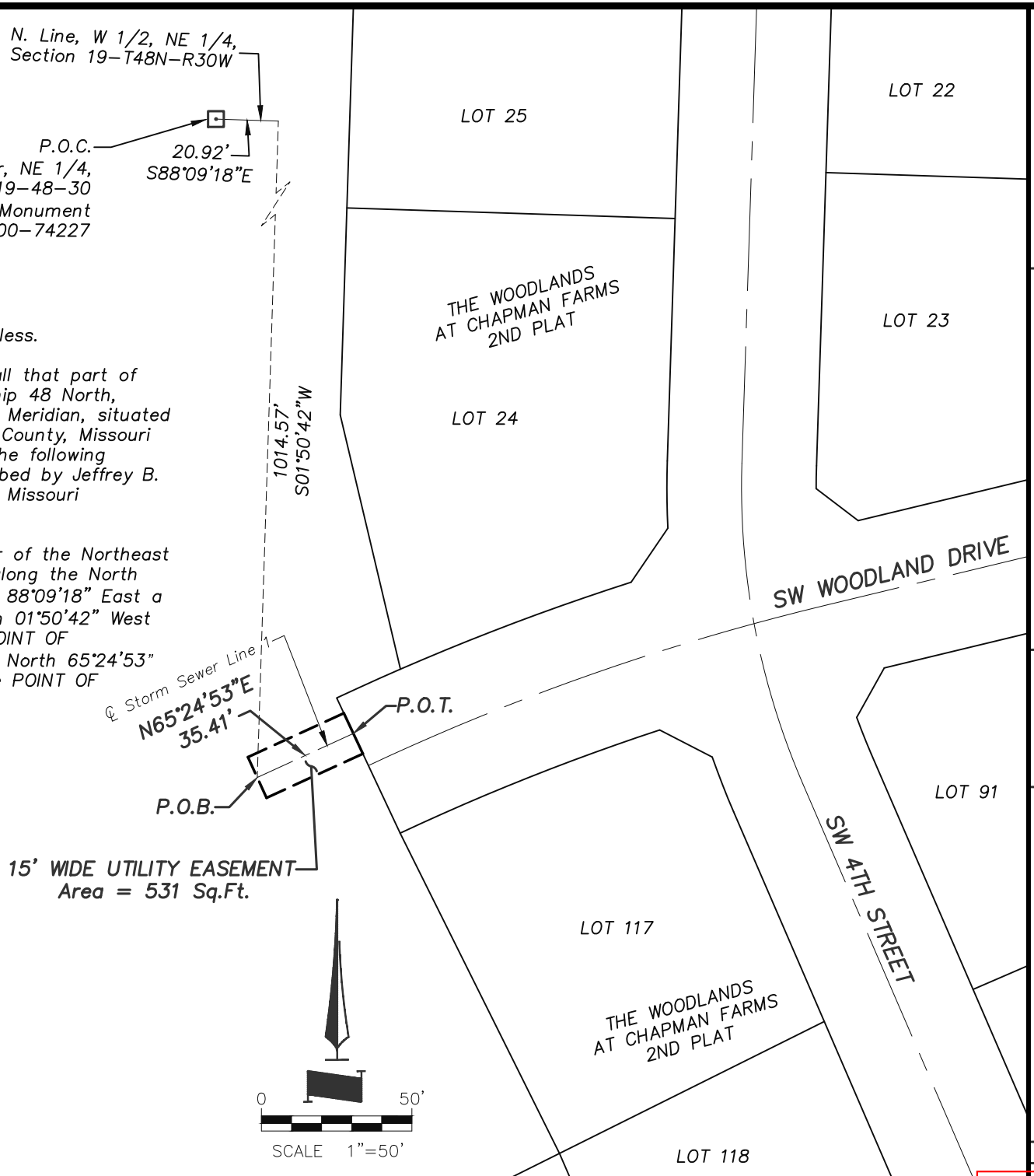
Project No: 22074
Drawn By: JBL
Checked By: JBL
Date: 09-30-2025
Scale: 1" = 50'
File Name: OFFSITE ESMTS

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

EXHIBIT

SHT 1 OF 1

Received
10/01/2025 8:24:47 AM



UTILITY EASEMENT DESCRIPTION

Containing 531 square feet more or less.

A strip of land 15 feet wide, being all that part of the North Half of Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian, situated in the City of Blue Springs, Jackson County, Missouri and lying 7.5 feet on each side of the following centerline as more particularly described by Jeffrey B. Lovelace, Professional Land Surveyor, Missouri Registration Number 2580:

Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence along the North line of said Northeast Quarter South 88°09'18" East a distance of 20.92 feet; thence South 01°50'42" West a distance of 1014.57 feet to the POINT OF BEGINNING of said centerline; thence North 65°24'53" East a distance of 35.41 feet to the POINT OF TERMINATION of said centerline.

STATE OF MISSOURI
JEFFREY B. LOVELACE
NUMBER LS-2580
REGISTERED LAND SURVEYOR

09-30-2025

PROPERTY INFORMATION

Owner:
FROST MARY K-TRUSTEE
PO BOX 638
BLUE SPRINGS MO 64013

Parcel No.:
Easement Tract No.:

UTILITY EASEMENT EXHIBIT

PART OF SECTION 19-T48N-R30W

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Prepared For:
FROST CONSTRUCTION
PO BOX 638
BLUE SPRINGS MO 64013

Project No: 22074
Drawn By: JBL
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Lee's Summit, Missouri 64063
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EXHIBIT

SHT 1 OF 1

Received
10/01/2025 8:26:23 AM

Blue Springs, Missouri
Community Development

MONTHLY REPORT
September 2025

Building Permit Activity

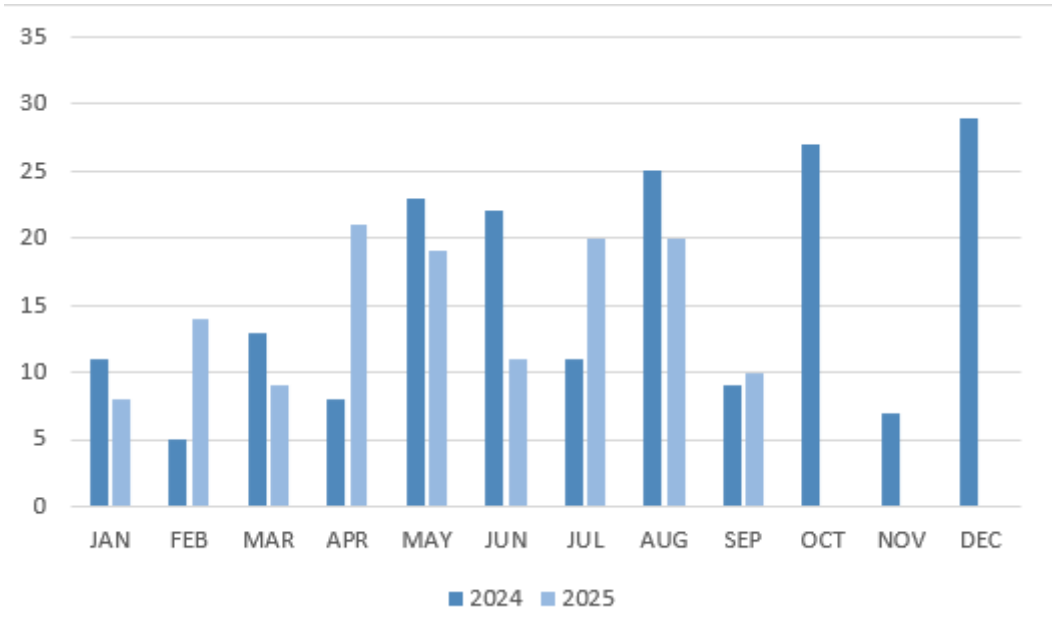
Type of Permit	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Single-Family Detached	10	9	132	127
Single-Family Attached	0	0	0	0
Two-Family	0	0	0	3 (6 units)
Multi-Family	0	0	0	7(28 units)
Total Dwelling Units	10	9	132	161
Miscellaneous Residential (additions & alterations)	20	20	168	165
Commercial—New	0	0	6	8
Commercial—Alterations	10	8	52	43
Total Building Permits*	100	112	956	964

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

Building-Related Activity

	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Total Square Feet	63,590	111,760	884,496	1,076,240
Total Construction Cost	$4,632,724	$18,178,991	$43,821,288	$113,337,870
Total Inspections	730	592	5,297	4,625

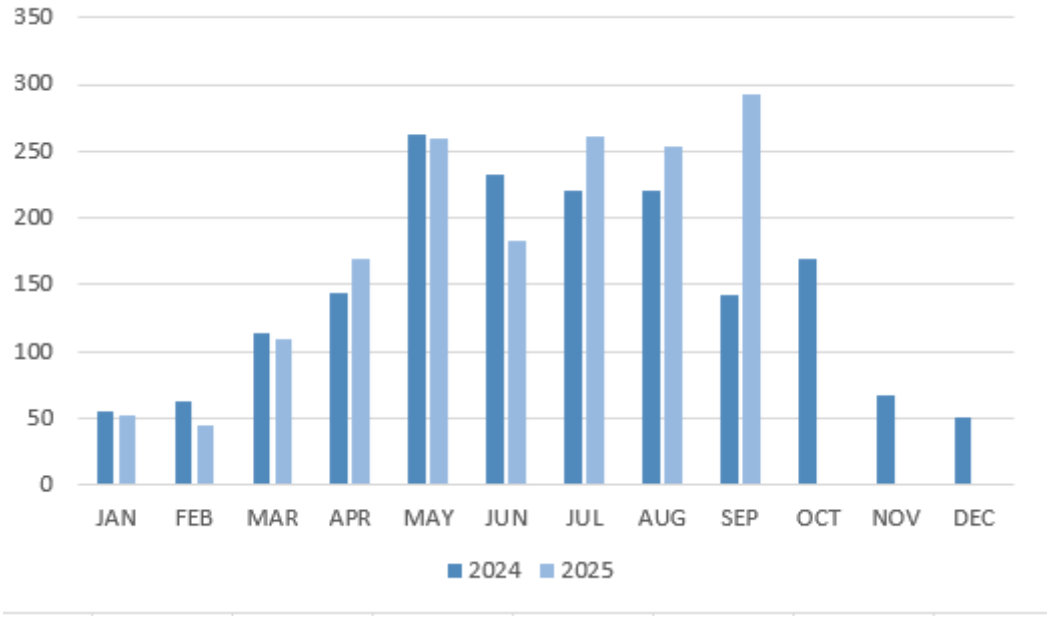
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	217
300-390	Traffic Code	0
401-411	Zoning	13
500-520 (excl. 501)	Building and Construction	62
501	Sign Code	3
600-655	Business and Occupation	0
700-715	Utilities	0
	Total Cases	292

Total Code Cases



Most Common Code Cases in May

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	120
245.160: A (11)	Trash—Prohibited	42
245.160: A (12)	Inoperable Vehicles—Prohibited	8
500.020: (a)	Building Permit Required	10

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-06-25-9623 PDC-06-25-9624 PP-06-25-9624	West Gate Villas	Recommended Approval September 8th, 2025	Approved September 17th, 2025	5450
PF-07-25-9643	Hawes Estates	Recommended Approval September 8th, 2025	Approved September 17th, 2025	5452
RZ-07-25-9644 PDC-07-25-9645	Rampage Athletics	Continued to October 27th, 2025	N/A	N/A

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Type of Sign Permit	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Sign Face Replacement	0	8	44	30
Ground-Mounted Signs	0	2	15	14
Building-Mounted Signs	2	6	59	61
Temporary Signs	1	4	34	40
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	0	4
Total Signs Issued	3	20	152	109