PLANNING COMMISSION MEETING
AGENDA

Monday, May 12, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

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

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** April 28, 2025

2 PUBLIC HEARING / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT/ UDCT-04-25-9554 / "Body Art Code Amendments" / 903 W Main Street

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 26, 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 / CONDITIONAL USE PERMIT/ CUP-04-25-9533 / "B Lashed Ink" / 103 SW 7 Hwy

Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on April 26, 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 MASTER/ALTERNATIVE SIGN / ASP-03-25-9530 / "McAlisters Deli" / 1221 NE Coronado Dr

5 COMMUNITY DEVELOPMENT MONTHLY REPORT

6 ADJOURN

The next meeting will be Tuesday, May 28, 2025

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
May 7, 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, April 28, 2025

Media Link: April 28, 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, April 28, 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	Richard How, Vice-Chair	Brian Ingersoll
	Chad Sanderson	Susan Stokenbury
	Jared Pumphrey	Travis Graham
	Byron Craddolph	Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Shantele Frie, Associate Planner	
	James Newell, City Attorney	
	Jerry Kaylor, Mayor Pro-Tem	
	Traci Breshears, Recording Secretary	
ABSENT	Chris Henning, Chairperson	

CALL TO ORDER

Vice-Chair, Richard How, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

CONSENT AGENDA APPROVAL

Vice Chair How requested action on the Consent Agenda.

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

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

PUBLIC HEARING OPENED	Vice Chair How opened the public hearing at 6:31pm.
PUBLIC HEARING / AGENDA ITEM 2 / PRELIMINARY PLAT w/ALTERNATIVE DEVELOPMENT STANDARDS / PP-03-25-9515 / "McAtee Lane" / North of NW B St & East of NW 15th St **&** **AGENDA ITEM 3 / FINAL PLAT / PF-03-25-9516 /** "McAtee Lane" / North of NW B St & East of NW 15th St	Chairperson Henning requested Shantele Frie, Associate Planner, present the request for a Preliminary and Final Plat to Planning Commission.
APPLICANT	Chad McAtee, 3224 Owens School Rd, Independence, MO
IN FAVOR	None.
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Vice Chair How closed the Public Hearing at 6:37pm.
MOTION / PRELIMINARY PLAT w/ALTERNATIVE DEVELOPMENT STANDARDS / PP-03-25-9515 / "McAtee Lane" / North of NW B	Commissioner Sanderson made the motion to approve Preliminary Plat with Alternative Development Standards / PP-03-25-9515 for McAtee Lane with 2 staff conditions.

St & East of NW 15th St

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

APPROVED with 2 conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.
2. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

MOTION / FINAL PLAT/ PF-03-25-9516 / "McAtee Lane" / North of NW B St & East of NW 15th St

Commissioner Sanderson made the motion to approve Final Plat / PF-03-25-9516 for McAtee Lane with 3 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

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

STAFF CONDITIONS

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this

application does not waive any requirement or development standard contained in the UDC, unless otherwise approved through the PD Concept Plan.

2. The applicant is proposing the following modifications through the ALTERNATIVE DESIGN STANDARDS related to either the building type or selected base zoning district ("T3" Sub-Urban) regulations and development standards:

Per DDC Section 404.240(H)(1), Parking Standards vary by T-Zone: Applicant is requesting a waiver for attached garages to be allowed to front to the street on which the primary building entrance is located.

3. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

AGENDA ITEM 4 / MASTER/ALTERNATIVE SIGN / ASP-04-25-9554 / "Tim Horton's" / 1900 NW 7 Hwy

Shantele Frie, Associate Planner, presented the Master/Alternative Sign for Tim Horton's.

APPLICANT

Roy Browne, 24 Oak Hill Cluster, Independence, MO

MOTION / MASTER/ALTERNATIVE SIGN / ASP-04-25-9554 / "Tim Horton's" / 1900 NW 7 Hwy

Commissioner Sanderson made a motion to approve Master/Alternative Sign / ASP-04-25-9554 for Tim Horton's with staff conditions.

SECOND

Commissioner Pumphrey seconded the motion.

VOTE

Chad Sanderson—No	Brian Ingersoll—No
Susan Stokenbury—No	Travis Graham—No
Jared Pumphrey—No	Richard How—No
Byron Craddolph—No	Jennifer Ritschel-Smith—No

DENIED
(0-Aye, 8-No)

MEETING ADJOURN

Vice Chair How asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 6:56 pm.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**May 12, 2025**
Case File Number:	**UDCT-04-25-9553**

Project Name:	**UDC Text Amendment – Body Art Services**
Type of Application:	**UDC Text Amendment**
Request:	UDC Amendment to Section 404.240. E. DDC, Downtown Development Code. Permitted Uses And Uses Allowed By Conditional Use and amending Section 405.050.35. Body Art Service

Applicant/Developer:	**City of Blue Springs/ City Staff**
Attachments:	**N/A**
Development Advisory Commission:	**April 22, 2025**
Planning Commission:	**May 12, 2025**
City Council:	**May 19, 2025**
Planner:	**Mike Mallon, Senior Director City Development**

BACKGROUND INFORMATION/SUMMARY:

The current City Code does not allow Body Art Services as a land use in the Downtown Zoning District. Body Art Services have numerous Special Use Standards in the Unified Development Code related to the number of businesses allowed to operate in the City based upon the City's population, as well as setbacks to residential land uses, parks, schools and churches.

At the March 31, 2025 City Council work session, staff presented information related to the City's requirements for Body Art Services. At the conclusion of the discussion, Council directed staff to bring forward a City Code amendment to amend regulations to allow for more body art service providers, require annual proof of state licensing as part of the City's business licensing process and potentially to allow for Body Art Services in the Downtown Zoning District. The proposed amendment to the Section 404.240.E. DDC Downtown Development Code would allow Body Art Services in mixed-use and commercial building types in Downtown with approval of a Conditional Use Permit. The proposed amendment to Section 405.050.35. Body Art Services would increase the number of available body art service businesses in the City by reducing the ratio of business to residents in the City from 1 per 15,000 residents to 1 per 6,000 residents; as well as, adding a requirement that evidence of State of Missouri licenses be included with the annual buisiness license issuance by the City.

Unified Development Code Amendment
UDCT-04-25-9553
Body Art Services
Exhibit #1

PREVIOUS ACTIONS/APPROVALS:

- The City of Blue Springs adopted a Unified Development Code (UDC) in 1996 by passage of Ordinance No. 2738 on November 18, 1996.
- An amended Unified Development Code was adopted on August 3, 2015, by passage of Ordinance No. 4558.
- The Unified Development Code has been further amended since 2015 for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends.
- Body Art Services regulations in the UDC were adopted by City Council on March 29, 2018 by Ordinance No. 4723.

The Development Advisory Commission recommended approval (4 aye, 0 no) of the UDC Text Amendments on April 22, 2025, with the additional recommendation that ratio of businesses to residents of the City be completely eliminated and therefore, there would be no cap or limit on the number of body art services providers in the City.

STAFF ANALYSIS

Text amendments ensure that the generally applicable laws in this Development Code reflect the broad public interest and long-range planning goals of the community, as reflected in the Comprehensive Plan. The City may determine that it is necessary from time to time to revise and update this Development Code to implement the Comprehensive Plan.

Section 403.020 of the UDC states a Text Amendment shall be reviewed according to the following criteria:

Review Criteria. All review bodies shall use the following criteria for review, recommendations and decisions on text amendments:

1. Whether the change is in accordance with the Comprehensive Plan, Design and Construction Manual, or any official plans or programs developed under the guidance of the Comprehensive Plan;

2. Whether such change is consistent with the purposes of this Development Code, and the intent or objectives of any Chapter or Subsection containing the change;

3. The areas that are most likely to be directly affected by the amendment and in what way they will be affected;

4. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected; and

5. The recommendations of professional staff.

Staff finds that the proposed UDC amendments meet the above criteria and therefore recommends approval of the UDC Text Amendments.

Staff recommends the proposed UDC Text Amendment.

PROPOSED UDC TEXT AMENDMENTS

Language to be added to the UDC is UNDERLINED; Language to be deleted from the UDC is shown as ~~STRICKEN~~.

Section 404.240. DDC, Downtown Development Code

E. Permitted Uses And Uses Allowed By Conditional Use. Within the area covered by the DDC, a wide variety of uses and structures, from residential to commercial, are allowed or allowed by conditional use. All conditional uses and structures must be approved by the Downtown Review Board. Structures shall be regulated by T-Zone.

2. Uses permitted by conditional use permit in mixed-use and commercial building types:
   (a) Group home — transitional living center.
   (b) Outdoor sales and services.
   (c) Haunted house.
   (d) Recreation and entertainment — outdoor.
   (e) Vehicle repair, limited.
   (f) Storage — residential warehouse.
   (g) Military service.
   (h) Transit facility.
   (i) Utility — major.
   (j) Parking lot — commercial.
   (k) Building/construction contractor.
   (l) Body Art Services

Section 405.050. Special Use Standards

33. 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 locate or expand any existing operation within five hundred (500) feet of any residential use or district, church, school or public park. The distance between these uses shall be measured in a straight line from the boundary of any property containing the body art service and the boundary of any property zoned residential or in use for a residential purpose, church, school, or public park.

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 ~~fifteen~~ six thousand (~~15~~ 6,000) residents based on the last decennial census. This shall not restrict multiple artists from co-locating in an establishment.

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.

RETURN TO
Director of Community Development
City Hall Annex - 903 Main
Blue Springs, Missouri 64015
816-228-0207
FAX 816-228-0225
Return no later than
Friday – Noon – Cutoff
comdevlegal@bluespringsgov.com
www.bluespringsgov.com

OFFICE USE ONLY – *Updated Feb. 13, 2020*
FILING FEE: $500.00 (Non-Refundable)
CASE NO. **UDCT-**_____
CK # _____
P.C. HEARING _____
DATE ADVERTISED _____
COUNCIL MTG. _____
Revenue Account: 100.00000.430 100.000
Planner: _____

The City of Blue Springs Missouri

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT APPLICATION FORM

Application is hereby made to the Planning Commission and the City Council of the City of Blue Springs Missouri for a text amendment to the city's Unified Development Code.

APPLICANT: City of Blue Springs DATE: 3/7/2025
(Please Print)
ADDRESS: 103 MO-7 Suite E PHONE: 8167662005
CITY/STATE/ZIP: Blue Springs, MO 64015 FAX: _____

TEXT AMENDMENT REQUESTED

Chapter _____ Section _____ Title _____

PROPOSED CHANGE IN TEXT:

Change to 404.240, Downtown Development Code. E. 2. Uses allowed by Conditional Use Permit

Change to 405.050 Special Use Standards: 33. Body Art Service

PURPOSE FOR WHICH AMENDMENT IS SOUGHT:

To increase the number of allowed Body Art Service establishments allowed in the City from 1/15,000 residents to 1/6,000 residents

To allowd Body Art Service establishments in the Downtown Development Code with a Conditional Use Permit

_____
Signature

Unified Development Code Amendment
UDCT-04-25-9553
Body Art Services
Exhibit #2

APPLICANT NOTICE:

Effective January 1, 2008, all applications requiring public notices will be charged for the cost of required notice(s) published in the newspaper of record.

Applications Affected:

Annexation

De-Annexation

Rezoning

PUD Concept Plan

PRO Concept Plan

UDC Text Amendment

Conditional Use Permit

Variance

Vacation

Appeal of Administrative Decision

Redevelopment Modification Plan

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, 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:

- Apr 26, 2025

Printer's Fee: $98.05

Edmar Corachia

_____

Agent

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

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/28/2025

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Unified Development Code
Text Amendments
Body Art Services
UDCT-04-25-9533

An Ordinance amending Section 404.240. E. DDC, Downtown Development Code. Permitted Uses And Uses Allowed By Conditional Use and amending Section 405.050.35. Special Use Standards - Body Art Service

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 12, 2025** 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 the requests by the City of Blue Springs to amend the Sections of the Unified Development Code noted above. 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.

CITY OF BLUE SPRINGS
Planning Commission

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Sections of the Unified Development Code UDCT-04-25-9553, on **Monday, May 19, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 26, 2025

3409030

Unified Development Code Amendment
UDCT-04-25-9553
Body Art Services
Exhibit #3

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 12, 2025 City Council: May 19, 2025
Project Name:	***B Lashed Ink***
Site Location:	103 SW 7 HWY Unit E
Project Request:	CUP-04-25-9533; Conditional Use Permit with Alternative Development Standards allowing body art/microblading services use in Downtown Zoning District T-5 within 500 feet of residential use and a church.

Applicant: Brittany Manney | B Lashed Ink
Property Owner: Kim Compton | 2Twenty2 LLC Property Owner
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval of a Conditional Use Permit (CUP) to operate their beauty studio, B Lashed Ink, offering microblading services at 103 SW 7 HWY, Unit E. The Conditional Use Permit is required to allow body art services within the Downtown Commercial 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 "T5" Urban Center is defined as a higher-density, mixed-use area typically located near the center of a pedestrian shed or along corridors.

A proposed Unified Development Code Text Amendment, UDCT-04-25-9554-Body Art Code Amendment, is currently being proposed. This amendment seeks to increase the number of permitted Body Art Service Establishments in the City from one per 15,000 residents to one per 6,000 residents. In addition, the amendment proposes to allow Body Art Service establishments within the Downtown Development Code in commercial and mixed use buildings.

In the state of Missouri, microblading is defined as a form of body art that involves the use of a handheld tool to implant pigment into the skin, creating semi-permanent eyebrow enhancements. Under Missouri Revised Statutes Chapter 324, microblading 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. Individuals performing microblading are required to meet specific training, hygiene, and facility standards to ensure public health and safety.

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
04/02/2007	City Council	Rezoning property from Central Business District (CB), Single-Family Residential District (SF-7), Service/Office District (SO), and General Business District (GB) to Sub-Urban District (T3), General Urban District (T4), Urban Center District (T5) and Civic Space Zone District (CS)

Conditional Use Permit
CUP-04-25-9533
B Lashed Ink
Exhibit #1

03/26/2007	Planning Commission	Recommended approval of the Downtown Rezoning: Central Business District (CB), Single-Family Residential District (SF-7), Service/Office District (SO), and General Business District (GB) to Sub-Urban District (T3), General Urban District (T4), Urban Center District (T5) and Civic Space Zone District (CS)

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	Right-of-Way "T5"-Urban Center District	W Main Street US Bank
South:	"T5" Urban Center District	Vacant Lot
East:	Right-Of-Way "GB''-General Business	MO-7 HWY Midwest Auto Services
West:	"T4" General Urban District	Single-Family Residential

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 7 Highway and Main Street share a common western 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 fifteen thousand (15,000) residents based on the last decennial census. This shall not restrict multiple artists from co-locating in an establishment.

Staff Response: Staff is currently addressing a proposed Unified Development Code amendment related to the population density requirement for body art services within the City of Blue Springs.

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 Downtown 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: Staff does not believe there will be an impact on the public realm since development is not proposed. There are no proposed changes to the functions of streetscapes and relationships of building and site elements.

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 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 103 SW MO-7 HWY.
2. Approval of this Conditional Use Permit is contingent upon the adoption of Unified Development Code Text Amendment UDCT-04-25-9554, which must be approved to permit Body Art Services as a conditional use within Downtown Commercial Building types under the Downtown Development Code.



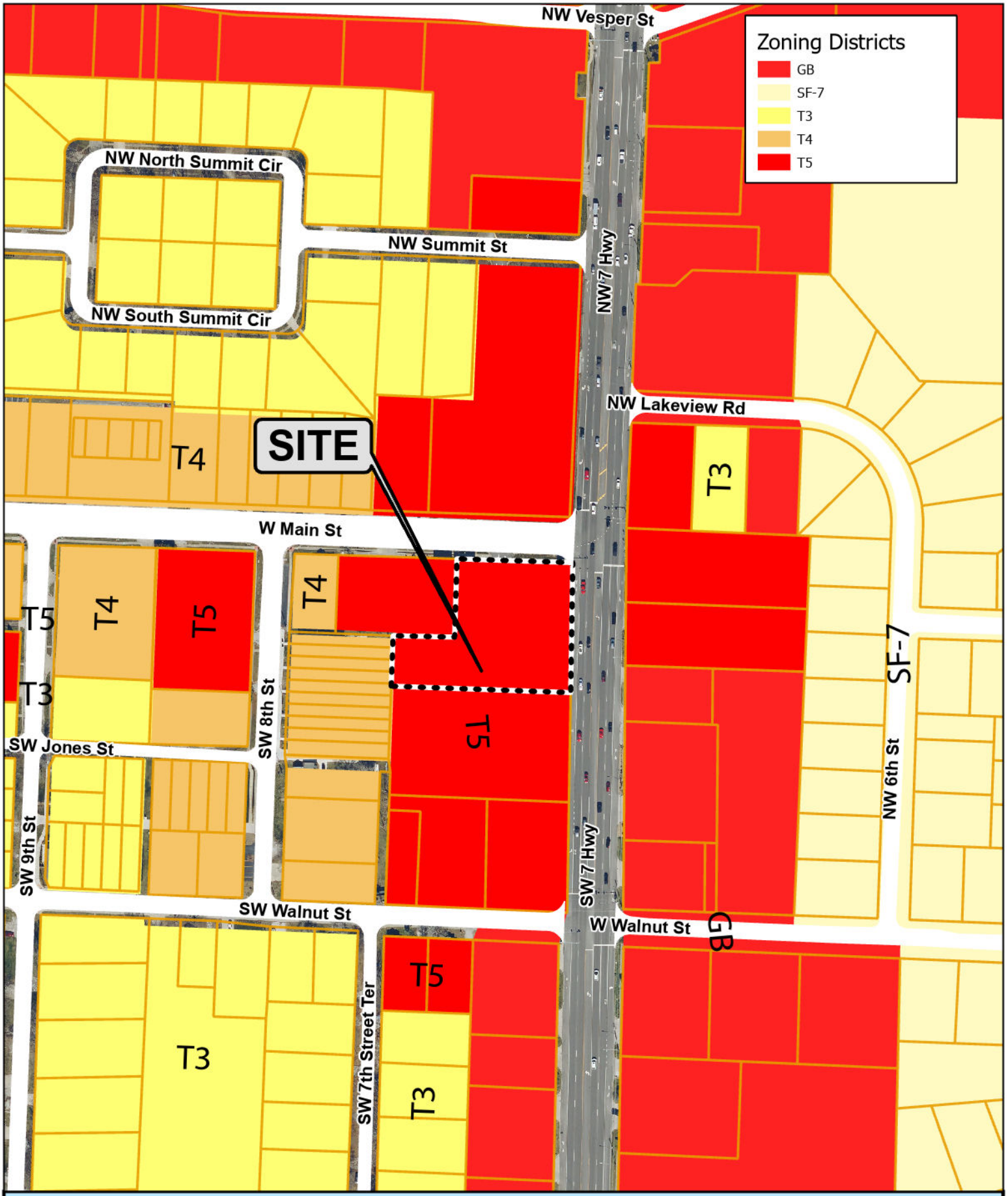
The City of Blue Springs Missouri

CUP-04-25-9533
103 SW 7 HWY Unit E
Parcel # 36-920-11-24-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet

Date: 04/22/25



The City of Blue Springs Missouri

CUP-04-25-9533
103 SW 7 HWY Unit E
Parcel # 36-920-11-24-00-0-00-000
SITE LOCATION & ZONING MAP

N
1" = 200 ft

Date: 04/22/25

Conditional Use Permit Speech for B Lashed Ink

Hello, members of the Planning Commission and community. My name is Brittany Manney, and I am the proud owner of B Lashed Ink, a beauty studio dedicated to helping people look and feel their best through permanent makeup services like microblading, ombré powder brows, lip blushing, and lash enhancements.

I appreciate the opportunity to speak with you today about my business and how it fits seamlessly into the Blue Springs community. While permanent makeup does involve tattooing techniques, it is fundamentally different from traditional body art—and I want to clarify those differences.

More importantly, I want to show you how B Lashed Ink is not just a business but a service that enhances confidence, simplifies routines, and helps people who struggle with makeup application—especially mature clients and those with physical limitations.

The Difference Between Permanent Makeup & Traditional Tattoos

I know when people hear the word “tattoo,” they may picture something very different from what I do at B Lashed Ink. Permanent makeup is not body art—it’s a specialized cosmetic service designed for natural-looking enhancements.

1. Different Tools & Techniques

- A traditional tattoo is applied with a coil or rotary machine, embedding ink deep into the skin for a bold, lifelong design.
- Permanent makeup is gentler and more refined, using micropigmentation machines or manual microblading tools that deposit pigment at a much shallower depth. This results in a soft, natural effect rather than a heavy, dramatic tattoo.

2. Different Pigments

- Traditional tattoo ink is designed to last forever, often fading into blue or green tones over time.
- Permanent makeup pigments are formulated for a more subtle fade, lasting 1-3 years before naturally breaking down. This allows for adjustments as facial features change over time.

3. Different Purpose & Clientele

- Traditional tattoos are about self-expression and art, often covering large areas of the body.

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- Permanent makeup is for enhancing natural beauty—it helps define brows, restore lip color, and create the illusion of fuller lashes. Many of my clients are working professionals, parents, or individuals with limited mobility who struggle with daily makeup application.

4. A Professional, Spa-Like Setting

- Unlike a tattoo parlor, my studio is quiet, private, and appointment-only—it's more like a medspa or esthetician office than a walk-in tattoo shop.

- We follow strict health and sanitation guidelines, ensuring a sterile, controlled environment.

This is why B Lashed Ink does not contribute to the common concerns associated with traditional tattoo shops, such as high foot traffic, walk-ins, loitering, or noise. Instead, we provide a boutique, professional experience tailored to each client.

How Permanent Makeup Helps Mature Clients & Those with Limited Mobility

One of the most rewarding aspects of my work is helping people who physically struggle with applying makeup—especially mature clients and individuals with medical conditions like arthritis, Parkinson's, or vision loss.

For many women, brows thin with age, hands become less steady, and eyesight makes eyeliner nearly impossible to apply. Permanent makeup is not just a beauty service—it's a life-changing solution that restores confidence and simplifies daily routines.

Real Stories from My Clients:

- One of my clients, a 73-year-old woman with arthritis, told me, "Brittany, I haven't been able to do my brows for years. Now, I wake up and feel like myself again."

- Another client, a busy grandmother, shared that permanent eyeliner saved her 30 minutes every morning—time she now spends with her grandkids instead of struggling in front of a mirror.

- A breast cancer survivor who lost her brows and lashes due to chemotherapy said her new brows gave her back the confidence cancer took away.

These are the real-life transformations that happen at B Lashed Ink.

The Proposed Use & Intensity of Development

B Lashed Ink is a low-traffic, appointment-only business. We serve one client at a time, ensuring a calm and private experience. This means:

- No crowds or lines

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- No walk-ins
- No excessive noise or disruption to neighboring businesses

Our services do not require any structural modifications or new infrastructure—we fit seamlessly within our existing commercial space.

Alignment with the Zoning District & Compliance with the UDC

B Lashed Ink operates in a way that is fully compliant with the Unified Development Code (UDC).

- We meet all sanitation, licensing, and health regulations.
- We do not cause excessive foot traffic or congestion.
- We fit naturally among other personal care services like salons, estheticians, and medspas.

Our business enhances the commercial district by offering a professional, high-quality service that keeps residents spending locally rather than traveling out of town for specialized beauty treatments.

What Clients Say About B Lashed Ink

B Lashed Ink is known for its exceptional service, professionalism, and client experience. We have a 5-star rating on Google with hundreds of reviews from happy clients.

Client Testimonials:

- “Brittany is an absolute artist! My brows have never looked better, and I feel confident even without makeup.”
- “I was so nervous at first, but Brittany explained everything and made me feel at ease. My lip blushing results are beyond what I imagined!”
- “I drive over an hour just to see Brittany. Her expertise and attention to detail are unmatched.”

My business is built on trust, quality, and care—and my clients love that they can receive safe, customized treatments in a professional environment right here in Blue Springs.

Traffic, Parking, & Public Impact

Because B Lashed Ink is appointment-only, we do not cause congestion or parking issues. Clients arrive at designated times, ensuring a steady, predictable flow of traffic.

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- We have adequate parking on-site.
- We do not require additional city infrastructure.
- We do not create noise, loitering, or excessive public activity.

Long-Term Compatibility with the Community

As permanent makeup continues to grow in popularity, B Lashed Ink will remain a trusted, high-quality service provider in Blue Springs.

Approving this Conditional Use Permit would:

- Keep residents spending locally instead of seeking services elsewhere.
- Attract clients from surrounding areas, boosting local businesses.
- Support an industry that helps people—especially mature clients—regain their confidence.

We do not disrupt the community—we enhance it by offering a discreet, high-end service that aligns with the commercial and professional district.

B Lashed Ink is not a traditional tattoo shop—it is a specialized, appointment-based beauty studio that provides a valuable and confidence-boosting service to the people of Blue Springs.

- We are a low-traffic, quiet business that fits within the personal care industry.
- We are fully compliant with city regulations and do not burden public resources.
- We maintain a 5-star reputation, with clients who appreciate our expertise and professionalism.

By granting this Conditional Use Permit, the City of Blue Springs will be supporting a responsible, community-focused business that is committed to serving clients in a safe, sterile, and professional setting.

Thank you for your time and consideration—I am happy to answer any questions.

Brittany Manney

B Lashed Ink

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The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	CUP-04-25-9533
PC MEETING:	5.12.2025
CC MEETING:	5.19.2025
BOA MEETING:	
NEWSPAPER:	4.26.2025
NOTICE LETTERS:	4.25.2025
PLANNER:	

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

B Lashed Ink

Project Name

103 MO-7 Suite E Blue Springs MO 64014

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | **Legal Description (attach as a separate page if too large)**

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Brittany Manney	B Lashed Ink	8167662005	Blashedink@gmail.com
Name of Applicant	**Company**	**Phone**	**Email Address**

103 MO-7 Suite E	Blue Springs	MO	64014
Address	**City**	**State**	**Zip Code**

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

X _____ 3/7/2025

Applicant Signature | **Date**

Brittany Manney	8167662005	
Name of Property Owner	**Phone**	**Email Address**

Kim Compton

Address	**City**	**State**	**Zip Code**

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

X _____

Property Owner Signature | **Date**

Conditional Use Permit
CUP-04-25-9533
B Lashed Ink
Exhibit #2

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THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, 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:

- Apr 26, 2025

Printer's Fee: $114.95

Edmar Corachia

_____

Agent

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

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/28/2025

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Conditional Use Permit
CUP-04-25-9533
"B Lashed Ink"
103 SW 7 HWY Unit E
Parcel #
36-920-11-24-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 12, 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, Brittany Manney, B Lashed Ink, on behalf of the property owner, Kim Compton, for approval of a Conditional Use Permit allowing body art/microblading uses on 1.07 +/- acres at 103 SW 7 HWY Unit E. 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:

SEC-31 TWP-49 RNG-30---PT SW 1/4 NW 1/4 DAF: BEG SE COR SW 1/4 NW 1/4 TH N 580' MOL TH W 34' MOL TO TRU POB TH S 208' MOL TH W 283' MOL TH N 82' MOL TH E 94.64' TH N 125' TH E 185' MOL TO TRU POB

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit/ CUP-04-25-9533 on **Monday, May 19, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 26, 2025

3408630

Conditional Use Permit
CUP-04-25-9533
B Lashed Ink
Exhibit #3



The City of Blue Springs Missouri

CUP-04-25-9533
103 SW 7 HWY Unit E
Parcel # 36-920-11-24-00-0-00-000
185' NOTIFICATION MAP

N

Conditional Use Permit
CUP-04-25-9533
B Lashed Ink
Exhibit #4

Date: 04/22/25

OBJECTID	Name	Situs Address	Situs City	Situs Zip	Situs State	Owner Info	Owner Address
1	36-920-11-14-00-0-00-000	705 SW WALNUT ST	BLUE SPRINGS	64015	MO	DROST ROBERT B & JOANNE J	308 NE DUNCAN RD BLUE SPRINGS, MO 64014
2	36-920-11-21-00-0-00-000	710 W MAIN ST UNIT A	BLUE SPRINGS	64015	MO	B&W INVESTMENT PROPERTIES LLC	23410 E STRODE RD BLUE SPRINGS, MO 64015
3	36-920-11-22-00-0-00-000	211 SW 7 HWY	BLUE SPRINGS	64015	MO	RAMIREZ FAMILY PARTNERSHIP LTD	8900 INDIAN CREEK PKWAY SPC 100 OVERLAND PARK, KS 66210
4	36-920-12-05-00-0-00-000	630 NW LAKEVIEW RD	BLUE SPRINGS	64014	MO	HUBER JUDY YVONNE	630 NW LAKEVIEW DR BLUE SPRINGS, MO 64014
5	36-920-06-33-00-0-00-000	711 W MAIN ST	BLUE SPRINGS	64015	MO	CITY OF BLUE SPRINGS	903 MAIN ST BLUE SPRINGS, MO 64015
6	36-920-11-18-00-0-00-000	201 SW 7 HWY	BLUE SPRINGS	64015	MO	Q3 PROPERTIES LLC	1605 NW WOODBURY DR GRAIN VALLEY, MO 64029
7	36-920-12-10-00-0-00-000	106 SW 7 HWY	BLUE SPRINGS	64014	MO	SAMRANY VICKY DIANE TRUST	2112 NE WATERFIELD DR BLUE SPRINGS, MO 64015
8	36-920-06-34-00-0-00-000	709 W MAIN ST	BLUE SPRINGS	64015	MO	TAHAP LLC	709 W MAIN ST BLUE SPRINGS, MO 64015
9	36-920-06-40-00-0-00-000	701 W MAIN ST	BLUE SPRINGS	64015	MO	MERCANTILE BANK OF KC	PO BOX 460169 HOUSTON, TX 77056
10	36-920-12-11-00-0-00-000	110 SW 7 HWY	BLUE SPRINGS	64014	MO	MONDELLO ANGELO & ENZO | MONDELLO GAETANO	4001 NE 57TH TER GLADSTONE, MO 64119
11	36-920-11-24-00-0-00-000	704 W MAIN ST	BLUE SPRINGS	64015	MO	2TWENTY2 LLC	7800 S COOK RD BLUE SPRINGS, MO 64029
12	36-920-12-26-00-0-00-000	100 SW 7 HWY	BLUE SPRINGS	64014	MO	RHC ASSOCIATES	200 2ND AVE S UNIT 402 SAINT PETERSBURG, FL 33701
13	36-920-11-09-00-0-00-000	200 SW 8TH ST	BLUE SPRINGS	64015	MO	ALLENSWORTH TAMMY JO	200 SW 8TH ST BLUE SPRINGS, MO 64015
						BAXTER JOHN DOUGLAS	605 SW 13TH ST BLUE SPRINGS, MO 64015
						WATTERSON JANA LEA	200 SW 8TH ST BLUE SPRINGS, MO 64015
						BAXTER SHANDA K	200 SW 8TH ST BLUE SPRINGS, MO 64015
14	36-920-11-06-00-0-00-000	712 W MAIN ST	BLUE SPRINGS	64015	MO	WATSON ROBERT M & META-TRUSTEES	1628 NE WOODLAND SHORES DR LEES SUMMIT, MO 64086
15	36-920-11-10-00-0-00-000	202 SW 8TH ST	BLUE SPRINGS	64015	MO	CAPERNAUM MISS BAPT CH OF JESUS CHRIST	202 SW 8TH ST BLUE SPRINGS, MO 64015
16	36-920-12-08-00-0-00-000	104 SW 7 HWY	BLUE SPRINGS	64014	MO	104 SW STATE ROUTE 7 LLC	104 SW STATE ROUTE 7 BLUE SPRINGS, MO 64014
17	36-920-11-33-00-0-00-000	152 SW 8TH ST	BLUE SPRINGS	64015	MO	CAGGIANO MISSOURI PROPERTIES LLC	185 BOULEVARD MOUNTAIN LAKES, NJ 07046
18	36-920-11-31-00-0-00-000	144 SW 8TH ST	BLUE SPRINGS	64015	MO	WILLARDSON BENNINGTON J	925 E 1040 S SPRINGVILLE, UT 84663
19	36-920-11-30-00-0-00-000	140 SW 8TH ST	BLUE SPRINGS	64015	MO	FIVE ONE HOLDINGS LLC	5868 TREE SWALLOW CIR ROCKLIN, CA 95677
20	36-920-11-34-00-0-00-000	156 SW 8TH ST	BLUE SPRINGS	64015	MO	CAGGIANO MISSOURI PROPERTIES LLC	185 BOULEVARD MOUNTAIN LAKES, NJ 07046
21	36-920-11-28-00-0-00-000	132 SW 8TH ST	BLUE SPRINGS	64015	MO	KENTUCKY AVENUE RP - MISSOURI LLC	PO BOX 170006 BOISE, ID 83717
22	36-920-11-27-00-0-00-000	128 SW 8TH ST	BLUE SPRINGS	64015	MO	KENTUCKY AVENUE RP - MISSOURI LLC	PO BOX 170006 BOISE, ID 83717
23	36-920-11-32-00-0-00-000	148 SW 8TH ST	BLUE SPRINGS	64015	MO	WILLARDSON BENNINGTON J	925 E 1040 S SPRINGVILLE, UT 84663
24	36-920-11-29-00-0-00-000	136 SW 8TH ST	BLUE SPRINGS	64015	MO	FIVE ONE HOLDINGS LLC	5868 TREE SWALLOW CIR ROCKLIN, CA 95677
25	36-920-11-26-00-0-00-000	124 SW 8TH ST	BLUE SPRINGS	64015	MO	MAGGESSY KEYLA & GEORGE	4211 ARROW WOOD RD CEDAR PARK, TX 78613
26	36-920-11-25-00-0-00-000	120 SW 8TH ST	BLUE SPRINGS	64015	MO	MAGGESSY KEYLA & GEORGE	4211 ARROW WOOD RD CEDAR PARK, TX 78613

Conditional Use Permit
CUP-04-25-9533
B Lashed Ink
Exhibit #5

Blue Springs, Missouri
Community Development

April 25, 2025

Ref: Public Hearing: Conditional Use Permit | CUP-04-25-9533
"B Lashed Ink"
103 SW 7 Hwy Unit E
Parcel # 36-920-11-24-00-0-00-000

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, Brittany Manney, on behalf of the property owner, Kim Compton, for approval of a Conditional Use Permit allowing the body art/microblading uses on 1.07 +/- acres at 103 SW 7 Hwy Unit E.

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, May 12, 2025 @ 6:30 p.m.
&
City Council – Monday, May 19, 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-04-25-9533
B Lashed Ink
Exhibit #6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 12, 2025 City Council: N/A
Project Name:	***McAlisters Deli***
Site Location:	1221 NE Coronado Drive
Project Request:	**ASP-03-25-9530; Master / Alternative Sign Plan** for an amendment to Adam's Dairy Landing Master Sign Plan for new monument sign for Lot 3B.

Applicant: Renea Spires │ Infinity Signs, LLC
Property Owner: Matt Worthley │ Thomas English Retail Real Estate
Staff Planner: Shantele Frie │ Associate Planner

Project Description: The applicant is requesting approval an amendment to the Master/Alternative Sign Plan for Adam's Dairy Landing for McAlisters Deli, located at 1221 NE Coronado Drive. The applicant is requesting a monument sign that deviates from the Adam's Dairy Landing Master Sign (ASP-06-08-1780) for Monument Signage for out parcel.

Staff Recommendation: Staff recommends approval with one (1) condition of the Master / Alternative Sign Plan application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/27/2005	City Council	Approval of annexation into the City (A-3-2005) with amendments and additions December 12, 2006 (A-3-2006), August 20, 2007 (ANNX-08-07-1245) and January 22, 2008 (ANNX-12-07-1482).
09/07/2005	City Council	The property was reguided as Commercial (CPA-M-04-2005) and (CPA-M-01-2007) on January 8, 2007.
02/26/2007	Planning Commission	Approval of Preliminary Plat approval as The Plaza at Adams Farms (PUD-4-2007)
03/05/2007	Planning Commission	Recommended approval of Rezoning (R-7-2007, RZ-08-07-2007, and RZ-12-07-1483) to "GB/R-O" General Business/ Restricted Overlay
03/12/2007	City Council	Approved Rezoning (R-7-2007, RZ-08-07-2007, and RZ-12-07-1483) to "GB/R-O" General Business/ Restricted Overlay
03/05/2007	Planning Commission	Recommended approval for Planned Unit Development Concept Plan as The Plaza at Adams Farm (PUD-04-2007)
03/12/2007	City Council	Approval for Planned Unit Development Concept Plan as The Plaza at Adams Farm (PUD-04-2007) and as Adams Dairy Landing (PUDC-08-07-1279) on September 17, 2007
09/17/2007	Planning Commission	Recommended approval Planned Unit Development Concept Plan as Adams Dairy Landing (PUDC-08-07-1279)
09/24/2007	City Council	Approval of Planned Unit Development Concept Plan as Adams Dairy Landing (PUDC-08-07-1279)

02/11/2008	City Council	Approval of "Area 1" Portion of the September 2007 PUD Concept received Final PUD (PUDS-11-07-1477)
05/12/2008	Planning Commission	Approval of Site Plan and Design Review for proposed Lowe's store (SPDR-4-08-1656)
05/28/2008	Planning Commission	Approval of Site Plan and Design Review for proposed Target store (SPDR-04-08-1697)
06/02/2008	City Council	Approval of portions of RD Mize Road east of Adams Dairy Parkway to be vacated (VAC-4-8-1658)
07/14/2008	Planning Commission	Approval of a Master/Alternative Sign Plan for Adams Dairy Landing (ASP-06-08-1780)
07/21/2008	Planning Commission	Approval of Final Plat for Area 1 of Adams Dairy Landing (PF-7-08-1791)
10/06/2008	City Council	Approval of a sanitary sewer easement located within Area 1 project and a portion of unimproved Adams Dairy Road between Coronado Drive and I-70 to be vacated (VAC-8-08-1879 & VAC-8-08-1880)
10/27/2008	Planning Commission	Approval of a Site Plan and Design Review for the proposed Kohl's store (SPDR-9-08-1903)
11/24/2008	Planning Commission	Approval of Site Plan and Design Review for the "Lifestyle Center," (Buildings J-L)(SPDR-8-08-1859) and "in-line shops" (Buildings B, C, E, F, G1, and G2)(SPDR-10-08-1972)
02/23/2009	Planning Commission	Approval of Preliminary Plat for Area 2 of Adams Dairy Landing (PP-02-09-2042)
03/09/2009	Planning Commission	Approval of Site Plan and Design Review for Buildings A-C (SPDR-2-09-2061) of the in-line shops (approving Building A and amending the previously noted approval for Buildings B and C)
03/23/2009	Planning Commission	Approval of PUD Final Plan (PUDF-2-09-2075) for Adams Dairy Landing Area 2
04/13/2009	Planning Commission	Recommended approval of amended Preliminary and Final Plat (PP-3-09-2104 and PF-3-09-2105) for Lot 7 of Adams Dairy Landing 1st Plat was recommended for approval
04/20/2009	City Council	Approval of amended Final Plat for Lot 7 of Adams Dairy Landing 1st (PF-03-09-2105)
05/27/2009	Planning Commission	Approval of amended Master/Alternative Sign Plan (ASP-05-09-2157)
05/27/2009	Planning Commission	Recommend approval of Final Plat for Area 3 of Adams Dairy Landing (PF-05-09-2149
06/01/2009	City Council	Approval of Final Plat for Area 3 of Adams Dairy Landing
07/27/2009	Planning Commission	Approval of Site Plan and Design Review for minor façade changes to Building E-G of the in line shops (SPDR-07-09-2221)
08/24/2009	Planning Commission	Approval of Site Plan and Design Review for Lot 1 (SPDR-2-09-2073) and for Lot 4 (SPDR-08-09-2267) for Arby's
12/28/2009	Planning Commission	Approval of additional amendment to Master/Alternative Sign Plan (ASP-12-09-2422)
04/12/2010	Planning Commission	Recommended approval of amended Preliminary Plat (PP-03-10-2535) and Final Plat (PF-03-10-2536) for resurvey of Lots 4 and 5 of Adams Dairy Landing First Plat, in order to separate lots 4 and 5 into four lots (4A, 4B, 5A, and 5B) to allow for the development of the Lifestyle Buildings (Buildings J-M)
04/19/2010	City Council	Approval of amended Preliminary Plat (PP-03-10-2535) and Final Plat (PF-03-10-2536) for resurvey of Lots 4 and 5 of Adams Dairy Landing First Plat, in order to

		separate lots 4 and 5 into four lots (4A, 4B, 5A, and 5B) to allow for the development of the Lifestyle Buildings (Buildings J-M)
04/22/2010	Planning Commission	Approval of additional amendment to Master/Alternative Sign Plan (ASP-2-10-2506)
09/2010	Planning Commission	Approval of most recent amendment to Master/Alternative Sign Plan (ASP-08-2695) to allow a sign on the east elevation of the Verizon Wireless building.
07/26/2010	Planning Commission	Approval of Site Plan and Design Review (SPDR-06-09-2211) for Verizon Wireless
12/13/2010	Planning Commission	Approval of Site Plan and Design Review for Building F (Ulta Beauty)
02/14/2011	Planning Commission	Approved a request to redesign a portion of the former Lowe's building and to add two pad buildings on Lot 6 of Adams Dairy Landing, Area 1 (SPDR-1-11-2996)
07/11/2011	Planning Commission	Approval of an amendment to the Site Plan and Design Review for east facades of Buildings O and P located on Lot 6, Adams Dairy Landing project, Area 1 (SPDR-5-11-2996)
11/14/2011	Planning Commission	Approval of Site Plan and Design Review for Building N (SPDR-10-11-3136)

Future Applications: The applicable construction and sign permits must be obtained prior to installation.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	Right-of-Way	Interstate 70
South:	"GB/PUD/R-O"-General Business/Planned Unit Development/Restricted-Overlay Adams Dairy Parkway Overlay	Adams Dairy Landing Shopping Center with various commercial businesses
East:	"GB/PUD/R-O"-General Business/Planned Unit Development/Restricted-Overlay Adams Dairy Parkway Overlay	Adams Dairy Landing Strip Shopping Mall-Urgent Care Clinic, Jersey Mike's Sub, and Dentist
West:	"GB/PUD/R-O"-General Business/Planned Unit Development/Restricted-Overlay Adams Dairy Parkway Overlay	Fast Food Restaurant- Arby's

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

A master / alternative sign plan provides flexibility within the sign code for exceptions to be made on a case-by-case basis dependent upon location, use, and visibility from the public right-of-way.

Overview:

DESCRIPTION	TYPE	QTY	SQFT	TOTAL	NOTES/ISSUES
Proposed Ground-Mounted Monument Sign	Ground	1	105.89 sq ft	***105.89 sq ft***	**Master Sign Plan for Adams Dairy Landing PUD does not have this location with an**

					approved monument for out parcel tenant
TOTALS		**1**	**105.89 sqft**	***105.89 sq ft***	

The purpose of this Master Sign plan is to evaluate signage that either does not fully comply with the requirements of the Sign Code or requires special approval for deviations. All existing signage has been previously approved under earlier Master Sign Plans and their amendments.

Types: The applicant is requesting approval of an amendment to a Master Sign Plan to install a ground-mounted monument sign. Staff finds the request is appropriate, as other outparcel tenants within the development also utilize ground-mounted monument signs.

Location: The subject property is located at 1221 NE Coronado Drive, at the northeast corner of NE Adams Dairy Parkway and NE Coronado Drive within the Adams Dairy Landing Shopping Center. The proposed ground-mounted monument sign will be installed in landscape island along NE Coronado Drive in front of the business.

Design & Construction (501.040):

Placement:

None of the proposed building signs obstruct pedestrian or vehicular access, sight triangles, required light or ventilation, or encroach upon public property or right-of-way. The monument sign proposed is located approximately 27 feet from the back of the curb along NE Coronado Drive. Per Section 501.060(3)(a)(1)(b)(i):

Setback from the following property lines:

(i) Exterior. Min. of ten (10) feet or the sign height plus two (2) feet.

Staff Response: The monument sign is located approximately 16 feet from the southern property line adjacent to NE Coronado Drive.

Design Standards:

The proposed signage complements the design, color and composition of other on-site signage and the building.

Materials:

The proposed monument sign will feature a brick base, embossed polycarbonate faces, and internal illumination. The top of the sign will include a stucco-finished roof cap.

Illumination:

The monument sign will be internally illuminated. The green background will be opaque and non-illuminated, with only the lettering designed to emit light.

Construction Standards:

Code requires that signs be installed to meet Building Code requirements.

Review Criteria: *Approval of a Master Sign Plan shall meet the Review Criteria in Section 501.030.D of the Sign Code, including, but not limited to, the following:*

1. Meet the intent of this Sign Code.

STAFF RESPONSE: Staff believes the request does meet the intent. McAlisters Deli is a sub-tenant in Adams Dairy Landing Shopping Center with an area which a monument sign would be appropriate.

2. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business.

   STAFF RESPONSE: Staff does not believe the proposed additional signs will result in visual blight, discord, confusion, or clutter.

3. Not result in signage that significantly alters the architectural, cultural, historic, or contextual character of the surrounding area due to the size or location of the signage.

   STAFF RESPONSE: Staff does not believe the signage will significantly alter the architectural, cultural, historical, or contextual of the surrounding area.

4. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation.

   STAFF RESPONSE: Staff does not believe the proposed monument sign will infringe on public safety.

5. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

   STAFF RESPONSE: Staff does not believe the proposed signage will impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

6. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.

   STAFF RESPONSE: Staff feels the signage is appropriate for the time, place, and manner since it is intended to attract the attention of those travelling on NE Coronado Drive corridor.

7. Meet the following review criteria as applicable:

   Review Criteria. Approval of a Master Sign Plan Shall:
   a) When requesting signage that does not adhere to the design or construction standards (Section 501.040(B-C), the sign shall provide higher quality signage than required by this Sign Code and exhibit aesthetic quality, creativity, or innovation;
   b) Section 501.060 the sign shall:
      a. Be warranted due to the nature of the use or the physical characteristics, size, and/or location of the property; or
      b. Provide higher quality signage than required by this Sign Code and exhibit aesthetic quality, creativity, or innovation.

   STAFF RESPONSE: Staff believes that the proposed ground mounted monument sign is warranted due to the front of the building facing NE Coronado Drive.

Staff Recommendation:

Staff recommends approval of the Master / Alternative Sign Plan application with the following conditions:

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.



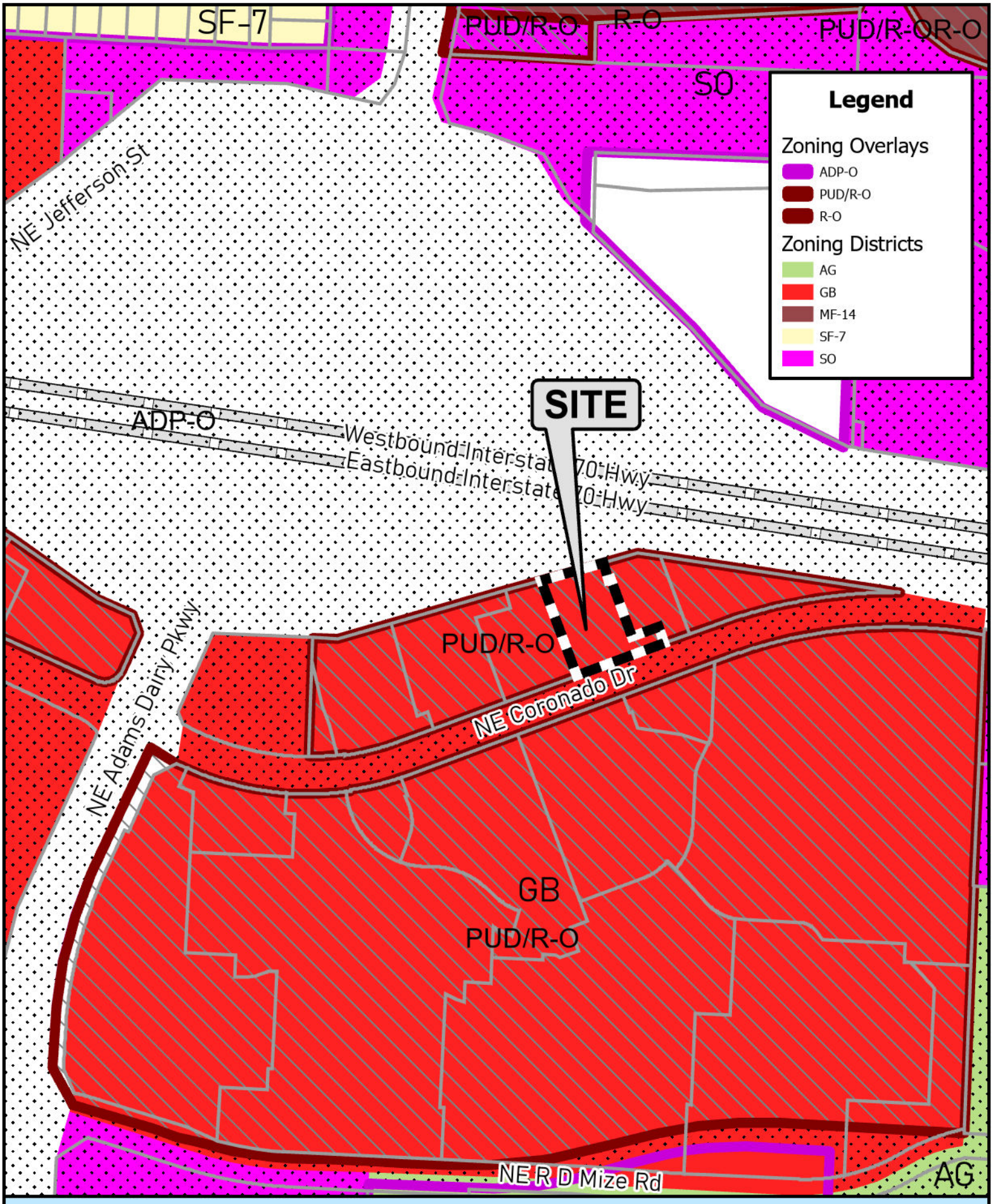
The City of Blue Springs Missouri

ASP-03-25-9530
1221 NE CORONADO DRIVE
Parcel# 36-500-04-52-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet

Date: 5/6/2025



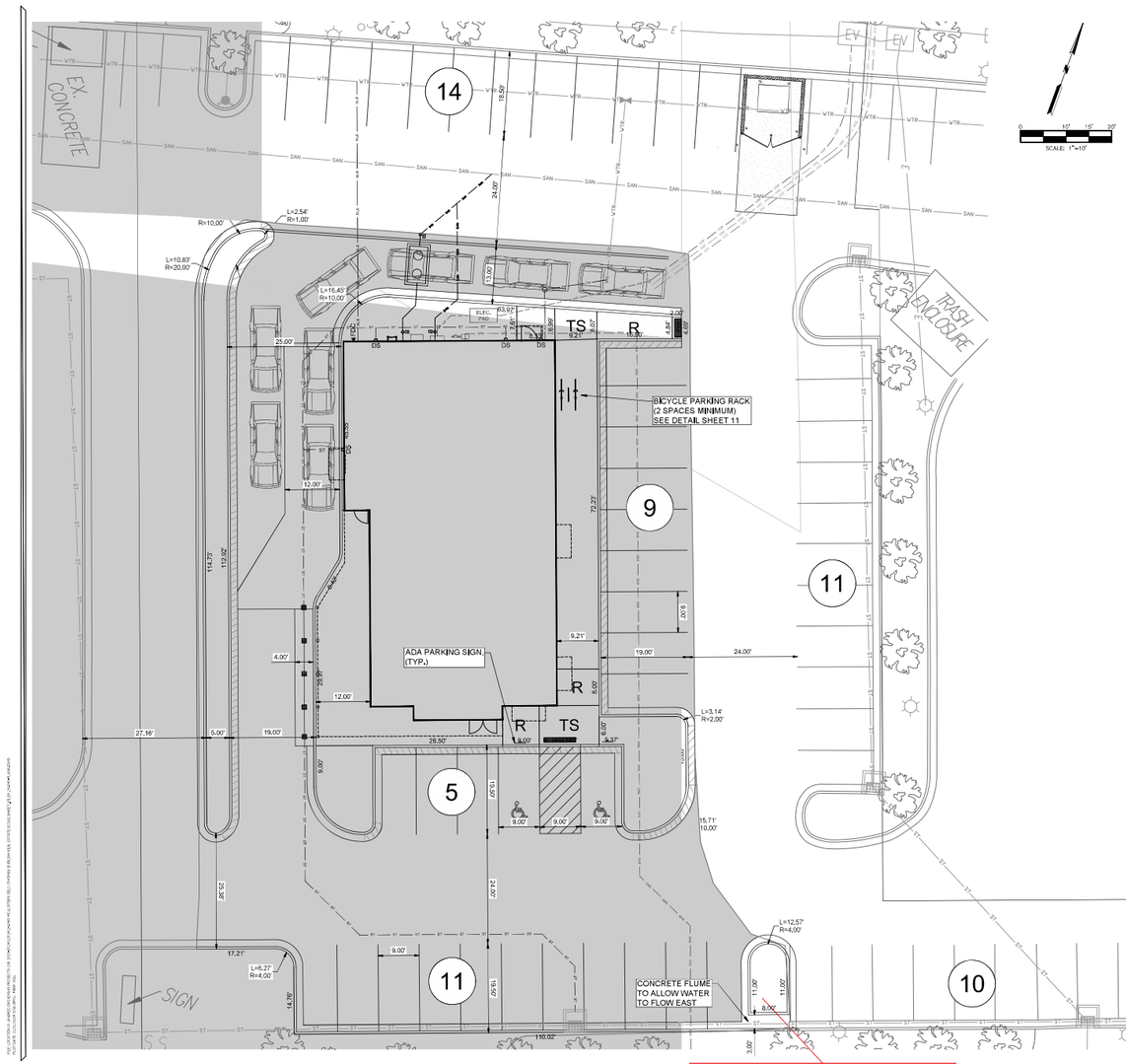
The City of Blue Springs Missouri

ASP-03-25-9530
1221 NE CORONADO DRIVE
Parcel# 36-500-04-52-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet
Date: 5/6/2025

Site Plan





64"x134" Monument w/
Pan Embossed Faces

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24	Option # 1 - JH
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO		
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024		

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

MSSA MID SOUTH SIGN ASSOCIATION INC

IFAI MEMBER

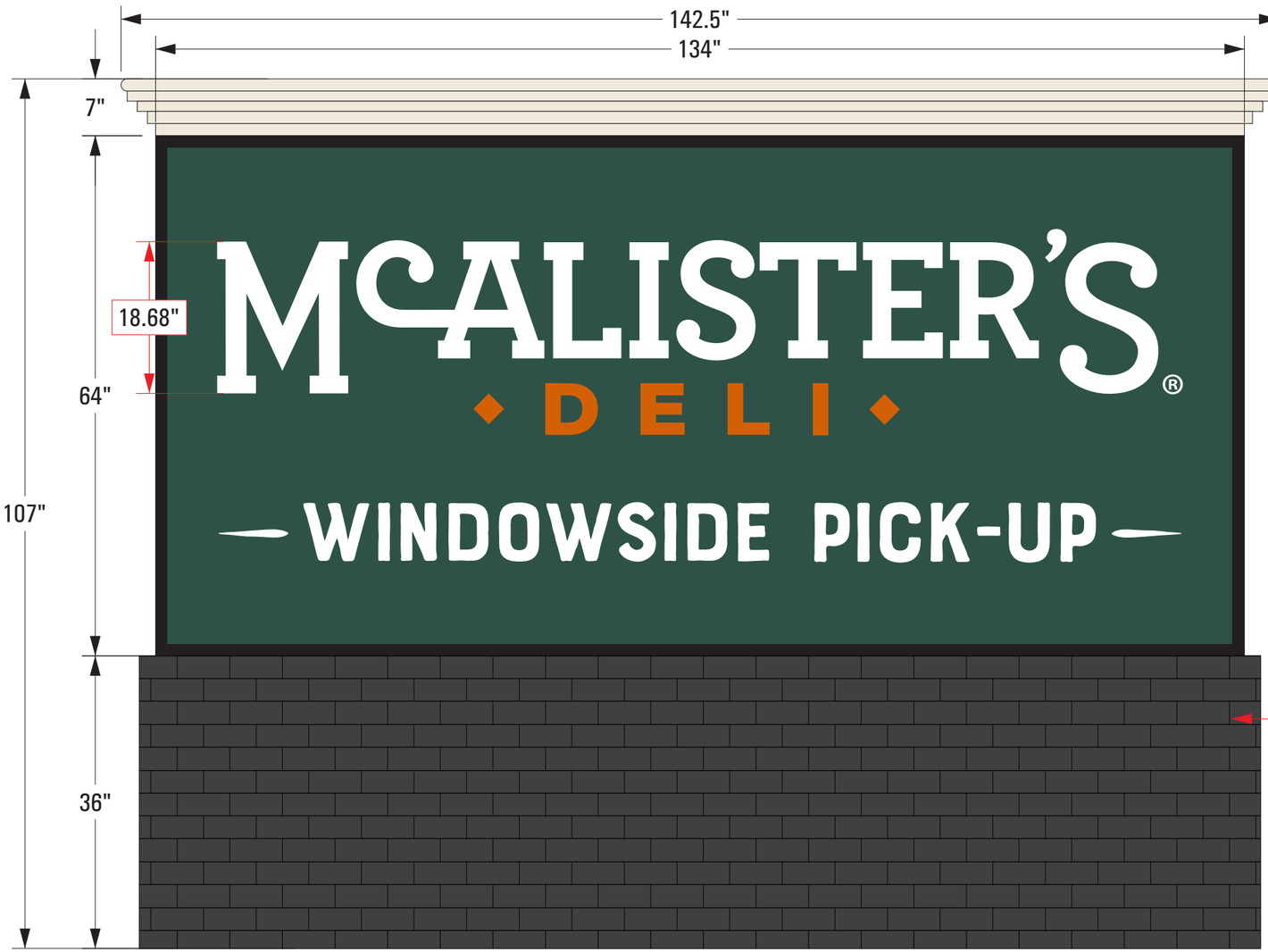
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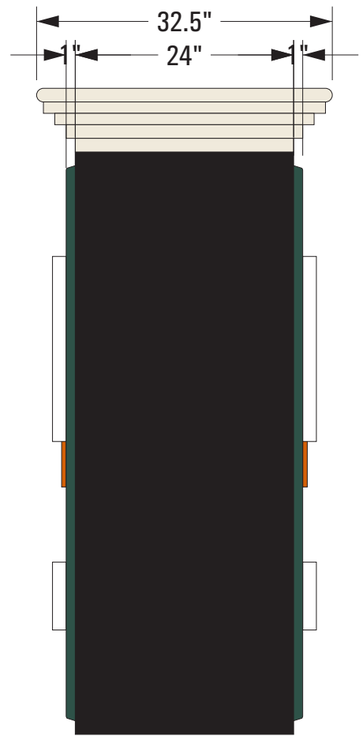
ISA

nec

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Brick TBD per Site.
Provided by Others.

***Note: OVH is Determined Per City Codes/ Landlord Criteria**

NOTE: Green background is opaque with black out and does not light. Only lettering should light.

Color and Embossment Schedule



Materials	
1	Clear, Pan Formed Embossed Polycarbonate Faces
2	Aluminum Returns and Retainers
3	Aluminum Tube Framework
4	Formed .090 Alum w/ Stucco Finish (Roofcap)

Colors & Finishes		
A		SW 6468 Hunt Club Green
B		Painted 1595C
C		Retainers, Returns Painted Gloss Blk
D		Clear Polycarbonate
E		SW 0050 Classic Light Buff

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes

Shown sizes are TBV prior to production

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 02/10/25
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

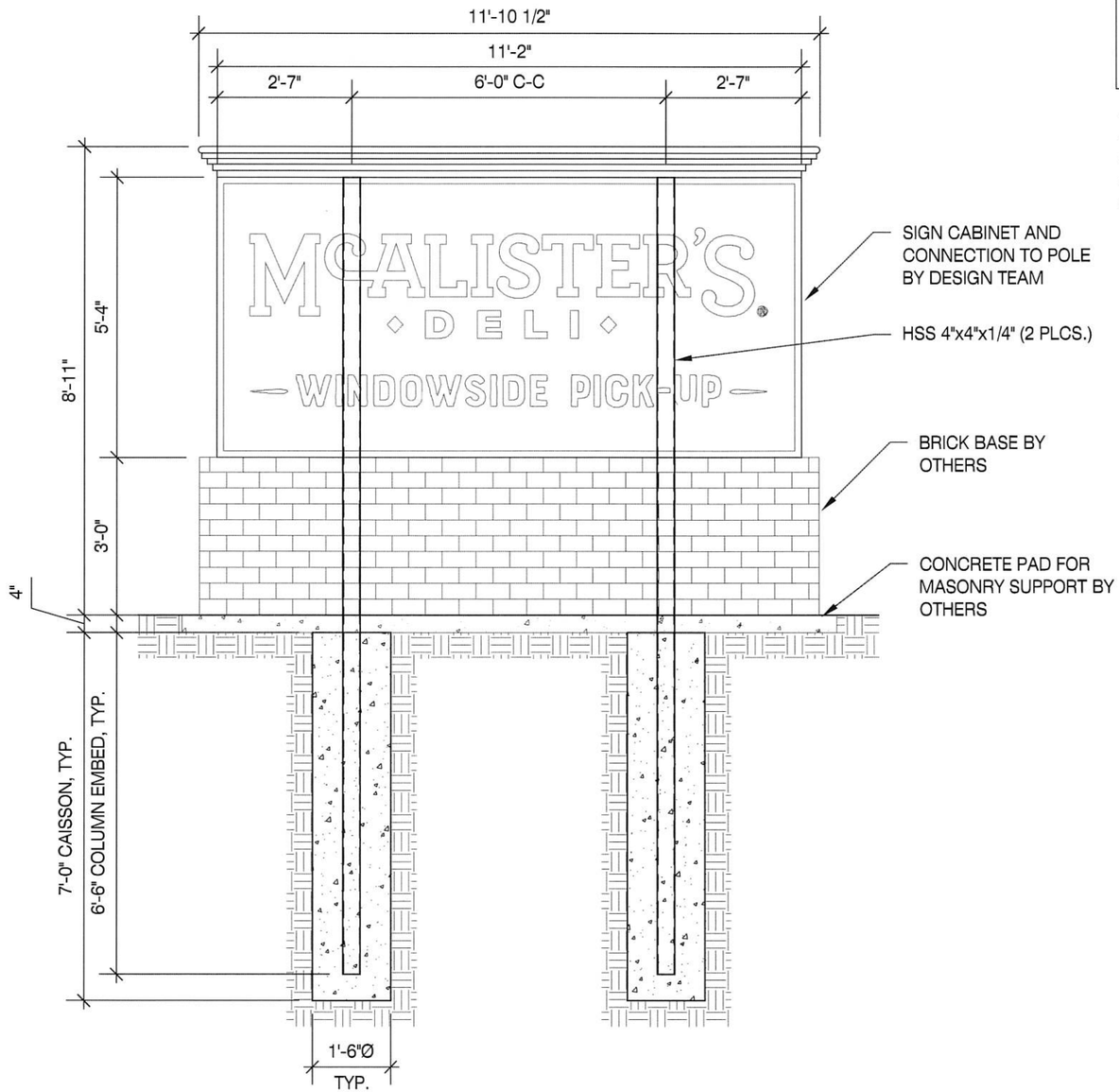
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GROUND SIGN DESIGN SPECIFICATIONS:

1. REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
   2018 IBC
   ACI
   AISC
   AMERICAN WELDING SOCIETY
   LOCAL BUILDING CODES & ORDINANCES
2. CONCRETE: 2500 PSI @ 28 DAYS
3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
4. STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
5. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI) U.N.O.
6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI)
7. W SHAPES: ASTM A992 (Fy = 50 KSI)
8. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
9. CONNECTION BOLTS: ASTM A325
10. THREADED RODS: ASTM A193 GRADE B7
11. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
12. REINFORCING: GRADE 60 ASTM A615
13. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
14. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
15. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
16. WELDING ELECTRODES: E70XX
17. ALLOWABLE VERTICAL SOIL BEARING PRESSURE ASSUMED: 2000 PSF
18. ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
19. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
20. IF FILL IS PRESENT (NON-NATIVE SOIL), ENGINEERED FILL MUST BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.
21. EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
22. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
23. ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
24. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
25. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
26. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
27. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.



FRONT ELEVATION W/ CAISSON FOUNDATION (1)
SCALE: N.T.S.

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
2.) SIGN CABINET AND CONNECTION BY DESIGN TEAM.

* CLIENT - DESIGN TEAM
* 2018 IBC
* RISK CATEGORY II
* 110 MPH WIND SPEED, EXP. C
* (2) POLE, (2) FOOTING

MBI COMPANIES INC.
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT: 1226 Coronado Dr. Blue Springs, MO, 64014 (Jackson County)

DRAWN BY: ZJB | CHECKED BY: DJB | COMM. NO. 250537-020-00

DATE: 03/21/25

REV #	DATE	DRAWN BY

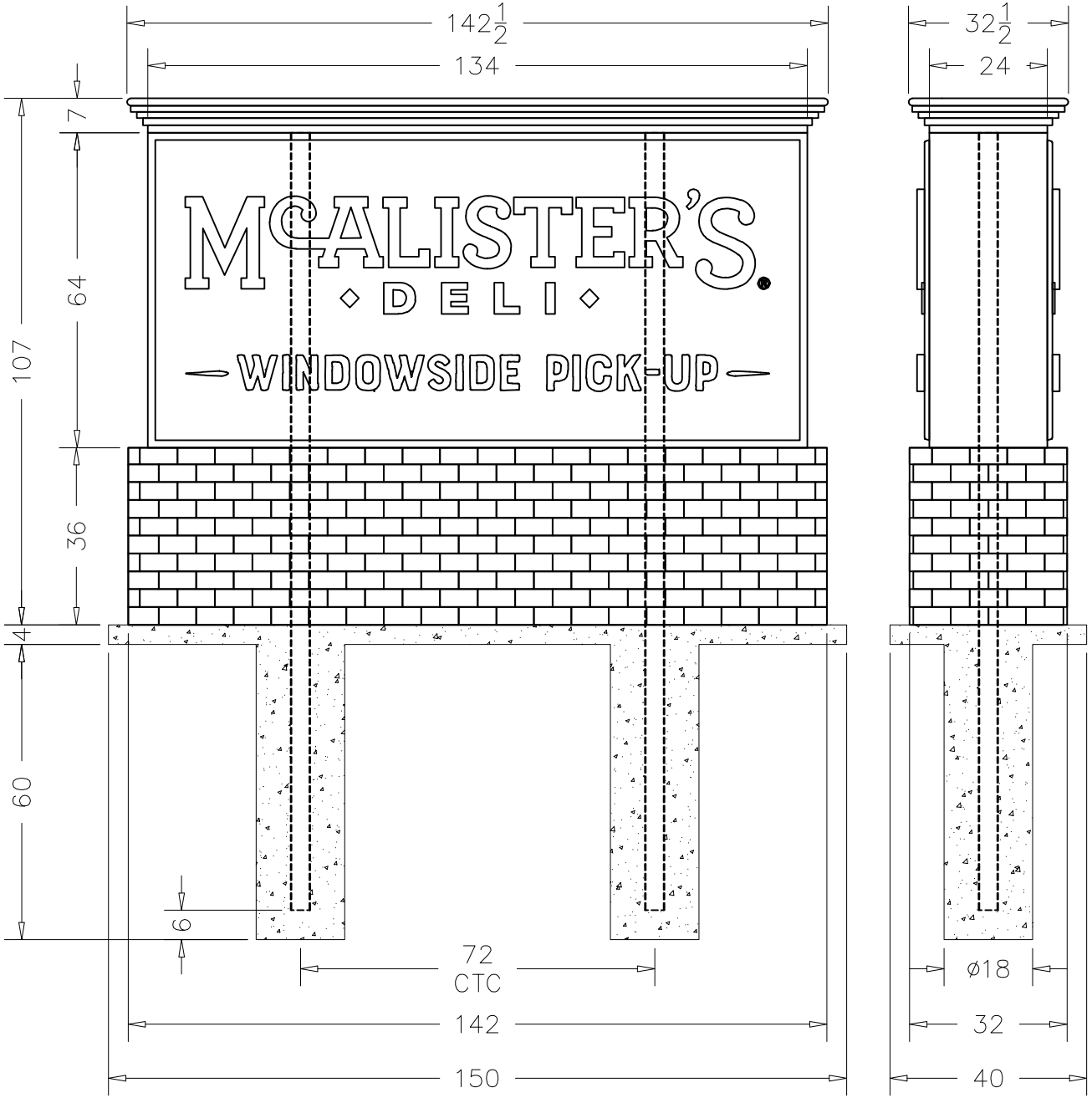
DRAWING NO. DWG. 1

DRAWING TITLE: MCALISTER'S DELI

MBI COMPANIES INC. - ENGINEERING
MISSOURI STATE CERTIFICATE OF AUTHORITY
E- 2004032066-F F00514351

STATE OF MISSOURI
DARREN SETH ANTLE
NUMBER PE-2013001889
PROFESSIONAL ENGINEER
DARREN S. ANTLE
ENGINEER MO# PE-2013001889
3/21/25

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Revision/Review: 1 | JOB NO. XXXXX

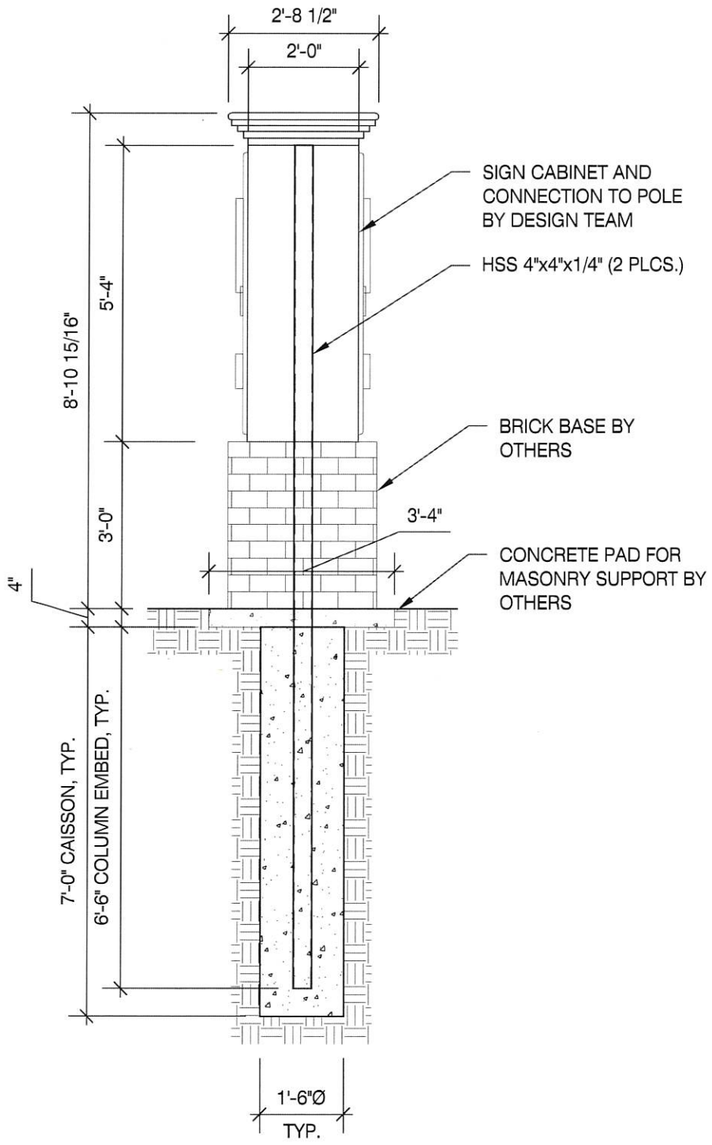
Design Team SIGN COMPANY LLC
255 Old Morris Chapel Rd. 1-800-953-3744
Adamsville, TN 38310 www.designteam.net

Tolerances: All Dimensions are in inches .XX = ±0.03 .XXX= ±0.015 Angles= ±1°

Client: McALISTER'S	Description: MONUMENT					
Drwn By GLK	Job No. XXXXXX	Appv By	Date 2/11/25	Dwg. No.	SIZE C	Sheet No. 1 of 1

THIS IS A CADD DRAWING, DO NOT CHANGE MANUALLY

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CAISSON FOUNDATION SIDE VIEW 1

SCALE: N.T.S.

NOTES

1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

2.) SIGN CABINET AND CONNECTION BY DESIGN TEAM.

* CLIENT - DESIGN TEAM
* 2018 IBC
* RISK CATEGORY II
* 110 MPH WIND SPEED, EXP. C
* (2) POLE, (2) FOOTING

WIND DATA

Building Code	2018 IBC	Importance Factor, I	1.0	Damping Ratio, β	0.005
Wind Load Criteria	ASCE 7-16	Directionality Factor, K_d [2]	0.85	Natural Frequency, n_1	2.30 Hz
Wind Speed, V	110 mph	Topography Factor, K_{zt}	1.0	Gust Effect Factor, G	0.85
Exposure Category	C	Base Pressure, $\gamma(q_z/K_0)$	15.8 psf	ASD Wind Load Factor, γ [3]	0.6
Wind Pressure Override per Jurisdiction Requirement	0 psf				

DEFLECTION ANALYSIS

Deflection Limit		H/60
Deflection at 0.7*W		0.99 in
Deflection Ratio	✓	H/108

Notes: (1) Loading values in chart below are based upon average K_z values for each segment. Actual values are calculated on hidden sheet using derived V-M equations. Chart is provided for information purposes only.
(2) Wind directionality (K_d) factor is 0.95 for Single Pole (Round) segments instead of 0.85. The C_f value from Fig. 6-21 has been increased by 0.95/0.85 to account for this variation.
(3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor, γ.

GEOMETRY INPUT [1] *Monument:* Yes — No. of Poles: 2 — No. of Footings: 2

Section	Location	Type	Height	Width	Horiz. Offset	Area	Top Elev.	Centroid	K_z	C_f	Wind Press.	Support Pole Loads Trib. Factor	Support Pole Loads Shear	Support Pole Loads Moment	Footing Loads Trib. Factor	Footing Loads Shear	Footing Loads Moment
			ft	ft	ft	sq ft	ft	ft			psf		kips	k-ft		kips	k-ft
1	Base	Multiple Poles w/ Cabinet	3.00	11.83		35.5	3.0	1.7	0.85	1.36	15.5	0.9	0.5	0.8	0.9	0.5	0.8
2		Multiple Poles w/ Cabinet	5.33	11.17		59.6	8.3	5.9	0.85	1.63	18.6	0.9	1.0	5.9	0.9	1.0	5.9
3		Multiple Poles w/ Cabinet	0.58	11.88		6.9	8.9	8.7	0.85	1.94	22.1	0.9	0.1	1.2	0.9	0.1	1.2
4		None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
5		None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
6		None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
7		None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
8		None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
9		None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
10	Top	None				0.0	8.9	8.9	0.85	1.46	16.6	0.0	0.0	0.0	0.0	0.0	0.0
		Overall Height:	8.92 ft					*Summation based upon averages above:*					1.6	7.9		1.6	7.9
		Column Spacing:	6.00 ft					*Actual base reactions based upon V-M equations:*					1.6	8.3		1.6	8.3

SUPPORT POLE DESIGN SUMMARY MATERIAL = STEEL

Base Elev	Section	Axis	Required Strength Values (ASD) V_r	M_r	T_r	P_r	Allowable Strength Values (ASD) V_c	M_c	T_c	P_c	Unity Ratios V_r/V_c	M_r/M_c	T_r/T_c	P_r/P_c	Interaction Ratios P-M	P-M-V-T	Status
ft			kips	kip-ft	kip-ft	kips	kips	kip-ft	kip-ft	kips							
0.00	HSS4X4X1/4	Strong	1.6	8.3	0.0	1.0	28.3	10.8	9.0	25.6	5.7%	77.3%	0.0%	4.0%	81.3%	0.0%	✓

FOUNDATION DESIGN SUMMARY

	Type	Diameter ft	Width ft	Thickness ft	Length ft	Depth ft	Volume CY	Reinforcing	Status	Allowable Soil Pressure
✓	Caisson	1.50	--	--	--	7.00	0.46		OK	300 psf/ft
	Vertical Slab									
	Spread									

POLE AND FOUNDATION CALCULATIONS 2

SCALE: N.T.S.

MBI COMPANIES INC.
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT: 1226 Coronado Dr. Blue Springs, MO, 64014 (Jackson County)

DRAWN BY: ZJB | CHECKED BY: DJB | COMM. NO. 250537-020-00 | DATE: 03/21/25

DRAWING TITLE: MCALISTER'S DELI

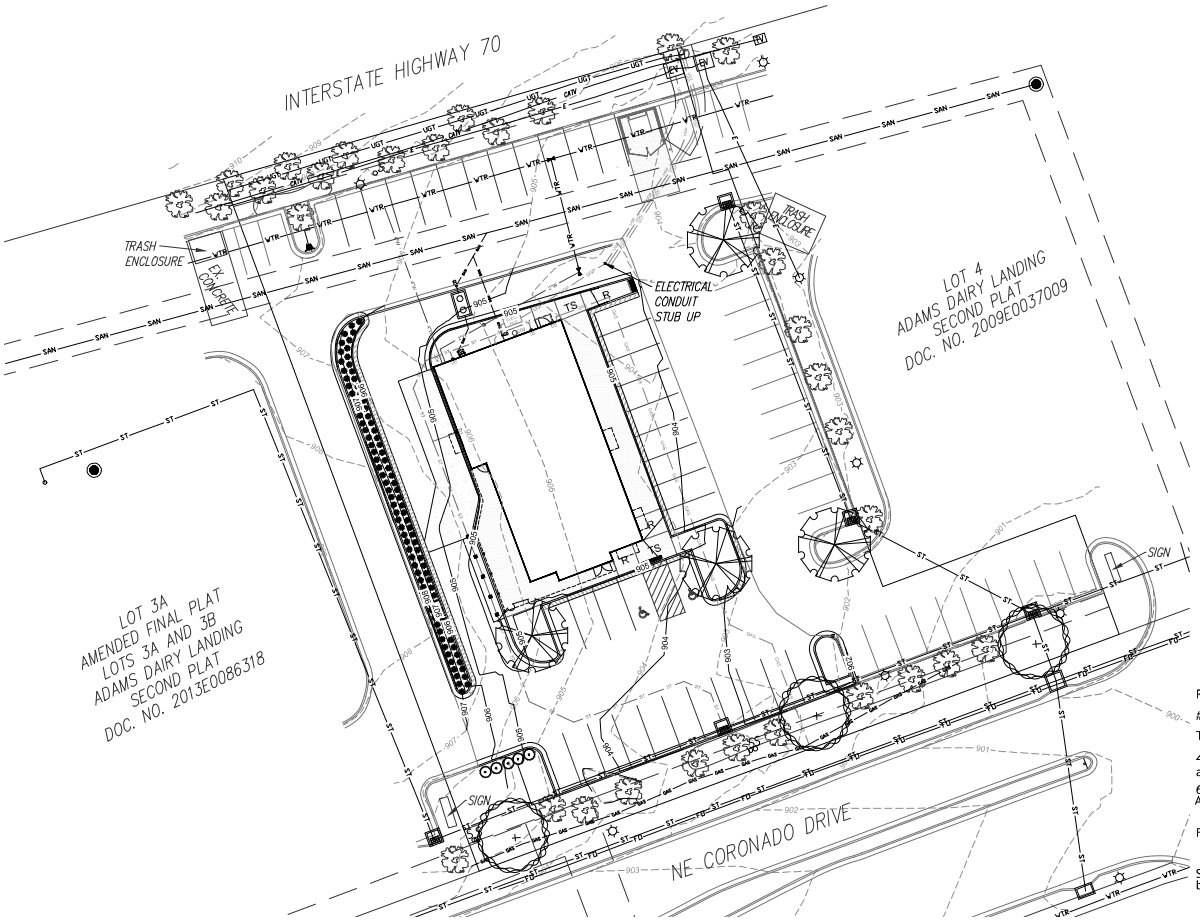
MBI COMPANIES INC. - ENGINEERING
MISSOURI STATE CERTIFICATE OF AUTHORITY
E- 2004032066-F F00514351

REV #	DATE	DRAWN BY

DRAWING NO. DWG. 2

STATE OF MISSOURI * DARREN SETH ANTLE NUMBER PE-2013001889 * PROFESSIONAL ENGINEER
DARREN S. ANTLE
ENGINEER MO# PE-2013001889
3/21/25

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LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

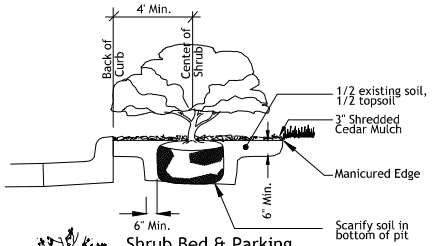
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

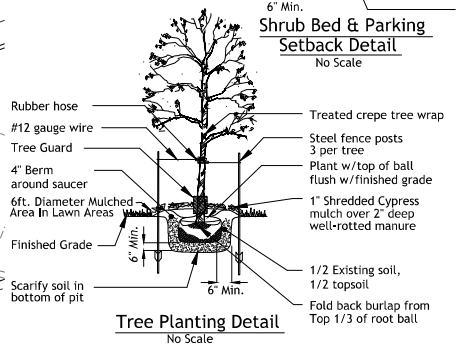
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

Shrub List

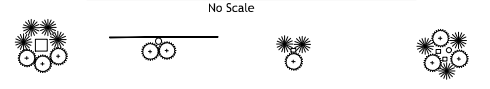
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
✹	— 98	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	3'o.c.
⊙	— 5	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	3	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	4	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown

Typical Utility Box Screening Details

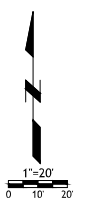
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Landscape Matrix Table

Parcel	Buffer Details			Calculations		Proposed Plant Units				Subtotals	
Location of Buffer	**Length (of property line)**	**Buffer Type**	**Buffer Width**	**Plant Unit Calcs**	**Existing Trees (8pu)**	**Shade Trees (8 pu)**	**Ornamental (5 pu)**	**Conifers (5 pu)**	**Shrubs (1 pu)**	**Total Proposed Units**	**Above/ Below Required**
EAST Property Line	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH Property Line	161'	B	15'	161*45/100 =72 pu	11@ 8 =88 pu	0@ 8 =0 pu	0 @ 5 =0 pu	N/A	0 @1 =0 pu	88	+16
SOUTH Property Line	232'	B	15'	232*45/100 =104 pu	10@ 8 =80 pu	3@ 8 =24 pu	0 @ 5 =0 pu	N/A	0 @1 =0 pu	104	0
WEST Property Line	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space Landscaping	4,453 ft.	NA	NA	4,453 / 500= 9 pu	0 @ 8 =0 pu	0@ 8 =0 pu	0	0@ 5 =0 pu	5	5	-4
Parking lot	60 stalls			2 pu per stall = 120 pu		4 @ 8 =32 pu	0 @ 5 =0 pu	0	98 @1 =98 pu	130	+10
Cumulative Totals:				305 pu	168	56	0	0	103	327	+22



NO.	BY	CK/APP
2	GD	GD
1	GD	GD

DATE	REVISION
8-26-24	CITY COMMENTS
8-13-24	CITY COMMENTS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2010005467

LANDSCAPE PLAN

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 PDPs

DATE
July 10, 2024

JOB NO.
24.040

L1 SHEET OF L1

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McALISTER'S

BLUE SPRINGS, MO

Main ID Monument

Basic Wind Speed - 109 mph
Exposure - Flat terrain, generally open for 1/2 mile
Seismic Zone - 1
Sign Type - double face cabinet (steel) with internal supports

Cabinet Info

	Description	*Height (ft)*	*Width (ft)*	*Area (sqft)*	*Height (top)*	*Cabinet Weight*
1)	Main ID	5.90	11.80	69.6	**8.9**	1044.3
2)						
3)						
4)						
5)						
				Total Cabinet Wt -		***1044.3***

Support Info

# of Cols	*Column Type (P,TS)*	*Column Size*	*Length (ft)*	*Start Elev (ft)*	*Sleeve Depth (in)*	*Weight lb/ft*	*Support Weight (lb)*
2	TS	3XX.19	13.75	-4.85	N/A	6.887	94.7
			0.00				
					Total Support Wt -		***94.7***

Foundation Info

Soil Pressure - 200 psf
Footings Req'd - 2

Type of Footing to be used - ***Round Cassion***

Diameter - 1.5 ft, round augered hole
Depth - 4.84758082228404 ft

Concrete Volume

Volumn per Cassion - 0.2 cu yd (+-)
Total Order Volume - 0.5 cu yd (+-)

Design Team Sign Company
255 Old Morris Chapel Rd.
Adamsville, TN 38310
(731) 925-4448

GLK

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The City of Blue Springs Missouri

Planning Application

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

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	ASP-03-25-9530
PC MEETING:	5.12.2025
CC MEETING:	5.19.2025
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	Shantele Frie

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

1221 NE Coronado Dr
Project Name

McAlisters Deli — Lot 3B, Amended Final Plat Lots 3A and 3B
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
R-7-2--7 PUD/R-O	General Business	R-7-2--7 PUD/R-O	General Business	1	

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

Renea Spires — Infinity Signs, LLC — 816-252-3337 — permits@infinitysign.com
Name of Applicant — **Company** — **Phone** — **Email Address**

4900 Lister Ave — Kansas City — MO — 64130
Address — **City** — **State** — **Zip Code**

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

X Renea Spires — 3-25-25
Applicant Signature — **Date**

Matt Worthley- Please see the attached — 317-574-748 — mworthley@thomasenglish.com
Name of Property Owner — **Phone** — **Email Address**

6500 Westfield blvd — Indianapolis — IN — 46220
Address — **City** — **State** — **Zip Code**

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

X Please see the attached
Property Owner Signature — **Date**

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

PROJECT DESCRIPTION:

Install (1) Monument (105.89 sq ft) The sign face is (59.6 sq ft). All other signage is in permitting and this was left out of the orifginal plan by oversite

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Sign Permit Authorization

TO BE COMPLETED BY LANDLORD/ PROPERTY OWNER

To Whom It May Concern,

I, Matt Worthley (landlord or property owner) the Property Owner/Landlord of the property located at 1221 NE Coronado Drive (Permitting Address) do hereby give Infinity Signs, LLC authorization to apply for sign(s) permits for the above-named location. I give Infinity Signs, LLC full authorization to sign and notarize permit application(s) as Owner/Agent.

Dated March 11, 2025

Signature of Landlord /Property Owner

Matt Worthley
Printed Name

Owner/Landlord Address: 6500 Westfield Boulevard - Indianapolis, IN 46220
Phone: 317-574-7448
Email: MWorthley@thomasenglish.com

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Docusign Envelope ID: 42401C3F-0DBB-4D28-9198-FAE89570FB54

CONTACT INFORMATION SHEET

PROJECT LEAD

Same as Developer Information

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

DEVELOPER

Name	Company Name		
Matt Worthley	Thomas English Retail Real Estate		
Address	**City**	**State**	**Zip**
6500 Westfield Boulevard	Indianapolis	IN	46220
Email	**Phone**	**Fax**	
mworthley@thomasenglish.com	317-574-7448		

ENGINEER

Name	Company Name		
Richard Michael	HG Consult, Inc.		
Address	**City**	**State**	**Zip**
1533 Locust Street	Kansas City	MO	64108
Email	**Phone**	**Fax**	
rmichael@hgcons.com	816-456-6151		

ARCHITECT

Name	Company Name		
Darren Peterson	Peterson Architecture		
Address	**City**	**State**	**Zip**
298 S. 10th Street #500	Noblesville	IN	46060
Email	**Phone**	**Fax**	
dpeterson@petersonarchitecture.com	317-590-0493		

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig & Associates, LLC.		
Address	**City**	**State**	**Zip**
33604 E. 235th Street	Pleasant Hill	MO	64080
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	816-309-6621		

LANDSCAPE ARCHITECT

Name	Company Name		
Garrett Ochs	Ochs Land Planning, LLC.		
Address	**City**	**State**	**Zip**
533 Lake Forest	Bonner Springs	KS	66012
Email	**Phone**	**Fax**	
garrettochs@gmail.com	913-961-6578		

ATTORNEY

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

OTHER CONTACT

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

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Blue Springs, Missouri
Community Development

MONTHLY REPORT
April 2025

Building Permit Activity

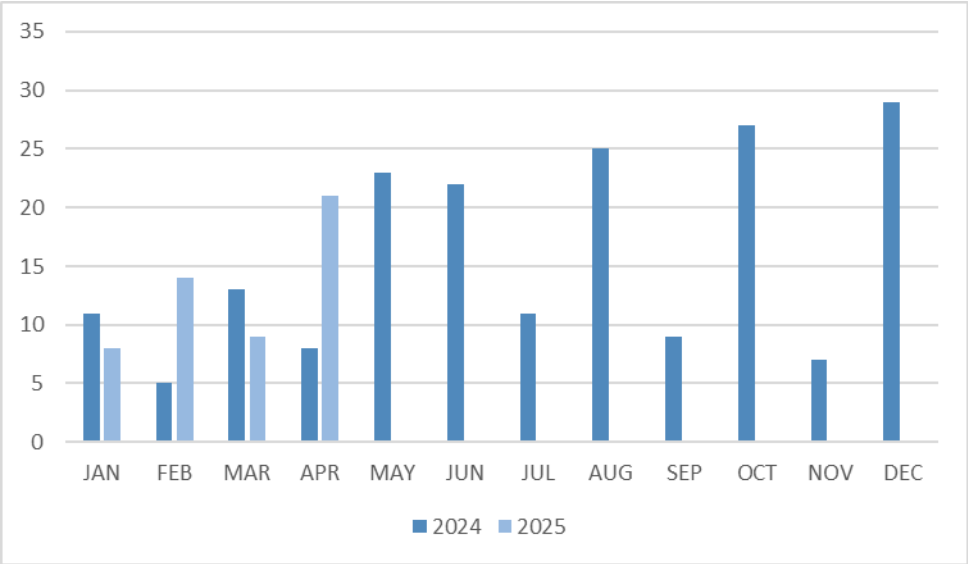
Type of Permit	April 2025	April 2024	YTD 2025	YTD 2024
Single-Family Detached	21	8	52	37
Single-Family Attached	0	0	0	0
Two-Family	0	0	0	3 (6 units)
Multi-Family	0	0	0	6(24 units)
Total Dwelling Units	21	8	52	67
Miscellaneous Residential (additions & alterations)	26	14	54	59
Commercial—New	5	1	6	5
Commercial—Alterations	6	7	20	26
Total Building Permits*	147	108	384	366

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

Building-Related Activity

	April 2025	April 2024	YTD 2025	YTD 2024
Total Square Feet	128,893	48,191	372,632	613,791
Total Construction Cost	$11,371,478	$4,172,571	$22,742,967	$20,318,889
Total Inspections	656	495	2,056	1,826

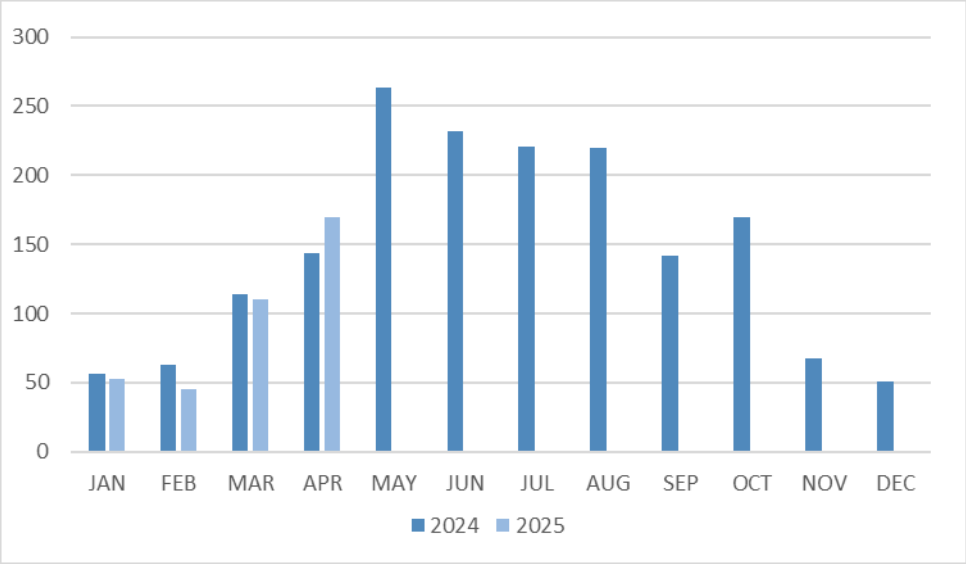
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	120
300-390	Traffic Code	0
401-411	Zoning	9
500-520 (excl. 501)	Building and Construction	39
501	Sign Code	0
600-655	Business and Occupation	0
700-715	Utilities	2
	Total Cases	170

Total Code Cases



Most Common Code Cases in March

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	40
245.130: A (11)	Trash—Prohibited	33
245.160: A (12)	Inoperable Vehicles—Prohibited	12
500.020: (a)	Building Permit Required	4

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-03-25-9502 PP-03-25-9503 PF-03-25-9504	Blue Springs High School	PP Approved April 14, 2025 PF, RZ Recommended Approval April 14, 2025	Approved April 21, 2025 (PF,RZ)	5410 5411
GDP-03-25-9506 CUP-03-25-9507	Aspahltic Surfaces	Recommended Approval April 14, 2025	Approved April 21, 2025	5412 5413
CUP-02-25-9484	500 RD Mize Offices	Recommended Approval April 14, 2025	Denied April 21, 2025	N/A
VAC-03-25-9508 PF-03-25-9509	Hy-Vee 3rd Plat	Recommended Approval April 14, 2025	Approved April 21, 2025	5414 5415
PP-03-25-9515 PF-03-25-9516	McAtee Lane	PP Approved April 28, 2025 PF Recommended Approval April 28,	PF to be heard by City Council on May 5, 2025	N/A
ASP-04-25-9554 (Resolution No. 32-2025 for an appeal)	Tim Horton's	Recommended for Denial April 28, 2025	ASP to be heard by City Council May 5, 2025	N/A
GDP-02-25-9484	7 Brew	Recommended Approval March 24, 2025	Approved April 7, 2025	5404

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Sign Permit Activity

Type of Sign Permit	April 2025	April 2024	YTD 2025	YTD 2024
Sign Face Replacement	3	1	14	7
Ground-Mounted Signs	1	5	12	9
Building-Mounted Signs	4	9	40	21
Temporary Signs	12	2	14	5
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	0	0	0
Total Signs Issued	20	17	80	42