BLUE SPRINGS
MISSOURI

PLANNING COMMISSION MEETING

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

MEMBERS:	Susan Stokenbury (8/8)
Chris Henning (8/8)	Jennifer Ritschel (7/8)
Rick How (8/8)	Travis Graham (6/8)
Brian Ingersoll (8/8)	Jennifer Irey (3/3)
Chad Sanderson (5/8)	Jared Pumphrey (6/8)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval of June 22, 2026 Minutes
4. Public Hearing—Planned Development Concept Plan: Ford Warehouse (PDC-04-26-9865) 3110 SW Eastbound 40 Hwy
5. Adjournment

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

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MINUTES OF PLANNING COMMISSION June 22, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, June 22, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with Chairperson Rick How presiding.

BOARD ATTENDANCE

Rick How

Chris Henning

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel

Travis Graham

Jennifer Irey

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Logan Day, Planner I

Katie Tholen, Mayor Pro-Tem

Jennifer Baird, City Attorney

Traci Breshears, Recording Secretary

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1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Rick How, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. Traci Breshears, recording secretary, took roll to confirm a quorum.

2. APPROVAL OF MINUTES

Chairperson How requested action on the June 8, 2026 minutes. Commissioner Graham made a motion to approve the minutes. Commissioner Stokenbury seconded the motion. With a 8-0 approval, the minutes were passed.

3. AGENDA ITEM 4—PUBLIC HEARING: VACATION / VAC-06-26-9901 / 12th Street Extension / 8131 SW 12th Street

Chairperson How opened the public hearing at 6:31 p.m. and requested Logan Day, Planner I, present the Vacation for 12th Street to Planning Commission.

No one spoke on in favor or against the project. Chairperson How closed the public hearing at 6:34 p.m.

Commissioner Sanderson made the motion to approve Vacation VAC-06-26-9901 with staff conditions. Commissioner Henning seconded the motion. With a 8-0 approval, with one abstaining, the Vacation will be heard on the July 6, 2026 at City Council.

Rick How—Aye Chris Henning—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—Abstain

Jared Pumphrey—Aye

STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Unified Development Code (UDC), unless specifically modified through the approval of this Vacation application. Conditions of approval include:
    a. Utility easements shall be provided within the existing right-of-way, including for the existing public sanitary sewer, prior to the vacation of the right-of-way. Documentation of utility releases and/or letters of no objection from all affected utility providers shall be submitted prior to recording the vacation.

4. **AGENDA ITEMS 5, 6 AND 9—PUBLIC HEARING: GENERAL DEVELOPMENT PLAN, CONDITIONAL USE PERMIT & PRELIMINARY PLAT / GDP-03-26-9850; CUP-03-26-9851; PP-03-26-9852 / Winwater & Flex Use / 2601 NW Jefferson Street**

Chairperson How opened the public hearing at 6:35 p.m. and requested Logan Day, Planner I, present the General Development Plan, Conditional Use Permit, and Preliminary Plat for Winwater & Flex Use to Planning Commission.

Applicant, Jeremy Powell, 3200 Route 291, Independence, MO, spoke on the project. No one spoke in favor of the project. Several Spoke in Opposition:

Larry Anderson, 2613 NW Stonecrest Ct, Blue Springs, MO

Andrew Quick, 1509 NW Timberline Ct, Blue Springs, MO

Willie Jordan, 2604 NW Timberline Dr, Blue Springs, MO

Lora Martinez, 1505 NW Timberline Ct, Blue Springs, MO

Robert Cairns, 2608 NW Timberline Dr, Blue Springs, MO

Don Harris, 2500 NW Timberline Dr, Blue Springs, MO

Abby Dickerson, 1505 NW Timberline Ln, Blue Springs, MO

Chairperson How closed the public hearing at 7:22 p.m.

Commissioner Stokenbury made the motion to approve General Development Plan GDP-03-26-9850 with staff conditions. Commissioner Graham seconded the motion. With a 5-4 approval, the General Development Plan will be heard on July 6, 2026 at City Council.

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Rick How—Aye

Chris Henning—No

Brian Ingersoll—Aye

Chad Sanderson—No

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—No

Jared Pumphrey—No

STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A Site Plan Design Review is required to review final building and site design, including landscaping and Final building and site design must meet Non-Residential Design Standards per UDC 407.090 and any other applicable sections of the Unified Development Code.
3. Provide site triangles at west entrance to ensure proper sight distance is met.
4. Easement shall be acquired from lots 4 and 5 of Stonecrest Plat for sanitary sewer extension.
5. Existing septic tank shall be abandoned or removed per MDNR standards.
6. Footing of the building should not be within the zone of influence from the existing storm along Saunders.

7. Provide Final Drainage Study. Drainage study shall conform to the City of Blue Springs Design and Construction Manual supplemental showing runoff reductions for the 1, 10 and 100 year storm events. Detention and BMP facilities shall be designed per Final Drainage Study.
8. A permit from the Missouri Department of Natural Resources (MDNR) is required for land disturbance greater than one acre.
    a. As required by the MDNR land disturbance permit, a storm water pollution prevention plan (SWPPP) is also required to ensure maintenance, inspection, and flexibility for erosion control and storm water quality on the project during construction. The City of Blue Springs Engineering Division requires confirmation that the SWPPP has been prepared and the land disturbance permit has been acquired prior to beginning construction activities.
9. The City of Blue Springs Design and Construction Manual shall be followed regarding construction specifications.
10. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the Storm water detention basin was constructed in accordance with the approved plans and functions as designed.

Commissioner Stokenbury made the motion to approve Conditional Use Permit CUP-03-26-9851 with staff conditions. Commissioner Graham seconded the motion. With a 5-4 approval, the Conditional Use Permit will be heard on July 6, 2026.

Rick How—Aye Chris Henning—No

Brian Ingersoll—Aye

Chad Sanderson—No

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—No

Jared Pumphrey—No

STAFF CONDITIONS:

1. Approval by City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. The parking spaces shall not be used for outdoor storage of equipment, boats, trailers, household goods, or other personal property. Trailers may occupy a parking space only if they are associated with a business located on the premises and are actively being used for loading and unloading purposes.

Commissioner Stokenbury made the motion to approve Preliminary Plat PP-03-26-9852 with staff conditions. Commissioner Graham seconded the motion. With a 5-4 approval, the Preliminary Plat was approved.

Rick How—Aye

Chris Henning—No

Brian Ingersoll—Aye

Chad Sanderson—No

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—No

Jared Pumphrey—No

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STAFF CONDITIONS:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Provide As-built Drawings prior to Final Plat approval. Prior to Final Plat approval all public works items must be completed and pass inspection.
3. A maintenance bond will be required following infrastructure acceptance by the City and prior to Final Plat approval. The bond shall be in the amount equal to one-half (1/2) of the cost of construction, to guarantee against defects in construction for a period of two (2) years.
4. All required public improvements shall be completed and accepted by the City prior to approval of the final plat.
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

5. AGENDA ITEM 7—PUBLIC HEARING: CONDITIONAL USE PERMIT / CUP-04-26-9863 / Universal Beauty Studio Academy / 1405 SW Smith St

Chairperson How opened the public hearing at 7:25 p.m. and requested Shantele Frie, Planner III, present the Conditional Use Permit for Universal Beauty Studio Academy to Planning Commission.

Applicant, Tyrone Jackson, 2025 E Chestnut Expressway Ste B, Springfield, MO, spoke on the project. No one spoke in favor or against the project. Chairperson How closed the public hearing at 7:32 p.m.

Commissioner Henning made the motion to approve Conditional Use Permit CUP-04-26-9863 with staff conditions. Commissioner Ingersoll seconded the motion. With a 8-1 approval, the Conditional Use Permit will be heard on July 6, 2026 at City Council.

Rick How—Aye

Chris Henning—Aye

Brian Ingersoll—Aye

Chad Sanderson—Aye

Susan Stokenbury—Aye

Jennifer Ritschel—Aye

Travis Graham—Aye

Jennifer Irey—Aye

Jared Pumphrey—No

STAFF CONDITIONS:

1. Approval of the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless specified by the following Alternative Development Standards:
2. The Conditional Use Permit allows "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section of the UDC 405.050 (33) at property addressed 1405 SW Smith Street.
3. Prior to the issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo establishment license must be provided

6. AGENDA ITEM 8—PUBLIC HEARING: CONDITIONAL USE PERMIT / Midnight Ink / CUP-05-26-9882 / 2307 N South Outer Road

Chairperson How opened the public hearing at _____ p.m. and requested Shantele Frie, Planner III, present the Conditional Use Permit for Midnight Ink to Planning Commission.

Applicant, Kaitlynn Harris, 2307 N South Outer Rd, spoke on the project. No one spoke in favor or against the project. Chairperson How closed the public hearing at 7:42 p.m.

Commissioner Sanderson made the motion to approve Conditional Use Permit CUP-05-26-9882 with staff conditions. Commissioner Stokenbury seconded the motion. With a 8-1 approval, the Conditional Use Permit will be heard on July 6, 2026 at City Council.

Rick How—Aye

Jennifer Ritschel—Aye

Chris Henning—Aye

Travis Graham—Aye

Brian Ingersoll—Aye

Jennifer Irey—Aye

Chad Sanderson—Aye

Jared Pumphrey—No

Susan Stokenbury—Aye

STAFF CONDITIONS:

1. Approval by the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless specified by the following Alternative Development Standards:
    a. The Conditional Use Permit allows “Body Art Service” land use to be allowed in accordance with the Special Use Standards Section of the UDC 405.050 (33) at the property addressed 2307 NW South Outer Road.

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

7. ADJOURN

Chairperson How asked for a motion of adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham and with unanimous consent the meeting was adjourned at 7:44 p.m.

[BOARD CHAIR]

_____

[Rick How]

ATTEST;

_____

[board secretary]

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: July 13th,2026

City Council Date: July 20th, 2026

Project Name: Ford Warehouse

Site Location: 3110 SW Eastbound US 40 Hwy

Applicant: Powell Minnis

Property Owner: BFRE,LLC

Staff Planner: Logan Day, Planner I

Project Request:

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

Project Description:

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

Planned Development Concept Plan
PDC-04-26-9865
Ford Warehouse
Exhibit #1

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

Staff Recommendation:

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

Previous Actions:

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

Future Applications:

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

Adjacent Properties:

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

PUD CONCEPT PLAN & ANALYSIS

A concept plan or general development plan is a conceptual or generalized development plan for the entire area included either under the rezoning area or a previously approved concept plan area that requires an amendment. The purpose of a concept plan or general development plan is to allow preliminary review of a proposed development plan before substantial technical work has been undertaken.

Planned Unit Development Regulations:

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

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

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

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

Modifications Requested:

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

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

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

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

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

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

Phasing:

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

Streets & Sidewalks:

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

Traffic:

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

Stormwater:

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

Sanitary Sewer:

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

Land Use & Density:

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

Building Typology:

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

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

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

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

Parking:

Vehicular parking is required and proposed as follows:

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

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

Architectural Character:

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

Signage:

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

Review Criteria.

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

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

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

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

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

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

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

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

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

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

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

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

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

Approval of a Concept Plan shall constitute acceptance of the overall planning concepts and development parameters. An approved Concept Plan shall lapse and be of no further force and effect if a Final Plan (or a Final Plan for a designated phase of the Concept Plan) has not been approved within two (2) years of the date of approval of the Concept Plan.

Staff Recommendations:

Staff recommends approval of the Planned Unit Development Concept Plan application with the following conditions:

1. Approval based on the representations of any drawing presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Amended Planned Unit Development.

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

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

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

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

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

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

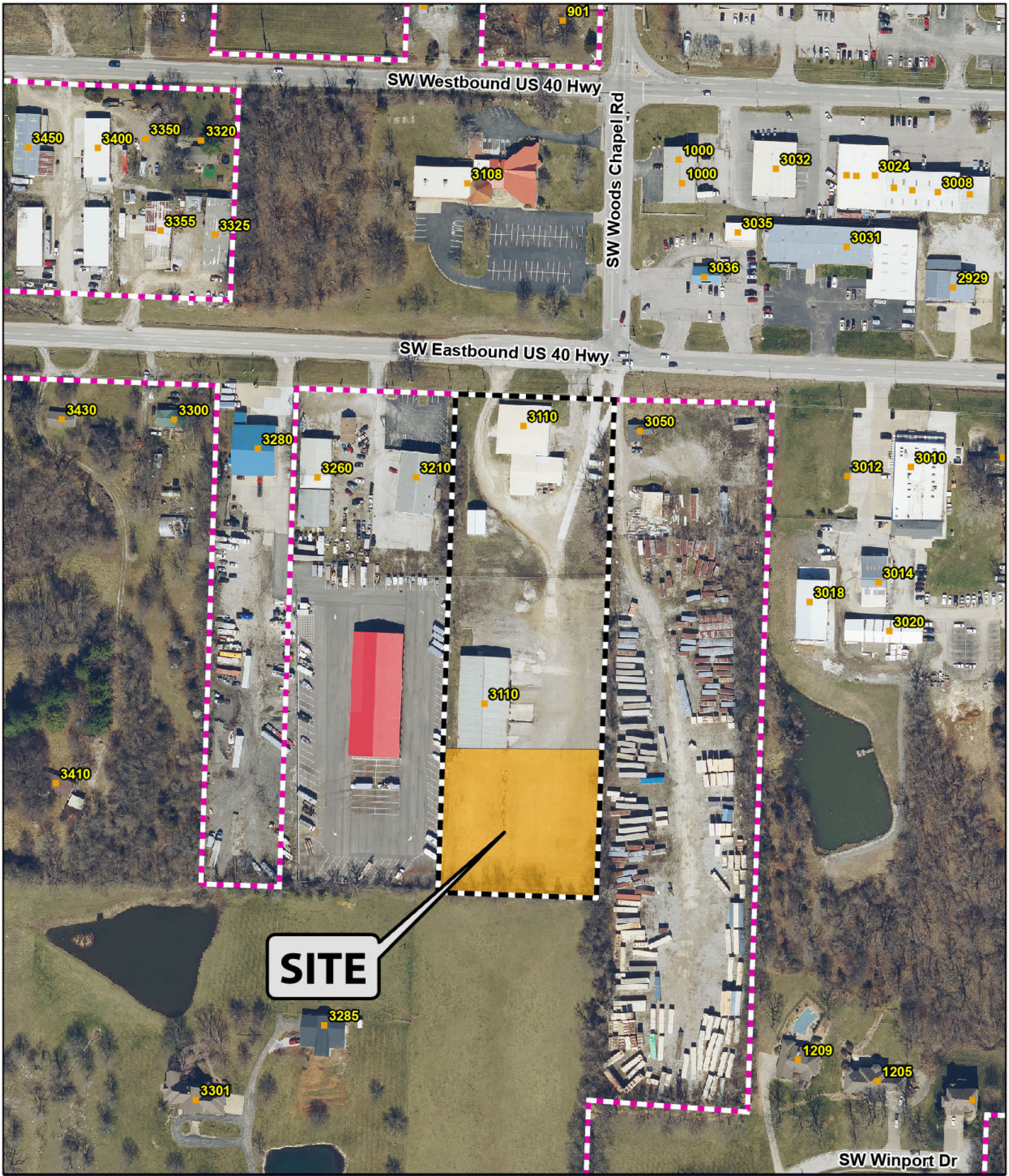
3. A final stormwater management plan shall be prepared by a professional engineer registered in the State of Missouri and submitted to the Public Works Department for review and approval prior to final site plan approval. Stormwater detention and water quality requirements shall be met in accordance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

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

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

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

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



BLUE SPRINGS MISSOURI

PDC-04-26-9865
FORD PD
AERIAL MAP

N

1" = 200'

Date: 07/07/26



BLUE SPRINGS MISSOURI

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

N

1" = 300'

Date: 07/07/26

July 1, 2026

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

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

Dear Mr. Day,

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

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

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

There are 3 proposed deviations to the UDO:

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Powell Minnis
Senior Architect



Davidson Architectural and Engineering

MoDOT

Missouri Department of Transportation

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

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

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

FROM: Chris Harman
Senior Traffic Studies Specialist, MoDOT

David Olson,
Senior Traffic Specialist, MoDOT

DATE: 2/18/2026

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

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

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

High level improvements/comments consist of the following:

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

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

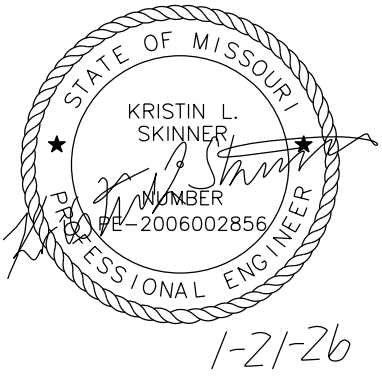
Blue Springs Ford Parts Warehouse

TRAFFIC MEMO

January 21, 2026

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

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



January 21, 2026

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

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

Dear Mr. McIntosh,

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

Existing Conditions

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

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

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

Proposed Conditions

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

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

Trip Generation

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

Table 1: ITE Trip Generation

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

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

Turn Lane Analysis

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

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

Summary

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

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

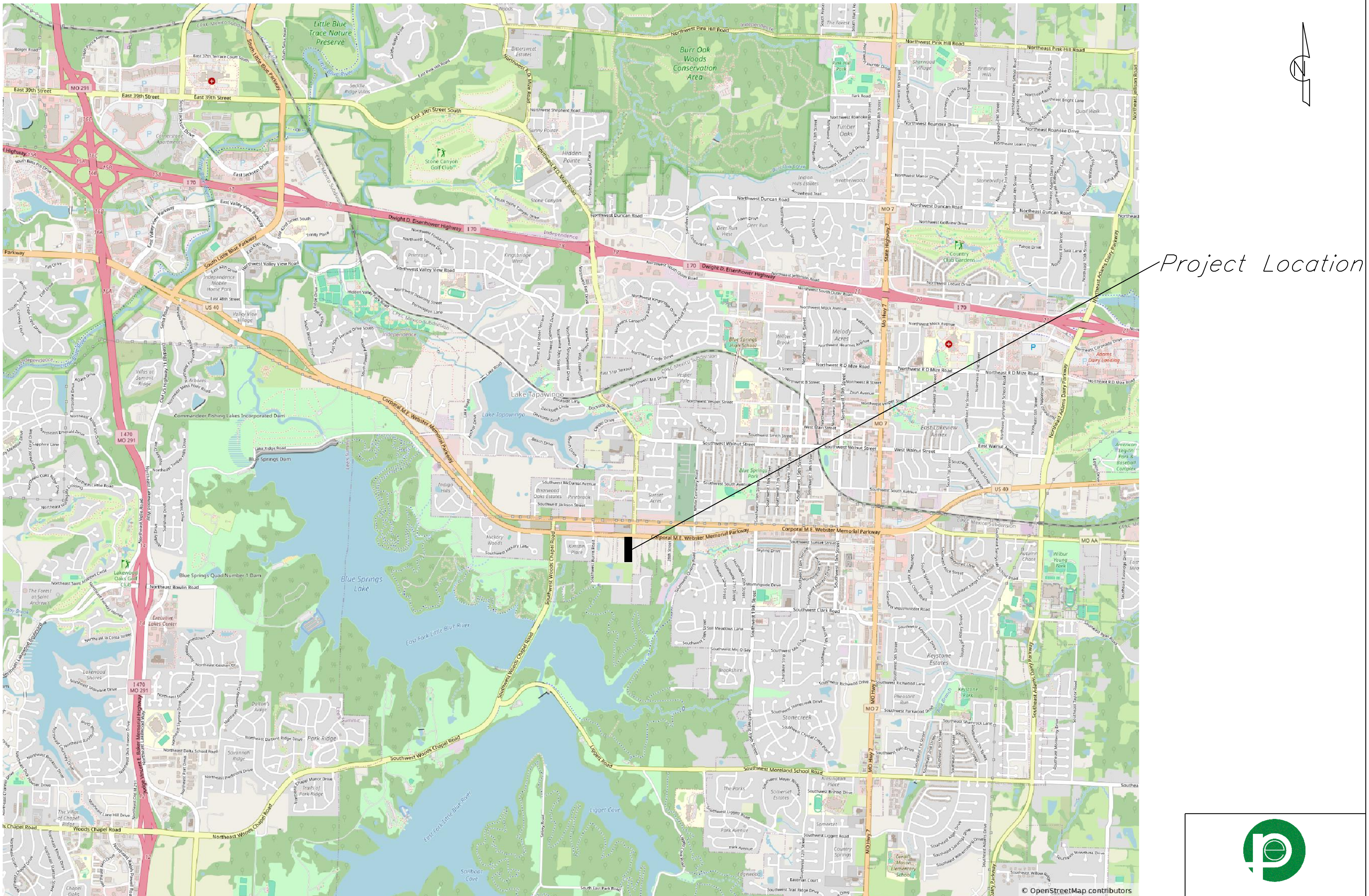
Sincerely,

PRIORITY ENGINEERS, INC.



Kristin L. Skinner, P.E., PTOE

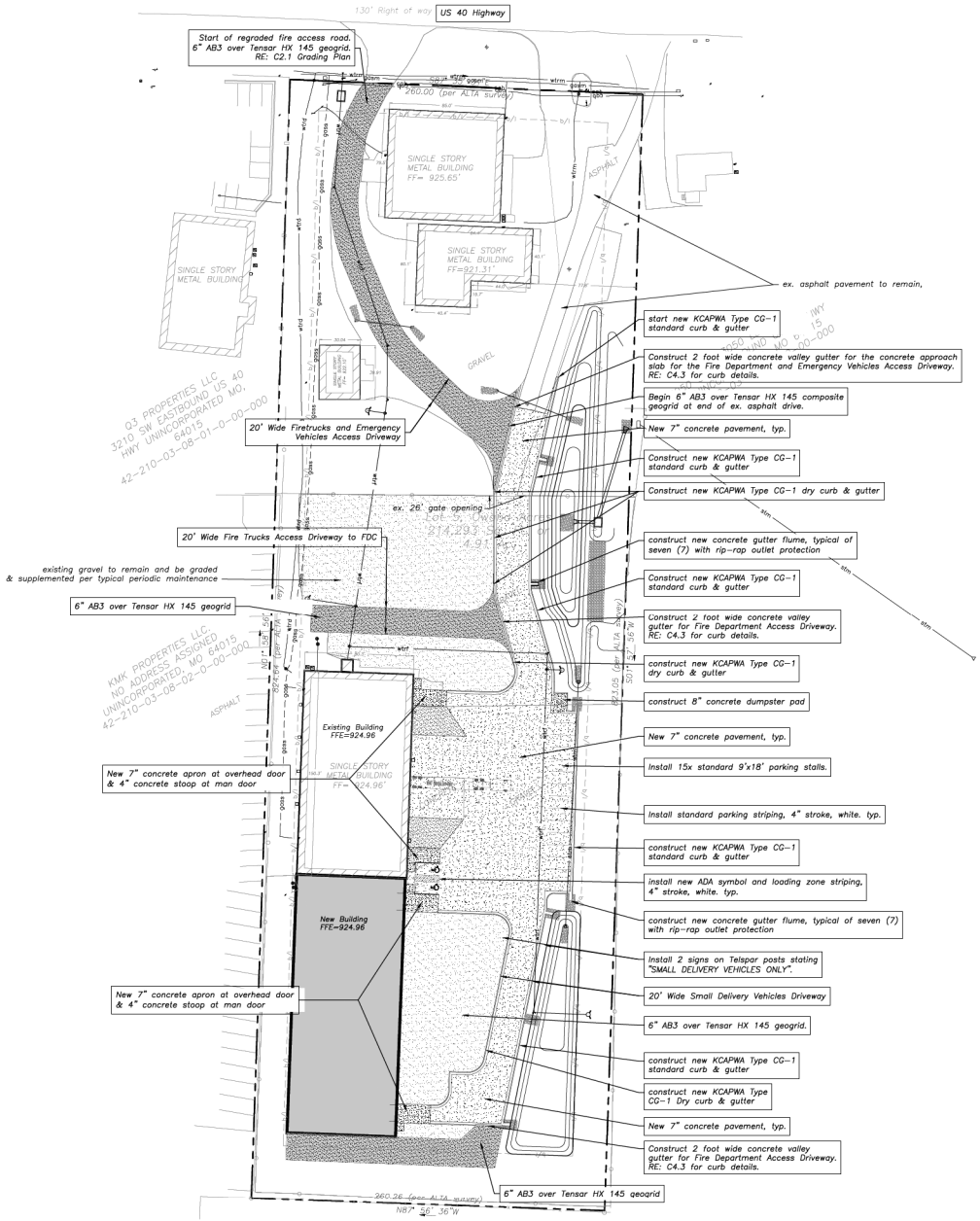
Attachments



Copyright Openstreetmap Contributors

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

Priority Engineers
PO Box 563
Garden City, MO 64747
816.738.4400



davidson
architecture&engineering

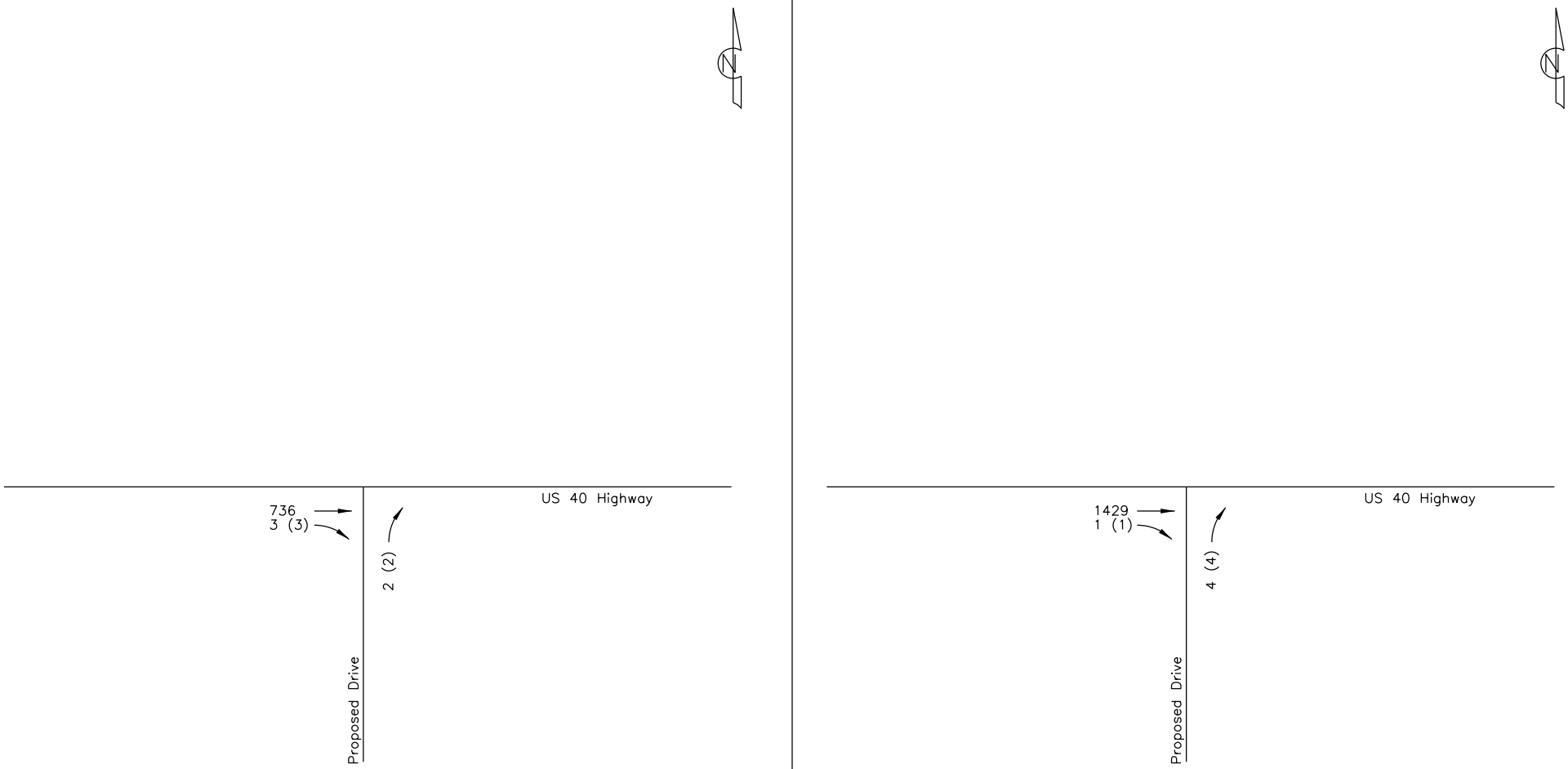
Site Plan

Ford Parts Warehouse
Blue Springs, MO

No Scale

Figure 2

priority ENGINEERS
PO Box 563
Garden City, MO 64747
816.738.4400



LEGEND

Total Volume (Site Generated Trips)

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

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

3110 US 40, Blue Springs, MO 64015

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

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

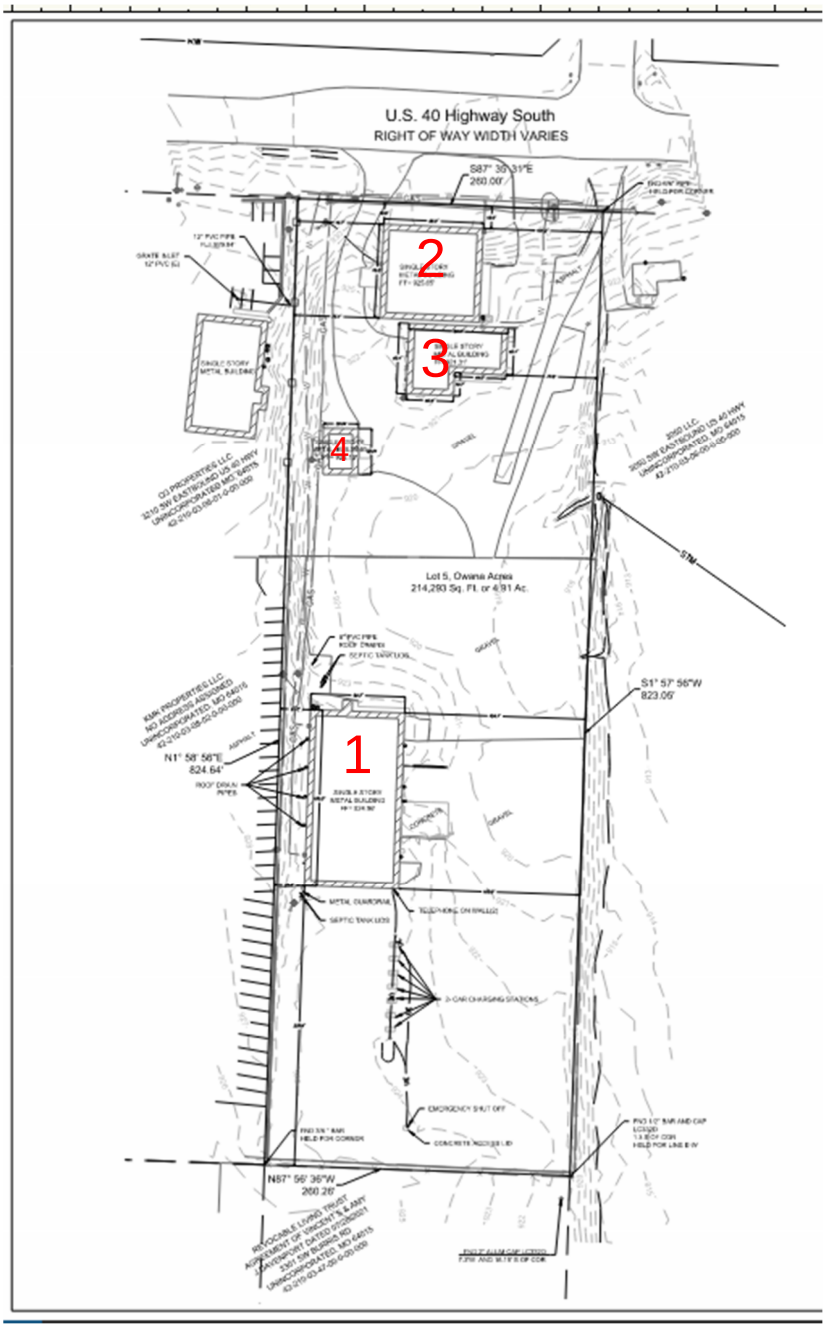
Building Summary:

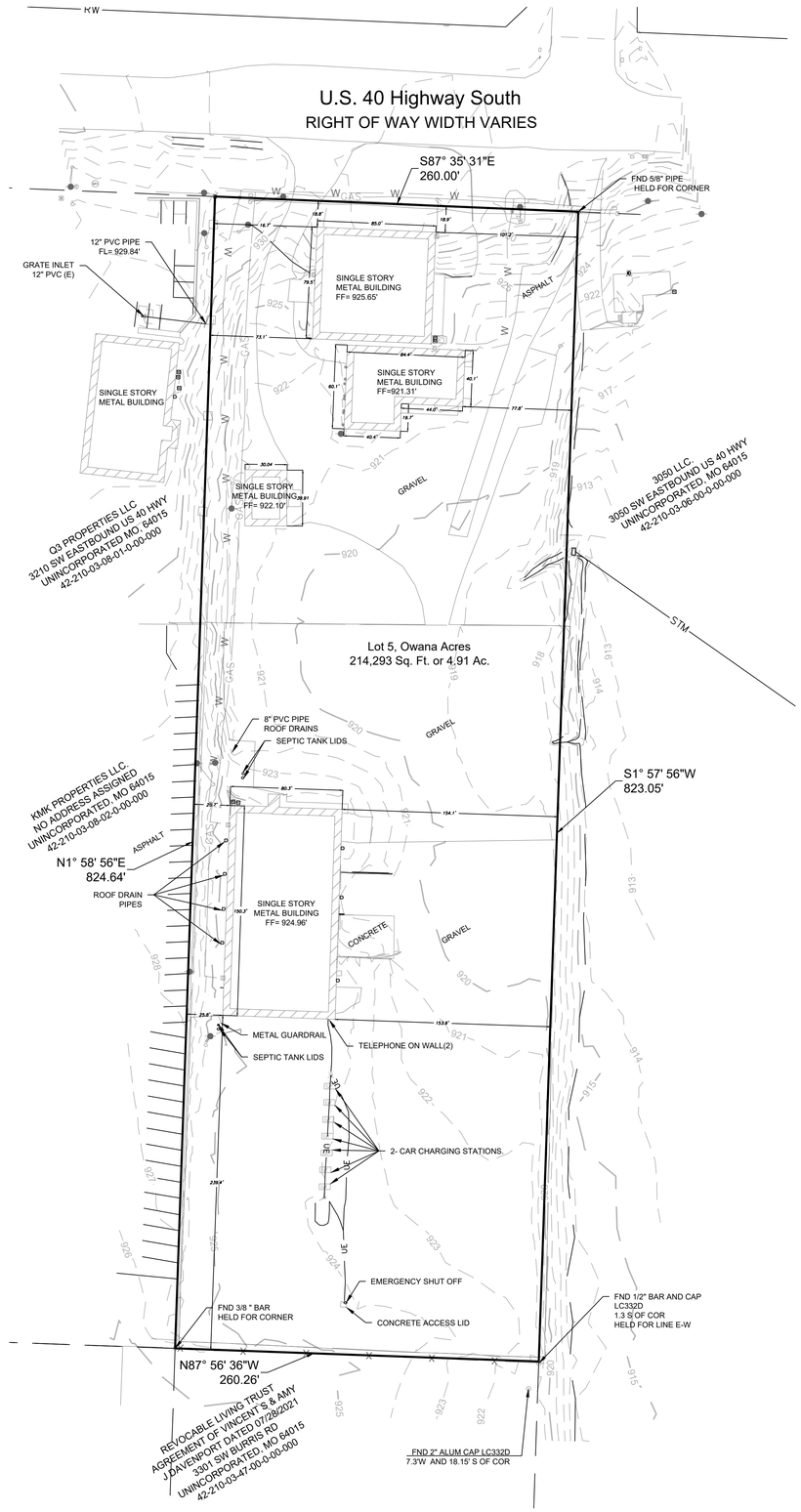
Building 1: 12,000 sf

Building 2: 6,758 sf

Building 3: 4,185 sf

Building 4: 1,200 sf.





Certificate of Survey

Lot 5, ONAWA ACRES

Section 2, Township 48 North, Range 31 West

Jackson County, Missouri



LOCATION MAP
SECTION 2-T48N-R31W

Property Descriptions

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

Survey Parcel Information

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

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

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

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

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

SURVEYOR'S GENERAL NOTES:

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

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

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

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

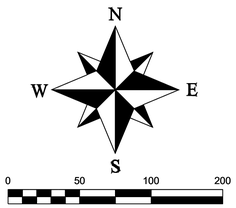
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate.

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

LEGEND

These standard symbols will
be found in the drawing.

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



CERTIFICATION

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

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

REVISIONS

DATE	

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

Certificate of Survey

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

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

PROFESSIONAL SEAL

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

Flood Zone Information:

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

Fire Protection Notes:

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

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

Utility Legend

existing
proposed

Linetypes

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

Symbols

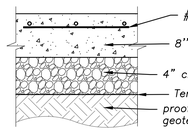
sanitary manhole
CO — service cleanout
fmv — force main release valve
rectangular structure
circular structure
fire hydrant
wv — water valve
water meter
BFP — backflow preventer
natural gas meter
T — service transformer (pad mount)
S — primary switch gear
LP — light pole
C — cable/phone/data junction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

Property Legend

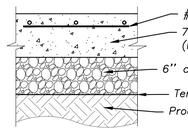
right of way
property lines
u/e — easements
s/b — setbacks

Pavement Section Note:

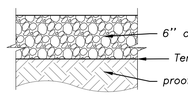
Pavement Sections based on Geotechnical Report by Alpha Omega Geotech, dated May 1, 2025. See Geotech report for all pavement section recommendations and adjustments based on alternate subgrade preparations methods.



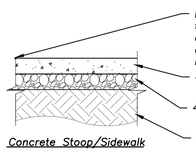
Dumpster Pad Concrete Pavement



Heavy Duty Concrete Pavement

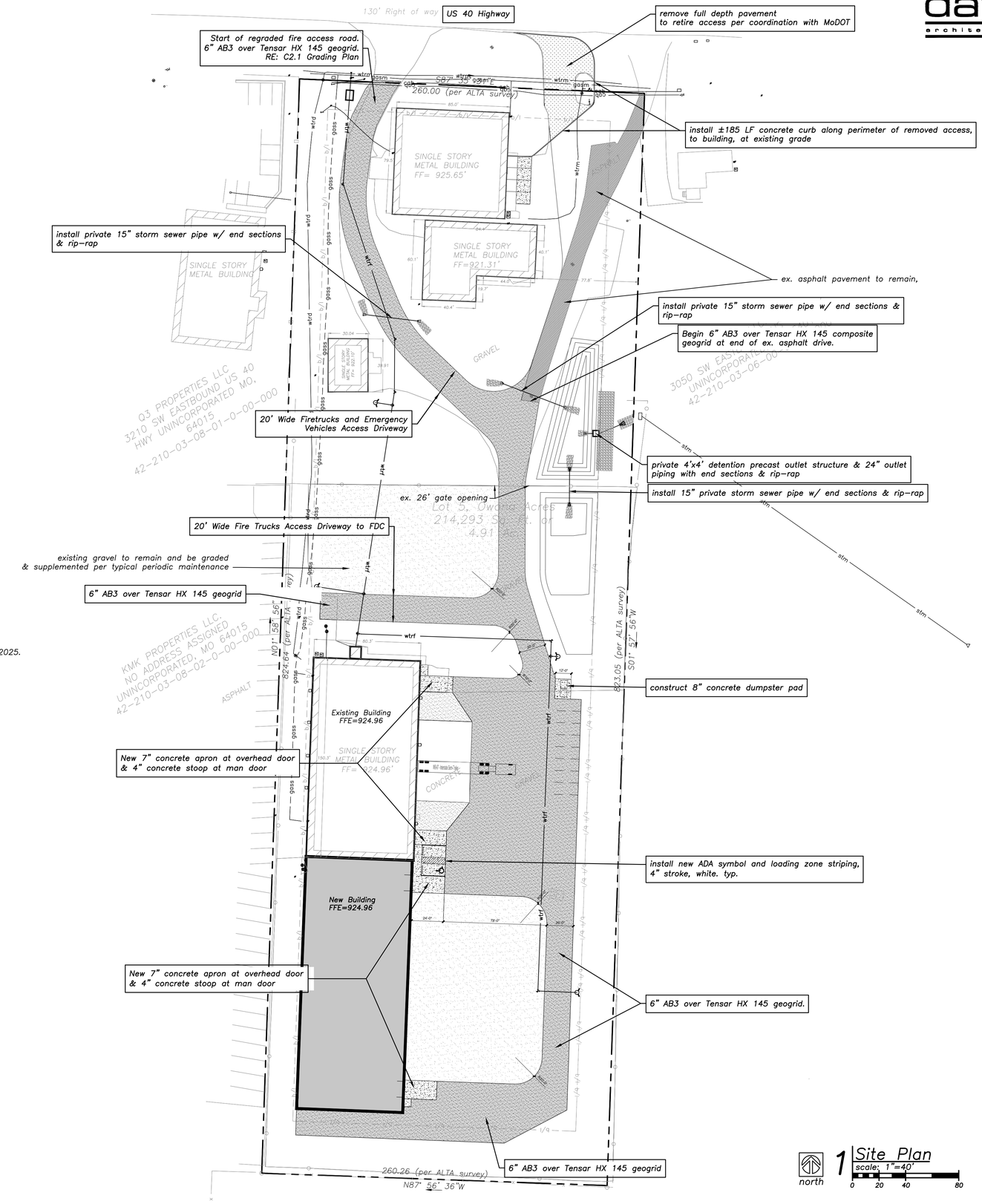


Geogrid Reinforced Gravel Pavement (Fire Access)



Concrete Stoop/Sidewalk

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



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

Blue Springs Ford Parts Warehouse

a new addition for

Blue Springs Ford

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

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

sheet number
C1.2
drawing type
permit
project number
25082

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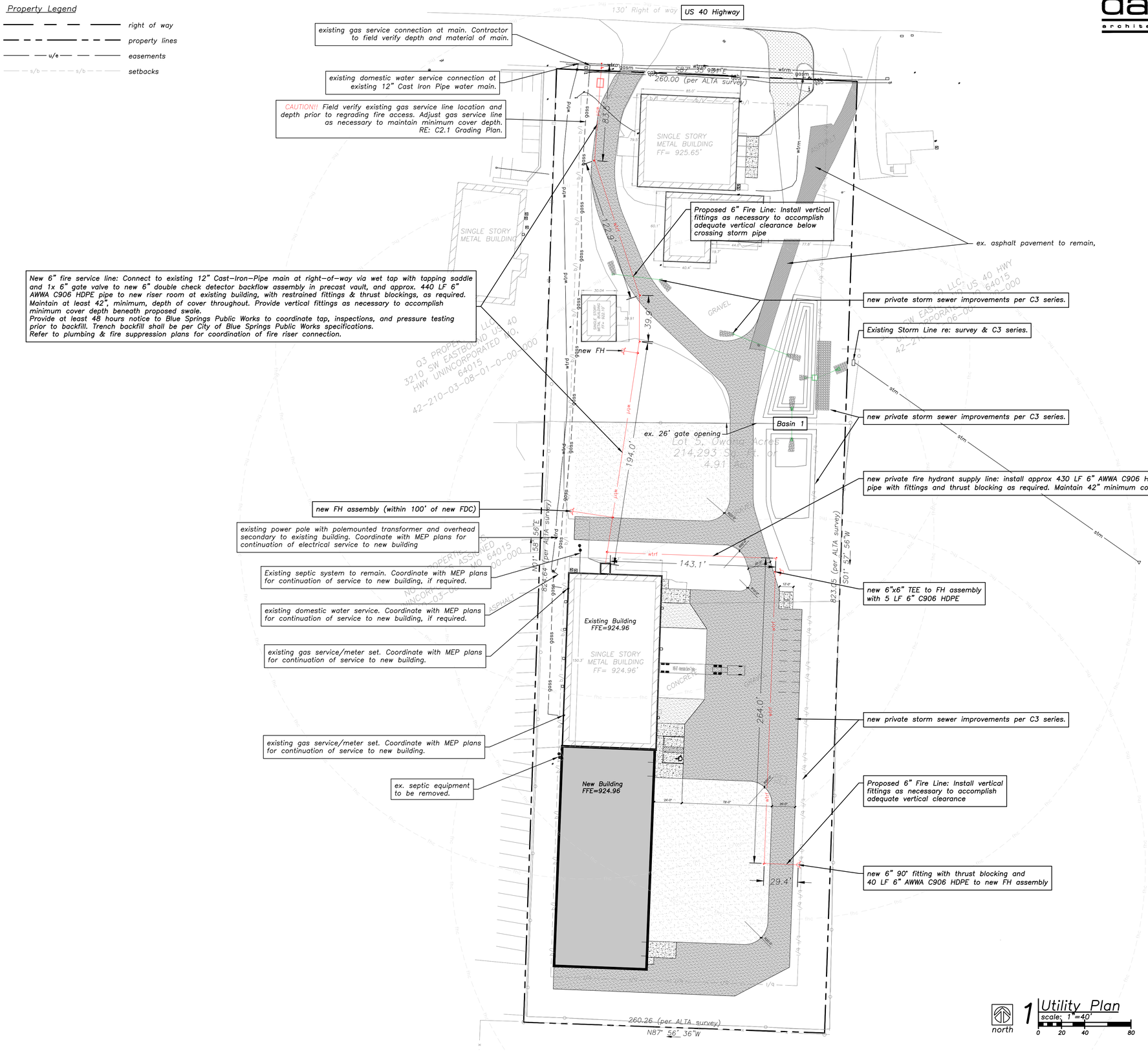
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end section

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date
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drawn by
DAE
checked by
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revisions

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sheet number
C1.3
drawing type
permit
project number
25082

Local Benchmarks:

BM–#

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

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

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

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

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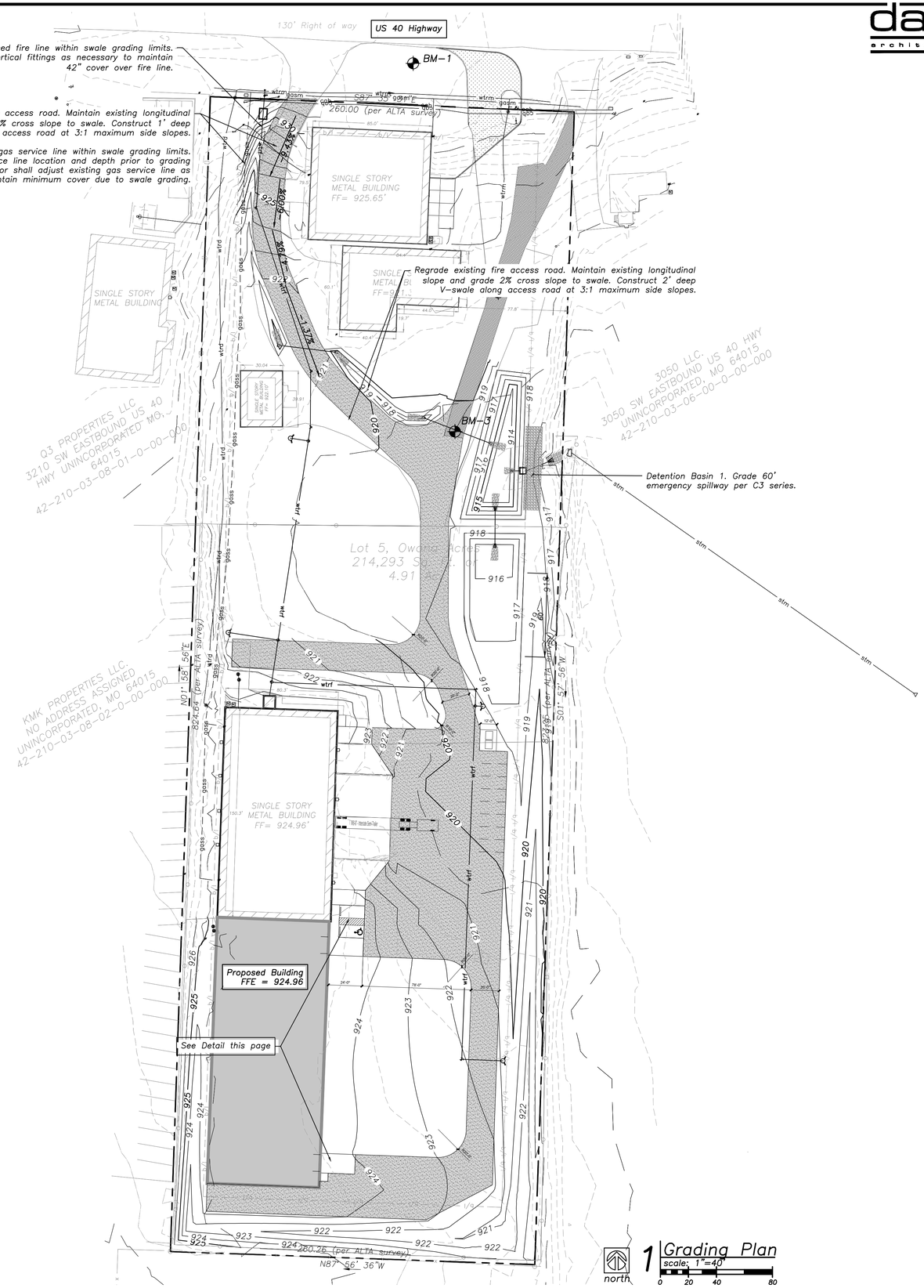
right of way
property lines
u/e — easements
s/b — setbacks

Spot Elevation Legend

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

Erosion & Sediment Control Note:

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



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

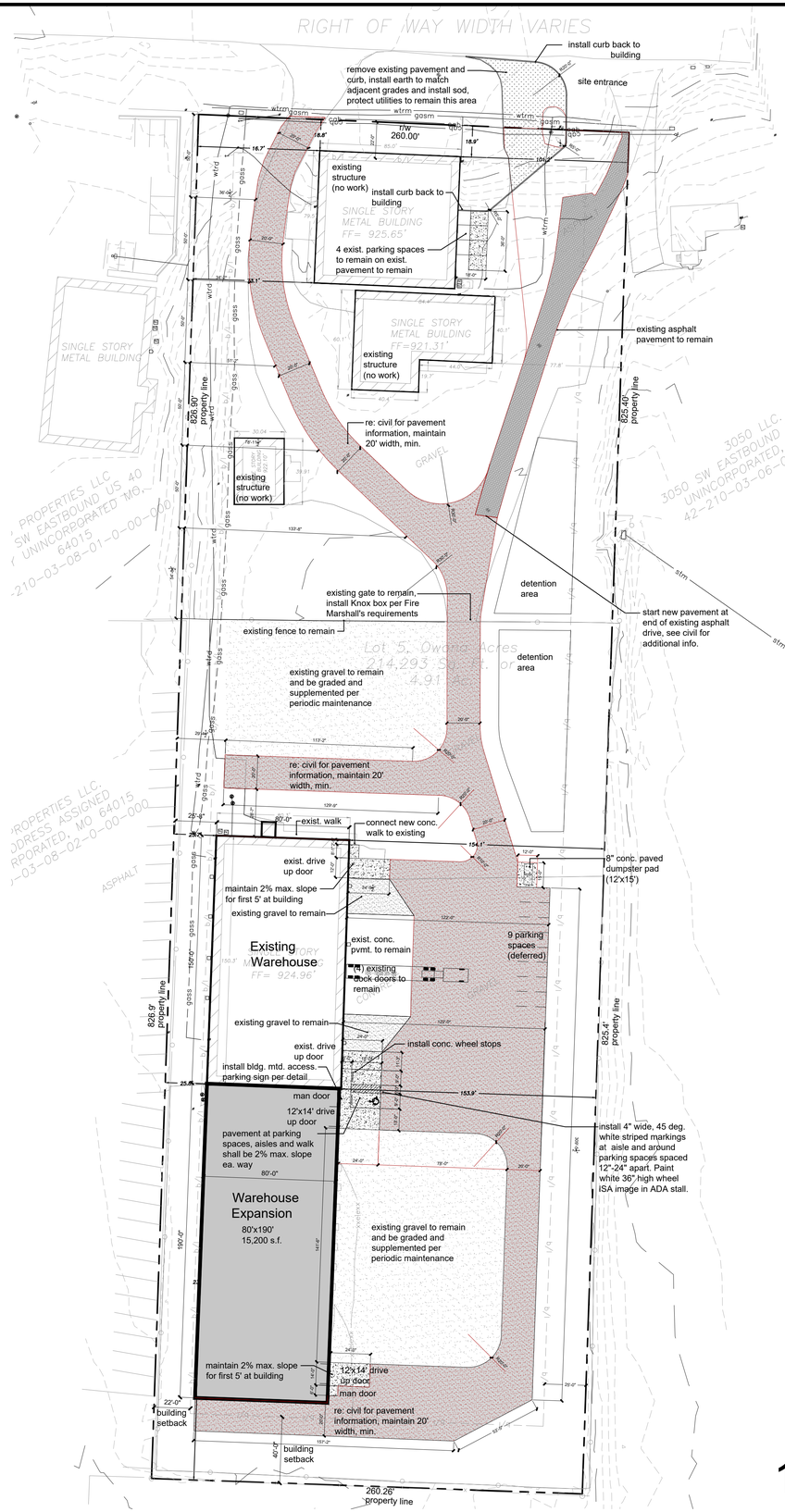
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phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Blue Springs Ford Parts Warehouse

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

date
06.05.2026
drawn by
dae
checked by
LDM
revisions
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sheet number
C2.1
drawing type
permit
project number
25082



Pavement Legend (see also civil drawings)

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

Blue Springs Unified Development Code

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

Property zone: LI, Light Industrial
General Industrial Building

Setbacks:

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

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

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

Refer to civil drawings for additional pavement and grade information.

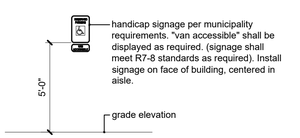
Parking requirement for warehouse: 1 per 1,000 s.f.
Parking reuqired for warehouse addition: 15 spaces

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

Landscape for General Industrial Building:

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

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



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

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

north

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fax: 913.451.9391
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STATE OF MISSOURI
POWELL EMERSON MINNIS
NUMBER A-5558
REGISTERED ARCHITECT

06.01.2026

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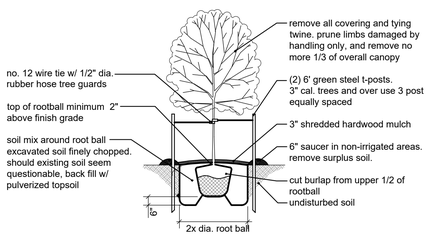
plant schedule

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

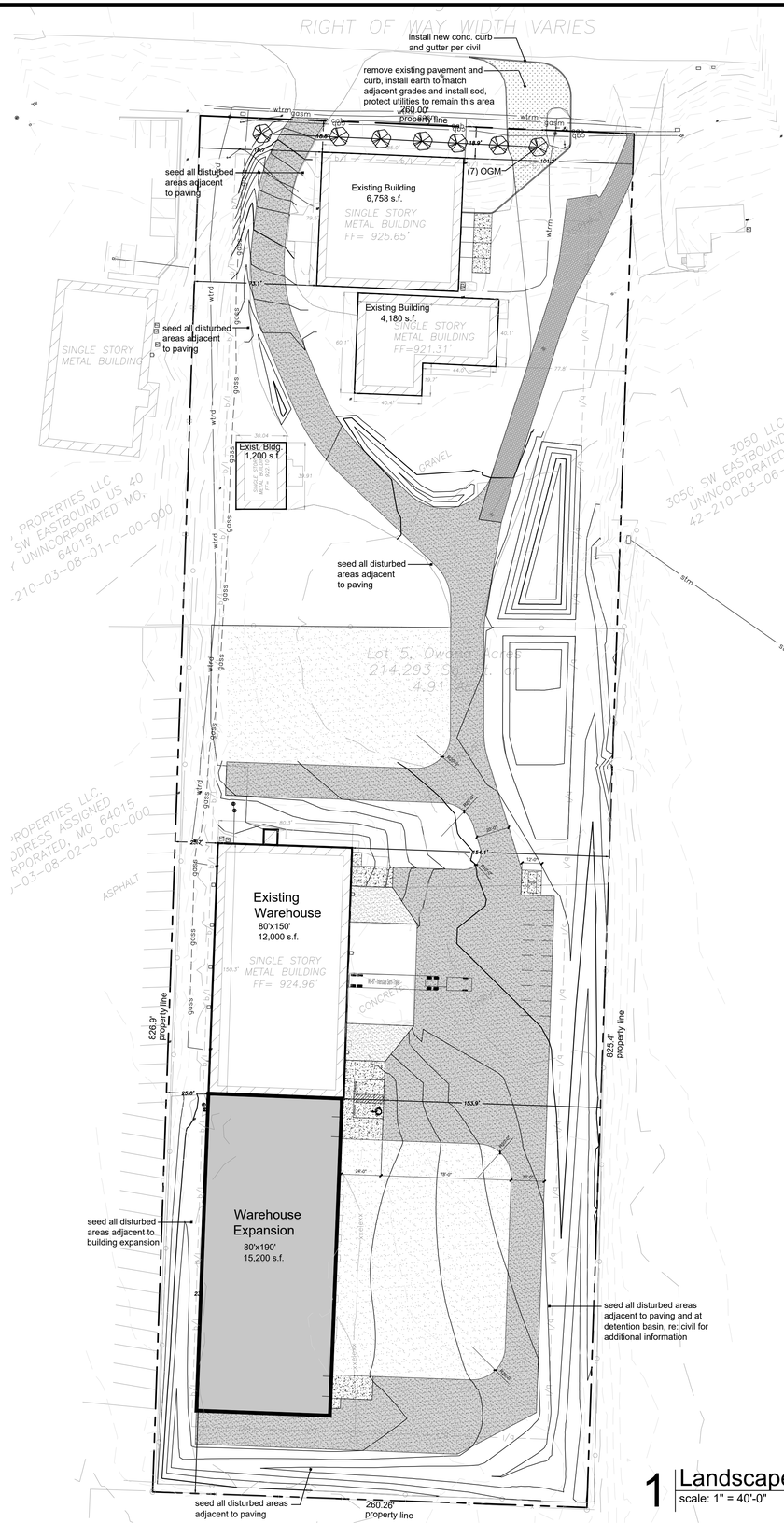
TOTAL TREES - 7 SHADE TREES

landscape notes:

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



2 Deciduous Tree Planting Detail
not to scale



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

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

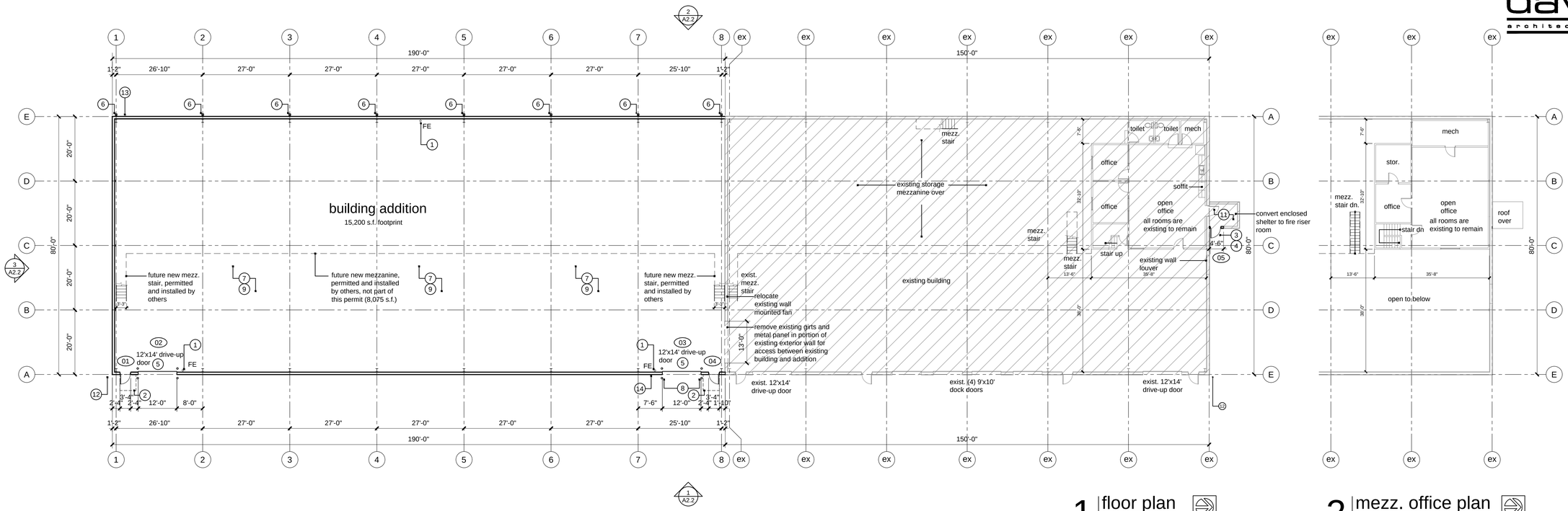
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1 floor plan
scale: 1/16" = 1'-0"
north

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

door schedule

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

Remarks:
1. Provide electric motorized overhead door opener.

door hardware schedule

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

door and hardware notes:

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

egress:

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

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

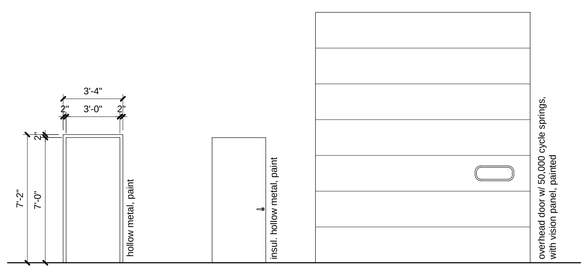
max. exit access travel distance with sprinkler system (2018 IBC):
S-1: 400' with sprinkler system
all paths in existing building and addition are less than the max. allowable distance

construction notes (#)

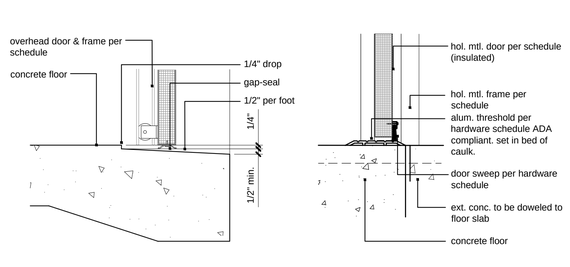
1. Furnish and install 10lb. 4A-70BC rated F.E. (surface mounted) with approved mounting - verify quantity and location with Fire Marshall.
2. Furnish and install 5'x5' concrete stoop at exterior doors per structural.
3. Install letters in contrasting color on exterior face of door "RISER ROOM".
4. Furnish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

general notes

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

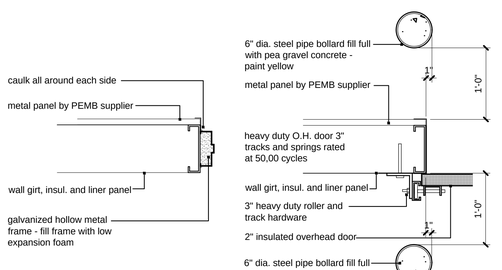


3 frame type
scale: 1/4" = 1'-0"



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

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



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

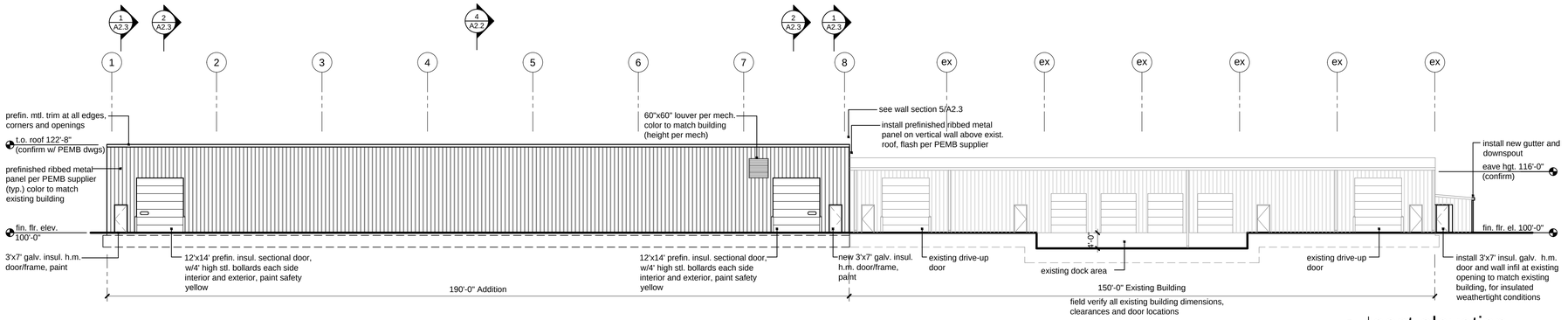
08.15.2025

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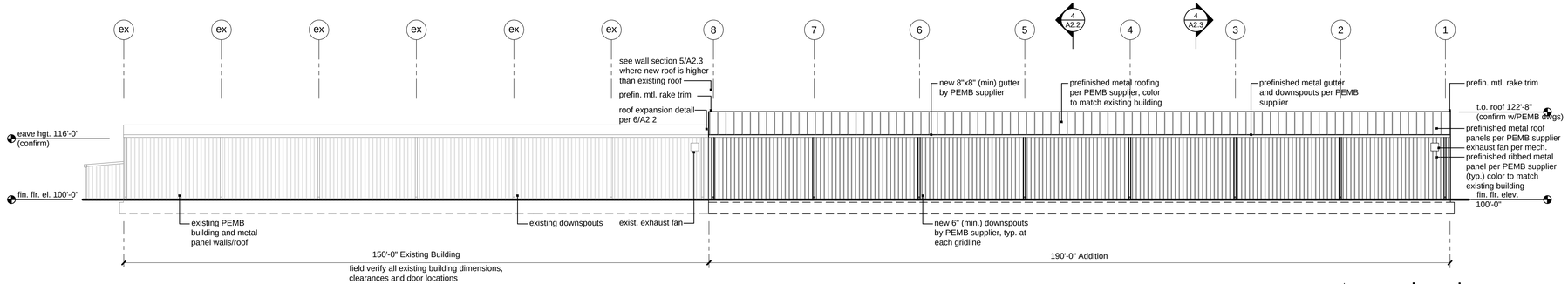
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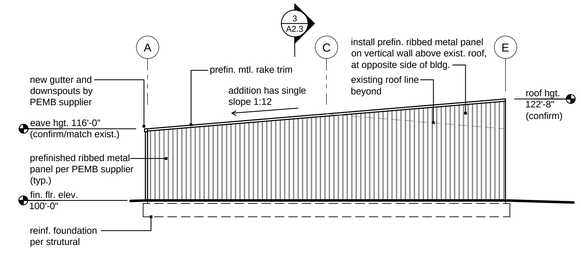
1 east elevation

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



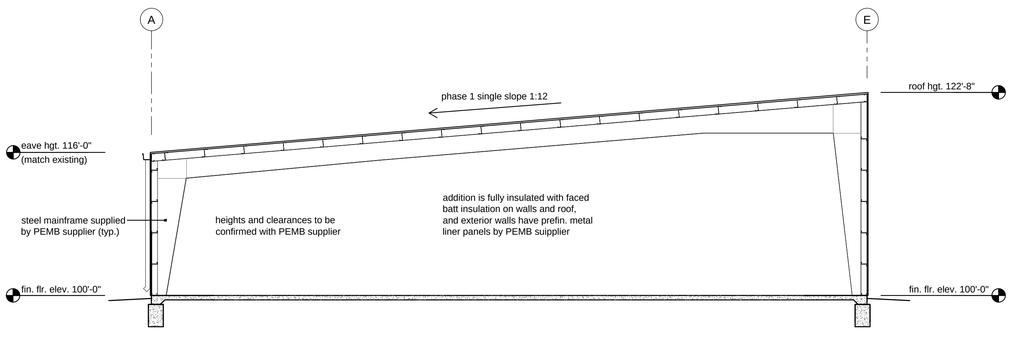
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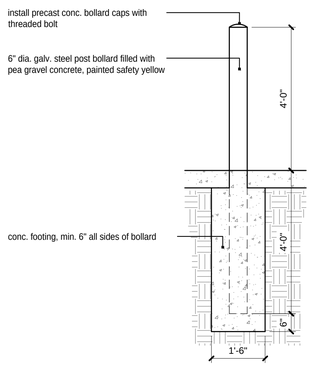
3 south elevation

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



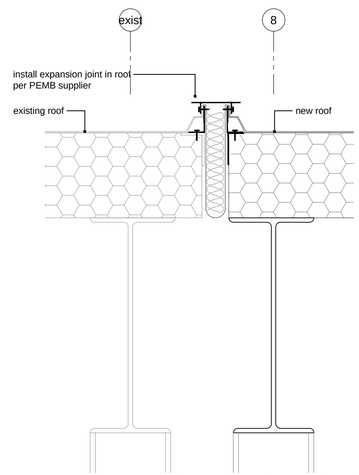
4 building section

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



5 bollard detail

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



6 roof expansion detail

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

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STATE OF MISSOURI
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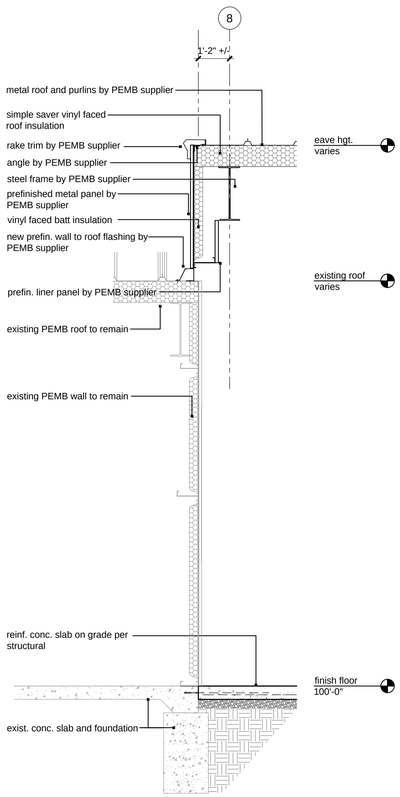
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Blue Springs Ford Parts Warehouse

a new addition for

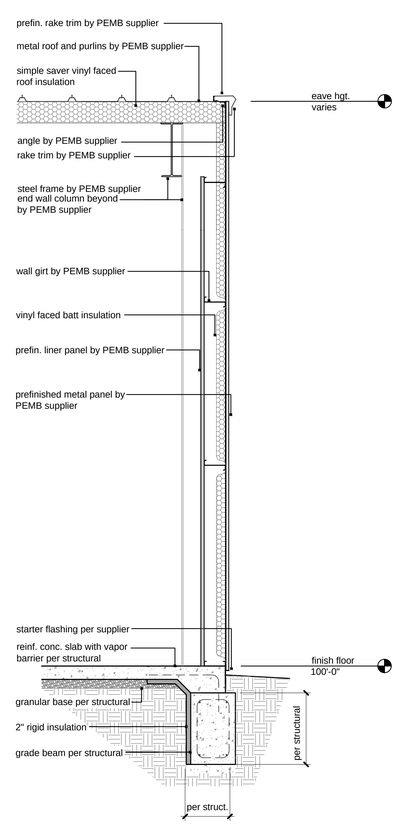
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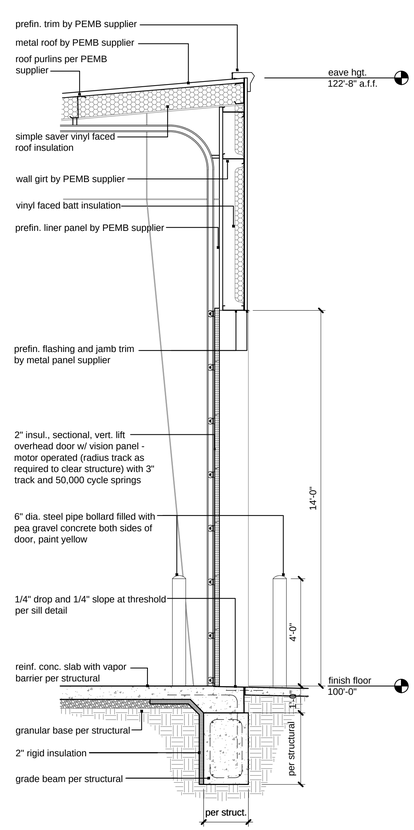


5 wall section
scale: 3/8" = 1'-0"

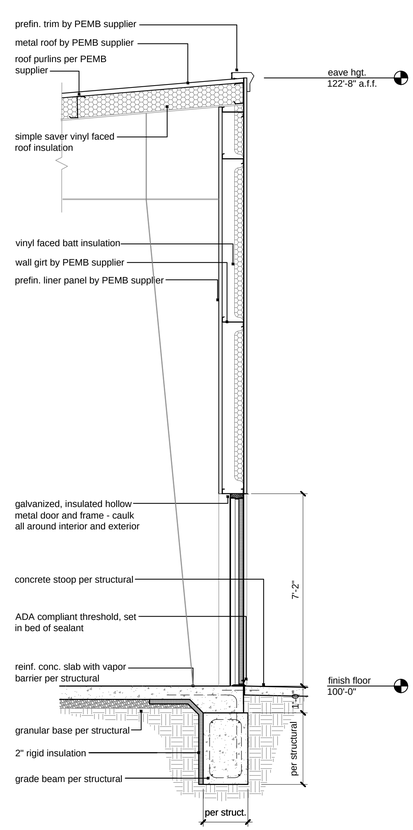
4 wall section
scale: 3/8" = 1'-0"



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



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



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

sheet number
A2.3

drawing type
permit

project number
25082

THE EXAMINER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jun 27, 2026

Printer's Fee: $158.76

Anjana Bhadoriya

Anjana Bhadoriya
Agent

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

VERIFICATION

State of New Jersey
County of Camden

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

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

Planned Development Concept Plan
PDC-04-26-9865
Ford Warehouse
Exhibit #2

PUBLIC NOTICE

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

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 13, 2026 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Powell Miniis, on behalf of the property owner, BFRE,LLC , for approval of a Planned Development Concept to allow for the expansion of the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound US 40 Hwy. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

Legal Description for 3110 SW Eastbound US 40 Highway Balderston Warehouse

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

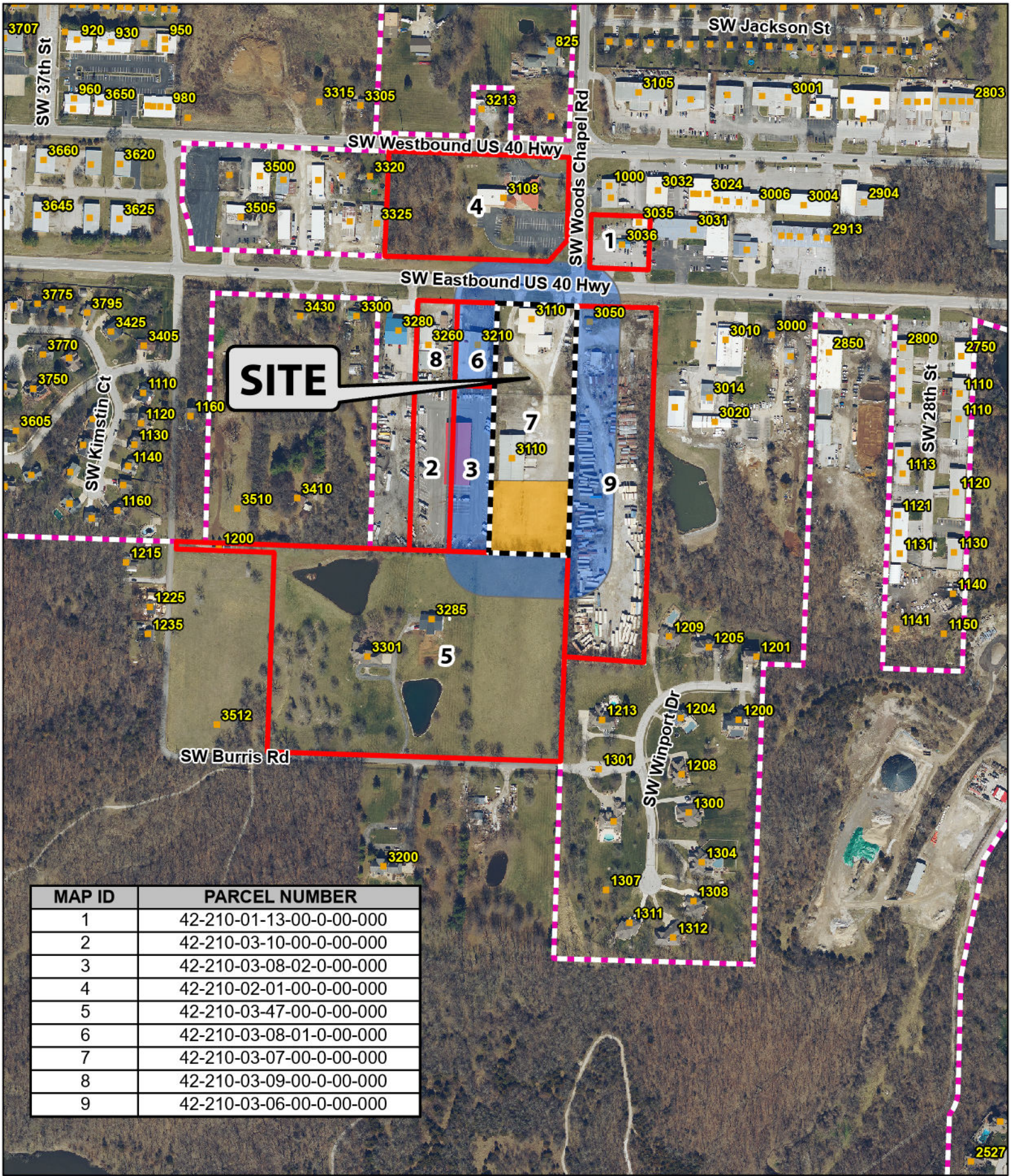
CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner I

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Planned Development Concept / PDC-04-26-9865 on **Monday, July 20, 2026 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 27, 2026

4681330



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

BLUE SPRINGS MISSOURI

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

Planned Development Concept Plan
PDC-04-26-9865
Ford Warehouse
Exhibit #3

Date: 07/07/26

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

GIS ADDRESS FORDPD

Planned Development Concept Plan
PDC-04-26-9865
Ford Warehouse
Exhibit #4

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

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

BLUE SPRINGS
MISSOURI

June 26, 2026

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

Blue Springs Ford Warehouse

3110 SW Eastbound 40 Hwy

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

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Powell Miniis, on behalf of the property owner, BFRE,LLC , for approval of a Planned Development Concept to allow for the expansion of the existing Blue Springs Ford Parts Warehouse at 3110 SW Eastbound US 40 Hwy.

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

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

Planned Development Concept Plan
PDC-04-26-9865
Ford Warehouse
Exhibit #5

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

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

&

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

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

Sincerely,

CITY OF BLUE SPRINGS

COMMUNITY DEVELOPMENT