BLUE SPRINGS
MISSOURI

PLANNING COMMISSION MEETING

Monday, March 9, 2026 6:30
PM Public Safety Building
1100 SW Smith St
Blue Springs, Missouri

MEMBERS:	Susan Stokenbury (2/2)
Chris Henning (2/2)	Jennifer Ritschel-Smith (2/2)
Rick How (2/2)	Travis Graham (1/2)
Brian Ingersoll (2/2)	Byron Craddolph (1/2)
Chad Sanderson (2/2)	Jared Pumphrey (2/2)

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval February 23, 2026 Minutes
4. Public Hearing—UDC Text Amendment: Short Term Rentals (UDCT-01-26-9774)
   903 W Main Street
5. Public Hearing—General Development Plan: McAtee Village (GDP-12-25-9749)
   412 SW 9th St **THIS PROJECT IS BEING CONTINUED TO March 23, 2026 PLANNING COMMISSION MEETING**

6. Public Hearing—Conditional Use Permit: Moni's Daycare (CUPC-01-26-9786) 9305 SW Orca Ct
7. Preliminary Plat: McAtee Village (PP-12-25-9750) 412 SW 9th St **THIS PROJECT IS BEING CONTINUED TO March 23, 2026 PLANNING COMMISSION MEETING**
8. Adjournment

This agenda was posted at City Hall and on the City's website on March 5, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
MISSOURI

MINUTES OF PLANNING COMMISSION February 23, 2026

MEETING INFORMATION

A meeting of the Planning Commission of the City of Blue Springs, Missouri, was held on Monday, February 23, 2026 at 6:30 p.m. in the Public Safety Building, located at 110 SW Smith St, Blue Springs, Missouri with the Chairman Chris Henning presiding.

BOARD ATTENDANCE

Chris Henning

Rick How

Brian Ingersoll

Chad Sanderson

Susan Stokenbury

Jennifer Ritschel-Smith

Travis Graham

Jared Pumphrey

STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Shantele Frie, Planner III

Asif Haque, Planner II

Logan Day, Planner I

Jerry Kaylor, Mayor Pro-Tem

Jennifer Baird, City Attorney

Traci Breshears, Recording Secretary

BLUE SPRINGS
MISSOURI

1. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Chris Henning, 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 Henning requested action on the approval of the minutes from February 9, 2026. Commissioner Stokenbury made a motion to approve the minutes. Commissioner Graham seconded the motion. With 8-0 approval the minutes passed.

3. PUBLIC HEARING—AGENDA ITEM 8: Conditional Use Permit/CUP-01-26-9781/Eclectic Tattoo/ 1121 SW 28th St

Chairperson Henning opened the public hearing at 6:31p.m. and requested Asif Haque, Planner II, present the Conditional Use Permit for Eclectic Tattoo to Planning Commission.

Applicant: Dan Kubin, 1121 SW 28th St, Blue Springs MO

For: None

Against: None

With no further discussion, Chairperson Henning, closed the public hearing at 6:36 p.m.

Commissioner Sanderson made the motion to approve Conditional Use Permit/CUP-01-26-9781 with 2 staff conditions. Commissioner Stokenbury seconded the motion. With a 8-0 approval the Conditional Use Permit was recommended for approval at the March 2, 2026 City Council Meeting.

Chris Henning—Aye	Susan Stokenbury—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Brian Ingersoll—Aye	Travis Graham—Aye
Chad Sanderson—Aye	Jared Pumphrey—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 modified under the Concept Plan, which include
    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 1121 SW 28th St
    b. The applicant seeking approval of Alternative Development Standards to waive the minimum 500-foot separation requirement from residential zoning.
2. Prior to issuance of a Business License for the City of Blue Springs, an updated Tattooist and Tattoo Establishment license must be provided for the new address.

4. PUBLIC HEARING—AGENDA ITEMS 4 & 6: Rezoning & Planned Development Concept Plan/RZ-01-26-9776; PDC-01-26-9775/LUXE II/1500 NW North Ridge Dr.

Chairperson Henning opened the public hearing at 6:37 p.m. and requested Shantele Frie, Planner III, present the Rezoning and Planned Development Concept Plan for Luxe II to Planning Commission.

Applicant: Curt Peterson, 900 W 48th Pl, Kansas City, MO

For: Chuck Zivers, North Ridge Villas HOA

Against: none

With no further discussion, Chairperson Henning, closed the public hearing at 6:56 p.m.

Commissioner How made the motion to approve Rezoning/RZ-01-26-9776. Commissioner Ingersoll seconded the motion. With a 8-0 approval the Rezoning was recommended for approval at the March 2, 2026 City Council Meeting.

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

Commissioner How made the motion to approve the Planned Development Concept Plan/PDC-01-26-9775 with 5 staff conditions. Commissioner Ingersoll seconded the motion. With a 8-0 approval the Planned Development Concept Plan was recommended for approval at the March 2, 2026 City Council Meeting.

BLUE SPRINGS
MISSOURI

Chris Henning—Aye

Susan Stokenbury—Aye

Richard How—Aye

Jennifer Ritschel-Smith—Aye

Brian Ingersoll—Aye

Travis Graham—Aye

Chad Sanderson—Aye

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 requirements or development standards contained in the UDC unless modified under the Planned Development Concept Plan
    a. Requesting a building height allowance over the typical retail or multi-family allowable heights
    b. Request to continue Burdett Crossing which is currently a private drive with the setbacks shown on the plans.
    c. Request to utilize 11 community parking stalls currently in the O'Reilly Auto Parts lot, and 25 community parking stalls in the Price Chopper parking lot. Both companies have agreed to parking share agreements.
    d. A waiver to the following requirements is requested for the parking area fronting NW North Ridge Drive:
        i. 404.110.D.2(MF-18 Zoning)-all parking shall be located at least twenty-five (25) feet from the street frontage.

ii. 407.010.E-an 8-foot perimeter landscape buffer is required adjacent to the street based upon the number of parking spaces fronting.

e. The back-of-curb for the existing parking lot has a setback from the street right-of-way line of approximately 7.2 feet at the west end and approximately 7.5 feet at the east end. The proposed site will have a back-of-curb set-back of approximately 7.2 feet the full length of the parking lot. The location of the proposed curb line is almost identical to the existing curbline.

f. An existing retaining wall ranging from 2-feet in height to over 12-feet in height is located approximately 3-feet behind the right-of-way line in the landscape buffer area. A decorative fence is at the top of the wall. The existing landscape trees are located within the right-of-way line. There is approximately 3.5 feet between the back-of-curb and the fence available for additional landscaping.

2. Prior to the approval of the Final PD Plan, the applicant shall verify that the existing detention facilities are functioning as designed and are capable of providing adequate stormwater control for the proposed development. Documentation shall include submission of a Final Stormwater Management Report prepared by a professional engineer licensed in the State of Missouri, demonstrating that the existing detention system meets applicable City requirements and will adequately serve the development.
3. Prior to the approval of the of the Final PD Plan, the applicant shall provide confirmation from the Fire Department that all existing fire hydrants and any proposed private fire hydrants meet applicable fire protection standards, including location, spacing, and flow requirements. Any

required modifications or additional hydrants identified by the Fire Department shall be incorporated into the Final PD Plan.

4. Prior to approval of the Final PD Plan, a release document shall be executed and recorded to remove the existing restricted building line as shown on the site plan. Following recording of the release, an Administrative Plat shall be submitted and approved to reflect the modification and establish the revised location of the restricted building line.
5. Final Building and site design must meet Residential Design Standards per UDC 407.080 unless otherwise modified through the PD Concept Plan.

5. PUBLIC HEARING—AGENDA ITEMS 5 & 9: PUD Concept Plan & Preliminary Plat/PUDC-10-25-9711 & PP-10-25-9712/Brookside Estates/West of SW 7 Hwy and North and South of SW Brookside Dr.

Chairperson Henning opened the public hearing at 6:58 p.m. and requested Shantele Frie, Planner III, present the PUD Concept Plan and Preliminary Plat for Brookside Estates to Planning Commission.

Applicant: Brian Mertz, 7607 NW John Anders Rd, Kansas City, MO

For: None

Against: John Strait, 26101 Mason School Rd, Blue Springs, MO

With no further discussion, Chairperson Henning, closed the public hearing at 7:15 p.m.

Commissioner Stokenbury made the motion to approve PUD Concept Plan/PUDC-10-2-9711 with 2 staff conditions. Commissioner Ingersoll seconded

the motion. With a 8-0 approval the PUD Concept Plan was recommended for approval at the March 2, 2026 City Council Meeting.

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

Staff 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. Established minimum lots standards that deviate from the SF-7 zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line. Lots 13, 14, 15, 16, 47, 48, 50 and 63.
2. The following items shall be included and approved with the PUD Final Plan:
    a. Final building designs for single-family houses meeting the architectural design requirements included in the PUD Concept Plan.
    b. Final Landscape Plan addressing landscaping on all tracts and street trees.
    c. Final illustrative plan for amenities.

Commissioner Stokenbury made the motion to approve the Preliminary Plat/PP-10-25-9712 with 5 staff conditions. Commissioner Graham seconded the motion. With a 8-0 approval the Preliminary Plat was approved.

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

Staff Recommendations:

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

    a. Established minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Brookside Estates-Non-conforming lots which include reductions to the minimum lot width frontage at Building Line. Lots 13, 14,15, 16, 47, 48, 50, and 63.

2. Approval of this Preliminary Plat is rescinded if the amended PUD Concept Plan (PUDC-10-15-9711) request is denied by City Council.

3. The following items shall be included on the Final Plat for each development phase:

b. A Limits of No Access shall be delineated and dedicated on all lots and tracts adjacent to SW Mason School Road and SW Brookside Drive.

c. The minimum livable floor area classification of 1,400-sf must be noted on the Final Plat

d. Easements are required over all storm detention and storm water quality best management practices on the Final Plat.

4. The following items shall be completed prior to approval of the Final Plat:

a. A PUD Final Plan shall be submitted and approved by the Planning Commission.

b. An ADA Sidewalk Plan shall be submitted with final construction plans.

c. All sidewalk improvements adjacent to tracts are required to be installed.

d. All public improvements, unless stated otherwise, shall be completed prior to approval of the Final Plat.

e. A Storm Water Drainage Study must be submitted and approved by the Engineering Division of Public Works prior to approval of the Final Plat by City Council.

f. Landscape buffers and amenities shall be installed or financially guaranteed prior to approval of the Final Plat.

g. As-builts and 2-year maintenance bonds on the street, storm sewers, and sanitary sewers shall be submitted prior to approval of the Final Plat by the City Council.

h. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basin has been improved per the approved plans and will function as designed shall be submitted prior to approval of the Final Plat by the City Council.

i. A letter of Final Acceptance from Public Water Supply District 13 stating water lines have been fully completed and all documentation has been provided to the District must be submitted prior to approval of the Final Plat by the City Council.

5. The following items shall be provided prior to the issuance of any building permits within the development:

    a. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration are required to be submitted and recorded with the Final Plat. Declarations must address the maintenance of all open space tracts and trails.

    b. A Final Plat shall be approved by the City Council and recorded at Jackson County.

6. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:

    a. Sidewalk improvements adjacent to each lot.

    b. A minimum of 45 Plant units and street tree shall be installed.

6. PUBLIC HEARING—AGENDA ITEMS 7 & 10: General Development Plan & Preliminary Plat/GDP-12-25-9764 & PP-12-25-9765/Epic Retail/2850 NW 7 Hwy

Chairperson Henning opened the public hearing at 7:16 p.m. and requested Logan Day, Planner I, present the General Development Plan and Preliminary Plat for Epic Retail to Planning Commission.

Applicant: William Buck, 3200 S State Route 291, Independence, MO

For: none

Against: none

With no further discussion, Chairperson Henning, closed the public hearing at 7:26 p.m.

Commissioner Graham made the motion to approve General Development Plan/GDP-12-25-9764 with 6 staff conditions. Commissioner Pumphrey seconded the motion. With a 7-1 approval the General Development Plan was recommended for approval at the March 2, 2026 City Council Meeting.

Chris Henning—Aye	Susan Stokenby--Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Brian Ingersoll—No	Travis Graham—Aye
Chad Sanderson—Aye	Jared Pumphrey—Aye

BLUE SPRINGS
MISSOURI

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
3. 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
4. At the time of the Site Plan Design Review, a Micro Drainage Study shall be submitted. The study shall include supporting hydrologic and hydraulic modeling verifying the proposed detention design, clearly delineated drainage areas, routing diagrams and drainage maps. The report shall demonstrate no adverse impact at identified downstream points of interest by comparing existing and proposed conditions. All analyses and design shall comply with the requirements of the City of Blue Springs Design and Construction Manual and applicable MARC standards.
5. At the time of Site Plan Design Review and consistent with the approved Traffic Impact Study, the westbound approach at the intersection of Missouri Route 7 and Pink Hill Road shall be restriped to provide one (1) dedicated left-turn lane and one (1) shared through/right-turn lane, as identified in the study.

Commissioner Graham made the motion to approve the Preliminary Plat/PP-12-25-9765 with 5 staff conditions. Commissioner Smith seconded the motion. With a 7-1 approval the Preliminary Plat was approved.

Chris Henning—Aye	Susan Stokenbury—Aye
Richard How—Aye	Jennifer Ritschel-Smith—Aye
Brian Ingersoll—No	Travis Graham—Aye
Chad Sanderson—Aye	Jared Pumphrey—Aye

Staff Conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A 5-foot-wide sidewalk meeting Americans with Disability Act regulations is required along Hunters Drive and MO HWY 7
3. Prior to Final Plat recording, All Public Works items must be complete and pass inspection. This includes but is not limited to recommendations from the Traffic Impact Study.
4. Easements shall be delineated, labeled and dedicated for all storm detention and storm water quality best management practices on the Final Plat
5. A Final Plat must be approved and recorded prior to the issuance of any building permits within the development.

7. ADJOURN

Chairperson Henning 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 7:28 p.m.

[BOARD CHAIR]

_____

[Chris Henning]

ATTEST;

_____

[board secretary]

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 9, 2026

City Council Date: March 16, 2026

Project Name: UDCT-01-26-9774: UDC Text Amendment Short-Term Rental (STR)

Site Location: N/A

Applicant: City of Blue Springs

Staff Planner: Nic Hutchison, Director City Development

Project Description:

An Ordinance amending the Code of Ordinances by adding a new article to Chapter 605, Business Licensing and Regulations, to establish Short-Term Rental registration and operating standards; and amending Chapter 655 (Hotels and Motels) and the Unified Development Code (Chapter 405 and 407) to provide tax compliance and land use regulation of Short-Term Rentals.

The proposed UDC Text Amendments are being proposed to address concerns raised by the City Council and direction provided to staff to bring forward amendments for the above items.

Staff Recommendation:

Staff recommends the proposed UDC Text changes.

The Development Advisory Commission recommended approval (3 aye, 0 no) of the UDC Text Amendments on January 20, 2026, including an additional recommendation to address parking requirements within the Downtown District by allowing on-street parking to satisfy the on-site parking requirement for Short-Term Rentals.

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 the Development Code to implement the Comprehensive Plan.

Review Criteria

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

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.

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.

Proposed UDC Text Amendments

Section 1. Chapter 605—Business Licensing and Regulation of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a new Section 605.220—Short –Term Rental Registration and Operating Standards, to read as follows:

ARTICLE XX- SHORT-TERM RENTAL REGISTRATION AND OPERATING STANDARDS

Sec. 605.020. Definitions

For purposes of this Article:

1. Short-Term Rental (STR): The rental of a dwelling unit, or any portion thereof, for periods of thirty-one (31) consecutive days or fewer to a transient guest, as defined in Chapter 655.
2. Operator/Host: The person or entity offering a Short-Term Rental
3. Local Responsible Agent: A person residing or doing business in Jackson County, Missouri, or the surrounding area, designated by the Operator to respond to complaints or emergencies and who is available twenty-four (24) hours per day and capable of responding on-site within sixty (60) minutes.

Sec. 605.220. Registration Requirements for Short-Term Rentals

A. No person shall operate a Short-Term Rental within the City without first registering annually with the City.

B. Registration shall require submission of the following:
    1. Owner/Operator name and contact information;
    2. Property address and description, including number of bedrooms or sleeping areas;
    3. Local Responsible agent name, phone number, and email address;
    4. Proof of compliance with Chapter 655 (Hotel/Motel Tax account or documentation of platform remittance);
    5. A signed self-certification checklist verifying the presence of smoke and carbon monoxide alarms, a fire extinguisher, a code-compliant egress, trash service plan, parking plan, and acknowledgement of applicable tax obligations; and
    6. Payment of the registration fee as established by resolution of the City Council.
C. Each registration Short-Term Rental shall be issued a unique registration number, which shall be displayed on all advertisements and listings.

Sec. 605.230. Performance Standards

A. Occupancy: Maximum occupancy shall be two (2) persons per legal bedroom plus two (2) additional persons, not to exceed ten (10) occupants unless otherwise approved by the Fire Marshal.
B. Parking: One (1) off-street parking space per bedroom, up to a maximum of four (4) spaces. No blocking of sidewalks, driveways, or the public right-of-way. For Short-Term Rentals located within the Downtown Zoning Districts (T3 and T4), available on-street parking located within one-quarter (1/4) mile of the Short-Term Rental shall be considered sufficient to meet the parking requirement.
C. Noise: Compliance with all City peace disturbance and noise regulations. Quiet hours shall be from 11:00pm to 6:00am. No outdoor amplified sound during quiet hours.
D. Trash and Property Maintenance: Use of City-approved refuse containers; placement and removal in accordance with City collection schedules; and maintenance of yards, porches, and exterior areas free of refuse.
E. Events: commercial events, ticketed parties, or similar activities are prohibited.
F. Life Safety: Smoke detectors, carbon monoxide detectors, and at least one (1) fire extinguisher per level of the dwelling should be provided and maintained in compliance with applicable codes.
G. Local Contact: The Local Responsible Agent shall be available twenty-four (24) hours per day and respond on-site within sixty (60) minutes to complaints or emergencies.

H. Listing Disclosure: All listings shall include the City Registration number, occupancy limit, parking instructions, and quiet hours.

Sec. 605.240. Enforcement

A. Violations of this Article shall be enforced as follows:
    1. First Violation: Written Warning;
    2. Second Violation within a twelve (12) month period: One Hundred dollars ($100.00) dollars;
    3. Third Violation: Two Hundred and fifty ($250.00) dollars;
    4. Fourth Violation: Two Hundred and fifty ($250.00) dollars;
    5. Fourth or subsequent violations: Five hundred ($500.00) dollars per violation;
D. Major Violations: include life-safety violations, failure to remit required taxes, or repeated nuisance activity, may result in suspension of registration for up to ninety (90) days or revocation of registration for up to one (1) year.
E. Appeals shall be conducted in accordance with Chapter 605 procedures.

Section 2. Amendment to Chapter 655 –Hotels and Motels

Sec.655.130. Applicability to Short-Term Rentals

A. All Short-Term Rentals, as defined in Chapter 605, are subject to the City's hotel/motel (transient guest) tax.
B. Operators shall file monthly returns or provide documentation that a booking platform has remitted taxes on their behalf.
C. Failure to remit required taxes shall constitute grounds for suspension or revocation of Short-Term Rental registration under Chapter 605.

Section 3. Amendment to the Unified Development Code (UDC)

That Chapter 405 (Building and Use Regulations) of the Unified Development Code are hereby amended as follows:

A. Chapter 404.050 –Special Use Standards:
    1) 41. Short-Term Rentals. Short-Term Rental dwelling units shall be permitted ("P") use in all zoning districts where dwelling units are otherwise permitted. Operational requirements are contained in Chapter 605.
        i. Short-Term Rentals shall not be permitted in recreational vehicles or accessory structures not approved for dwelling use. Private covenants or HOA restrictions shall not be enforced by the City.

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 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:

- Jan 24, 2026

Printer's Fee: $125.24

Anjana Bhadoriya

_____

Agent

VERIFICATION

State of Florida
County of Orange

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

Signed or attested before me on this: 01/26/2026

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Unified Development Code Text Amendments – Short-Term Rentals
UDCT-01-26-9774

An Ordinance amending the Code of Ordinances by adding a new article to Chapter 605, Business Licensing and Regulations, to establish Short-Term Rental Registration and operating standards; and amending Chapter 655 (Hotels and Motels) and the Unified Development Code (Chapter 405 and 407) to provide tax compliance and land use regulation of Short-Term Rentals.

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 9, 2026 at 6:30p.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 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-01-26-9774, on **Tuesday, February 17, 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

PUBLISH: Saturday, January 24, 2026
E-MAIL TO THE EXAMINER : legals@examiner.net
01/20/2026

Published in the Examiner, Jan 24, 2026

4230590

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

Publication Dates:

- Jan 31, 2026

Printer's Fee: $47.63

Anjana Bhadoriya

_____

Agent

VERIFICATION

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

State of Florida
County of Broward

Signed or attested before me on this: 02/02/2026

S Smith

_____

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE
AMENDMENT

Notice is hereby given that on January 24, 2026, the City of Blue Springs published notices for Eclectic Tattoo Conditional Use Permit; a Unified Development Code Text Amendment; and for McAtee Meadows General Development. The date of the City Council Meeting was posted as being February 17, 2026. The correct date for this meeting is **Wednesday, February 18, 2026 at 6:00pm** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the consideration of these projects.

CITY OF BLUE SPRINGS
By: Traci Breshears
Publish: Saturday, January 31, 2026

Published in the Examiner, Jan 31, 2026

4249550

PLANNING APPLICATION REVIEW STAFF REPORT

Project Information

Meeting Dates:

Planning Commission: March 9th, 2026

City Council Date: March 16th, 2026

Project Name: Moni's Daycare

Site Location: 9305 SW Orca Ct, Blue Springs, MO 64064

Applicant: Monireh Ghorbanpour

Property Owner: Same as applicant

Staff Planner: Logan Day, Planner 1

Project Request:

CUP-01-26-9786; **Conditional Use Permit** to allow for a Daycare, General Land Use in "SF-7" Single Family Residential Zoning District.

Project Description:

The Applicant is requesting approval of a Conditional Use Permit (CUP) to operate an in-home daycare business (Daycare, General), Moni's Daycare, at the above-listed address. The proposed daycare will function as a small-scale, in-home operation within an existing single-family residence. The business will be operated solely by the homeowner, and no exterior building modifications, additions, or site alterations are proposed.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit with conditions, which are identified at the end of this report.

Previous Actions:

Date	**Review Body**	**Action**
March 17, 2003	City Council	Approved Annexation (A-6-2002) of a portion of the property as part of the larger Chapman Farms development.
July 7th, 2003	City Council	Approved Annexation (A-5-2003) of a portion of the property.
February 23rd , 2004	Planning Commission	Continued the vote of Planned Unit Development (PUD) Concept Plan (PUDC-2-2004), and Rezoning (RZ-4-2004) from "AG" (County/Agriculture) to "SF-7/R-O" (Single Family/Restricted Overlay) for the Chapman Farms development, and Comprehensive Plan Amendment (CPA-M-1-2004) to April 12, 2004.
May 10th, 2004	Planning Commission	Recommended approval of Planned Unit Development (PUD) Concept Plan (PUDC-2-2004), and Rezoning (RZ-4-2004) from "AG" (County/Agriculture) to "SF-7/R-O" (Single Family/Restricted Overlay) for the Chapman Farms development.

June 7th, 2004	City Council	Approved PUD Concept Plan (PUDC-2-2004) and Rezoning (RZ-4-2004) for the Chapman Farms development.
August 23rd, 2004	Planning Commission	Approved "Developer's/For Sale Only" Preliminary Plat (04-07-16).
November 8th, 2004	Planning Commission	Recommended approval of Final Plat for "Chapman Farms, 1st Plat, Lots 1–35."
November 15th, 2004	City Council	Approved Final Plat for "Chapman Farms, 1st Plat, Lots 1–35."
July 10,2006	Planning Commission	Recommended approval of Planned Unit Development (PUD) Concept Plan for Chapman Farms, Lot 35 (PUD-3-2006), and Approved Preliminary Plat for "The Estates at Chapman Farms".
July 17th, 2006	City Council	Approved PUD Concept Plan for Chapman Farms, Lot 35 (PUD-3-2006).
October 23, 2017	Planning Commission	Approved Planned Development Final Plan (PUDF-10-17-6057) for "The Estates at Chapman Farms, 2nd & 3rd Plat".
December 11th, 2017	Planning Commission	Recommended Approval of Final Plat (PF-08-17-598) for "The Estates at Chapman Farms, 2nd Plat".
December 17th, 2017	City Council	Approved the Final Plat (PF-08-17-598) for "The Estates at Chapman Farms, 2nd Plat".

Future Applications:

No additional development applications are anticipated at this time. Future permits associated with the property would be limited to standard residential building permits and/or fence permits, as applicable.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SF-7" (Single Family District)	Single Family Housing, (The Estate at Chapman Farms)
South:	"SF-7" (Single Family District)	Single Family Housing, (The Estate at Chapman Farms)
East:	"SF-7" (Single Family District)	Single Family Housing, (The Estate at Chapman Farms)
West:	"SF-7" (Single Family District)	Single Family Housing, (The Estate at Chapman Farms)

Conditional Use Permit Analysis

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for uses that due to their varying design and operational characteristics of the use or due to conditions in the area are not generally appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location.

Special Use Standards:

The following standards in UDC Section 405.050.A.8.b (Day Care, General, 5-10) shall apply to the subject property and the Conditional Use Permit request:

- **State Licensing: General day care uses shall be licensed by the State of Missouri and shall meet all City, County, and State Health Department**

requirements pertaining to facilities, equipment and other features. Overlap care for up to three (3) persons shall be allowed if approved as a part of the license issued by the State.
    - The applicant shall submit valid state licensing pending approval of Conditional Use Permit and prior to the issuance of a business license.
- **Residential Districts: In the MF-18 and more restrictive districts, general day care uses shall be conducted in a dwelling unit that is occupied as a permanent residence by the licensed day care provider, except that an assistant may provide care during necessary absences of the regular day care provider**.
    - The applicant is the day care provider and resides in the home where the daycare use is provided.
- **Occupational License: An occupational (business) license shall be required prior to the establishment of a general day care.**
    - The applicant has submitted a application, which is pending approval contingent on submittal of valid state licensing and the approval of a Conditional Use Permit.
- **Conditional Use Permit. A conditional use permit shall be required prior to the use being implemented in any residential zoning district.**

Land Use & Density:

The current "SF-7" (Single Family) zoning district is consistent with the Future Land Use Map and is intended to accommodate residential uses and certain home businesses, including small in-home day cares.

Parking:

Access to the subject property is provided through a residential driveway from SW Jackson Street. The driveway is a typical width and depth found elsewhere in the neighborhood and can easily accommodate four (4) vehicles. The proposed access and parking is sufficient to serve the in-home day care use

Hours of Operation:

The daycare will operate Monday through Friday from 6:30 a.m. to 5:30 p.m. Outdoor play will be limited, supervised, and occur only during daytime hours. Noise levels

associated with the daycare will be consistent with typical residential activity and will not create adverse impacts on surrounding properties.

Outdoor Recreation:

All outdoor recreation areas shall be/come in compliance with all other applicable City, County, and State requirements for the outdoor recreation area's for daycare use's and fencing requirements.

Review Criteria

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

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

    a. **The proposed in-home daycare is identified as a conditional use within residential districts and remains subordinate to the primary residential use. With appropriate conditions, the request supports the intent of the district and is compatible with surrounding residential properties.**

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

    a. **The use will operate within the existing residence without exterior expansion and must comply with all applicable zoning, licensing, and operational requirements of the Development Code and State regulations.**

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

    a. **No additional site-specific conditions are necessary beyond those required by the Unified Development Code, including owner occupancy of the dwelling, State of Missouri licensing, issuance of a City occupational license, and approval of a Conditional Use Permit prior to operation.**

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

    a. **No changes to the building façade, streetscape, or site layout are proposed, and the residential appearance of the property will be maintained.**

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

    a. **The use will operate within an existing residence served by adequate public utilities and infrastructure, and no additional demand beyond typical residential levels is anticipated.**

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

    a. **The daycare will operate within the existing single-family structure, maintaining the scale, form, and character of the surrounding neighborhood.**

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable and other potential impacts on adjacent property.

    a. **The limited number of children and typical daytime hours minimize traffic, noise, and intensity of use, making the operation compatible with the surrounding residential area.**

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

    a. **The proposed use will not impede the lawful development or use of adjacent properties in accordance with applicable regulations.**

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

    a. **The request does not conflict with long-range planning objectives and maintains the established residential character of the area.**

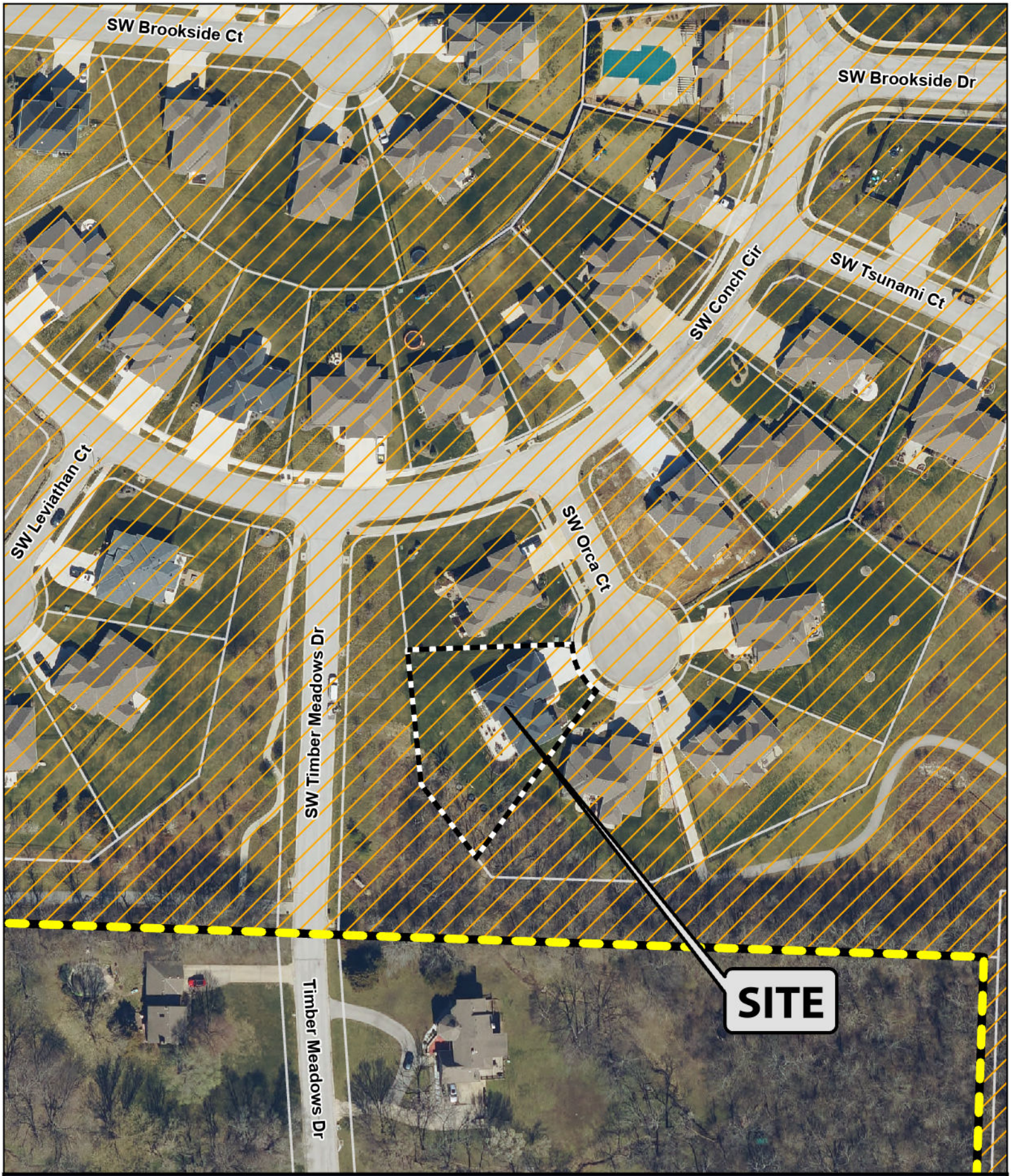
Staff Recommendation:

Staff recommends approval of the Conditional Use Permit application with the following four (4) conditions:

1. Approval by the City Council based on the representation of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

2. The Conditional Use Permit is granted for the operation of a day care – general use at 9305 SW Orca Ct. All standards in UDC Section 405.050.A.8.b shall be met at all times.

3. In addition to the continued maintenance and renewal of a City occupational (business) license, the day care provider must remain in compliance with all other applicable City, County, and State requirements for the operation of the day care – general use



BLUE SPRINGS
MISSOURI

CUPC-01-26-009786
9305 SW ORCA CT
AERIAL LOCATION MAP

N

1" = 200'

Date: 02/17/26



BLUE SPRINGS MISSOURI

CUPC-01-26-009786
9305 SW ORCA CT
ZONING MAP

N

1" = 200'

Date: 02/17/26

In-Home Child Daycare
Property Address: 9305 SW Orca Ct, Blue Springs, Missouri

---

1. Proposed Use, Intensity, and Extent

The applicant proposes to operate a small in-home child daycare within an existing single-family residence located at 9305 SW Orca Ct in Blue Springs, Missouri. The daycare will serve a maximum of six (6) children, including two infants, three toddlers, and one preschool-aged child. The daycare will be operated solely by the homeowner. No exterior building modifications, additions, or site alterations are proposed.

---

2. Zoning District Intent and Compatibility

The proposed in-home daycare is consistent with the intent of the residential zoning district by providing a low-intensity, family-oriented use that supports neighborhood families while maintaining the residential character of the surrounding area. The proposed use is compatible with adjacent single-family residential properties and does not require any additional site-specific conditions to meet the intent of the Unified Development Code.

---

3. Compliance with the Unified Development Code (UDC)

The proposed use complies with all applicable provisions of the Unified Development Code. The daycare will also comply with all Missouri state childcare licensing requirements. No new construction, exterior modifications, or changes to existing structures are proposed as part of this request.

---

4. Compatibility with Building Scale, Form, and Site Design

The residence will retain its existing single-family appearance, scale, and form. The in-home daycare use will occur entirely within the existing structure and will not alter the architectural character or visual appearance of the property. No changes to landscaping or site layout are proposed.

---

5. Operating Characteristics

The daycare will operate Monday through Friday from 6:30 a.m. to 5:30 p.m. Outdoor play will be limited, supervised, and occur only during daytime hours. Noise levels associated with the daycare will be consistent with typical residential activity and will not create adverse impacts on surrounding properties.

---

6. Traffic Patterns and Parking

Traffic generated by the daycare will be minimal due to the limited number of children served. Drop-off and pick-up activities will be brief and staggered as necessary. The property provides four (4) driveway parking spaces, and street parking is available if needed. The proposed use will not create traffic hazards or congestion on adjacent streets.

---

7. Impact on Adjacent Properties

The proposed in-home daycare will not prevent or negatively impact the development or use of adjacent properties. The residential character, property values, and quiet enjoyment of neighboring homes will be maintained.

---

8. Long-Range Plans

The proposed use is consistent with applicable long-range plans for the area. The daycare does not represent a permanent conversion of the property to a commercial use and is compatible with the existing and anticipated residential character of the neighborhood.

---

9. Impact on the Public Realm and Streetscape

No changes are proposed to streets, sidewalks, curbs, or streetscape elements. The relationship between the residence and the public street will remain unchanged.

---

10. Stormwater, Utilities, and Public Facilities

Existing residential utilities and stormwater infrastructure are adequate to serve the proposed use. The daycare will not increase impervious surface area or create additional demand on public facilities.

---

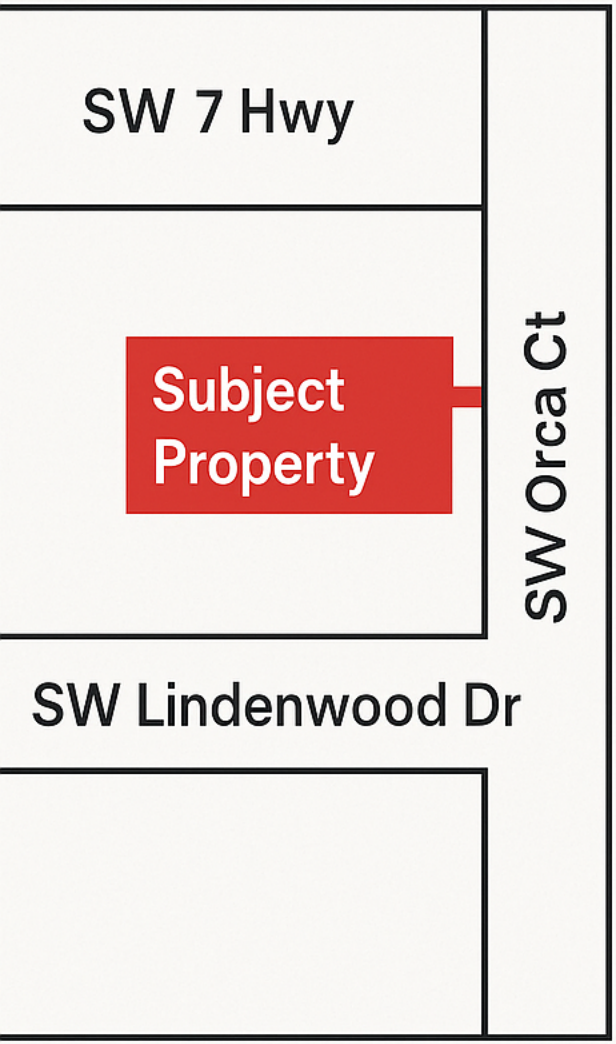
11. Access, Roads, and Driveways

The existing driveway provides safe and adequate access for daycare-related activities. The driveway and street configuration are sufficient to prevent traffic hazards and minimize congestion.

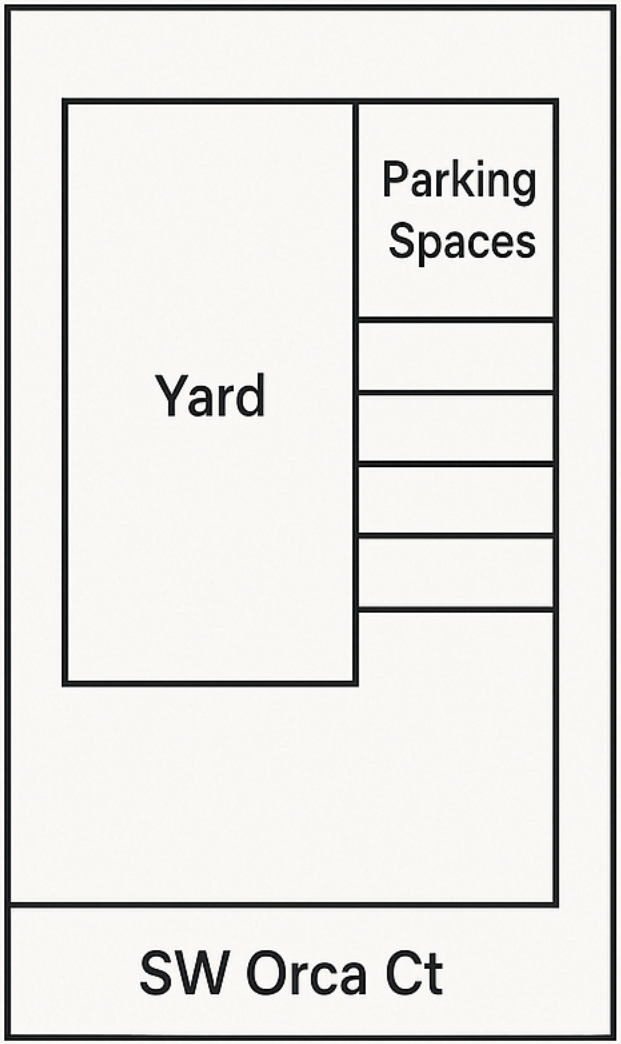
---

12. Duration of Use

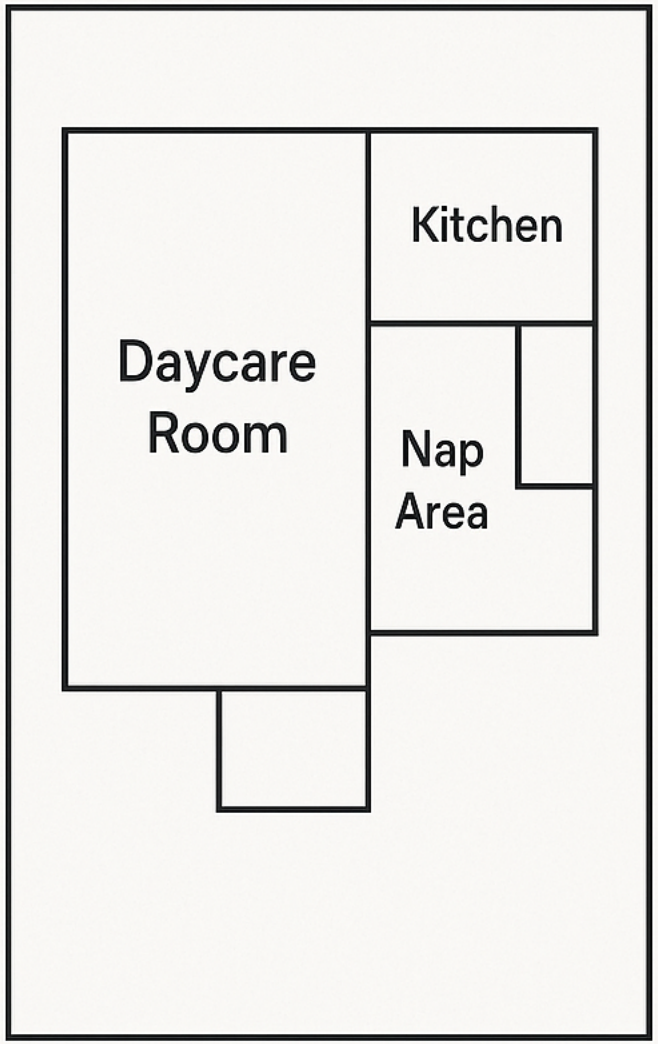
The Conditional Use Permit is requested without a specific expiration date, subject to continued compliance with all applicable city and state regulations.



Vicinity Map

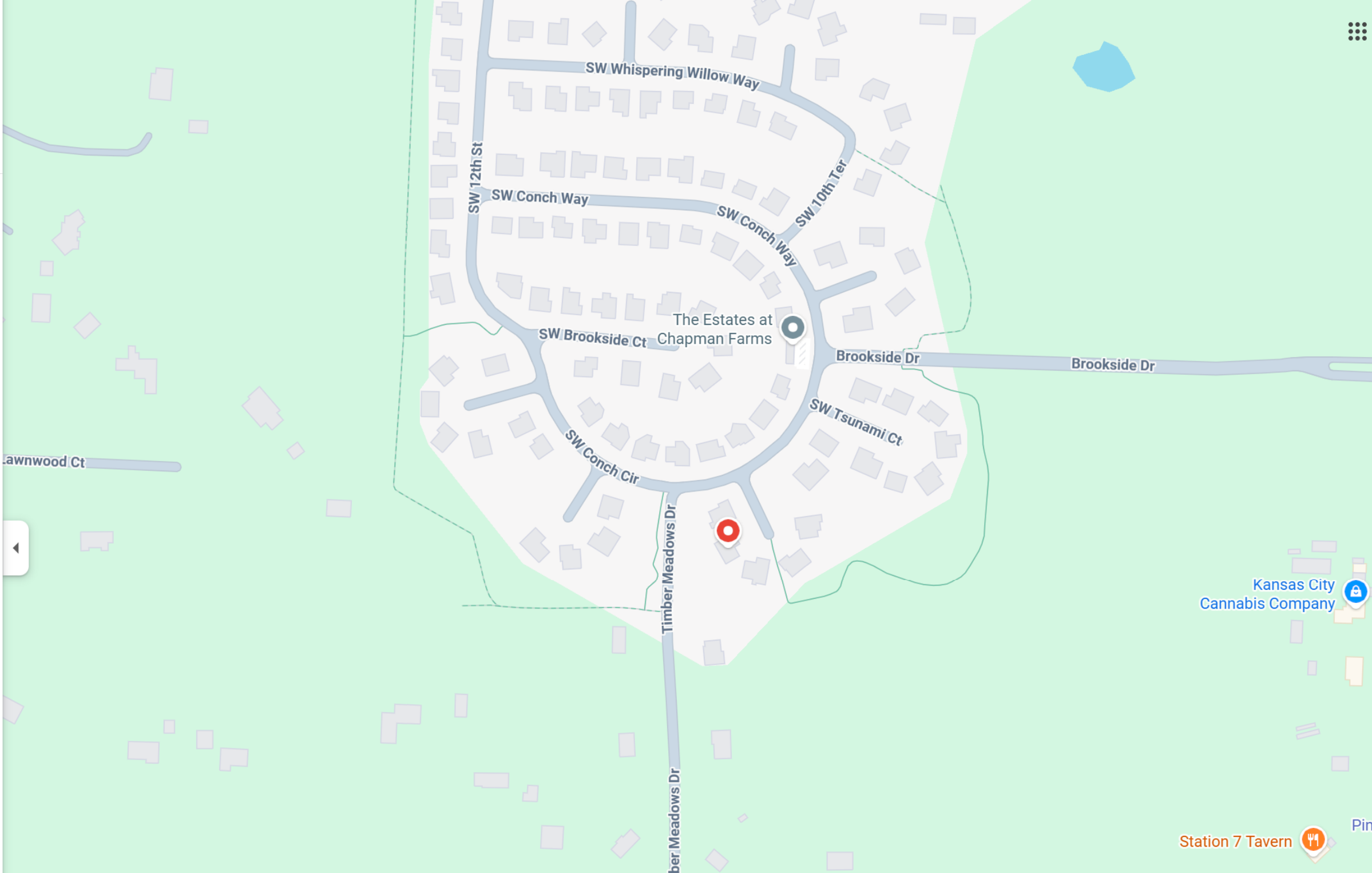


Site Plan



Floor Plan

Areas Used for In-ne Caray


SW Whispering Willow Way
SW 12th St
SW Conch Way
SW Conch Way
SW 10th Ter
The Estates at
Chapman Farms
SW Brookside Ct
Brookside Dr
Brookside Dr
SW Tsunami Ct
SW Conch Cir
Timber Meadows Dr
Lawnwood Ct
Kansas City
Cannabis Company
Station 7 Tavern

PUBLIC NOTICE

Conditional Use Permit | CUPC-01-26-9786
Moni's Day Care
9305 SW Orca Ct
Parcel # 53-610-06-07-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 9, 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, Monireh Ghorbanpour, on behalf of the property owner, Monireh Ghorbanpour, for approval of a Conditional Use Permit to operate a in home day care at 9305 SW Orca Ct. 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:

The Estates at Chapman Farms, 2nd Plat, Lot 44, within the city limits of Blue Springs, Missouri,.

CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner 1

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUPC-01-26-9786 on **Monday, March 16, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, February 21, 2026
E-MAIL TO THE EXAMINER: legals@examiner.net
02/18/2026

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 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:

- Feb 21, 2026

Printer's Fee: $118.19

Edmar Corachia

_____

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 02/23/2026

_____

Notary Public

Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

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

PUBLIC NOTICE

Conditional Use Permit I
CUPC-01-26-9786
Moni's Day Care
9305 SW Orca Ct
Parcel # 53-610-06-07-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 9, 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, Monireh Ghorbanpour, on behalf of the property owner, Monireh Ghorbanpour, for approval of a Conditional Use Permit to operate a in home day care at 9305 SW Orca Ct. 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:

The Estates at Chapman Farms, 2nd Plat, Lot 44, within the city limits of Blue Springs, Missouri,.

CITY OF BLUE SPRINGS
Planning Commission
By: Logan Day, Planner 1

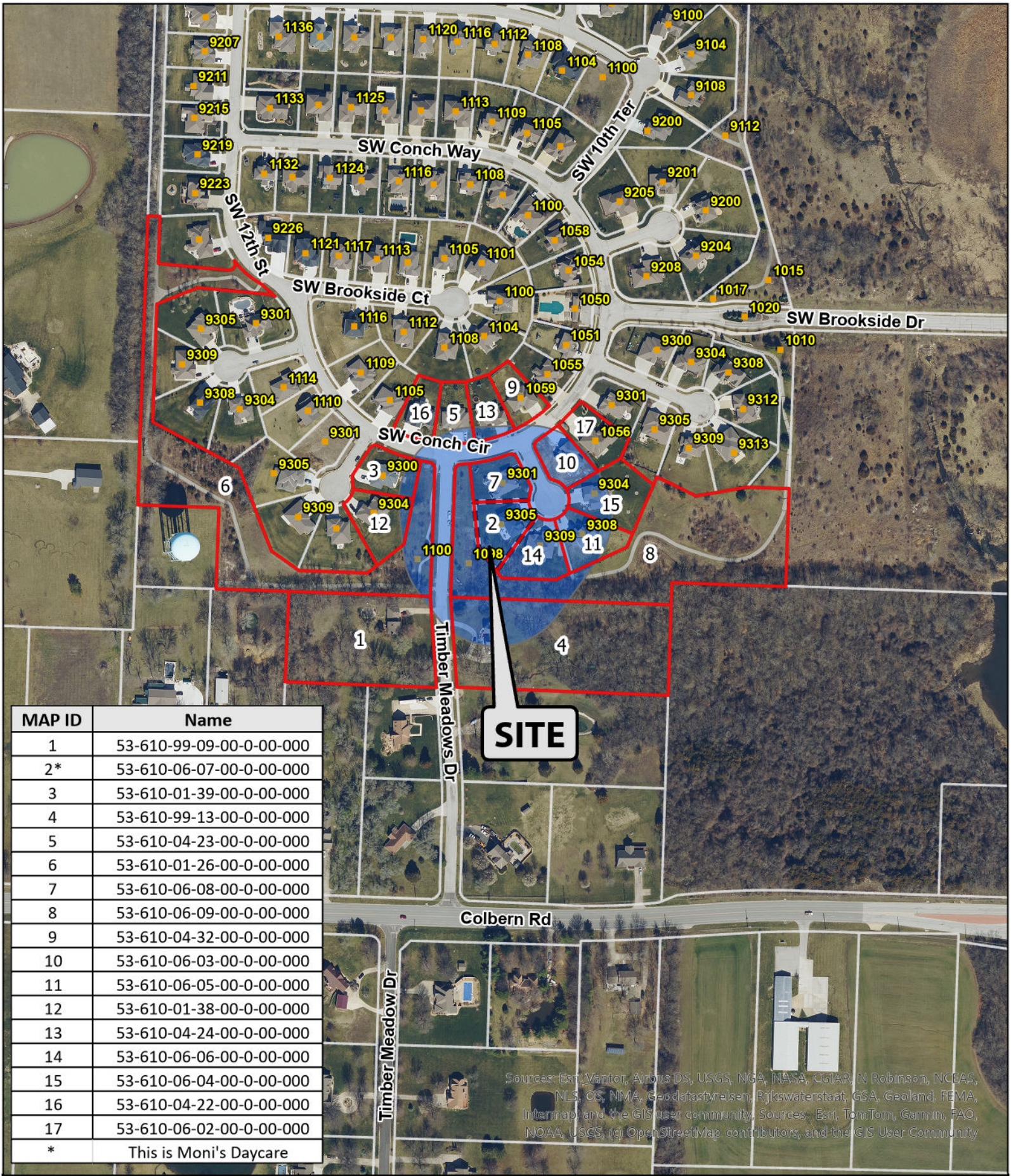
The City Council of the City of Blue Springs will also hold a public hearing on the above noted Conditional Use Permit / CUPC-01-26-9786 on **Monday, March 16, 2025 at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, February 21, 2026
E-MAIL TO THE EXAMINER : legals@examiner.net
02/18/2026

Published in the Examiner, Feb 21, 2026

4311770



MAP ID	Name
1	53-610-99-09-00-0-00-000
2*	53-610-06-07-00-0-00-000
3	53-610-01-39-00-0-00-000
4	53-610-99-13-00-0-00-000
5	53-610-04-23-00-0-00-000
6	53-610-01-26-00-0-00-000
7	53-610-06-08-00-0-00-000
8	53-610-06-09-00-0-00-000
9	53-610-04-32-00-0-00-000
10	53-610-06-03-00-0-00-000
11	53-610-06-05-00-0-00-000
12	53-610-01-38-00-0-00-000
13	53-610-04-24-00-0-00-000
14	53-610-06-06-00-0-00-000
15	53-610-06-04-00-0-00-000
16	53-610-04-22-00-0-00-000
17	53-610-06-02-00-0-00-000
*	This is Moni's Daycare

BLUE SPRINGS MISSOURI

CUPC-01-26-009786
9305 SW ORCA CT
185' ADDRESS MAP

N

1" = 300'

Date: 02/17/26

MAP ID	Name	Situs Address	Situs City
1	53-610-99-09-00-0-00-000	9400 TIMBER MEADOWS DR	UNINCORPORATED
2	53-610-06-07-00-0-00-000	9305 SW ORCA CT	BLUE SPRINGS
3	53-610-01-39-00-0-00-000	9300 SW LEVIATHAN CT	BLUE SPRINGS
4	53-610-99-13-00-0-00-000	9401 TIMBER MEADOWS DR	UNINCORPORATED
5	53-610-04-23-00-0-00-000	1067 SW CONCH CIR	BLUE SPRINGS
6	53-610-01-26-00-0-00-000	1100 SW CONCH CIR	BLUE SPRINGS
7	53-610-06-08-00-0-00-000	9301 SW ORCA CT	BLUE SPRINGS
8	53-610-06-09-00-0-00-000	1098 SW CONCH CIR	BLUE SPRINGS
9	53-610-04-32-00-0-00-000	1059 SW CONCH CIR	BLUE SPRINGS
10	53-610-06-03-00-0-00-000	1060 SW CONCH CIR	BLUE SPRINGS
11	53-610-06-05-00-0-00-000	9308 SW ORCA CT	BLUE SPRINGS
12	53-610-01-38-00-0-00-000	9304 SW LEVIATHAN CT	BLUE SPRINGS
13	53-610-04-24-00-0-00-000	1063 SW CONCH CIR	BLUE SPRINGS
14	53-610-06-06-00-0-00-000	9309 SW ORCA CT	BLUE SPRINGS
15	53-610-06-04-00-0-00-000	9304 SW ORCA CT	BLUE SPRINGS
16	53-610-04-22-00-0-00-000	1101 SW CONCH CIR	BLUE SPRINGS
17	53-610-06-02-00-0-00-000	1056 SW CONCH CIR	BLUE SPRINGS

Situs Zip	Situs State	Owner Name
64064	MO	HAMPTON TOM R & MARILYN J
64064	MO	MEHRRAFLEE MAVA
64064	MO	SCHUETTE KELLIE L & DARIN
64064	MO	DONAHOO SARAH & MARK K
64064	MO	RYNARD ZACHARY & BROOKE
64064	MO	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC
64064	MO	HOFSTETTER CLARK & ROBIN
64064	MO	THE ESTATES AT CHAPMAN FARMS HOMEOWNERS ASSOCIATION INC
64064	MO	STOLTE RACHEL M & LEON DALE
64064	MO	YOUNT JASON & MANDY
64064	MO	WILSON JOSEPH & BRIDGID
64064	MO	PARKER CHALMER E & STACI M
64064	MO	CODILLA COURTNEY E & HAMCHAOUL YACINE
64064	MO	AMBERSON MICHAEL K & JACQUELYN M
64064	MO	EASLEY JOHN S & OUTLAW DANA M
64064	MO	LUCAS LUKE AARON
64064	MO	CODILLA EMETERIO & SHARON A

Owner Address	Owner2Name
9400 TIMBER MEADOWS DR LEES SUMMIT MO 64064-2819	
9305 SW ORCA CT LEES SUMMIT MO 64064	MEHRAFEI HASSAN & MONIREH
9300 SW LEVIATHAN CT BLUE SPRINGS MO 64064	
9401 TIMBER MEADOWS DR LEES SUMMIT MO 64064	
1067 SW CONCH CIR LEES SUMMIT MO 64064	
9613 S LAKE SHORE DR LAKE LOTAWANA MO 64086	
9301 SW ORCA CT LEES SUMMIT MO 64064	
9613 S LAKE SHORE DR LAKE LOTAWANA MO 64086	
1059 SW CONCH CIR BLUE SPRINGS MO 64064	
3305 S PRESCOTT AVE BLUE SPRINGS MO 64015	
9308 SW ORCA CT LEES SUMMIT MO 64064	
9304 SW LEVIATHAN CT BLUE SPRINGS MO 64064	
1063 SW CONCH CIR LEES SUMMIT MO 64064	
9309 SW ORCA CT LEES SUMMIT MO 64064	
9304 SW ORCA CT LEES SUMMIT MO 64064	
1101 SW CONCH CIR BLUE SPRINGS MO 64064	COURTER AMBER
1056 SW CONCH WAY BLUE SPRINGS MO 64064	THE ESTATES AT CHAPMAN FARM

LegalDescription	StatedArea
TIMBER MEADOWS SECOND PLAT LOT 78	1.85
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 44	0.3897
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 46	0.35
TIMBER MEADOWS---LOT 80	2.72
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 75	0.2831
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---TRACT E	3.15
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 45	0.33
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---TRACT F	3.25
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 77	0.2831
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 40	0.2979
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 42	0.3976
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 47	0.4478
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 76	0.2831
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 43	0.4062
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 41	0.5358
THE ESTATES AT CHAPMAN FARMS 2ND PLAT---LOT 74	0.28
IS 1ST PLAT AMENDED REPLAT OF A REPLAT PT CHAPMAN FARMS 1ST PLAT I	0.3522

BLUE SPRINGS
MISSOURI

February 20, 2026

Ref: Public Hearing: Conditional Use Permit—Child Care | CUPC-01-26-9786

Moni's Daycare

9305 SW Orca Ct

Parcel # 53-610-06-07-00-0-00-000

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, Monireh Ghorbanpour, for consideration to approve a Conditional Use Permit allowing daycare use on 0.39+/- acre property addressed 9305 SW Orca Court.

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.gov or at City Hall at 903 W Main Street, Blue Springs, MO.

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

Planning Commission - Monday, July 12, 2021 @ 6:30 p.m.

&

City Council – Monday, July 19, 2021 @ 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