

PUBLIC NOTICE

Site Plan Design Review with Alternative Development Standards | SPDR-05-20-7300
“RGH Redevelopment”
2501 & 2525 NW South Outer Road
Parcel # 35-620-06-04-00-0-00-000 &
Part of Parcel # 35-620-06-05-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Tuesday, May 26, 2020 at 6:30 p.m. via teleconference**, due to the COVID-19 State of Emergency. Full instructions for participating in the teleconference call and testifying at the public hearing will be provided on the City’s website, www.bluespringsgov.com, and on the meeting agenda. If you are unable to participate via teleconference, written comments may be mailed to the City of Blue Springs (903 W. Main St., Blue Springs, MO 64015 / Attn: Community Development) or emailed to CityClerk@bluespringsgov.com, but must be received by Noon on Tuesday, May 26, 2020 to be included in the public hearing. Emailed comments must include ‘PUBLIC COMMENT: RGH REDEVELOPMENT’ as the subject line.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Lee Ryherd, on behalf of the property owner, RGH Land LLC, to approve the Site Plan Design Review (SPDR-05-20-7300) with Alternative Development Standards that alter numerous Unified Development Code requirements on a property generally located between Interstate 70 and NW South Outer Road +/- 1,500 feet west of NW 22nd Street. The applicant is proposing to renovate two (2) existing buildings, build an addition, and make general site improvements. Interested parties may view the application materials on file by submitting a request via e-mail to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

TRACT 1 – FINAL PLAT DESCRIPTION, LOT 1:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 49N RANGE 31W, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N 02°12'05" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 83.33 FEET, THENCE S 87°47'55" E, 21.29; THENCE, N 05°01'52" E, 210.39 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE ROUTE 70, AS NOW ESTABLISHED; THENCE S 81°23'57" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 329.39; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 81°23'57" E, 308.60 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, THENCE S 02°12'17" W, 183.56 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF

NW SOUTH OUTER ROAD; THENCE N 88°05'23 "W, ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID NW SOUTH OUTER ROAD, 305.56 FEET; THENCE N 01°54'34" E, 216.83 FEET, TO THE POINT OF BEGINNING, CONTAINING 60,861.90 SQUARE FEET, OR 1.4 ACRES, MORE OR LESS.

TRACT 2 – FINAL PLAT DESCRIPTION, LOT 2:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 49N RANGE 31W, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N 02°12'05" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 83.33 FEET, THENCE S 87°47'55" E, 21.29 TO A POINT BEING THE POINT OF BEGINNING; THENCE, N 05°01'52" E, 210.39 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE ROUTE 70, AS NOW ESTABLISHED; THENCE S 81°23'57" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 329.39 FEET; THENCE S 01°54'34" W, 216.83 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW SOUTH OUTER ROAD; THENCE N 88°05'23 "W, ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID NW SOUTH OUTER ROAD, 154.70 FEET; THENCE ALONG A CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 397.31 FEET, AND AN ARC LENGTH OF 191.60 FEET, TO THE POINT OF BEGINNING, CONTAINING 72,741.11 SQUARE FEET, OR 1.67 ACRES, MORE OR LESS.

CITY OF BLUE SPRINGS

Planning Commission

By: Karen Findora, Recording Secretary

PUBLISH: Saturday, May 9, 2020

E-MAIL TO THE EXAMINER: legals@examiner.net

05/07/2020