

PUBLIC NOTICE

Rezoning | RZ-07-21-7862

Conditional Use Permit with Alternative Development Standards | CUP-07-21-7863

“Triad Investment, LLC”

2503 SW US 40 Hwy.

Parcel # 42-120-01-03-02-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 9, 2021 at 6:30 p.m.** in the Multi-Purpose Room of the Howard L. Brown Public Safety Facility at 1100 SW Smith for the purpose of hearing interested parties and citizens on a request by the applicant, Kerry and Cynthia Copenhaver, on behalf of the owner Triad Investment, LLC, to rezone the property located at 2503 SW US 40 Hwy., from “GB” (General Business) to “RC” (Regional Commercial) for the purpose of operating a construction contractor office with outdoor storage. In conjunction with the request to rezone, the applicant is requesting a Conditional Use Permit with Alternative Development Standards. No new construction is being proposed. 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:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH OF THE BASELINE, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON A HIGHWAY PLAN BEARING OF SOUTH 00 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 1079.68 FEET TO A POINT 40.00 FEET RIGHT OF ROUTE 40 WESTBOUND LANE CENTERLINE STATION 734+07.42, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89 degrees 14 MINUTES 45 SECONDS EAST A DISTANCE OF 662.29 FEET TO A POINT THEN SOUTH 03 DEGREES 03 MINUTES 26 SECONDS WEST A DISTANCE OF 147.07 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 740+57.96; THENCE SOUTH 76 DEGREES; 29 MINUTES 00 SECONDS WEST A DISTANCE OF 301.16 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE STATION 737+56.80; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5664.58 FEET, THRU A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 26 SECONDS, AN ARC DISTANCE OF 503.28 FEET TO A POINT 65.00 FEET LEFT OF ROUTE 40 EASTBOUND LANE CENTERLINE

STATION 732+47.75; THENCE NORTH 23 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 331.82 TO THE POINT OF BEGINNING.

CITY OF BLUE SPRINGS
Planning Commission
By: Karen Findora, Recording Secretary

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning | RZ-07-21-7862 and Conditional Use Permit with Alternative Development Standards | CUP-07-21-7863 on **Monday, August 16, 2021 at 6:00 p.m.** in the Multi-Purpose Room 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: July 24, 2021
E-MAIL TO THE EXAMINER: legals@examiner.net
07/21/2021