

PUBLIC NOTICE

Amended Planned Unit Development Concept Plan | PUDC-07-20-7414
“Edgewater at Chapman Farms”
West of SW 7 Highway, north and south of SW Green Meadow Drive
Parcel # 54-330-98-02-01-0-00-000
Parcel # 54-330-97-03-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 24, 2020** at 6:30 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant and property owner, Brad Kempf with Clayton Properties Group, Inc. DBA Summit Homes, to approve an Amended Planned Unit Development (PUD) Concept Plan for “Edgewater at Chapman Farms,” an approved 173-lot single-family subdivision on 38.30 +/- acres located west of SW 7 Highway and both north and south of SW Green Meadow Drive. The applicant is requesting to modify 0.71 +/- acres of the approved plan for a net increase of one (1) single-family lot and a net decrease of 0.18 +/- acres of open space. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

TRACT I: (South Area)

Part of Lot 1, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, a subdivision in Blue Springs, Jackson County, Missouri, situated in Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian and being described as follows: Beginning at the most Easterly Southeast corner of said Lot 1, said point also being the Northeast corner of Lot 4, of the said CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, thence North 87°56'35" West, 685.30 feet; thence North 02°14'28" East, 514.16 feet; thence South 87°56'35" East, 469.99 feet; thence South 01°45'01" West, 134.92 feet; thence South 88°14'59" East, 210.90 feet; thence South 01°45'01" West, 380.37 feet to the Point of Beginning. Containing 322,883 square feet or 7.41 acres, more or less.

TRACT II: (North Area)

Part of Lot 1, CHAPMAN FARMS - 1ST PLAT, LOTS 1-35, a subdivision in Blue Springs, Jackson County, Missouri, situated in Section 19, Township 48 North, Range 30 West of the Fifth Principal Meridian and being described as follows: Beginning at the Northeast corner of said Lot 1; thence South 01°45'13" West, along the West line and it's Northerly extension of PIN OAK ACRES, a subdivision in said Blue Springs, Jackson County, Missouri 860.67 feet to the Southwest corner of said PIN OAK ACRES; thence South 88°11'15" East, along the South line of said PIN OAK ACRES, 217.05 feet; thence South 01°45'01" West, 284.88 feet; thence North 88°14'59" West, 210.90 feet; thence South 01°45'01" West, 67.07 feet; thence North 87°56'35" West, 468.19 feet; thence North 02°14'28" East, 105.08 feet; thence South 78°27'58" West, 149.29 feet; thence North 74°21'09" West, 149.10 feet; thence South 02°14'28" West, 105.04 feet; thence North 87°56'35" West, 329.96 feet to a point on the West line of said Southwest Quarter; thence North

01°49'28" East, along said West line, 1,207.55 feet to the Northwest corner of said Lot 1, said corner also being a point on the South right-of-way line of SW Cowherd Road, as now established; thence South 88°13'22" East, along the North line of said Lot 1, 1,080.51 feet to the Point of Beginning. Containing 1,345,409 square feet or 30.89 acres, more or less

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 Amended PUD Concept Plan (PUDC-07-20-7414) on **Wednesday, September 9, 2020** at 6:00 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

ALTERNATE HEARING LOCATION: If, on the date of either or both public hearings, the City is under additional public gathering and personal distancing restrictions, the public hearing will be held via teleconference. **MEETING LOCATION AND PARTICIPATION INFORMATION WILL BE POSTED ONLINE AT www.bluespringsgov.com/AgendaCenter AND ON THE MEETING AGENDA.**

CITY OF BLUE SPRINGS

City Council

PUBLIC COMMENT PROCEDURES:

Full instructions for participating in the public hearing (in-person and/or via teleconference call) and testifying at the public hearing will be provided on the City's website, www.bluespringsgov.com, and on the meeting agenda. The City encourages everyone who wishes to testify, complete a Speaker Appearance Form, <http://www.bluespringsgov.com/FormCenter/Governance-2/Speaker-Appearance-Form-49>, to help public comments progress in an orderly fashion.

Due to the possibility of technical difficulties during a potential teleconference, the City **strongly encourages** that written comments are mailed to the City of Blue Springs (903 W. Main St., Blue Springs, MO 64015 / Attn. Community Development) or emailed to CityClerk@bluespringsgov.com in advance of the meeting. All written comments must be received by Noon on the Friday prior to the respective meeting to be included in the associated public hearing. Mailed and emailed comments should include "PUBLIC COMMENT: EDGEWATER AT CHAPMAN FARMS" in the subject line.

PUBLISH: Saturday, August 8, 2020

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

08/06/2020