

# PUBLIC NOTICE

**Rezoning | RZ-07-20-7409**  
**General Development Plan | GDP-08-20-7423**  
**“Estate at Buffalo Valley 2<sup>nd</sup> Plat”**  
**7820 SE Cook Road**  
**Part of Parcel # 41-820-04-19-01-0-00-000**

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 Facility at 1100 SW Smith Street, Blue Springs, MO.

The purpose this meeting is to hear interested parties and citizens on a request by the applicant, Jason & Kimberly Compton, on behalf of the property owner, Jason Reid & Kimberly Glen Compton, Trustees of the Compton Family Trust, to consider rezoning an approximately 3.8-acre property from “AG” (County Agriculture) to “RE” (Residential Estate) and to consider approval of a General Development Plan for the development of one (1) single-family lot. The property is addressed at 7820 SE Cook Road and generally located west of the intersection of SE Cook Road and Major Road. Interested parties may view the application materials on file by submitting a request via e-mail to [ComDevLegal@bluespringsgov.com](mailto:ComDevLegal@bluespringsgov.com) or calling (816) 228-0207 for more information. The site is legally described as follows:

CONTAINING 165,425 SQUARE FEET OR 3.7976 ACRES.

A TRACT OF LAND BEING PART OF DOCUMENT NUMBER 1991 I 1020665 SAID TRACT ALSO BEING PART OF THE SOUTH 81.5 ACRES OF THE WEST 235.0 ACRES OF THE NORTH HALF OF SECTION 17-T.48-R.30, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 235.0 ACRES, SAID POINT BEING S 01°-50'-10" W, ALONG SAID EAST LINE, 702.21 FEET FROM THE NE CORNER OF SAID SOUTH 81.5 ACRES OF SAID WEST 235.0 ACRES, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ESTATE AT BUFFALO VALLEY - LOT 1, A SUBDIVISION IN SAID BLUE SPRINGS, WITH THE EAST LINE OF SAID WEST 235.0 ACRES; THENCE S 01°-50'-10" W, ALONG THE EAST LINE OF SAID WEST 235.0 ACRES, 251.84 FEET TO A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE, SE 1/4, OF SAID SECTION 17; THENCE N 87°-50'-21" W, ALONG SAID PARALLEL LINE SAID LINE ALSO BEING THE NORTH LINE OF DOCUMENT NUMBER 1971 I 0079744 AND TRACT II OF SAID DOCUMENT NUMBER 1991 I 1020665 AND THE WESTERLY PROLONGATION THEREOF, 656.70 FEET; THENCE N 01°-50'-10" E, PARALLEL WITH THE EAST LINE OF SAID WEST 235.0 ACRES, 251.98 FEET TO THE

WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 1, SAID THE ESTATE AT BUFFALO VALLEY; THENCE S 87°-49'-37" E, ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS WESTERLY PROLONGATION, 656.70 FEET 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-07-20-7409 and General Development Plan / GDP-08-20-7423 on Wednesday, September 9, 2020 at 6:00 p.m. in the Howard L. Brown Public Safety Facility located at 1100 SW Smith Street, Blue Springs, MO.

CITY OF BLUE SPRINGS  
City Council

**ALTERNATE HEARING LOCATION:** If, on the date of either public hearing, the City is under continued 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](http://www.bluespringsgov.com/AgendaCenter) AND ON THE MEETING AGENDA.**

**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](http://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 technical difficulties that may occur 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](mailto: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: ESTATE AT BUFFALO VALLEY" in the subject line.

PUBLISH: Saturday, August 8, 2020  
E-MAIL TO THE EXAMINER: [legals@examiner.net](mailto:legals@examiner.net)  
08/06/2020