

PUBLIC NOTICE

General Development Plan | GDP-10-20-7511
Conditional Use Permit | CUP-10-20-7519
“Casey’s General Store”
1924 NW Woods Chapel Road
Parcel # 35-520-03-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 26, 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, Shannon Gerard, Casey’s Marketing Co., on behalf of the property owner, Wally F.C. Der-Trust, to approve a Conditional Use Permit and a General Development Plan generally located at 1924 NW Woods Chapel Road. The applicant is requesting to redevelop the site with a 14-pump gas/service station and 3,932-sf. convenience store on 2.598 +/- acres. 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:

Part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 49 North, Range 31 West of the Fifth Principal Meridian, a part of Blue Springs, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter Section 26, Township 49 North, Range 31 West of the Fifth Principal Meridian, being a found aluminum monument depicted on Certified Land Corner Document No. 600-80836, filed with the Missouri Department of Agriculture; thence along the East line of the Northwest Quarter, South 02°19’36” West a distance of 719.62 feet to the south right of way of Duncan Road filed for record on May 2, 1929; thence along said south right of way, North 89°10’14” West a distance of 124.95 feet to a five-eighths inch (5/8”) rebar with PLS 2020003944 cap being the Northwest Corner of Duncan Plaza Replat filed for record November 27, 1990 as document number I-2012518 and the Point of Beginning; thence along the west line of Duncan Plaza, South 01°38’11” West a distance of 440.81 feet to a five eighths inch (5/8”) rebar with PLS 2020003944 cap; thence leaving said west line of Duncan Plaza, North 88°24’37” West along the north right of way of Jefferson Street as depicted on document number I-632871 and filed for record on June 27, 1985, a distance of 238.78 feet to a five-eighths inch (5/8”) rebar with PLS 2020003944 cap at the Southeast Corner of a tract described at Warranty Deed 2011E0091419, filed for record October 3, 2011; thence North 51°32’18” West a distance of 25.00 feet to a five eighths inch (5/8”) rebar with PLS 2020003944 cap being on the east right of way line of Woods Chapel Road; thence along said right of way line,

North 01°35'42" East a distance of 402.36 feet to a five-eighths inch (5/8") rebar with PLS 2020003944 cap at the Southwest Corner of a tract described at Warranty Deed 2011E0091419; thence continuing along said right of way, North 64°17'12" East a distance of 44.78 feet to a five-eighths inch (5/8") rebar with PLS 2020003944 cap on the South right of way of Duncan Road; thence along said Duncan Road right of way, South 89°10'14" East a distance of 219.33 feet to the Point of Beginning. Containing 2.598 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 Conditional Use Permit (CUP-10-20-7519) with a General Development Plan (GDP-10-20-7511) on **Monday, November 2, 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 of the 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: "CASEY'S GENERAL STORE" in the subject line.

PUBLISH: Saturday, October 10, 2020
E-MAIL TO THE EXAMINER: legals@examiner.net
10/07/2020