

PUBLIC NOTICE

Rezoning | RZ-12-21-8093
Planned Development Concept Plan | PDC-12-21-8094
“Redwood Blue Springs”
26310 SW Wyatt Road
Parcel #: Part of 41-930-03-03-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, January 24, 2022 at 6:30 p.m.** in the Council Chamber of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Ali Karolczak with Redwood Living, on behalf of the property owner, First Baptist Church of Blue Springs, to rezone property from “GB” (General Business) to “PD – Residential” (Planned Development – Residential) and request approval of a Planned Development (PD) Concept Plan for the development of 124 apartment units on 26.05 +/- acres generally located north of SW Wyatt Road +/- 500-ft. west of SW 7 Highway. 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:

All that part of the Southwest Quarter of Section 18, Township 48 North, Range 30 West, situate in the City of Blue Springs, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 1°41'12" East, along the West line of said Southwest Quarter, a distance of 35.00 feet to the intersection with the North right-of-way line of SW Wyatt Road, as now established and also defined in a General Warranty Deed filed with the Jackson County, Missouri Register of Deeds as Instrument No. 2020E0055864 on July 1, 2020, said intersection also being the Point of Beginning; thence North 1°41'12" East, continuing along the West line of said Southwest Quarter, a distance of 1,263.14 feet to the Southwest corner of a tract of land described in a General Warranty Deed filed with said Register of Deeds as Instrument No. 2010E0095366 on September 30, 2010; thence South 88°03'08" East, along South line of said tract, a distance of 1,012.08 feet; thence South 0°43'02" West, departing the South line of said tract, a distance of 455.51 feet; thence Southwesterly, along a curve to the right that is tangent with the exit of the last-described course, having a radius of 350.00 feet; a central angle of 54°36'12", and an arc distance of 333.55 feet; thence South 55°19'14" West a distance of 99.68 feet; thence South 1°16'33" West a distance of 458.47 feet to a point on said North right-of-way line of SW Wyatt Road; thence North 88°09'10" West, along said North right-of-way line of SW Wyatt Road, a distance of 800.38 feet to the Point of Beginning.

Containing 1,161,205 square feet or 26.66 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

CITY OF BLUE SPRINGS

Planning Commission

By: Matt Wright, Asst. Director – Community Development

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-12-21-8093 and PD Concept Plan / PDC-12-21-8092 on **Monday, February 7, 2022 at 6:00 p.m.** in the Council Chamber 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: Saturday, January 8, 2022

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

01-05-2022