

# PUBLIC NOTICE

**Rezoning | RZ-02-22-8137**  
**Planned Development Concept Plan | PDC-02-22-8138**  
**“Woodbine 3<sup>rd</sup> Plat”**  
**1200 SE Woodbine Drive**  
**Parcel # 41-530-01-99-01-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February 28, 2022, at 6:30 p.m.** in the Council Chambers 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, Art Marquez, Solid Builders LLC, on behalf of the property owner, Dan McClanahan, for approval of a rezoning from “SF-12/PR-O” (Large Lot Single Family/Planned Residential Overlay) to “PD-Residential” (Planned Development) and approval of a Planned Development Concept Plan to develop a single-family subdivision on 31 +/- acres generally located at the northern terminus of SE Willow Creek Road and the western terminus of SE Woodbine Drive. The subdivision will include approximately 69 single family lots.

Interested parties may view the application materials on file by contacting the Community Development Department via email at [ComDevLegal@bluespringsgov.com](mailto:ComDevLegal@bluespringsgov.com) or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 48, RANGE 30, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART PLATTED AS WOODBINE PR-O, 2ND PLAT, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, FILED FEBRUARY 12, 2008, AS DOCUMENT NO. 2008E0015854 IN BOOK 116 AT PAGE 88.

AND EXCEPT

ALL OF LOT 37, WOODBINE PR-O, 2ND PLAT, LOTS 26 THRU 43 AND TRACT D & TRACT F, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AND A PORTION OF UNPLATTED LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 8; THENCE N 88° 08' 15" W ALONG THE SOUTH LINE OF SAID SECTION 8, 400.35' TO A POINT ON THE SOUTH LINE OF LOT 38, WOODBINE PR-O, 2ND PLAT; THENCE N 53° 27' 05" W ALONG THE SOUTH LINES OF LOTS 38 AND 37, 170.71' TO THE SOUTHWEST CORNER OF SAID LOT 37, AND TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING N 53° 27' 05" W, 48.63'; THENCE N 33° 28' 43" E, 212.67' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE WOODBINE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE S 44° 13' 48" E, 93.28' TO THE NORTHWEST CORNER OF SAID LOT 37; THENCE S 45° 46' 12" W, 200.00' TO THE POINT OF BEGINNING.

ABOVE DESCRIPTION IS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2428722, HAVING AN EFFECTIVE DATE OF JULY 18, 2021, AS IT WAS COPIED VERBATIM FROM SAID TITLE COMMITMENT.

CITY OF BLUE SPRINGS

Planning Commission

By: Shana Kelly, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-02-22-8137 and Planned Development Concept Plan / PDC-02-22-8138 on **Monday, March 7, 2022, at 6:00 p.m.** in the Council Chambers 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, February 12, 2022

**E-MAIL TO THE EXAMINER:** [legals@examiner.net](mailto:legals@examiner.net)

02/09/2022