

# PUBLIC NOTICE

**Rezoning | RZ-01-23-8618**

**Planned Development Concept Plan | PDC-01-23-8620**

**“Colonial Farms”**

**South of Wyatt Road & West of SE Adams Dairy Parkway**

**Parcel # 54-200-02-08-00-0-00-000; 54-200-02-07-00-0-00-000; & 54-300-01-13-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 12, 2023 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, Tory Schwope, on behalf of the property owner, Colonial Gardens Development, LLC, to rezone property from “AG - County” (Agriculture - County) to “PD – Mixed-Use” (Planned Development – Mixed-Use) and request approval of a Planned Development (PD) Concept Plan to allow for uses to support the proposed Agrotourism development. The subject property is located south of Wyatt Road and West of SE Adams Dairy Parkway and includes three parcels covering 38.70 +/- acres. 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:

A tract of land situated in the Northwest Quarter of Section 20 and the Northeast Quarter of Section 19, all in Township 48 North, Range 30 West, Blue Springs, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at Northwest Corner of said Northwest Quarter; thence along the west line of said Northwest Quarter, South 01°45’29” West, a distance of 30.00 feet to the South right-of-way line of East Wyatt Road as now established; then South 87°39’24” East along said South right-of-way line, 30.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 20, a distance of 615.35 feet; thence South 01°53’41” West, a distance of 1094.99 feet to the North line of Lot 1, HIGHLAND ESTATES, a subdivision in said City, County and State; thence along the North line of said Lot 1, North 87°38’31” West, a distance of 282.83 feet to the Northwest corner of said Lot 1; thence along the West line of said HIGHLAND ESTATES and HIGHLAND ESTATES REPLAT OF LOTS 2, 3, 4, AND 5 a subdivision in said City, County and State, South 01°46’00” West, a distance of 1513.56 feet to the Southwest corner of Lot 4A of said HIGHLAND ESTATES REPLAT OF LOTS 2, 3, 4, AND 5, said corner being on the South line of the West half of said Northwest Quarter; thence along said South line, North 87°39’03” West, a distance of 329.68 feet to the Southwest corner of said Northwest Quarter; thence along the South line of said Northeast Quarter said line also being the South line of Tract A of TINY OAKS RESURVEY a subdivision in said City, County and State, North 88°08’59” West, a

distance of 331.90 feet to the Southwest corner of said Tract A; thence along the West line of said Tract A, North 01°45'29" East, a distance of 1549.60 feet to the Northwest corner of said Tract A; thence along the North line of said Tract A, South 87°55'31" East, a distance of 331.90 feet to the Northeast corner of said Tract A, said corner being on the West line of said Northwest Quarter; thence along the West line of said Northwest Quarter, North 01°45'29" East, a distance of 1060.17 feet to the POINT OF BEGINNING.

CITY OF BLUE SPRINGS  
Planning Commission  
By: Adair Bright, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-01-23-8618 and PD Concept Plan / PDC-01-23-8620 on **Tuesday, June 20, 2023, 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, May 27, 2023  
E-MAIL TO THE EXAMINER: [legals@examiner.net](mailto:legals@examiner.net)  
05-24-2023