

PUBLIC NOTICE

Rezoning | RZ-09-21-7960
General Development Plan | GDP-09-21-7961
“Dollar General”
Parcel # 54-430-01-22-01-4-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 11, 2021 at 6:30 p.m.** in the Multi-Purpose Room 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, Kirk Farrelly, Capital Growth Buchalter, for a Rezoning and General Development Plan to develop the lot at the southeast corner of NE Colbern Road and SW Hwy 7 for a 10,640-sf. Dollar General retail store. 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:

DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF BLUE SPRINGS, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

ALL BEARINGS HEREIN ARE NAD1983(2011) MISSOURI STATE PLANE COORDINATE SYSTEM WEST ZONE 2403 GRID BEARINGS. COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHWEST QUARTER; THENCE ON THE NORTH LINE OF SAID GOVERNMENT LOT 1, N 88°12'17" W 753.62 FEET; THENCE S 01°49'11" W 27.83 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THE CONVEYANCE OF RIGHT-OF-WAY RECORDED AS INSTRUMENT NUMBER 2012E0069491 IN THE RECORDER OF DEEDS OFFICE; THENCE ON THE WEST LINE OF SAID PARCEL, S 01°50'58" W 52.77 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE ON THE SOUTH LINE OF SAID PARCEL, N 79°20'18" E 175.76 FEET; THENCE CONTINUING ON SAID SOUTH LINE, S 88°06'45" E 98.18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN THE TRUSTEE'S DEED RECORDED AS INSTRUMENT NUMBER 2009E0130460 IN THE RECORDER OF DEEDS OFFICE; THENCE ON SAID EAST LINE, S 01°37'35" W 330.90 FEET TO NORTHERLY LINE OF TRACT “A” OF CARRIAGE OAKS, A SUBDIVISION RECORDED AS BOOK I44 PAGE 21 IN THE RECORDER OF DEEDS OFFICE; THENCE ON SAID NORTHERLY LINE, S 74°48'07" W 92.38 FEET; THENCE CONTINUING ON SAID NORTHERLY LINE, N 74°56'53" W 318.27

FEET; THENCE CONTINUING ON SAID NORTHERLY LINE, S 87°43'07" W 109.41 FEET; THENCE CONTINUING ON SAID NORTHERLY LINE, N 66°30'22" W 260.08 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2012E0069492 IN THE RECORDER OF DEEDS OFFICE; THENCE ON THE EAST LINE OF SAID PARCEL, N 02°32'48" E, 94.71 FEET; THENCE ON THE SOUTHEASTERLY LINE, N 52°17'16" E 115.65 FEET; THENCE ON THE SOUTHERLY LINE, S 79°40'44" E 143.03 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE, S 88°10'45" E 192.81 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE, N 79°20'18" E 54.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; CONTAINS 4.45 ACRES, MORE OR LESS.
END OF DESCRIPTION

CITY OF BLUE SPRINGS

Planning Commission

By: Shana Kelly, Associate Planner – Community Development

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-09-21-7960 and the General Development Plan / GDP-09-21-7961 on **Monday, October 18, 2021 at 6:00 p.m.** in the Multi-Purpose Room 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, September 25, 2021

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

09/23/2021