

# PUBLIC NOTICE

**Rezoning | RZ-09-21-7956**

**Planned Development Concept Plan | PDC-09-21-7957**

**“Chapman Ridge, Phase 2”**

**North of SE Colbern Rd., east and west of SE Chapman Ridge Dr.**

**Parcel # 54-410-13-46-00-0-00-000; 54-410-13-59-00-0-00-000; 54-410-13-31-00-0-00-000;  
54-410-13-33-00-0-00-000; 54-410-13-32-00-0-00-000; 54-410-13-34-00-0-00-000;  
& 54-410-13-35-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 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, Tyler Sallee, Sallee Development, on behalf of the property owners, CB&T Holdings II LLC, and The Gardens at Chapman Farms Homes Association Inc., to rezone properties from “TF/PUD/R-O” (Two-Family/Planned Unit Development/Restricted Overlay), “GB” (General Business), “SO” (Service Office), and “NB” (Neighborhood Business) to “MF-10/PD” (Low Density Multi-Family/Planned Development) and “NB/PD” (Neighborhood Business/Planned Development) approval of a Planned Development (PD) Concept Plan for the development of a 66-unit townhouse community with a mix of duplexes and fourplexes and amenities and a 2-building neighborhood business center totaling 20,640-sf. The subject property is located north of SE Colbern Road east and west of SE Chapman Ridge Drive and covers 14.20 +/- acres, of which, 11.42 +/- acres is including in the rezoning request. The remaining acreage will remain zoned “TF/PD” (Two-Family/Planned Development). 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 to be rezoned to “MF-10/PD” is legally described as follows:

ALL OF LOTS 3 ,5, & 6 OF CHAPMAN RIDGE 1ST PLAT AND ALL OF TRACT H & I OF THE GARDENS OF CHAPMAN FARMS 2ND PLAT,RECORDED SUBDIVISIONS IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48, RANGE 30 IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, CONTAINING 11.42 ACRES MORE LESS.

The site to be rezoned to “NB/PD” is legally described as follows:

ALL OF LOT 7, CHAPMAN RIDGE 1<sup>ST</sup> PLAT, BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

The site to be covered under the PD Concept Plan is legally described as follows:

ALL OF LOTS 3 ,4, 5 ,6 & 7 OF CHAPMAN RIDGE 1ST PLAT AND ALL OF TRACT H & I OF THE GARDENS OF CHAPMAN FARMS 2ND PLAT,RECORDED SUBDIVISIONS IN

THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48, RANGE 30 IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, CONTAINING 14.20 ACRES MORE LESS.

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-09-21-7956 and PD Concept Plan / PDC-09-21-7957 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](mailto:legals@examiner.net)

09/22/2021