PUBLIC NOTICE

Rezoning | RZ-07-24-9217 & General Development Plan | GDP-07-24-9218
"Blue Springs Flex Space"
3405 NW Jefferson Street
Parcel # 35-510-03-47-00-0-00-000
Parcel # 35-510-03-46-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, August 26, 2024 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, Patrick Joyce of Kimley-Horn, on behalf of the property owner, Matthew Hendrickson, for approval of a Rezoning from "GB" (General Business) to "LI" (Light Industrial) and a General Development Plan to offer light industrial/flex garage spaces intended for small business tenants. 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 Northeast Quarter and all that part of the Northwest Quarter of Section 26, Township 49 North, Range 31 West, in the City of Blue Springs, Jackson County, Missouri, being more particularly described as follows: commencing at the northwest corner of the Northeast Quarter of said Section 26, thence South 02 degrees 19 minutes 36 seconds West, with the west line of the Northeast Quarter of said Section 26, a distance of 719.62 feet to a point on the south right-of-way line of NW Duncan Road; thence South 89 degrees 10 minutes 14 seconds East (North 88 degrees 53 minutes East deed), with the south right-of-way NW Duncan Road, a distance of 300.10 feet (302.15 feet deed); thence South 00 degrees 49 minutes 46 seconds West (South 01 degree 07 minutes East deed), and no longer with the south right-of-way line of NW Duncan Road, a distance of 300.00 feet, said point being the point of beginning; thence South 89 degrees 10 minutes 14 seconds East, a distance of 225.00 feet; thence South 00 degrees 49 minutes 46 seconds West, a distance of 157.13 feet (155.01 feet deed); thence South 88 degrees 21 minutes 49 seconds East, a distance of 236.22 feet to a point on the west line of Cirrus Enterprises - 1st Plat Lot 1; thence South 00 degrees 43 minutes 31 seconds West, a distance of 115.24 feet to a point on the north right-of-way line of NW Jefferson Street; thence with the north right-of-way line of NW Jefferson Street on a curve to the left having a radius of 746.20 feet, a central angle of 09 degrees 53 minutes 31 seconds, with an initial tangent bearing of North 88 degrees 26 minutes 41 seconds West, an arc distance of 128.83 feet; thence South 81 degrees 39 minutes 47 seconds West, continuing with the north right-of-way line of NW Jefferson Street, a distance of 176.89 feet to a point of curvature; thence continuing with the north right-of-way line of NW Jefferson Street on a curve to the right having a radius of 406.39 feet, a central angle of 09 degrees 58 minutes 24 seconds, an arc distance of 70.74 feet; thence North 88 degrees 21

minutes 49 seconds West, continuing with the north right-of-way line of NW Jefferson Street, a distance of 119.79 feet to a point of curvature; thence continuing with the north right-of-way line of NW Jefferson Street on a curve to the right having a radius of 327.00 feet, a central angle of 38 degrees 14 minutes 59 seconds, an arc distance of 218.30 feet; thence North 50 degrees 06 minutes 49 seconds West, continuing with the north right-of-way line of NW Jefferson Street, a distance of 46.50 feet to a point of curvature; thence continuing with the north right-of-way line of NW Jefferson Street on a curve to the left having a radius of 339.60 feet, a central angle of 25 degrees 18 minutes 51 seconds, an arc distance of 150.04 feet to a point on the south line of Lot 2, Duncan Plaza 1st Plat; thence South 88 degrees 21 minutes 55 seconds East (North 89 degrees 40 minutes 00 seconds East plat) with the south line of said Lot 2, and no longer with the north right-of-way line of Jefferson Street, a distance of 77.18 feet to the southeast corner of said Lot 2; thence North 00 degrees 49 minutes 46 seconds East (North 01 degree 07 minutes West plat) with the west line of Lot 2 Duncan Plaza 1st Plat, a distance of 126.79 feet; thence South 89 degrees 10 minutes 14 seconds East, no longer with the west line of Lot 2 Duncan Plaza 1st Plat, a distance of 325.46 feet; thence North 00 degrees 49 minutes 46 seconds East, a distance of 22.58 feet to the point of beginning. The above described tract contains 182,678 square feet, or 4.19 acres.

CITY OF BLUE SPRINGS
Planning Commission
By: Dave McCumber | Development Review Manager

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning and General Development Plan on **Tuesday, September 3, 2024, 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, August 10, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
08/07/2024