PUBLIC NOTICE

General Development Plan | GDP-02-24-9040
"Hudson Estates"
East of 7 Highway and south of Cordill-Mason Elementary School
Parcel # 41-920-01-04-00-0-00-000; 41-920-01-05-00-0-00-000 & 41-910-99-04-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 25, 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, Kyle Miller of Crockett Engineering Consultants, on behalf of the owner, John A. Christiansen, for a General Development Plan to construct a 60-unit single level apartment complex. 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:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 30 WEST, OF THE 5TH P.M., IN THE CITY OF BLUE SPRINGS, JACKSOUN COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MOLOS 2008016658 DATED FEBRUARY 2, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°47'57" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, 649.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CORDILL MASON ELEMENTARY, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 88°10'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 446.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF LOT 344 LAKE VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°00'25" WEST, ALONG SAID WEST LINE, 666.72 FEET TO A POINT ON THE NORTH LINE OF EAGLES RIDGE ESTATES PR-O 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'06" WEST, ALONG SAID NORTH LINE, 444.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 87°57'28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID EAGLES RIDGE ESTATES PR-O 3RD PLAT, 653.72 FEET; THENCE NORTH 01°49'15" EAST, 301.16 FEET; THENCE NORTH 88°21'28" WEST, 84.78 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.37 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 74°11'49" WEST, AND A CHORD LENGTH OF 161.85 FEET; THENCE SOUTH 56°45'03" WEST, 96.15 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH

OF 201.09 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 74°12’29” WEST, AND A CHORD LENGTH OF 198.00 FEET; THENCE NORTH 88°20’06” WEST, 25.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW STATE ROUTE 7 AS IT NOW EXISTS; THENCE NORTH 01°51’11” EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 88°20’06” EAST, 24.88 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 164.53 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF NORTH 74°12’29” EAST, AND A CHORD LENGTH OF 162.00 FEET; THENCE NORTH 56°45’03” EAST, 96.15 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 200.96 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 74°11’49” EAST, AND A CHORD LENGTH OF 197.87 FEET; THENCE SOUTH 88°21’25” EAST, 84.92 FEET; THENCE NORTH 01°49’15” EAST, 301.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 CORDILL MASON ELEMENTARY; THENCE SOUTH 88°13’21” EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 653.46 FEET TO THE POINT OF BEGINNING. CONTAINING 17.57 ACRES MORE OR LESS

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 **Monday, April 1, 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, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024