PUBLIC NOTICE

Rezoning | RZ-12-23-8998
Planned Development Concept Plan | PDC-12-23-8999
"Adam's Ridge"
South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy.
Parcel # 41-200-03-05-01-0-00-000

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 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, Don Draper, Kansas LD, LLC, on behalf of the property owners, Jim L. Rand and Carrie B. Siems, to rezone property from "AG – County" (Agriculture – County) to "PD – R" (Planned Development – Residential). The applicant is also requesting approval of a Planned Development (PD) Concept Plan to allow for 138 single-family lots and eight (8) tracts on 51.06 +/- acres. The subject property is located south of SE Sunnyside School Road and west of SE Adams Dairy Parkway. 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 requesting to be Rezoned is legally described as follows:

All that part of the Southwest One-Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:

Commencing at the Northeast Corner of the Southwest One-Quarter of said Section 5; thence along the North line of the said Southwest One-Quarter, North 87 degrees 44 minutes 59 seconds West, a distance of 1308.32 feet; thence along the West line of the East one half of the said Southwest One-Quarter, South 01 degrees 39 minutes 27 seconds West a distance of 656.59 feet; thence along the South line of the North one half of the Northwest One-Quarter of the said Southwest One-Quarter, North 87 degrees 50 minutes 27 seconds West, a distance of 179.22 feet to a point of curvature on the Center line of Adams Dairy Parkway as now established and the Point of Beginning; thence along the said centerline of Adams Dairy Parkway the following four courses, Southerly on a curve to the left having an initial tangent bearing of South 11 degrees 50 minutes 50 seconds West, a radius of 2291.83 feet, a central angle of 25 degrees 42 minutes 37 seconds and an arc length of 1028.41 feet; thence South 13 degrees 51 minutes 47 seconds East a distance of 166.16 feet to a point of curvature; thence Southerly on a curve to the right being tangent to the previous course, having a radius of 2291.79 feet a central angle of 15 degrees 36 minutes 42 seconds and an arc length of 624.46 feet; thence South 01 degrees 44 minutes 56 seconds West a distance of 176.99 feet to a point on the South line of the said Southwest One-Quarter; thence along said South line of the Southwest One-Quarter, North 88 degrees 06

minutes 23 seconds West, a distance of 1311.59 feet to the Southwest corner of the said Southwest One-Quarter; thence along the West line of the said Southwest One-Quarter and the East line and the Southerly prolongation thereof of the Plat of Keystone Estates, a subdivision in Blue Springs, Jackson County, Missouri, North 02 degrees 29 minutes 28 seconds East, a distance of 1977.18 feet to the South line of the North one half of the Northwest One-Quarter of the said Southwest One-Quarter; thence along said South line, South 87 degrees 50 minutes 27 seconds East, a distance of 1107.68 feet to the Point of Beginning.

This description contains Tract B of the Certificate of Survey filed March 12, 2001 as Document No. 2001I0015706 in Book 13 at Page 74 and the West one half of Adams Dairy right of way as now established adjacent thereto.

The site requesting a Planned Development Concept Plan is legally described as follows:

All that part of the Southwest Quarter of Section 5, Township 48, Range 30, Jackson County, Missouri, described as follows:
Commencing at the Northeast Corner of the Southwest Quarter; thence North 87 degrees 44 minutes 59 seconds West, 1308.12 feet; thence South 01 degrees 39 minutes 27 seconds West along the West line of the East Half of the Southwest Quarter, 656.59 feet; thence North 87 degrees 50 minutes 27 seconds West along the South line of the North Half of the Northwest Quarter of the Southwest Quarter, 235.00 feet to a point on the West Right of Way line of Adams Dairy Parkway and the Point of Beginning; thence along said right of way line and a curve to the left with an initial tangent bearing of South 11 degrees 37 minutes 05 seconds West, a radius of 2346.83 feet and an arc distance of 1043.70 feet; thence South 13 degrees 51 minutes 47 seconds East along said right of way line, 166.16 feet to a point of curvature; thence continue along said right of way line and a curve to the right with a radius of 2236.79 feet and an arc distance of 609.47 feet; thence South 01 degrees 44 minutes 56 seconds West along said right of way line, 176.82 feet to a point on the South line of the Southwest Quarter; thence North 88 degrees 06 minutes 28 seconds West along said South line of the Southwest Quarter, 1256.59 feet to the Southwest corner of the Southwest Quarter; thence North 02 degrees 29 minutes 28 seconds East along the East line and prolongation thereof of the Plat of Keystone Estates, a subdivision in Blue Springs, Jackson County, Missouri, 1977.18 feet to the South line of the North Half of the Northwest Quarter of the Southwest Quarter; thence South 87 degrees 50 minutes 27 seconds East along said line, 1051.91 feet to the Point of Beginning, also known as Tract B of the Certificate of Survey filed March 12, 2001 as Document No. 2001I0015706 in Book 13 at Page 74.

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

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-12-23-8998 and PD Concept Plan / PDC-12-23-8999 on **Monday, April 1, 2024, 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, March 9, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
03/06/2024