PUBLIC NOTICE

Rezoning | 08-25-9668
General Development Plan | 09-25-9690
Colbern Farms
26100 E Colbern Road
Parcel # 54-420-98-06-01-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, October 13, 2025 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, Colby Dowell, KAT Excavation, on behalf of the property owners, Sarai Jarnail S & Manjit K, for consideration to rezone from "GB-C" (General Business-Commercial) to "SF-7" (Single Family Residential)(RZ-08-25-9668) for the 16.67 +/- acre property with a General Development Plan (GDP-09-25-9690) with proposed 34 lots located at 26100 E Colbern Road. 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 South 24 acres of the South Half of Government Lot 2 of the Fractional Northwest Quarter of Section 30, Township 48 Range 30 (The South Half of said Lot 2 sometimes referred to as Southwest Quarter of the Northwest Quarter of said Section) in Blue Springs, Jackson County, Missouri, lying West of the following described line: Beginning at a point on the center line of Colbern Road 280 feet West of the Center line of Missouri State Highway Number 7 as said roads are now established; thence North parallel to the center line of said Highway Number 7, a distance of 290 feet; thence West parallel with the center line of Colbern Road, 30 feet more or less, to a point 310 feet West of the East line of said Government Lot 2; thence North parallel with said East line 189.6 feet, more or less, to the South line of a tract of land conveyed to Robert L. Strain and Gladys R. Strain, Husband and Wife, filed for record as Document No. 717213 in the Office of the Recorder of Deeds; thence West along the South line of said Tract, 2 feet, more or less, to the Southwest corner of said tract; thence North along the West line of said tract being a line which is parallel with and distance Westerly 282 feet from the West line of said Highway no. 7, a distance of 100 feet to the Southwest corner of Lot 1, EARL STROHM ADDITION, a subdivision of land; thence North along the West line of said subdivision and along the West line of the CORRECTED PLAT R.C. SHOTTS ADDITION, a subdivision of land, to a point on the North line of the South 24 acres of the South Half of said Government Lot 2, Subject to the Rights of the Public in Colbern Road, Except any parts in roads.
EXCEPT that part described as follows: All that part of the South 24 acres of the South Half of Government Lot 2 of the Fractional Northwest Quarter of Section 30, Township 48 Range

30 (The South Half of said Lot 2 sometimes referred to as Southwest Quarter of the Northwest Quarter of said Section) in Blue Springs, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of said South Half of Government Lot 2; thence North 89 degrees 56 minutes 35 seconds West along the Southerly line of said South Half, a distance of 437.97 feet; thence North 00 degrees 03 minutes 25 seconds East, perpendicular to the last described course, a distance of 52.68 feet to a point on the Northerly Right-of-Way line of Colbern Road, as now established, said point being also the point of beginning of the tract of land to be described herein; thence North 89 degrees 20 minutes 42 seconds West, along said Northerly Right-of-Way line a distance of 239.21 feet; thence North 00 degrees 39 minutes 18 seconds East, perpendicular to said Northerly Right-of-Way line, a distance of 275.00 feet; thence South 89 degrees 20 minutes 42 seconds East, parallel with said Northerly Right-of-Way line of Colbern Road, a distance of 250.00 feet; thence South 00 degrees 39 minutes 18 seconds West, perpendicular to the last described course, a distance of 229.17 feet to a point on said Northerly Right-of-Way line; thence North 89 degrees 53 minutes 02 seconds West, along said Northerly Right-of-Way line, a distance of 11.22 feet; thence South 00 degrees 06 minutes 58 seconds West, continuing along said Northerly Right-of-Way line, a distance of 45.73 feet to the point of beginning~~.~~

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie │ Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning (RZ-08-25-9668) and General Development Plan (GDP-09-25-9690) on **Monday, October 20, 2025 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, September 27, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
09/24/2025