

PUBLIC NOTICE

Rezoning | RZ-09-21-7963
Planned Unit Development (PUD) Concept Plan | PUDC-09-21-7964
“The Retreat at Chapman Farms”
Southeast Corner of SW 7 Highway & SW Chapman Farms Drive
Parcel # 54-330-99-07-01-0-00-000
Parcel # 54-330-99-05-01-1-00-000
Parcel # 54-330-99-10-00-0-00-000

Notice is hereby given that a public hearing will be held by the City Council of the City of Blue Springs on **Tuesday, January 18, 2022 at 6:00 p.m.** in the Council Chamber at the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

On December 6, 2021, the City Council denied The Retreat at Chapman Farms Rezoning (RZ-09-21-7963) and Planned Unit Development (PUD) Concept Plan (PUDC-09-21-7964) applications. On December 20, 2021 the City Council voted to renew consideration of said Rezoning and PUD Concept Plan and directed staff to advertise a new public hearing to reconsider said decision.

The purpose of this hearing is to hear interested parties and citizens on a request by the applicant, Brad Kempf, representing Clayton Properties Group, Inc. dba Summit Homes, on behalf of the property owners, Chariton Land Investors LLC, CB&T Holdings II LLC, and Chariton Capital Management LLC, to rezone property from “SO/PUD/R-O” (Service Office/Planned Unit Development Restricted Overlay), “SF-7/PUD/R-O” (Single-Family/Planned Unit Development/Restricted Overlay), “RC/R-O” (Regional Commercial/Restricted Overlay), and “CB/R-O” (Central Business/Restricted Overlay) to “SF-7/PUD/R-O” (Single-Family/Planned Unit Development/Restricted Overlay) and approve a Planned Unit Development (PUD) Concept Plan to develop a 57-lot single-family subdivision on 26.29 +/- acres generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and north of SW Mason School 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:

A tract of land in part of the East Half of the Southwest Quarter and part of the Southeast Quarter of Section 19, Township 48 North, Range 30 West of the 5th Principal Meridian in Blue Springs, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092, as follows: Commencing at the Northeast corner of CHAPMAN FARMS COMMERCIAL – 1ST PLAT, LOT 1, a subdivision of land in said Blue Springs, recorded June 18, 2007 as Document No. 2007E0080163, in Book 108, at Page 30, said point also being on the South line of Lot 12, CHAPMAN FARMS – 1ST PLAT, LOTS 1 - 35, a

subdivision of land in said Blue Springs, recorded September 9, 2005 as Document No. 2005I0079809, in Book I89, at Page 36: thence North $88^{\circ}25'22''$ West, along the North line of said CHAPMAN FARMS COMMERCIAL – 1ST PLAT, LOT 1 and along the South line of said Lot 12, 397.35 feet to the Northwest corner of said CHAPMAN FARMS COMMERCIAL – 1ST PLAT, LOT 1, said point also being on the Easterly right of way line of SW Missouri State Highway Route No. 7, as established by Document No. 2006E0000941; thence North $01^{\circ}44'32''$ East, along said Easterly right of way line, 325.50 feet; thence continuing North $01^{\circ}44'32''$ East along said Easterly right of way line, 40.54 feet; thence North $04^{\circ}36'17''$ East, along said Easterly right of way line, 100.12 feet; thence North $01^{\circ}44'32''$ East, along said Easterly right of way line, 111.44 feet to a point on the South line of Lot 13, and the Northerly line of said Lot 12, said CHAPMAN FARMS – 1ST PLAT, LOTS 1 – 35; thence continuing North $01^{\circ}44'32''$ East, along said Easterly right of way line, 116.03 feet; thence North $45^{\circ}16'13''$ East, along said Easterly right of way line, 139.76 feet; thence North $88^{\circ}15'28''$ West, along said Easterly right of way line, 96.25 feet; thence North $01^{\circ}44'32''$ East, along said Easterly right of way line, 4.83 feet to the Southwest corner of a 70 feet wide tract of land for street right of way for SW Chapman Farms Drive, as established by Document No. 2006I0003693; thence South $88^{\circ}15'28''$ East, along the Southerly right of way line of said SW Chapman Farms Drive, 177.50 feet to the Northwest corner of said Lot 12, said point also being on the East line of said Lot 13; thence continuing South $88^{\circ}15'28''$ East along said Southerly right of way line, and along the Northerly line of said Lot 12, 702.15 feet to an angle point in said Document No. 2006I0003693 right of way, being the intersection of the South right of way line of said SW Chapman Farms Drive with the Westerly right of way line of a 50 feet wide tract of land for right of way for SW Lake Side Drive, as established by said Document No. 2006I0003693; thence South $24^{\circ}53'43''$ East, along said Southwesterly right of way line, 139.53 feet; thence Southeasterly, along said Southwesterly right of way line, along a curve to the left being tangent to the last described course with a radius of 639.00 feet, a central angle of $17^{\circ}34'29''$ and an arc distance of 196.00 feet; thence South $42^{\circ}28'12''$ East, along said Southwesterly right of way line, 330.52 feet to the Southernmost corner of said right of way as established by said Document No. 2006I0003693; thence North $52^{\circ}08'38''$ East, along the Southerly line of said Document No. 2006I0003693, 25.08 feet to an angle point in GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, a subdivision of land in said Blue Springs, as recorded October 9, 2006, as Document No. 2006E0104503, in Book I99 at Page 73; thence South $42^{\circ}28'12''$ East, along the Northwesterly line of said GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, 18.44 feet to an angle point therein, said point also being the Easternmost corner of said Lot 12, CHAPMAN FARMS – 1ST PLAT, LOTS 1 – 35; thence South $48^{\circ}13'49''$ West, along the Southeasterly line of said Lot 12, and along the Northwesterly line of said GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, 49.27 feet to angle point in said plat and said Lot 12; thence South $01^{\circ}26'50''$ West, along the West line of last said plat and along the Easterly line of said Lot 12, 244.09 feet to an angle point in last said plat and said Lot 12; thence North $88^{\circ}25'22''$ West, along the Southerly line of said Lot 12, (part of last said line also being along the Northerly line of Tract E, last said plat), 353.26 feet; thence South $01^{\circ}45'23''$ West, 451.72 feet to a point on the North right of line of SW Mason School Road as now established; thence North $88^{\circ}22'53''$ West, along said North right of way

line, 536.87 feet to the Southeast corner of aforesaid CHAPMAN FARMS COMMERCIAL – 1ST PLAT, LOT 1; thence North 01°37'07" East, along the East line of last said plat, 451.33 feet to the Point of Beginning. Containing 1,144,975 square feet or 26.285 acres, more or less.

CITY OF BLUE SPRINGS
City Council

NOTE: THE LOCATION OF AND IN-PERSON ACCESS TO PUBLIC MEETINGS ARE SUBJECT TO CHANGE BECAUSE OF COVID-19 PROTOCOLS. PLEASE CHECK THE MEETING AGENDA FOR UPDATES.

PUBLISH: Thursday, December 30, 2021

E-MAIL TO THE EXAMINER: legals@examiner.net

12/28/2021