

# PUBLIC NOTICE

**REZONING | RZ-12-21-8078  
GENERAL DEVELOPMENT PLAN | GDP-12-21-8081**

**Blue Springs Aquatics Center  
305 NE Mock Ave and 425 NE Mock Ave**

**Parcel # 36-440-05-03-02-2-00-000; 36-440-05-03-02-1-00-000; 36-500-03-42-00-0-00-000; &  
part of 36-440-05-03-01-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, January 10, 2022 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, Allison Vandever, representing SFS Architecture, on behalf of the property owner, City of Blue Springs, to rezone property from “MF-20” (High Density Multi-Family District), “SO” (Service Office), and “GB” (General Business) to “PLOS” (Public Land and Open Space) and approval of a General Development Plan to expand the existing Blue Springs Fieldhouse by providing indoor and outdoor aquatics and associated site improvements for the Blue Springs Aquatic Center at 305 NE Mock Ave. Interested parties may view the application materials on file by contacting the Community Development Department via email at [ComDevLegal@bluespringsgov.com](mailto: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 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING PART OF AN EXISTING PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 2021E0027372, RECORDED ON MARCH 15, 2021, IN THE OFFICE OF THE RECORDER OF DEED OF JACKSON COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BASIS OF BEARING IS SOUTH 81 ° 27' 21" EAST, ON THE SOUTH LINE OF INTERSTATE 70, AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) BY USE OF MODOT VRS NETWORK (MISSOURI DEPARTMENT OF TRANSPORTATION VIRTUAL REAL-TIME SYSTEM) ON MISSOURI STATE PLANE COORDINATE SYSTEM, BASED ON NAD83 (NORTH AMERICA DATUM, 1983) ON GEOID 2018.)

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 01 ° 40' 42" EAST, 60.00 FEET (SPECIAL WARRANTY DEED), TO THE NORTH RIGHT-OF-WAY LINE OF MOCK AVENUE AS NOW ESTABLISHED;

THENCE SOUTH 87° 24' 06" EAST, (SOUTH 89° 26' 02" EAST, SPECIAL WARRANTY DEED) 558.92 FEET, ON SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 01 ° 53' 49" EAST, 487.40 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AS NOW ESTABLISHED; THENCE SOUTH 81 ° 27'

12" EAST, C 120.35 FEET ON SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN SAID INSTRUMENT 2021E0027372; THENCE SOUTH 01° 41' 35" WEST, (SOUTH 00° 21' 11" EAST, DEED), 474.95 FEET (475.78 FEET, DEED), TO SAID NORTH RIGHT-OF-WAY LINE OF MOCK AVENUE; THENCE NORTH 87° 24' 06" WEST, 121.24 FEET, TO THE POINT OF BEGINNING.

RNG-30 TWP-49 SEC-30, BEG SW COR OF NE 1/4 OF SE 1/4 TH N 60' TH W 680.23' TO TRU, POB TH N 475.78' TO PT ON SLY ROW LI I-70 TH S 83 DEG E ALG, SLY ROW LI SD I-70 188.20' TH S 455.60' TH W 187.11' TO TRU, POB

RNG-30 TWP-49 SEC-30, PT OF SE 1/4 DAF: E 456.72' OF SE 1/4 NE 1/4 LY S OF I-70, & N OF MOCK AVE

SEC-29 TWP-49 RNG-30---TH PT OF NW 1/4 OF SW 1/4 DAF: BEG 60.02' N 00 DEG 16 MIN 38 SEC W OF TH SW COR OF TH NW 1/4 SW 1/4 TH CONT N 00 DEG 18 MIN 01 SEC W 406.99' TO TH SLY ROW LI OF I-70 HWY TH, CONT ALG SD ROW S 83 DEG 26 MIN 25 SEC E 60.43' TH CONT S 00 DEG 18 MIN 01 SEC E 401.00' TO TH N ROW LI OF MOCK AVE TH CONT ALG SD ROW LI N 89 DEG 07 MIN 53 SEC W 60.01' TO POB (KNOWN AS TR-1 ON CERT, SUR T-20 PG-91)

CITY OF BLUE SPRINGS

Planning Commission

By: Jamarcus Magee, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-12-21-8078 and General Development Plan / GDP-12-21-8081 on **Tuesday, January 18, 2022 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: Thursday, December 23, 2021

**E-MAIL TO THE EXAMINER:** [legals@examiner.net](mailto:legals@examiner.net)

12-21-2021