

PUBLIC NOTICE

**Rezoning | RZ-01-22-8130
Lakeview Center Business Park
2309, 2401, & 2505 SW 40 Hwy.
Parcel # 35-730-10-21-01-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, February, 28, 2022 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 and property owner, Nate Anderson with Lakeview Center Holdings, to rezone property from "GB/PUD" (General Business/Planned Unit Development) to "LI/PUD" (Light Industrial/Planned Unit Development) at 2309, 2401, & 2505 SW 40 Hwy. and generally located at the northeast corner of SW 40 Hwy. and SW Cemetery Rd. 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:

TRACT 1: (ALSO REFERRED TO AS "PARCEL A"):

ALL THAT PART OF THE COMPLETE AUTO REPAIR SERVICES CENTER, A COMMERCIAL P.U.D. IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID COMPLETE AUTO REPAIR SERVICES CENTER, A COMMERCIAL P.U.D., HEREINAFTER REFERRED TO AS "CENTER," BEING ALSO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WHITE CEMETERY ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF THE WESTBOUND LANES OF U.S. HIGHWAY ROUTE NO. 40, AS SAID ROAD AND HIGHWAY ARE NOW BOTH ESTABLISHED; THENCE NORTH 0° 00' 00" EAST ALONG THE WEST LINE OF SAID CENTER AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 0° 00' 00" EAST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 159.10 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89° 25' 20" EAST ALONG THE NORTH LINE OF SAID CENTER AND ALONG THE SOUTH LINE OF CAMELOT 2ND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 340 FEET; THENCE SOUTH 0° 00' 00" WEST, PARALLEL WITH THE WEST LINE OF SAID CENTER, A DISTANCE OF 106 FEET; THENCE SOUTH 89° 25' 20" WEST, PARALLEL WITH THE NORTH LINE OF SAID CENTER, A DISTANCE OF 80 FEET, THENCE SOUTH 0° 00' 00" WEST, PARALLEL WITH THE WEST LINE OF SAID CENTER, A DISTANCE OF 33.14 FEET; THENCE SOUTH 89° 25' 46" WEST, PARALLEL

WITH THE SOUTH LINE OF SAID CENTER, A DISTANCE OF 260 FEET TO THE POINT OF BEGINNING.

TRACT 2: (ALSO REFERRED TO AS "PARCEL C"):

ALL THAT PART OF THE COMPLETE AUTO REPAIR SERVICES CENTER, A COMMERCIAL P.U.D. IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID COMPLETE AUTO REPAIR SERVICES CENTER, A COMMERCIAL P.U.D., HEREINAFTER REFERRED TO AS "CENTER," BEING ALSO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WHITE CEMETERY ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF THE WESTBOUND LANES OF U.S. HIGHWAY ROUTE NO. 40, AS SAID ROAD AND HIGHWAY ARE NOW BOTH ESTABLISHED; THENCE NORTH 89° 25' 46" SECONDS EAST ALONG THE SOUTH LINE OF SAID CENTER AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN

DESCRIBED; THENCE NORTH 0° 00' 00" EAST, PARALLEL WITH THE WEST LINE OF SAID CENTER, A DISTANCE OF 193.14 FEET; THENCE NORTH 89° 25' 20" EAST, PARALLEL WITH THE NORTH LINE OF SAID CENTER, A DISTANCE OF 80 FEET; THENCE NORTH 0° 00' 00" EAST PARALLEL WITH THE WEST LINE OF SAID CENTER, A DISTANCE OF 106 FEET TO A POINT ON THE NORTH LINE OF SAID CENTER; THENCE NORTH 89° 25' 20" EAST ALONG SAID NORTH LINE, BEING ALSO THE SOUTH LINE OF CAMELOT 2ND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 289.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0° 02' 05" WEST ALONG THE EAST LINE OF SAID CENTER, A DISTANCE OF 299.19 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE SOUTH 89° 25' 46" WEST ALONG THE SOUTH LINE OF SAID CENTER AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY ROUTE NO. 40, A DISTANCE OF 369.53 FEET TO THE POINT OF BEGINNING.

CITY OF BLUE SPRINGS

Planning Commission

By: Matt Wright, Assistant Director Community Development

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-01-22-8130 on **Monday, March 7, 2022 at 6:00 p.m.** in the Council Chambers in 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, February 12, 2022

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

02/09/2022