

PUBLIC NOTICE

Preliminary Plat with Alternative Development Standards | PP-03-20-7271

“RGH Redevelopment”

2401-2701 NW South Outer Road

**Parcels # 35-510-07-01-00-0-00-000; 35-620-06-05-00-0-00-000;
35-620-06-04-00-0-00-000; & 35-620-06-03-00-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, May 11, 2020** at 6:30 p.m. via teleconference, due to COVID-19 restrictions. Full instructions for participating in the teleconference call and testifying at the public hearing will be provided on the City’s website, www.bluespringsgov.com, and on the meeting agenda. If you are unable to participate via teleconference, written comments may be mailed to the City of Blue Springs (903 W. Main St., Blue Springs, MO 64015 / Attn. Community Development) or emailed to CityClerk@bluespringsgov.com, but must be received by Noon on Monday, May 11, 2020 to be included in the public hearing. Emailed comments must include “PUBLIC COMMENT: RGH REDEVELOPMENT” as the subject line.

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Lee Ryherd, on behalf of the property owner, RGH Land LLC, to approve a Preliminary Plat with Alternative Development Standard request that reduces the Open Space required by UDC Section 406.030.D.1 from twelve percent (12%) to zero percent (0%) of the land area on a property generally located between Interstate 70 and NW South Outer Road +/- 1,500 feet west of NW 22nd Street. Interested parties may view the application materials on file by submitting a request via e-mail to Comdevlegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 49N, RANGE 31W, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 49N RANGE 31W, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE N 02°12'05" E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 86.92 FEET, TO A POINT OF INTERSECTION OF SAID EAST LINE OF SAID NORTHEAST 1/4, AND THE NORTHERLY RIGHT-OF-WAY LINE OF NW SOUTH OUTER ROAD, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, N 55°51'25" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 380.04 FEET; THENCE N 08°36'06" E, 40.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE ROUTE 70, AS NOW ESTABLISHED;

THENCE S 81°23'54" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 989.89 FEET, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, THENCE N 02°12'20" E, ALONG SAID WEST LINE, 20.13 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE, OF SAID INTERSTATE ROUTE 70; THENCE S 81°23'54" E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 398.16 FEET TO A POINT ON THE WEST LINE OF THE EAST 270 FEET OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE S 02°12'36" W, ALONG SAID WEST LINE OF SAID EAST 1/2, 157.29 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW SOUTH OUTER ROAD, AS NOW ESTABLISHED; THENCE N 88°05'23 "W, ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID NW SOUTH OUTER ROAD, 794.21 FEET; THENCE N 02°12'17" E, 25.54 FEET; THENCE N 81°43'38" W, 265.93 FEET, TO THE POINT OF BEGINNING, CONTAINING 248111.06 SQUARE FEET, OR 5.69 ACRES, MORE OR LESS.

CITY OF BLUE SPRINGS

Planning Commission

By: Karen Findora, Recording Secretary

PUBLISH: Saturday, April 25, 2020

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

04/23/2020