

# PUBLIC NOTICE

**Planned Residential Overlay Concept Plan | PROC-03-20-7253**  
**“Sunny Pointe PR-O 3<sup>rd</sup> Plat”**  
**3921 NW R.D. Mize Road**  
**Parcel # 35-230-01-05-01-0-00-000**

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 22, 2020** at 6:30 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

**ALTERNATE HEARING LOCATION:** If, on the date of the public hearing, the City is under continued public gathering and personal distancing restrictions, the public hearing will be held via teleconference. **MEETING LOCATION AND PARTICIPATION INFORMATION WILL BE POSTED ONLINE AT [www.bluespringsgov.com/AgendaCenter](http://www.bluespringsgov.com/AgendaCenter) AND ON THE MEETING AGENDA.**

The purpose of this meeting is to hear interested parties and citizens on a request by the applicant, Shawn Woods, on behalf of the property owner, Sunny Pointe Investors, to amend the Planned Residential Overlay Concept Plan (PROC-03-20-7253) on a property generally located at the southeast corner of NW R.D. Mize Road and NW Shepherd Road. The applicant is requesting the approval of 26 single-family homes and the closure and re-routing of NW Shepherd Road through the proposed development. Interested parties may view the application materials on file by submitting a request via e-mail to [ComDevLegal@bluespringsgov.com](mailto:ComDevLegal@bluespringsgov.com) or calling (816) 228-0207 for more information. The site is legally described as follows:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 23, Township 49, Range 31, a subdivision in Blue Springs, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwesterly corner of Sunny Pointe – 2<sup>nd</sup> Plat, a subdivision in Blue Springs, Jackson County, Missouri; thence North 37 degrees 52 minutes 49 seconds West along the East line the of the NW R.D. Mize Road a distance of 94.08 feet; thence continuing North 2 degrees 35 minutes 30 seconds East along said NW R.D. Mize Road a distance of 718.26 feet; thence South 88 degrees 11 minutes 2 seconds East along the Southwest Right of Way of NW Shepherd Road a distance of 629.94 feet; thence South 2 degrees 23 minutes 43 seconds West to along the West line of Chestnut Ridge Addition a distance of 305.02 feet; thence North 87 degrees 27 minutes 04 seconds West along the North Line of Sunny Pointe – 2<sup>nd</sup> Plat a distance of 119.42 feet; thence North 87 degrees 40 minutes 19 seconds West a distance of 50.00 feet; thence North 87 degrees 27 minutes 04 seconds West a distance of 125.00 feet; thence South 2 degrees 32 minutes 56 seconds West along the Westerly line of Sunny Pointe – 2<sup>nd</sup> Plat a distance of 296.77 feet; thence South 6 degrees 35 minutes 50 seconds East a distance of 89.80 feet; thence along a curve to the right having an initial tangent bearing of North 80 degrees 12 minutes 22 seconds West, a length of 114.45 feet, and a radius of 160.00 feet;

thence South 50 degrees 46 minutes 39 seconds West a distance of 240.53 feet to the Point of Beginning. Containing 7.41 acres.

CITY OF BLUE SPRINGS  
Planning Commission  
By: Karen Findora, Recording Secretary

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Planned Residential Overlay Concept Plan (PROC-03-20-7253) on **Monday, July 6, 2020** at 6:00 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

**ALTERNATE HEARING LOCATION:** If, on the date of the public hearing, the City is under continued public gathering and personal distancing restrictions, the public hearing will be held via teleconference. **MEETING LOCATION AND PARTICIPATION INFORMATION WILL BE POSTED ONLINE AT [www.bluespringsgov.com/AgendaCenter](http://www.bluespringsgov.com/AgendaCenter) AND ON THE MEETING AGENDA.**

CITY OF BLUE SPRINGS  
City Council

**PUBLIC COMMENT PROCEDURES:**

Full instructions for participating in the public hearing (in-person and/or via teleconference call) and testifying at the public hearing will be provided on the City's website, [www.bluespringsgov.com](http://www.bluespringsgov.com), and on the meeting agenda. The City encourages everyone who wishes to testify, complete a Speaker Appearance Form, <http://www.bluespringsgov.com/FormCenter/Governance-2/Speaker-Appearance-Form-49>, to help public comments progress in an orderly fashion.

Due to the potential of technical difficulties during the teleconference, the City **strongly encourages** that written comments are mailed to the City of Blue Springs (903 W. Main St., Blue Springs, MO 64015 / Attn. Community Development) or emailed to [CityClerk@bluespringsgov.com](mailto:CityClerk@bluespringsgov.com) in advance of the meeting. **All written comments must be received by Noon on the Friday prior to the respective meeting to be included in the associated public hearing.** Mailed and emailed comments should include "PUBLIC COMMENT: SUNNY POINTE PR-O" in the subject line.

PUBLISH: Saturday, June 6, 2020  
E-MAIL TO THE EXAMINER: [legals@examiner.net](mailto:legals@examiner.net)  
06/04/2020