

PUBLIC NOTICE

Rezoning | RZ-11-20-7574
Planned Development Concept Plan | PDC-11-20-7575
“The Edison at Blue Springs”
101 NW Mock Avenue
Parcel # 36-440-05-05-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, December 14, 2020** at 6:30 p.m. **via teleconference**, due to COVID-19 restrictions. **MEETING AND PARTICIPATION INFORMATION WILL BE POSTED ONLINE AT 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 Douglas Stone representing Lewis Rice, LLC, on behalf of the property owner, Carondelet Long Term Care Facilities, Inc., to rezone the subject property from “GB” (General Business) to “MF-18/PD” (High Density Multi-Family/Planned Development) and approve a Planned Development (PD) Concept Plan to develop a 198-unit apartment complex on 10.39 +/- acres located at 101 NW Mock Avenue. Interested parties may view the application materials on file by submitting a request via email to ComDevLegal@bluespringsgov.com or calling (816) 228-0207 for more information. The site is legally described as follows:

A tract of land in the North Half of the Southeast Quarter of Section 30, Township 49, Range 30, in Blue Springs, Jackson County, Missouri, more particularly described as follows:
COMMENCING at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 30; thence South 01 degrees 43 minutes 42 seconds East, along the West line of said Quarter Quarter Section, 578.34 feet, to the Southerly right-of-way line of Interstate Route 70, being 150 feet Southerly of the centerline as established by Condemnation Case No. 124556, in Document No. 740767; thence South 81 degrees 25 minutes 47 seconds East, along said Southerly right-of-way line, 387.76 feet, to the POINT OF BEGINNING, being the point of intersection of the Southerly right-of way of said Interstate Route 70 and a line parallel with and 385 feet East of the West line of said Quarter, Quarter Section: thence continuing along said Southerly right-of-way line, South 81 degrees 25 minutes 47 seconds East, 941.30 feet to the East line of said Quarter Quarter Section: thence South 01 degrees 41 minutes 12 seconds East, along said East line, 545.91 feet to the Northerly right of way of Mock Avenue, as established by Document No. I-362526 in Book I-89 8, Page 2324 and Document No. I-331669 in Book I-846, Page 582; thence Westwardly along said Northerly right-of-way line the next 6 courses, along a curve to the right, having an initial tangent bearing of North 87 degrees 30 minutes 11 seconds West, R=370.00 feet, and an arc length of 193.73 feet, to a point of tangency; thence North 57 degrees 30 minutes 12 seconds West 75.64 feet, to a point of curvature; thence along a curve to the left, R=430.00 feet, and an arc length of 225.15 feet, to a

point of tangency; thence North 87 degrees 30 minutes 13 seconds West 237.48 feet; thence South 02 degrees 00 minutes 22 seconds East 5.00 feet; thence North 87 degrees 30 minutes 15 seconds West 234.01 feet; thence North 01 degrees 43 minutes 42 seconds West, parallel with and 385 feet East of the West line of said Quarter Quarter Section 505.50 feet, to the POINT OF BEGINNING, containing 455,176 Square Feet or 10.4494 Acres, more or less.

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 Rezoning (RZ-11-20-7574) and Planned Development Concept Plan (PDC-11-20-7575) on **Monday, December 21, 2020** at 6:00 p.m. **via teleconference**, due to COVID-19 restrictions. **MEETING AND PARTICIPATION INFORMATION WILL BE POSTED ONLINE AT www.bluespringsgov.com/AgendaCenter AND ON THE MEETING AGENDA.**

CITY OF BLUE SPRINGS
City Council

TELECONFERENCE & PUBLIC COMMENT PROCEDURES:

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. 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 possibility of technical difficulties during a potential 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 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: "THE EDISON AT BLUE SPRINGS" in the subject line.

PUBLISH: Saturday, November 28, 2020
E-MAIL TO THE EXAMINER: legals@examiner.net
11/25/2020