PUBLIC NOTICE

Amended Planned Unit Development Concept Plan | PUDC-04-24-9128
"Brookside Estates at Chapman Farms"
West of SW 7 Hwy., north and south of SW Brookside Dr.
Parcel # 54-420-98-03-01-0-00-000 & # 54-420-06-99-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, June 10, 2024, 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, Eric Grannemann, on behalf of the property owner, DAK Realty DevCo, LLC, to approve an Amended Planned Unit Development (PUD) Concept Plan to develop an 80-lot single-family subdivision on 29.25 +/- acres generally located west of SW 7 Highway both north and south of SW Brookside Drive. 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:

All that part of Lot 34, Chapman Farms-1st Plat, a subdivision of record in the City of Blue Springs, Jackson County, Missouri, more particularly described as;

Beginning at the Northwesterly corner of said Lot 34, said corner also being the Northeasterly corner of Tract G, The Estates at Chapman Farms-3rd Plat, a subdivision of record; thence along the boundary of said Lot 34, the following 11 courses; thence South 87 degrees 40 minutes 27 seconds East, a distance of 369.99 feet; thence North 01 degrees 49 minutes 52 seconds East, a distance of 297.74, to a point on the South Right-of-Way line of Mason School Road, as now established; thence continuing along the boundary of said Lot 34, also along the South Right-of-Way line of Mason School Road the following 5 courses; thence South 87 degrees 56 minutes 17 seconds East, a distance of 37.88 feet; thence along a curve to the right, (said curve having a radius of 470.00 feet), an arc distance of 56.00 feet; thence South 81 degrees 00 minutes 06 seconds East, a distance of 105.00 feet; thence along a curve to the left, (said curve having a radius of 530.00 feet), an arc distance of 64.16 feet; thence South 87 degrees 56 minutes 17 seconds East, a distance of 60.91 feet; thence South 01 degrees 08 minutes 35 seconds West, a distance of 635.04 feet; thence South 15 degrees 39 minutes 57 seconds East, a distance of 33.25 feet; thence South 88 degrees 10 minutes 44 seconds East, a distance of 183.26 feet; thence South 02 degrees 03 minutes 27 seconds West, a distance of 428.03 feet, to a point on the North Right-of-Way line of Brookside Drive, as now established; thence South 77 degrees 46 minutes 44 seconds West, along said North Right-of-Way line, a distance of 95.40 feet; thence North 88 degrees 29 minutes 01 seconds West, along said North Right-of-Way line a distance of 673.02 feet, to the Southeast corner of Tract B, The Estates at Chapman Farms-1st Plat, a subdivision of record; thence North 15 degrees 31 minutes 50 seconds West, along the East line of said Tract B and along the East line of Tract G,

The Estates at Chapman Farms-3rd Plat, a distance of 423.75 feet; thence North 01 degrees 50 minutes 01 seconds East, along the East line of said Tract G, a distance of 443.86 feet, to the Point of Beginning;

AND

All that part of Lot 34, Chapman Farms-1st Plat, a subdivision of record in the City of Blue Springs, Jackson County, Missouri, more particularly described as;

Beginning at the Southwest corner of said Lot 34, said point also being the Southeast corner of Tract F, The Estates at Chapman Farms-2nd Plat, a subdivision of record; thence North 01 degrees 57 minutes 14 seconds East, along the East line of said Tract F, also being along the East line of Tract C1, The Estates at Chapman Farms-1st Plat, Amended, a subdivision of record, a distance of 632.18 feet, to a point on the South Right-of-Way line of Brookside Drive as now established; thence South 88 degrees 29 minutes 00 seconds East, along said South Right-of-Way line, a distance of 639.92 feet; thence South 88 degrees 57 minutes 43 seconds East, along said South Right-of-Way line, a distance of 224.41 feet, to a point on the East boundary of said Lot 34; thence along the boundary of said Lot 34 the following 4 courses; thence South 02 degrees 03 minutes 14 seconds West, a distance of 433.63 feet, to a point on the North line of Lot 1, R. C. Schotts Addition, a subdivision of record; thence North 88 degrees 06 minutes 11 seconds West, along the North line of said Lot 1, a distance of 93.40 feet, to the Northwest corner thereof; thence South 02 degrees 02 minutes 07 seconds West, along the West line of Lots 1, 2 and 3, R. C. Schotts Addition, a distance of 207.90 feet; thence North 87 degrees 58 minutes 27 seconds West, a distance of 769.83 feet, to the Point of Beginning. Containing 1,274,215.9 sq. ft. or 29.25 acres total.

CITY OF BLUE SPRINGS
Planning Commission
By: Mike Mallon, Senior Director of City Development

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Amended Planned Unit Development Concept Plan / PUDC-04-24-9128 on **Monday, June 17, 2024 at 6:00 p.m.** in the Council Chambers 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: Saturday, May 25, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
05/22/2024