PUBLIC NOTICE

Vacation | VAC-07-25-9641
Rezoning | 06-25-9623
Planned Development Concept Plan | 06-25-9624
"West Gate Villas"
Northeast corner of NW 19th Street & NW Mock Ave
Parcel # 35-640-02-32-00-0-00-000; 35-640-02-26-00-0-00-000; 35-640-02-27-00-0-00-000; 35-640-02-28-00-0-00-000; 35-640-02-29-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday September 08, 2025 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, Bryan Rahn, Ward Development, on behalf of the property owner, George T. Ward Builders, INC, for approval of a vacation of a utility, drainage, and cross access easement (VAC-07-25-9641), as well as a rezoning from "RC/SO" (Regional Commercial/Service Offices) to "PD-Residential" (Planned Development-Residential) and a Planned Development Concept Plan for the 6.3 +/- acres for independent senior living located on the Northeast corner of NW 19th Street and NW Mock Ave, for a neighborhood consisting of eleven four-plex, one duplex, and a clubhouse (PDC-06-25-9624). 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:

A REPLAT OF FINAL PLAT, WEST GATE – 4TH PLAT, LOTS 7, 8, 9, 10 AND 11 (PER DOC. 2006E0043350), A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AS NOW ESTABLISHED, ALL IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 WEST GATE-4TH PLAT; THENCE N01°55'49"E, A DISTANCE OF 190.48' ALONG THE EAST LINE OF SAID LOT; THENCE N81°27'07"W, A DISTANCE OF 41.92'; THENCE N02°09'36"E, A DISTANCE OF 434.86'; THENCE N82°21'40"W, A DISTANCE OF 232.33'; THENCE N73°22'29"W, A DISTANCE OF 58.60'; THENCE S02°17'54"W, A DISTANCE OF 402.02'; THENCE N87°42'06"W, A DISTANCE OF 300.02'; THENCE S02°17'54"W, A DISTANCE OF 252.97'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00', A CENTRAL ANGLE OF 90°22'48", AN ARC LENGTH OF 23.66', A CHORD BEARING OF S42°53'48"E, AND A CHORD LENGTH OF 21.28', THENCE S88°04'11"E, A DISTANCE OF 616.98' TO THE POINT OF BEGINNING. CONTAINING 6.30 ACRES, MORE OR LESS.

CITY OF BLUE SPRINGS
Planning Commission

By: Shantele Frie, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted **Vacation│VAC-07-25-9641; Rezoning│06-25-9623; Planned Development Concept Plan│06-25-9624** on **Wednesday September 17, 2025 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: August 23, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
08/20/2025