PUBLIC NOTICE

Rezoning | RZ-07-25-9646
General Development Plan | GDP-07-25-9647
"Sullivan Ranch Development"
E Wyatt Road and S. Litchford Road
Parcel # 41-700-03-03-00-0-00-000; Parcel #54-100-02-03-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, September 22, 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, Charles J. Robinson, CJR, on behalf of the property owner, Land Bank of Blue Springs Missouri, for consideration to rezone from "AG" (Agriculture) to "SF-7" (Single-Family)(RZ-07-25-9646) for 69 +/- acres for a neighborhood development with a General Development Plan (GDP-07-25-9647) located south of Wyatt Road and East of South Litchford Road. 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 TRACT OF LAND PARTLY IN SECTION 16 AND PARTLY IN SECTION 21, WHOLLY IN TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16-48-30; THENCE WITH THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 16-48-30, N01°36'41"E, 991.16' TO THE NORTHWEST CORNER OF THE SOUTH 30.00 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼, SECTION 16-48-30; THENCE WITH THE NORTH LINE OF SAID SOUTH 30.00 ACRES, S88°38'46"E, 1319.51' TO THE NORTHEAST CORNER OF THE AFORESAID SOUTH 30.00 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼, SECTION 16-48-30; THENCE WITH THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 30-48-30, S01°44'01"W, 991.17' TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30; THENCE WITH THE EAST LINE OF SAID ¼, ¼ SECTION, S01°54'38"W, 1331.09' TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30; THENCE WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 21-48-30, N88°18'29"W, 1318.36' TO THE SOUTHWEST CORNER OF AFORESAID ¼, ¼ SECTION; THENCE WITH THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 21-48-30, N01°57'16"E, 1323.32' BACK TO THE POINT OF BEGINNING.

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 General Development Plan / GDP-07-25-9647 and Rezoning/RZ-07-25-9646 on **Monday, October 06, 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: Saturday, September 06, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
09/03/2025