



Planning Commission

September 10, 2024 6:00 PM,

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

ROLL CALL

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE OCTOBER 15, 2024 MEETING.

1. **Case 24-125-05 – Rezoning/PUD – 19300 E. 37th Terrace** – A request by JC Weston Construction to rezone the property from C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

PUBLIC HEARINGS

1. **Continued Case 24-100-12 – Rezoning – 21101 E. 78 Hwy** - A request by Carajoto, LLC to rezone the property from R-6 (Single Family Residential) to I-1 (Industrial).
2. **Continued Case 24-150-01 – Comprehensive Plan Amendment – 21101 E. 78 Hwy** – A request by Anthony Privitera to amend the Future Land Use Plan map for 21101 E. 78 Hwy.
3. **Case 24-100-20 – Rezoning – 9300 E. 9th Street S** – A request by Janet Thrasher to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).
4. **Case 24-100-22 – Rezoning – 1235 & 1239 W. South St** – A request by Brandon Fryer to rezone the properties from I-1 (Industrial) to R-6 (Single Family Residential).

5. **Case 24-100-23 – Rezoning – 11301 & 11303 E. Truman Road & 11300 E. Aaron Lane**
- A request by Brandon Fryer to rezone the properties from I-1 (Industrial) to C-2 (General Commercial).
6. **Case 24-100-18 – Rezoning – 12880 E. Kentucky Road** – A request by Jim Gamble to rezone the property from I-1 (Industrial) to C-3 (Service Commercial).
7. **Case 24-100-19 – Rezoning – Jackson Drive & R.D. Mize Road** – A request by Jim Pollard to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to C-2 (General Commercial) and R-12 (Two-Family Residential).

OTHER BUSINESS

1. **Case 24-310-05 – Jackson Drive and RD Mize Road – Jackson Place Preliminary Plat** –
A request by James Pollard for a Preliminary Plat called Jackson Place located at Jackson Drive and RD Mize Road
2. **Case 24-400-20 – Short-Term Rental – 3912 Circle Drive** – A request by Adam Austin to operate a Short-Term Rental.

ROUNDTABLE

ADJOURNMENT

MEETING DATE: September 10, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Carajoto, LLC Rezoning

CASE NUMBER/REQUEST: **Continued Case 24-100-12 – Rezoning – 21101 E. 78 Hwy** - A request by Carajoto, LLC to rezone the property from R-6 (Single Family Residential) to I-1 (Industrial).

APPLICANT: George E. Kapke, Kapke and Willerth, LLC

OWNER: Anthony L. Privitera II, Carajoto, LCC

PROPERTY ADDRESS: 21101 E M-78 Highway, Independence, MO 64057

SURROUNDING ZONING/LAND USE:

North: I-1 (Industrial) / MCC – Blue River CDL Driving Course

South: R-6 (Single Family Residential) – Agricultural Land

East: R-6 (Single-Family Residential) – Vacant Property and Little Blue Parkway

West: I-1 (Industrial) / Vacant Property

PUBLIC NOTICE

- Letters to property owners within 185 feet – August 5, 2024
- Public Notice published in the Independence Examiner – June 22, 2024
- Sign posted on property – August 23, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on October 7, and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by George E. Kapke with Kapke and Willerth, LLC to rezone the subject property from R-6 (Single-Family Residential) to I-1 (Industrial).

Current Zoning:

R-6 (Single-Family Residential)

Proposed Zoning:

I-1 (Industrial)

Current Use: Light Manufacturing

Proposed Use: Light Manufacturing

Acreage: 40 Acres

Building Square Footage: 3 Buildings ≈ 18,700 Square Feet in total

BACKGROUND:

For many years the subject property had been owned and used by the Little Blue Valley Sewer District (LBVSD). The property had been zoned R-6 (Single-Family) or a similar designation for the majority of the LBVSD's ownership of the property. This was not an issue at the time because Utilities are permitted by right in all zoning districts. In October of 2021, the property was purchased by Carajoto, LLC. Later in December of 2023, a company that manufactures frequency reference products called Novus Power Products applied for a Business License with the City of Independence. Novus Power Products was denied a business license because their use, light and limited manufacturing, is not permitted in R-6 (Single-Family Residential). In the wake of this denial, the property owner has been working to update the zoning of the property to allow for manufacturing uses and accommodate Novus Power Products and future potential tenants.

PROPERTY HISTORY:

The subject property is unplatted. When zoning was introduced to the City of Independence in 1965 this property was designated R-1b (Single Family Residential). The property north of the subject property was designed M-1 (Industrial). The 1980 zoning map shows the area was R-1b (Single-Family Residential) and remained this to 2009 when the Unified Development Ordinance was adopted and designated R-6 (Single Family Residential).

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The majority of the property is open space. Three buildings sit on the western portion of the property. The property is accessed via Powell Road, however south of M-78 Powel Road is private. The property may be legally accesses via Powel Road because an access easement has been filed to allow such assess.

CHARACTERISTICS OF THE AREA:

Most of the property surrounding the subject property is undeveloped. Little Blue Parkway runs nearby the property to the east. North of the subject property is the MCC-Blue River's CDL Driving Course.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to grow business and industry. By rezoning the property to accommodate industrial uses will allow Novus Power Products and other local manufacturers to continue to grow and operate within our community.

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive plan envisions the future land use of this property to be Civic/Public. This was likely put in place when the property was owned and used by the Little Blue Valley Sewer District. Now that they have sold the property this future use is unlikely to occur. Thus, an amendment to the comprehensive plan future land use map has also been submitted with this case. This amendment

seeks to update the intended future land use to Industrial to ensure that the current land use is aligned with the comprehensive plan.

Historic and Archeological Sites:

There are no apparent historic or archeological sites located on these properties.

Public Utilities:

All utilities are present on site and in the adjacent rights-of-way.

CIP Investments:

Currently there are no CIP investments in this area.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the comprehensive plan.

The Comprehensive Plan envisions the property to be Civic/Public in use. However, if the case to amend this property's future land use is approved by the council to be Industrial, the zoning will be aligned with the comprehensive plan.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

There are no recent neighborhood or sub-area plans for this area.

3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.

The surrounding land use is either undeveloped properties or industrial uses. While the zoning of many of the surrounding properties may be residential, they are at this time undeveloped. Adding this property to the neighboring industrial zone is compatible with the surrounding zoning and land use.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

Given that the adjacent property is zoned I-1 (Industrial), and the other surrounding properties are undeveloped, designating the property as I-1 (Industrial) will not alter the character of the area.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The property has been used by the Little Blue Valley Sewer District for many years. Industrial uses are similar to this use. The subject property seems to be suitable for industrial uses.

6. The length of time the subject property has remained vacant as zoned.

The subject property was not vacant for any extended period of time.

7. The extent of which approving the rezoning will detrimentally affect nearby properties.

Given that the majority of the properties nearby are either undeveloped or industrial, rezoning this property to industrial will not have a negative impact on the nearby properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.

If the property is not rezoned, the businesses located at the property will not be able to operate at this site. Further, to use the property in accordance with the existing zoning will require significant redevelopment, including demolition of the existing structures. Rezoning this property to I-1 (Industrial) will allow the existing business to continue to operate in the existing buildings.

EXHIBITS

1. Cover Letter
2. Application
3. Notification Letter
4. Mailing List
5. Affidavit
6. Notice Area Map
7. Comp Plan Map
8. Zoning Map

KAPKE & WILLERTH L.L.C.
ATTORNEYS AT LAW

GEORGE E. KAPKE
JOE F. WILLERTH
JONATHAN S. ZERR*
G. EDWARD (TED) KAPKE, JR.*
MICHAEL J. FLEMING*

3304 NE Ralph Powell Road
Lee's Summit, Missouri 64064
(816) 461-3800
Fax (816) 254-8014
www.kapke-willertth.com

*ALSO ADMITTED IN KANSAS

Email direct to
gek@kapkewillertth.com

March 18, 2024

City of Independence
Community Development
111 E. Maple Avenue
Independence, MO 64050

Re: Rezoning Application
21101 E. 78 Highway, Independence, Missouri 64057

Dear Addressee:

I am enclosing the Application of Carojoto, LLC to rezone the property at 21101 E. 78 Highway, Independence, Missouri 64057, from R-1 to I-1 zoning, along with my client's check for that Application in the sum of \$1,600.00. Please process this Application and let me know those property owners that should be notified of the hearing on this Application.

If you have any questions or need additional information, please contact me.

Very truly yours,

KAPKE & WILLERTH L.L.C.



George E. Kapke

GEK:dkg
Enclosures

KAPKE & WILLERTH L.L.C.
ATTORNEYS AT LAW

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JOE F. WILLERTH
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Lee's Summit, Missouri 64064
(816) 461-3800
Fax (816) 254-8014
www.kapke-willerth.com

Email direct to
gek@kapkewillerth.com

March 25, 2024

City of Independence
Community Development
Attn.: Josh Garrett
111 E. Maple Avenue
Independence, MO 64050

Re: Rezoning Application
21101 E. 78 Highway, Independence, Missouri 64057

Dear Josh:

Pursuant to your request, I am enclosing an Amended Application Form correcting the current zoning from R-1 to R-6 regarding the above-referenced Rezoning Application. I understand that we have overpaid the application fee. Please proceed with the application fee we have submitted and submit a refund to us for the overpayment.

Thank you for your attention to this matter. If you have any questions or need additional information, please contact me.

Very truly yours,

KAPKE & WILLERTH L.L.C.



George E. Kapke

GEK:dkg
Enclosure



Amended Planning and Zoning Application Form

Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@indepmo.org

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Carojoto, LLC

Project Name

21101 E. 78 Highway, Independence, Missouri 64057

Project Address/Location

3 Bldgs. - 18,683 sq. feet	40 Acres	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-1	I-1	Light Industrial & Office	Same
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☐ Completed & Signed Application Form	☐ One 24" x 36" set of plans for Land Sub. & Site Dev.
☐ Application Fee	☐ One PDF copy of a plat map or site plan
☐ Cover Letter Describing Details of Project	☐ Legal Description of the property in question

Contact Information

Applicant

George E. Kapke Kapke & Willerth, L.L.C.

Name Company
3304 NE Ralph Powell Road, Lee's Summit, MO 64064
Address
(816) 461-3800 gek@kapkewillerth.com
Phone Email

Architect/Engineer/Surveyor/Other: N/A

Name Company

Address

Phone Email

Owner

Anthony L. Privitera, II Carojoto, LLC

Name Company
21101 E. 78 Highway, Independence, MO 64057
Address
(816) 918-1428 tony.privitera@markone.com
Phone Email

Architect/Engineer/Surveyor/Other: N/A

Name Company

Address

Phone Email

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature
George E. Kapke

Date

Owner's Signature
Anthony L. Privitera, II

Date

May 2022

Property Owner Notification Letter

City of Independence, Missouri

Date: August 5, 2024

Case No. 24-100-12

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: R6 to I-1 Light Industrial and Office

Applicant: George E. Kapke for Carojoto, LLC

Location of Property: 21101 E. 78 Highway, Independence, MO 64057

Planning Commission Meeting Date: September 10, 2024, at 6:00 p.m.

City Council Meeting Date: October 21, 2024, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

22/06/2020

Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

KAPKE & WILLERTH
ATTORNEYS AT LAW
3304 NE Ralph Powell Road
Lee's Summit, Missouri 64064



7022 1670 0001 7586 7935

FIRST-CLASS



US POSTAGE PITNEY BOWES
ZIP 64064
02 7H
0006177588
\$ 009.64⁰
AUG 05 2024

RETURN RECEIPT REQUESTED

Bolder, LLC
221 W. Lexington Avenue, Suite 400
Independence, MO 64050

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD IN DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bolder, LLC
221 W. Lexington Avenue
Suite 400
Independence, MO 64050



9590 9402 7804 2152 4724 19

2. Article Number (Transfer from service label)
7022 1670 0001 7586 7935

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☐ Addressee
- B. Received by (Printed Name) ☒ C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

KAPKE & WILLERTH
ATTORNEYS AT LAW
3304 NE Ralph Powell Road
Lee's Summit, Missouri 64064



7022 1670 0001 7586 7942

RETURN RECEIPT REQUESTED

NP Little Blue Valley Land, LLC
3315 North Oak Trafficway
Kansas City, MO 64116

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 64064 \$ 009.64⁰
02 7H
00061 77588 AUG 05 2024

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

NP Little Blue Valley Land, LLC
3315 North Oak Trafficway
Kansas City, MO 64116



9590 9402 7804 2152 4723 96

2. Article Number (Transfer from service label)

7022 1670 0001 7586 7942

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

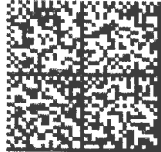
KAPKE & WILLERTH I
ATTORNEYS AT LAW

3304 NE Ralph Powell Road
Lee's Summit, Missouri 64064



7022 1670 0001 7586 7959

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 64064 **\$ 009.64⁰**
02 7H
0006177588 AUG 05 2024

RETURN RECEIPT REQUESTED

The Junior College District
3200 Broadway
Kansas City, MO 64111

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

The Junior College District
3200 Broadway
Kansas City, MO 64111



9590 9402 7804 2152 4724 02

2. Article Number (Transfer from service label)

7022 1670 0001 7586 7959

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|--|
| ☐ Adult Signature | ☐ Registered Mail™ |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail® | ☐ Signature Confirmation™ |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery | ☐ Insured Mail |
| ☐ Collect on Delivery Restricted Delivery | ☐ Insured Mail Restricted Delivery (over \$500) |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

KAPKE & WILLERTH L.L.C.
ATTORNEYS AT LAW
3304 NE Ralph Powell Road
Lee's Summit, Missouri 64064

Bolder, LLC
221 W. Lexington Avenue, Suite 400
Independence, MO 64050

FIRST-CLASS



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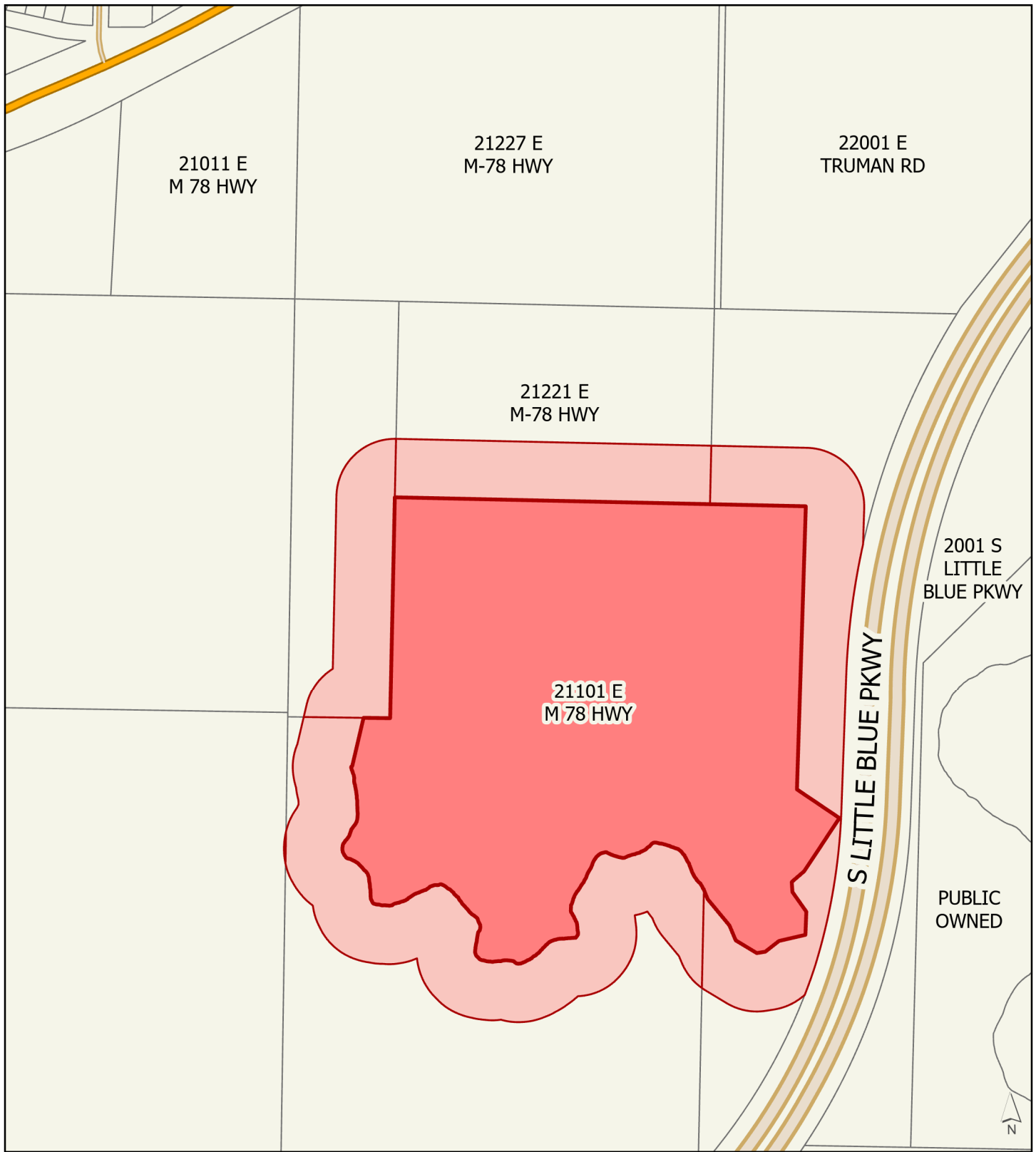
The Junior College District
3200 Broadway
Kansas City, MO 64111

Owner	Address	City	State	Zip Code
BOLDER LLC	221 W LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050
NP LITTLE BLUE VALLEY LAND LLC	3315 N OAK TFWY	KANSAS CITY	MO	64116
THE JUNIOR COLLEGE DISTRICT	3200 BROADWAY	KANSAS CITY	MO	64111

Notification Area

24-100-12

21101 E MM-78 Highway, Independence, MO 64057



-  Subject Property
-  185 ft Notification Area

0 150 300 600 Feet

Prepared by Joshua Garrett, Community Development
Date: 7/18/2024

Property Owner Notification Affidavit

STATE OF MISSOURI

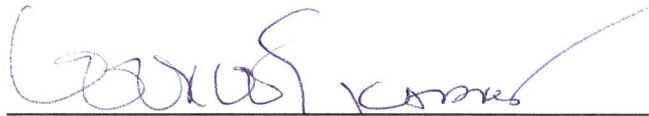
COUNTY OF JACKSON

Case No. 24-100-12

I, George E. Kapke, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 5th day of August, 2024.



Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 5th day of August, 2024.



Notary Public

3-3-2027

Commission Expiration Date

DEBORAH K. GATES
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: March 3, 2027
ID. #15957410

Owner	Address	City	State	Zip Code
BOLDER LLC	221 W LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050
NP LITTLE BLUE VALLEY LAND LLC	3315 N OAK TFWY	KANSAS CITY	MO	64116
THE JUNIOR COLLEGE DISTRICT	3200 BROADWAY	KANSAS CITY	MO	64111

Address_List

Legend



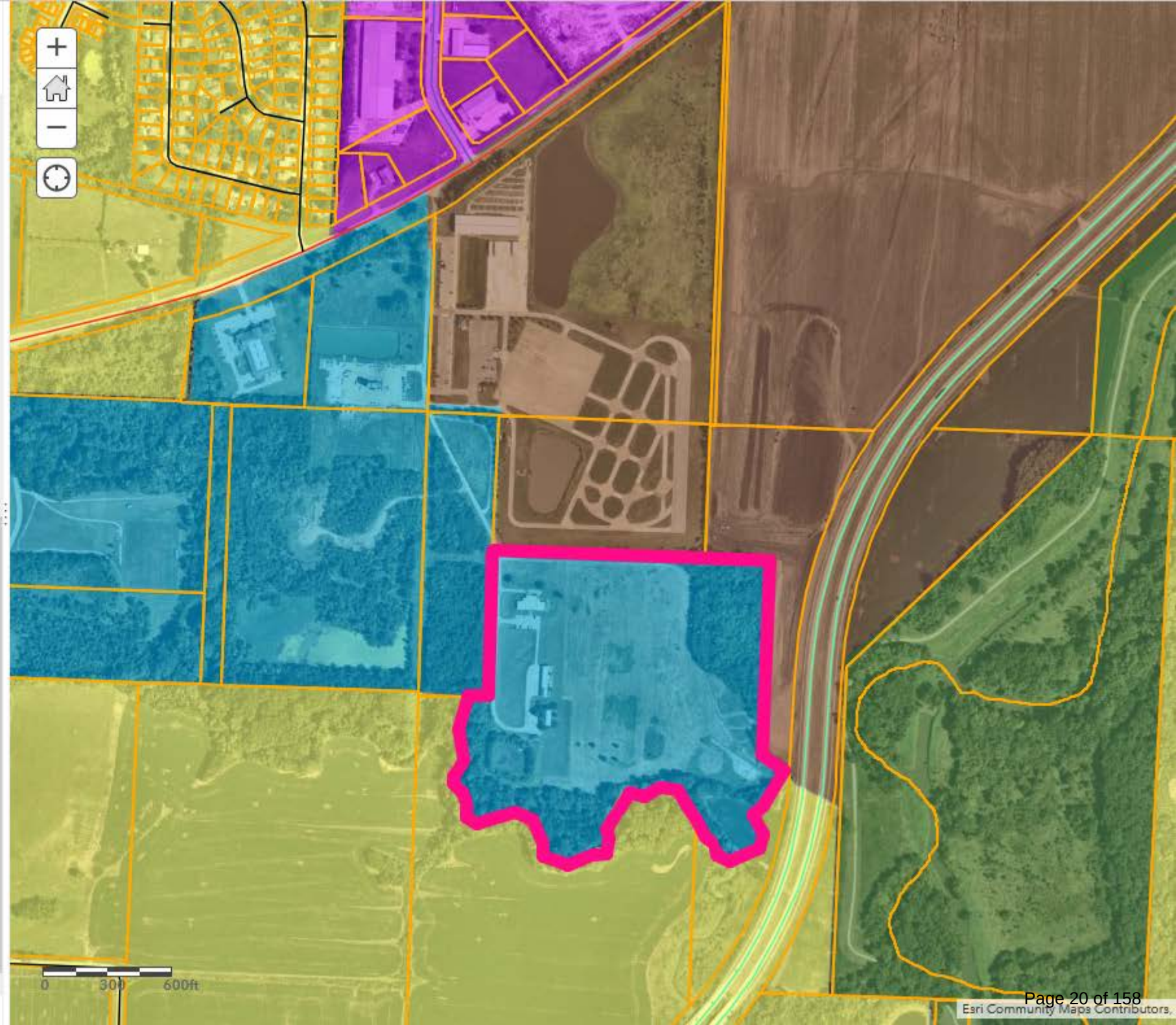
Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic / Public
- Community Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

Square Business District

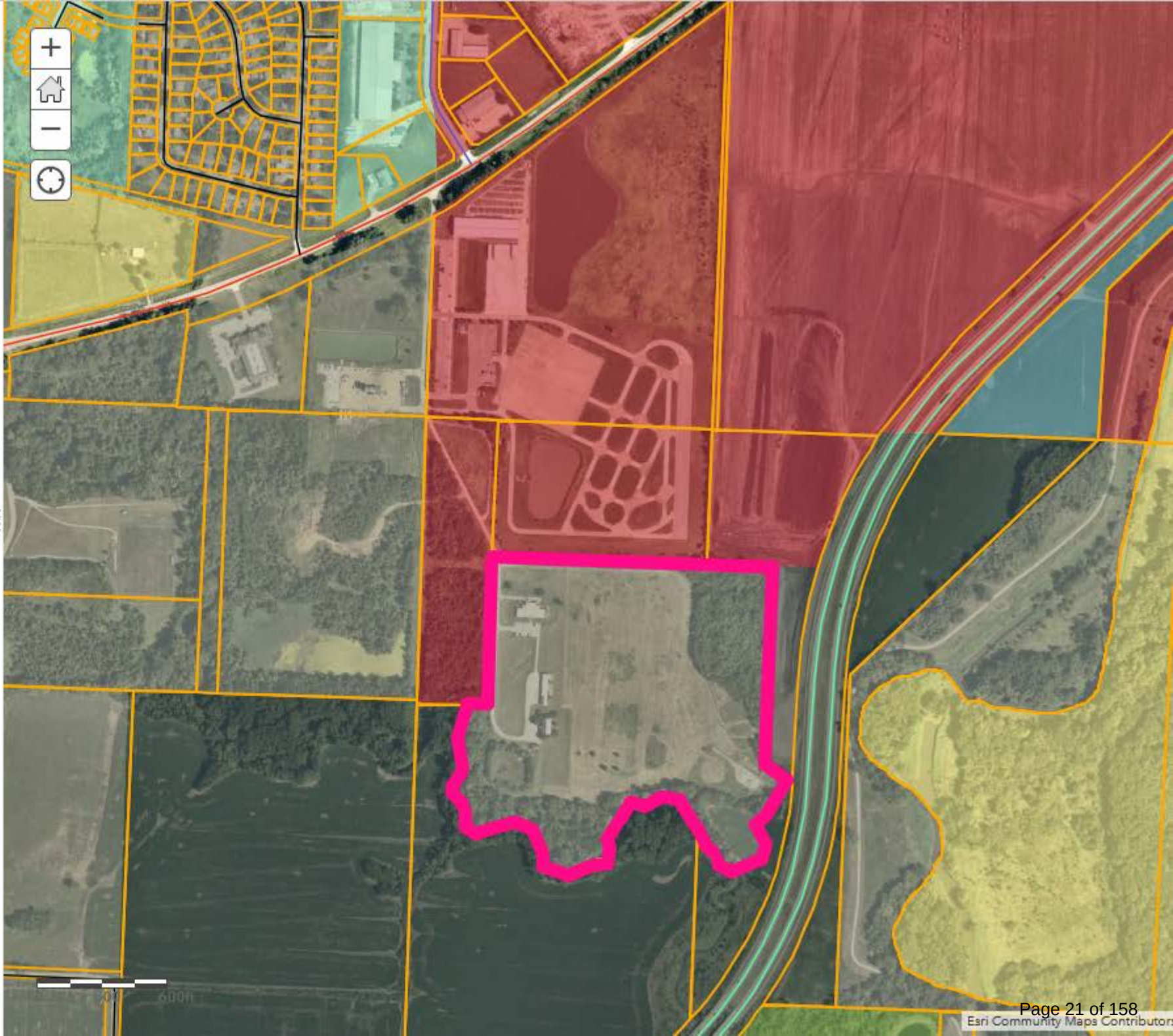


City Limits



Legend

- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U



MEETING DATE: September 10, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Comprehensive Plan Amendment to 21101 E. M-78 Highway

CASE NUMBER/REQUEST: **Continued Case 24-150-01 – Comprehensive Plan Amendment – 21101 E. 78 Hwy** – A request by Anthony Privitera to amend the Future Land Use Plan map for 21101 E. 78 Hwy.

APPLICANT: George E. Kapke, Kapke and Willerth, LLC

OWNER: Anthony L. Privitera II, Carajoto, LCC

PROPERTY LOCATION: 21101 E M-78 Highway, Independence, MO 64057

PUBLIC NOTICE:

- Public notice published in Independence Examiner – August 24, 2024

FURTHER ACTION:

Following action by the Planning Commission, this Comprehensive Plan amendment request is scheduled for resolution action by the City Council on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Comprehensive Plan amendment request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

DESCRIPTION:

A request by Anthony Privitera to amend the Future Land Use Plan map from Civic/Public to Industrial for 21101 E. M-78 Highway.

BACKGROUND & HISTORY:

For many years the subject property had been owned and used by the Little Blue Valley Sewer District (LBVSD). The property had been zoned R-6 (Single-Family) or a similar designation for the majority of the LBVSD's ownership of the property. This was not an issue at the time because Utilities are permitted by right in all zoning districts. In October of 2021, the property was purchased by Carajoto, LLC. Later in December of 2023, a company that manufactures frequency reference products called Novus Power Products applied for a Business License with the City of Independence. Novus Power Products was denied a business license because their use, light and limited manufacturing, is not permitted in R-6 (Single-Family Residential). In the wake of this denial, the property owner has been working to update the zoning of the property to allow for manufacturing uses and accommodate Novus Power Products and future potential tenants.

The subject property is unplatted. When zoning was introduced to the City of Independence in 1965 this property was designated R-1b (Single Family Residential). The property north of the subject property was designed M-1 (Industrial). The 1980 zoning map shows the area was R-1b (Single-Family Residential) and remained this to 2009 when the Unified Development Ordinance was adopted and designated R-6 (Single Family Residential).

ANALYSIS

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Most of the property surrounding the subject property is undeveloped. Little Blue Parkway runs nearby the property to the east. North of the subject property is the MCC-Blue River's CDL Driving Course.

Consistency with Independence for All, Strategic Plan:

Recategorizing this property to industrial is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to grow business and industry. Recategorizing the property from industrial uses will allow Novus Power Products and other local manufacturers to continue to grow and operate within our community.

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive plan currently envisions the future land use of this property to be Civic/Public. This was likely put in place when the property was owned and used by the Little Blue Valley Sewer District. Now that they have sold the property this future use is unlikely to occur.

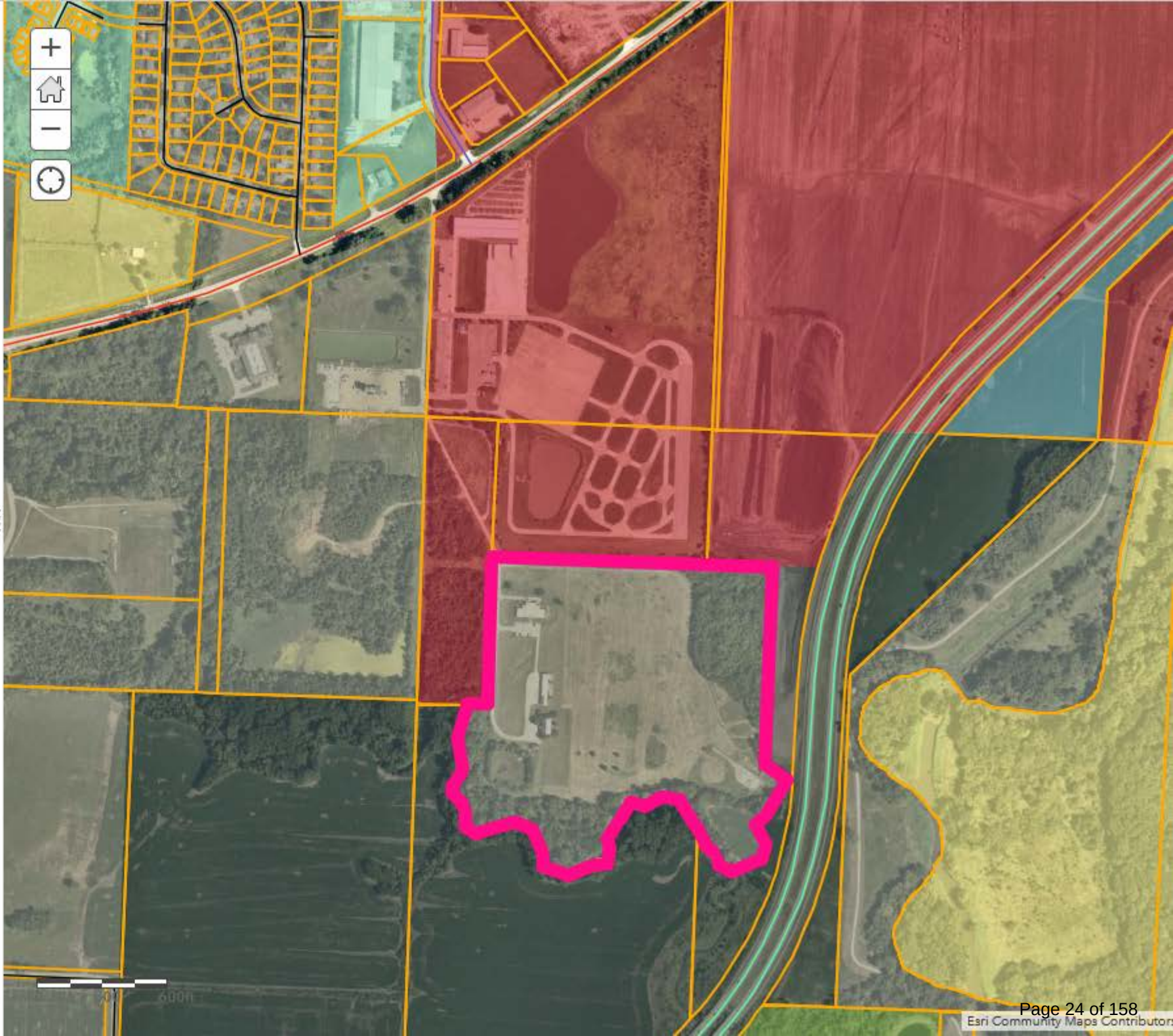
The proposed land use designation change to industrial is appropriate given the nearby uses along with the Eastgate Commerce Center under construction.

EXHIBIT

Comprehensive Plan

Legend

- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U



Legend



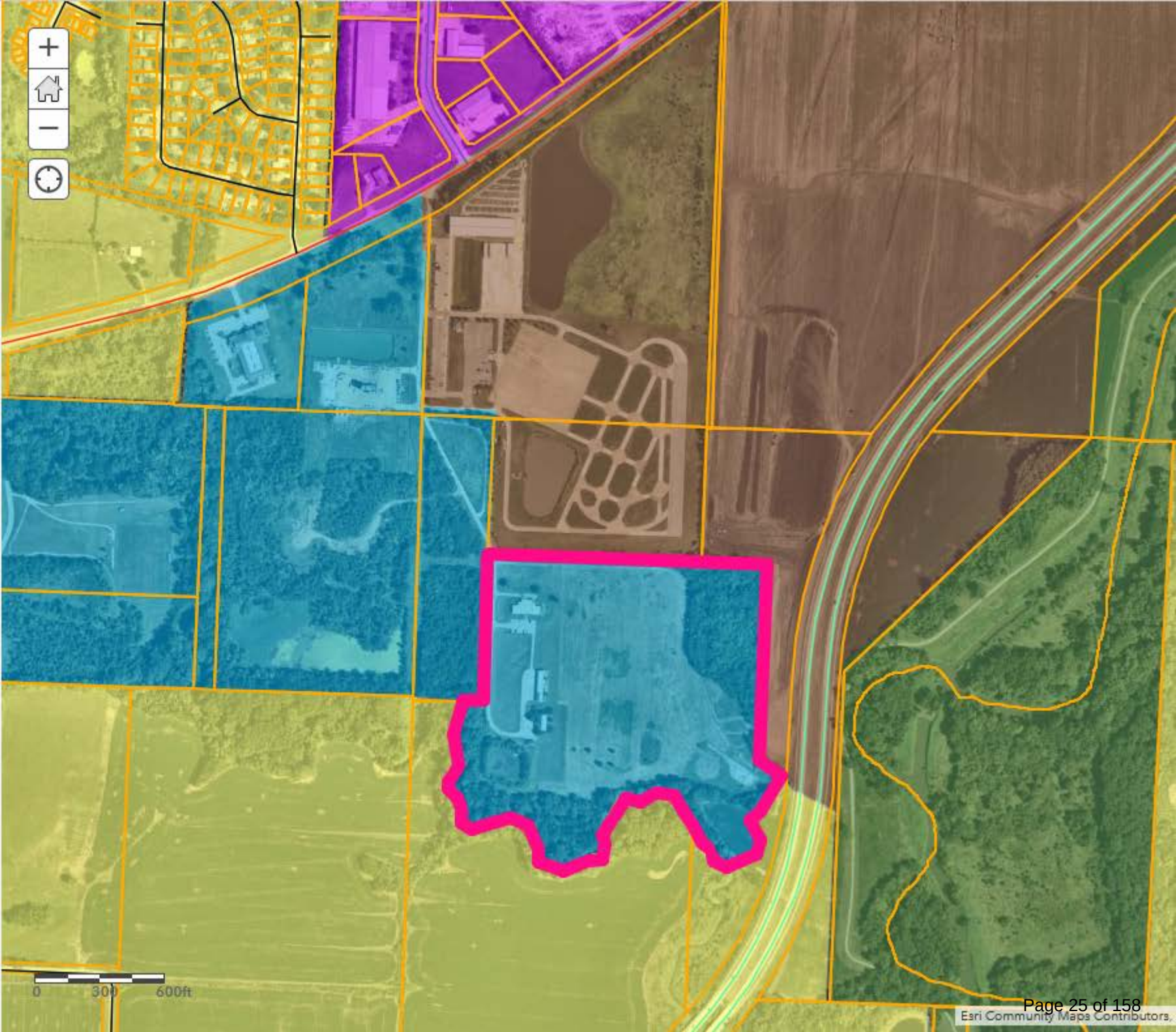
Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic / Public
- Community Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

Square Business District



City Limits



MEETING DATE: September 10, 2024

STAFF: Gabe Glaser, Planner

PROJECT NAME: Ms. Thrasher Rezoning

CASE NUMBER/REQUEST: **Case 24-100-20 – Rezoning – 9300 E. 9th Street S** – A request by Janet Thrasher to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

APPLICANTS/OWNERS: Janet Thrasher

PROPERTY ADDRESS: 9300 E 9th St S, Independence, Mo 64053

APPLICANTS/OWNER'S ADDRESS: 108 Craig Way, Los Gatos, Ca 95032

SURROUNDING ZONING/LAND USE:

North: R-30 (High Density Residential) / Vacant Land

South: R-12 (Two-Family Residential) / Single Family Residence

East: R-30 (High Density Residential) / Single Family Residence

West: R-12 (Two-Family Residential) / Single Family Residence

PUBLIC NOTICE

- Letters to property owners within 185 feet – August 20, 2024
- Public Notice published in the Independence Examiner – August 24, 2024
- Sign posted on property – August 23, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on October 7, 2024, and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by the property owner, Janet Thrasher, to rezone the subject property from R-30 (High Density Residential) to R-6 (Single-Family Residential).

Current Zoning: R-30 (High Density Residential)

Proposed Zoning: R-6 (Single Family Residential)

Prior to 2009: R-4 (High Density Residential)

Prior to 1980: R-4 (Apartments)

Current Use: Single-Family Residence

Former Use: Single-Family Residence

Proposed Use: Single-Family Residence

Lot Size: 5,109 Sq. Ft.

Building Square Footage: 1,122 Sq. Ft.

PROPOSAL:

The applicants seek to rezone the property at 9300 E. 9th St S from R-30 (High Density Residential) to R-6 (Single-Family Residential) so they can sell the property without any issues.

PROPERTY HISTORY:

This property is part of Lot 13 of the Evanston Park subdivision, which was recorded in December of 1885. At the time, the Evanston Park subdivision was not within the City of Independence. The addition was annexed into the city in 1961. In 1965, it was zoned R-4 (Apartments). In 1980 the zoning was updated to R-4 (High Density Residential). With the adoption of the UDO in 2009, this designation was updated to R-30.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The property is 50' wide and 100' deep. The property is 5,109 sq. ft. in total. It is a corner lot situated off Oxford Ave and 9th St. Both streets are dead ends.

As per Jackson County records, the house was constructed in 1940. The house is 1,122 sq. ft and features a front porch with stone supports, a side deck, beige siding and a metal roof.

CHARACTERISTICS OF THE AREA:

The property is located to the West of Winner Rd and to the South of US 24 Hwy. It is located in a primarily single-family neighborhood. Across Brookside Ave to the West is the Mt. Washington cemetery.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to “stabilize and revitalize neighborhoods.” This rezoning would bring the property into conformance with the UDO.

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive Plan envisions the future land use of this property and the surrounding area to be Residential Neighborhoods. This rezoning fits this classification.

Zoning:

Section 14-300-02 of the Unified Development Ordinance (UDO) outlines the purpose of Independence’s zoning districts by stating that they “are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods.” By rezoning this property to R-6 (Single-Family Residential), the zoning will match the structure’s design and nearby single-family uses.

Historic and Archeological Sites:

There are no apparent historic or archeological sites located on this property.

Public Utilities:

All utilities are present in on the property.

CIP Investments:

Currently there are no CIP investments along US 24 Highway; however, MoDOT has planned improvements envisioned.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the comprehensive plan.

The Comprehensive Plan envisions this area to be Residential Established Neighborhoods.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

This property is not located within any subarea plan area.

3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.

The property is located within a single-family residential neighborhood. Rezoning this property to R-6 would ensure compatibility with the existing neighborhood. R-30 zoning districts do not allow for single family detached houses to be developed. This property is in a legal nonconforming use status.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The property is located within a single-family residential neighborhood. Rezoning this property to R-6 would ensure compatibility with the existing neighborhood.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

With the current zoning in place, the existing single-family home is nonconforming. By rezoning the property to R-6, the property will conform with the permitted uses of the City's Development Code and the owner will be able to sell it without any issues.

6. The length of time the subject property has remained vacant as zoned.

The utilities of this property were transferred to the owner's name in February of 2024, indicating that this property has been vacant for 6 months.

7. The extent of which approving the rezoning will detrimentally affect nearby properties.

Rezoning this property to R-6 will not have a detrimental effect on the nearby properties. This is because the residential use will be consistent with surrounding properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.

Denial of this zoning will inhibit the ability of the applicant to sell the property as they intend.

9.

EXHIBITS:

1. Narrative
2. Application
3. Notification Letter
4. Mailing List
5. Notice Area Map
6. Affidavit
7. Comp Plan Map
8. Zoning Map

July 23, 2024

City of Independence
Planning and Zoning
Community Development
111 E. Maple Avenue
Independence, MO 64050

Regarding: 9300 E 9th Street E, Independence, MO 64053

To Whom it May Concern,

We purchased the house at the above referenced address in June 2017. This house has been a rental property over the last 7 years. We recently listed the house for sale and we received an offer from an interested buyer. During the process of the buyer doing his due diligence, he informed us this house is zoned R-30 High Density and not Single Family Residential. I called the zoning department and spoke to Joshua Garrett who was very knowledgeable and helpful. During the time we owned this property we had no idea that it was zoned any different than residential. This was never discovered when we purchased the house.

We are submitting an application to have the property rezoned to Single Family Residential. We believe this is the correct type of zoning. The house is in a residential neighborhood amongst other single family houses.

Please contact me if you have any questions or if you need any additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Janet Thrasher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Janet Thrasher
Owner

Janet@thrashertermite.com
408-309-5291 - cell

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

REZONE TO RESIDENTIAL

Project Name: **9300 E 9th Street E, Independence, MO 64053**

Project Address/Location: **1122 5109# LOT 1 N**

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-30 HIGH DENSITY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☐ One PDF copy of a plat map or site plan ☐ Legal Description of the property in question
--	---

Contact Information

Applicant		Owner	
JANET THRASHER		JANET THRASHER	
Name	Company	Name	Company
108 CRAIG WAY, LOS GATOS, CA 95032		108 CRAIG WAY, LOS GATOS, CA 95032	
Address		Address	
408-309-5291 JANET@THRASHERTERMITE.COM		408-309-5291 JANET@THRASHERTERMITE.COM	
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: _____		Architect/Engineer/Surveyor/Other: _____	
Name _____ Company _____		Name _____ Company _____	
Address _____		Address _____	
Phone _____ Email _____		Phone _____ Email _____	

The applicant hereby agrees that the information provided above is accurate.

Janet Thrasher 7-23-24 **Janet Thrasher 7-23-24**

Applicant's Signature Date Owner's Signature Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: August 20, 2024

Case No. 24-100-20

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

☒ Rezoning

☐ Rezoning/PUD

☐ Special Use Permit

☐ Preliminary Development Plan

Proposed project description:

property to be re-zoned
to single family residential.

Applicant:

Janet Thrasher

Location of Property:

9300 E. 9th St. S

Planning Commission Meeting Date:

September 10th 2024

at 6:00 p.m.

City Council Meeting Date:

October 2nd 2024

at 6:00 p.m.

Location of public hearings:

City Council Chambers, City Hall

111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

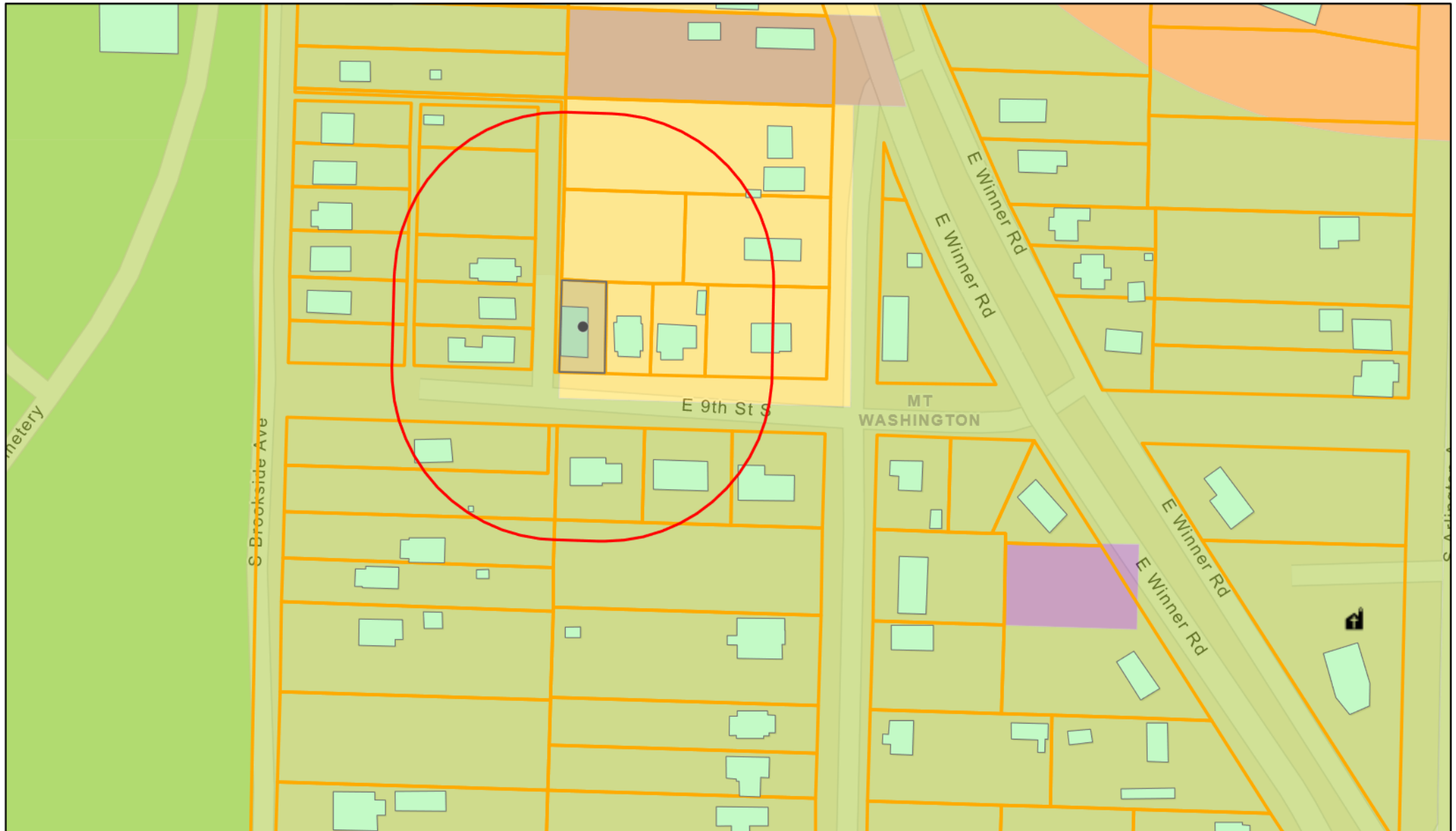


Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

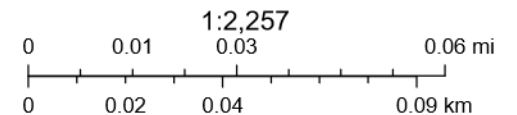
Notification Area Address	Property Owner	Property Owner Address
811 S BROOKSIDE AVE	MEASURE TWICE HOME INVESTMENTS LLC	1130 E ELLSWORTH AVE DENVER, CO 80209
907 S BROOKSIDE AVE	BRADY CHRISTOPHER M	907 S BROOKSIDE INDEPENDENCE, MO 64053
9315 E 9TH ST S	HUFF MICHAEL J	16501 E GEORGE FRANKLYN DR INDEPENDENCE, MO 64055
818 S GLENWOOD AVE	HARVES ERIC NEAL	812 S GLENWOOD INDEPENDENCE, MO 64053
820 S GLENWOOD AVE	GARNETT JEREMIAH L & MARION	820 S GLENWOOD AVE INDEPENDENCE, MO 64053
807 S BROOKSIDE AVE	MCCAFFERY BRIAN	5132 SKY LAKE DR PLANO, TX 75093
836 S OXFORD AVE	WILKIN AUSTIN KYLE THOMAS	836 S OXFORD AVE INDEPENDENCE, MO 64053
805 S BROOKSIDE AVE	HUGHES FRED JEWELL	805 S BROOKSIDE INDEPENDENCE, MO 64053
840 S OXFORD AVE	MALDONADO EDGAR E GUZMAN VANESSA	840 S OXFORD AVE INDEPENDENCE, MO 64053
9300 E 9TH ST S	THRASHER JANET	108 CRAIG WAY LOS GATOS, CA 95032
800 S OXFORD AVE	EDITH J SISK TRUST 11/05/1993	28611 E 24 HWY BUCKNER, MO 64016
830 S OXFORD AVE	HUGHES FRED JEWELL	805 S BROOKSIDE INDEPENDENCE, MO 64053
916 S GLENWOOD AVE	ALLISON LESLIE A	918 S GLENWOOD AVENUE INDEPENDENCE, MO 64053
905 S BROOKSIDE AVE	BRADY CHRISTOPHER M	907 S BROOKSIDE INDEPENDENCE, MO 64053
9309 E 9TH ST S	PEDERSEN KENT I & CHARI A	9309 E 9TH INDEPENDENCE, MO 64053
842 S OXFORD AVE	ELLIS ASHLEY N	11071 E WESTPORT RD INDEPENDENCE, MO 64052
9306 E 9TH ST S	CONLEY LASHAUNDRA D	9306 E 9TH ST S INDEPENDENCE, MO 64053
801 S OXFORD AVE	CITY OF INDEPENDENCE	111 E MAPLE AVE INDEPENDENCE, MO 64050
9305 E 9TH ST S	IRA CLUB FBO DANIEL FRASER IRA 1001592	67 E MADISON ST #1510 CHICAGO, IL 60603
809 S BROOKSIDE AVE	809 S BROOKSIDE LLC	8107 LEAH CT WILLIAMSVILLE, NY 14221
9311 E 9TH ST S	KORUS DAN & DIANE	303 SPRUCE ST YANKTON, SD 57078
NO ADDRESS ASSIGNED BY CITY	HARVES MARY	812 S GLENWOOD INDEPENDENCE, MO 64053
9310 E 9TH ST S	9310 E 9TH ST S LLC	6915 N CLASSEN BLVD OKLAHOMA CITY, OK 73116
812 S GLENWOOD AVE	HARVES ERIC NEAL	812 S GLENWOOD INDEPENDENCE, MO 64053

Notification Area - 24-100-20 - Rezoning - 9300 E 9th St



8/15/2024, 10:16:14 AM

- Churches
- Building Footprints
- Parcels
- Zoning
- City Limits
- Residential, Moderate Density/Planned Unit Development
- Neighborhood/Light Commercial
- Residential, High Density/Planned Unit Development
- Office
- Residential, Two-Family



Esri Community Maps Contributors, City of Independence MO, Kansas City, MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-100-20

I, Janet Thrasher, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 22ND day of August, 2024.

Janet Thrasher
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this ____ day of _____, 20____

Notary Public

Commission Expiration Date

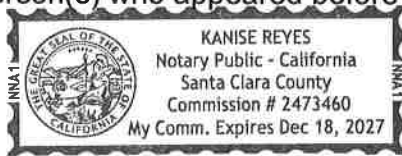
See Attached Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 22
day of August, 2024, by Janet
Thrasher

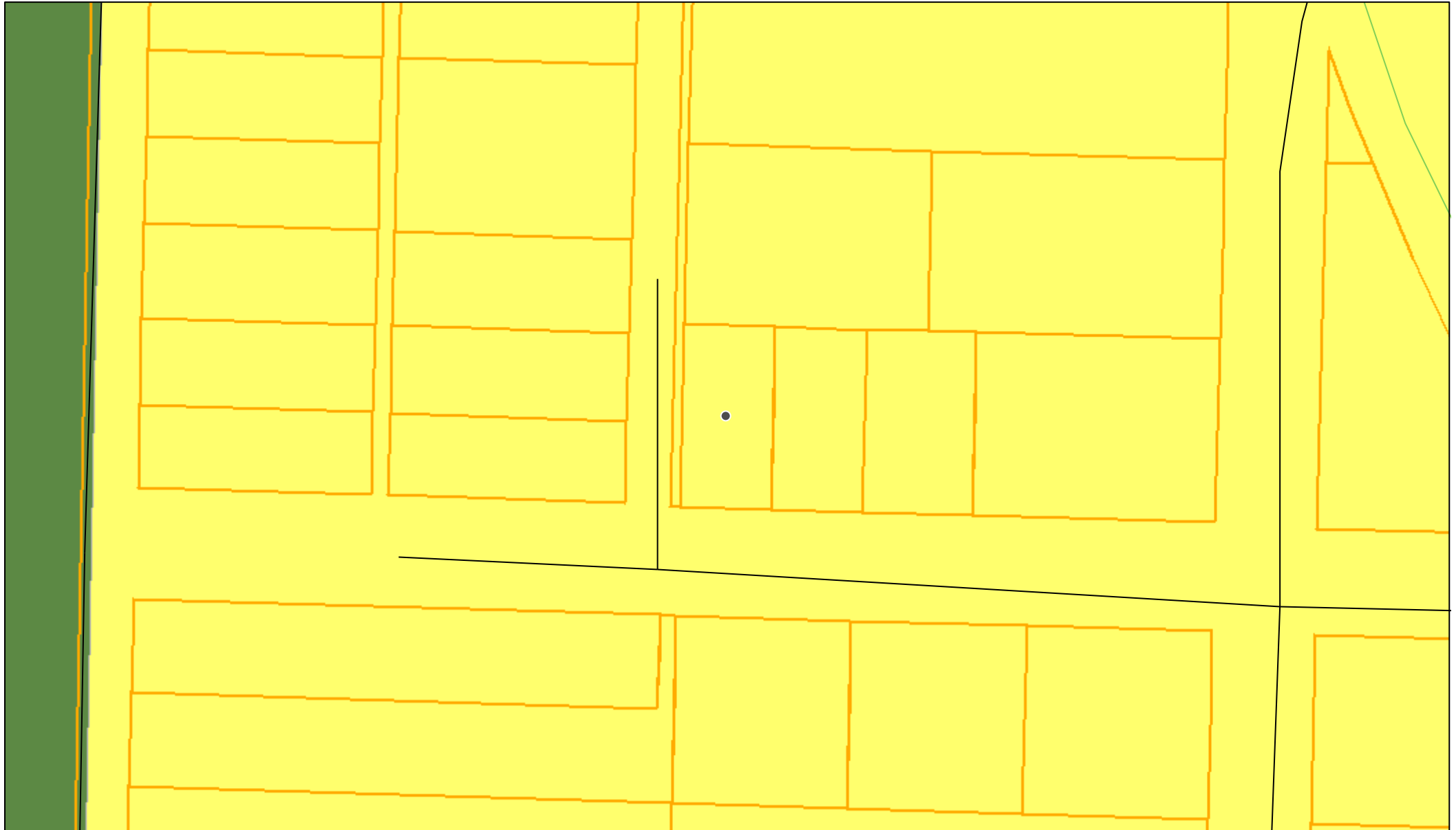
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature [Signature]

9300 E 9th St S



8/29/2024, 5:25:02 PM

Streets

Collector

Local

Parcels

Proposed Land Use (Comp Plan)

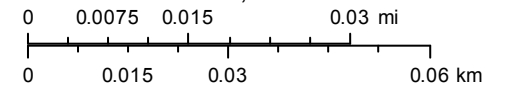
Residential Neighborhoods



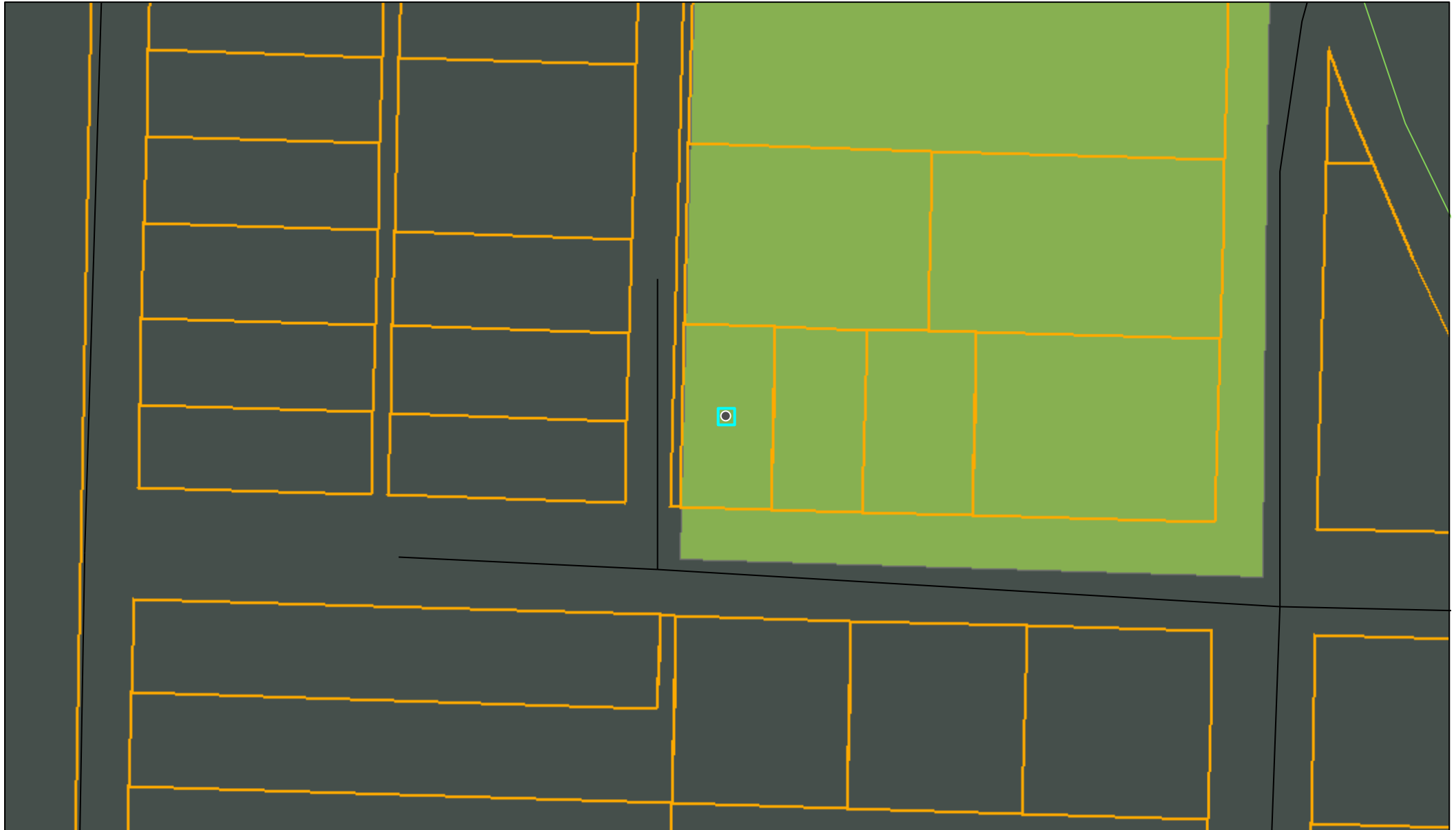
Parks

City Limits

1:1,128



9300 E 9th St S



8/29/2024, 5:23:58 PM

Streets
Collector
Local

Parcels
Zoning District
R-12

R-30/PUD
City Limits

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

MEETING DATE: September 10, 2024

STAFF: Gabe Glaser, Planner

PROJECT NAME: Brandon Fryer Rezoning South Ave

CASE NUMBER/REQUEST: **Case 24-100-22 – Rezoning – 1235 & 1239 W. South St** – A request by Brandon Fryer to rezone the properties from I-1 (Industrial) to R-6 (Single Family Residential).

APPLICANTS/OWNERS: Brandon Fryer

PROPERTY ADDRESSES: 1239 W South Ave, Independence, Mo 64050

1235 W South Ave, Independence, Mo 64050

APPLICANTS/OWNER’S ADDRESS: 6601 Harvard Ave, Raytown, Mo 64133

SURROUNDING ZONING/LAND USE:

North: C-1 (Neighborhood Commercial) / Small Box Discount Store

South: I-1 (Industrial) / Railroad

East: I-1(Industrial) / City of Independence Stormwater Detention Basin

West: I-1 (Industrial) / General Auto Repair

PUBLIC NOTICE

- Letters to property owners within 185 feet – August 23, 2024
- Public Notice published in the Independence Examiner – August 24, 2024
- Sign posted on property – August 23, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on October 7, 2024, and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by the property owner, Brandon Fryer, to rezone the subject properties from I-1 (Industrial) to R-6 (Single-Family Residential).

Current Zoning: I-1 (Industrial)

Proposed Zoning: R-6 (Single Family Residential)

Prior to 2009: M-1 (Industrial)

Prior to 1980: M-1 (Light Manufacturing)

Current Use: Single-Family Residence

Former Use: Single-Family Residence

Proposed Use: Single-Family Residence

Size of Combined Lots: 12,117 Sq. Ft.

Building Square Footage: 1,920 Sq. Ft.

PROPOSAL:

The applicant seeks to rezone the properties at 1235 W South Ave and 1239 W South Ave from I-1 (Industrial) to R-6 (Single-Family Residential). The applicant seeks this rezoning for future transfers of ownership. They wish to sell the property, in the future, as single-family property.

PROPERTY HISTORY:

These properties are both part of Lot 1 Block 9 of the South Side Addition No. 2 subdivision recorded in December of 1883. By the time it was platted, the South Side Addition No. 2 subdivision was already within Independence City limits--the area had been annexed into the City in 1851. Over time, portions of Lot 1 were sold as separate parcels defined by separate legal descriptions outlined in property deeds recorded as part of their ownership transfers.

A garage was constructed on the West 28' of Lot 1 (1003 S Crysler Ave). Real estate sales records indicate the garage was constructed in 1926, but Jackson County property records do not corroborate this. The garage on the West 28' of Lot 1 is currently leased out to a general automotive repair shop and is **not** a part of this application for a rezoning.

A residential house was constructed on the parcel directly abutting the garage at 1239 W South Ave. Real estate records indicate this house was constructed in 1954. Again, Jackson County records cannot corroborate this information.

Although the East 40' of Lot 1 (1235 W South Ave) had been sold as a separate tax parcel, the parcel fell into a state of abeyance and was acquired by the Land Trust of Jackson County in 2002. Subsequently, in February of 2023, the applicant acquired this portion of Lot 1 from the Land Trust of Jackson County. All three tax parcels that make up this platted lot are under common ownership.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The two subject properties have a combined street frontage in the amount of 110'. The rear property line on the South side follows a right-of-way dedicated to the Kansas City Southern Railway traveling generally Southeast. The combined area of the properties is 12,117 sq. ft.

No separate detached house can be constructed at 1235 W South Ave. because these two parcels are a part of one single lot (Lot 1 Block 9), Additionally, there is not enough street frontage between these two parcels, 1239 and 1235 W South Ave, to create two separate lots. Staff recommends these two parcels be re-platted in to one lot to ensure the most viability for redevelopment.

CHARACTERISTICS OF THE AREA:

The property is located to the North of 23rd St on the East side of Crysler Ave. To the West, directly abutting the subject properties, is a garage engaged in general automotive repair. Across Crysler Ave is an industrial lot containing a licensed construction company and machine shop. To the Southwest, across Crysler Ave is the City of Independence Central Garage that services and stores City vehicles and equipment. To the South of the subject properties is the Kansas City Southern Railway running generally Southeast. East of the subject properties is a regional detention basin ~6.5 acres in size. To the North and East (beyond the detention basin) of the subject properties contains single-family residences of similar character to the subject properties. The area in which the subject properties lie varies greatly in zoning district and use.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to “stabilize and revitalize neighborhoods.”

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive Plan envisions the future land use of this property and the surrounding area to be Residential Neighborhoods.

Zoning:

Section 14-300-02 of the Unified Development Ordinance (UDO) outlines the purpose of Independence’s zoning districts by stating that they “are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods.” By rezoning this property to R-6 (Single-Family Residential), the zoning will match the structure’s design and nearby single-family uses.

Historic and Archeological Sites:

There are no apparent historic or archeological sites located on this property.

Public Utilities:

All utilities are present in on the property.

CIP Investments:

Currently there are no CIP investments in the general vicinity.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

- 1. Conformance of the requested zoning with the comprehensive plan.**

The Comprehensive Plan envisions this area to be Residential Established Neighborhoods.

- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**

This property is not located within any subarea plan area.

- 3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.**

Properties to the North and East are zoned R-12 but primarily contain single-family residences. Although to the West and South are predominantly commercial/industrial uses, rezoning this property to R-6 would be compatible with the neighboring residential properties.

- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**

Although the properties are in an area with varied zoning districts, the subject properties contain an existing single-family residence. The proposed rezoning would match the character of the neighborhood

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

With the current zoning in place, the existing single-family home is nonconforming. By rezoning the property to R-6, the property will conform with the permitted uses of the city's UDO and the owner will be able to sell it without any issues.

6. The length of time the subject property has remained vacant as zoned.

As of February 2024 utilities were disconnected to the house at 1239 W South Ave. This would indicate that the property has been vacant since at least that time. To staffs' knowledge this house is not currently occupied.

7. The extent of which approving the rezoning will detrimentally affect nearby properties.

Rezoning this property to R-6 will not have a detrimental effect on the nearby properties. This is because the residential use will be consistent with surrounding properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.

Denial of this zoning will inhibit the ability of the applicant to sell the property as they intend.

9.

EXHIBITS:

1. Narrative
2. Application
3. Notification Letter
4. Mailing List
5. Notification Area Map
6. Affidavit
7. Notice Area Map
8. Comp Plan Map
9. Zoning Map

Cover Street

1239 W. South

Innap Mo 64052

On 1235 W. South St. the lot is empty
and butts up to the city property zoned I-1

1239 is a single family home
in A AREA ZONED I-1 AND the
uses ARE LIMITED. Looking to change
to R-6 (Single family) to be able to
refinance, rent, sell and rebuild if there
was ever a fire or severe damage to
the building

1239 W. South & 1235 W. South

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

SOUTH ST. PROPERTIES

Project Name

1239 W. SOUTH ST. INDEP. MO. 64052 & 1235 W. SOUTH ST.

Project Address/Location

1239 W. SOUTH ST. INDEP. MO. 64052 & 1235 W. SOUTH ST.

Sq. Ft. of Building Acreage Number of Lots/Tracts Steam Buffer (Yes or No)

APT 1100 1239 (.16) 1235 (.12 AC) 1 LOT

Existing Zoning Proposed Zoning Existing Land Use Proposed Land Use

I-1 R-6 SINGLE FAMILY HOME SINGLE FAMILY HOME

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☐ One PDF copy of a plat map or site plan ☐ Legal Description of the property in question
--	---

Contact Information

Applicant <u>Brandon Fryer</u> Name Company <u>16514 E. MECHANIC AVE</u> Address <u>816-838-5403</u> <u>16CCARBUYERS116</u> Phone Email <u>@gmail.com</u>		Owner <u>Brandon Fryer</u> Name Company <u>16514 E MECHANIC AVE</u> Address <u>816-838-5403</u> <u>16CCARBUYERS116</u> Phone Email <u>@gmail.com</u>	
Architect/Engineer/Surveyor/Other: _____ Name Company Address Phone Email		Architect/Engineer/Surveyor/Other: _____ Name Company Address Phone Email	

The applicant hereby agrees that the information provided above is accurate.

[Signature] 7-25-24 [Signature] _____
 Applicant's Signature Date Owner's Signature Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 8-20-2024

Case No. 24-100-22

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: Rezone property from I1 to
Residential Zoning

Applicant: Brandon Fryer

Location of Property: 1234 W. South Ave Independence mo

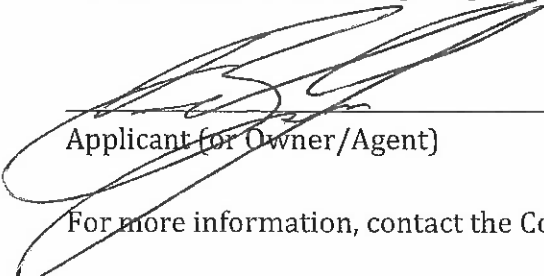
Planning Commission Meeting Date: Sep 10th, 2024, at 6:00 p.m.

City Council Meeting Date: Oct. 21st, 2024, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

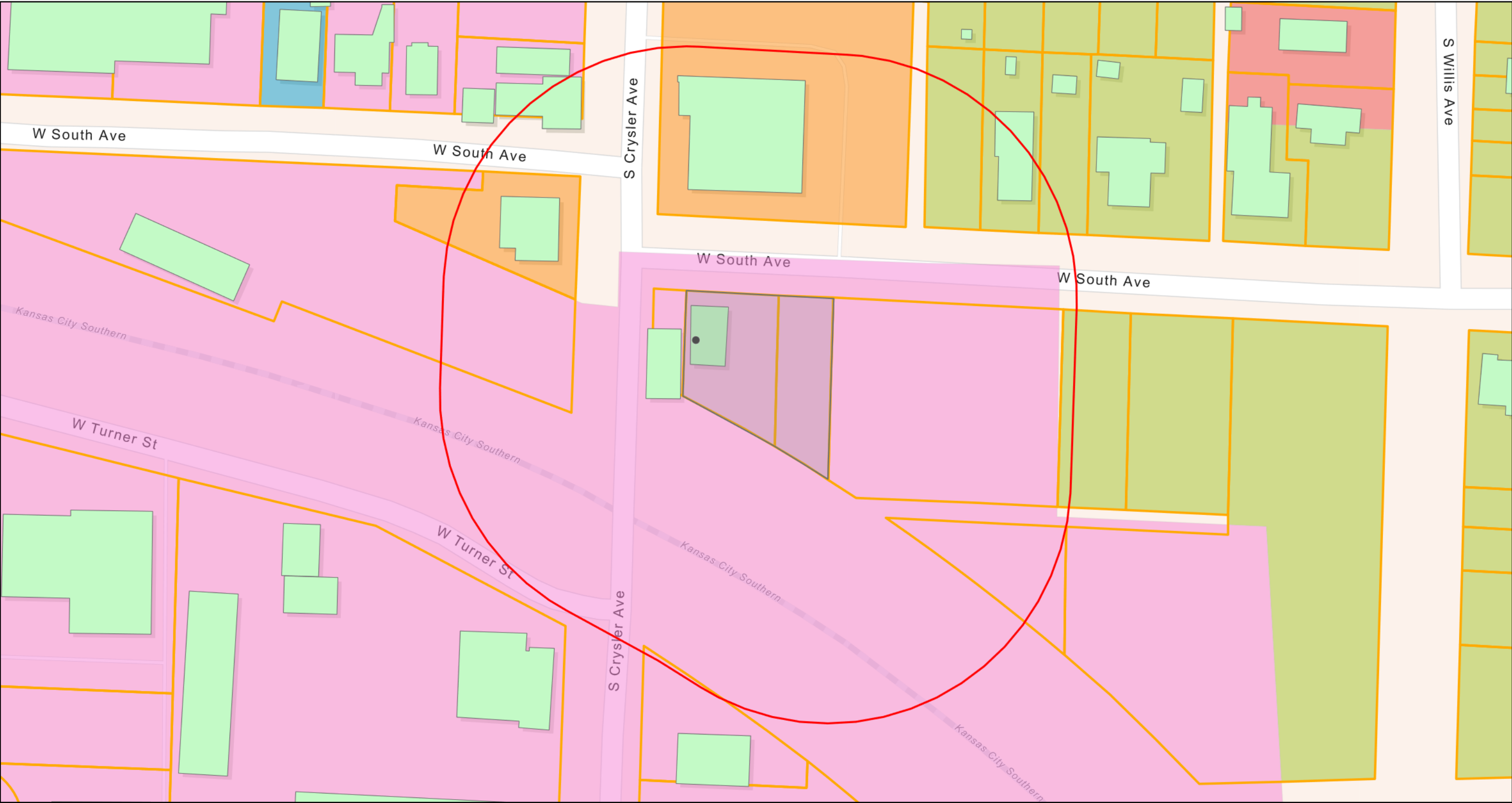
REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.


Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

Notification Area Address	Property Owner	Owner Address
1405 W SOUTH AVE	RISING REALTY LLC	1206 NW BAYTREE DR GRAIN VALLEY, MO 64029
1224 W SOUTH AVE	ROBINSON CORTEZ	1224 W SOUTH AVE INDEPENDENCE, MO 64052
1000 S CRYSLER AVE	RISING REALTY LLC	1206 NW BAYTREE DR GRAIN VALLEY, MO 64029
NO ADDRESS ASSIGNED BY CITY	CITY OF INDEPENDENCE	111 E MAPLE AVE INDEPENDENCE, MO 64050
1233 W SOUTH AVE	CITY OF INDEPENDENCE	111 E MAPLE AVE INDEPENDENCE, MO 64050
1029 S CRYSLER AVE	CRYSLER LLC	1029 S CRYSLER AVE INDEPENDENCE, MO 64050
1003 S CRYSLER AVE	NATIONS KENNETH E & SHERRY K	1239 W SOUTH AVE INDEPENDENCE, MO 64050
1239 W SOUTH AVE	FRYER BRANDON J	6601 HARVARD AVE KANSAS CITY, MO 64133
1220 W SOUTH AVE	HORN MARVIN D & FINLEY DANIELLE	1223 W SEA AVE INDEPENDENCE, MO 64052
1226 W SOUTH AVE	APPEL LORETTA S-TRUSTEE	17211 BENNER PL ENCINO, CA 91316
1235 W SOUTH AVE	FRYER BRANDON J	6601 HARVARD AVE RAYTOWN, MO 64133
909 S CRYSLER AVE	APPEL LORETTA S-TRUSTEE	17211 BENNER PL ENCINO, CA 91316
914 S CRYSLER AVE	ADAMS ROBERT MCKINLEY	9386 MOUNT TABOR ODESSA, MO 64076
1221 W SOUTH AVE	CITY OF INDEPENDENCE	111 E MAPLE AVE INDEPENDENCE, MO 64050

Notification Area - 24-100-22 - Rezoning - 1239 W South Ave



8/15/2024, 10:32:21 AM

Building Footprints

Parcels

Zoning

General Commercial

Residential, Single Family

Residential, Two-Family

Neighborhood/Light Commercial

Industrial

City Limits

Scale bar showing distances in miles (0 to 0.04) and kilometers (0 to 0.06). The scale is 1:1,128.

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Esri Community Maps Contributors, City of Independence MO, Kansas City, MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

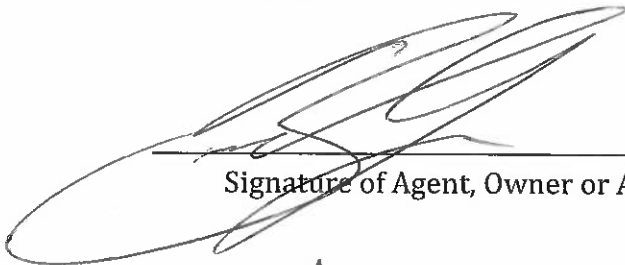
COUNTY OF JACKSON

Case No. 24-100-22

I, Brendon Fryer, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 23rd day of August, 2024.

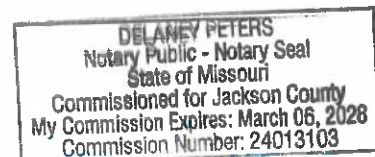


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 23 day of August, 2024

Deelany Peters
Notary Public

3/6/28
Commission Expiration Date



Legend

- Recreation
- Resource
- Service
- Subsurface
- Unknown

Address(Labels)

Address



Parcels



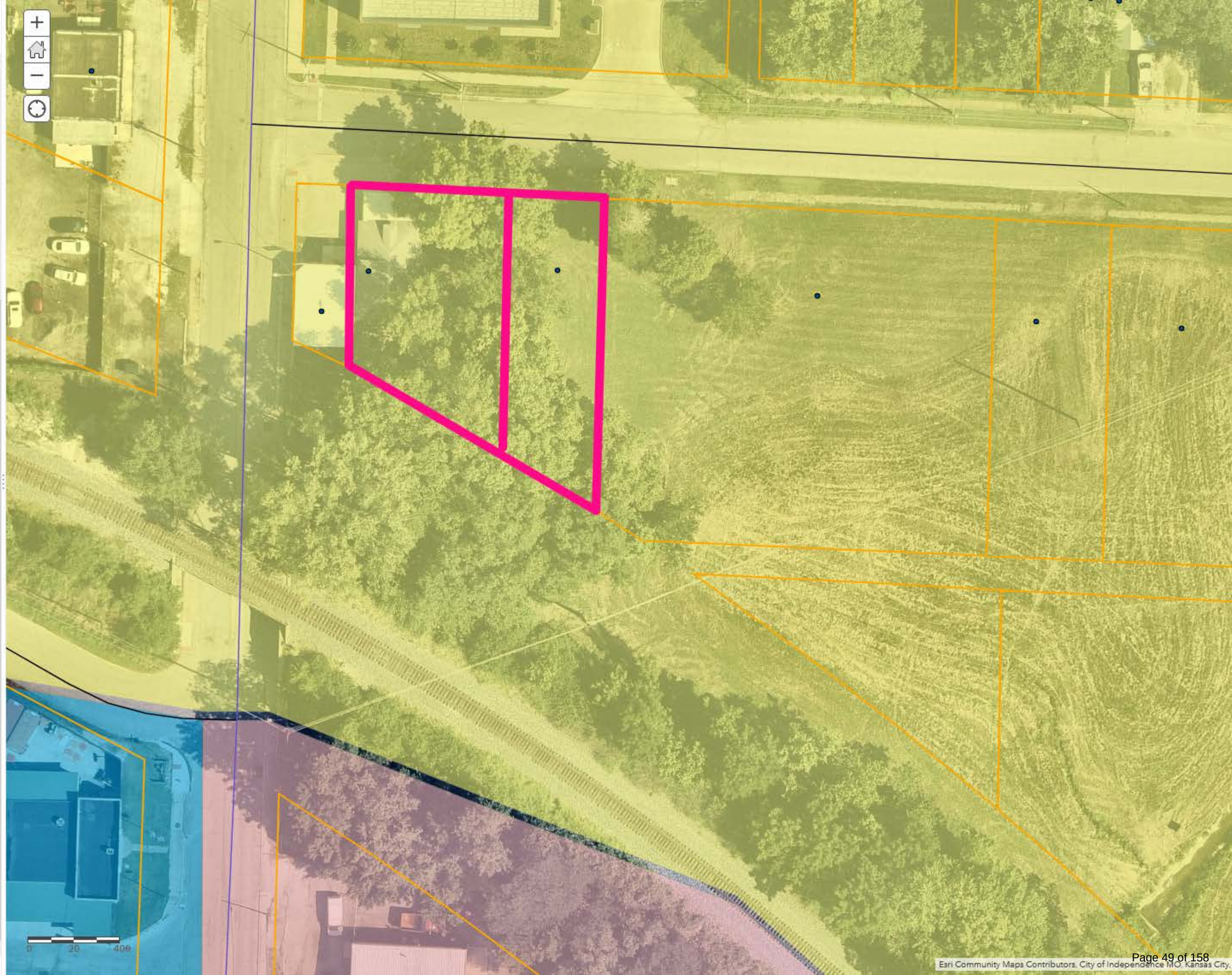
Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic / Public
- Community Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

Square Business District

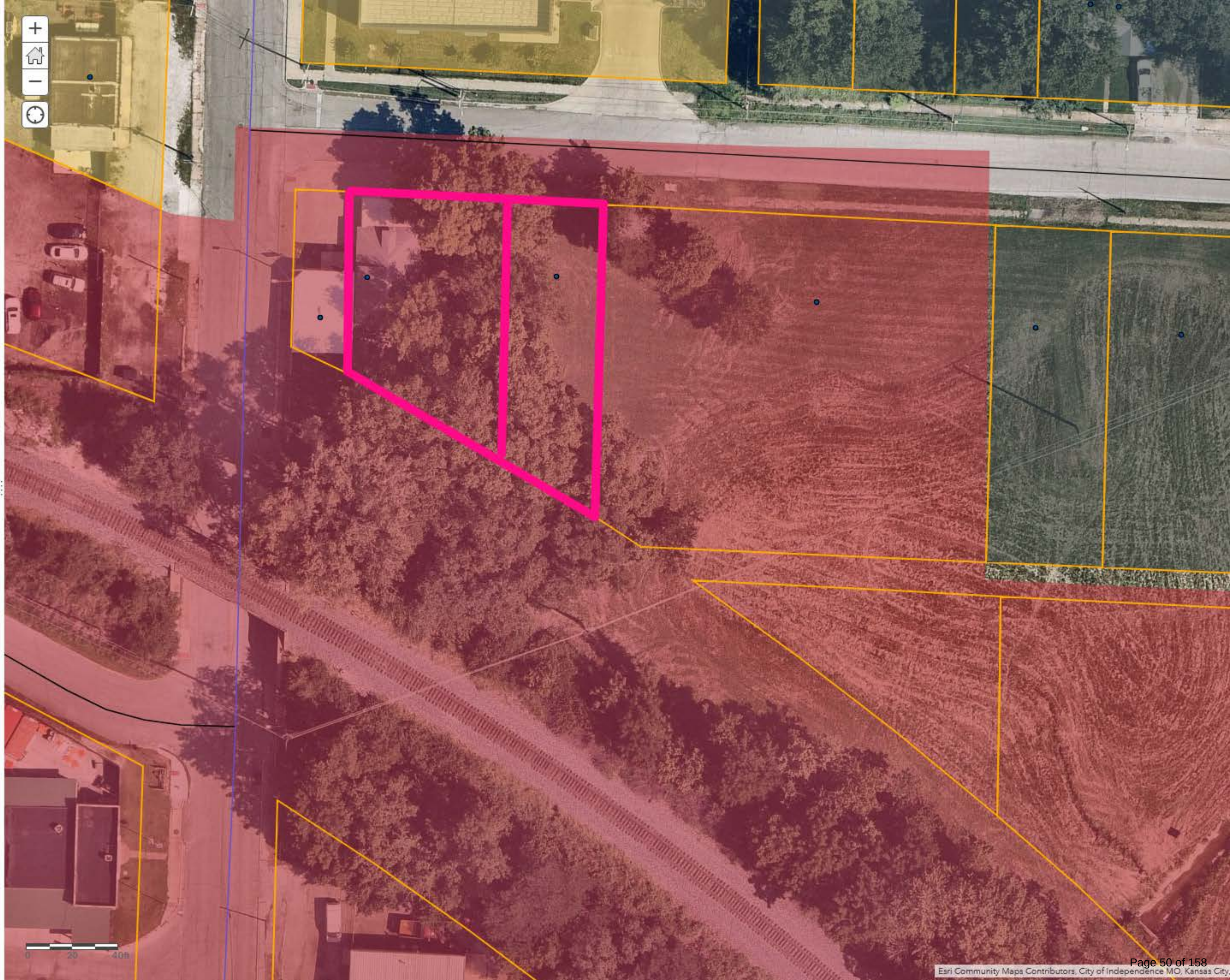


City Limits



Legend

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U



MEETING DATE: September 10, 2024 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: Rezone from I-1 (Industrial) to R-6 (Single-Family Residential)

CASE NUMBER/REQUEST: **Case 24-100-23 – Rezoning – 11301 & 11303 E. Truman Road & 11300 E. Aaron Lane** - A request by Brandon Fryer to rezone the properties from I-1 (Industrial) to C-2 (General Commercial).

APPLICANTS/OWNERS: Brandon Fryer

PROPERTY ADDRESSES: 11301 E Truman Rd, Independence, MO 64052
11303 E Truman Rd, Independence, MO 64052
11300 E Aaron Ln, Independence, MO 64052

APPLICANTS/OWNER'S ADDRESS: 6601 Harvard Ave, Raytown, Mo 64133

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Auto Parts – Retail Sales
South: I-1 (Industrial) / Single Family Residential
East: R-12(Two-Family Residential) / Single-Family Residence
West: C-2 (General Commercial) / Convenience Store with Gas Sales

PUBLIC NOTICE

- Letters to property owners within 185 feet – August 23, 2024
- Public Notice published in the Independence Examiner – August 24, 2024
- Sign posted on property – August 23, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on October 7, 2024, and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by the property owner, Brandon Fryer, to rezone the subject properties from I-1 (Industrial) to C-2 (General Commercial).

Current Zoning: I-1 (Industrial)

Proposed Zoning: C-2 (General Commercial)

Prior to 2009: M-1 (Industrial)

Prior to 1980: M-1 (Light Manufacturing)

Current Use: Vacant

Former Use: General Auto Repair

Proposed Use: General Commercial Use

Size of Combined Lots: 8,802 Sq. Ft.

Building Square Footage: 1,170 Sq. Ft.

PROPOSAL:

The applicant seeks to rezone the properties at 11303 & 11301 E Truman Rd and 11300 E Aaron Ln from I-1 (Industrial) to C-2 (General Commercial). The applicant seeks this rezoning to lease this property out to prospective tenants and for redevelopment opportunities. Lot and building standards for properties in an I-1 zoning district are more restrictive than properties in a C-2 district. The applicant seeks to “down zone” these properties in the hopes of making them more viable for prospective tenants/buyers and/or redevelopment.

PROPERTY HISTORY:

These two properties are located on two separate lots—Lots 3 (11300 E Aaron Ln) and 2 (11303 E Truman Rd including address 11301 E Truman Rd)—part of the Pleasant View subdivision platted in 1927. Before then, this property was a part of a larger subdivision—Carpenter Estate—platted in 1908. The Pleasant View subdivision was annexed into the City of Independence in 1948. From the time Independence adopted its Development Code, these properties have maintained an industrial zoning classification.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

Both Lots 3 and 2 are equal in size—45’ wide x 100’ deep. A commercial structure on Lot 2 still exists today. The structure on Lot 2 is one-story with a basement level accessible in the rear from Aaron Ln. The property has street access from both Truman Rd and Aaron Ln. Real estate records indicate that this structure was built in 1928. It features a brick façade with parapet.

Lot 3 remains vacant after the previously existing commercial building and residence were demolished in late 2019.

Any development of these properties will require improvements to the current parking and loading facilities. Due to the properties’ proximity to a residential district and their relatively smaller size, staff recommends combining these two lots in to one. Combining these two lots into one would make these properties more viable for redevelopment.

CHARACTERISTICS OF THE AREA:

These properties are located at the Southeast corner of Truman Rd and Crisp Ave. The properties sit along a commercial corridor and abut a residential neighborhood to the South. This building is one of the older structures along this section of the commercial corridor.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. Objectives of the plan include, “attract and retain quality employers” and, “grow business and industry.”

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive Plan envisions the future land use of this property and the surrounding area to be Residential Neighborhoods.

Zoning:

As per City Code **14-301-02-D. C-2 District**. *The C-2 district is primarily intended to accommodate community- and region-serving retail sales and services. By rezoning these properties to C-2, the district will match the uses of the neighboring commercial properties across Crisp Ave and Truman Rd. Additionally, C-2 zoning districts are intended to serve surrounding neighborhoods increasing the livability of the area.*

Historic and Archeological Sites:

There are no apparent historic or archeological sites located on this property.

Public Utilities:

All utilities are present in on the property.

CIP Investments:

Currently there appears to be no CIP investments indicated for this area.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

- 1. Conformance of the requested zoning with the comprehensive plan.**
The Comprehensive Plan envisions this area to be Residential Established Neighborhoods.
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
This property is not located within any subarea plan area.
- 3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.**
Properties to the North and West are zoned C-2 and engage in retail sales and services for the community.
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
This rezoning is compatible with the surrounding commercial properties in the area.
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**
Rezoning this property to C-2 will make these properties more viable for redevelopment, as the current I-1 zoning imposes more stringent lot and building standards.
- 6. The length of time the subject property has remained vacant as zoned.**
Lot 3 has remained a vacant parcel of land since the commercial and residential buildings were demolished in 2019.
Lot 2 has remained vacant for several years now. Although applications for a business license have been submitted, no applicant has been issued a valid Independence business license.
- 7. The extent of which approving the rezoning will detrimentally affect nearby properties.**

Rezoning this property to C-2 will not have a detrimental effect on the nearby properties. This is because the commercial use will be consistent with the surrounding commercial properties and support the neighboring residences.

- 8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.**

Denial of this zoning will inhibit the ability of the applicant to lease/sell the property to prospective active businesses. Denying this rezoning will likely result in the continued vacancy of these properties.

9.

EXHIBITS:

1. Narrative
2. Application
3. Notification Letter
4. Mailing List
5. Notification Area Map
6. Affidavit
7. Aerial Image
8. Comp Plan Map
9. Zoning Map

COVER LETTER

11303 E. TRUMAN
INDEP. MO 64052

REZONE PROPERTIES TO ATTRACT
A MORE DESIRABLE BUYER / TENANT
AS THE I-1 INDUSTRIAL HAS LIMITED
USES. WITH CODES AND ORDINANCES CHANGING
OFTEN, CHANGING THIS TO C-2 WILL BE BETTER
SUITED TO GET A GOOD TENANT OR MAYBE
A FUTURE DEVELOPMENT.

A PRIOR MEETING WAS HELD AND THE
15 BUFFER WONT BE REQUIRED ON E SIDE OF PROP.

11303 E. TRUMAN

↓

11301 E TRUMAN OR 11300 AARON LN

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Project Name: BRANDON FRYER

Project Address/Location: 11303 E. TRUMAN & AARON

Sq. Ft. of Building: 1200 sq ft Acreage: 1 AC Number of Lots/Tracts: 1 Steam Buffer (Yes or No): 11301 E. TRUMAN Rd

Existing Zoning: I-1 Proposed Zoning: C-2 Existing Land Use: NONE Proposed Land Use: RETAIL / RESTAURANT / ?

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☐ Completed & Signed Application Form	☐ One 24" x 36" set of plans for Land Sub. & Site Dev.
☐ Application Fee	☐ One PDF copy of a plat map or site plan
☐ Cover Letter Describing Details of Project	☐ Legal Description of the property in question

Contact Information

Applicant

Name: BRANDON FRYER

Company: KC CAR BUYERS

Address: 16514 E. MECHANIC

Phone: 816-838-5403 Email: 11c@gmail.com

Architect/Engineer/Surveyor/Other:

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

Owner

Name: Brandon Fryer

Company: KC CAR BUYERS

Address: 16514 E. MECHANIC

Phone: 816-838-5403 Email: 11c@gmail.com

Architect/Engineer/Surveyor/Other:

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature: [Signature] Date: 7.25.24

Owner's Signature: _____ Date: _____

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 8-20-2024

Case No. 24-Wo-23

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: Rezone Property(s) from I1
Zoning to C2 Zoning

Applicant: Brandon Fryer

Location of Property: 11303 E. Truman Rd Independence mo

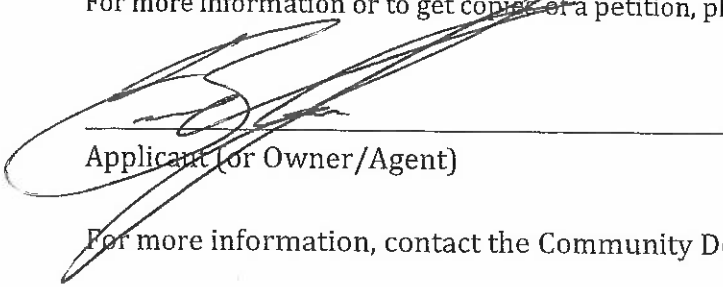
Planning Commission Meeting Date: Sep 10th, 2024, at 6:00 p.m.

City Council Meeting Date: Oct 21st, 2024, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

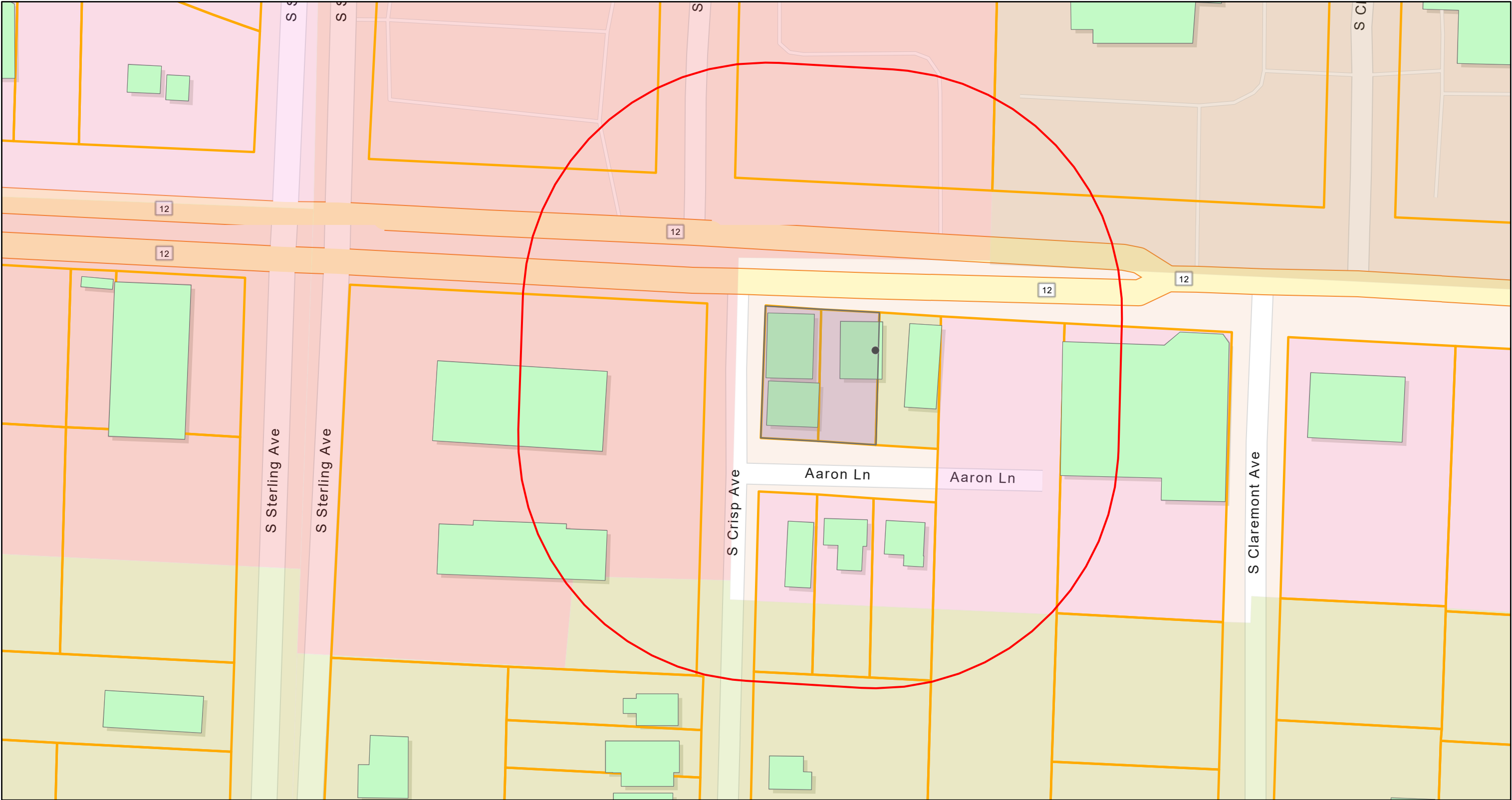
REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.


Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address
11308 E AARON LN	NELSON BUTCH O	11308 AARON LN INDEPENDENCE, MO 64052
11300 E AARON LN	FRYER BRANDON J	6601 HARVARD AVE KANSAS CITY, MO 64133
11307 E AARON LN	BARNS TIMOTHY	1501 S BUCKNER TARSNEY RD BUCKNER, MO 64016
11323 E TRUMAN RD	RYANS LLC	10800 E WINNER RD INDEPENDENCE, MO 64052
11200 E TRUMAN RD	SINGH JAPNIK	2232 WABASH CIR SPARKS, NV 89434
1229 S CRISP AVE	MENJIVAR CARLOS EDUARDO & ABREGO SORIANO IRIS SUYAPA	4826 CR 513 STEPHENVILLE, TX 76401
11320 E TRUMAN RD	SWOPE HEALTH SERVICES	3801 BLUE PARKWAY KANSAS CITY, MO 64130
11201 E TRUMAN RD	WEST PALM REAL ESTATE MANAGEMENT LLC	125 BRAZILIAN AVE PALM BEACH, FL 33480
11305 E AARON LN	LOPEZ JOEL A VILLATORO	2315 NORTHERN AVE KANSAS CITY, MO 64127
11303 E TRUMAN RD	FRYER BRANDON	16518 E MECHANIC INDEPENDENCE, MO 64050
11309 E AARON LN	DIZDAREVIC ALMINA	11309 AARON LN INDEPENDENCE, MO 64052
11206 E TRUMAN RD	AUTOZONE INC	P O BOX 2198 DEPT 8088 MEMPHIS, TN 38101-2198
11321 E TRUMAN RD	RYANS LLC	10800 E WINNER RD INDEPENDENCE, MO 64052

Notification Area Map - #24-100-23 - 11303 E Truman Rd



8/16/2024, 4:33:15 PM

Building Footprints

Parcels

Zoning

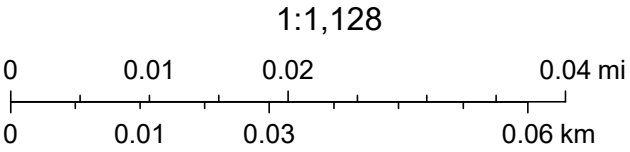
General Commercial

Residential, Two-Family

Industrial

Office

City Limits



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Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

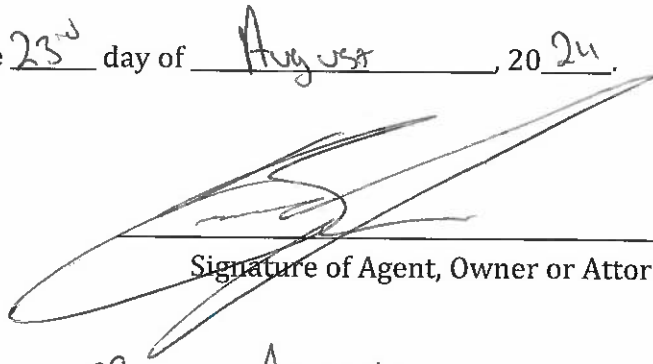
COUNTY OF JACKSON

Case No. 24-100-23

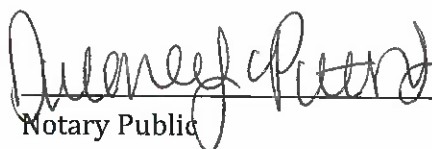
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That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

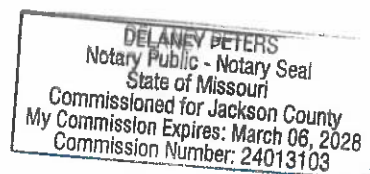
These notices were mailed on the 23rd day of August, 2024.

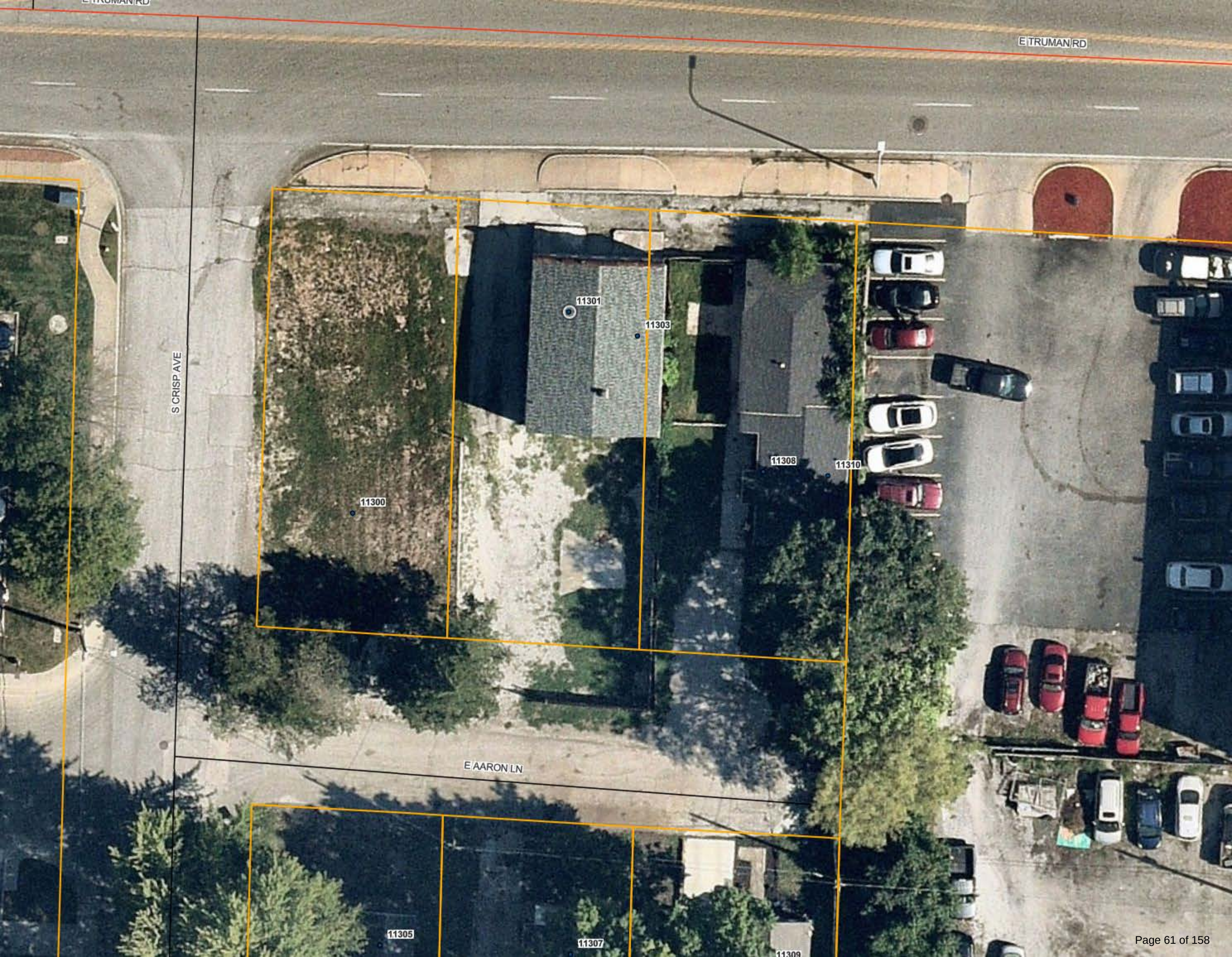

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 23 day of August, 2024


Notary Public

3/16/28
Commission Expiration Date





E TRUMAN RD

S CRISP AVE

E AARON LN

11300

11301

11303

11308

11310

11305

11307

11309

Legend

- Recreation
- Resource
- Service
- Subsurface
- Unknown

Address(Labels)

Address

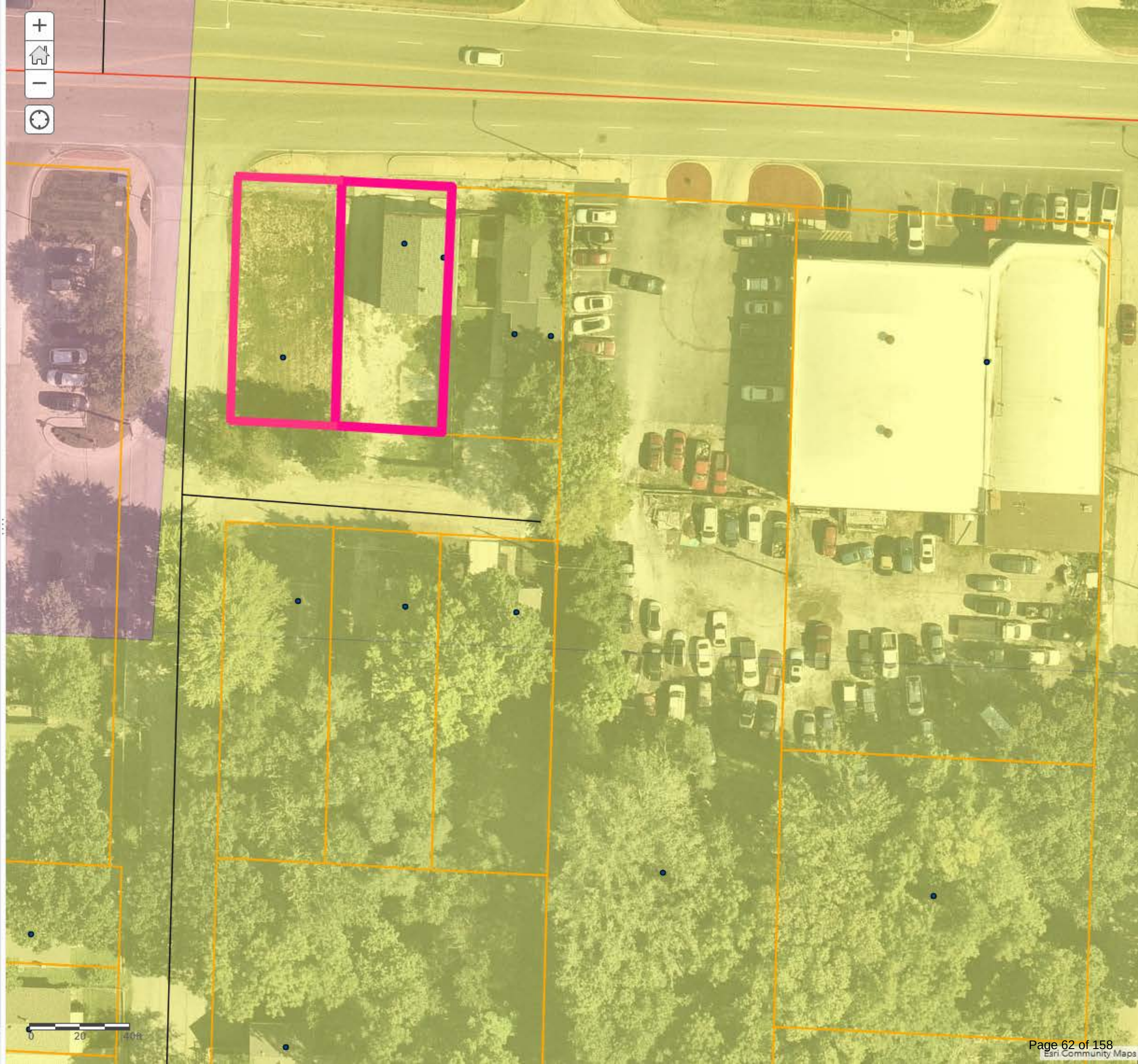
Parcels

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic / Public
- Community Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

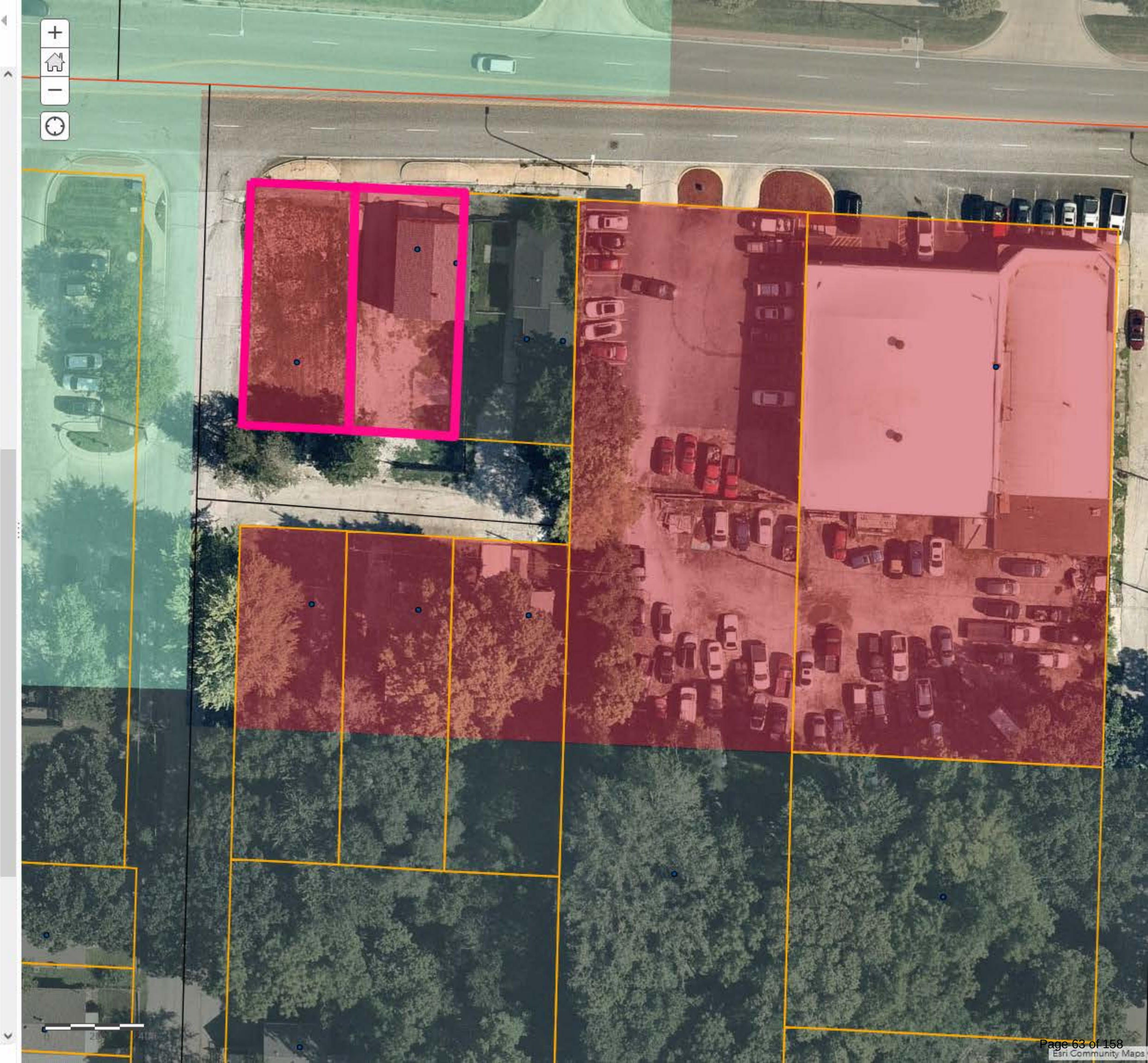
Square Business District

City Limits



Legend

- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U
- R-A/PUD
- Service Commercial/Historic Landmark



MEETING DATE: September 10, 2024 **STAFF:** Brian Harker, Senior Planner

PROJECT NAME: Rezone from I-1 (Industrial) to C-3 (Service Commercial)

CASE NUMBER/REQUEST: **Case 24-100-18 – Rezoning – 12800 (aka 13000) E. Kentucky Road** – A request by Jim Gamble to rezone the subject property from I-1 (Industrial) to C-3 (Service Commercial).

APPLICANT: Jim Gamble

OWNER: Rick Wilson

PROPERTY ADDRESS: 12880 (aka 13000) E. Kentucky Road

APPLICANTS ADDRESS: 3500 S. Mize Ridge Court, MO 64054

SURROUNDING ZONING/LAND USE:

North: City of Sugar Creek...remainder of the asphalt paving business property

South: R-6 (Single-Family Residential)...single-family residences

East: R-6 (Single-Family Residential)...single-family Residences

West: City of Sugar Creek...VFW Post 3976

PUBLIC NOTICE

- Letters to property owners within 185 feet – August 20, 2024
- Public Notice published in the Independence Examiner – August 24, 2024
- Sign posted on property – August 23, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on October 7, 2024, and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff **does not** recommend approval of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Jim Gamble to rezone the property from I-1 (industrial) to C-3 (Service Commercial).

Current Zoning: I-1 (Industrial) **Proposed Zoning:** C-3 (Service Commercial)

Prior to 2019: The I-1 (Industrial) zoning was R-6 (Single-Family Residential) **Prior to 2009:** The R-6 (Single-Family Residential) zoning was R-1b (Single-Family Residential)

Prior to 1980: The R-1b (Single-Family Residential) zoning was R-6 (Single-Family Residential)

Current Use: entrance to an industrial use

Proposed Use: commercial users

Lot Acreage: 1.23-acres

PROPOSAL:

The applicant seeks to rezone the property at 12880 (aka 13000) E. Kentucky Road from I-1 (Industrial) to C-3 (Service Commercial) so the lot can be configured for a commercial building. Service Commercial would allow the construction of a new building on the property that would contain a series of business rental units with basement spaces below. The owner's intent is to take an existing vacant property and create a structure to house a series of new commercial businesses. The Service Commercial C-3 zoning district is intended to house heavier commercial activities and limited warehousing and manufacturing operations.

PROPERTY HISTORY:

The unplatted tract of land was annexed into the city in 1919. In 1965, it was zoned R-1 (Single-Family Residential). In 1980 the zoning was updated to be R-1b (Single-Family Residential). With the creation of the UDO in 2009, the property was relabeled R-6 (Single-Family Residential). In 2019, the applicant rezoned the property to I-1 (Industrial) to provide a truck entrance off-of Kentucky Road to access the industrial use on the northern portion of the property.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The Independence portion of the property is a paved truck-entrance and a grassy lawn area. The structures and stored equipment and vehicles for the operation are on the Sugar Creek portion of the property. The undeveloped lawn area is where a proposed structure would be constructed that would house "Service Commercial" uses.

CHARACTERISTICS OF THE AREA:

The area is largely single-family residential in nature, although the property to the west is the site of a VFW Post. Further, the City's Comprehensive Plan envisions residential uses for the area.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Rezoning this property could be consistent with the *Independence for All*, Strategic Plan by growing business and industries.

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive Plan envisions the future land use of this property and the surrounding area to be Residential Neighborhoods.

Zoning:

The proposed zoning of C-3 (Service Commercial) allows for contractor services, day labor, religious assembly, warehousing, veterinary services, wholesaling, and manufacturing, but also permits uses not allowed in I-1 districts like, vehicle sales, retail sales, medical uses, restaurants and bars, schools and outdoor recreation activities (which can be significant traffic generators).

Historic and Archeological Sites:

There are no apparent historic or archeological sites located on this property.

Public Utilities:

All utilities are present on the property.

Access and Parking:

Access to the proposed commercial structure would be off-of Kentucky Road as well as from the existing driveway northeast of the proposed building. The south entrance would access the north parking lot and the building's upper floor. The northeast entrance would access the lower parking lot and the new building's basement.

Landscaping:

A landscaping plan per Code would be needed if built.

Non-Residential Design Requirements:

A new building on this lot would need to meet the non-residential design requirements per Code.

CIP Investments:

Currently there are no CIP investments along US 24 Highway; however, MoDOT has planned improvements envisioned.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

- 1. Conformance of the requested zoning with the comprehensive plan.**
The Comprehensive Plan envisions this area to be Residential Neighborhoods.
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
This property is not located within any subarea plan area.
- 3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.**
The proposed C-3 zoning is not compatible with the surrounding single-family residential uses along the Kentucky Road corridor. The Industrial zoning was allowed to provide truck access to the industrial zoned business to the north within Sugar Creek. In this case, downzoning could

allow uses that generate more traffic to this area almost entirely residential on the south side of E. Kentucky Road.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed C-3 zoning and uses are not in character with the Independence properties south and east of this site which are established single-family homes.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

If not for the industrial use entrance encroaching into Independence, the best zoning and use for this site would have been single-family residential.

6. The length of time the subject property has remained vacant as zoned.

Other than the truck entrance, the property has been vacant for many years.

7. The extent of which approving the rezoning will detrimentally affect nearby properties.

Rezoning this property to C-3 could cause detrimental effects on the nearby properties. This is because a myriad of Service Commercial uses could be impactful on nearby residential neighborhoods.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.

Denial of this zoning will inhibit the ability of the applicant to use the lawn along the frontage for small tenant spaces.

9.

EXHIBITS

1. Narrative
2. Application
3. Notification Letter
4. Mailing List
5. Notice Area Map
6. Affidavit
7. Rezoning map
8. Proposed Building
9. Comp Plan Map
10. Zoning Map

Rezoning Narrative – 12880 E. Kentucky Road Independence, Missouri

Ladies and Gentlemen of the Commission,

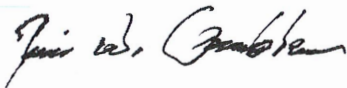
Mr. Rick Wilson, owner of the company, WIL-PAV, Inc. (asphalt and concrete paving company) and the property owner of Wilson Holdings, LLC, wishes to construct a new commercial building on property they currently own at 12880 E. Kentucky Rd. The vacant tract of land has been a part of the family business for a number of decades. Elsewhere on the connecting property can be found a single-family home (owned and occupied by the family), the business office of the WIL-PAVE company at 12900 E. Kentucky Rd., and a series of barns and sheds that contains vehicles and equipment that are needed for the company's use.

The desire of the owner is to down-zone the property from the current industrial use to a commercial application. The commercial application would be to construct a new building on the property that is to contain a series of business rental units with basement spaces below. This re-zoning process follows the generally desirable step-down-zoning guideline function: moving from the residential zoning on the south side of Kentucky Road, then to the new commercial rezoned property, then to the industrial zoning for the asphalt paving business.

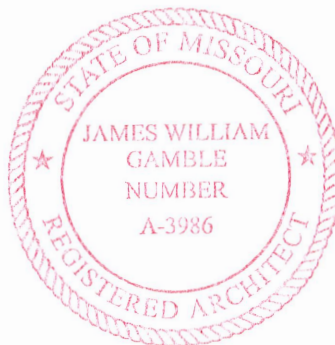
The owner's intent is to take an existing vacant family property and create a structure to house a series of new light commercial businesses.

The project architect, Jim Gamble, and the Owner, Rick Wilson, are available to answer any questions regarding the design of this site plan.

Thank you.



Jim Gamble
The Gamble Company, Inc.
816-809-8748
100jwg@gmail.com



Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☒ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Project Name: New C-3 Commercial Building

Project Address/Location: 13880 E. Kentucky Rd., Independence, MO

Sq. Ft. of Building: 4000 P Acreage: 0.49 Acres Number of Lots/Tracts: (2) Steam Buffer (Yes or No): NO

Existing Zoning: I-1 Proposed Zoning: C-3 Existing Land Use: Vacant Proposed Land Use: New C-3 Bldg.

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☐ Completed & Signed Application Form	☐ One 24" x 36" set of plans for Land Sub. & Site Dev.
☐ Application Fee	☐ One PDF copy of a plat map or site plan
☐ Cover Letter Describing Details of Project	☐ Legal Description of the property in question

Contact Information

Applicant		Owner	
Name	Company	Name	Company
<u>Iron Gamble - The Gamble Co. Inc.</u>		<u>Rick Wilson - Wilson Holdings, LLC</u>	
Address	<u>3500 S. Mize Ridge Ct., Indep, MO 64057</u>	Address	<u>12900 E. Kentucky, Sugar Creek, MO 64050</u>
Phone	<u>816-809-8748</u>	Phone	<u>816-935-8368</u>
Email	<u>100TW@Gamble.com</u>	Email	<u>rick@wilson.com</u>
Architect/Engineer/Surveyor/Other: <u>~ See Above ~</u>		Architect/Engineer/Surveyor/Other: _____	
Name	Company	Name	Company
Address		Address	
Phone	Email	Phone	Email

The applicant hereby agrees that the information provided above is accurate.

Iron Gamble 7-2-24 Rick Wilson 7/2/2024
 Applicant's Signature Date Owner's Signature Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: August 20, 2024

Case No. _____

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: Down-zoning tract from I-1 to C-3

Applicant: Jim Gamble

Location of Property: 13880 E. Kentucky Rd. Independence, MO

Planning Commission Meeting Date: 10 Sept, 20 24, at 6:00 p.m.

City Council Meeting Date: 7 Oct, 20 24, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

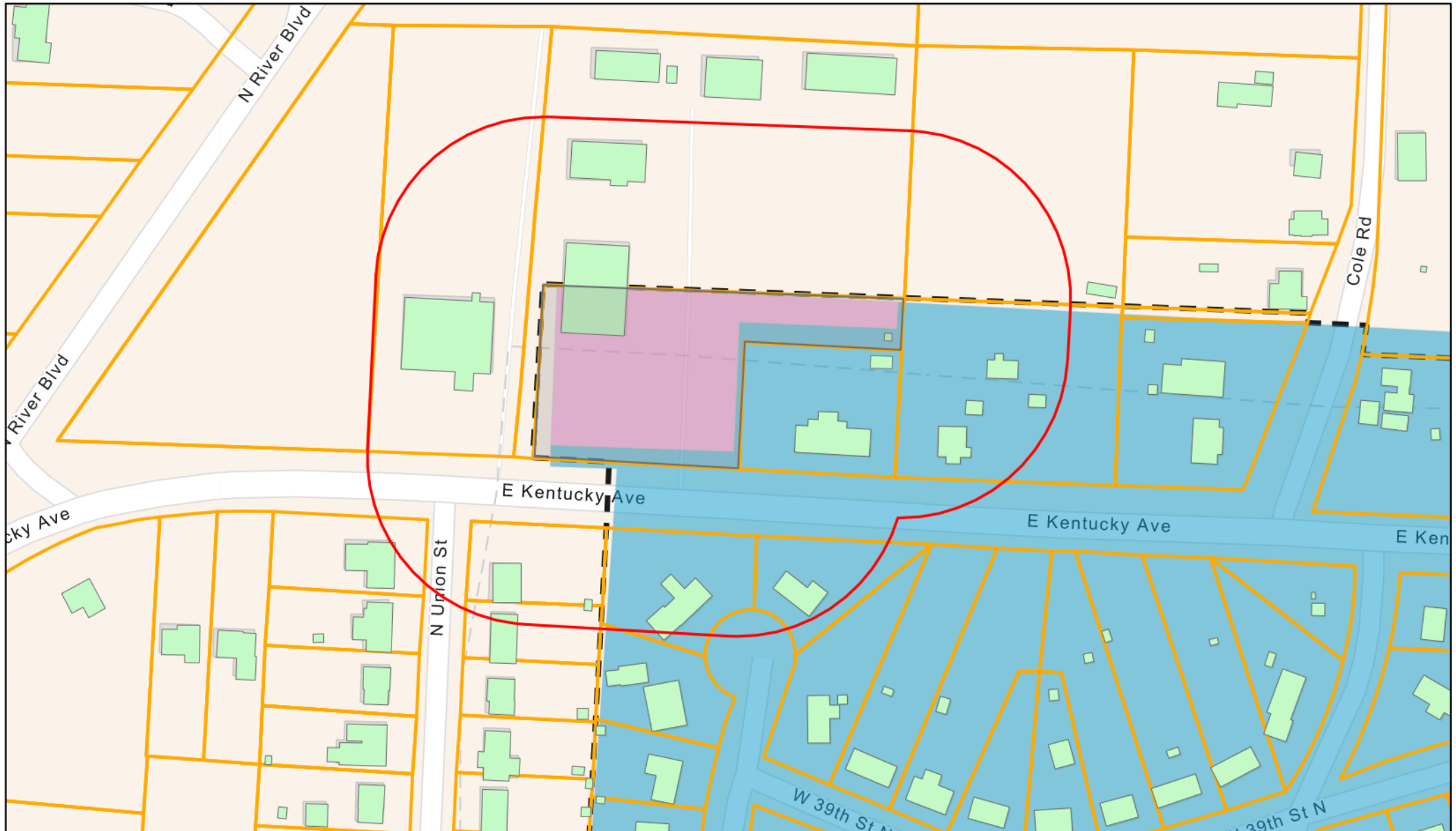
REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

Jim Gamble
Applicant (or Owner/Agent)

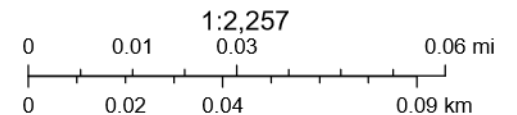
For more information, contact the Community Development Department at 816-325-7421.

Notification Area Address	Owner	Address
3907 N UNION ST	RHF PROPERTIES LLC	6220 EVEREST CT RENO, NV 89523
12804 E KENTUCKY RD	SUGAR CREEK MEMORIAL POST NO 3976	12810 E KENTUCKY RD SUGAR CREEK, MO 64050
13002 KENTUCKY RD	WILSON BONNIE K	13002 E KENTUCKY RD INDEPENDENCE, MO 64050
12900 KENTUCKY RD	WILSON HOLDINGS LLC	12900 E KENTUCKY RD SUGAR CREEK, MO 64050
13004 E KENTUCKY RD	HODGES JAMES C & DORENE E	3825 S FULLER AVE INDEPENDENCE, MO 64052
3905 N UNION ST	MCBEE PROPERTIES LC	1203 E US 24 HWY INDEPENDENCE, MO 64050
3900 N DELAWARE AVE	HARLESS KELLI M & JEFFREY LEE	3900 N DELAWARE INDEPENDENCE, MO 64050
3907 N UNION ST	RHF PROPERTIES LLC	6220 EVEREST CT RENO, NV 89523
12804 E KENTUCKY RD	SUGAR CREEK MEMORIAL POST NO 3976	12810 E KENTUCKY RD SUGAR CREEK, MO 64050
12900 KENTUCKY RD	WILSON HOLDINGS LLC	12900 E KENTUCKY RD SUGAR CREEK, MO 64050
13004 E KENTUCKY RD	HODGES JAMES C & DORENE E	3825 S FULLER AVE INDEPENDENCE, MO 64052
3908 N UNION ST	EUGENE JASON	3908 N UNION ST SUGAR CREEK, MO 64050
3905 N DELAWARE AVE	GRIFFIN GERALD D & GERALDINE G TRUSTEE	3905 N DELAWARE AVE INDEPENDENCE, MO 64050
3902 N DELAWARE AVE	CIRRUS HOUSING LLC	PO BOX 3338 INDEPENDENCE, MO 64055
12810 E KENTUCKY RD	SUGAR CREEK MEMORIAL POST 3976	12810 E KENTUCKY INDEPENDENCE, MO 64050

24-100-18 - Rezoning - 12880 E Kentucky Ave



8/15/2024, 9:56:31 AM



Esri Community Maps Contributors, City of Independence MO, Kansas City, MO, Clay County, MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. _____

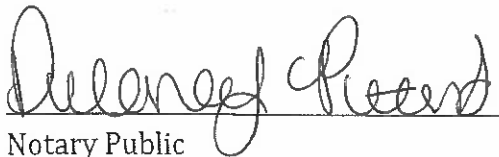
I, Jim Gamble, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 20 day of August, 2024.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 20 day of August, 2024.


Notary Public

DELANEY PETERS
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24013103

3/6/28
Commission Expiration Date

Wilson Holdings, L.L.C. Property Re-Zoning

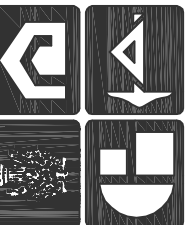
12880 E. Kentucky Rd. Independence, Mo. 64050

Drawn By: DP
 Checked By: JG
 Date Issued: 7/9/24
 Dwg. Name: _____

Revisions:
 △ _____
 △ _____
 △ _____
 △ _____

Wilson Holdings L.L.C.
 L.L.C. Property Re-Zoning
 12900 E. Kentucky Rd.
 Sugar Creek, Mo. 64050
 Phone: 816-935-2368
 email: rick@wilpav.com

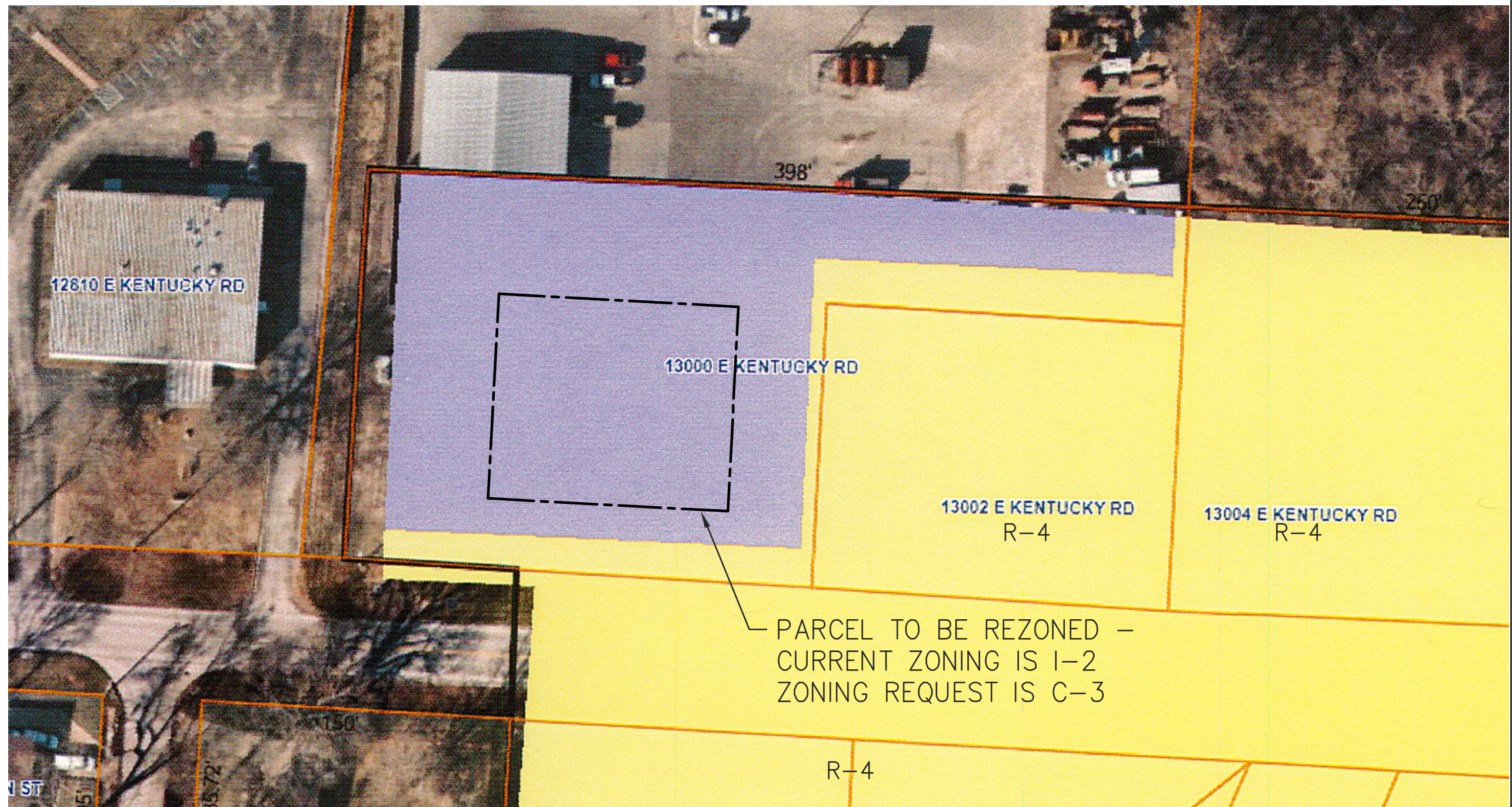
THE GAMBLE CO., INC.
 Mo. License Identification Number A-3986
 3500 S. Mize Ridge Ct.
 Independence, Missouri 64057
 Phone: (816) 809-8748
 Email: 100jwg@gmail.com



Proj. No:
 -

Sheet No.
Z-1
 Page 74 of 158

- Legend**
- C-2/HL
 - C-2/I-1/U
 - C-2/PUD
 - C-2/SUP
 - C-3
 - C-3/SUP
 - DFD
 - I-1
 - I-1/HL
 - I-1/SUP
 - I-1/U
 - I-2
 - O-1
 - O-1/PUD
 - R-1
 - R-12
 - R-12/HL
 - R-12/PUD
 - R-18/PUD
 - R-2
 - R-2/PUD
 - R-30/PUD
 - R-4
 - R-4/PUD
 - R-6
 - R-6/HL



VICINITY MAP

Rick Wilson: New Commercial Building

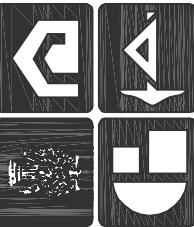
12880 E. Kentucky Rd. Sugar Creek, Mo. 64050

Drawn By: DP
Checked By: JG
Date Issued: 7/8/24
Dwg. Name: _____

Revisions:
△ _____
△ _____
△ _____
△ _____

Wilson Holdings L.L.C.
L.L.C. Property Re-Zoning
12900 E. Kentucky Rd.
Sugar Creek, Mo. 64050
Phone: 816-935-2368
email: rick@wilpav.com

THE GAMBLE CO., INC.
Mo. License Identification Number A-3986
3500 S. Mize Ridge Ct.
Independence, Missouri 64057
Phone: (816) 809-8748
Email: 100jwg@gmail.com



Proj. No:
-

Sheet No.
C-1
Page 75 of 158

PROPERTY DESCRIPTION

Owner Name: — Rick Wilson
Adress: 12880 E. Kentucky Rd.
Independence, Mo. 64050
Phone: 816-935-2368
email: rick@wilpav.com

BUILDING DATA

OCCUPANCY TYPE: NEW COMMERCIAL BUILDING
CONSTRUCTION TYPE: ∇ B
NUMBER OF STORIES: ONE
FIRST FLOOR AREA: 4,000
GARAGE AREA: 4,000

CODE DATA:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE

GENERAL NOTES:

ALL FRAMING LUMBER TO BE #2 OR BETTER
SOUTHERN YELOW PINE OR DOUGLAS FIR
WINDOWS SHALL HAVE A MINIMUM U OF 0.35
STAIR TREAD MIN. 10" DEPTH, RISER MAX. HT. 7¾"
EGRESS WINDOWS – MIN. 5 S.F. CLEAR

SHEET LEGEND

- C-1 – COVER SHEET
- A-1 – SITE PLAN
- A-2 – FOUNDATION PLAN
- A-3 – FIRST FLOOR PLAN
- A-4 – ROOF FRAMING
- A-5 – ELEVATIONS
- A-6 – WALL SECTION/DETAILS
- A-7 – SCHEDULES
- A-8 – ELECTRICAL PLAN
- A-9 – PLUMBING PLAN
- A-10 – ELECTRICAL NOTES
- A-11 – PLUMBING NOTES
- A-12 – MECHANICAL NOTES
- A-13 – BUILDING NOTES

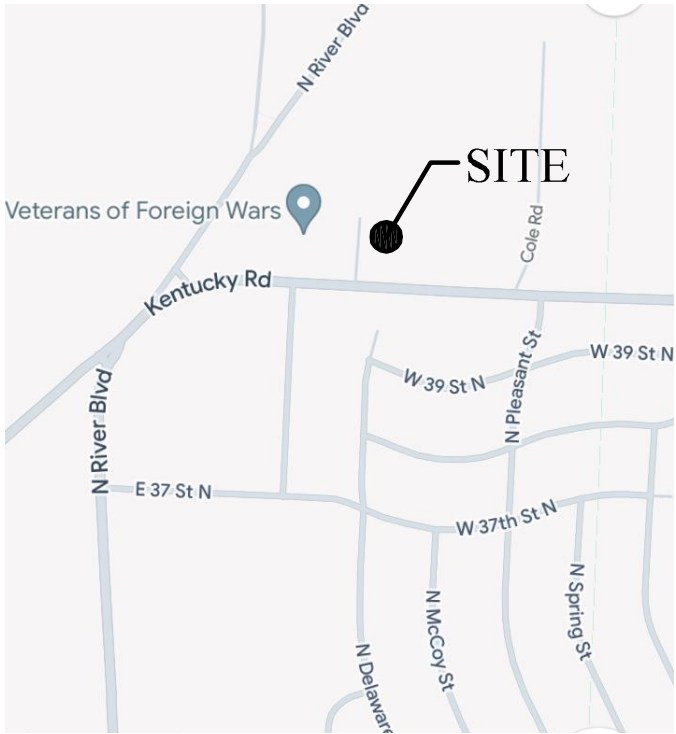
Energy Ratings: Missouri Climate Zone 4 (Except Marine).

R Values
Attic Insulation R-49e
Cathedral Ceiling: R-30
Exterior walls (2x6) R-19

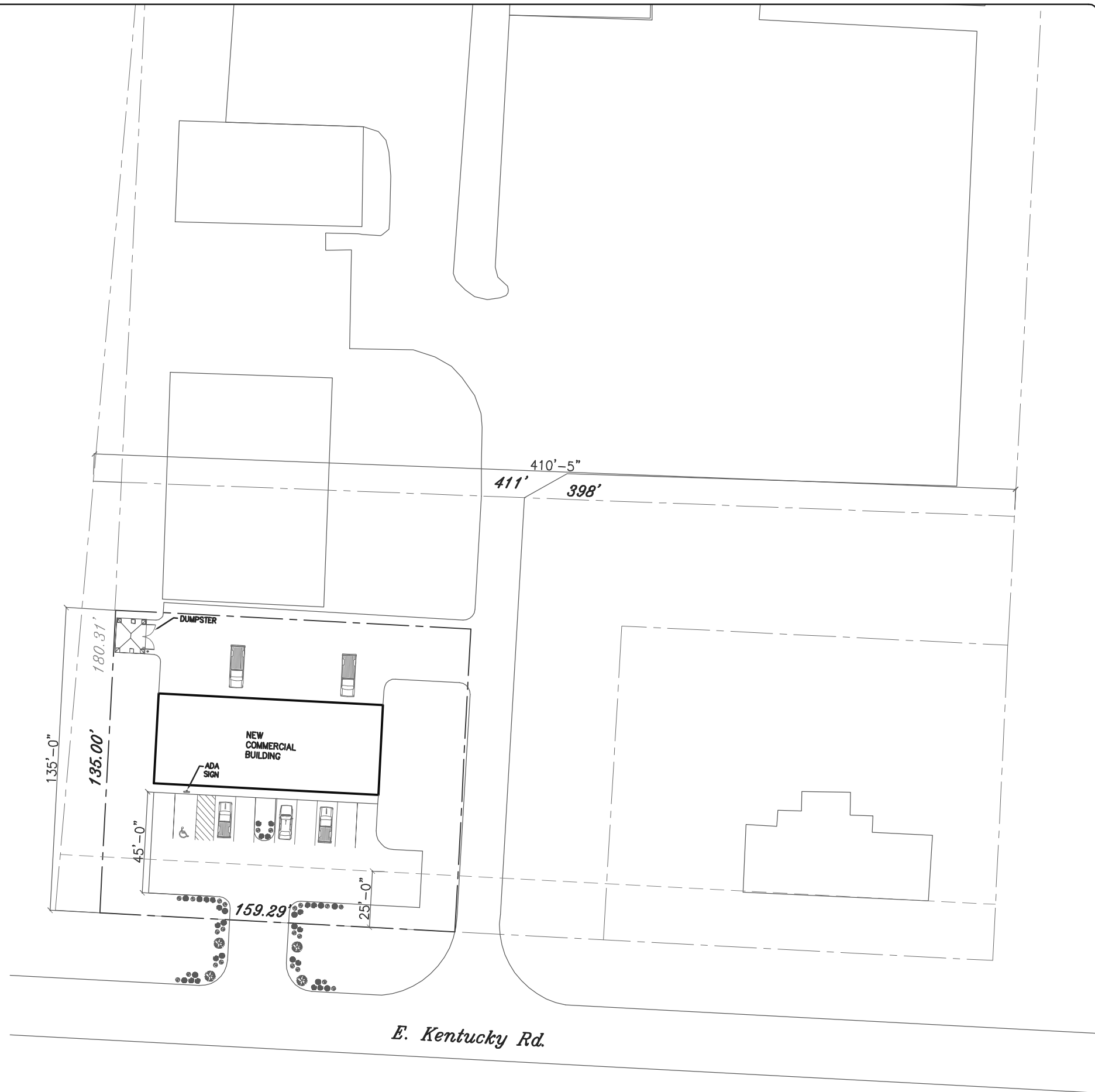
U Values
Exterior Doors—Tempered Glass U=0.30
Exterior Fiberglass Insulated Doors U=0.21
Exterior Insulated Garage Doors U=0.27
Exterior Double Pane Windows (Low E, Argon Gas) R=0.27

ARCHITECT:

The Gamble Company, Inc.
3500 S. Mize Ridge Ct.
Independence, Missouri 64057
816-809-8748



VICINITY MAP



Site Plan
Scale: 1" = 50'-0"



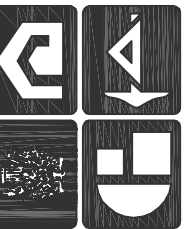
Drawn By: DP
Checked By: JG
Date Issued: 7/8/24
Dwg. Name: _____

Revisions:
△ _____
△ _____
△ _____
△ _____

Wilson Holdings L.L.C.
L.L.C. Property Re-Zoning
12900 E. Kentucky Rd.
Sugar Creek, Mo. 64050
Phone: 816-935-2368
email: rick@wilpav.com

THE GAMBLE CO., INC.
Mo. License Identification Number A-3986

3500 S. Mize Ridge Ct.
Independence, Missouri 64057
Phone: (816) 809-8748
Email: 100jwg@gmail.com



Proj. No:
-

Sheet No.
A-1

MEETING DATE: September 10, 2024

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Jackson Place

CASE NUMBER/REQUEST: Case 24-100-19 – Rezoning – Jackson Drive & R.D. Mize Road – A request by Jim Pollard to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to C-2 (General Commercial) and R-12 (Two-Family Residential).

APPLICANT: James Pollard

PROPERTY LOCATION: Southwest Corner of Jackson Drive and RD Mize Road

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...undeveloped lots
East: R-6 (Single-Family Residential)...single-family houses
C-3 (Service Commercial)...undeveloped wooded tract
South: R-6 (Single-Family Residential)...undeveloped tract
West: R-30/PUD (High Density Residential/Planned Unit Development)...developing subdivisions

PUBLIC NOTICE:

- Letters to property owners – August 15, 2024
- Public Notice published in the Independence Examiner – August 24, 2024
- Signs posted on property – August 23, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on October 7, 2024 and the public hearing/second reading on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by James Pollard to rezone this property from C-2 (General Commercial) and R-6 (Single Family Residential) to C-2 (General Commercial) and R-12 (Two-Family Residential).

Current Zoning:	C-2 (General Commercial) and R-6 (Single-Family Residential)	Proposed Zoning:	C-2 (General Commercial) and R-12 (Two-Family Residential)
------------------------	--	-------------------------	--

Current Use: Vacant tracts

ZONING HISTORY:

After 2009, the residential portion of the property was labeled R-6 (Single-Family Residential). The C-2 (General Commercial) portion of the property was created in January of 1981. After 1980, the entirety of the property was zoned R-1b (Single-Family Residential). Prior to 1980 the entirety of the property was zoned R-1 (Single-Family Residential).

PROPOSAL:

The applicant requests to rezone approximately 18-acres on Jackson Drive from R-6 to R-12 to build 33-town homes and leave a small C-2 zoned lot abutting RD Mize Road. Each residential unit will have a sprinkler system and there will be a homeowners association established which will maintain the yards and common areas. The townhomes will be offered for sale and priced at approximately \$450,000 and \$225,000 per side.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed development has a fairly flat topography. The existing narrow tracts located northwest and southeast of an “S” curve in Jackson Drive will contain two, dead-end streets ending in cul-de-sacs. Duplexes with two and four car driveways will line those streets. Berms and landscaping will provide some screening from the rights-of-way.

CHARACTERISTICS OF THE AREA:

To the east of the properties, across Jackson Drive, set single-family houses on R-6 zoned lots. The multiple-family development to the west, Arabella, has yet to be completed. To the north and northeast are undeveloped tracts and a wooded lot zoned C-2 and C-3. Undeveloped woodland lies along the railroad tracks to the south and is zoned R-6.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, “Improved housing conditions.” This will provide a different housing type which is identified in the Citywide Housing Study.

Comprehensive Plan Tools and Policies for the Current Designation:

The City Comprehensive Plan recommends Business Park uses for this site. The Tools and Policies state the need to, “Encourage locating housing near existing and developing centers of economic activities development.” Staff feels residential is appropriate at this location given the configuration of the lot (narrow) and the adjoining residential development nearby.

Sub-Area Plans:

The vicinity around the lot is located within the Little Blue Valley Plan area. Commercial and Industrial uses were envisioned with this plan.

Zoning:

The small C-2 (General Commercial) tract will become smaller. Allowed C-2 uses include; offices, retail shops, hair salons, light auto repair, restaurants and various other related uses. The proposed R-12 (Two-Family Residential) zoning classification allows for one or two-family dwellings and

various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the property is zoned R-6 (Single-Family Residential) which allows for the same uses as above except for two-family homes.

Platting:

In addition to configuring the rights-of-ways and utility easements, the future commercial lot abutting R.D. Mize Road will contract in size, confined north of the north stream buffer. The legal description of this property's rezoning districts will need to reflect this boundary adjustment. (Further, we need a revised drawing labeled Preliminary Plat showing all the items required for a Final Plat, except addresses and signature blocks, plus all structures, improvements, berms, landscaping, driveways).

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Public Utilities:

All utility services are adjacent to rights-of-way or nearby. There are water and electric mains in the new development to the west and in RD Mize Road and Jackson Drive rights-of-way. There are sanitary mains in the new development to the west, in the RD Mize right-of-way and along the creek south of the southern tract.

Floodplain/Stream Buffer:

Portions of the northern and southern tracts, along the two streams crossing them, are in federal designated floodplains.

There is a second-order stream located within the north tract and a third order stream located within the south tract. Second-order streams shall have a minimum average buffer width of 105-feet on each side, with streamside zone of 35-feet, a middle zone of 45-feet, and an outer zone of 25-feet. Third-order streams shall have a minimum average buffer width of 125-feet on each side, with a stream side zone of 35-feet, a middle zone of 65-feet, and an outer zone of 25-feet.

Elevations:

There applicant's application indicates two styles of duplex, one to be used with the northern tract and another with the southern tract.

Driveways and Sidewalks:

Each duplex unit will have one garage, but each duplex structure will either have a two or four-car wide driveway creating as many as five parking spaces per unit on the side of the two street segments not having sidewalks and three parking spaces for some units on the sides that will have sidewalks. This will help to keep street parking at a minimum. The available off street parking will need to meet City Code.

Streets and Access:

The two tract areas will be accessed by two dead-end rights-of-way squaring with Jackson Drive at a right angle where an existing break in the median is midway along the "S" curve.

Landscaping:

A berm and associated landscaping per Code will be provided in the rear yards of the lots abutting the Jackson Drive rights-of-way. Responsibility and descriptions of the earth work and plantings

be described in the CC&R's required to be recorded with the first Final Plat. Further, these improvements will be indicated on all of the plot plans. A recorded deed restrictions or other type of guarantee will be necessary to prevent the required berm screening from being removed.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the First Final Plat.

CIP Investments:

The City does not have any capital improvements projects planned near this area.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Business Park uses for the area. The Tools and Policies state the need to, "Encourage locating housing near existing and developing centers of economic activities development." Further, staff feels residential is appropriate at this location given the configuration of the lot (narrow) and the adjoining residential development nearby.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

Prior to the adoption of the 2018 Comprehensive Plan, the lots were located within the Little Blue Valley Plan Area, which envisioned commercial and industrial uses in this area. There has not been a sub-area plan since the adoption of 2018 Plan.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

There are nearby R-6 zoned homes to the east and a developing R-30/PUD zoned development to the west.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed R-12 zoning is compatible with the area's existing and planned housing densities.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The R-12 zoning is compatible with existing housing in the area as well.

6. The length of time the subject property has remained vacant as zoned.

The property has remained vacant as zoned for many decades.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning should have no detrimental effect on area properties. The rezoning creates a transition zone between R-30/PUD zoning and R-6 zoning.

8. **The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

If rezoning is denied, it is likely the property will not be developed for single-family residential uses.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Proposed Plan
8. Duplex Plan One
9. Duplex Plan Two
10. Property Examples
11. Comprehensive Plan map
12. Zoning map

Project Name: Jackson Place

Applicant: Jim Pollard

Request: Rezone approximately 18 acres from R-6 to R-12 P.U.D

I am requesting rezoning of approximately 18 acres on Jackson Drive from R-6 to R-12 PUD to build 33 townhomes. Please find enclosed pictures of the building proposed to be built.

Each unit will have a sprinkler system and there will be a homeowners association established which will maintain the yards and common areas.

The townhomes will be offered for sale and priced at approximately \$450,000 and \$225,000 per side.

Legal description is on the preliminary development plan.

If you have any questions please feel free to contact Jim Pollard 816-686-8800.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☒ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Jackson Place

Project Name

Jackson Drive at R.D.Mize Drive

Project Address/Location

3300/Duplex	16.17 (Lots & Tracts)	33/5	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
GC & R-6	C-2 & R-12	Vacant	MF Duplexes
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☒ One 24" x 36" set of plans for Land Sub. & Site Dev. ☒ One PDF copy of a plat map or site plan ☒ Legal Description of the property in question
--	--

Contact Information

Applicant

Jim Pollard N/A

Name Company

303 S. Crenshaw Road, Independence, MO 64057

Address

816-686-8800 jim10dreams68@gmail.com

Phone Email

Architect/Engineer/Surveyor/Other:

Kevin Sterrett Hg Consult, Inc.

Name Company

1533 Locust Street, Kansas City, MO 64108

Address

816-703-7098 ksterrett@hgcons.com

Phone Email

Owner

Same As Applicant

Name Company

Address

Phone Email

Architect/Engineer/Surveyor/Other:

Name Company

Address

Phone Email

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____

PROPERTY OWNER NOTIFICATION LETTER
City of Independence, Missouri

Date: August 15, 2024

Case No. 24-100-19

Dear Property Owner:

This is to notify you that an application has been submitted for consideration of a preliminary development plan. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and time identified below.

Proposed project description: Rezone from GC-RE (single family Residential) to C-2 FR-12 MF Duplexes

Applicant: James Ballard

Location of Property: see map

Location Map must also be attached

Meeting of: ☒ Planning Commission

Date and Time of Hearing: September 10th, 2024, at 6 p.m.

☒ City Council

Date and Time of Hearing: OCTOBER 21st, 2024, at 6 p.m.

Location of public hearing:

☒ City Council Chambers, City Hall, 111 E Maple, Independence, Missouri

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

You may file a protest petition with the Community Development Department. If valid protest petitions are received from property owners of thirty percent (30%) of the land within the notification area, exclusive of the public right-of-way, a super majority vote of the City Council is required to approve this preliminary development plan request. Copies of the protest petitions are available from the Community Development Department in City Hall.

James Ballard
Applicant (or Owner or Agent)

For more information, contact the Community Development Department at 816-325-7425.

Gary's Foundation Inc.
19819 E. R.D. Mize Rd.
Independence MO 64057

Mailing address
PO BOX 177
Pleasant Hill, MO 64080

Russell and Susan L. Burton
19901 E. R.D. Mize Rd.
Independence, MO 64057

Mailing address
2510 Mohican Ave.
Independence, MO 64057

Leroy Justin and Juliann Louise Lucero
3146 S. Selsa Rd.
Independence, MO 64057

Walter C. and Christine L. Gilliam
3348 S. Cochise
Independence, MO 64057

Frank G. and Leslie A. Tuttle
3208 S. Selsa Rd.
Independence, MO 64057

Jason and Kate Payne
3218 S. Selsa Rd.
Independence, MO 64057

Mailing address
626 NW 42nd Ter.
Kansas City, MO 64116

Del Ray and Rachel C. Litle
3226 S. Selsa Rd.
Independence, MO 64057

Carol I. Sims
3240 S. Selsa Rd.
Independence, MO 64057

Mailing address
3234 S. Selsa Rd.
Independence, MO 64057

Joanna and Yanez Ashley
3422 S. Selsa Rd.
Independence MO

Mailing address
3432 S. Selsa Rd.
Independence, MO 64057

Joanna and Yanez Ashley
3432 S. Selsa Rd.
Independence, MO 64057

Christopher Lee Jackson
3420 S. Selsa Rd.
Independence, MO 64057

Mailing address
600 N. Seminole Dr.
Independence, MO 64056

Covenant Land Trust LLC
3726 S. Selsa Rd.
Independence, MO 64057

Mailing address
214 S. Spring St.
Independence, MO 64050

Lombardo Homes of Independence LLC
19601 E. R.D. Mize Rd.
Independence, MO 64057

Mailing address
12955 23 Mile Rd.
Shelby TWP, MI 48315

Missouri RE LLC
19700 E. R.D. Mize Rd.
Independence, MO 64057

Mailing address
18 SE Wall St.
Marblehead, MA 01945

Tamiami LLC
19716 E. R.D. Mize Rd.
Independence, MO 64057

Mailing address
5220 N. Tamiami Trail N. STE 112
Naples FL 34103

Garland E. Herrick Jr and Donna L. Herrick
3250 S. Selsa Rd.
Independence, MO 64057

Serinna M. Kennedy
3300 S. Selsa Rd.
Independence, MO 64057

Timothy G. and Katharine L. Brown
3310 S. Selsa Rd.
Independence, MO 64057

Mailing address
P.O. Box 3073
Independence, MO 64057

William J. Noland
3318 S. Selsa Rd.
Independence, MO 64057

Ira Emms FBO Marilyn May LLC
3328 S. Selsa Rd.
Independence, MO 64057

Mailing address
29001 E. Beth Ct.
Grain Valley, MO 64029

Cliffetta Victoria Hines
3336 S. Selsa Rd.
Independence, MO 64057

Mailing address
12912 E. 50th St.
Independence, MO 64055

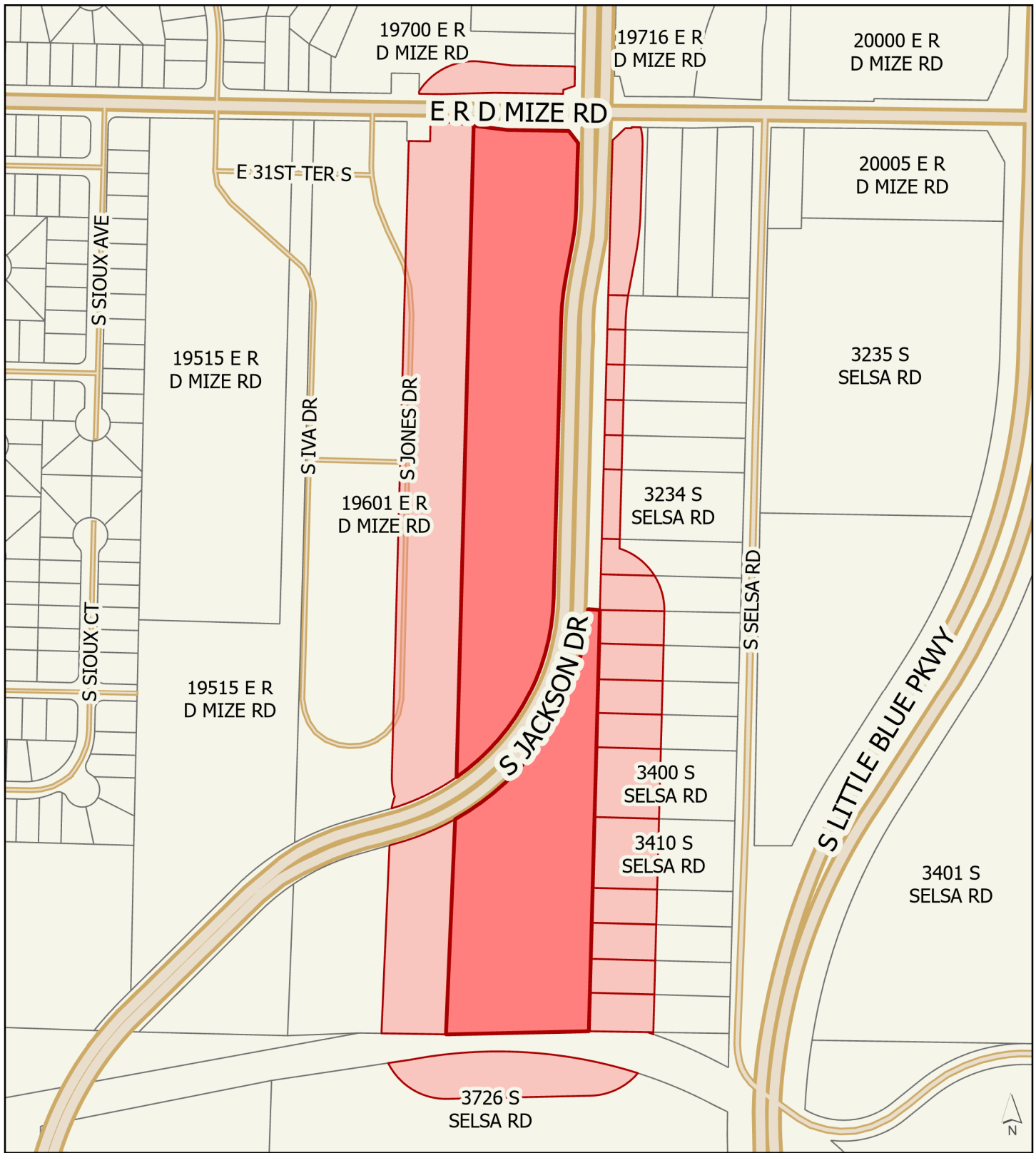
Ashley M. and Tadeo Delfino Yanez
3400 S. Selsa Rd.
Independence, MO 64057

Ashley M. and Tadeo Delfino Yanez
3410 S. Selsa Rd.
Independence, MO 64057

Notification Area

24-100-19

Corner of Jackson DR and R D Mize RD Independence, MO



Subject Property



185 ft Notification Area

0 250 100 Feet



Prepared by Joshua Garrett, Community Development
Date: 7/18/2024

PROPERTY OWNER NOTIFICATION AFFIDAVIT
City of Independence, Missouri

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-100-19

I, James POLLARD of lawful age being first duly sworn upon oath, state:

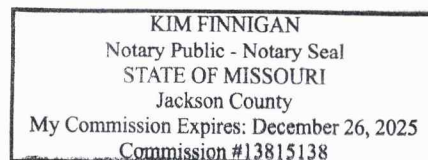
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission and City Council, mail notices to all persons owning property within 185 feet of the subject property. The list of property owners to whom notice has been mailed is attached.

These notices were mailed on the 15 day of August, 2024.

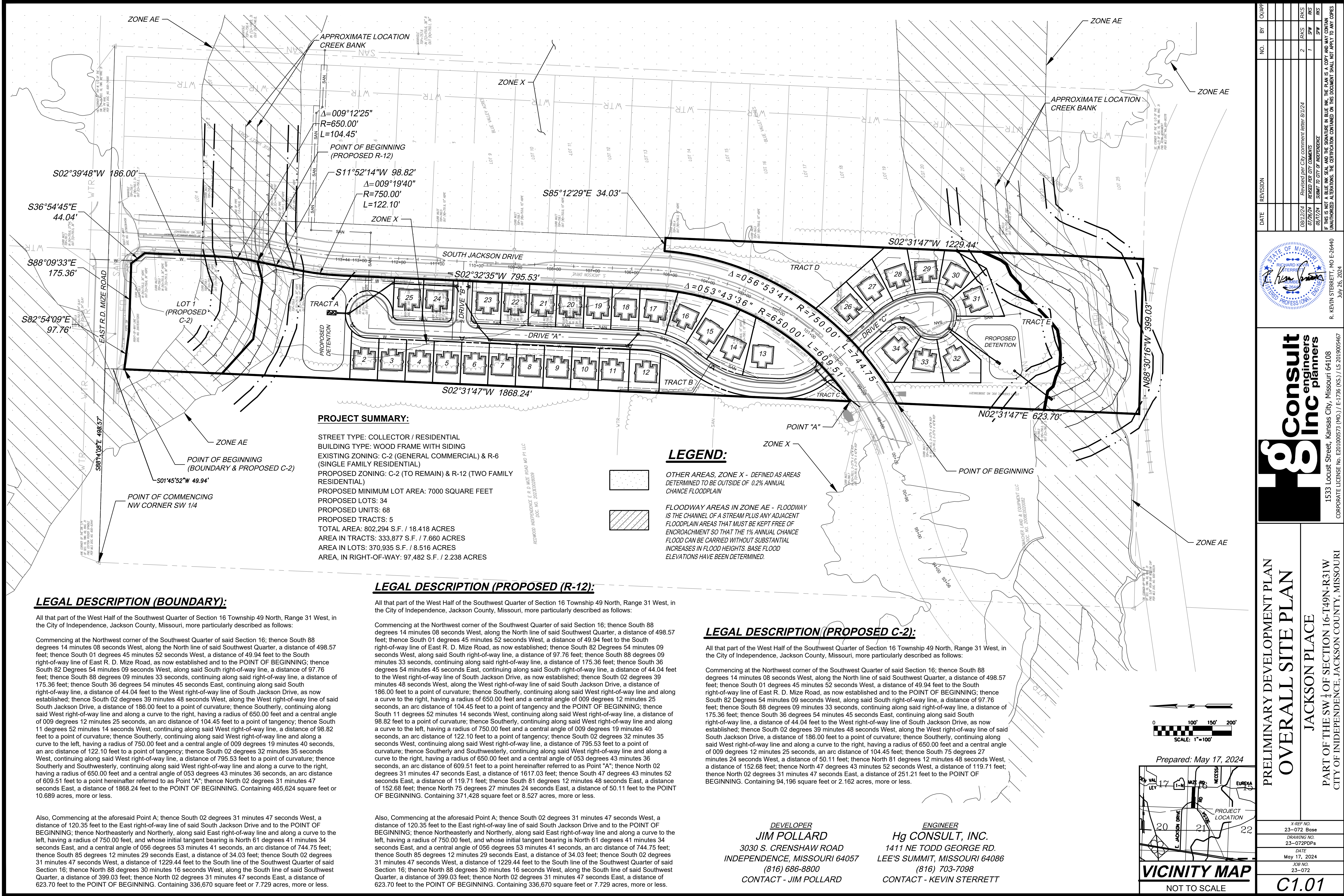
James Pollard
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 15th day of August, 2024.

Kim Finnigan
Notary Public



My Commission Expires: _____



NO.	BY	DATE	REVISION
1	RKS	08/12/24	Revised per City comment letter 8/1/24
2	RKS	07/26/24	REVISED PER CITY COMMENTS
3	SW	05/17/24	SUBMIT TO CITY OF INDEPENDENCE

R. KEVIN STERRETT, P.E. E-2640
 JULY 26, 2024

g CONSULT INC.
 engineers planners
 1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLAN
 OVERALL SITE PLAN
 JACKSON PLACE
 PART OF THE SW 1/4 OF SECTION 16-T49N-R31W
 CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

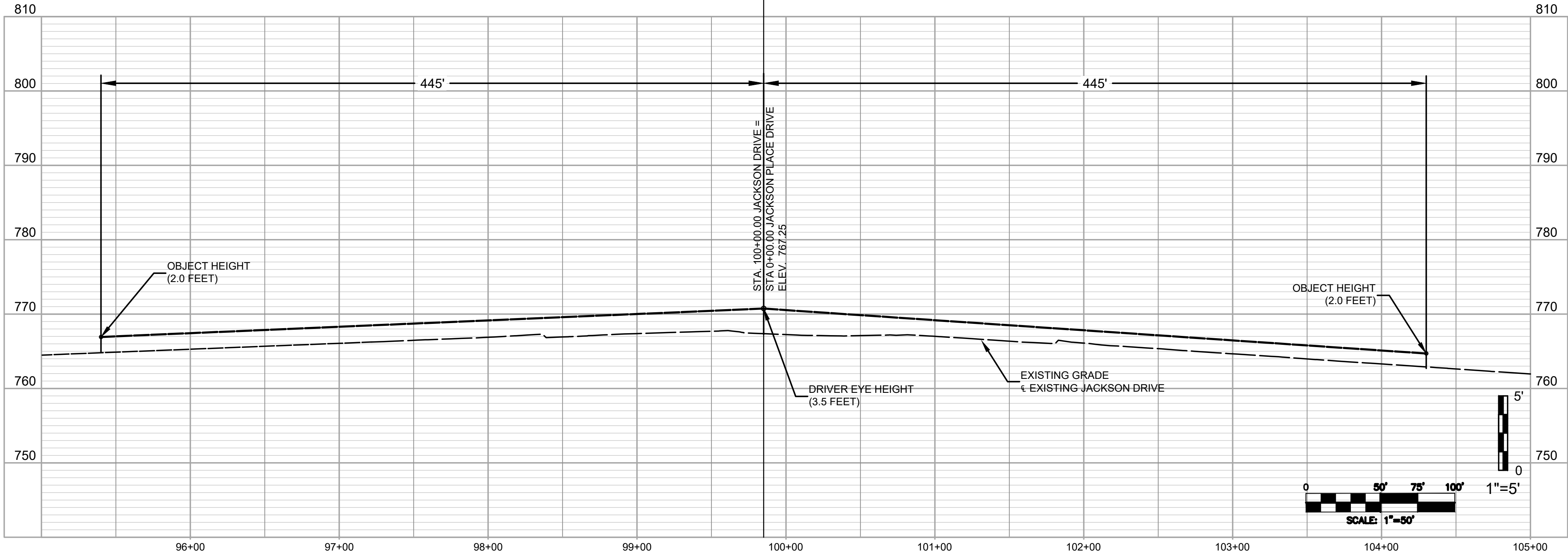
X-REF NO.
 23-072 Base
 DRAWING NO.
 23-072PDPs
 DATE
 May 17, 2024
 JOB NO.
 23-072

C1.01



NOTES:

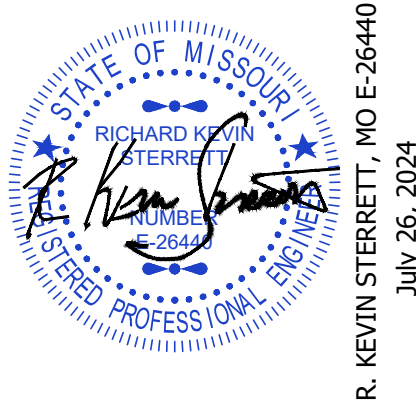
1. Per AASHTO the Stopping Sight Distance for a 40 MPH road is 445 feet.
2. No obstructions shall be allowed in Sight Distance area. No landscaping shall be installed to the North and South of South Entrance in Sight Distance area. Existing trees to south may need to be removed from Sight Distance area.

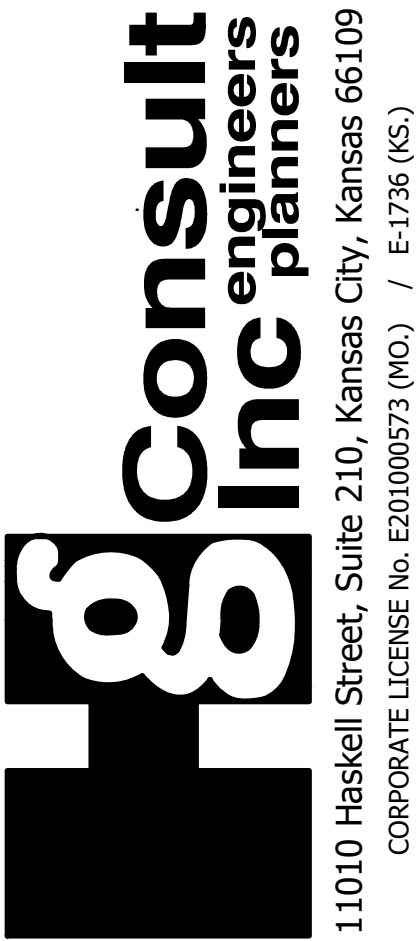


CENTERLINE EXISTING JACKSON DRIVE



DATE	REVISION	NO.	BY	EX/APP
07/26/24	REVISION PER CITY COMMENTS	1	SPW	RS
05/17/24	SUBMIT TO CITY OF INDEPENDENCE			RS
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.				





gconsult inc
engineers planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

PRELIMINARY DEVELOPMENT PLANS
SIGHT DISTANCE EXHIBIT
JACKSON PLACE
PART OF THE SW ¼ OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

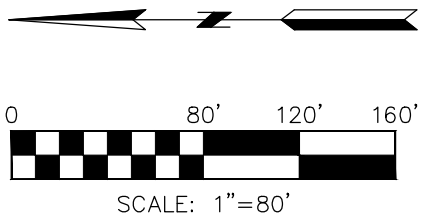
X-REF NO.
23-072 Base

DRAWING NO.
23-072PDPs

DATE
May 17, 2024

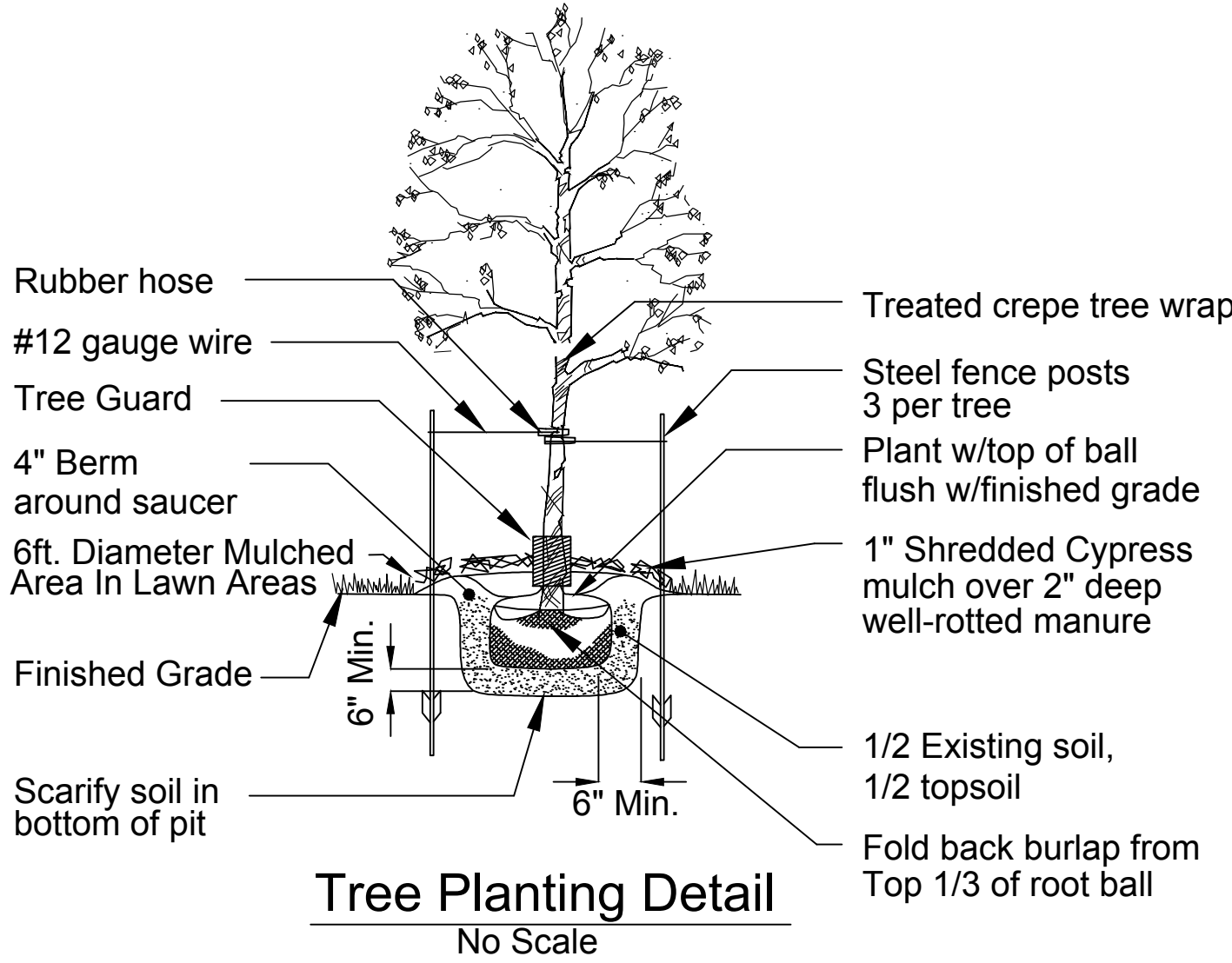
JOB NO.
23-072

C2.02

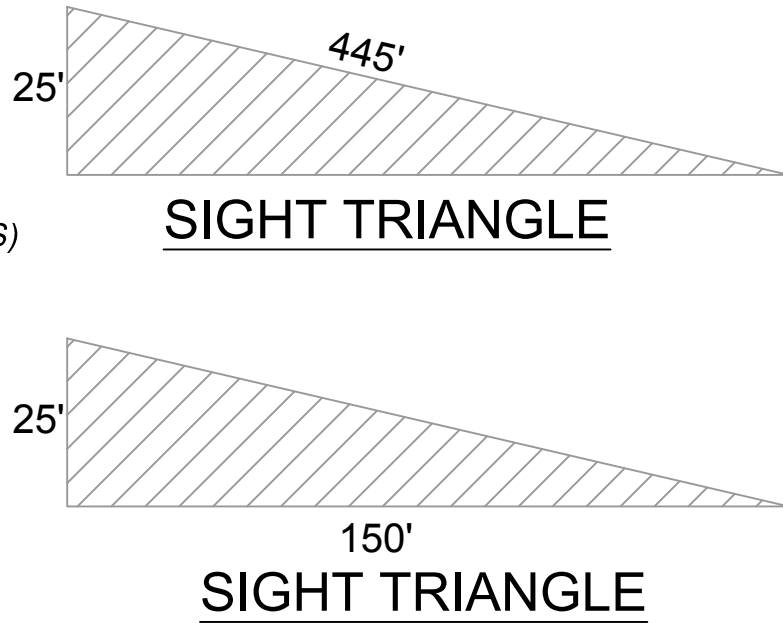


Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
— 57	57	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	3'o.c.
— 155	155	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
— 76	76	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	5	River Birch	Betula Nigra 'Heritage'	2" cal	BB	As Shown
	7	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	5	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	6	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	15	Amur Maple	Acer Ginnala 'Flame'	1 1/2" cal	BB	As Shown
	16	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1 1/2" cal	BB	As Shown
	61	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown



PROVIDED	
2' BERM	CONTINUOUS (SITE TRIANGLES)
STREET TREES	19 (SITE TRIANGLES)
ORNAMENTALS	25 (SITE TRIANGLES)
EVERGREENS	62 (SITE TRIANGLES)
SHRUBS	231 (SITE TRIANGLES)



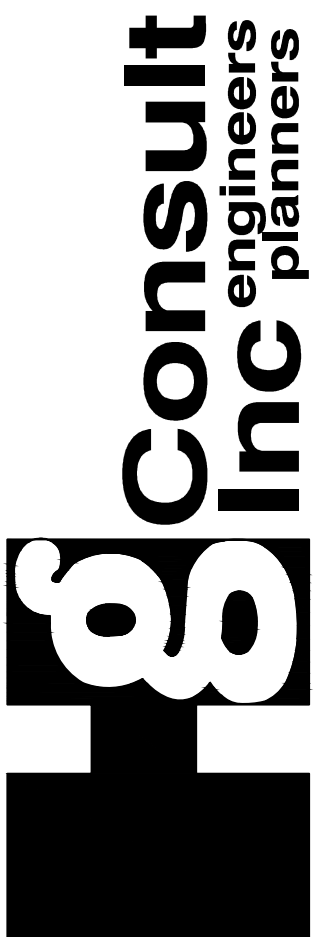
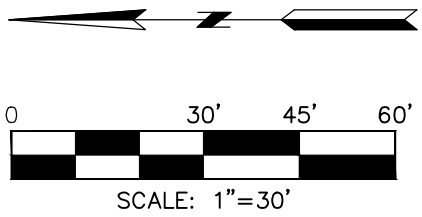
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

**PRELIMINARY DEVELOPMENT PLANS
OVERALL LANDSCAPE PLAN**

JACKSON PLACE

**PART OF THE SW $\frac{1}{4}$ OF SECTION 16-T49N-R31W
COUNTY OF BAZZOSON, COUNTY #145801, STATE OF**

<i>X-REF NO.</i>
23-072 Base
<i>DRAWING NO.</i>
23-072PDPs
<i>DATE</i>
May 17, 2024
<i>JOB NO.</i>
23-072



1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

JACKSON PLACE
PART OF THE SW $\frac{1}{4}$ OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 23-072 Base
<i>DRAWING NO.</i> 23-072PDPs

DATE
May 17, 2024

JOB NO.
23-072

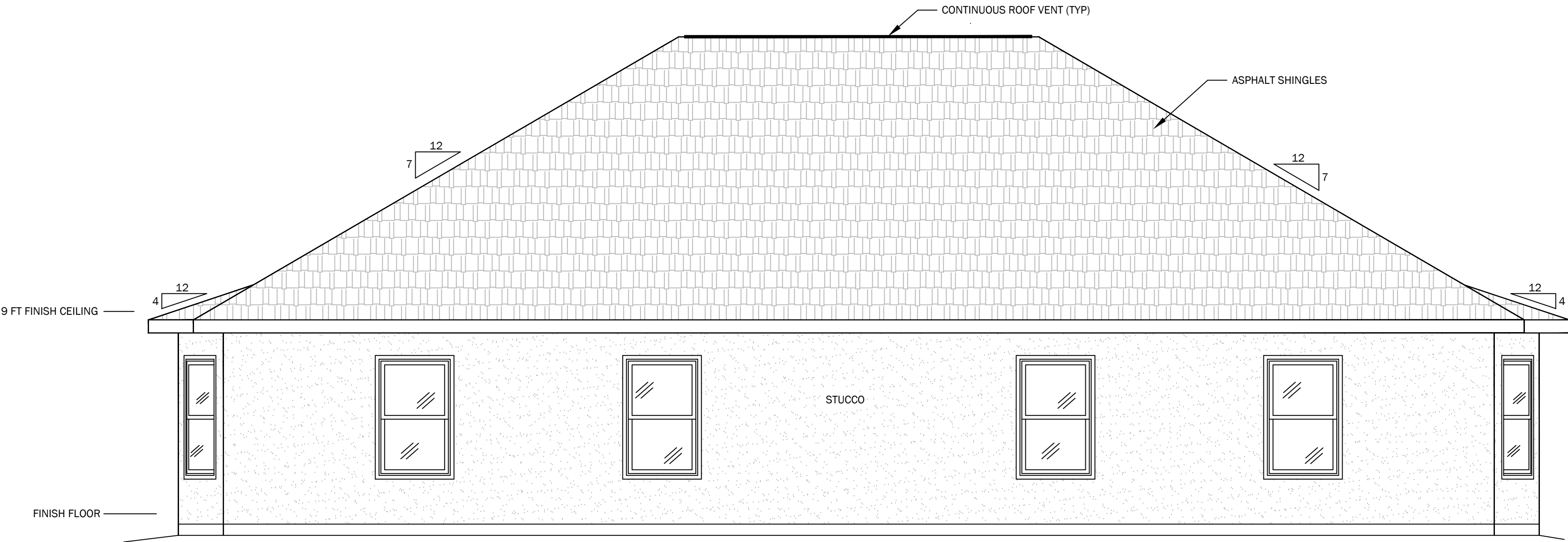
C30

CS.02

DATE	REVISION	NO.	BY	QA/APP
07/19/24	REVISED PER CITY COMMENTS	1	SPW	PKS
08/17/24	SUBMIT TO CITY OF INDEPENDENCE		SPW	PKS

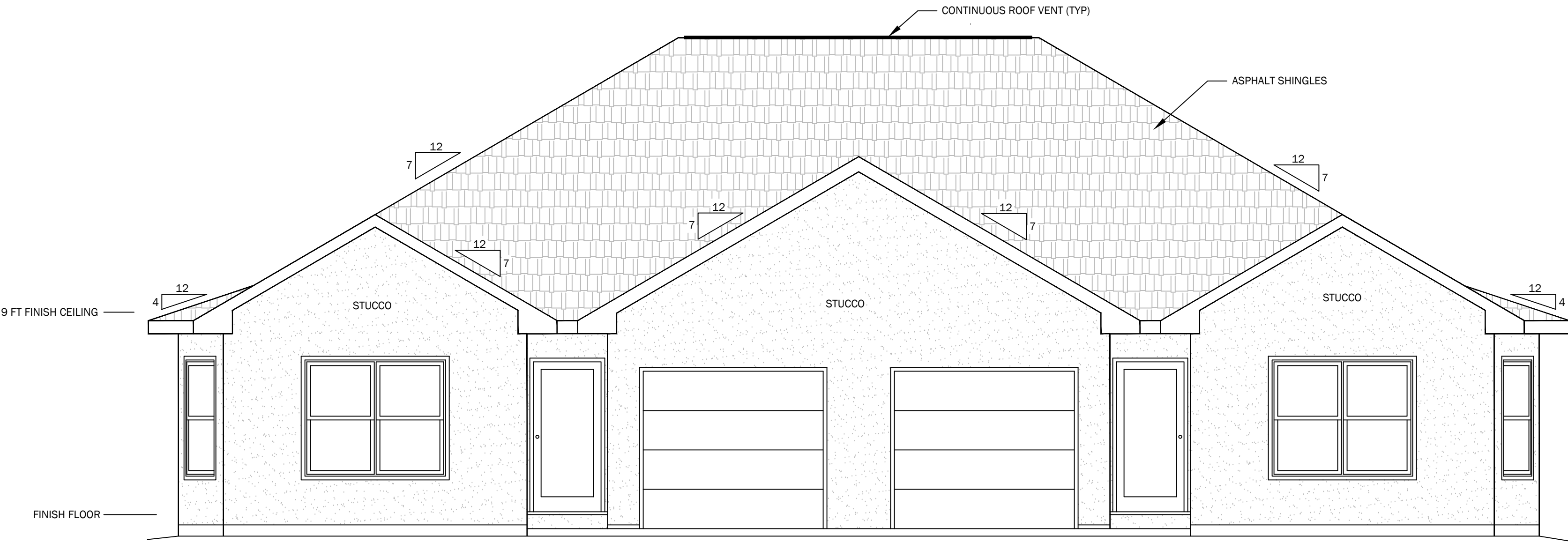
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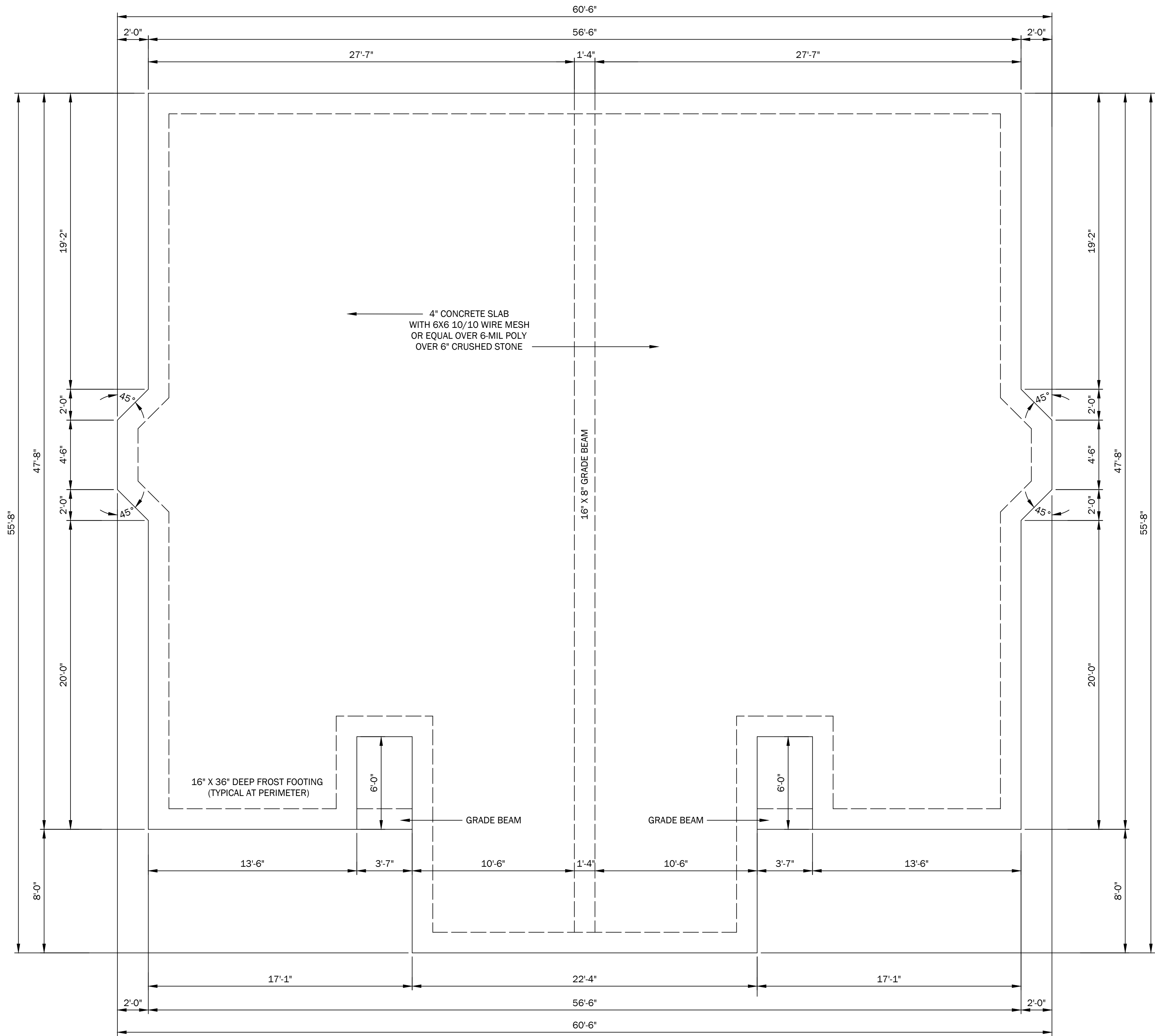
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

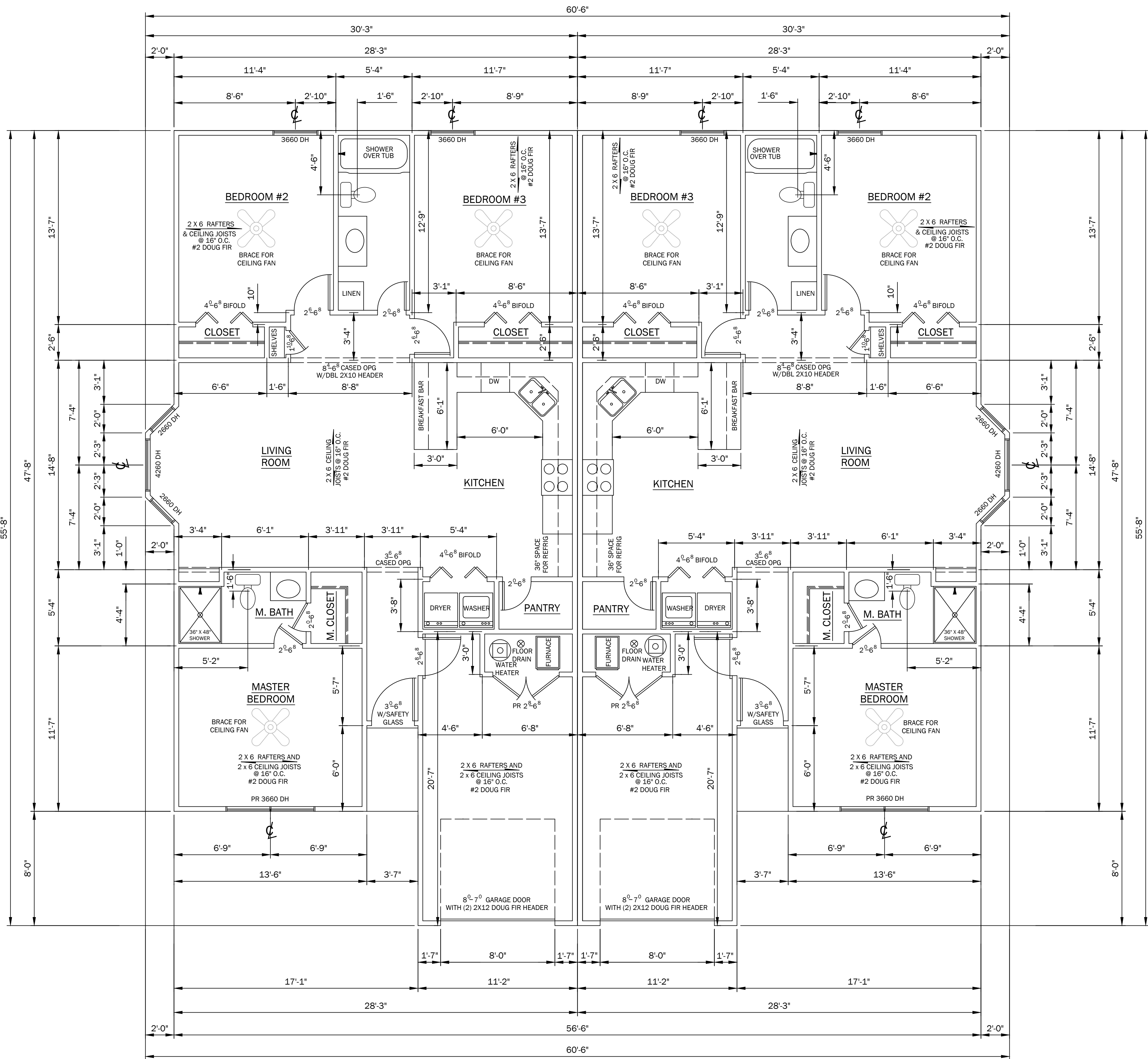


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. FOOTING SIZES ARE BASED ON SOIL WITH AN ALLOWABLE SOIL PRESSURE OF 2000 LBS. PER SQ FT.
2. ALL CONCRETE FOOTINGS SHALL HAVE A MINIMUM FROST DEPTH OF 36 INCHES.
3. COMPRESSIVE STRENGTH OF CONCRETE AS FOLLOWS:
FOOTINGS: 3000 PSI
SLABS: 4000 PSI
4. SEE DETAIL SHEET FOR TYPICAL SECTIONS.

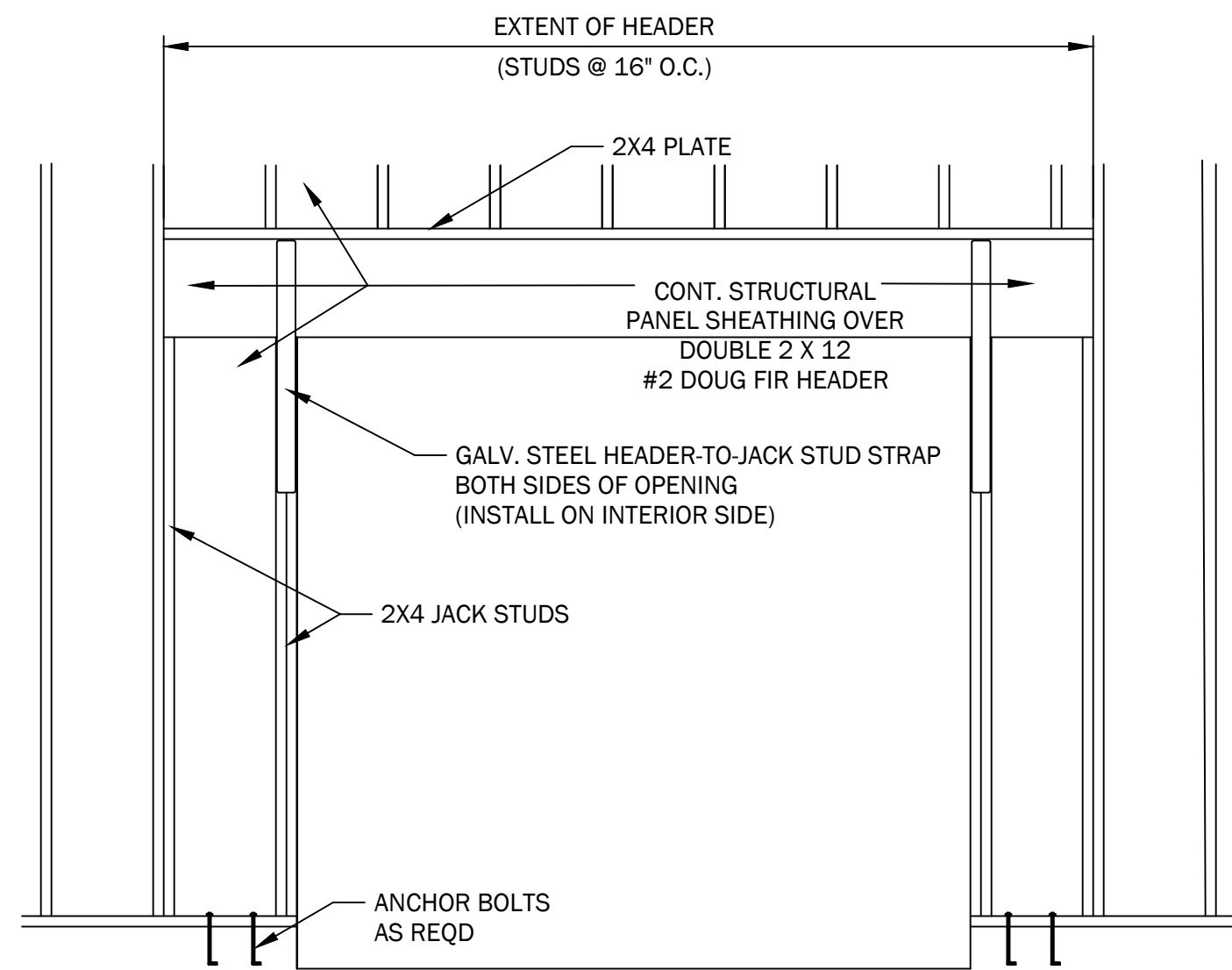


FLOOR PLAN

SCALE: 1/4" = 1'-0" FIN. SQ. FT. = 1206 PER UNIT (2412 TOTAL)

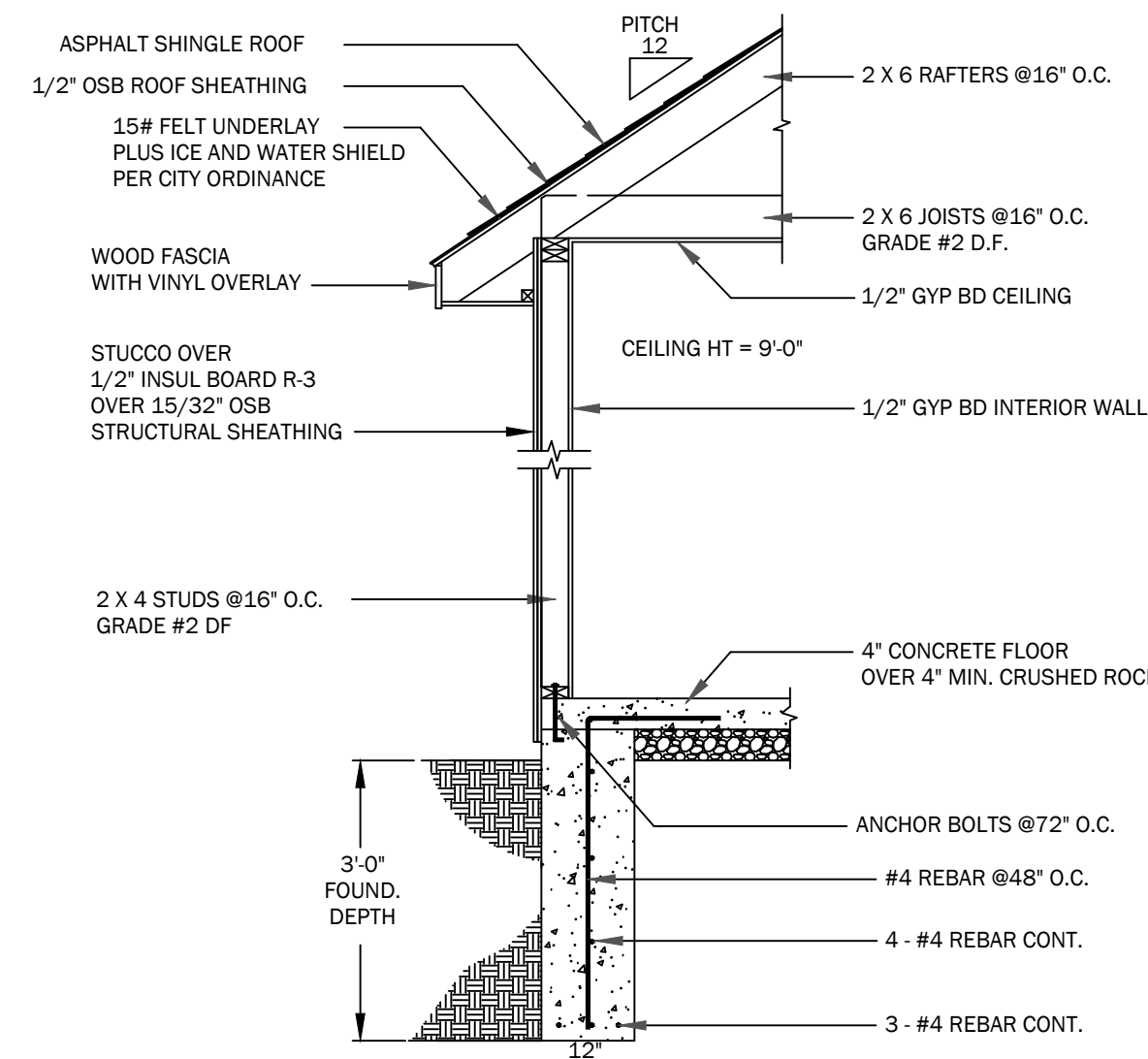
NOTE: DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION AT EXTERIOR WALLS, AND TO CENTERLINE OF STUDS AT INTERIOR WALLS. SEE SECTION SHEET FOR DETAILS.

- ALL CONSTRUCTION TO MEET REQUIREMENTS OF 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
- NOTES
- (A) ALTERNATE METHOD (DOUBLE QUANTITY OF ANCHOR BOLTS)
 - (B) CONTINUOUS METHOD (REF. R602.10.3)
 - (C) MINIMUM 1/2" GYP BD PER METHOD 5 AT INTERIOR WALL
- ALL TOILET ROOMS AND KITCHEN TO HAVE EXHAUST FANS.
- SMOKE AND CO₂ DETECTORS PER 2018 ELECTRICAL CODE
- GFCI'S AND EXHAUST FANS TO BE INSTALLED PER 2018 IRC
- WINDOWS 60" ABOVE GRADE AND LESS THAN 24" OFF FLOOR SHALL NOT PERMIT A 4" OBJECT TO PASS THROUGH.



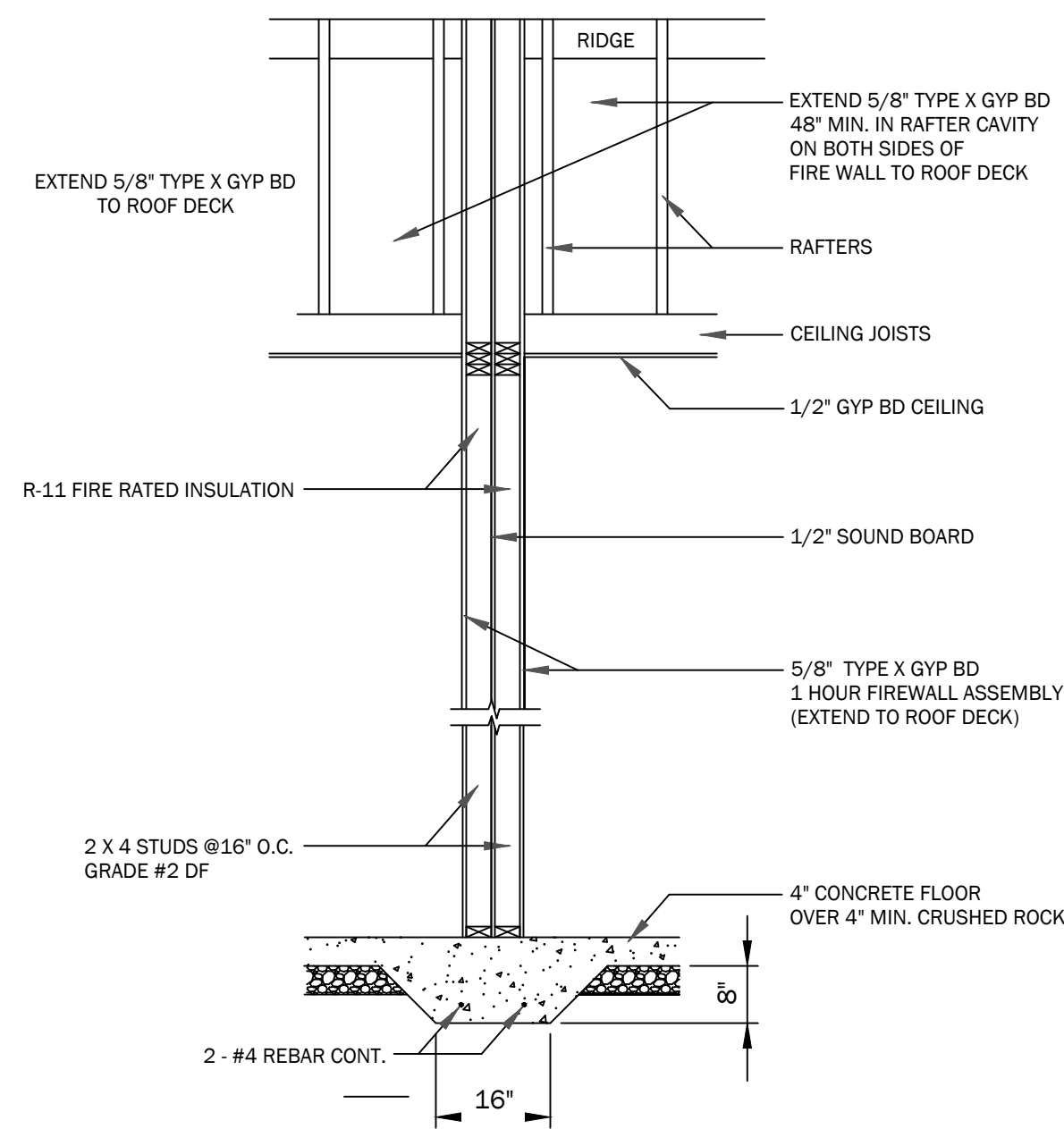
GARAGE DOOR PORTAL

SCALE: 1/2" = 1'-0"



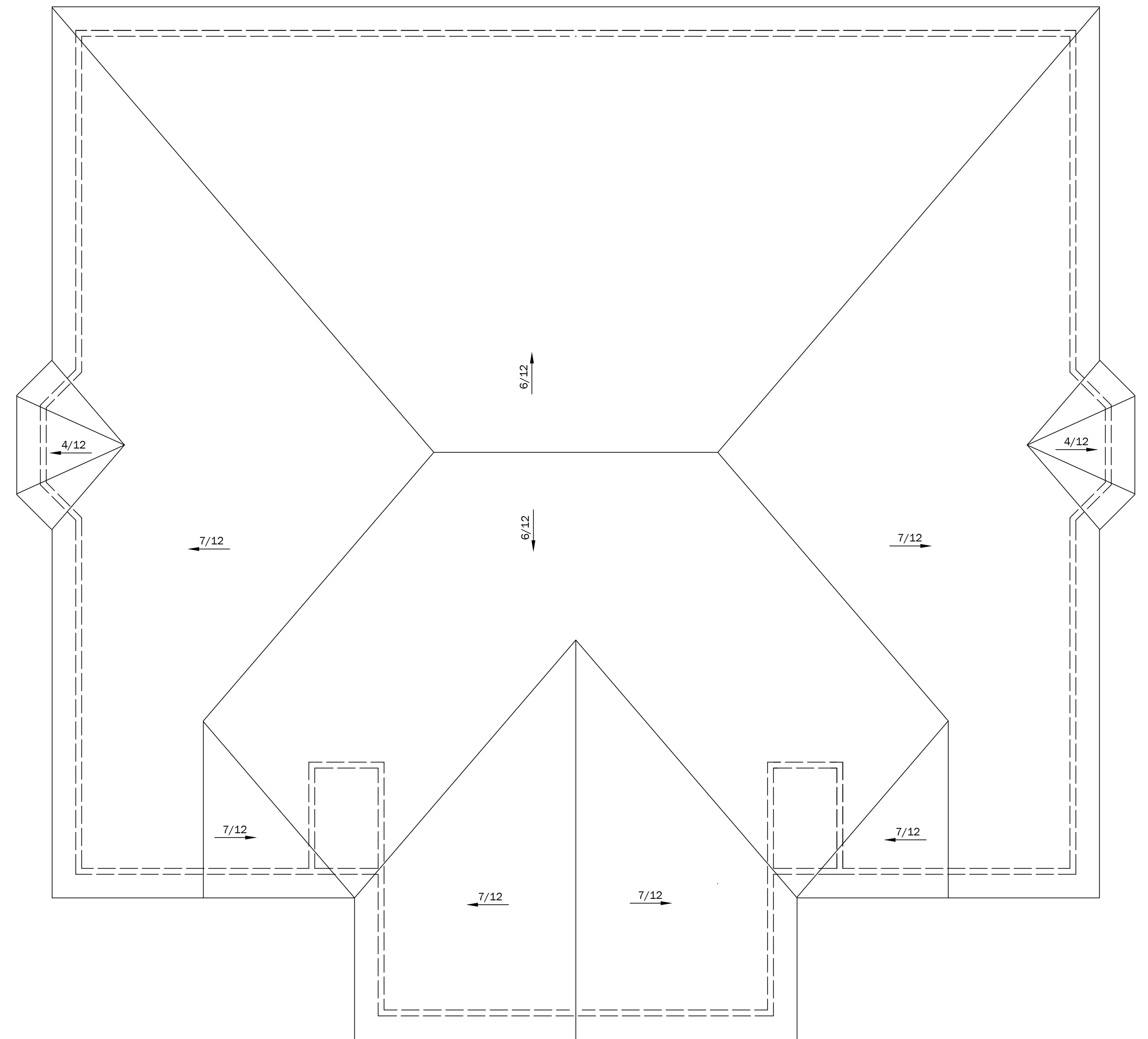
TYP. WALL SECTION

SCALE: 1/2" = 1'-0"



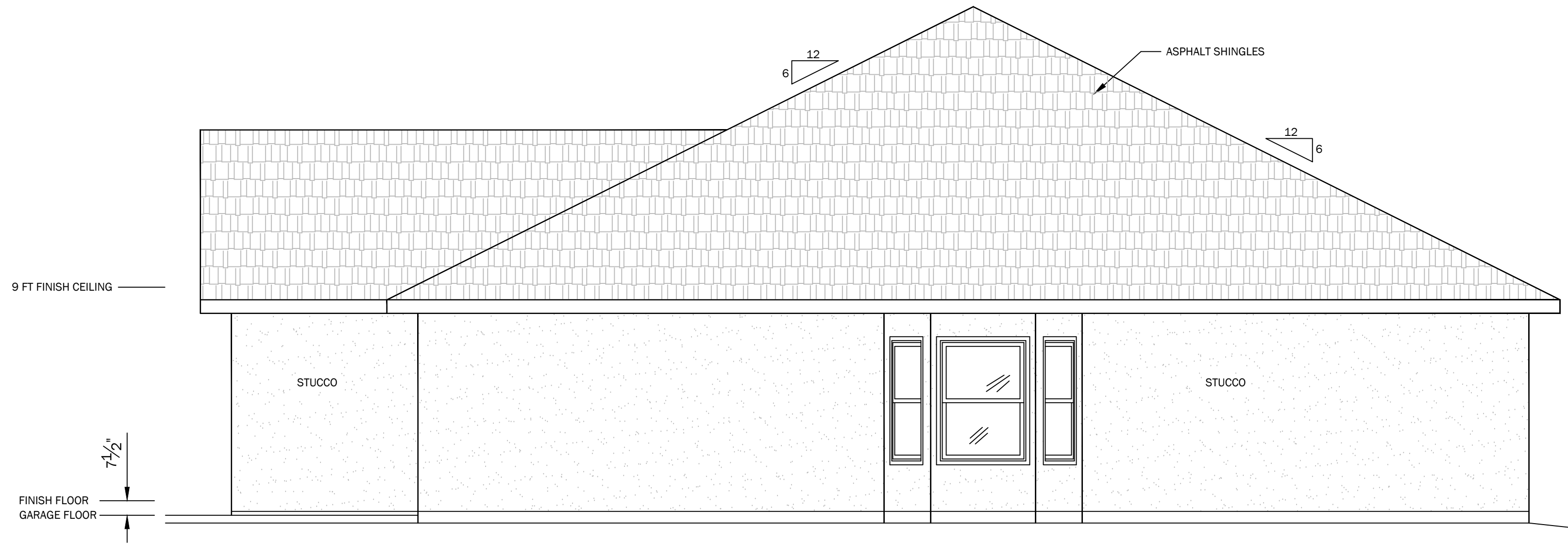
FIREWALL SECTION

SCALE: 1/2" = 1'-0"



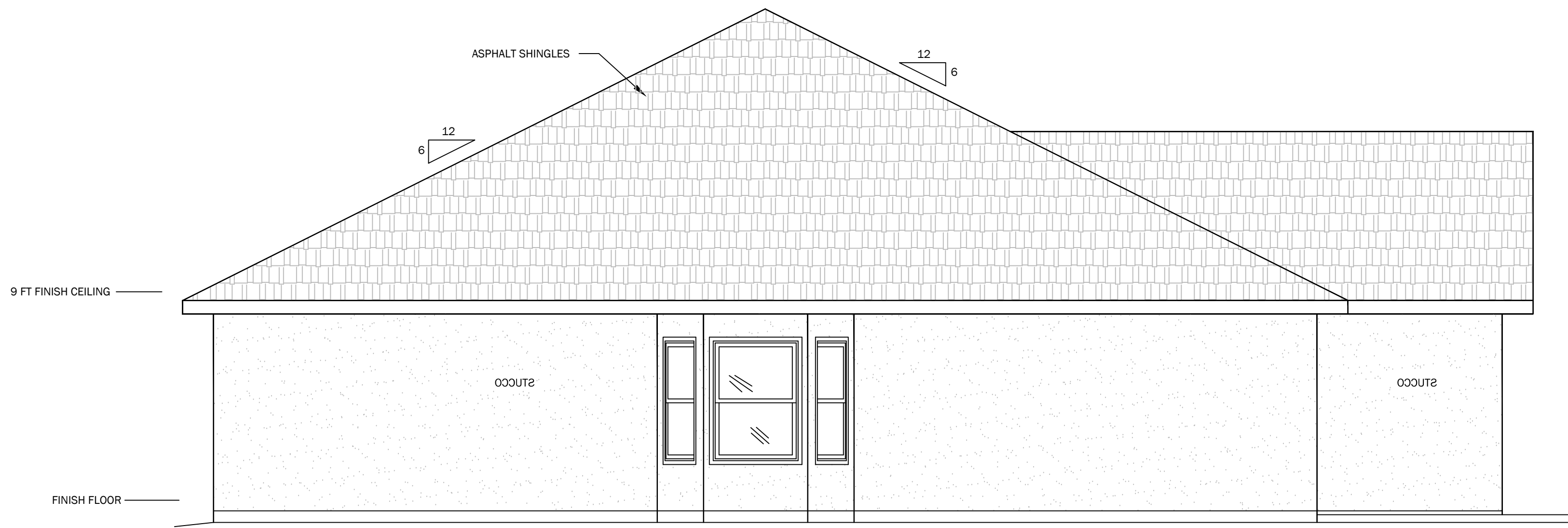
ROOF PLAN

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



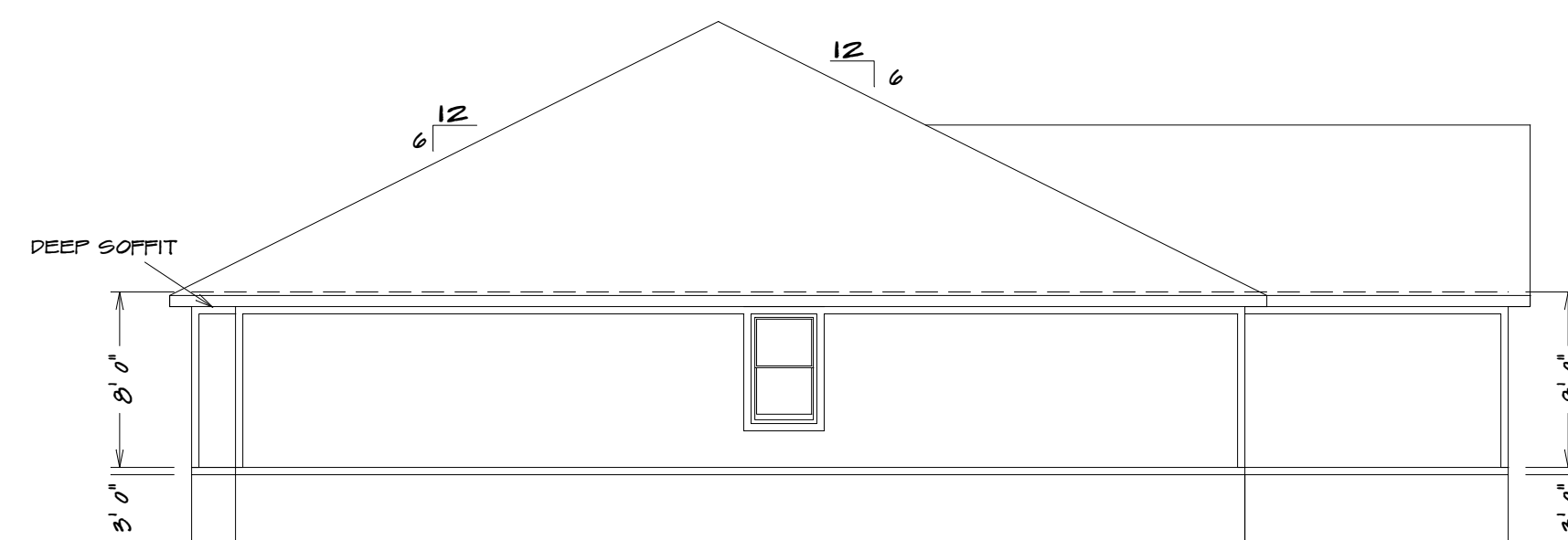
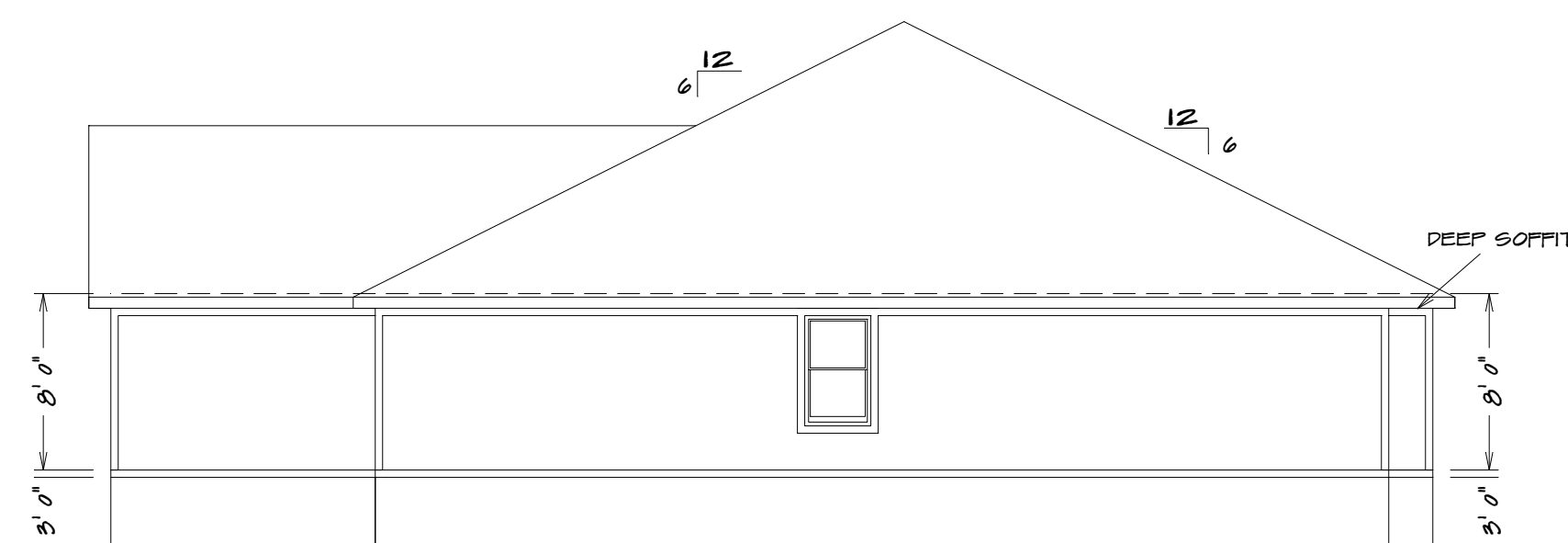
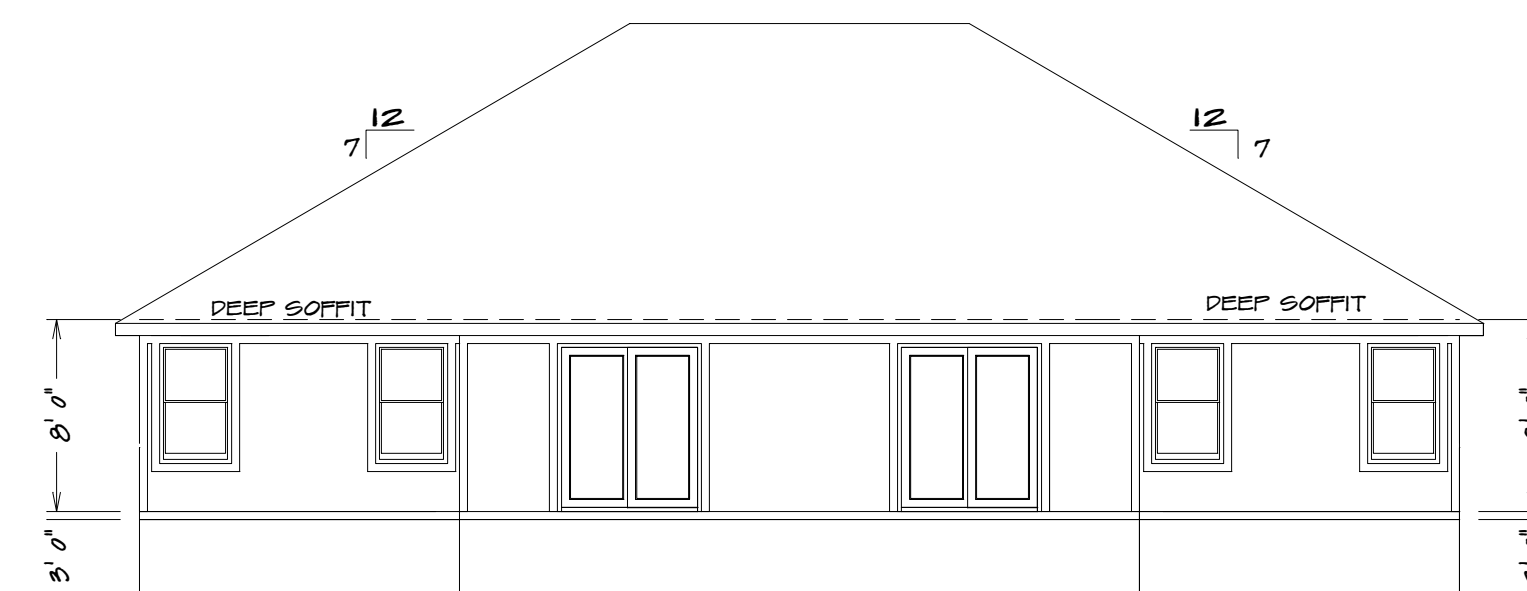
UNIT B

1180 SQ FT.

BUILDER/CONTRACTOR IS RESPONSIBLE TO
CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS.
ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS,
AND COLUMN SIZES.

$$1/4'' = 1'0''$$

NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY


$$1/8'' = 1'0''$$

$$1/8'' = 1'0''$$

$$1/8'' = 1'0''$$

LIVING AREA
FIRST FLOOR = (UNIT-A) 1180
(UNIT-B) 1180

UNFINISHED AREA
GARAGE = (UNIT-A) 262
(UNIT-B) 262

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, SILLERS, KNUCKLES, JOISTS, AND BRACKETS ARE CORRECT PER DRAWING. BUILDER/CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, COMPLIANCE WITH CONTRACTS, AND NOTIFICATION, SET BACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESSEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.	HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	BUILDER:	PHONE:	DATE REVISED:	DUP-5922	1
	SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
				5922 ELEV	

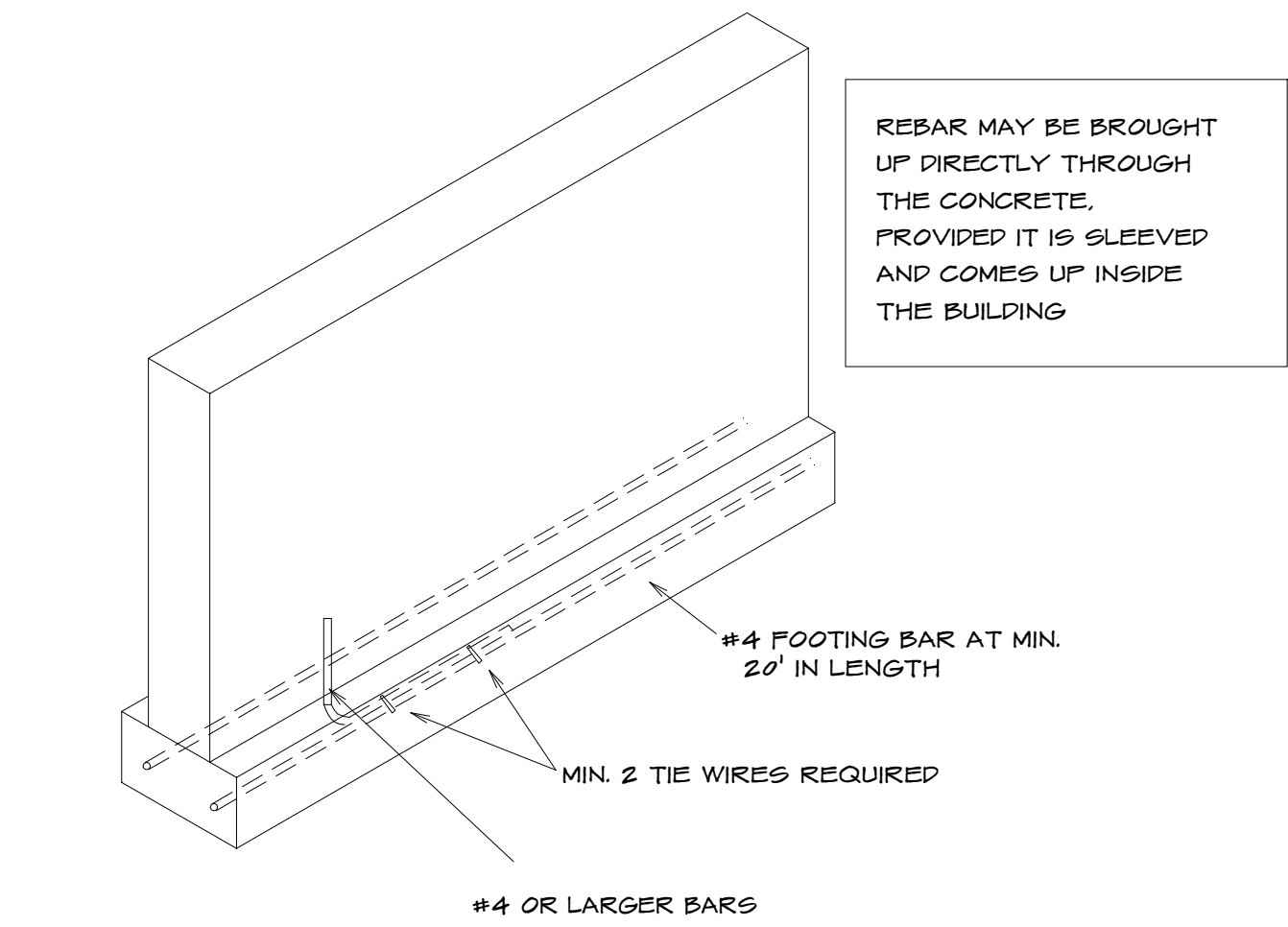
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, RAFTERS, JOISTS, AND TRUSSES ARE CORRECTLY SPACED AND SUPPORTED. BUILDER/CONTRACTOR COMPLIES WITH CONTRACT, CITY, AND NATIONAL BUILDING CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND FLOOR PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

SEE ELEVATION FOR
WALL HEIGHTS

NOTE.. ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE.. DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
☐ = SMOKE DETECTOR

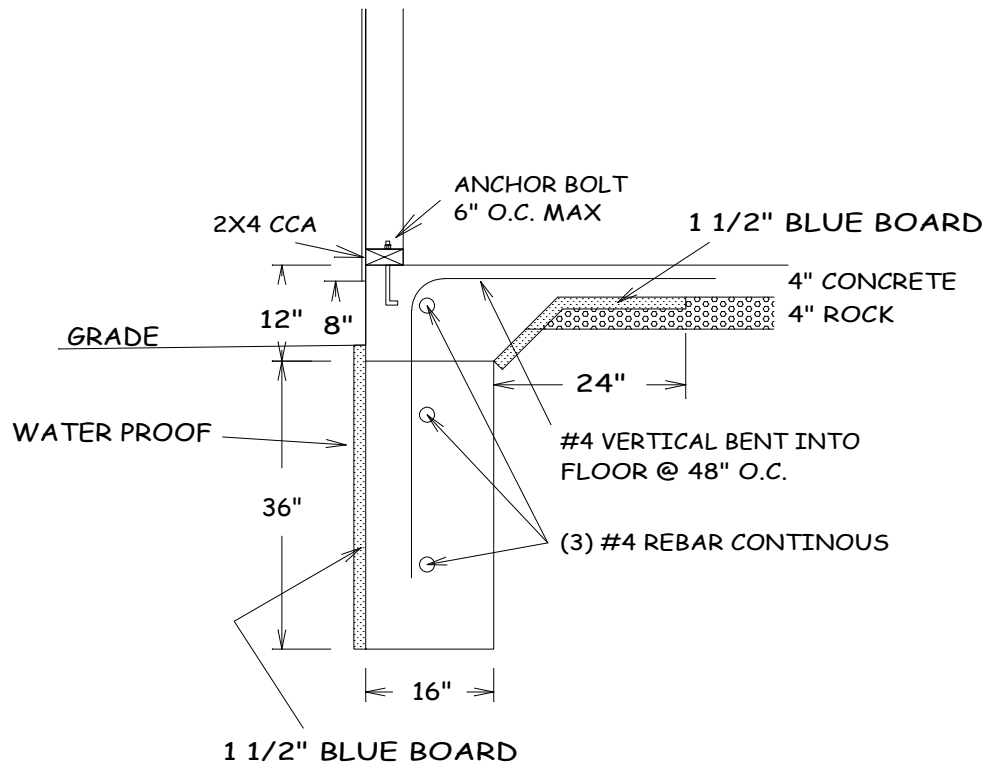


1. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system. This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 60 m (20 ft) of one or more bars or rods of not less than 13 mm (1/2 in.) in diameter, or consisting of at least 60 m (20 ft) of bare copper conductor not smaller than 4 AWG.

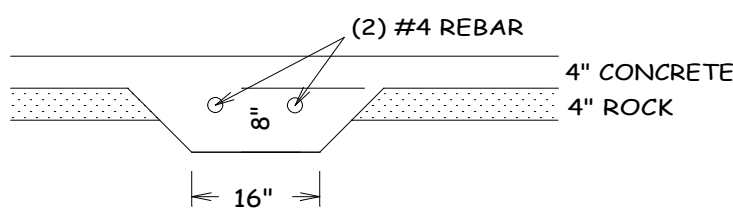
2. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system." Proper lap splices are required

UFER GROUNDING SECTION

Note..Bridging. Joists exceeding a nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet. (R502.7.1)



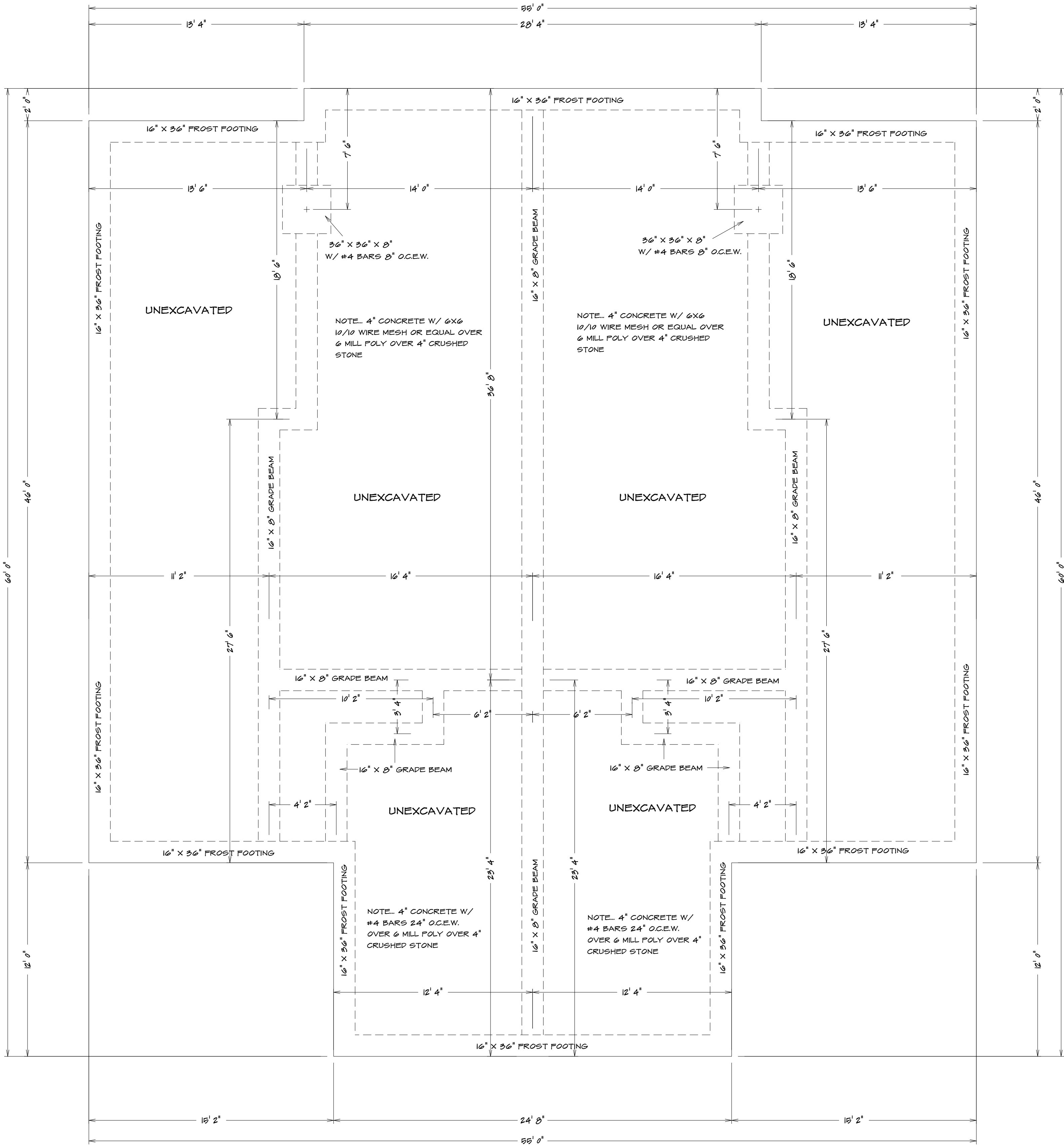
FROST FOOTING



GRADE PAD

1/2" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,PAD LOCATIONS, AND COLUMN SIZES.



FOUNDATION PLAN

1/4" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR RESPONSIBLE FOR ALL PERMITS, SETBACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR MUST PROVIDE ALL DIMENSIONS AND LOCATIONS. ALL COPYRIGHT INFRINGEMENTS OR RESERVANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.		HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
		BUILDER:	PHONE:	DATE REVISED:	DUP-5022	2
		SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
					5022 FUND	

SEE ELEVATION FOR
WALL HEIGHTS

NOTE.. ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE.. DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
☐ = SMOKE DETECTOR

GENERAL HEADER SPECIFICATIONS:

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE PLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
80" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
90" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
80" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
90" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
160" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
160" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.
USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.	

- Window sills.
- In dwelling units, where the opening of an operable window is located more than 72 inches (1828 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.
- Exceptions:
- Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
 - Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
 - Windows that are provided with window opening control devices that comply with 2018 IRC

Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by 2018 IRC

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable.

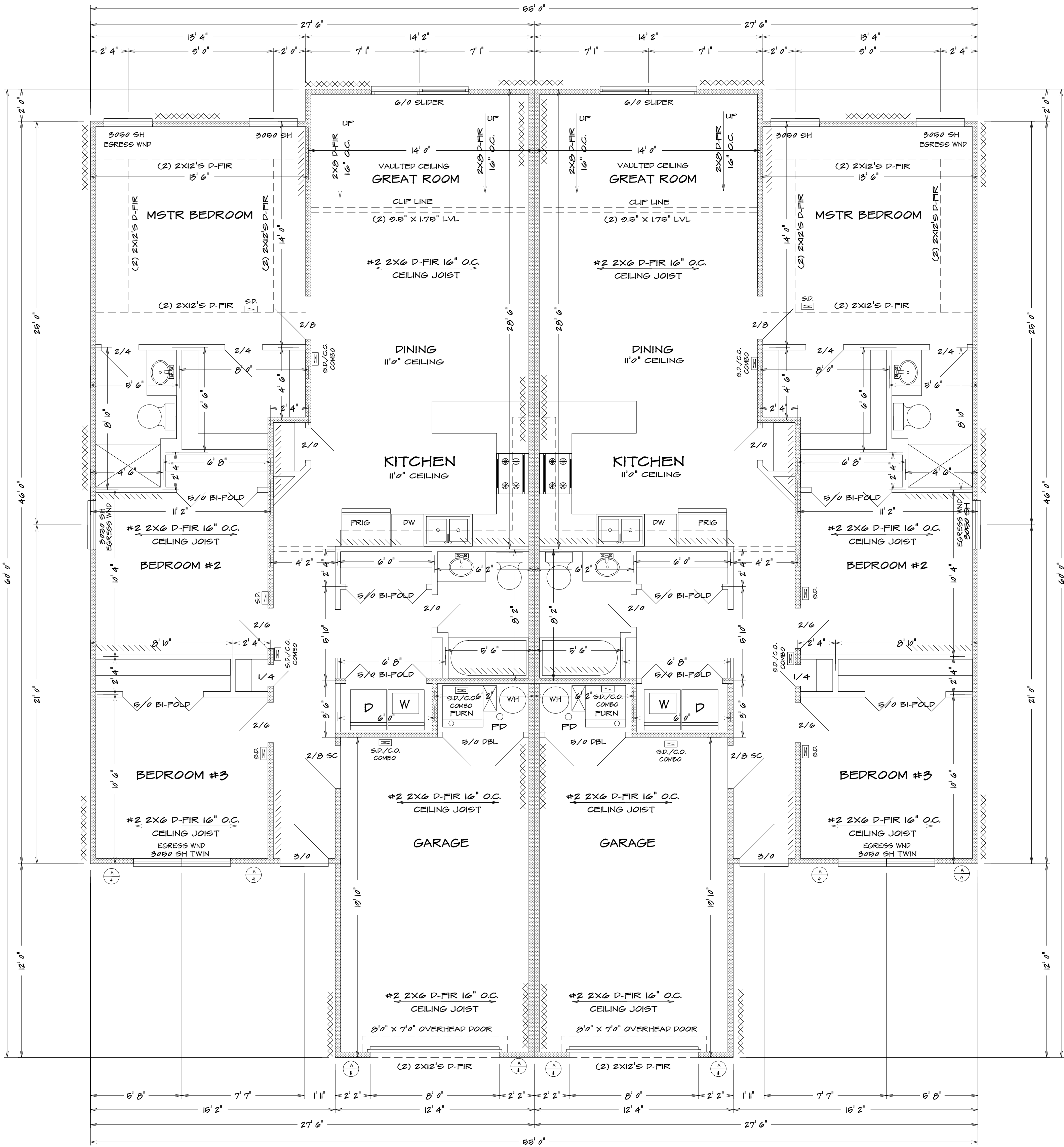
Exception:

The glazed areas shall not be required where artificial light and a local exhaust system are provided.

The minimum local exhaust rates shall be determined in accordance with 2018 IRC

Exhaust air from the space shall be exhausted directly to the outdoors.

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,PAD LOCATIONS, AND COLUMN SIZES.



UNIT A

1180 SQ. FT.

UNIT B

1180 SQ. FT.

BEARING WALL LINES

FIRST FLOOR PLAN

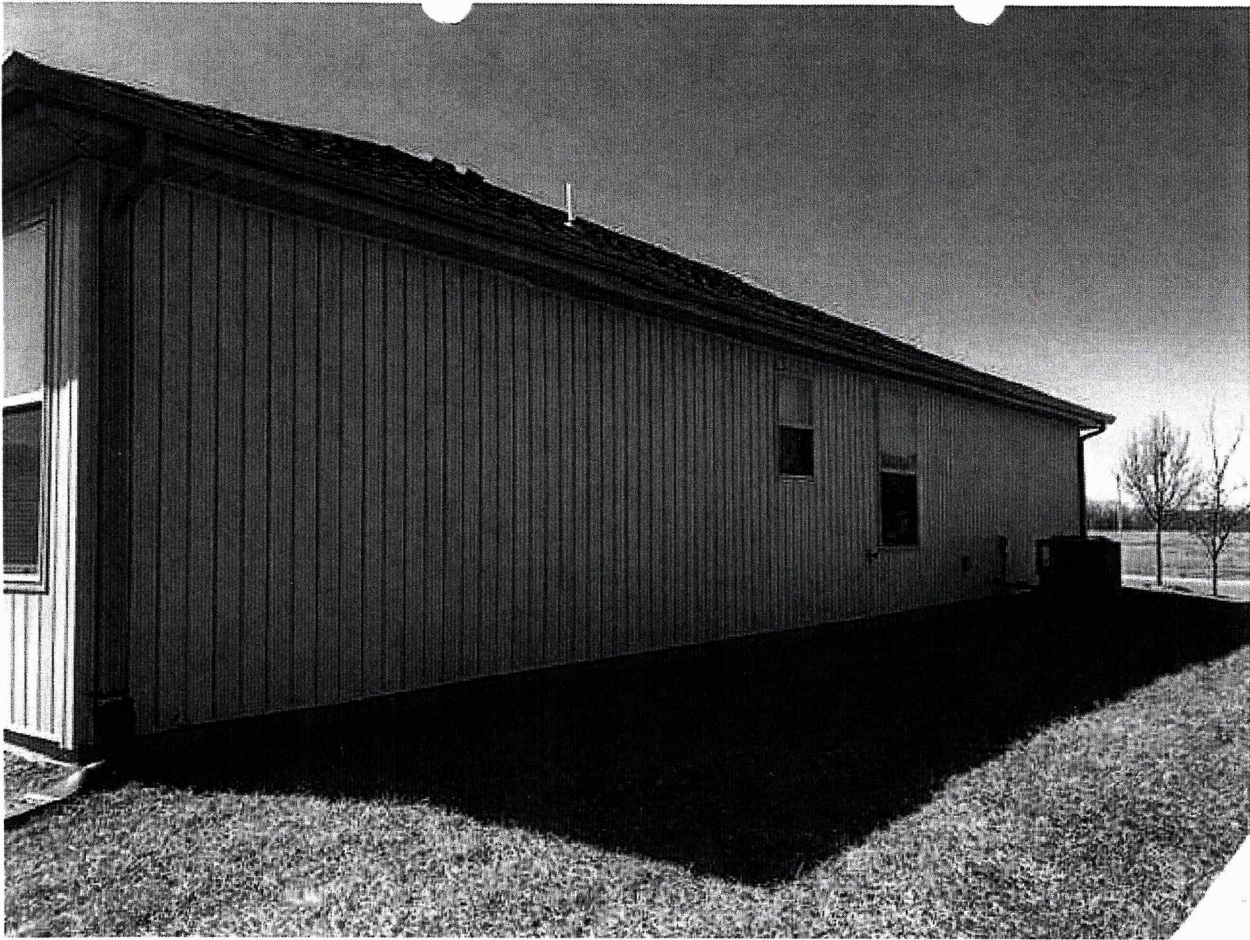
1/4" = 1'0"

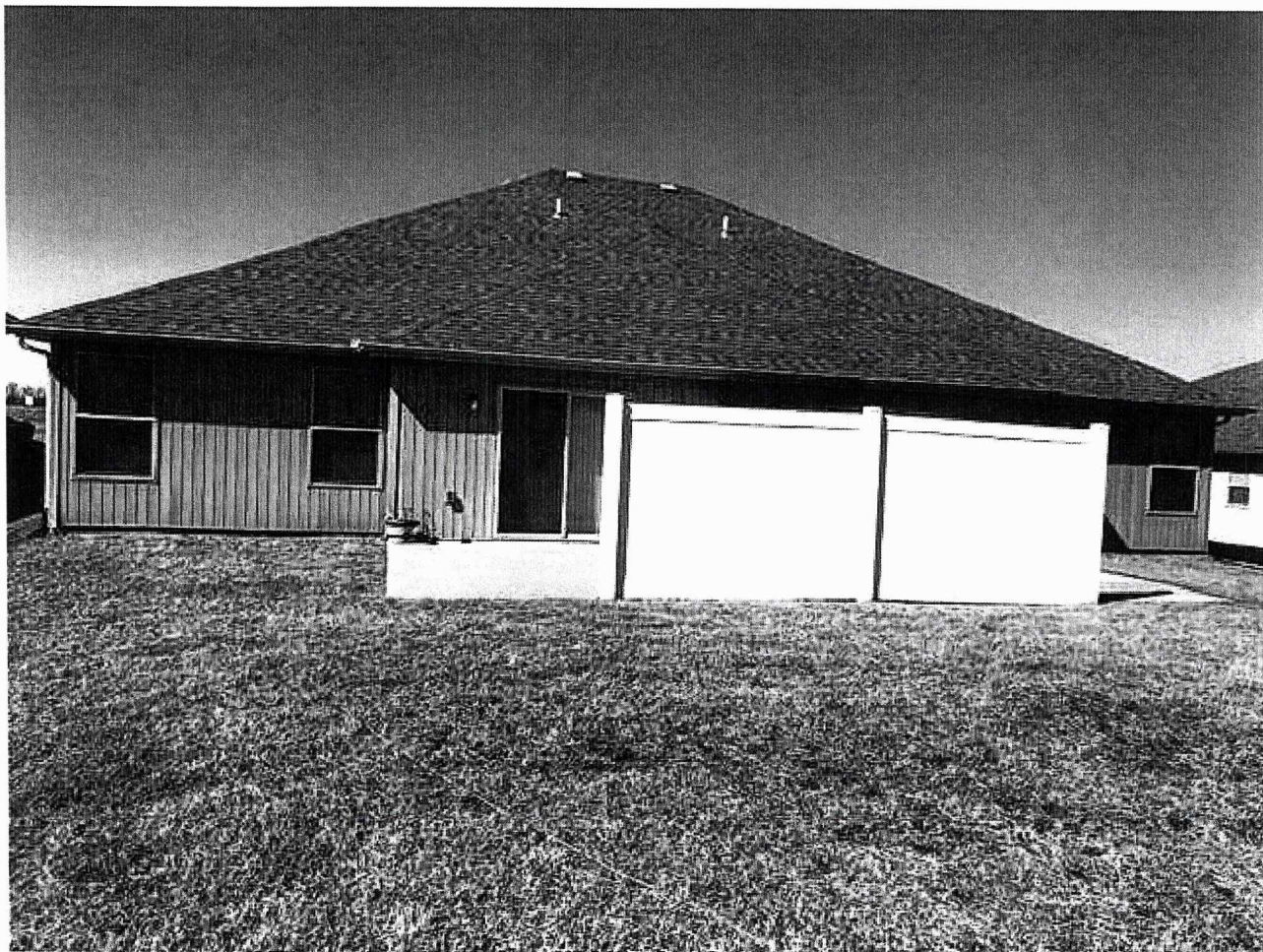
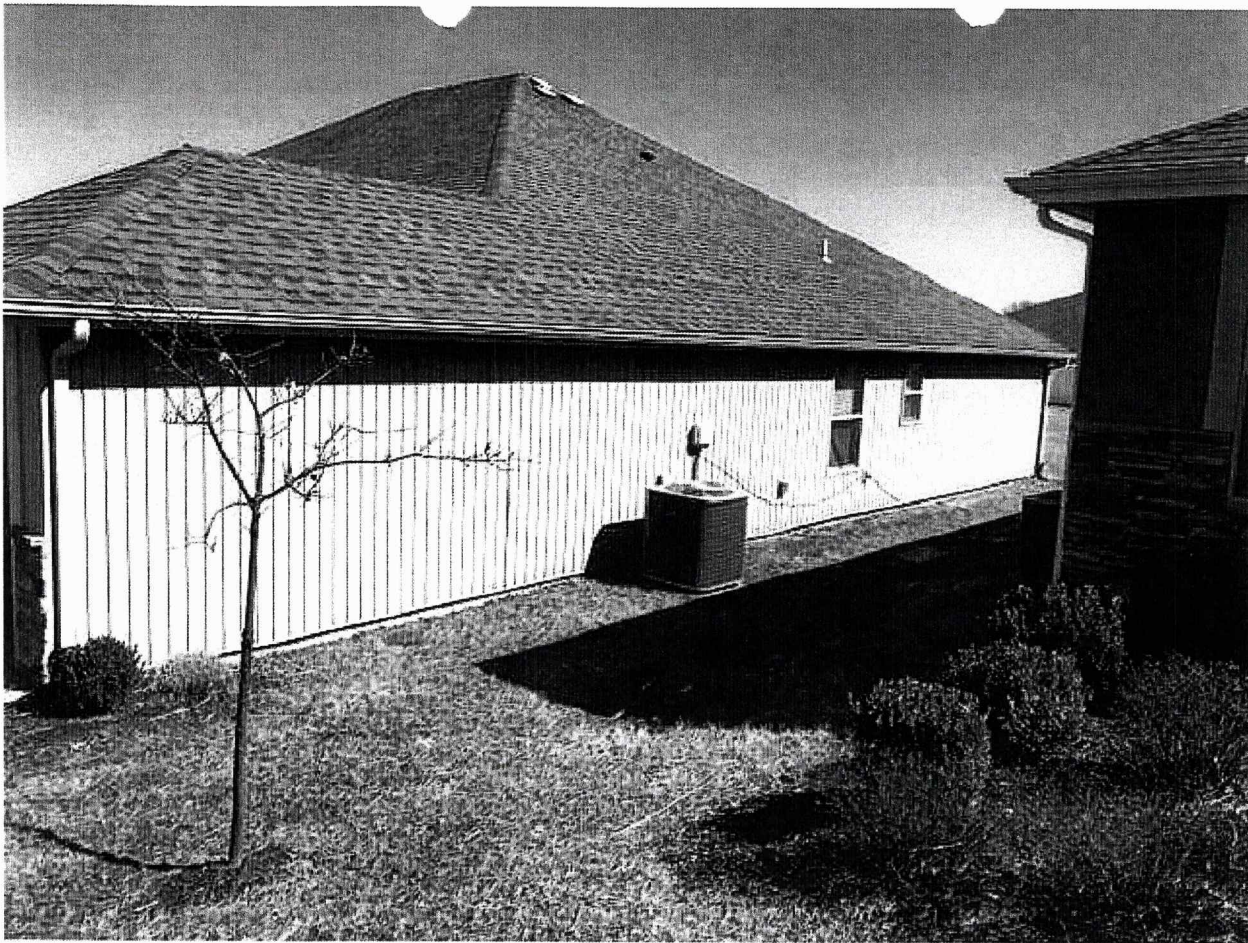
PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	DATE REVISED:	DUP-5022	3
	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
SUB-DIVISION:		6022 FLR1	
HOME BUYER:			
BUILDER:			
SUB-DIVISION:			

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR RESPONSIBILITY FOR ALL PERMITS, SETBACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR SHALL PROVIDE ACCESS TO ALL UTILITIES. ALL COPYRIGHT INFRINGEMENTS OR RESERVANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.











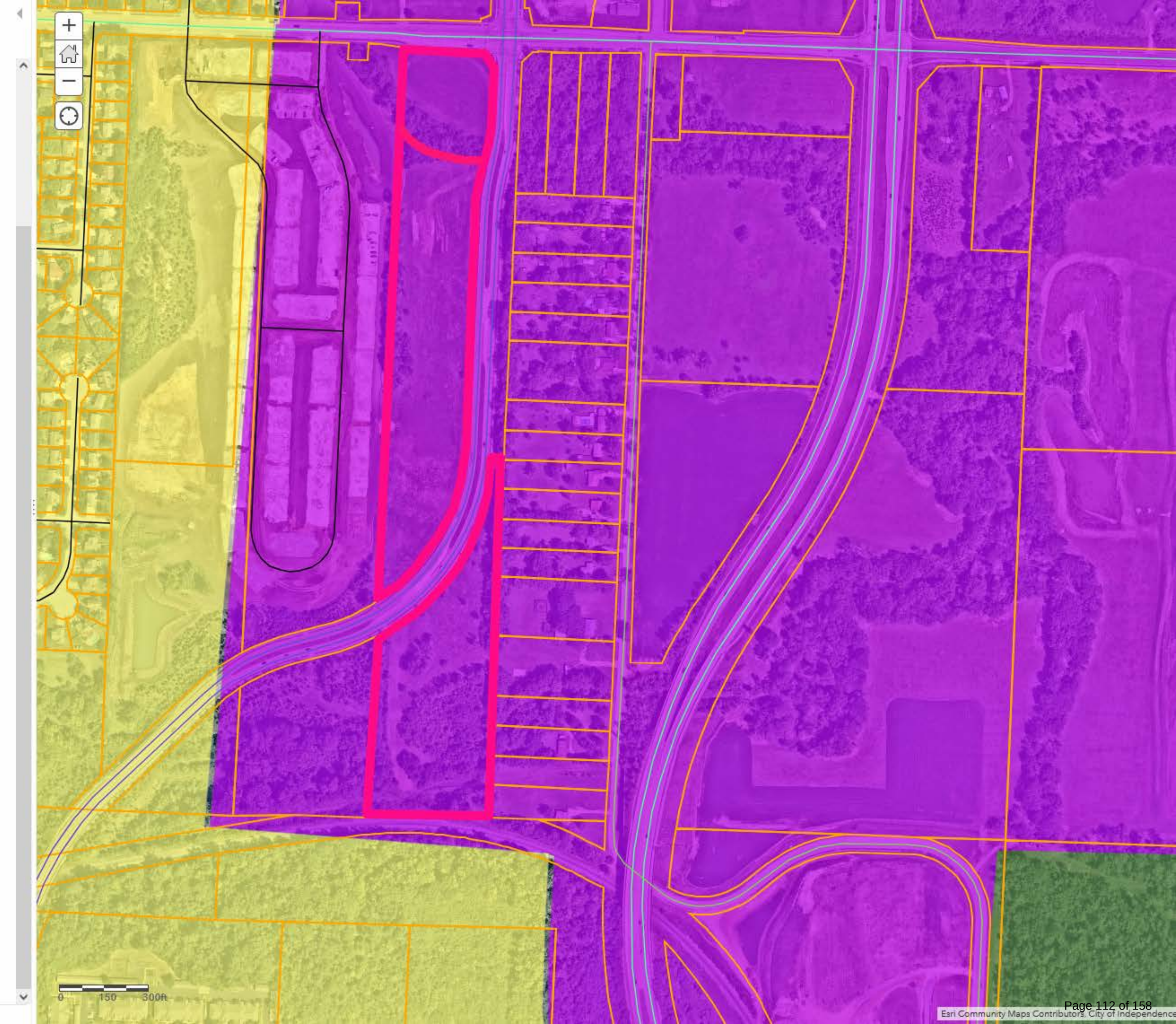
- Legend**
- Local
 - Major Arterial
 - Minor Arterial
 - Other
 - Private
 - Ramp
 - Recreation
 - Resource
 - Service
 - Subsurface
 - Unknown

- Parcels**
-

- Proposed Land Use (Comp Plan)**
- Residential Neighborhoods
 - Residential Urban Neighborhoods
 - Mixed Use
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Office
 - Business Park
 - Industrial
 - Civic / Public
 - Community Attractions & Tourism
 - Parks
 - Agricultural
 - Invalid Rule

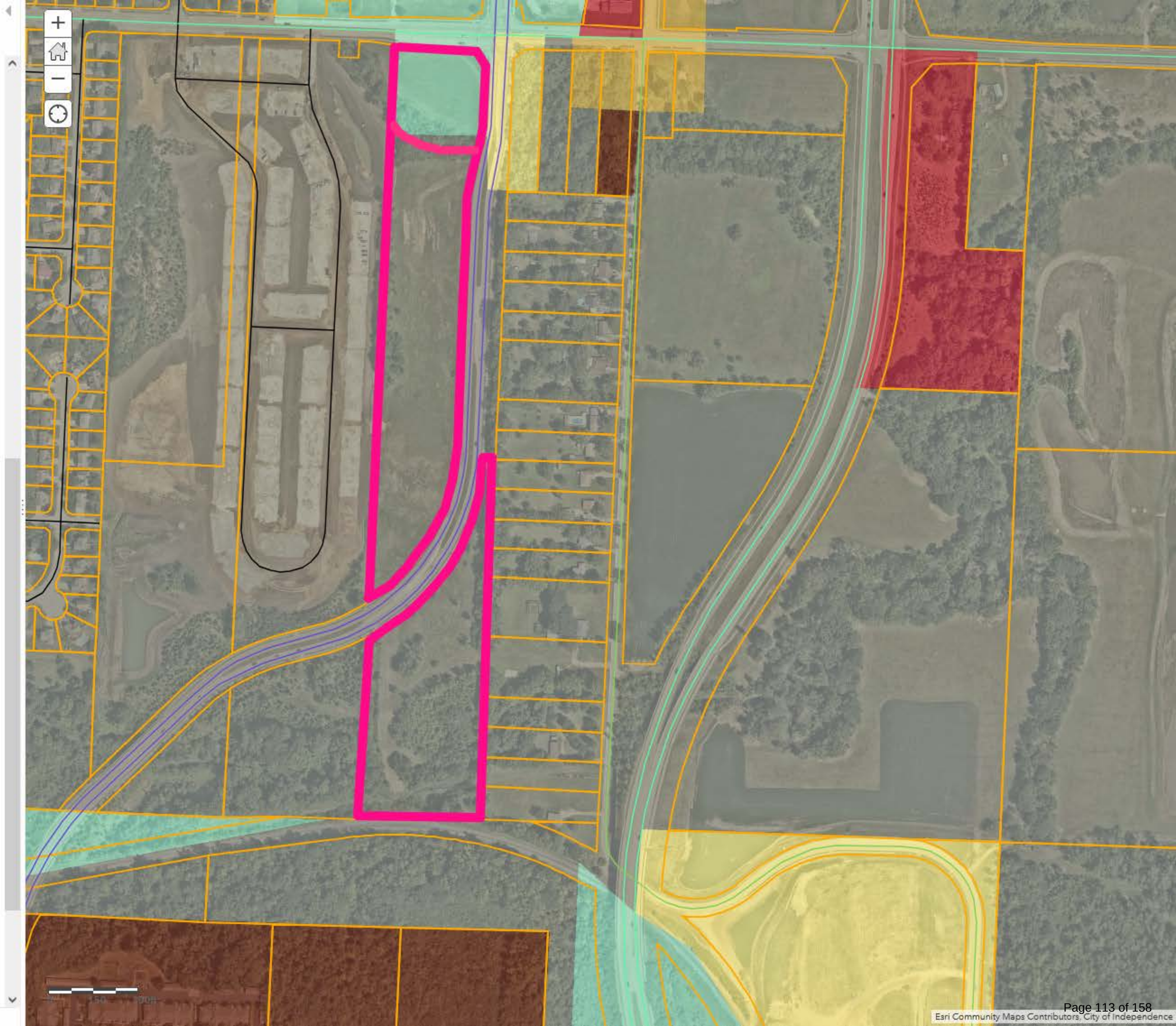
- Square Business District**
-

- City Limits**
-



Legend

- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U
- R-A/PUD
- Service Commercial/Historic Landmark
- Arts District/Special Use Permit(SUP)
- General Commercial/Special Sign Character
- Residential, Agricultural/Special Use Permit, 3 AC min lot area
- Residential, Agricultural/Historic Landmark
- Residential, Two-Family/Special Use Permit



MEETING DATE: September 10, 2024

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Jackson Place

CASE NUMBER/REQUEST: **Case 24-310-05 – Jackson Drive and RD Mize Road – Jackson Place Preliminary Plat** – A request by James Pollard for a Preliminary Plat called Jackson Place located at Jackson Drive and RD Mize Road

APPLICANT: James Pollard

PROPERTY LOCATION: Southwest Corner of Jackson Drive and RD Mize Road

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...undeveloped lots
East: R-6 (Single-Family Residential)...single-family houses
C-3 (Service Commercial)...undeveloped wooded tract
South: R-6 (Single-Family Residential)...undeveloped tract
West: R-30/PUD (High Density Residential/Planned Unit Development)...developing subdivisions

FURTHER ACTION:

Following action by the Planning Commission, this preliminary plat request is scheduled for resolution consideration by the City Council on October 21, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat with the following conditions.

1. The preliminary plat approval is subject to approval of the rezoning Case 24-100-19 – **Rezoning – Jackson Drive & R.D. Mize Road** – A request by Jim Pollard to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to C-2 (General Commercial) and R-12 (Two-Family Residential).
2. Provide a revised drawing labeled Preliminary Plat (instead of Preliminary Development Plan) showing all the items required for a Final Plat, except addresses and signature blocks, plus all structures, improvements, berms, landscaping and driveways and sidewalks.
3. A copy of the CC&R's shall be recorded with the First Final Plat and include the maintenance of the berms and required landscaping.
4. A berm and associated landscaping per the UDO shall be provided in the rear yards of the lots abutting the Jackson Drive rights-of-way. Responsibility and descriptions of the earth work and plantings shall be described in the CC&R's required to be recorded with the first Final Plat. Further, these improvements will be indicated on all of the plot plans. A recorded deed restrictions or other type of guarantee will be necessary to prevent the required berm screening from being removed.

5. The development shall meet the parking requirements of City Code Section 14-501-05 while not obstructing sidewalks. Paved area of front and side yards shall meet City Code Section 14-501-10-B.
6. The development entrances shall meet minimum sight distance requirements prior to recording of the First Final Plat.
7. Lots encroaching on the flood plain shall require development floodplain permits and compliance to City FEMA regulations. Adherence to stream buffer setbacks shall be required.
8. This preliminary plat has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by James Pollard for Preliminary Plat approval of Jackson Place located at Jackson Drive and RD Mize Road

Current Zoning:	C-2 (General Commercial) and R-6 (Single-Family Residential)	Proposed Zoning:	C-2 (General Commercial) and R-12 (Two-Family Residential)
------------------------	--	-------------------------	--

Current Use: Vacant tracts

PROPOSAL:

This preliminary plat includes 1 commercial lot at the corner of RD Mize and Jackson and 33 duplex lots along with 5 common area tracts. Each residential unit will have a sprinkler system and there will be a homeowners association established which will maintain the yards and common areas. The townhomes will be offered for sale and priced at approximately \$450,000 and \$225,000 per side.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed development has a fairly flat topography. The existing narrow tracts located northwest and southeast of an "S" curve in Jackson Drive will contain two, dead-end streets ending in cul-de-sacs. Duplexes with two and four car driveways will line those streets. Berms and landscaping will provide some screening from the rights-of-way.

CHARACTERISTICS OF THE AREA:

To the east of the properties, across Jackson Drive, set single-family houses on R-6 zoned lots. The multiple-family development to the west, Arabella, has yet to be completed. To the north and northeast are undeveloped tracts and a wooded lot zoned C-2 and C-3. Undeveloped woodland lies along the railroad tracks to the south and is zoned R-6.

ANALYSIS

Platting:

In addition to configuring the rights-of-ways and utility easements, the future commercial lot abutting R.D. Mize Road will contract in size, confined north of the north stream buffer.

We need a revised drawing labeled Preliminary Plat showing all the items required for a Final Plat, except addresses and signature blocks, plus all structures, improvements, berms, landscaping and driveways.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Public Utilities:

All utility services are adjacent to rights-of-way or nearby. There are water and electric mains in the new development to the west and in RD Mize Road and Jackson Drive rights-of-way. There are sanitary mains in the new development to the west, in the RD Mize right-of-way and along the creek south of the southern tract.

Floodplain/Stream Buffer:

Portions of the northern and southern tracts, along the two streams crossing them, are in federal designated floodplains.

There is a second-order stream located within the north tract and a third order stream located within the south tract. Second-order streams shall have a minimum average buffer width of 105-feet on each side, with streamside zone of 35-feet, a middle zone of 45-feet, and an outer zone of 25-feet. Third-order streams shall have a minimum average buffer width of 125-feet on each side, with a stream side zone of 35-feet, a middle zone of 65-feet, and an outer zone of 25-feet.

Elevations:

The applicant's application indicates two styles of duplex, one to be used with the northern tract and another with the southern tract.

Driveways and Sidewalks:

Each duplex unit will have one garage, but each duplex structure will either have a two or four-car wide driveway creating as many as five parking spaces per unit on the side of the two street segments not having sidewalks and three parking spaces for some units on the sides that will have sidewalks. This will help to keep street parking at a minimum.

Streets and Access:

The two tract areas will be accessed by two dead-end rights-of-way squaring with Jackson Drive at a right angle where an existing break in the median is midway along the "S" curve. The location of the duplex on Lot 13 could lead to sight distance concerns. The development entrances shall meet minimum sight distance requirements prior to recording of the First Final Plat.

Landscaping:

A berm and associated landscaping per the UDO will be provided in the rear yards of the lots abutting the Jackson Drive rights-of-way. Responsibility and descriptions of the earth work and plantings shall be described in the CC&R's required to be recorded with the first Final Plat. Further, these improvements will be indicated on all of the plot plans.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the First Final Plat.

CIP Investments:

The City does not have any capital improvements projects planned near this area.

REVIEW CRITERIA

Recommendations and decisions on preliminary plat applications must be based on consideration of all the following criteria:

- 1. Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal.**

The proposed development is in compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal (although mirror adjustments to how stormwater is directed through the stream buffers may be needed).

Prior to allowing work to commence, staff needs a No-Rise Letter that certifies that the engineer's calculations deem there to be no adverse impact/rise to the base flood elevation (BFE).

- 2. Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision;**

Water observes that previous water main layout review mark-ups and comments have been incorporated into this Site Plan and that Engineering Plans for the Water Main Extensions (Plan & Profile) will be required. The proposed hydrant locations will be reviewed and approved by Independence Fire Department and Municipal Services. Each building unit will need to have its own separate water service (tap onto main, curb valve & meter pit). A re-routed the northern water main will avoid the landscape berm.

- 3. Availability and accessibility of utilities;**

There are water and electric mains in the new development to the west and in RD Mize Road and Jackson Drive rights-of-way.

- 4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks;**

Adjacent arterial streets, and a nearby parkway, will provide rapid connection to the above services and amenities.

- 5. Consistency with the zoning district regulations;**

The proposed lots conform to those required for an R-12 (Two-Family Residential) zoned subdivision.

- 6. Conformity with the Major Thoroughfare Plan;**

The use is sited along two arterial streets that carry both car and truck traffic.

- 7. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;**

The rezoning should have no detrimental effect on area properties. The rezoning creates a transition zone between R-30/PUD zoning and R-6 zoning.

- 8. Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties;**

The property is quite flat, and has some floodplain areas and streams with stream buffer zones, making drainage an issue while still manageable.

- 9. Recommendations and comments of the Development Review Committee and other reviewing agencies;**

If rezoning is denied, it is likely the property will not be developed for single-family residential uses.

- 10. Conformity with the master sewer and water utility plan; and**

The proposed development is in compliance with those plans.

11. Compliance with this development ordinance and all other applicable regulations.

The proposed development (developed as conditioned) will meet the requirements of the Unified Development Ordinance (UDO).

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat
4. Duplex One
5. Duplex Two
6. Comprehensive Plan map
7. Zoning map

Project Name: Jackson Place

Applicant: Jim Pollard

Request: Rezone approximately 18 acres from R-6 to R-12 P.U.D

I am requesting rezoning of approximately 18 acres on Jackson Drive from R-6 to R-12 PUD to build 33 townhomes. Please find enclosed pictures of the building proposed to be built.

Each unit will have a sprinkler system and there will be a homeowners association established which will maintain the yards and common areas.

The townhomes will be offered for sale and priced at approximately \$450,000 and \$225,000 per side.

Legal description is on the preliminary development plan.

If you have any questions please feel free to contact Jim Pollard 816-686-8800.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☒ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☒ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Jackson Place

Project Name

Jackson Drive at R.D.Mize Drive

Project Address/Location

3300/Duplex	16.17 (Lots & Tracts)	33/5	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
GC & R-6	C-2 & R-12	Vacant	MF Duplexes
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☒ One 24" x 36" set of plans for Land Sub. & Site Dev. ☒ One PDF copy of a plat map or site plan ☒ Legal Description of the property in question
--	--

Contact Information

Applicant

Jim Pollard N/A

Name Company

303 S. Crenshaw Road, Independence, MO 64057

Address

816-686-8800 jim10dreams68@gmail.com

Phone Email

Architect/Engineer/Surveyor/Other:

Kevin Sterrett Hg Consult, Inc.

Name Company

1533 Locust Street, Kansas City, MO 64108

Address

816-703-7098 ksterrett@hgcons.com

Phone Email

Owner

Same As Applicant

Name Company

Address

Phone Email

Architect/Engineer/Surveyor/Other:

Name Company

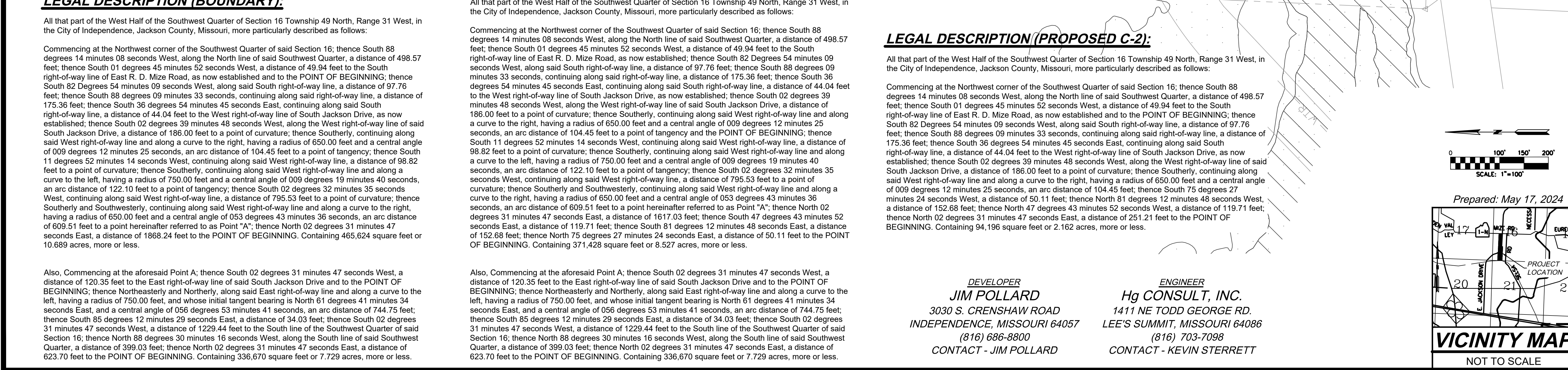
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Phone Email

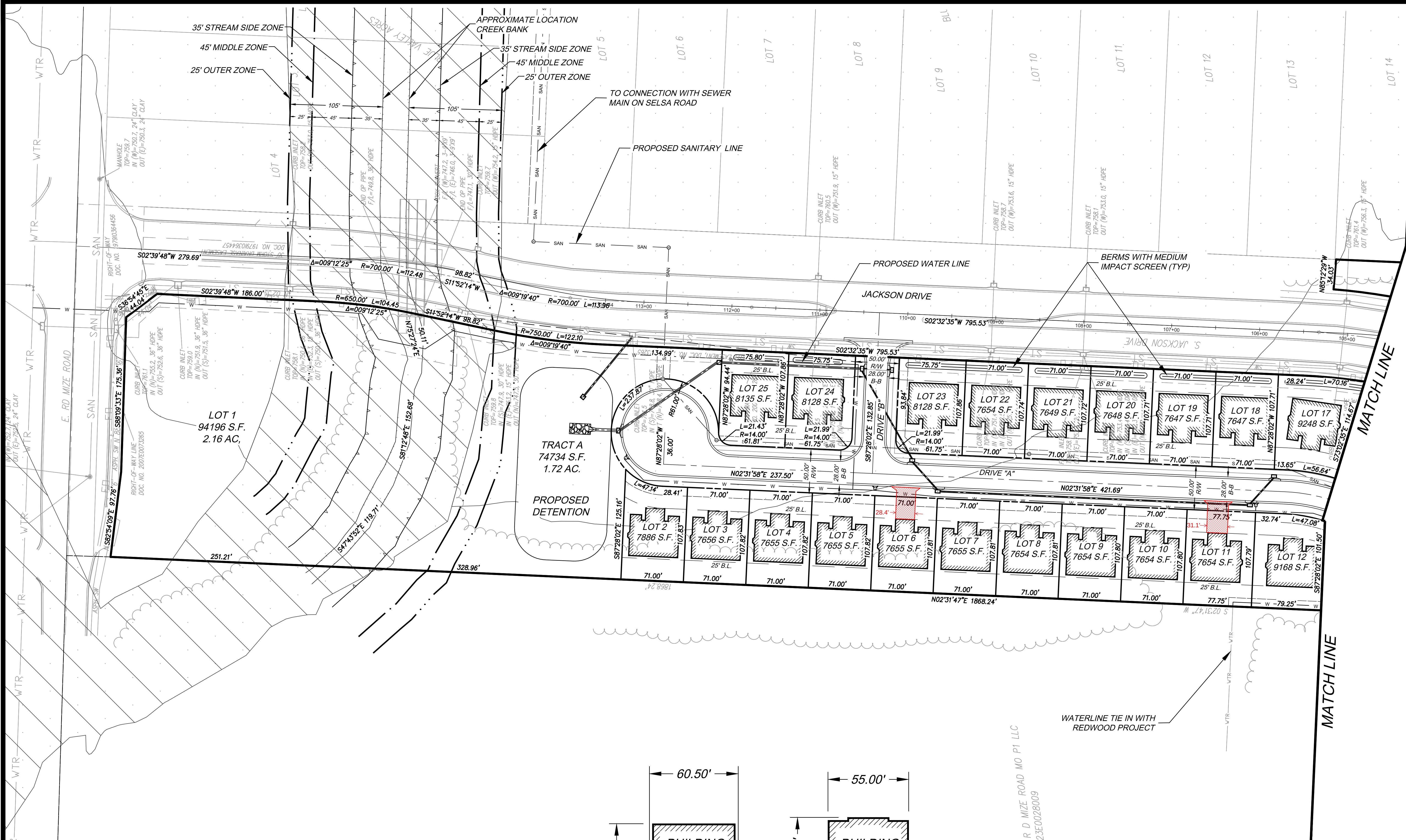
The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____

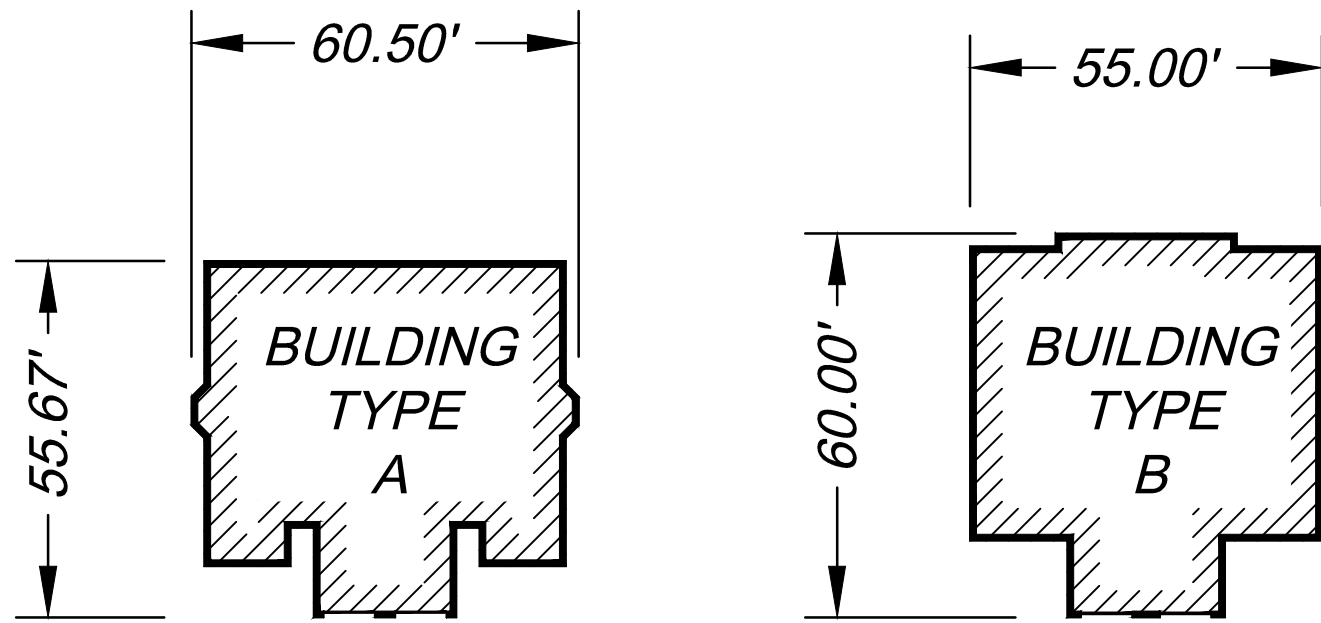


PRELIMINARY DEVELOPMENT PLAN OVERALL SITE PLAN		 Consult Inc. engineers planners 1533 Locust Street, Kansas City, Missouri 64108 CORPORATE LICENSE No. E20100573 (MO.) / E-1736 (KS.) / LS.2019005467		 R. KIRVIN STERRETT, No E-206440 JULY 26, 2024	
JACKSON PLACE				DATE	REVISION
				08/12/24	Revised per City comment letter 8/17/24
				07/26/24	REVISED PER CITY COMMENTS
				05/17/24	SUBMIT TO CITY OF INDEPENDENCE
				2	RKS
				1	SPW
					RKS
					SPW
C1.01					



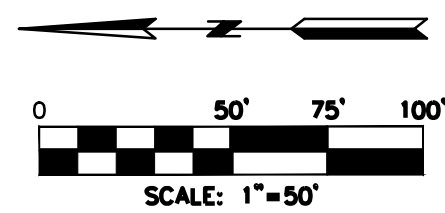
NOTES:

1. Lot 1 to be zoned as C-2.
2. Tract A to be used for storm water detention.
3. 25' B.L. = 25' Building Setback Line.
4. All driveways to meet the 40% maximum front yard pavement coverage allowance. Drives will be shown on plot plans at permit stage.
5. The berms, with medium impact buffer along Jackson Drive will be installed with each individual lot with final grading at the permit stage. Perpetual maintenance of the berm and screening on said lots to be noted in the HOA Covenants and Restrictions.



BUILDING DIMENSIONS

SCALE: 1"=20'

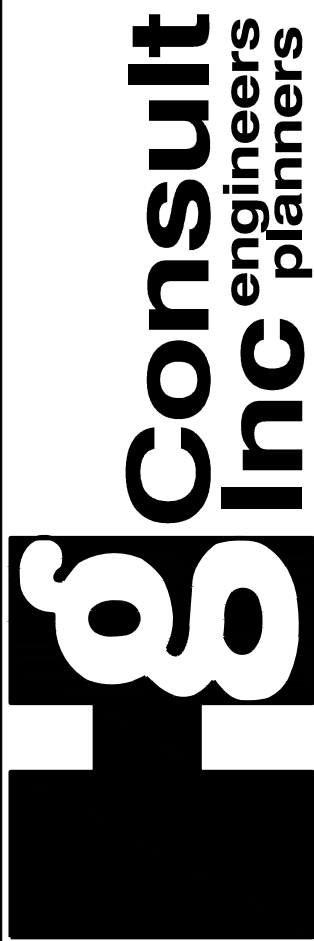


ENGINEER
Hg CONSULT, INC.
1411 NE TODD GEORGE RD.
LEE'S SUMMIT, MISSOURI 64086
(816) 703-7098
CONTACT - KEVIN STERRETT

PRELIMINARY DEVELOPMENT PLAN
SITE DIMENSION PLAN NORTH

JACKSON PLACE

PART OF THE SW 1/4 OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

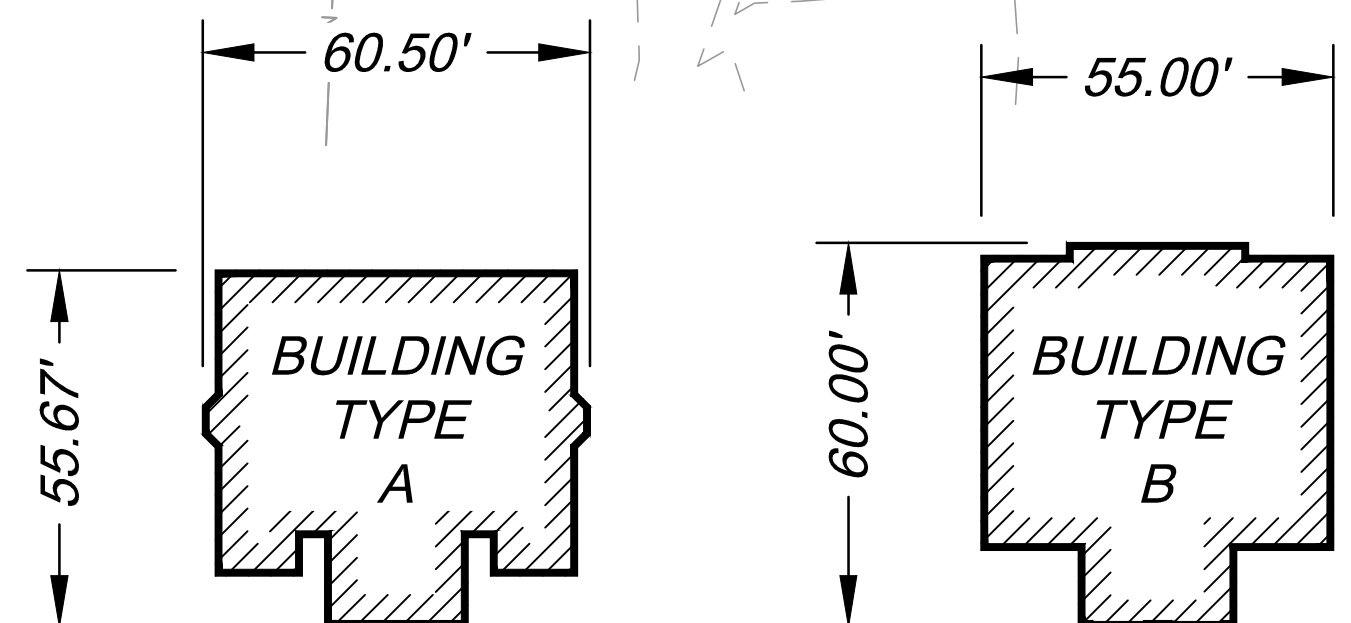
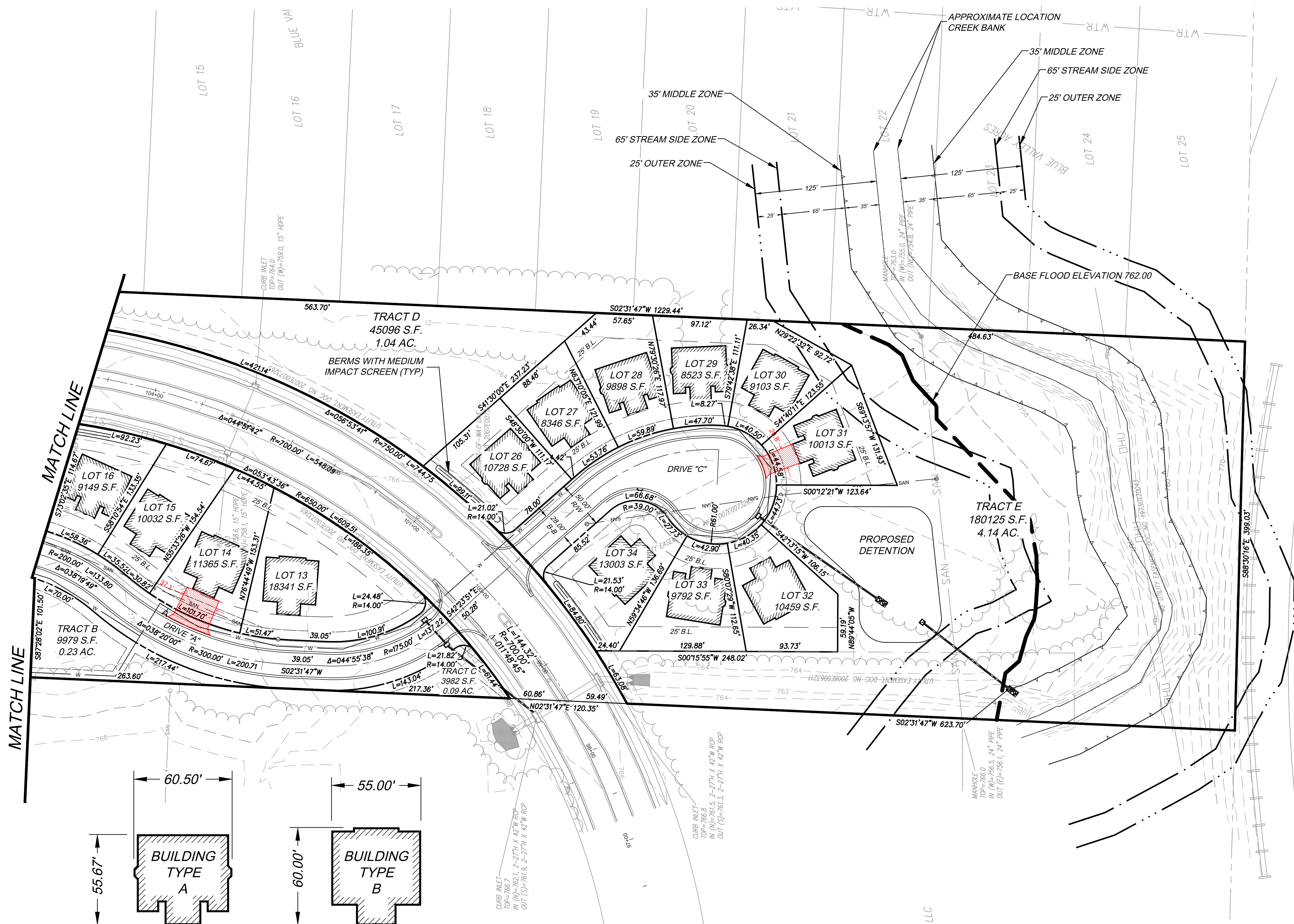


R. KEVIN STERRETT, P.E. E-26440
JULY 26, 2024

DATE	REVISION	NO.	BY	CORP.
08/12/24	Revised per City comment letter 8/1/24	2	RKS	RKS
07/26/24	REVISED PER CITY COMMENTS	1	RKS	RKS
05/17/24	SUBMIT TO CITY OF INDEPENDENCE		SW	RKS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

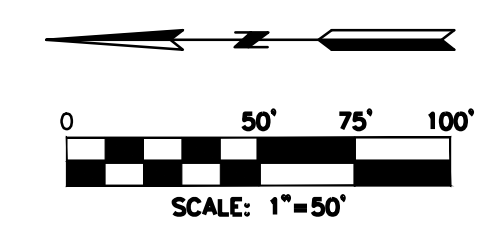
C1.02



BUILDING DIMENSIONS
SCALE: 1"=20'

NOTES:

1. Tract E to be used for storm water detention.
2. Tracts B, C and D are to be used for Common Open Space.
3. 25' B.L. = 25' Building Setback Line.
4. All driveways to meet the 40% maximum front yard pavement coverage allowance. Drives will be shown on plot plans at permit stage.
5. The berms, with medium impact buffer along Jackson Drive will be installed with each individual lot with final grading at the permit stage. Perpetual maintenance of the berm and screening on said lots to be noted in the HOA Covenants and Restrictions.



RADMACHER LAND & EQUIPMENT LLC
DOC. NO. 2008E0020082

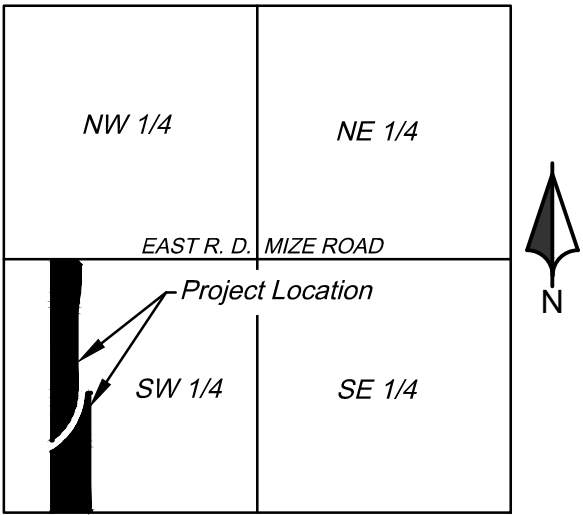
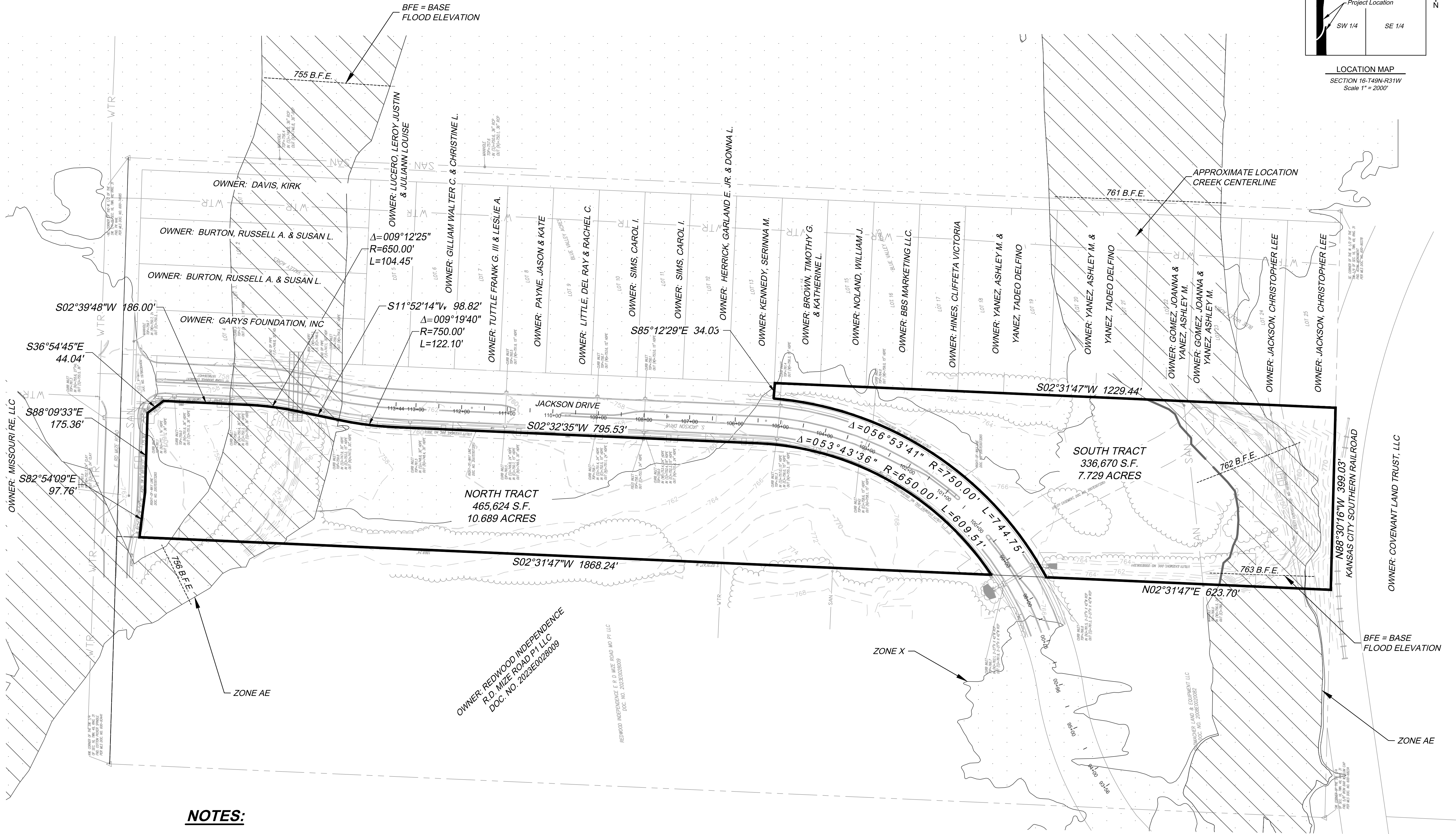
PRELIMINARY DEVELOPMENT PLAN
SITE DIMENSION PLAN SOUTH
JACKSON PLACE
PART OF THE SW 1/4 OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

gconsult inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
RICHARD M. STERRETT
No. 000000000
EXPIRATION DATE 07/26/2024
JULY 26, 2024

DATE	REVISION	NO.	BY	CORP.
08/12/24	Revised per City comment letter 8/1/24	2	RKS	RKS
07/26/24	REVISED PER CITY COMMENTS	1	SPW	SPW
05/17/24	SUBMIT TO CITY OF INDEPENDENCE			

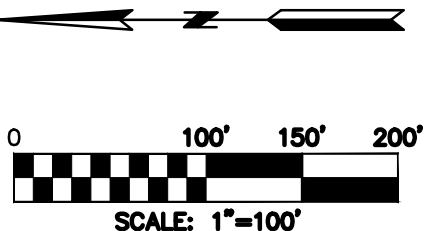
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES



LOCATION MAP
SECTION 16-T49N-R31W
Scale 1" = 200'

NOTES:

- According to the F.E.M.A. Flood Insurance Rate Map Number 28085C0311G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain and ZONE AE, defined as the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Base flood elevations have been determined.
- There are no oil or gas wells located on the subject property as of November 06, 2023 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).



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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 201905467

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS
JACKSON PLACE
PART OF THE SW 1/4 OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

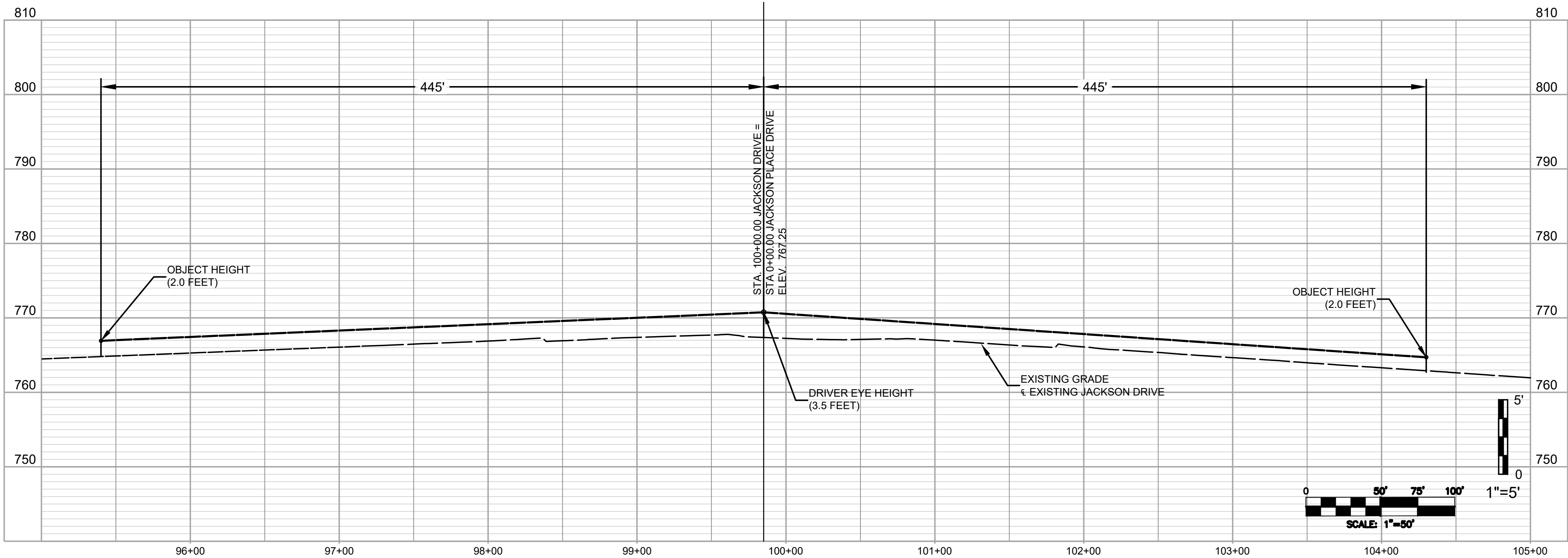
X-REF NO. 23-072 Base
DRAWING NO. 23-072PDPs
DATE May 17, 2024
JOB NO. 23-072

C1.04

R. KEVIN STERRETT, P.E. E-26440
July 26, 2024

NOTES:

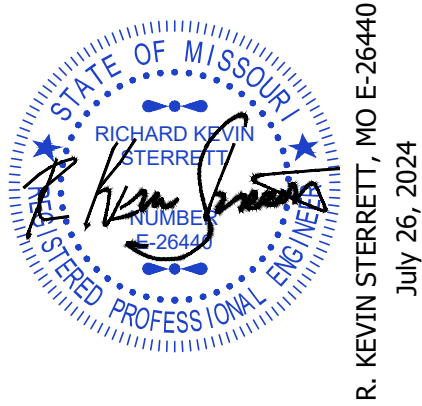
1. Per AASHTO the Stopping Sight Distance for a 40 MPH road is 445 feet.
2. No obstructions shall be allowed in Sight Distance area. No landscaping shall be installed to the North and South of South Entrance in Sight Distance area. Existing trees to south may need to be removed from Sight Distance area.



CENTERLINE EXISTING JACKSON DRIVE



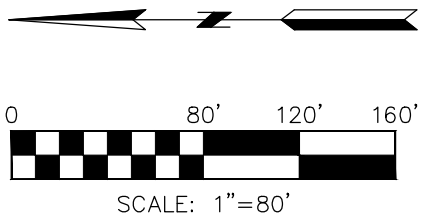
DATE	REVISION	NO.	BY	EX/WR
07/24/24	REVISION PER CITY COMMENTS	1	SPW	RS
02/17/24	SUBMIT TO CITY OF INDEPENDENCE			RS
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES				

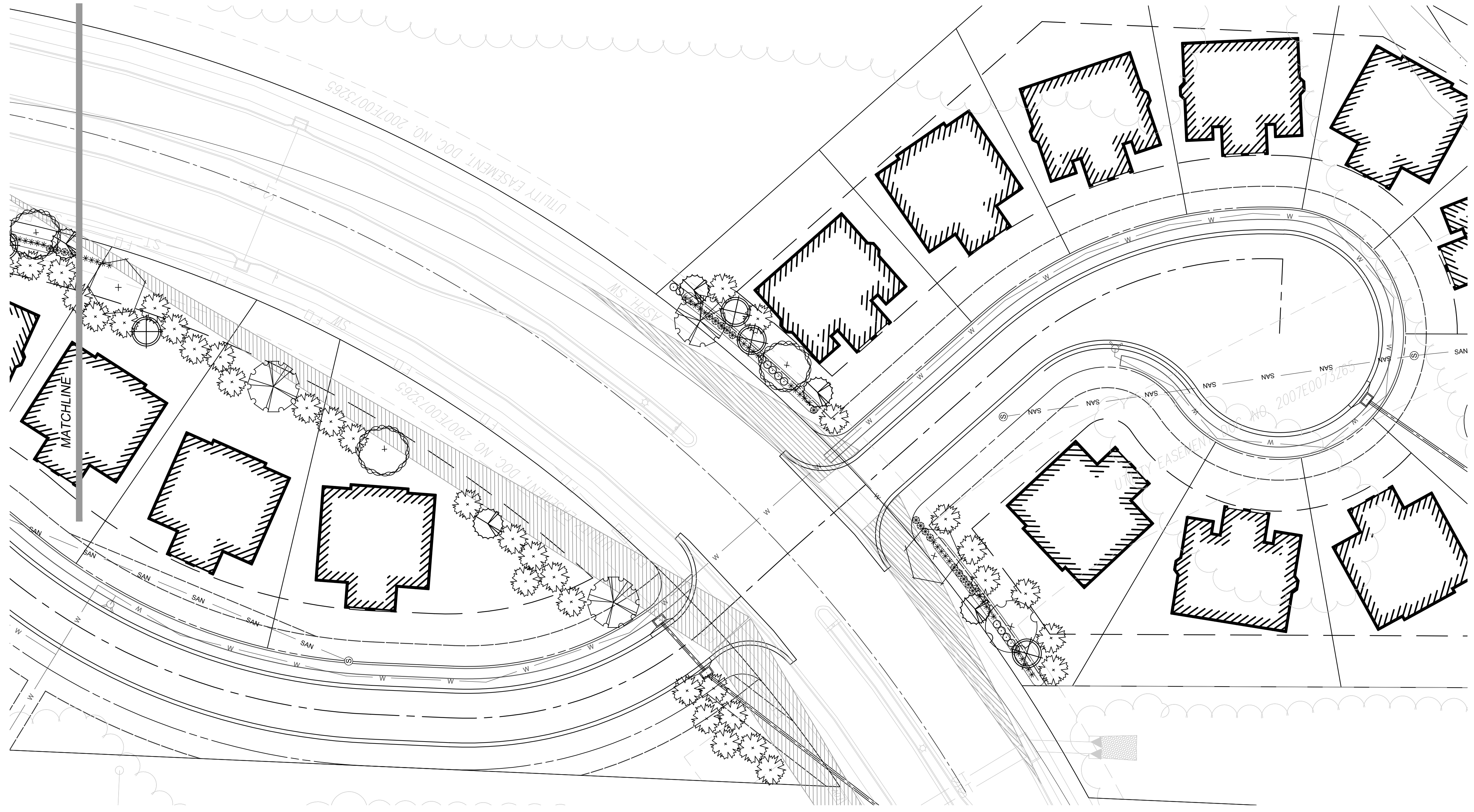
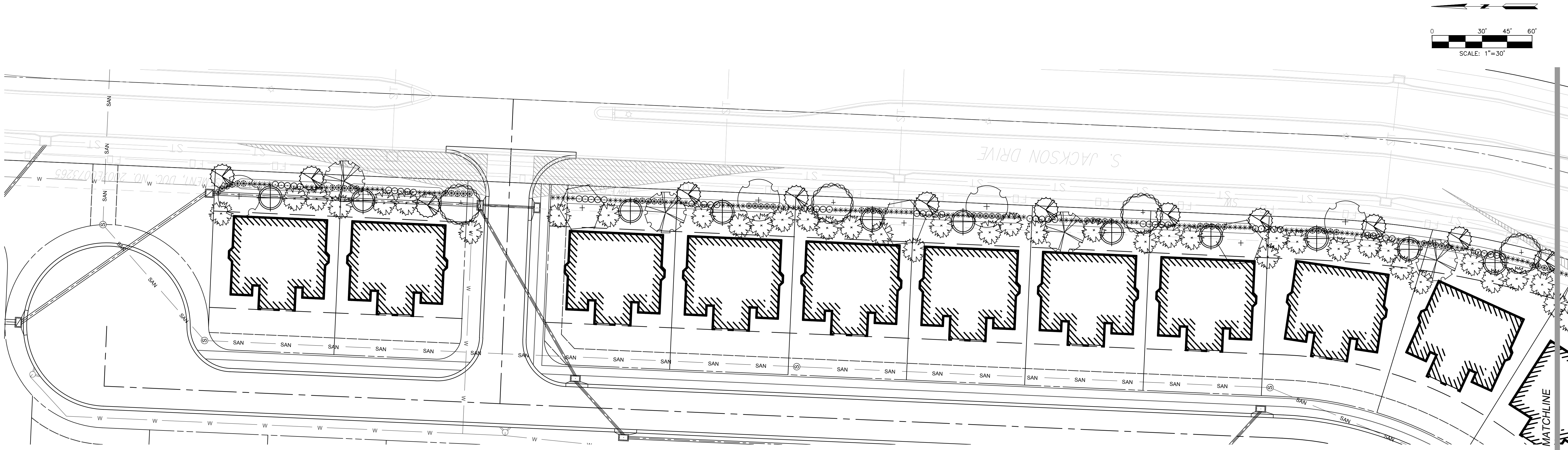


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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

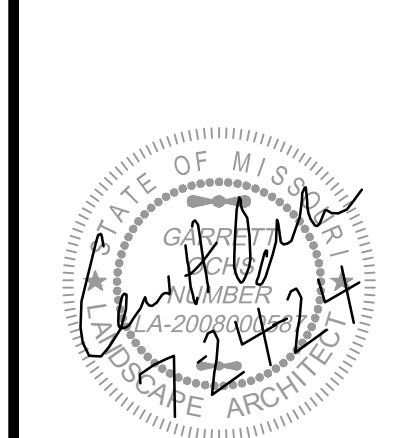
PRELIMINARY DEVELOPMENT PLANS
SIGHT DISTANCE EXHIBIT
JACKSON PLACE
PART OF THE SW ¼ OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 23-072 Base
DRAWING NO. 23-072PDPs
DATE May 17, 2024
JOB NO. 23-072
C2.02





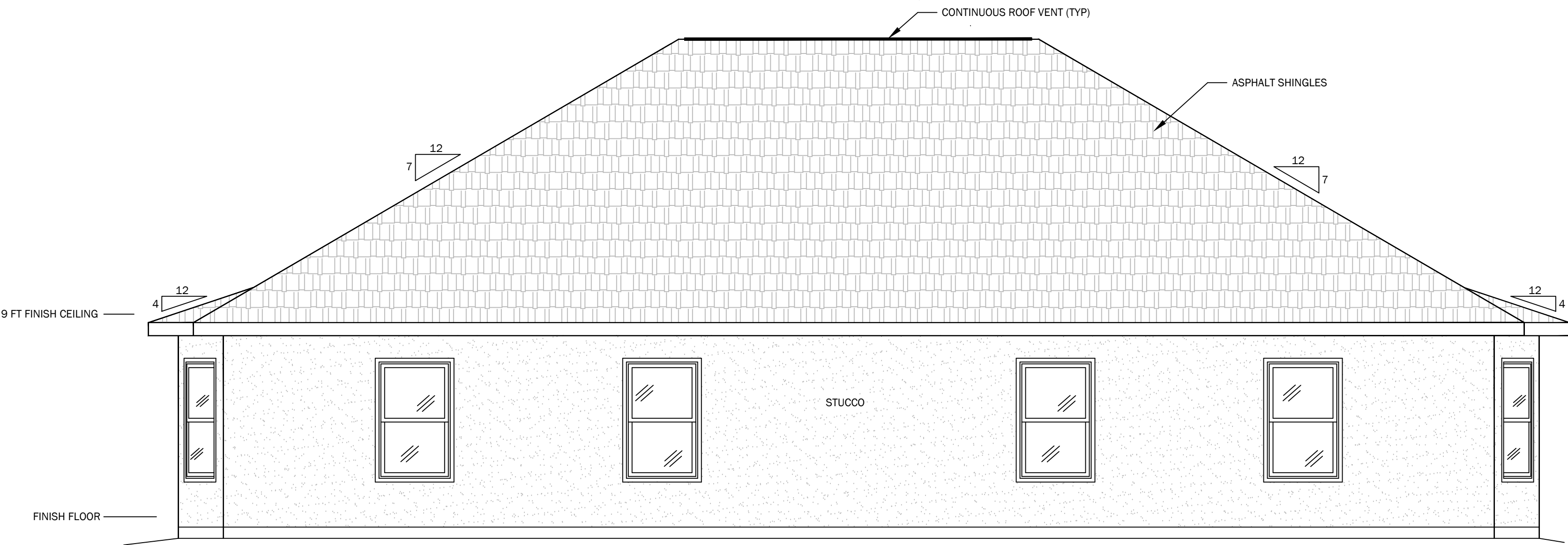
DATE	REVISION	BY	CHKD
05/17/24	REVISED PER CITY COMMENTS		RHS
05/17/24	SUBMIT TO CITY OF INDEPENDENCE		RHS



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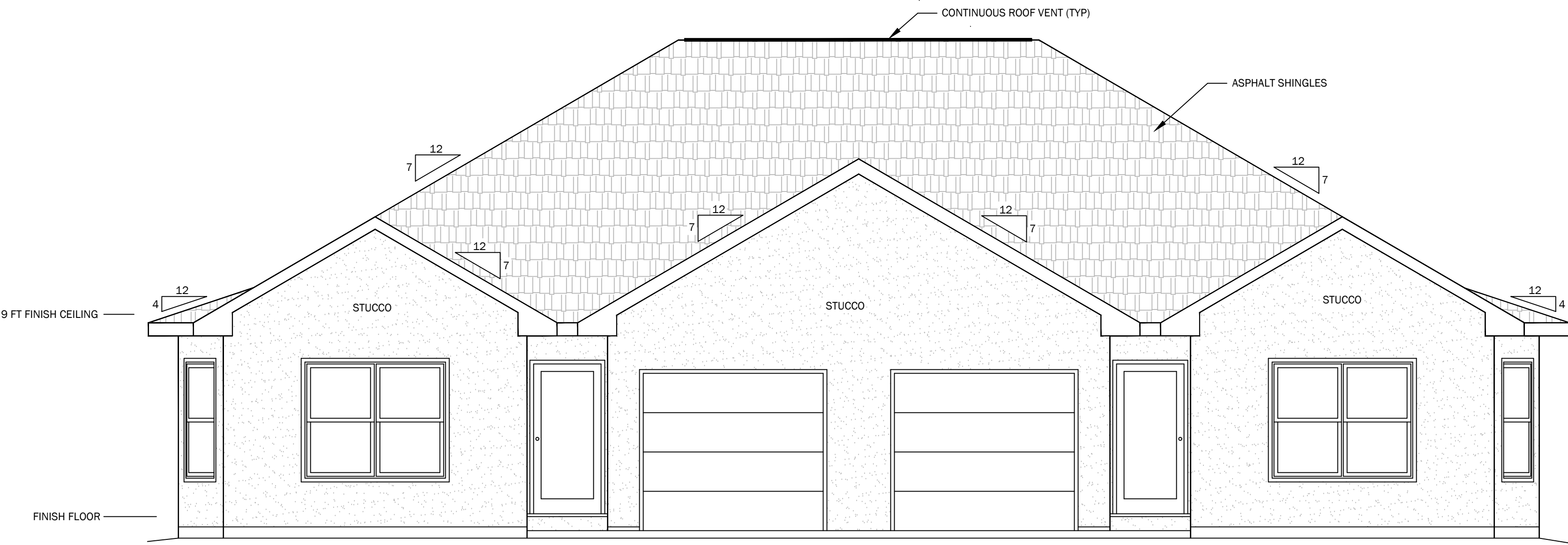
PRELIMINARY DEVELOPMENT PLANS
OVERALL LANDSCAPE PLAN
JACKSON PLACE
PART OF THE SW 1/4 OF SECTION 16-T49N-R31W
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 23-072 Base
DRAWING NO. 23-072POPs
DATE May 17, 2024
JOB NO. 23-072
C3.02



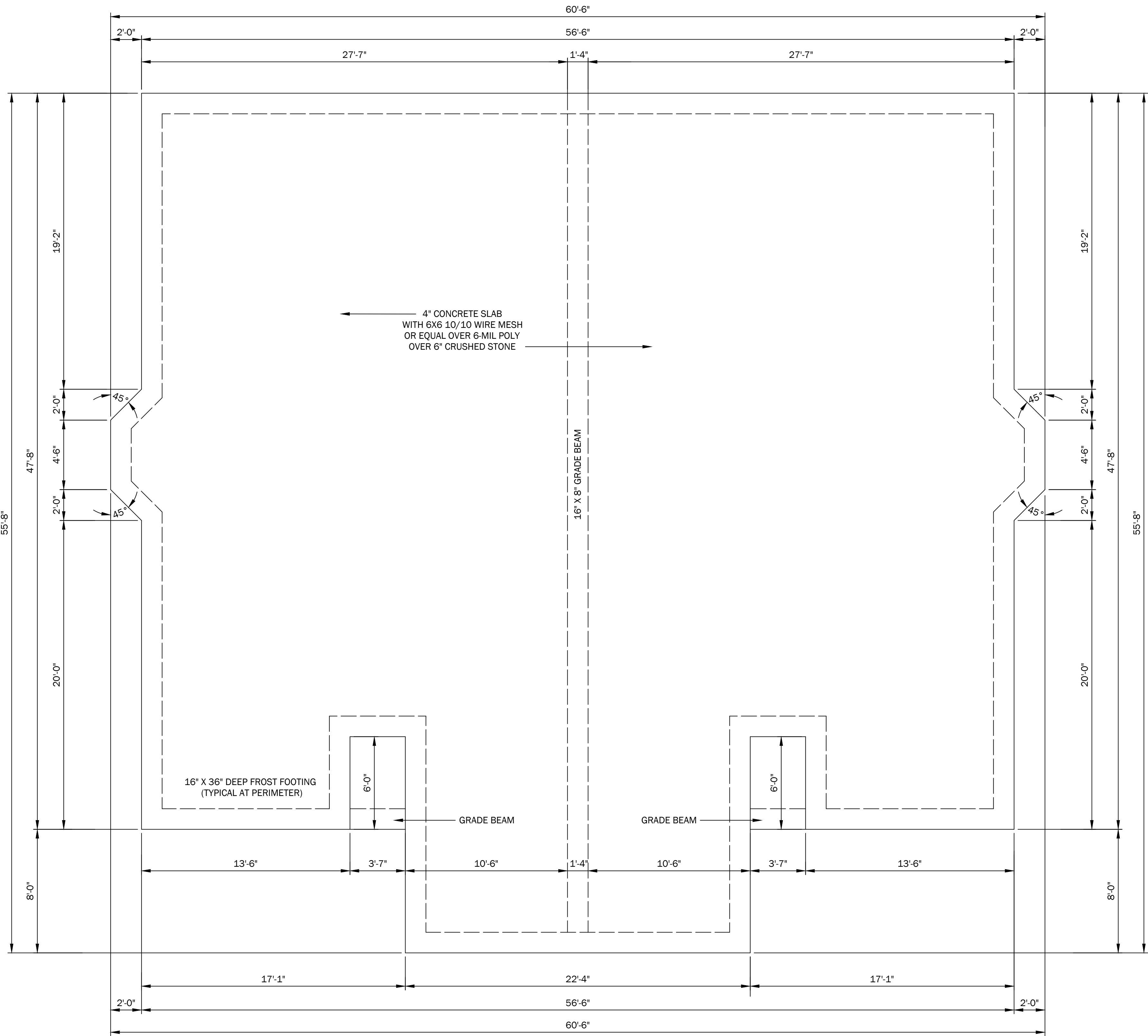
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

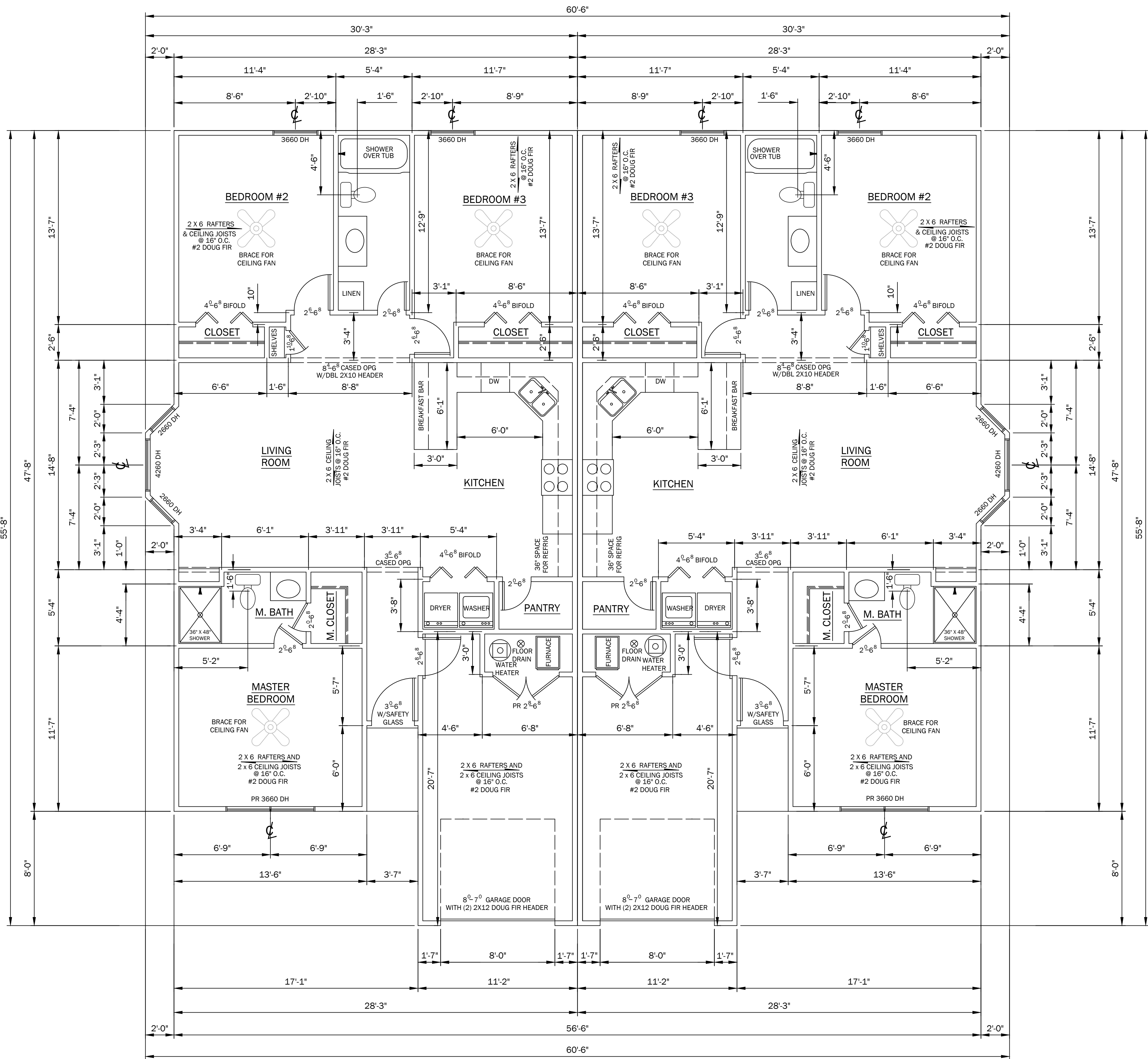
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- NOTES:
1. FOOTING SIZES ARE BASED ON SOIL WITH AN ALLOWABLE SOIL PRESSURE OF 2000 LBS. PER SQ FT.
 2. ALL CONCRETE FOOTINGS SHALL HAVE A MINIMUM FROST DEPTH OF 36 INCHES.
 3. COMPRESSIVE STRENGTH OF CONCRETE AS FOLLOWS:
FOOTINGS: 3000 PSI
SLABS: 4000 PSI
 4. SEE DETAIL SHEET FOR TYPICAL SECTIONS.

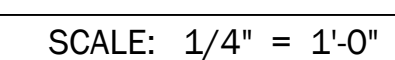
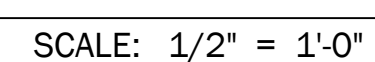
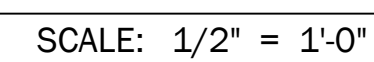
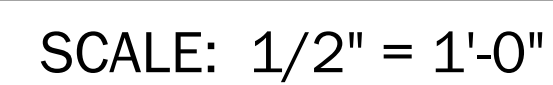


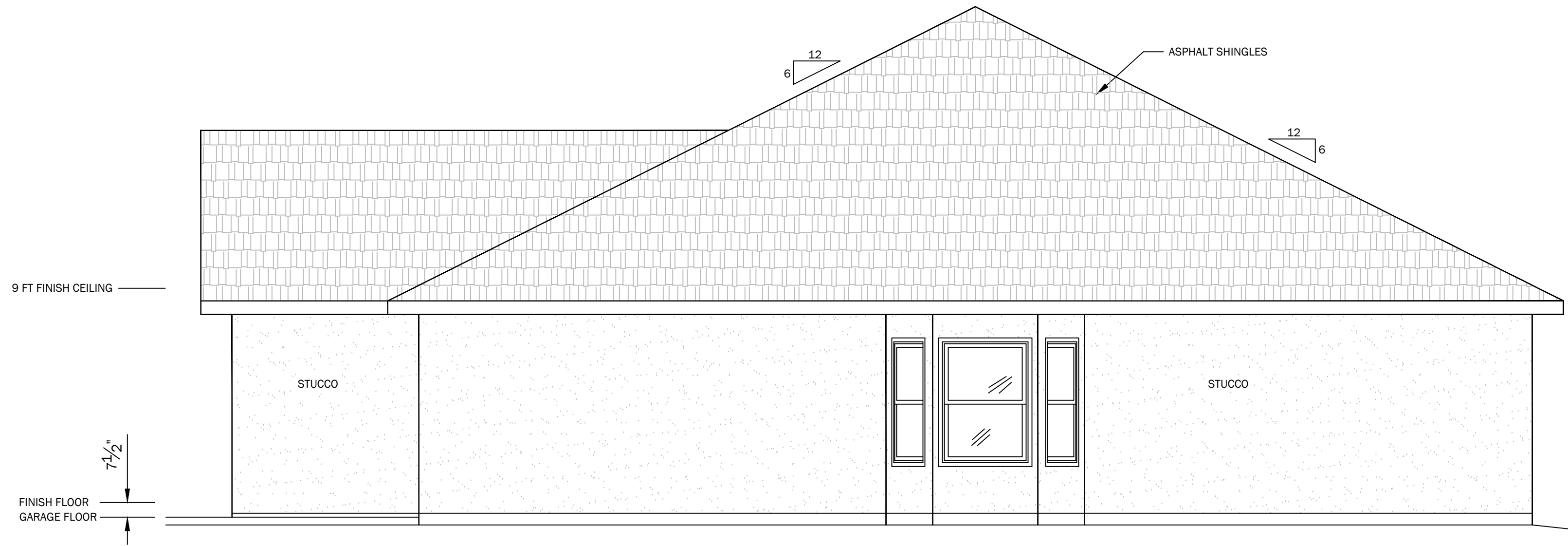
FLOOR PLAN

SCALE: 1/4" = 1'-0" FIN. SQ. FT. = 1206 PER UNIT (2412 TOTAL)

NOTE: DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION AT EXTERIOR WALLS, AND TO CENTERLINE OF STUDS AT INTERIOR WALLS. SEE SECTION SHEET FOR DETAILS.

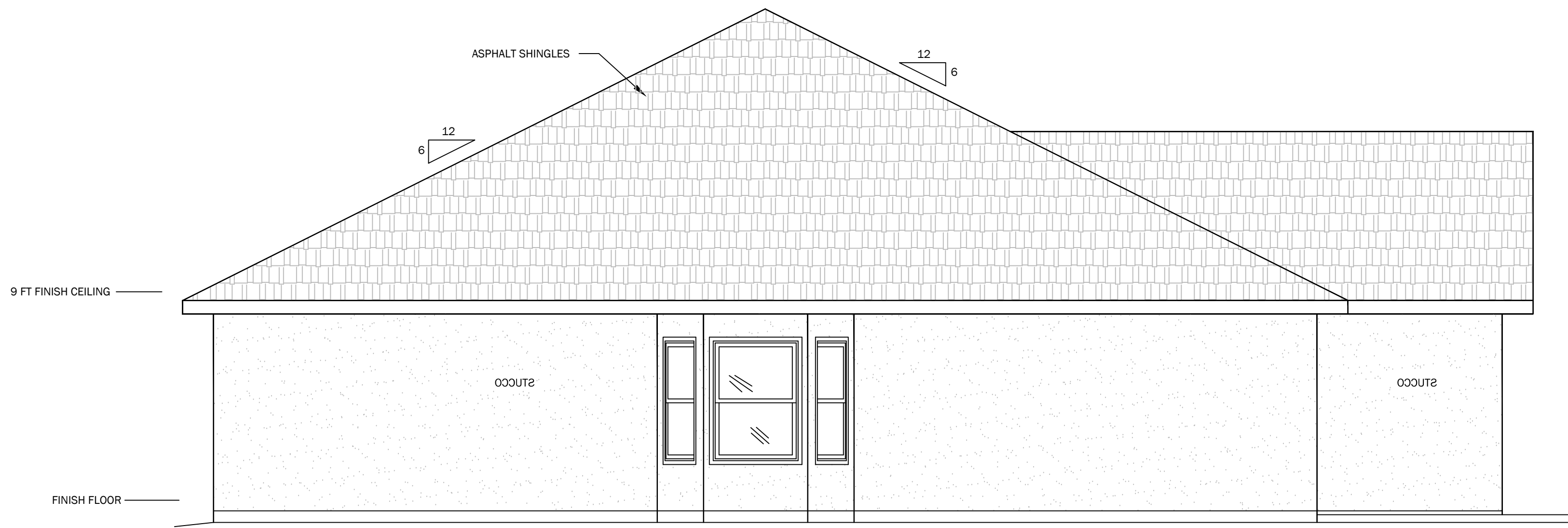
- ALL CONSTRUCTION TO MEET REQUIREMENTS OF 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
- NOTES
- (A) ALTERNATE METHOD (DOUBLE QUANTITY OF ANCHOR BOLTS)
 - (B) CONTINUOUS METHOD (REF. R602.10.3)
 - (C) MINIMUM 1/2" GYP BD PER METHOD 5 AT INTERIOR WALL
- ALL TOILET ROOMS AND KITCHEN TO HAVE EXHAUST FANS.
- SMOKE AND CO₂ DETECTORS PER 2018 ELECTRICAL CODE
- GFCI'S AND EXHAUST FANS TO BE INSTALLED PER 2018 IRC
- WINDOWS 60" ABOVE GRADE AND LESS THAN 24" OFF FLOOR SHALL NOT PERMIT A 4" OBJECT TO PASS THROUGH.





RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

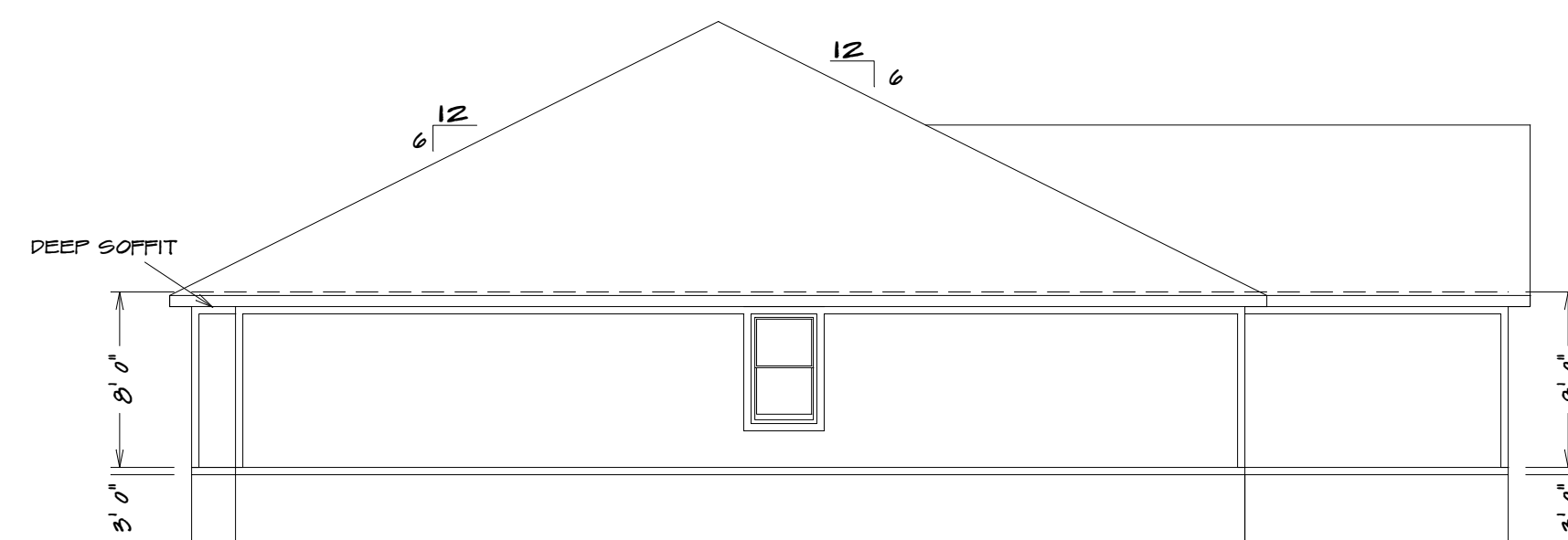


UNIT B

1180 SQ FT.

BUILDER/CONTRACTOR IS RESPONSIBLE TO
CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS.
ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS,
AND COLUMN SIZES.

NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY

[illegible]

The drawing shows a side elevation of a house. The roof is gabled with a 12/7 pitch indicated on both sides. Below the roofline, a dashed line is labeled "DEEP SOFFIT". The main body of the house features a series of windows: a single window, a double window, a larger double window, another double window, and a final single window. Below this row of windows is a porch area supported by columns. The overall height of the house is marked as 8' 0" on the left side.

SQUARE FOOTAGE
LIVING AREA
FIRST FLOOR = (UNIT-A) 1180
(UNIT-B) 1180

DUP-5022

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PWD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.	HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	BUILDER:	PHONE:	DATE REVISED:	DUP-9022	1
	SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
				9022 ELEV	

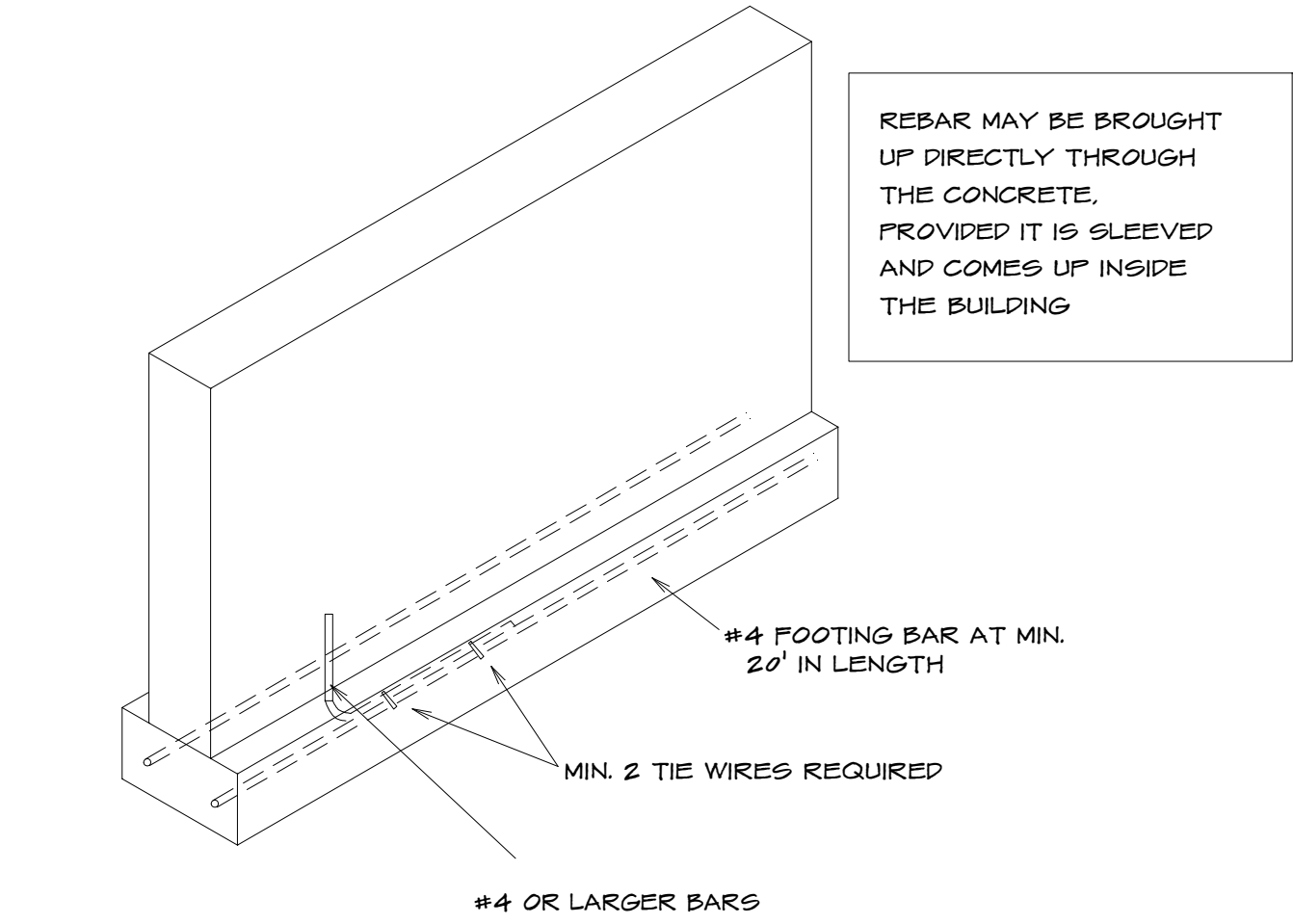
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR AGENCY COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CHECK FOR FAD LOCATIONS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM HEADERS, JOISTS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOR PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR VIOLATIONS TO OTHER COPYRIGHTED ITEMS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL CHANGES MADE TO STRUCTURE.

SEE ELEVATION FOR
WALL HEIGHTS

NOTE.. ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE.. DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
☐ = SMOKE DETECTOR

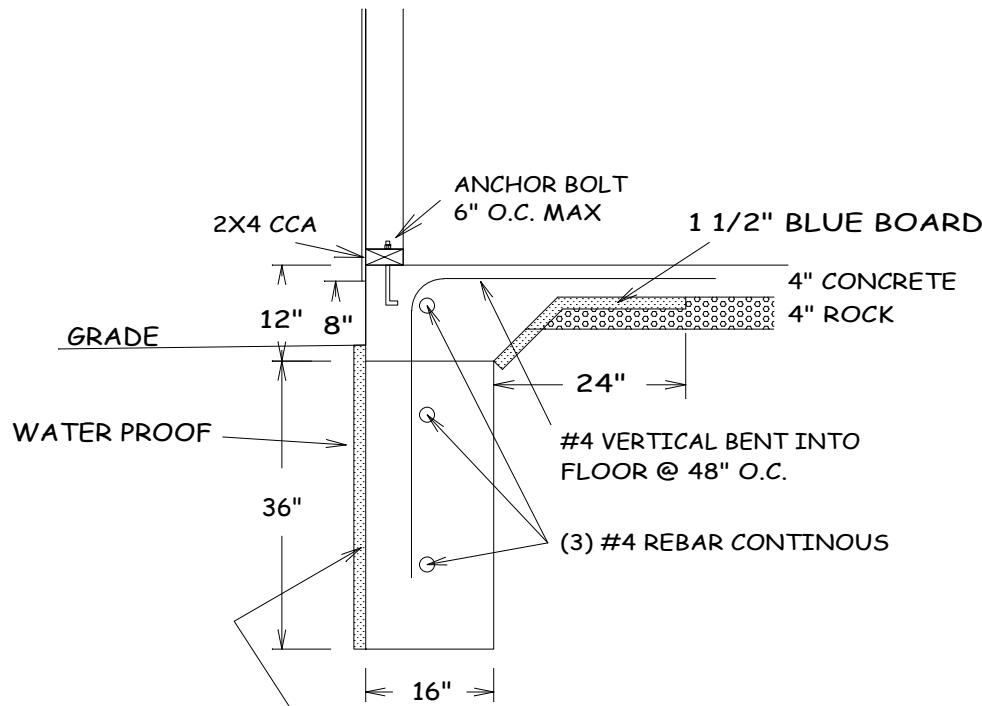


1. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system. This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 60 m (20 ft) of one or more bars or rods of not less than 13 mm (1/2 in.) in diameter, or consisting of at least 60 m (20 ft) of bare copper conductor not smaller than 4 AWG.

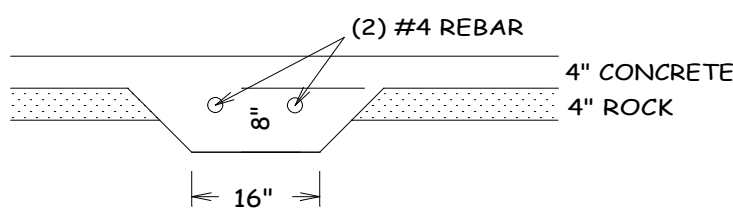
2. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system." Proper lap splices are required

UFER GROUNDING SECTION

Note..Bridging. Joists exceeding a nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet. (R502.7.1)



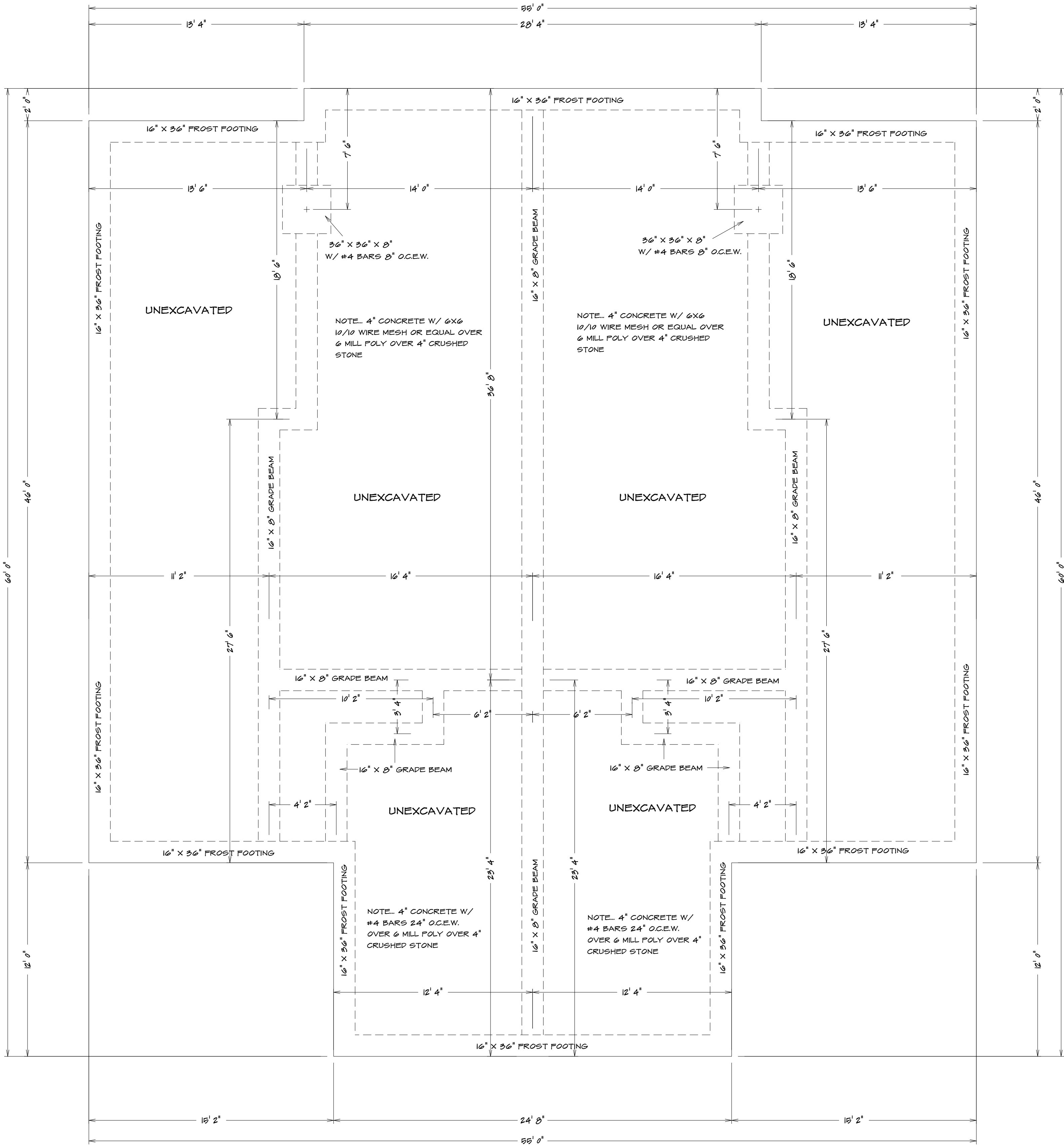
FROST FOOTING



GRADE PAD

1/2" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,PAD LOCATIONS, AND COLUMN SIZES.



FOUNDATION PLAN

1/4" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR RESPONSIBLE FOR ALL PERMITS, SETBACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR MUST PROVIDE ALL NECESSARY INFORMATION. ALL COPYRIGHT INFRINGEMENTS OR RESERVANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.		HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
		BUILDER:	PHONE:	DATE REVISED:	DUP-5022	2
		SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
					5022 FUND	

SEE ELEVATION FOR
WALL HEIGHTS

NOTE.. ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE.. DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
☐ = SMOKE DETECTOR

GENERAL HEADER SPECIFICATIONS:

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE PLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
80" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
90" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
80" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
90" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
160" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
160" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.
USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.	

- Window sills.
- In dwelling units, where the opening of an operable window is located more than 72 inches (1828 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.
- Exceptions:
- Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
 - Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
 - Windows that are provided with window opening control devices that comply with 2018 IRC

Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by 2018 IRC

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable.

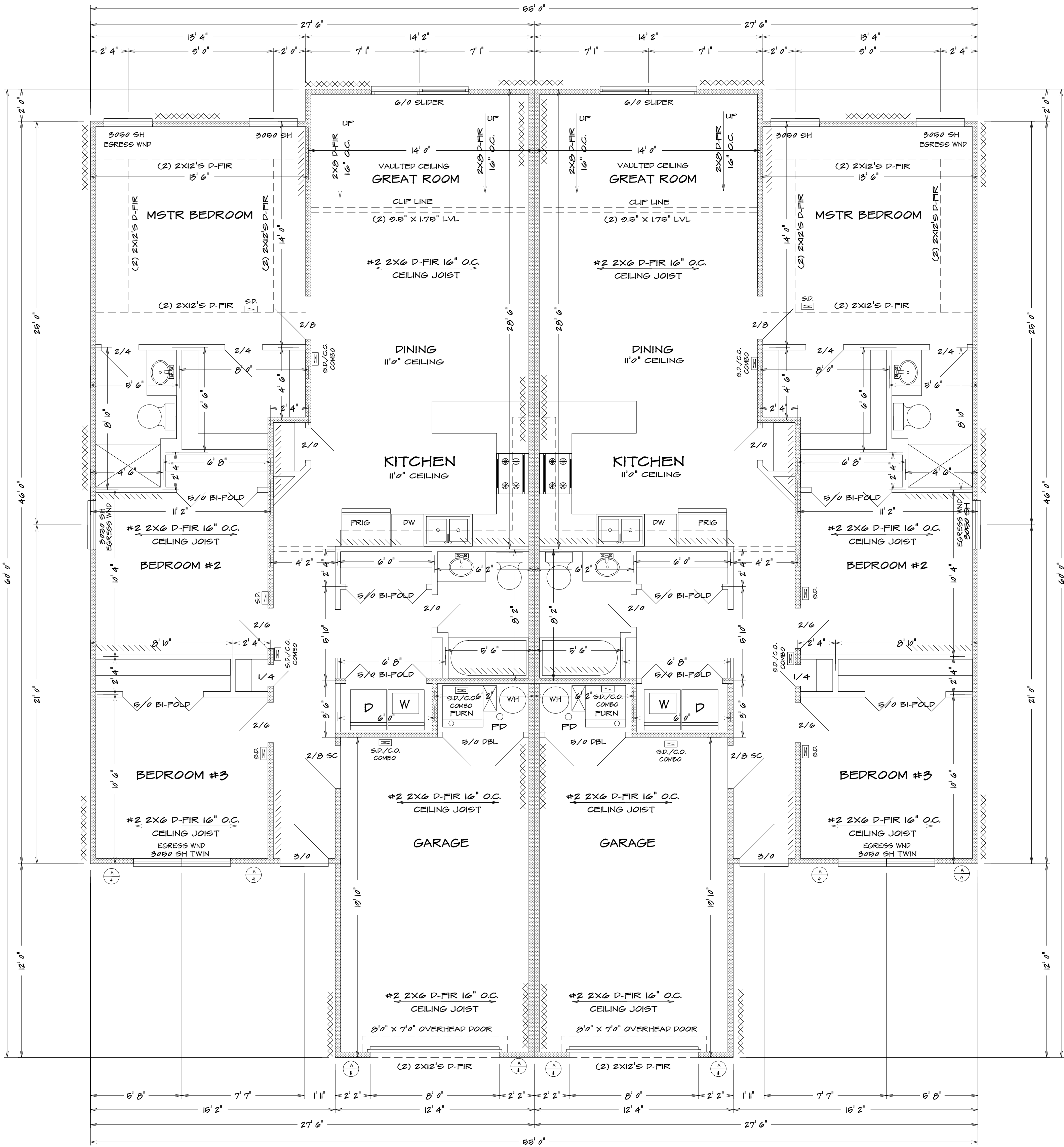
Exception:

The glazed areas shall not be required where artificial light and a local exhaust system are provided.

The minimum local exhaust rates shall be determined in accordance with 2018 IRC

Exhaust air from the space shall be exhausted directly to the outdoors.

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,PAD LOCATIONS, AND COLUMN SIZES.



UNIT A

1180 SQ. FT.

UNIT B

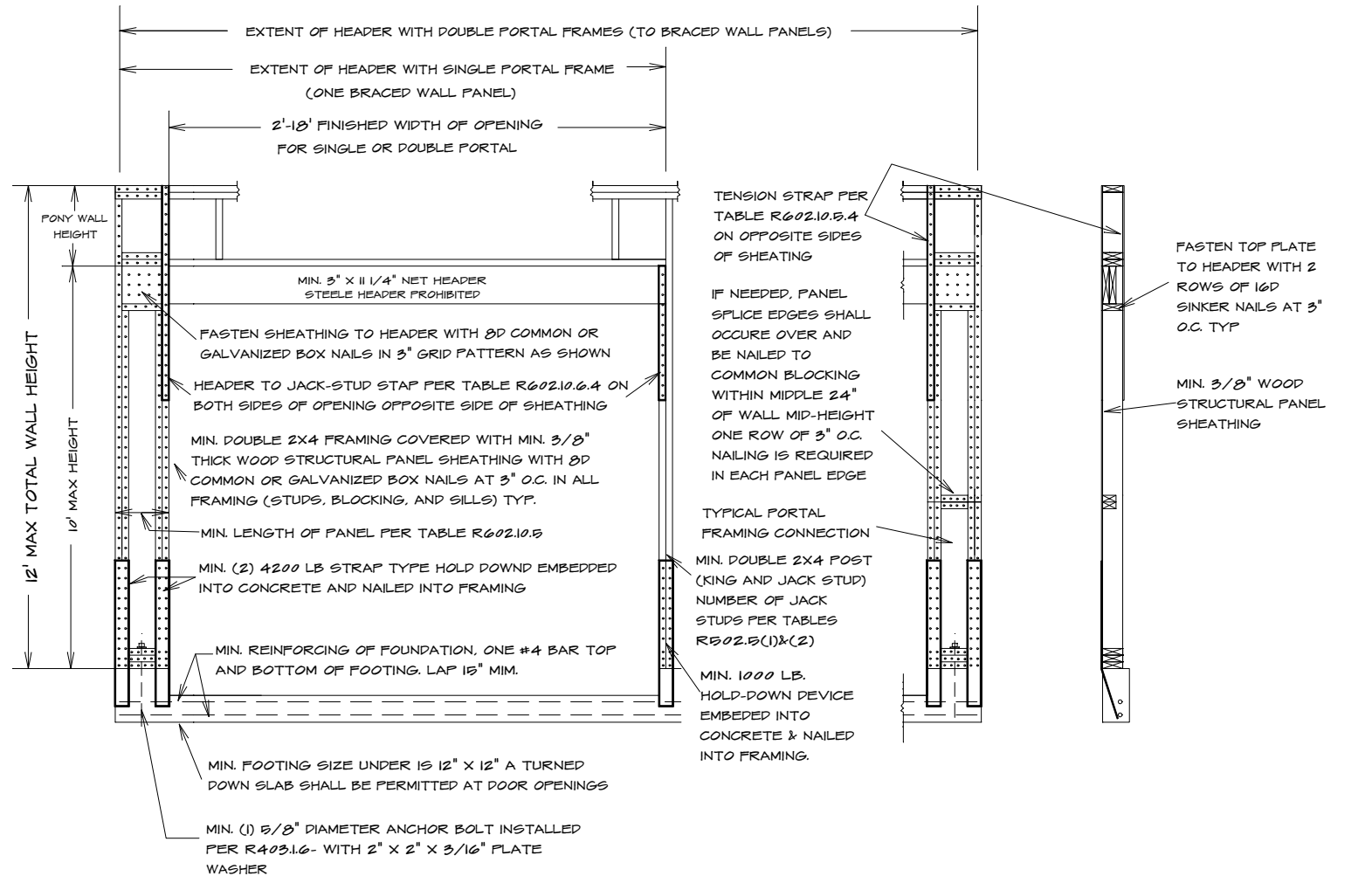
1180 SQ. FT.

BEARING WALL LINES

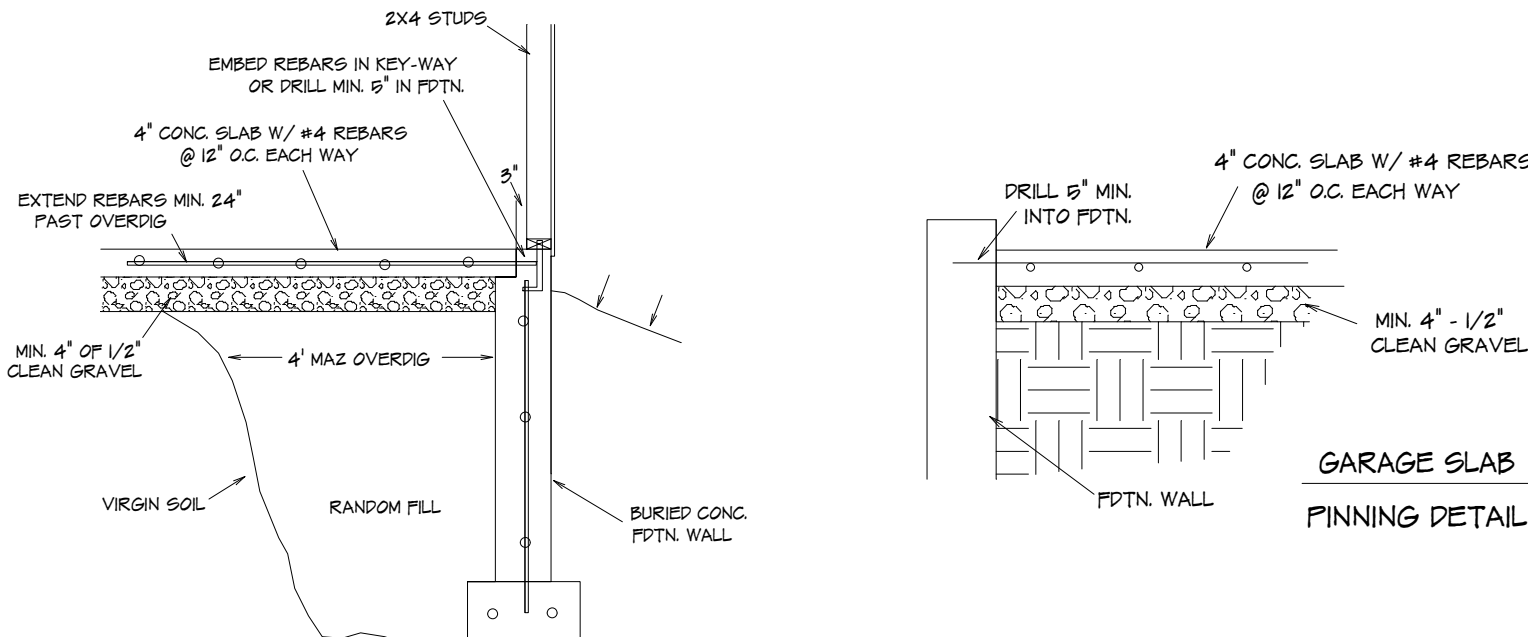
FIRST FLOOR PLAN

1/4" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.	HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	BUILDER:	PHONE:	DATE REVISED:	DUP-5022	3
	SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
				5022 FLR1	



ALTERNATE BRACED WALL PANEL
Method FPH: Portal frame with hold-downs



TYPICAL OVERDIG @ SLAB

Table No. RC-902.5
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	SPECIFIED COMPRESSIVE STRENGTH (PSI)		
	Slabs	Walls	Beams
Basement walls and foundations not exposed to earth	2,500	2,500	2,500
Basement walls and foundations exposed to earth	2,500	2,500	2,500
Basement walls, foundations, and other vertical concrete walls exposed to the weather	2,500	2,500	2,500
Porches, support slabs and other slabs exposed to the weather and garage floor slabs	2,500	2,500	2,500

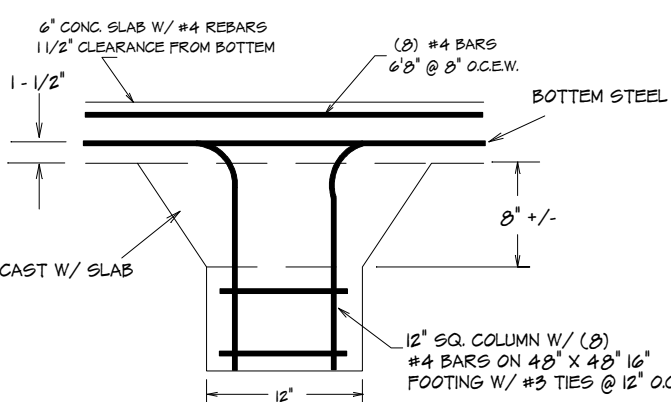
EMERGENCY EGRESS

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SQ. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OF 21"

ELECTRICAL OUTLETS

1. ALL OUTLETS TO BE BRANCH CIRCUIT-INTERRUPTER OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED EXCEPT: REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND SINGLE OUTLET IN GARAGE FOR A FREEZER

2. ALL RECEPT. TO BE TAMPER RESISTANT



SLAB AT PEDESTAL

REQUIRED FOOTING:

BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8" T x 16" W	2#4	5" FROM BTM.
3 STORY	8" T x 24" W	2#4	5" FROM BTM.
ACC. STR.	8" T x 12" W	2#4	5" FROM BTM.

GARAGE

1. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS

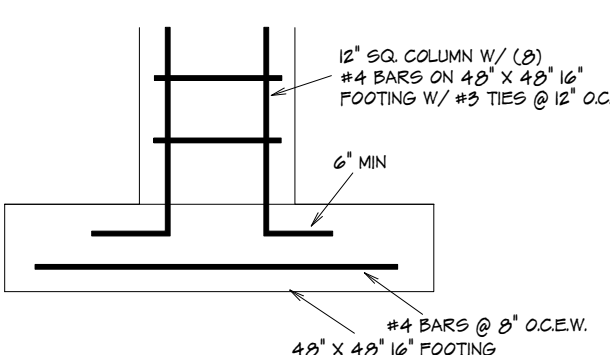
2. DOORS BETWEEN GARAGE AND DWELLING - MIN 1 5/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED

3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHOUT

4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

GLAZING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN RC SECTION R902.4 SHALL BE APPROVED SAFETY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 10" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 50"



PEDESTAL AT FOOTING

BRACED WALLS:

METHOD WSP (2010 IRC):
MIN. 5/16" AFA RATED WITH 2#4 NAILS @ 6" AND 12"

METHOD GS (2010 IRC):
MIN. 1/2" GYPSUM BOARD WITH NO. 6 1/4" TIE W OR 6 SCREWS @ 12" O.C. EDGES AND WALL (4'-0" LONG, BOTH FACES OF WALL

ALTERNATE BRACED WALL PANEL
Method FPH: Portal frame with hold-downs

ALTERNATE BRACED WALL PANEL
Method ABW: Alternate braced wall panels

ALTERNATE BRACED WALL PANEL
Method CS-PP: Continuously sheathed portal frame

1. PROVIDE SOLID BLOCCS ABOVE AND BELOW ALL BRACED WALL LINES WHERE FRAMING ABOVE OR BELOW RUNS PERPENDICULAR TO THE BRACING. THE BRACED WALL SOLE PLATE AND TOP PLATE SHALL BE FASTENED TO BLOCCS (RO PARALLEL FRAMING MEMBER WHERE PROVIDED) WITH (3) 1/4" NAILS @ 16" O.C.

3. SIMPSON STRD-H HOLD-DOWN STRAPS MAY BE SUBSTITUTED WITH SIMPSON PFD2 HOLD-DOWNS AND A 5/8" ANCHOR ROD DRILLED AND EPOXYED A MIN. 7" INTO THE FOUNDATION

FOUNDATION NOTES:

FND WALL REINFORCEMENT (CLASS 60 SOIL, EXCEPT FOR RARE CIRCUMSTANCES)
(ALL REBARS TO BE GRADE 40)

5' WALL W/ 5' BACKFILL VERT. #4 REBARS @ 12" O.C.
5' WALL W/ 7' BACKFILL VERT. #4 REBARS @ 12" O.C.
SET ON A 16" X 8" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS

10' WALL W/ 5' BACKFILL VERT. #4 REBARS @ 8" O.C.
10' WALL W/ 3' BACKFILL VERT. #4 REBARS @ 12" O.C.
SET ON A 20" X 12" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS

HORIZ #4 REBARS @ 24" O.C.
5' X 4' CONCRETE WALL WITH (3) #4 REBARS HORIZ AND WITH #4 REBARS @ 24" O.C. VERTICALLY

CONCRETE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK

CONCRETE GARAGE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK WITH 6X6 10/10 WIRE MESH

(SUSPENDED GARAGE FLOORS TO BE DESIGNED BY LICENSED ENGINEER)

COLUMN FOOTING FOR MIN. SOIL LOAD OF 1800 PSF

42" X 42" X 12" CONCRETE PADS WITH (4) #4 REBARS EACH WAY (UNLESS NOTED)

CONCRETE GRADE PADS 16" X 8" WITH (2) #4 REBARS CONTINUOUS

ALL FOOTINGS SHALL EXCEED A MINIMUM FROST DEPTH OF 36 INCHES BELOW GRADE

MAXIMUM DEPTH OF UNBALANCED FILL IS (7 FEET) FOR 8-INCH WALL AND (3 FEET) FOR TEN-INCH WALL

WATERPROOF CONCRETE WALL FROM FOOTING TO GRADE LINE

OPTIONAL WALK-OUT WALL

16" X 36" CONCRETE FROST FOOTER W/ (3) #4 REBARS PARALLEL 12" O.C. CONTINUOUS

#4 REBAR VERT. BENT INTO FLOOR 7' @ 24" O.C.

BELOW GRADE USE 4" OF CONCRETE ON 4" CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED ROCK BELOW GRADE

DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM

GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE RIVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL

INSULATION NOTES:

2010 IRC

MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS FOLLOWS:

EXTERIOR FRAMED WALLS (R10 OR R15+5)
FLOOR OVER HEATED SPACE R10
FLOOR OVER OUTSIDE AIR R10
ATTIC - BLOWN IN R4-0
CATHEDRAL CEILING R5-0

CARBON MONOXIDE ALARMS

Carbon monoxide alarms

For new construction an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Carbon monoxide detection systems

Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and MFA T24, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2978. Where a household carbon monoxide detection system is installed, it shall become a permanent feature of the occupancy, owned by the homeowner and shall be maintained by an approved supervising station.

SMOKE ALARMS:

2010 IRC

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING ROOM AND ON EACH FLOOR, INCLUDING BASEMENT.

ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

FRAMING NOTE

1. ALL LUMBER SIZES ARE FOR #2 D-FIR LARCH

2. ALL HEADERS TO BE MIN. (3) #2-2X10

3. BLOCK CANTILEVERS, DOOR JAMBS AND OVER BEAMS

4. ALL HEADERS TO BEAR ON MIN. OF (3) 2X4 STUDS

5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH 240 RC

6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALL PER 240 RC

7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE

8. COLLAR TIES SHALL BE PROVIDED IN THE ATTIC SPACE IN THE UPPER 1/3 OF ATTIC

9. ROOF IS DESIGNED FOR 20 PSF ROOF SNOW LOAD (MIN.)

10. MIN 22 YR ASPHALT SHINGLES

11. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS 'STRUCTURAL' ON THE PLAN PER 240 IRC

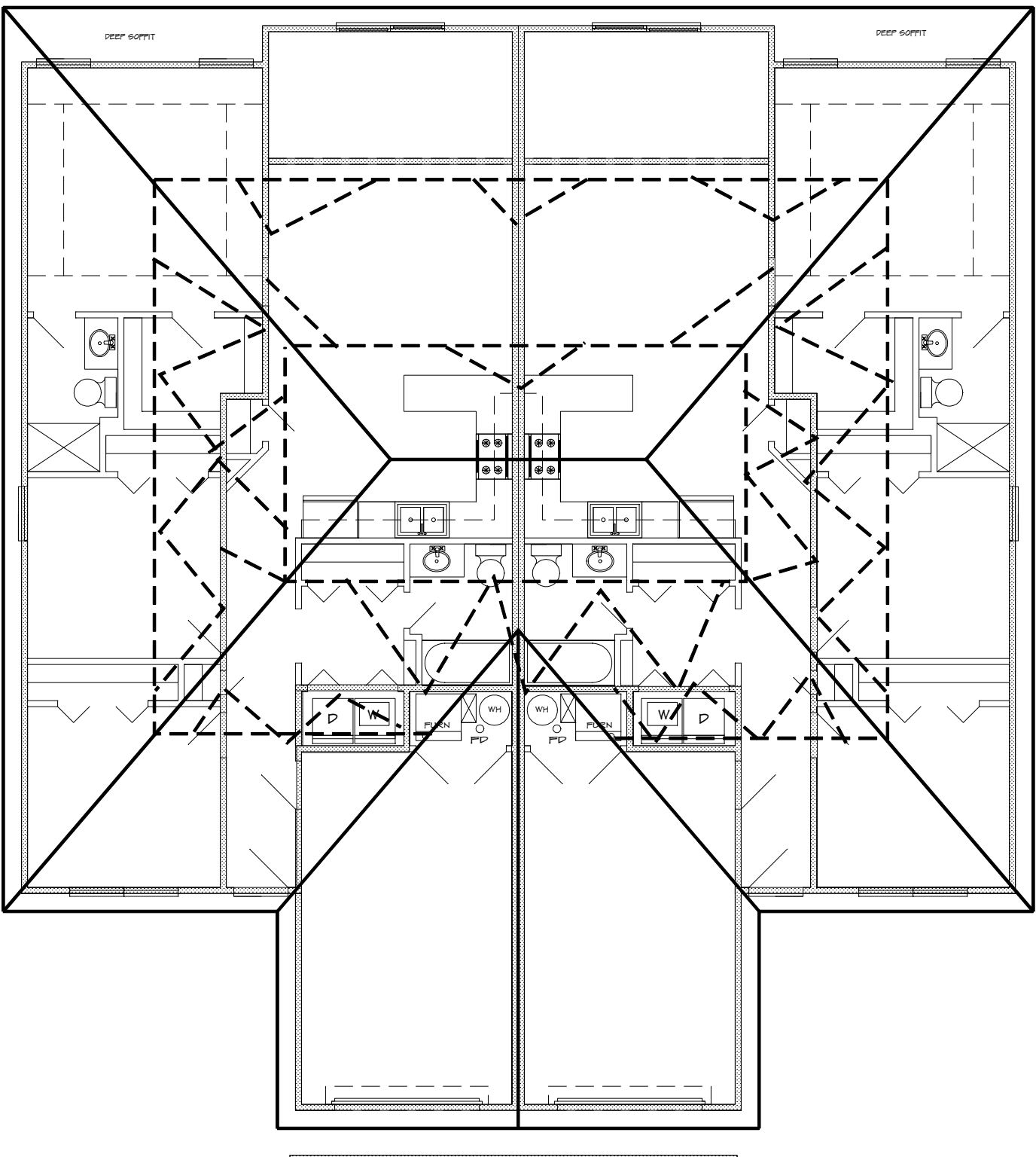
Guard opening limitations.

Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or more in diameter.

Opening protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.



ROOF ELEVATION
1/8" = 1'0"

NOTE: HP RIDGE FOR THE MAIN ROOF AS:
2X8 #2 D-FIR FOR UNBRACED LENGTH UP TO 8'0"
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 10'0"
2X12 #2 D-FIR FOR UNBRACED LENGTH UP TO 12'0"

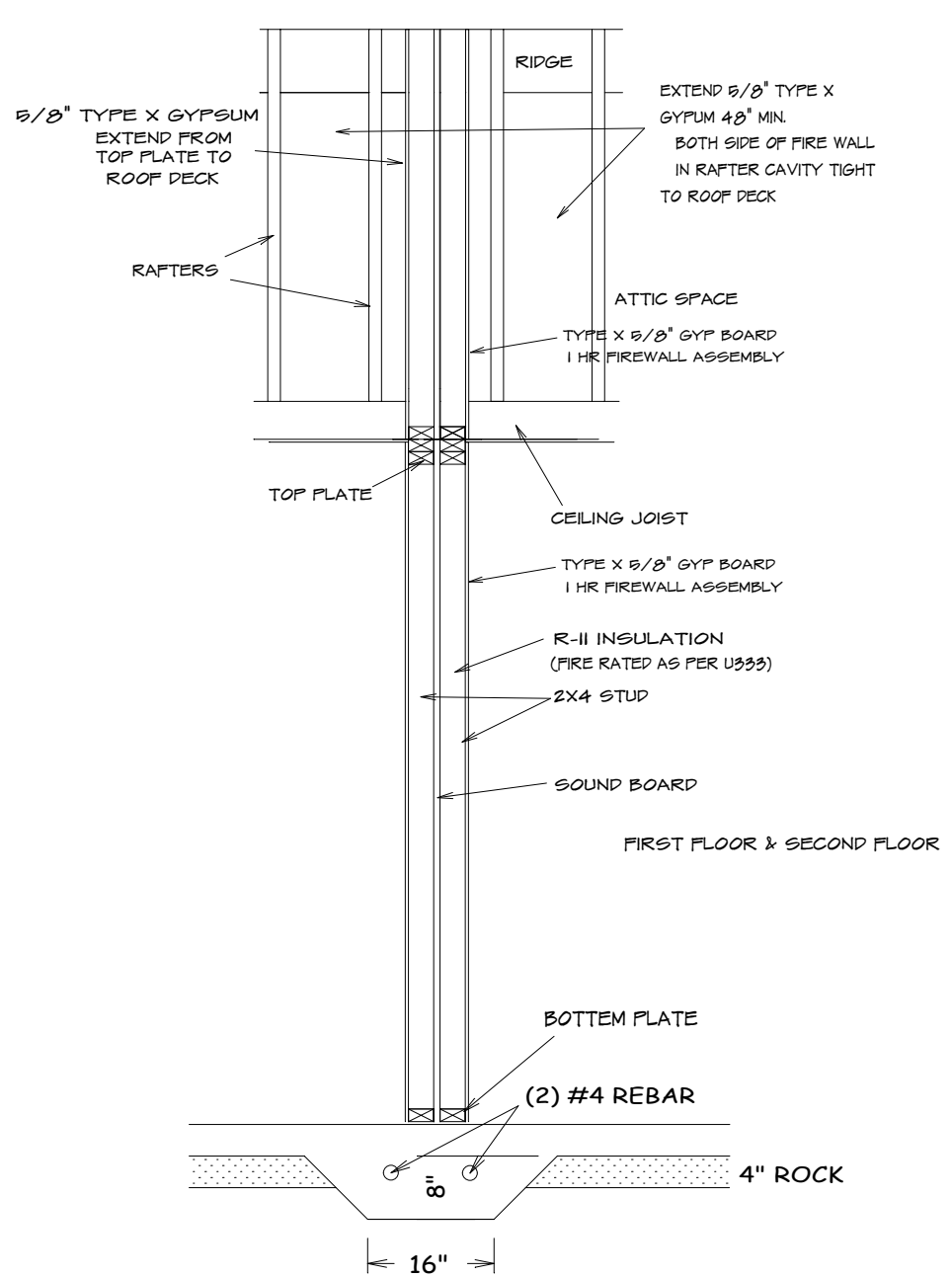
ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHERWISE NOTED

FURLINGS TO BE 2X10'S #2 D-FIR

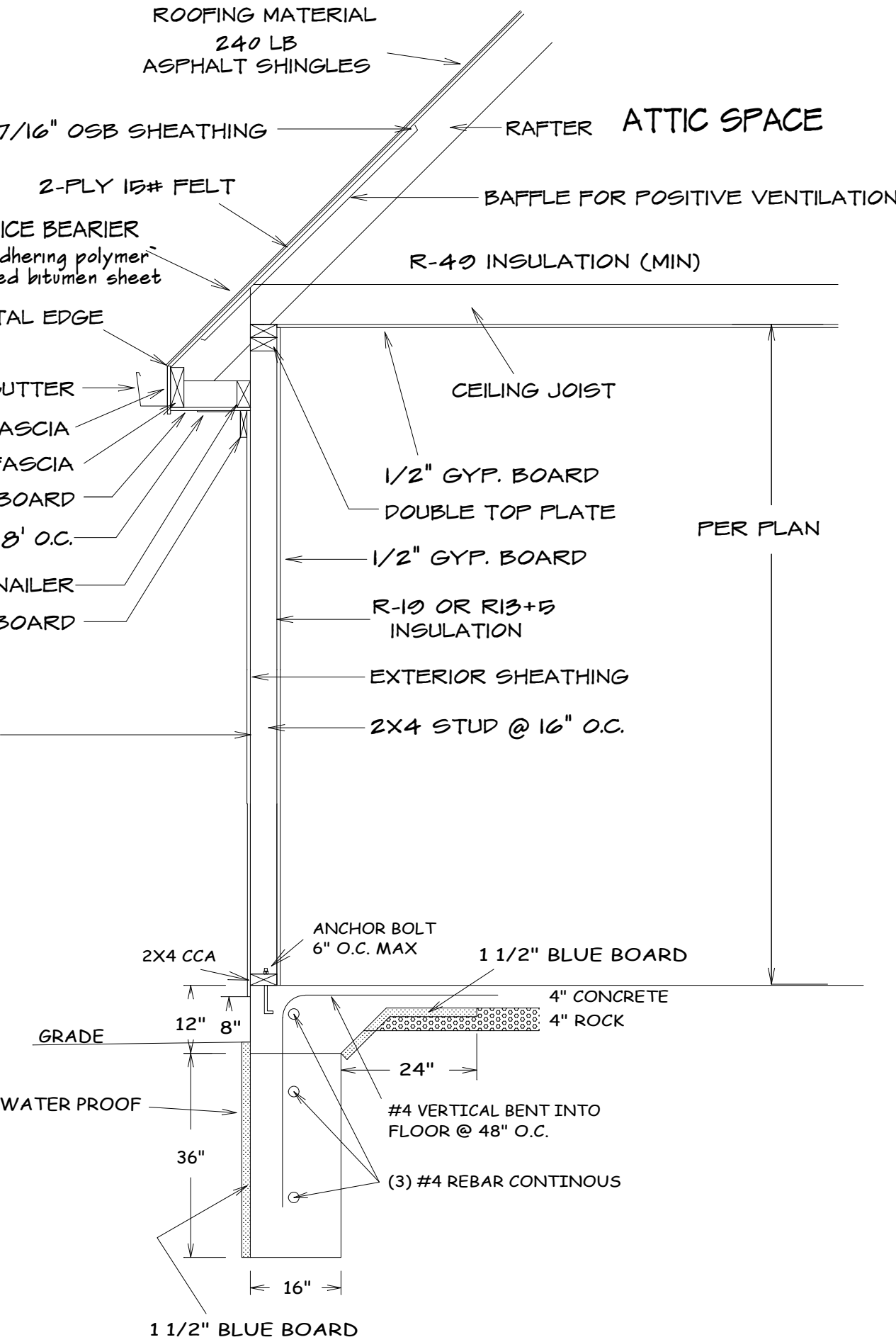
FURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 8'0" O.C. MAX

CONNECT RAFTERS TO CEILING JOIST W (4) 16d GALV. NAILS

CONNECT RAFTERS TO RIDGE, VALLEY, AND HP RIDGE WITH (4) 16d GALV. NAILS



PARTITION WALL



WALL SECTION

SHEET NO.	4	PLAN NO.	DUP-5022	FILE NAME:	5022 SECI
DATE DRAWN:		DATE REVISED:		DESIGNER:	
PHONE:		PHONE:		LOT NO.	
HOME BUYER:		BUILDER:		SUB-DIVISION:	

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS ALSO VERIFY ALL BEAM HEADERS, FND LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR ALSO VERIF TO CHECK FOR CORRESPONDENCE BETWEEN ALL DIMENSIONS AND ELEVATIONS. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND ELEVATIONS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL SITE CHANGES MADE TO STRUCTURE.

Legend

- Local
- Major Arterial
- Minor Arterial
- Other
- Private
- Ramp
- Recreation
- Resource
- Service
- Subsurface
- Unknown

Parcels

-

Proposed Land Use (Comp Plan)

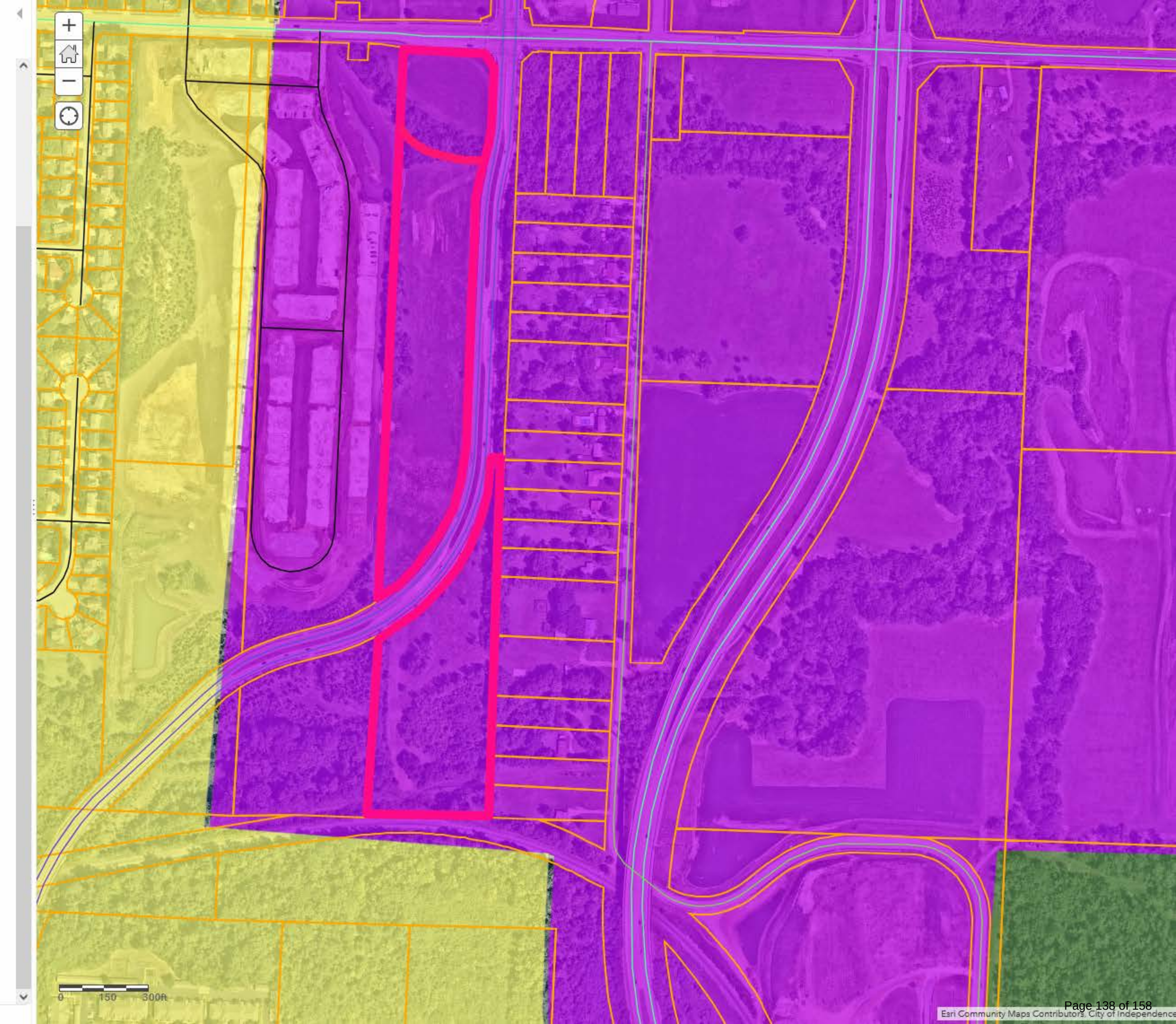
- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic / Public
- Community Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

Square Business District

-

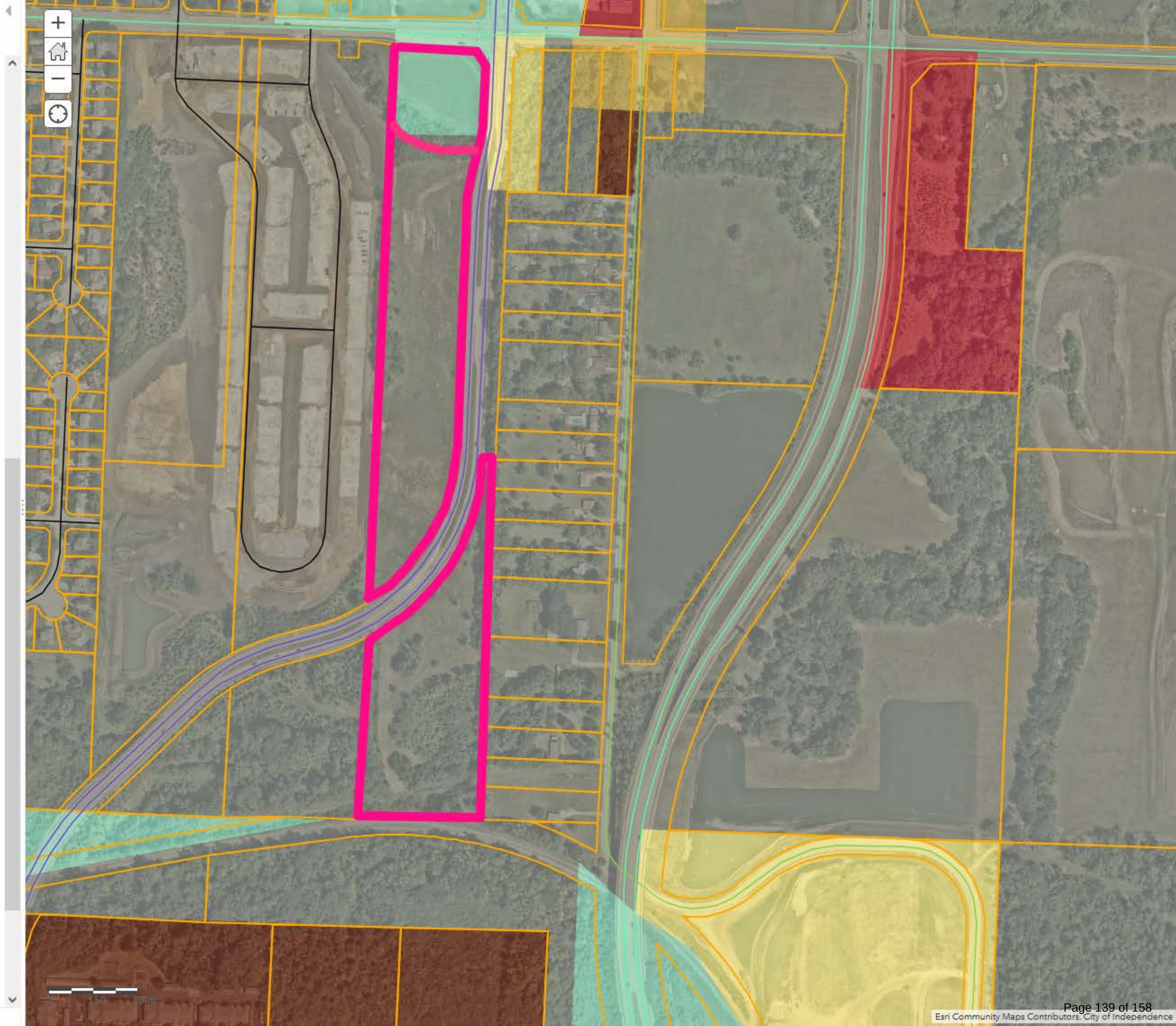
City Limits

-



Legend

- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U
- R-A/PUD
- Service Commercial/Historic Landmark
- Arts District/Special Use Permit(SUP)
- General Commercial/Special Sign Character
- Residential, Agricultural/Special Use Permit, 3 AC min lot area
- Residential, Agricultural/Historic Landmark
- Residential, Two-Family/Special Use Permit



MEETING DATE: September 10, 2024 **STAFF:** Gabriel Glaser, Planner

PROJECT NAME: THE FLIPPING REALEST REAL ESTATE LLC, Short-Term Rental

CASE NUMBER/REQUEST: Case 24-400-20 – Short-Term Rental – 3912 Circle Drive – A request by Adam Austin to operate a Short-Term Rental.

PROPERTY ADDRESS: 3912 S Ralston Ave, Independence, MO 64052

APPLICANT: Adam Austin, The Flipping Realest Real Estate LLC

APPLICANT ADDRESS: 622 SW Lemans Ln, Lees Summit, MO 64082

PROPERTY OWNER/RESPONSIBLE AGENT: Adam Austin

OWNER ADDRESS: 744 S 160 W American Fork, UT 84003

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)

SURROUNDING ZONINGS/LAND USES:

N: R-6 (Single-Family Residential)/Single-Family Residence

S: R-6 (Single-Family Res.)/ Single-Family Residence

E: R-6 (Single-Family Residential)/ Single-Family Residence

W: R-6 (Single-Family Residential)/ Single-Family Residence

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed August 22, 2024
- Notification signs were posted on the property August 23, 2024

FURTHER ACTION:

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited eight (8) persons total.
5. The maximum number of bedrooms shall be four (4).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.
8. The existing driveway will need to be repaved prior to the issuance of the business license.
9. An additional off-street parking space must be added to the existing driveway to meet City Code requirements outlined in **14-424-18 – Parking**. Parking plan with a Right-of-Way permit will need to be approved by the Community Development and Municipal Services Department before work begins.
10. The second kitchen will need to be removed prior to issuance of a business license.
11. The maximum allowed number of bedrooms is four (4). One of the bedrooms on the main level, second level or basement will need to be removed. Any bedrooms and habitable spaces located in the basement shall meet all the City’s Building and Fire codes including but not limited to ventilation, ingress and egress or be removed.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 3912 S Circle Dr

Current Zoning:	R-6(Single-Family Residential)	Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-1b (Single Family Residential) Prior to 1980: R-1(Single-Family Residential) Prior to 1965: Not Zoned	Proposed Use:	Short-Term Rental

BACKGROUND HISTORY

PROPOSAL:

The applicant seeks approval by the Planning Commission to legally use this property as a Short-Term Rental.

PROPERTY HISTORY:

The subject was originally platted in 1942 as lot 128 of the Highridge Residential Subdivision. As part of the Highridge Resurvey of Lots 123 to 131, this property’s legal description was updated to Lot 141 of the Highridge Residential Subdivision. At the time the property was originally platted, it was located outside of Independence City limits. The subdivision would not be annexed into the city until 1956.

In 1965, the land was zoned R-1 (Single-Family Residential). In 1980 the zoning was updated to R-1b (Single-Family Residential) and in 2009, when the current version of the UDO was adopted, the zoning was updated to R-6 (Single-Family Residential). The zoning of the property has remained unchanged since this update in 2009. The property has been zoned for single-family residential use since the City’s adoption of its development ordinance.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The single-family residence sits on a lot 10,912sq. ft. in size (~.25 of an acre). The lot has 67' of street frontage. In 1967, a storm sewer easement was recorded encompassing the southern 15' of the property.

The structure is 1288 sq. ft. and was built in 1951. It features a covered front porch, a back deck and vinyl siding. The main floor has a living room, kitchen, dining room, bathroom and two bedrooms. The second story contains 2 bedrooms. The basement level includes a living room, a laundry room, a second kitchen area, one bedroom and one bathroom. One of the two kitchens will need to be removed prior to issuance of a business license. There is a one-car wide driveway beginning from the Northeast corner of the property that can accommodate two (2) vehicles.

CHARACTERISTICS OF THE AREA:

The area surrounding the subject property features other single-family residences of similar age, size, and design. The property is located to the Northeast of the Sterling and US 40 Hwy intersection.

PARKING:

The driveway is one car width wide. The driveway can accommodate two (2) vehicles. There is enough street frontage to allow for one additional vehicle. The applicant will need to add an additional parking space on the property to conform with City Code **14-424-18 – Parking**. The driveway repairs will require a right-of-way permit with a pavement and repair plan installed per the approved permit prior to the issuance of a business license. Any non-conforming parking surface will need to be removed prior to the approval of a business license.

UNRULY GUESTS/SECURITY:

The property owner has indicated on their application that they are in Lees Summit, Mo and will be acting as the responsible agent in accordance with City Code **14-424-09 - Responsible Agent required**.

The applicant has indicated that they will be subscribing to a noise service for \$10 a month. This service will provide them two separate sensors which will automatically alert the app user when the noise level reaches a set amount. The noise monitoring system shall comply with City Code.

SHORT TERM RENTAL REQUIREMENTS:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** - Teds trash service. They will provide us three 95-gallon carts (trash cans) which will be utilized by the Short-Term Renters and then will be taken to the curb and returned to the back of the house by our cleaning company
- **Property listing** - The property will be listed on AirBNB, VRBO and Booking.com
- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

- **Parking Plan** – The applicant must submit a parking plan with required permits to the City before installing any pavement. Any existing pavement that is non-conforming must be removed prior to approval of a business license.

There are no other licensed Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Addresses
4. Notification Area Map
5. Affidavit
6. Front of House Image
7. Floor Plan
8. Fire Plan
9. Parking Plan
10. Nearest Short Term Rental Map

3912 Circle Dr Independence MO 64052

STR License

Submitted

Application number	A00139	Applicant name	Adam Austin
Application date	2024-07-16		

▼

Collapse details

Submitted

▼

Send license

Edit

Property Address	3912 CIRCLE DR INDEPENDENCE MO 64052	Permit Held By	Owner
Parcel Number	32140031300000000	Rental Structure	Single family

Permit Holder

First Name	Adam
Last Name	Austin
Company Name	The Flipping Realest Real Estate LLC
Phone Number	816-269-1647
Email	theflippingrealestrealestate@gmail.com
Mailing Address	622 SW Lemans Ln, Lees Summit, MO 64082

Property Owner(s)

Property Owner #1

First Name	Adam
Last Name	Austin
Company Name	The Flipping Realest Real Estate LLC
Phone Number	816-269-1647
Email	theflippingrealestrealestate@gmail.com
Mailing Address	622 SW Lemans Ln, Lees Summit, MO 64082

Property Manager

First Name	Adam
Last Name	Austin
Company Name	The Flipping Realest Real Estate LLC
Phone Number	816-269-1647
Email	theflippingrealestrealestate@gmail.com
Mailing Address	622 SW Lemans Ln, Lees Summit, MO 64082

Responsible Agent

First Name	Adam
Last Name	Austin
Company Name	The Flipping Realest Real Estate LLC
Phone Number	816-269-1647
Email	theflippingrealestrealestate@gmail.com
Mailing Address	622 SW Lemans Ln, Lees Summit, MO 64082

Verification Documents

Floor Plan	floor_plan_2024-07-17-035932.pdf
Evacuation Plan	fire_safety_2024-07-17-035938.pdf
Parking Plan	parking_spaces_2024-07-17-035932.pdf

Supplemental Questions

Possible Violations

We found no violations for this property

Add Note

Notes

Add

What is the total number of bedrooms? ^

4

Total number of parking spaces available on the property? ^

3

What is your proposed total occupancy? ^

8

Is street parking allowed? ^

Yes

Please provide your Noise Management Plan: ^

We will be subscribing to a noise service for \$10 a month. This service will provide us two separate sensors which will automatically alert the app user when the noise level reaches a set amount.

Please provide your Trash Disposal & Collection Plan: ^

We will be using Teds trash service. They will provide us three 95 gallon carts (trash cans) which will be utilized by the Short Term Renters and then will be taken to the curb and returned to the back of the house by our cleaning company

Please provide all platforms that you plan to advertise on. ^

Airbnb, VRBO and Booking.com



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: August 22, 2024

Case Number: 24-400-20

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 3912 S Circle Dr

Total Maximum occupancy: Eight (8) total guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Adam Austin

Phone: (816)269-1647

E-Mail: theflippingrealestrealstate@gmail.com

Planning Commission Meeting Date: September 10, at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall
111 E. Maple Ave, Independence, MO 64050

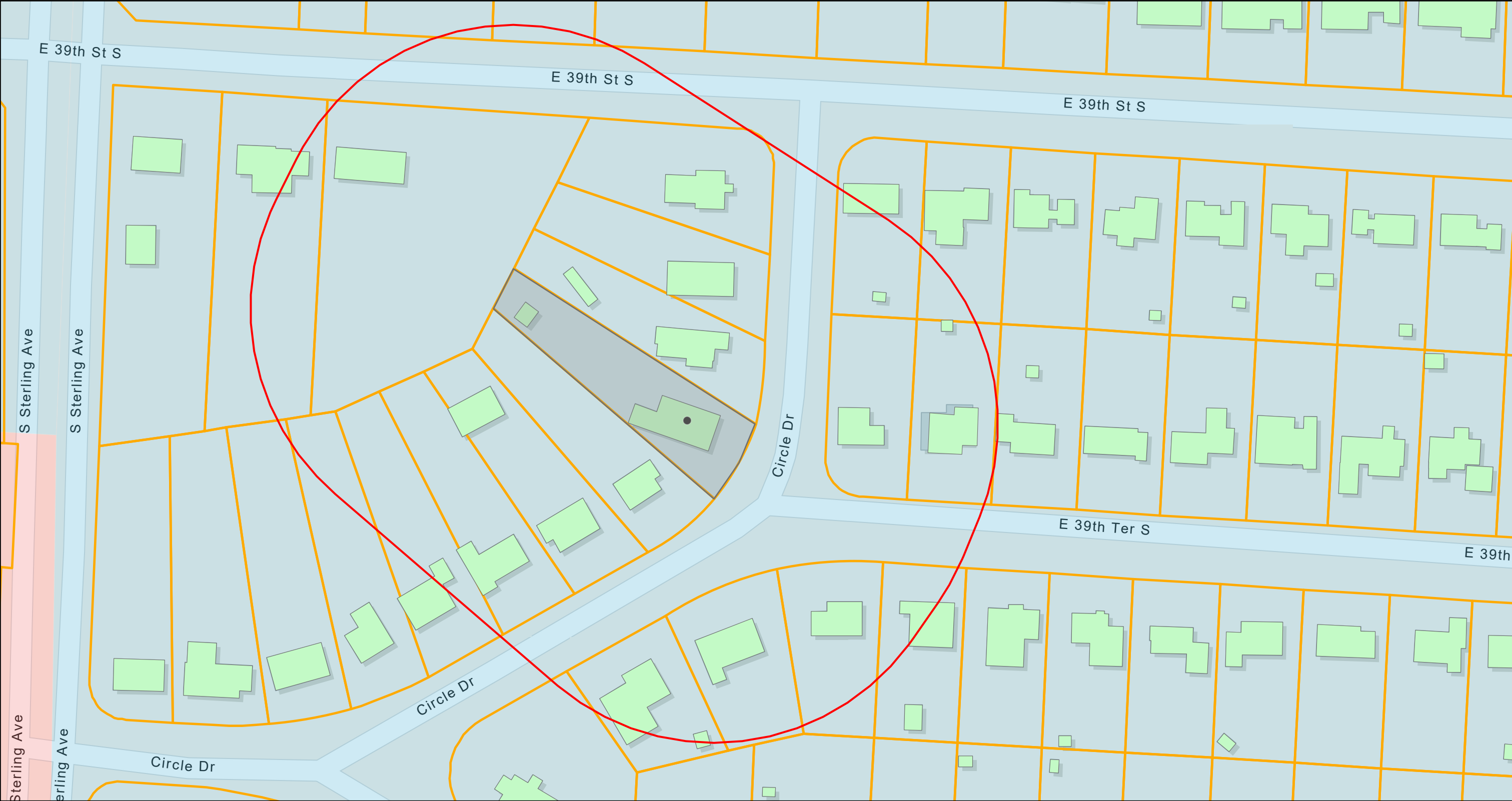
All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Gabriel Glaser

Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address
11301 E 39TH ST S	MAWHINEY SONDR K	11301 E 39TH ST INDEPENDENCE, MO 64052
3900 S CIRCLE DR	MORRIS PETER NORMAN	3900 CIRCLE DR INDEPENDENCE, MO 64052
3932 S CIRCLE DR	LOPEZ JUAN CARLOS CABRERA	3932 CIRCLE DR INDEPENDENCE, MO 64052
11301 E 39TH TER S	THURN LARRY R JR & LACI ANN	9010 S CORN RD OAK GROVE, MO 64075-7352
11305 E 39TH ST S	HOOVER ROBERT	3365 BLUE RIDGE BLVD INDEPENDENCE, MO 64052
11300 E 39TH TER S	RMAP RENTAL LLC	3200 W 69TH ST MISSION HILLS, KS 66208
3920 S CIRCLE DR	GREELEY ROBERT K & GREELEY DANNYELLE C	3920 S CIRCLE DR INDEPENDENCE, MO 64052
11305 E 39TH TER S	REINVENT KC HOME PROPERTIES LLC	713 N LINDENWOOD DR STE A OLATHE, KS 66062
3917 S CIRCLE DR	SPELLBRINK ROYALE D & PAULINE	3917 CIRCLE DR INDEPENDENCE, MO 64050
11211 E 39TH ST S	ACOSTA JORGE LAZARO LLERA CANIZARES ACELIA ARMAS	11211 E 39TH ST S INDEPENDENCE, MO 64052
11220 E 40TH ST S	MARKS MICHAEL P & FAWN-MARKS BRANDI LEE	11220 E 40TH ST S INDEPENDENCE, MO 64052
3904 S CIRCLE DR	PENG LIH WOEI	3904 CIRCLE DR INDEPENDENCE, MO 64052
11205 E 39TH ST S	MOSBY THOMAS & MARLA	11205 E 39TH ST S INDEPENDENCE, MO 64052
11224 E 39TH ST S	HUTCHENS KAYLEE	11224 E 39TH ST S INDEPENDENCE, MO 64052
11304 E 39TH TER S	RODENBERG MARK & JENNA	11304 E 39TH TER S INDEPENDENCE, MO 64052
11308 E 39TH TER S	ROMO DE LEON MARIA MAGDALENA	11308 E 39TH TER S INDEPENDENCE, MO 64052
3928 S CIRCLE DR	GUERRERO JESSICA LEON	3928 S CIRCLE DR INDEPENDENCE, MO 64052
3924 S CIRCLE DR	SHELLEY RODNEY M & JOLENE A	3924 S CIRCLE DR INDEPENDENCE, MO 64052
11210 E 39TH ST S	HOLMES CLARENCE L	11210 E 39TH ST INDEPENDENCE, MO 64052
3921 S CIRCLE DR	MARTIN DENNIS RAY AND MARY A	3921 S CIRCLE DR INDEPENDENCE, MO 64052
3916 S CIRCLE DR	ARVM 5 LLC	5001 PLAZA ON THE LAKE STE 200 AUSTIN, TX 78746
11208 E 40TH ST S	SINN DELBERT L	11208 E 40TH ST INDEPENDENCE, MO 64052
3912 S CIRCLE DR	THE FLIPPING REALEST REAL ESTATE LLC	622 SW LEMANS LN LEES SUMMIT, MO 64082
3908 S CIRCLE DR	GOODWIN JAMES	18121 E FALL DR INDEPENDENCE, MO 64050
11226 E 39TH ST S	BERBERICH CARL & SOLIS ONDINA CARDONA	11226 E 39TH ST INDEPENDENCE, MO 64052

Notification Area Map - #24-400-20 - 3912 S Circle Dr



8/16/2024, 4:43:32 PM

Building Footprints

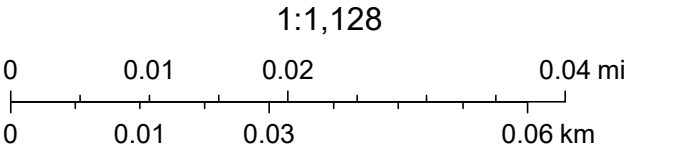
Parcels

Zoning

General Commercial

Residential, Single Family

City Limits



Esri Community Maps Contributors, City of Independence MO, Kansas City, MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Property Owner Notification Affidavit

STATE OF MISSOURI

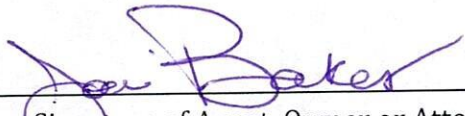
COUNTY OF JACKSON

Case No. 24-400-20

I, Jodi Baker, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 22nd day of August, 2024.



Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 22 day of August, 2024.



Notary Public

3-12-28

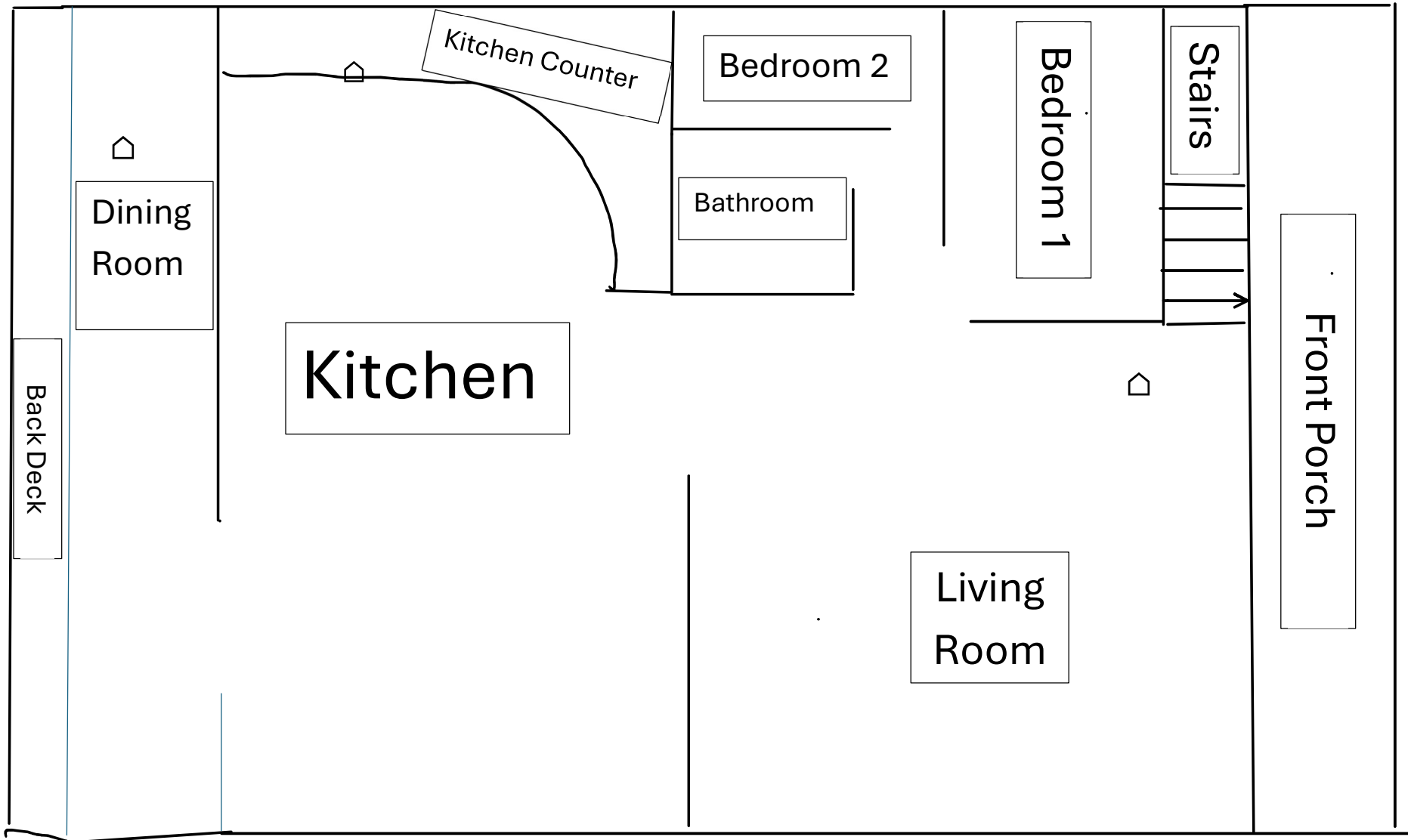
Commission Expiration Date



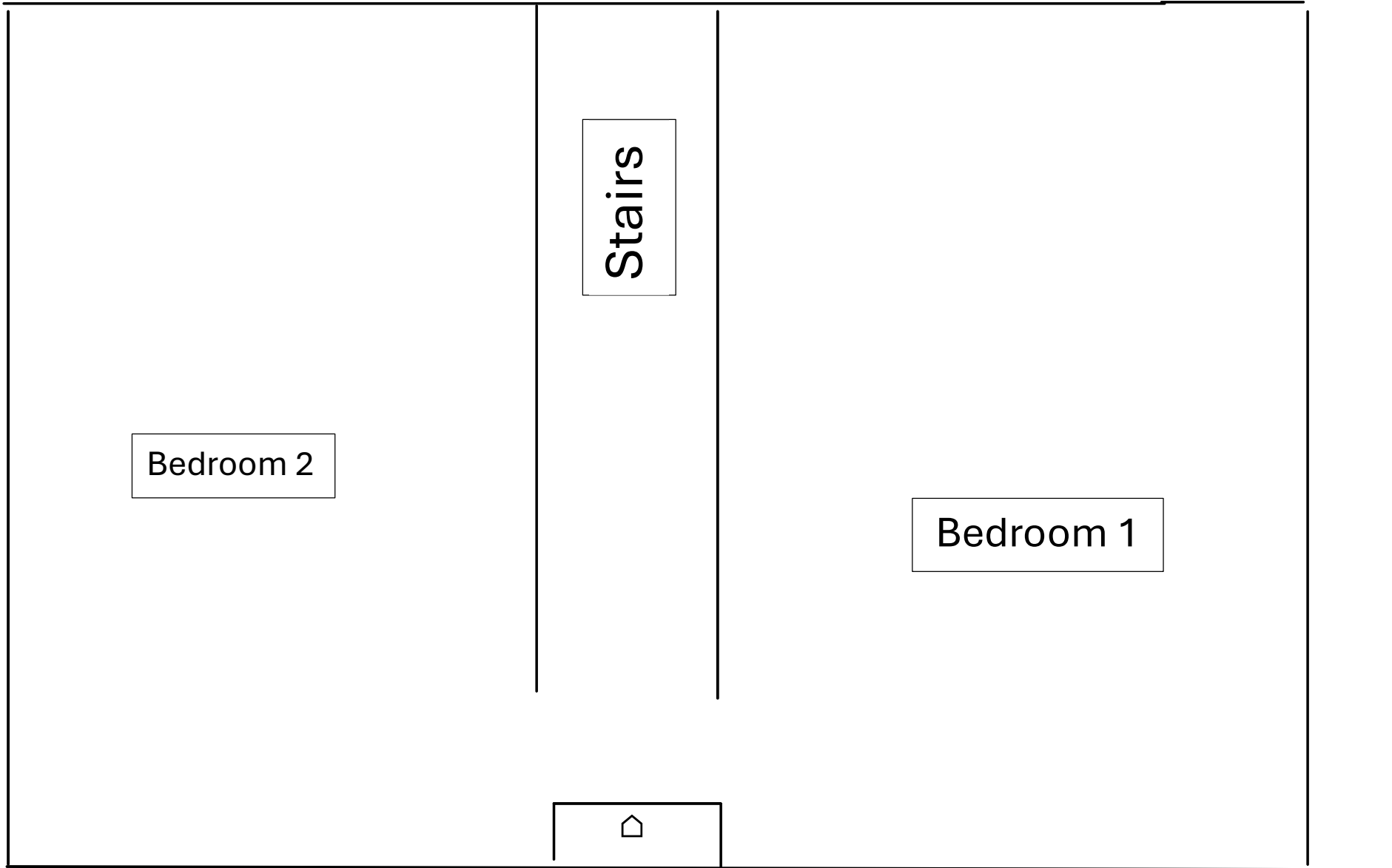


🏠 - Carbon Monoxide/Smoke Detector

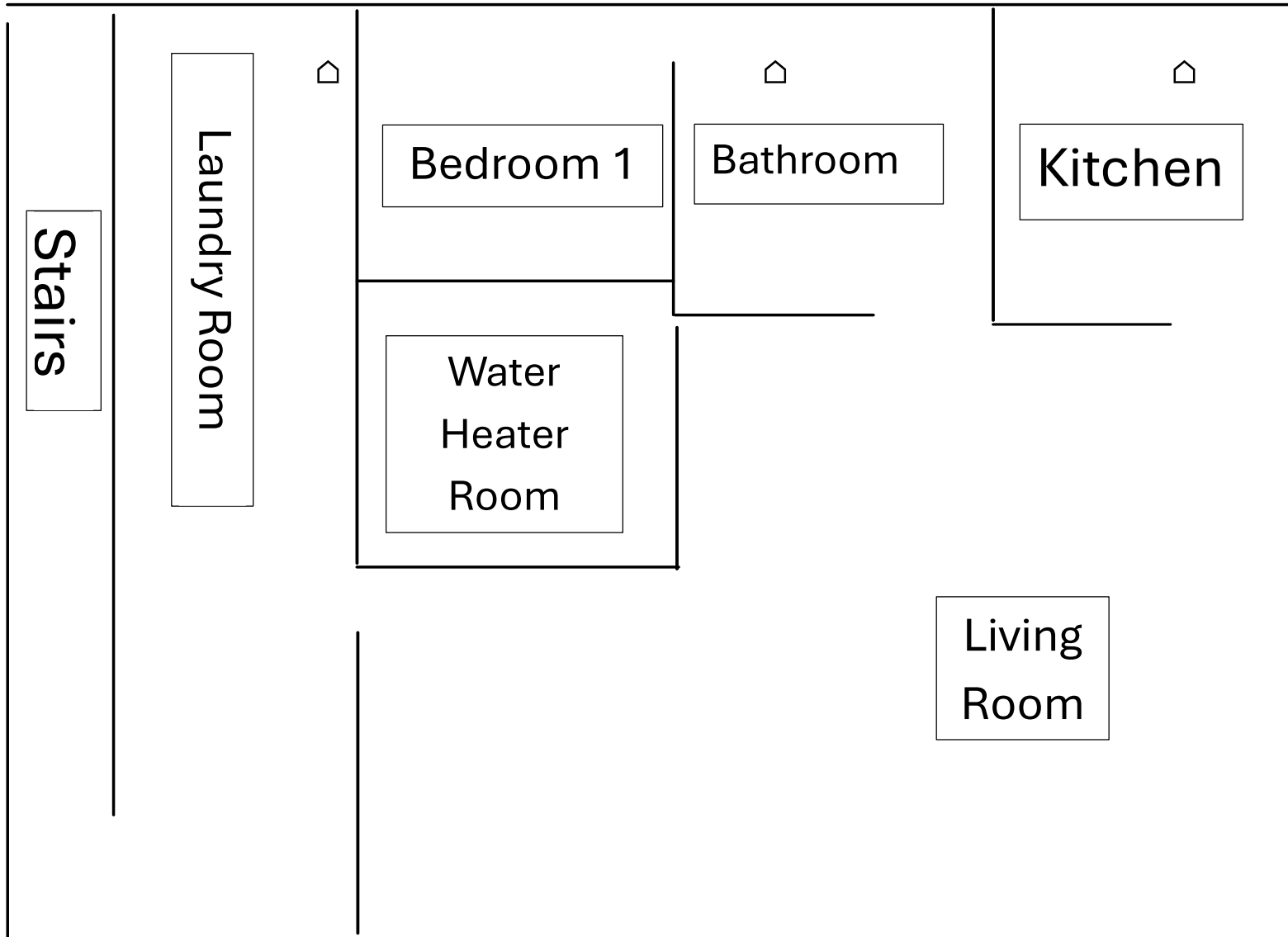
Floor Plan – Main Level



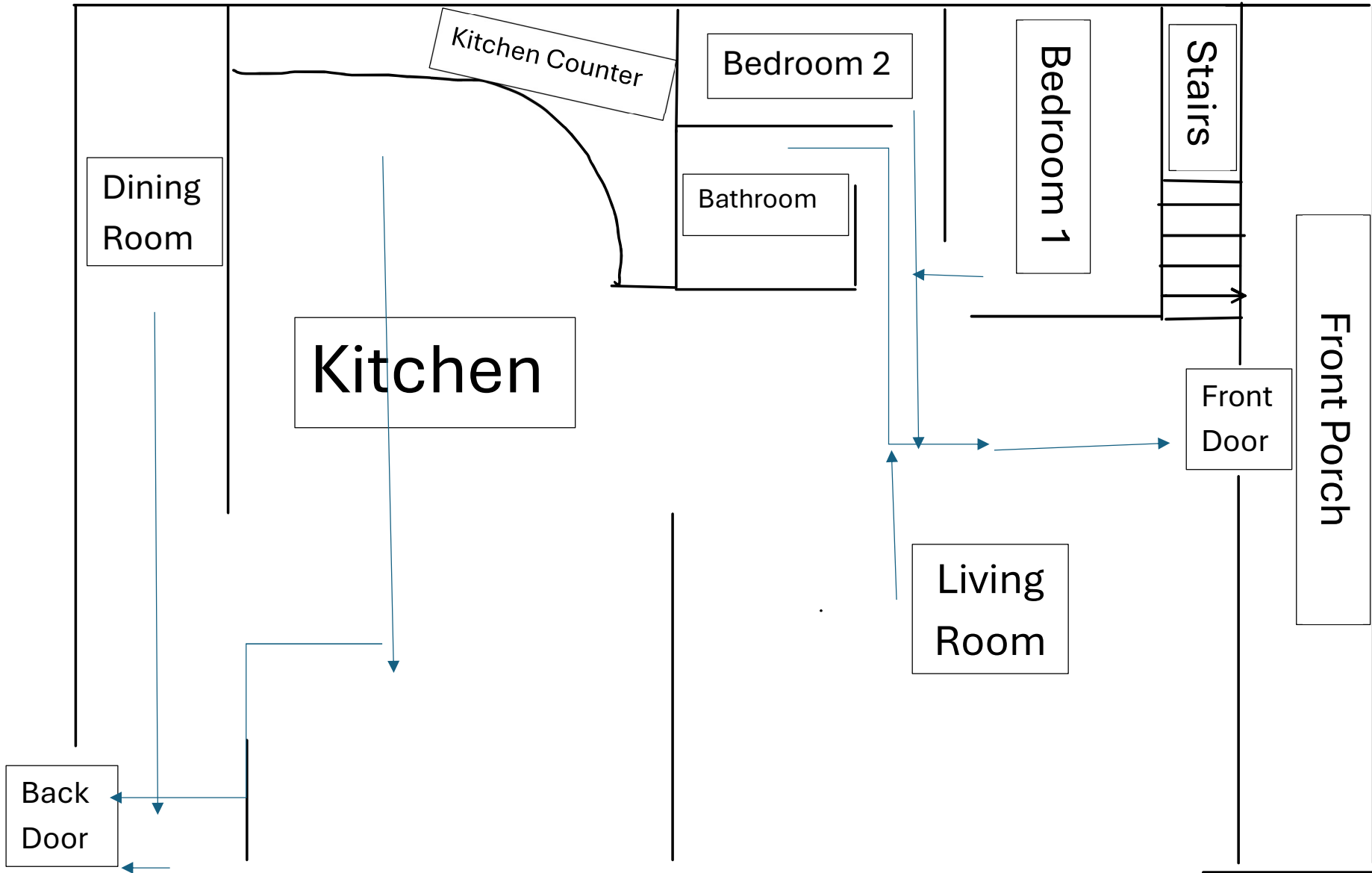
Floor Plan – 2nd Story



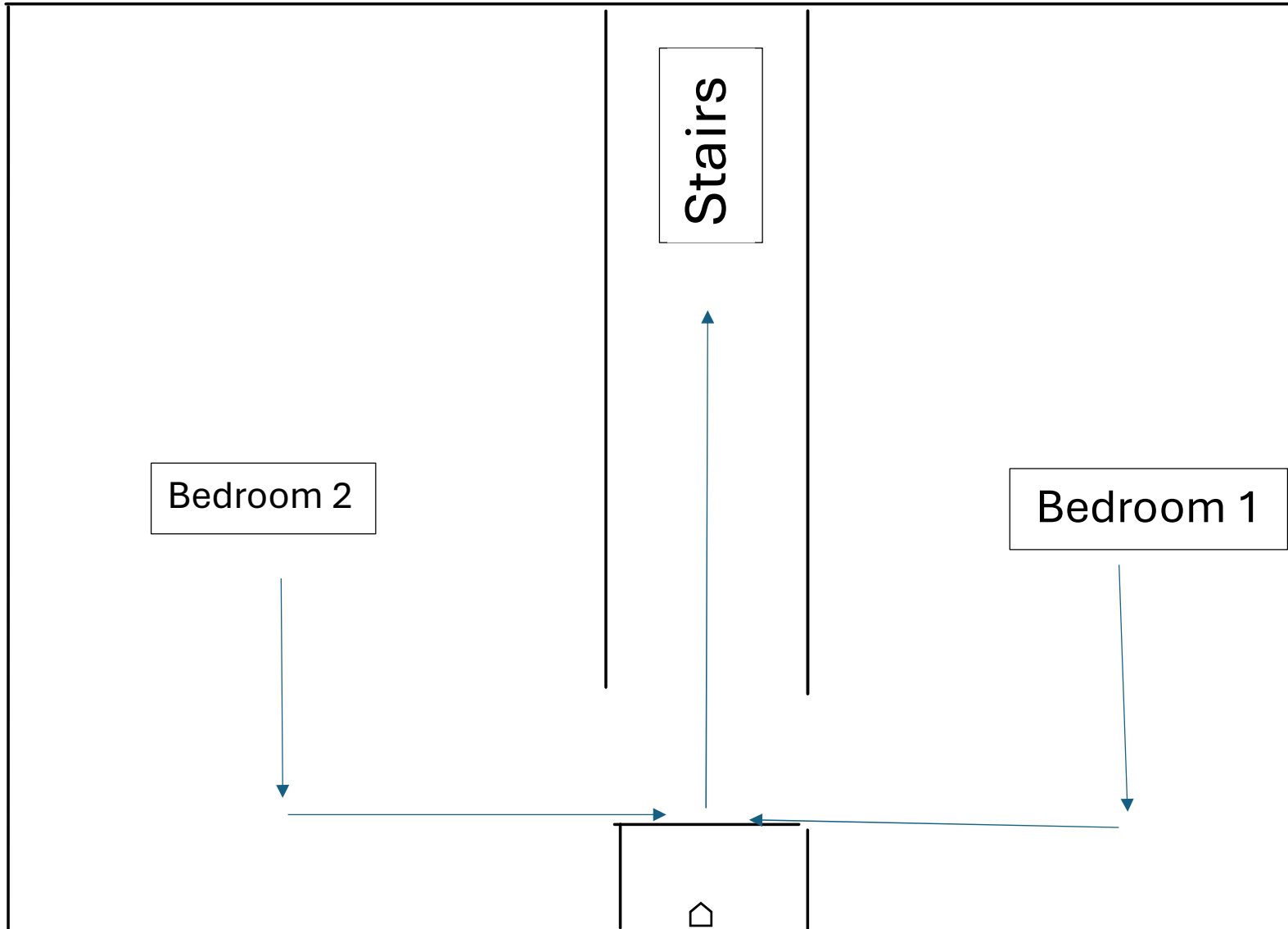
Floor Plan – Basement



Fire Evacuation Plan – Main Level

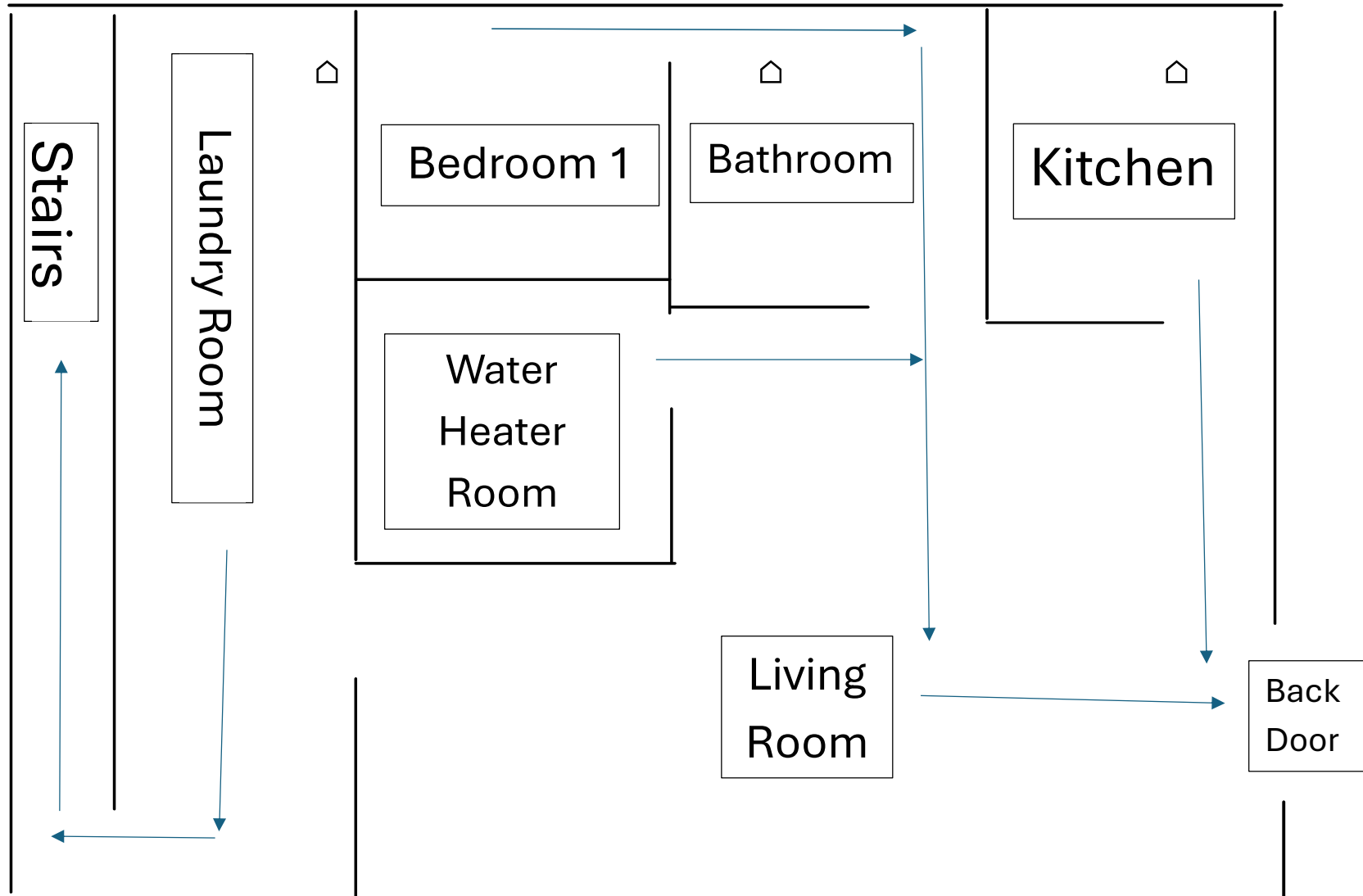


Fire Evacuation Plan – 2nd Story



🏠 - Carbon Monoxide/Smoke Detector

Fire Evacuation Plan – Basement



Parking Plan – 3912 Circle Drive, Independence, MO 64052

HOUSE

Front Porch

Mailbox

CAR #1

Driveway

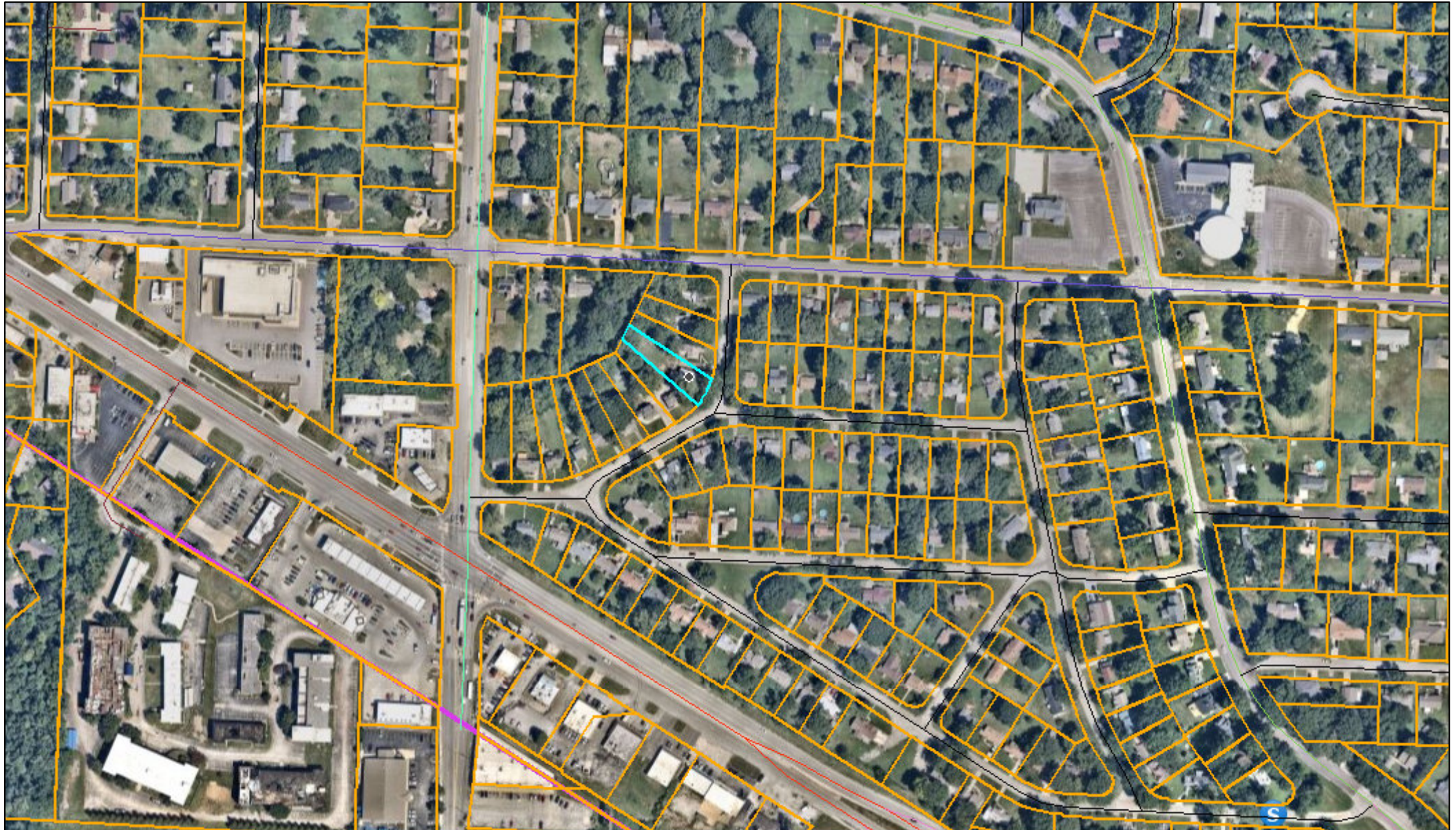
CAR #2

CAR #3

Concrete
Driveway

CAR #4 (Street
Parking)

3912 S Circle Dr



8/29/2024, 5:27:09 PM

Streets

- | | |
|-------------|------------------|
| — Local | — Private |
| — Collector | — Major Arterial |
| — Highway | — Minor Arterial |
| | — Ramp |



Short Term Rentals

City Limits

Parcels

