



Planning Commission

October 15, 2024 6:00 PM,

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

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. **Planning Commission Minutes – August 27, 2024 & September 10, 2024**
2. **Case #24-320-07 – Final Plat – Jackson Drive Industrial Park** – A request by Hullmark Construction for Final Plat at the northwest corner of R.D. Mize and Jackson Drive.

CASE WITHDRAWN

1. **Continued 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).

CASE TO BE CONTINUED - STAFF RECOMMENDS THESE CASES BE CONTINUED TO THE OCTOBER 29, 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.

2. **Case 24-100-17 Rezoning – 10109, 10116, 10120, 10124, 10125, 10200, 10201, 10202, 10205, 10321, 10323, 10325, and 10327 E 18th St S; 1800 and 1803 S Ash Ave; and 1804 and 1809 S Maywood Ave.** – A City rezoning from C-2 (General Commercial) to R-6 (Single-Family Residential).

OTHER BUSINESS

1. **Case 24-400-21 Short-Term Rental – 309 E Short Ave** – A request by Ben Allgeyer to operate a Short-Term Rental.
2. **Case 24-400-22 Short-Term Rental – 915 S Brookside Ave** – A request by Jamee Woolery to operate a Short-Term Rental.

ROUNDTABLE - NEXT MEETING OCTOBER 29, 2024

ADJOURNMENT



Planning Commission Minutes

August 27, 2024 6:00 PM

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

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 8/27/2024, in the 111 E Maple Avenue City Council Chambers, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young.

CONSENT AGENDA

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Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

1. **Planning Commission Minutes – August 13, 2024**

PUBLIC HEARINGS

1. **Case 24-175-07 – UDO Amendment #70 - Englewood Arts Overlay District (EAOD)** – The City proposes Amendment #70 of the Unified Development Ordinance pertaining to the creation of the Englewood Arts Overlay District.

Staff Presentation

Tom Scannell described what an overlay district is, a planning tool used to create a zoning layer that goes over the top of the base zoning. These are typically used to supplement or supersede the underlying base zoning districts. They may share common zoning boundaries, include or cross multiple zoning boundaries, and are used by cities across the United States.

The purpose of this District is to promote a robust and sustainable mixed-income neighborhood. To sustain great neighborhoods that are safe, walkable and include a mixture of densities and designs encouraging interaction among neighbors. This Overlay District has a focus on housing. It introduces two concepts to encourage revitalization of neighborhoods as well as promote infill housing to include Accessory Dwelling Units (ADU's) and Cottage Neighborhood Cluster. Additional components to include are limiting negative uses such as Payday loans, pawn shops and tow lots, etc. within their neighborhoods.

An accessory dwelling unit (ADU) is a small secondary housing structure located on the lot with a larger primary dwelling. Although they can be known by other names such as granny flat, carriage house, backyard cottage, among others, ADU's are distinguished from other types of accessory buildings in that they must have a separate kitchen, living space, and entrance from the main house.

Mr. Scannell explained the Englewood Arts Overlay District intends to allow accessory dwelling units (ADU's) subject to the following conditions:

- Detached Accessory Dwelling Units are only allowed.
- Minimum/Maximum size limitations. The ADU cannot be smaller than 300 square feet nor larger than 900 square feet. However, an ADU larger than 900 square feet can seek a special use permit.
- Maximum number of ADU's. The maximum number of ADU's is limited to 1 per lot. It would allow more than 1 ADU on a larger lot but only with approval of a special use permit.
- Requires a minimum separation from the primary residence.
- Requires minimum setback from property lines.
- Limits the maximum height to 35 feet.
- Requires 1 parking space for an ADU.
- Prohibits the sale of the ADU separately from the primary residence.
- Would only allow a bed and breakfast subject to approval of a special use permit.
- Requires the owner to live in either the primary or ADU.
- ADU's must be constructed meeting the latest adoptive version of the International Residential Code.
- Allows a home occupation in the ADU.
- ADU's are permitted on lots with a single-family residence and Residential zoning.

Staff reviewed over 20 ADU ordinances from local jurisdictions for best practices. These regulations allow ADU's in certain zoning districts subject to certain requirements. The EAOD ADU regulations are consistent with those requirements found in other local jurisdiction ordinances.

Allowing ADU's is a housing strategy that aims to create additional affordable dwelling units, increase property values and can provide supplemental income for property owners. ADUs build on the traditional development form similar to that found in the Englewood area and promote the efficient use of land. The proposed regulations provide affordable living options in prescribed areas, while protecting the character and maintaining compatibility between uses. ADU's promote livable communities by:

- Providing convenient living arrangements and multi-generational housing options for care and support of family members;
- Promoting intergenerational wealth;
- Enabling “aging-in-place” options for older residents;
- Increasing affordable housing options;
- Expanding the local property tax base.

The EAOD proposes to introduce Cottage Neighborhood Cluster, which is a planned community that consists of a grouping of 3-12 smaller square footage residences, often around a [courtyard](#) or common open outdoor space commonly designed to maximize space and encourage time spent in a community space.

Mr. Scannell stated the purpose of a Cottage Neighborhood Cluster design is to:

1. Encourage a stronger sense of community and security among nearby neighbors while preserving personal privacy;
2. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs; especially small households (one to three-person households);
3. Seek to balance projected population growth with the community goal of preventing sprawling development and, to this end, examine opportunities to use land more efficiently for housing.
4. Encourage affordability, innovation, and variety in housing design and site development while ensuring compatibility with surrounding land uses;
5. Encourage the creation of more usable space for residents of the development through flexibility in density and lot standards
6. Maximize resident/pedestrian-oriented outdoor spaces and minimize the impact of automobile traffic and parking.

This housing type would meet many of the housing needs and strategies identified in various plans covering this area (i.e., Downtown Redevelopment Coordinating Committee Report, US 24 Hwy Plan, City-Wide Housing Study, and the Comprehensive Plan):

- Encourage redevelopment of vacant or underutilized sites.
- Promote in-fill development, where appropriate, to support more compact urban form.
- Promote redevelopment that maximizes existing infrastructure.
- Encourage reinvestment in existing neighborhoods.

- Promote a range of housing options.

Besides meeting several housing needs and strategies identified in various plans, this type of housing fits the characteristics of the area with its representative of older, traditional urban development patterns.

He noted one change to the amendment regarding the UDO amendment that City Council passed in November 2023 for Auto Related Uses and mistakenly the Overlay District prohibited those uses. The intention was to follow the base zoning and the rules and regulations that are currently in the UDO.

In response to Chairperson Wiley, Mr. Scannell explained it would follow base zoning districts. Where those uses are allowed in those districts, the business would have to follow those districts' rules.

In response to Commissioner Ashbaugh's question, Mr. Scannell the base zoning districts allowed in Commercial Districts is C-2 and C-3, within the Industrial Districts it is I-1.

In response to Commissioner Nesbitt's questions, Mr. Scannell explained the minimum side setback is 5 feet, the minimum separation between residents is 10 feet. He described the updates to the amendment being requested for approval.

In response to Commissioner Young's question, Mr. Scannell stated investment firms have been coming in and purchasing single-family homes and renting them out. The ADU would require it to be a local owner-occupied property.

Applicant Comments

Bill Moore, White Goss Law Firm, 4510 Belview Ave, stated he is speaking on behalf of the applicant. Mr. Moore provided the Commission with letters of support. He said Englewood Arts started this conversation many years ago in an effort to improve and enhance the area.

Michael Baxley, Executive Director of Englewood Arts, 10901 E Winner Road, provided some background on the area and where the suggestion of the overlay district came from. He stated they held neighborhood meetings and found about 49% of the homes were rentals.

Tammy Parsons, 11100 E Winner Road, said she believes this grass roots area will improve the community and provide growth opportunities for the neighborhood. Ms. Parsons stated in 2018 they started this effort to create an overlay district. She said there was an increase of vacant lots and out of town owners, which leads to crime and decline in the area. She noted this would create a tool for homeowners.

Teresa Dorsch, 1817 S Ralston Ave, stated three benefits of the overlay are smaller home builds, accessory dwelling houses and cottage neighborhoods. Smaller homes are a great benefit for this area because it makes them more affordable and could create more accessible homes. Ms. Dorsch said ADUs can help with seniors wanting to age in place by allowing a second dwelling

unit on the property. She noted the homeowner would have to live in one of the dwelling units. ADUs would not be allowed to be an Airbnb. Ms. Dorsch said cottage neighborhoods would be required to go through additional approval process.

Mr. Baxley stated this gives freedom back to the homeowner by allow new smaller homes to be built, it does allow for ADUs and for cottage communities. He noted residents can choose to do nothing and it wouldn't affect them. Mr. Baxley said this is a land use change and would not affect property taxes.

Commissioner Nesbitt questioned what neighborhood districts this covers. Ms. Dorsch stated it covers Maywood, Bristol, Englewood and others. Commissioner Nesbitt said he doesn't believe it should encompass one-third of Independence. He noted the Planning Commission asked them to reduce the size and they didn't. Ms. Dorsch stated they did reduce the area and listened to the community on those changes. Mr. Scannell reviewed the changes made to the boundaries.

Commissioner Ashbaugh asked why the City can't define what they want with a cottage neighborhood. Tom advised that if someone applied for a cottage neighborhood, it would go through a full planning review by all City departments and would come before the Planning Commission for consideration. He said ownership and maintenance of common-space would be established during that process.

In response to Commissioner Young, Mr. Scannell advised an ADU cannot be subdivided off of a property. He noted a cottage neighborhood would go through the full planning process. In response to Commissioner Young's question, Mr. Moore stated this is an overlay district which has land use regulations, but those are for those property owners that want to take advantage of them. Mr. Moore said if someone wants to build a garage today, citizens cannot protest that because it's not a rezoning. Mr. Young noted that the support letters are mainly from businesses and not property owners. Ms. Dorsch said that those are all individuals who were in favor but may also have a business name attached to their letter.

In response to Commissioner Nesbitt's question, Ms. Dorsch counted over 165 vacant lots. Ms. Dorsch said she doesn't know exactly how many vacant lots there are in the Englewood neighborhood. She stated some of the vacant lots are too small to build a single-family residence. In response to Commissioner Nesbitt's question, Mr. Baxley stated this is for land use only, and there's no possibility to add a tax. Mr. Moore reiterated that this is not a tax document and there is no purpose or need for additional taxes to improve the area. He said this is giving property owners in the Englewood Overlay District more options if they should choose to participate.

Commissioner Nesbitt said this needs to be made into a small area to see if it works, before bringing this large area forward. Commissioner Torres stated he would like to hear from the public before forming an opinion on the case. Commissioner Ashbaugh stated he also wanted to see it be a smaller area, but would like to hear both sides before making a decision.

Motion

Commissioner Edward Nesbitt made a motion to postpone this case indefinitely. Commissioner Michael Young seconded the motion. The motion failed Yes 3, No 4, Abstained 0.

Chairwoman Wiley called for a break at 7:14 p.m. The meeting was called back to order at 7:20 p.m.

Chairwoman Wiley stated each speaker would be allowed three minutes to speak, so everyone would have an opportunity to speak. In response to Commissioner Nesbitt's question, Assistant City Counselor Langford confirmed the Chairwoman could limit the amount of time for speakers to ensure everyone can be heard.

Public Comments

GK Callahan, 9509 E 13th St S, Arlington Heights neighborhood and would like to speak in favor. He said this community helped him purchase a home. Mr. Callahan said he's worked in community development and thinks it's a wonderful opportunity. He noted the community asked for this, and it's a tool that will improve future generations.

Christina Leakey, 2310 S Crenshaw, CEO of Truman Heritage Habitat for Humanity and their work is mainly in northwest Independence. She noted they help provide homeownership and work with home preservation efforts. Ms. Leakey said the City has made northwest Independence a priority and believes this supports that effort. She said the proposal is a great tool to help create community development solutions.

Benjamin Dawson, 1605 S Northern Blvd, said he loves art and volunteers in the community. Mr. Dawson said he loves living in Englewood and noted there have been significant improvements in the area in the past five years. He said there are a lot of vacant lots, and the overlay would expand the rights of homeowners and would make it easier to build on smaller lots. He noted it can also help the small businesses in Englewood and reduce blight.

Mark Simcosky, 1720 S Ann Ct, said he would like to move back to the Englewood area. He said he has a daughter with special needs, and she lives in her own apartment currently. He stated he would love the opportunity to be closer and the ADU changes would allow both he and his daughter to live separately but to age in place. It would create more safety for her and would be easy to manage a small place to live. Mr. Simcosky said the ADU part of this amendment is important to his family.

Jason White, 1024 S Forest, stated he appreciates that this was community-driven and asked those that were in support to stand up in the audience. He said there is a lot of misinformation being spread. He said this is not a taxing jurisdiction and there would have to be petitions, and it would have to be put on the ballot to be voted on. Mr. White said it gives the property owners back their rights that the City took away many years ago. He stated he should be able to keep his mother close to him to age in place, but he currently cannot do so. He reiterated that this is a property rights issue.

Bill Moore, stated this would help restore property rights to the Englewood Community and

professional staff. The smaller homes on vacant lots will help improve the area and allowing residents to build ADUs on their properties will help those aging in place.

Terry Snapp, 1809 Norwood, stated he and his wife Betty have lived in the area for almost 50 years and have been very active in the improvement of the area. He said he is enthusiastic about this opportunity for the community. Mr. Snapp said this is the beginning of great things for the neighborhood and will create sustainable and affordable housing. He said this is based on hope, not on fear and was created to bring the neighborhood together.

William McLeod, 1716 S Scott Ave, said his family has lived in the area for many generations. He stated they purchased their dream home in the area. Mr. McLeod reviewed the history of the area and said it's a gem of a neighborhood and said the area is built with natural boundaries.

Commissioner Nesbitt left the meeting at 7:47 p.m. and returned at 7:48 p.m.

Marvin Sands, 153 E 33rd St, with the AARP stated ADUs can help those in the Englewood community. He noted many cities have ADU opportunities in residential areas. It provides livable communities and gives those people options to age in place. Mr. Sands noted it will also make more affordable housing options.

Grant Watkins Davis, 4621 Apartment 1131, stated this should be citywide and not just in the Englewood area. He said this would take away the property owner rights which make it difficult to build small and or affordable houses for people his age. Mr. Watkins said this is about the future of Independence and would help the growth of the community. He stated he is in support of this proposal and believes it will help the elderly age in place.

Melanie Jackels, 2737 Glendale Ave, stated she supports this proposal and said she's a homeowner and was born and raised here. She said that Englewood businesses have helped her daughter in school. Ms. Jackels said artists lead the way in helping to improve neighborhoods. This proposal would create so much more opportunity.

Andres, 824 S Queen Ridge, stated his father, who lives at 1943 S Harvard has a little cottage in the back yard. He stated he thought they were against this rezoning but have discovered they cannot fix up the cottage for someone to live in without this passing.

William Curly, 10808 E. Westport Rd, said he wants to bring up that with a higher load on the infrastructure, light and gas prices will go up because of the ADUs. Mr. Arroyo said any time a building permit comes forward for an ADU, the building permit would look at the load requirement for that unit. Mr. Scannell said that in preparation for this case, IPL said they have enough power to provide it to ADUs.

Helen Hurley, 1701 S Evanston Ave, stated she is in favor and moved to this community 15 years ago. She said she has volunteered for this proposal because it creates a good future for residents. Affordable housing is very difficult to find, and this would create those opportunities. She said this provides a greater good and would bring more people into the area.

Hannah Finnin, 169 Beach Street, Gardner, KS, stated she is 22 years old and said she's found a family with this community. She said she wants to move closer to this community but is unable to do so at this time due to the cost to rent or purchase a house.

Mr. Martinez, 115 S Park Ave, said he became a Habitat for Humanity homeowner and is very thankful for the opportunity to own a home for him and his six children. He said the Englewood Arts area includes all nationalities in their involvement in the neighborhood. They made efforts to translate the documents for those that couldn't read or understand English. He's in favor of this project and would like to see it passed.

Chairwoman Wiley stated Leigh Phillips is representing a large group in opposition and will not have a time limit to speak.

Leigh Phillips, 1423 S Maywood Ave, stated she is representing a large group of citizens that are not in favor of this proposal. She requested those that were in opposition to stand up. Ms. Phillips said the applicants make it appear they have the support of the community. She said they don't have the support of the community based on the number that stood up in opposition and the over 200 signed protest petitions she's obtained. Ms. Phillips said there is confusion and that this needs to be tabled until there is more clarity on this project. She believes since the Planning Commission put this case on hold indefinitely in 2023, it should not have been brought forward again. She said the plans provided to the Planning Commission are different than the plans on the Englewood Arts District website. Ms. Phillips said the Englewood Arts District should not be allowed to apply for this rezoning since they don't own her home and the City Code says only the owner of the land or the City can be the applicant. She stated the applicant did not have neighborhood meetings pursuant to City Code and this application should be denied. She noted there should have been an affidavit stating when and where that meeting was held, along with those that were invited to the meeting. Ms. Phillips said that notices were only mailed to registered voters and not to the property owners. She is concerned that no traffic study was required or an impact assessment for electrical and sewer impact. Ms. Phillips believes the City should allow smaller homes and ADUs to all residents in the city and noted that then individual property owners could decide if they want to be rezoned to allow for those units. Ms. Phillips requested this case be denied.

Cheri Battrick, stated she was never notified of the neighborhood meeting. She said she went door to door and could not find one resident that was made aware of this proposal. Ms. Battrick said the yellow notification signs went up the same date as the Charter amendment. She said she was originally told that there was no protest petition for those in the 185 feet area.

Jean Libby, 1909 S Ash, stated she agrees with Commissioner Nesbitt that the area is far too large, and she doesn't live in the arts area. She said she believes this will affect their property taxes. She said she's feeling pressured to be in the Englewood Arts District.

Yvette Riddle, 1421 S Willow, stated Englewood has had six years to prepare, but those not in favor only had weeks. She reviewed what she found about mixed use in low density and said there is a big difference between low intensity and low density. Ms. Riddle said there is concern that a dispensary will open up in this area due to a loophole. She doesn't want additional

vehicles and foot traffic in this area because children are playing in the yards and riding their bikes in the street.

Edward Lee, 1900 S Hawthorne Ave, said he's not against all of it, but doesn't understand why the City can say that a house is too small. Mr. Lee said the City is overstepping and isn't in favor of cluster homes. He said he's already having issues with water and is worried about additional issues coming up.

Jeff Ruoff, 11503 E 15th Street, stated they moved here four years ago and believes this area is too large. Mr. Ruoff stated he is worried about parking in the neighborhoods.

Mike Talcott, 1901 S Lake Drive, said that this would take away property owner rights and would create a large business district. He noted homeowners around the area won't have any say if these businesses go in next door. Mr. Talcott said this will hurt property values and will greatly increase traffic and noted there is already a lack of sidewalks. He said mixed use is bad for neighborhoods and will have double the regulations. Mr. Talcott stated he is also upset that no studies have been done to support traffic and infrastructure.

Mark Hoskins, 1440 S Cedar, stated he grew up in this neighborhood and would like to note that there are good people on both sides, but he disagrees with this proposal. He said he's against having ADUs and having businesses with up to 20 people at their homes. Mr. Hoskins said there were viable businesses in Englewood that are now gone because they didn't fit with what the Arts district wanted.

Angela Carter, 1401 S Ralston Ave, stated there is a lot of detail lacking in this proposal. She said she's not opposed to the Arts District but is opposed to changes this large. Ms. Carter said this is being forced on these residents and there is not support by the residents. She noted she and her neighbors were not notified of these meetings.

Sharon Fisher, 1815 S Vassar Ave, said she lives in Proctor Neighborhood and named several other neighborhoods in this proposal. She said she doesn't believe it's a good proposal and is not in favor of ADUs or cottage neighborhoods. Ms. Fisher stated this is an experiment and it's a mistake to rezone this area.

Elisia Breitenbach, 1110 W Walnut St, questioned that she's still confused on if this will require an HOA for the area. She said they have worked hard to create a good community and this overlay could crush someone's dream by taking away their business. Ms. Breitenbach said the City is very difficult to work with and citizens deserve better. She said there is nowhere to park and the area floods constantly.

Martain Breitenbach, 1110 W Walnut, stated he purchased a condemned house and fixed it up to live in it. He said the applicant has done things that are very good by helping people buy homes. Mr. Breitenbach said they don't have the right to put an overlay over their home. He said there are different sized homes in this large area, and it should be taken on a case-by-case basis.

Ron VanFleet, 800 N Union, stated he works with real estate in the area and questioned the infrastructure. He said since there could be two houses on one lot, it will make it very difficult to appraise. Mr. VanFleet talked about property values and his concerns about small houses.

Dan Sunderland, 1507 S Logan, stated he's here on behalf of his client at 1224 Cedar, stated he's worked on tiny homes and while they sound good, ownership cannot be controlled. He discussed possible worst-case scenarios and believes corporations would come in to purchase more properties. He said it should be looked at one by one.

Edward Norman, 1808 S Cedar Ave, said he's concerned about HOAs and is concerned about community sheds and pizza ovens, but wonders who will replace tools and other things when they're stolen.

Paula Thomas, 2121 S Sterling Ave, stated they have cluster homes all around them and they're called duplexes. She said they cannot control crime in the area and believes property taxes will go up. Ms. Thomas stated she believes this will increase blight in the area.

Mary Wilcox, 18707 E 28th St S, stated she has six pages of contradictions and they're concerned they don't have the correct documents of what's being proposed. Ms. Wilcox said if a senior needs to build an ADU, what would they do with the main house. She said Lees's Summit came up with this overlay and added it City wide. Ms. Wilcox said this is unconstitutional to place these restrictions.

Bobbi Bryant, 3201 Queen Ridge Drive, said there isn't the infrastructure and is worried about water and sewer backups. She's also concerned about fires with the houses being so close together.

Kristi Nichols, 17407 E 43rd Terr S, stated there are details missing and there is a big homeless and illegal immigrant problem in the area. She said the property owners were not properly informed of these meetings. This is taking away their property rights and devaluing their properties.

Steve Williams, 908 W Maple, said there are nearly 4,000 homes in this area. Mr. Williams said this is a very dense area and there is a need for infill development. He noted he was forced to rezone his property to single-family and duplexes should not be allowed.

Jeannie Dennis, 1703 S Ash Ave, stated she's still in her starter home that she purchased in 1987. She noted she is frequently told how nice her home is and while walking the streets, she noticed one block can be beautiful, but on another block it's full of trash and vacant homes. Ms. Dennis said the City needs to look for flippers to make this better for families. She stated out of town landlords also need to be held accountable.

Patti Allred, 1819 S Claremont, stated she moved from Texas two years ago and they have a beautiful block. Ms. Alred is very concerned about the parking issues in the neighborhood, even with having single-family homes on her block. She noted there are no sidewalks and doesn't believe this is actually a grassroots effort.

Lucinda Johnson, 1218 S Cunningham Ave, stated she's never heard of rezoning an area and is not in favor of proposal.

Chairwoman Wiley called for a break at 9:33 p.m. The meeting was called back to order at 9:40 p.m.

Carl Blair, 2201 S Overton Ave, stated Habitat for Humanity didn't help him, but their program Brush with Kindness has helped him. He said his neighborhood is diverse and he doesn't want businesses in the homes in the neighborhood.

Angela Skulavik, 10724 E 19th Ter, stated she has not received any notification about this proposal. She asked if she's subject to Rental Ready and business licensing regulations with an ADU. She asked if there would need to be health inspections.

Fred King, 2006 S Vermont, said they want to spend money to get this overlay, but they don't have money for the theater.

Carla Jones, 1920 S Hardy Ave, asked who would oversee the EAOD and questioned how income would be increased when ADUs cannot be used as Airbnbs.

Jennifer Marrow, 1402 W Walnut, stated she was not given adequate time to research ADUs. She said this is deceptive that property owners were only made aware of this 22 days ago.

Tom Trudeau, 1901 S Ralston, stated he agrees with a lot of the disagreement. He said if zoning is wrong, we just need to change it for those houses. Mr. Trudeau said the City should allow small houses and ADUs for everyone in the city.

Sam Wade, 1216 S Cunningham, stated he's concerned about his property value and water issues off Truman Road.

Laura Arnote, 1925 S Willow, stated she doesn't think the smaller houses is a bad idea, but is concerned that IPL will have to purchase additional power from KCPL which will increase her rates. She stated she's also concerned about parking and school buses being able to get down the street.

Lamonte Chesnut, 1011 S Woodland Ave, stated he doesn't understand why someone can say what he can or cannot do with his property and it's not fair. He said they have some good ideas, but this is not a good proposal for such a large area.

Lucy Trudeau, 1901 S Ralston, stated she's lived there 22 years and is opposed to this proposal. She said if Englewood Arts wants to help people, they should do so without this overlay district.

Mr. Baxley thanked all those that spoke at tonight's meeting. He said they started notifying residents last year and they've had six town hall meetings where they've mailed out notices for

each one. Mr. Baxley stated this proposal would not address any home-based businesses within his district. He said it does require off street parking for the cottage houses. He noted this is not new information and these are happening close to home and as far away as Seattle. Mr. Baxley said the utilities will ensure they can provide service so infrastructure will not be an issue.

Lastly, Mr. Baxley stated this gives property owners more options for their properties, and that it does not restrict any property owner rights.

Ms. Dorsch said the reason there have been different versions of the documents is because they've worked on this for several years and have taken feedback from the community to establish this proposal.

Mr. Moore restated that this is an opportunity to give more rights to property owners.

In response from Commissioner Nesbitt, Mr. Baxley said new homes can sometimes be \$300,000, and they're hoping to bring homes around \$180,000 for 900 square foot home. The notices for the community meetings were put on social media, postcards were mailed to homeowners, notices were sent through a newsletter. Commissioner Nesbitt and Commissioner Young stated they own properties in this area, and they did not receive notification of the community meetings. Ms. Dorsch said the business part of the plan was removed a few months ago because of an ordinance change.

In response to Commissioner O'Neill's question, Mr. Scannell stated that in order to have an overlay, there has to be a rezoning as well. Mr. Scannell stated the zoning is not changing with this proposal, the overlay is on top of this zoning that allows additional rights to homeowners.

Commissioner O'Neill clarified and Mr. Scannell confirmed that this gives more rights to property owners.

In response to Commissioner Ashbaugh's questions, Mr. Scannell said staff would be overseeing this overlay district and would enforce any issues and ensure the proper planning process is being followed. Mr. Scannell stated the advantages of an overlay district is that it keeps the base zoning district and can supplement those regulations. Mr. Scannell noted they will still need to meet all City standards when completing construction. He said this encourages infill development in older neighborhoods and most homes were platted in the 1950s or before. Mr. Scannell reviewed the recent changes to the home-based business regulations.

Mr. Arroyo reviewed those cities in the metro and across the country that have similar overlay districts or have ADUs allowed. Mr. Scannell stated of the 22 communities that they reviewed; they did not encounter any cities that had a sunset. Mr. Scannell reminded everyone that the UDO is a living document and if the Planning Commission, City Council or staff can request research and changes could come about if something in the UDO is not working.

In response to Commissioner Young's question, Mr. Scannell said not all properties would be eligible for an ADU because of setback requirements. He said all requests for an ADU would be looked at on a case-by-case basis.

In response to Commissioner Nesbitt's questions, Mr. Scannell said this application is not

violating City Code. Mr. Scannell stated the state requires a 15-day notice of property owners and surrounding 185-foot property owners and those affidavits were completed by the applicant. Mr. Scannell said if there were a Historic property, the Heritage Commission would have to review any building changes.

In response to Chairwoman Wiley's questions, Mr. Scannell stated IPL has no concerns about providing power to additional ADUs. He noted the building permits would require the same level review of current building permits. Mr. Scannell stated they would be required to have an off-street parking spot for an ADU.

In response to Commissioner Young's question, Mr. Scannell said if someone builds an ADU, there would be an affidavit recorded stating that there is an ADU on the property. If an out-of-town investor purchased the property, the City would work to get them into compliance.

In response to Commissioner Ashbaugh's question, Mr. Scannell stated a Short-Term Rental would not be allowed in an ADU. Mr. Scannell confirmed that the house and ADU would still be on one lot. He stated if they do rent out the ADU, they would have to comply with Rental Ready regulations.

Commissioner Comments

Commissioner Ashbaugh stated overall this is not a bad thing. He said he wishes we had more people to oversee things like this. Commissioner Ashbaugh said everyone needs to work together and believes Englewood Overlay District did attempt to bring forward a good plan.

Commissioner Nesbitt said he doesn't know why staff didn't get involved to make this area smaller and this upsets him.

Commissioner Young stated he knows a lot of people that were not made aware of this proposal.

Motion

Commissioner Dan O'Neill made a motion to add the amendment to the UDO Amendment #70. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 4, No 3, Abstained 0.

Commissioner Dan O'Neill made a motion to approve Case 24-175-07 UDO Amendment #70, with the amendment approved above. Commissioner Jose Torres seconded the motion. The motion was approved Yes 4, No 3, Abstained 0.

2. **Case 24-100-21 – Rezoning – Englewood Arts Overlay District (EAOD)** - The City proposes the creation of an Englewood Arts Overlay District (EAOD) bound by Truman Road on the north, Chrysler Avenue, Lexington Avenue, Walnut Street and Chrysler Avenue on the east, 23rd Street on the south, and Arlington Avenue, 20th Street, Crescent Avenue, 18th Street and Brookside Avenue on the west.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion failed Yes 3, No 4, Abstained 0.

ROUNDTABLE - NEXT MEETING SEPTEMBER 10, 2024

ADJOURNMENT

The meeting was adjourned at 10:40 p.m.



Planning Commission Minutes

September 10, 2024 6:00 PM

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

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 9/10/2024, in the 111 E Maple Avenue City Council Chambers, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - .

Commissioner Nesbitt apologized for his actions at the August 27th Planning Commission meeting. He said he understands some of his comments may have been considered offensive and that was not his intention.

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

1. **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).

Motion

Commissioner Eric Ashbaugh made a motion to continue the case to October 15, 2024.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **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.

Motion

Commissioner Eric Ashbaugh made a motion to continue the case to October 15, 2024.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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).

Staff Presentation

Brian Harker presented the case and noted this case would be presented with case 24-150-01.

Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

George Kapke, 15800 E 27th Street, and Anthony Privitera, 9900 W 159th Street, Overland Park, KS, both stated they were available for any questions.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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).

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Harker stated the city will continue to

bring forward city-initiated cases to correct zoning in residential neighborhoods.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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).

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

Brandon Fryer, 6601 Harvard Ave, Raytown, stated he'd like it down-zoned so they can get an FHA loan on the property. He stated they cannot get the loan with it zoned as Industrial.

In response to Commissioner Ashbaugh's question, he stated he doesn't have plans to replat the property at this time.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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).

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

In response to Chairwoman Wiley's question, Mr. Glaser stated he doesn't believe the structure is historic.

Applicant Comments

Brandon Fryer, 6601 Harvard, Raytown, stated he's available for any questions. In response to Commissioner Nesbitt's question, Mr. Fryer stated he's hoping to clean up the property and make it usable.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

6. **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).

Staff Presentation

Brian Harker presented the case and noted it would be presented with Case 24-310-05. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the conditions of approval for the preliminary plat.

In response to Commissioner Ashbaugh's question, Mr. Harker explained the difference between what is typically called a townhouse versus a duplex. Mr. Harker stated these would be duplexes. He explained that some of the drawings are drafts and final plans will still have to come forward for approval.

In response to Commissioner Nesbitt's question, Mr. Harker stated the conditions are items that staff would like to review before the final plans are developed. Commissioner Nesbitt stated he would like to see better renderings and more finalized plans before this case is heard.

Applicant Comments

Jim Pollard, 3030 S Crenshaw, stated he has a similar project on Powell Road that has 20 units already completed. He said he would like to see the rezoning approved before additional funds are spent on producing a more detailed preliminary plat. Mr. Pollard said he may need to obtain a variance for the driveways.

Commissioner Ashbaugh stated it appears these are pretty tight quarters for this many units. In response to Commissioner Ashbaugh's question, Mr. Pollard said the engineer is available to speak and he does believe they have enough space for that number of units.

Kevin Sterrett, 1411 NE Todd George, Lee's Summit, stated they have a lot of detail on these preliminary plats and have labeled all the berms. He said they've gone back several times with Mr. Harker and have attempted to address all of his concerns. Mr. Sterrett said all the units will fit and the line of sight will be met as the City has required.

In response to Chairwoman's Wiley's question, Mr. Pollard stated he likes to go above and beyond the City Code and stated he does not like residents to park on the street. He said he plans to exceed the parking requirement and will abide by the other conditions outlined by staff. Mr. Harker clarified that the berms are on individual lots, not on common lots, so the city would like assurance that those berms will not be removed.

In response to Commissioner O'Neill's question, Mr. Pollard stated the C-2 zoning is existing and there is a stream buffer around that part of the property.

In response to Commissioner Nesbitt's question, Mr. Pollard stated some of the lots would like a variance for the parking. Mr. Arroyo said the development will have to meet the 1.4 parking requirement and 40% of the front yard will have to be green space. He noted preliminary plats typically have conditions and if there are substantial changes, they would have to come back to the Planning Commission before being considered for a final plat.

In response to Chairwoman Wiley's question, Mr. Pollard stated the project would still be viable even if they had to downsize the number of units.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Harker stated anyone looking to develop this property would have to come forward with a preliminary plat. Mr. Arroyo stated if the preliminary plat is approved, they would start the engineering design. If the case meets the conditions and requirements, the Planning Commission will see the final plat. If it was substantially different, the Planning Commission would see a new preliminary plat. Mr. Arroyo said if the approval is postponed, they would have to start the engineering process early, to get those details.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Case 24-400-20 – Short-Term Rental – 3912 Circle Drive –** A request by Adam Austin to operate a Short-Term Rental.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Glaser reviewed the conditions of approval.

Applicant Comments

Adam Austin, 622 SW Lemans Ln, Lee's Summit, stated he has removed the pavers and put in asphalt.

In response to Commissioner Nesbitt's question, Mr. Austin described where he had asphalt put in at the house. Mr. Austin said one of the smaller bedrooms upstairs will not be used as a bedroom. Mr. Glaser said staff will go inspect the new asphalt and will determine if any permits are required.

In response to Commissioner Ashbaugh's question, Mr. Arroyo stated he may have to dig out the sides for the city to inspect and determine its depth. If it's not up to code, he will have to bring it up to City Code.

In response to Mr. Austin's question, Mr. Glaser stated if someone is living at the home, the other rooms could not be rented out individually.

Public Comments

Jesse Stamps, 11205 E 40th St, stated she has a young daughter and is concerned about their safety. Ms. Stamps said she's in opposition due to the possible traffic and parties that could be held at the home.

Chasity Valaquez, 3904 Circle Drive, stated she is also concerned about her safety. She said owners don't typically care about the appearance, noise or what type of tenants they rent to. In response to Commissioner Nesbitt's question, Ms. Valaquez has seen an improvement to the driveway.

Mr. Austin stated they've spent about \$50,000 on improving the property, and he would not want tenants to cause an issue with the neighbors or to leave the property damaged. Mr. Austin said they will use Airbnb and VRBO. He noted they will also screen them and not take automatic bookings.

In response to Commissioner Young's question, Mr. Austin said he will not rent to local people because they are typically looking for a place to have a party.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Arroyo said if a Short-Term Rental gets complaints, the City would hold a revocation hearing at the Planning Commission.

Commissioner Nesbitt asked if a condition could be added requiring a sign that no street parking is allowed. Assistant City Counselor Langford noted he cannot put up a sign, but could be required to add "no street parking" to his advertisement. The condition will be changed to state that two additional off-street parking spaces are required.

Motion

Commissioner Dan O'Neill made a motion to approve the case, with conditions as stated by staff and amended to require two additional off-street parking spaces. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ROUNDTABLE

Mr. Arroyo noted the September 24, 2024 meeting will be canceled.

ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

MEETING DATE: October 15, 2024

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Jackson Drive Industrial Park

CASE NUMBER/REQUEST: **Case #24-320-07 – Final Plat – Jackson Drive Industrial Park** – A request by Hullmark Construction for Final Plat at the northwest corner of R.D. Mize and Jackson Drive.

APPLICANT: Hullmark Construction

OWNER: Brett Starr, Missouri RE

PROPERTY LOCATION: Northwest of the corner of R.D. Mize Road and Jackson Drive

SURROUNDING ZONING/LAND USE:

- North:** R-6/PUD (Single Family Residential/Planned Unit Development) – vacant; R-1 (Single-Family Residential Estate) – single family residences
- South:** C-2 (General Commercial) and R-18/PUD (Moderate Density Residential/Planned Unit Development) – vacant lot and developing multiple-family development
- East:** I-1 (Industrial) and R-6 (Single-family Residential) – undeveloped land and small commercial and industrial businesses
- West:** R-6 (Single-Family Residential) - single family homes

FURTHER ACTION:

Following action by the Planning Commission, this Final Plat request is scheduled for 1st reading by the City Council on December 2, 2024 and the 2nd reading on December 16, 2024.

RECOMMENDATION

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

1. Eliminate the label, "First Plat," from the title.
2. Label signature block, "City Engineer," and not, "Municipal Services Director".
3. Indicate a first-order stream crossing Lot 4B, Lot 4A and a portion of Tract A flowing from west to east. The stream buffer boundaries and its component zones must be fully delineated on the plat. First order streams shall have a minimum average buffer width of 85 feet on each side (measured from bank-full), with a streamside zone of 35 feet, a middle zone of 25 feet, and an outer zone of 25 feet. Further, there is a second order stream crossing Lot 7 on the southwest corner of the property. The zone widths are the same as for the first order stream except the middle zone is 45 feet wide.
4. The address for Tract B will be, "3010 S. Jackson Drive." It lies too far south to be, "Jackson Circle".
5. The Lot 7 of the Final Plat shall include the 3.33-acres to the north that will no longer be part of Lot 6.

6. Provide State Plain Coordinates around Lots 7 and 8 and Tract B.
7. Covenants (CC&R's) must be recorded indicating this development will own and maintain the detention basin.
8. Notes shall indicate the dedication of Tract A to the property owner or responsible private party as designated by the CC&R's.
9. Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the building permit phase.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Jeremy Hall for Final Plat approval at 2800 S. Jackson Drive

Current Zoning: I-1 (Industrial)

Current Use: Undeveloped land

Proposed Use: Industrial uses

Project History:

This property was zoned industrial in 1980 when the airport east of the site was still in operation. Since then, Jackson Drive was constructed and currently provides access to four service/industrial businesses to the south. This plat will divide the 42.22-acre Preliminary Plat into nine lots, a Tract B and a detention Tract A. Lot size range from 1.28-acres (Lot 8) to 6.40-acres (Lot 6).

Physical Characteristics of Property:

The property is relatively flat and until recently used for agricultural purposes. The completion of Jackson Drive in the last decade has now opened this area up to development. The majority of the property is useable except for the very northern and southwestern portions that are located within Stream Buffers.

Characteristics of the Area:

The properties in the immediate vicinity are undeveloped to the East and Northeast and are zoned I-1 (Industrial) and R-6/PUD (Single-Family Residential/Planned Unit Development) respectively. The existing Airport Industrial Park (with its small commercial businesses) lies to the Southeast. To the South lies an undeveloped commercial lot and a developing multiple-family subdivision. Then to the West lies a large single-family subdivision that was constructed in the late 1970's.

ANALYSIS

Historic and Archeological Sites:

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

Public Utilities:

Water is available along Jackson Drive; the Water Department will require a looped water system internal to the project with additional fire hydrants added. Water mains will be required to maintain a minimum of 10-foot horizontal separation from all storm and sanitary mains and structures, so the water main alignment will need to be revised to reflect that requirement.

A sanitary sewer main abuts the east side of the site and will be extended to service the new lots.

Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.

Stream Buffer/Floodplain:

There is a first-order stream crossing Lot 4B, Lot 4A and a portion of Tract A flowing from west to east. The stream buffer boundaries and its component zones must be fully delineated on the plat. First order streams shall have a minimum average buffer width of 85 feet on each side (measured from bank-full), with a streamside zone of 35 feet, a middle zone of 25 feet, and an outer zone of 25 feet. Further, there is a second order stream crossing Lot 7 on the southwest corner of the property. The zone widths are the same as for the first order stream except the middle zone is 45 feet wide. There are small portions of FEMA defined floodplain within the stream buffer area near S. Jackson Drive and E. R.D. Mize Road.

CIP Investments:

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

Streets, Sidewalks and Access:

Most of the industrial lots and drainage tract are arranged around a "C"-shaped street that circles back to Jackson Drive from a northern existing break in the median to another in the south. Five-foot wide sidewalks will be constructed on both sides of S. Jackson Circle. There will be no direct vehicular access to the S. Jackson Drive right-of-way from Lots 1, 2, 3, and 4A. The southern two lots will abut E. R.D. Mize Road.

Landscaping:

As each of the individual lots are built on, the landscaping will be required at that time, including the planting of street trees along Jackson Drive, R.D. Mize Road and Jackson Circle.

Covenants (CC&R's):

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

EXHIBITS

1. Applicant Letter
2. Cover Letter
3. Plat Application
4. Final Plat
5. Preliminary Plat



2940 South Jackson Drive – Independence, Missouri 64057
(816) 847-7270

8/16/2024

Jackson Drive Industrial Park Final Plat

City of Independence:

Please accept this Final Plat as all work is complete. The purpose of this is to develop industrial buildings in the new business park. We are going to call the project MetroEast Commerce Center and are excited to begin construction of our first building to be known as AMR.

Thank You

Jeremy Hull 816-918-6254



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

MetroEast Commerce Center

Project Name

2800 S Jackson Drive - Independence, MO 64057

Project Address/Location

Sq. Ft. of Building	35.39	7 and 1	no
Acreage		Number of Lots/Tracts	Steam Buffer (Yes or No)

Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
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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
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Contact Information

Applicant

Jeremy Hull	Hullmark Construction
Name	Company
2940 South Jackson Drive - Independence, MO 64057	
Address	
816-847-7270	Jeremy@HMC-KC.com
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

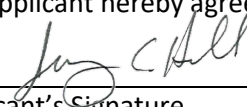
Owner

Brett Starr	3230 Tamiami LLC
Name	Company
3020 South Jackson Drive - Independence MO 64057	
Address	
816-769-6653	brett.morellc@outlook.com
Phone	Email

Architect/Engineer/Surveyor/Other: _____

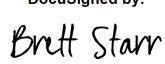
Robert Walquist	
Name	Company
821 NE Columbus Street - Lee's Summit MO 64063	
Address	
816-550-5675	rwalquist@quistengineering
Phone	Email

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


 Applicant's Signature

7/15/2024

Date

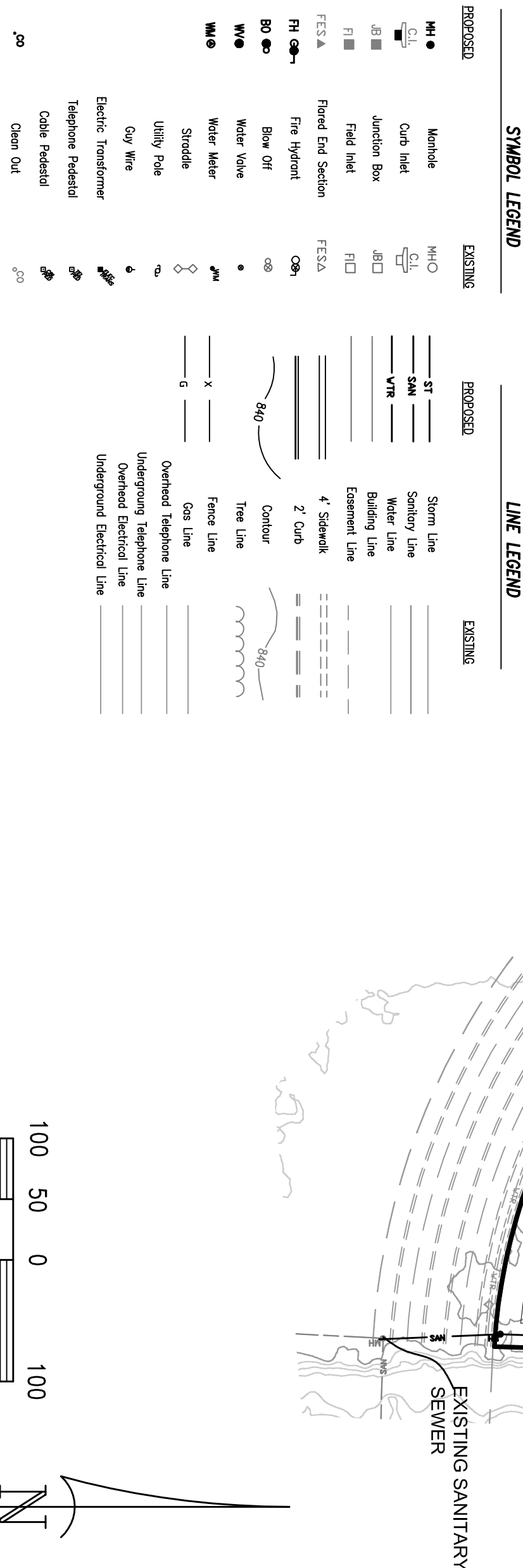
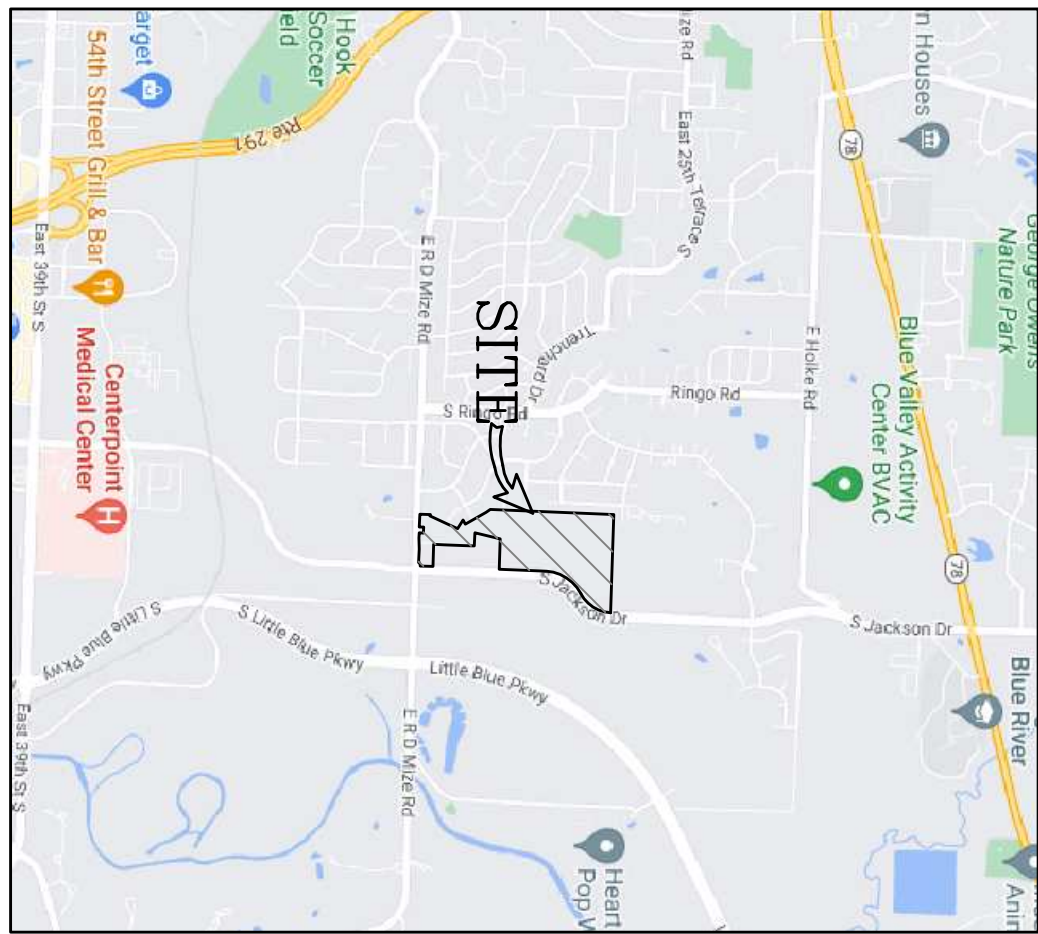
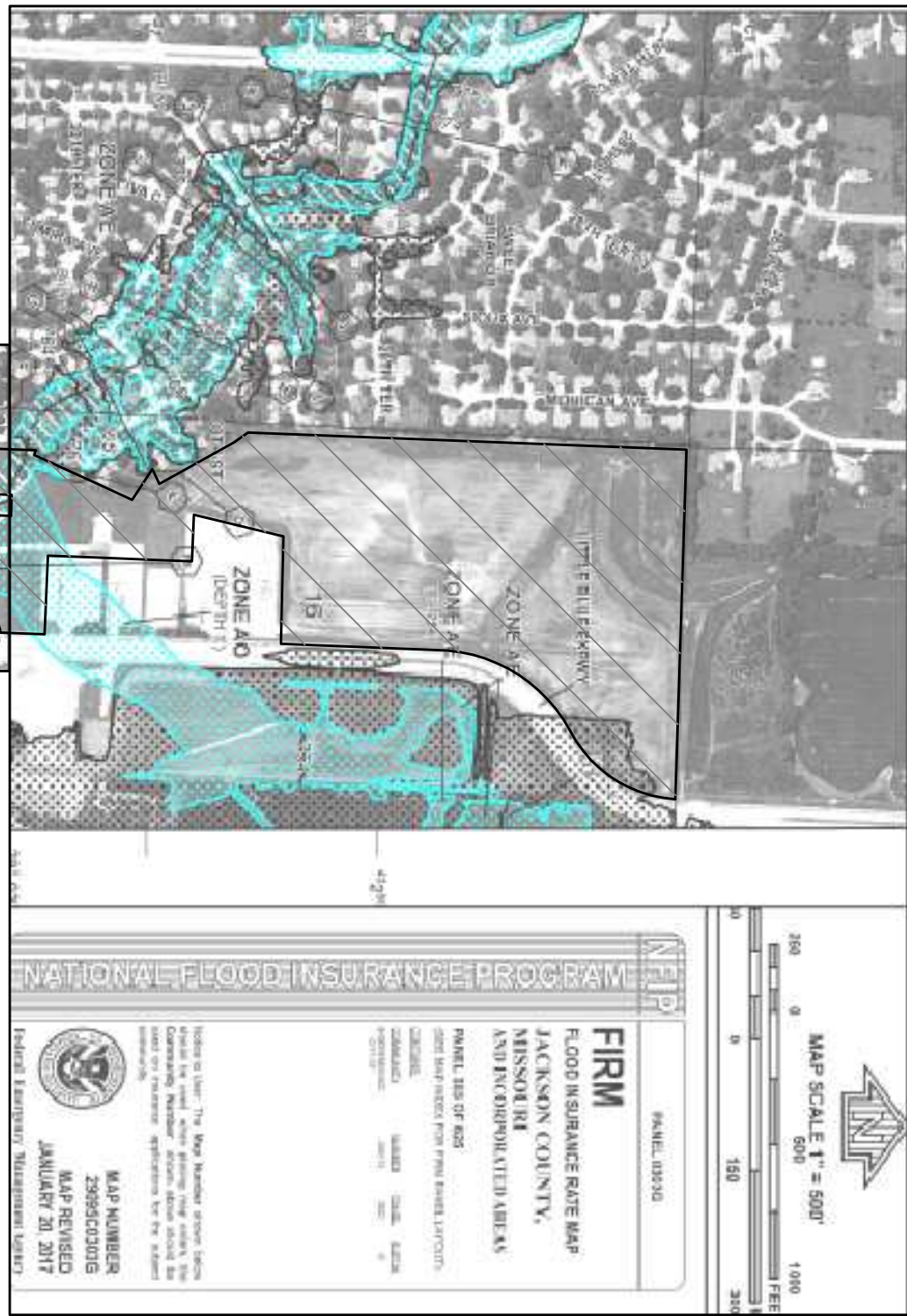
DocuSigned by:

 Owner's Signature

7/15/2024

Date

DEVELOPER:
MISSOURI RE
3000 S JACKSON DR
INDEPENDENCE, MO

	BY
	-



LOCATION MAP

AERIEL MAP

PRELIMINARY PLAT

PRELIMINARY PLAT
FOR JACKSON DRIVE INDUSTRIAL PARK
LOTS 1 THRU 8 AND TRACTS A & B

JACKSON DRIVE INDUSTRIAL PARK
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering Inc.

Civil Engineering for Residential & Commercial Site Development

**821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwalquist@quistengineering.com**

DATE	REVISION	BY
- 3-25-22	- PER CITY COMMENTS	-
4-7-22	PER CITY COMMENTS	
4-8-22	PER CITY COMMENTS	

Page 30 of 58

MEETING DATE: October 15, 2024

STAFF: Gabe Glaser, Planner

PROJECT NAME: Short-Term Rental – 309 E Short Ave

CASE NUMBER/REQUEST: **Case #24-400-21 – Short-Term Rental – 309 E Short Ave** – A request by Ben Allgeyer to operate a Short-Term Rental.

PROPERTY ADDRESS: 309 E Short Ave, Independence, Mo 64050

APPLICANT: Rob Scarborough

APPLICANT ADDRESS: 603 Quincy Blvd, Smithville, Mo 64089

PROPERTY OWNER: Ben Allgeyer

OWNER ADDRESS: 10 SE 3rd St, Lee's Summit, Mo 64063

SUBJECT PROPERTY ZONING/LAND USE: R-12(Two-Family Residential)/Single-Family Dwelling

SURROUNDING ZONINGS/LAND USES:

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

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

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

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed September 25, 2024
- Notification signs were posted on the property September 26, 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 to six (6) persons total.
5. The maximum number of bedrooms shall be three (3).
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.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 309 E Short Ave

Current Zoning:	R-12(Two-Family Residential)	Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-2 (Two-Family Residential)		
	Prior to 1980: R-2 (Two-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 current legal description for this property is described by Jackson County as the West 40 feet of Lot 25 of the Nichol Place subdivision. Lot 25 of the Nichol Place subdivision was originally platted with 50 feet of lot frontage. Originally, the Nichol Place subdivision was platted and recorded with Jackson County in 1887. By that time, this property was located within Independence City limits--the property was annexed by the City in 1851.

Independence City records indicate that an existing structure on this property was demolished in May of 2001. Jackson County property records indicated that this property fell into a state of abeyance and was acquired by the Land Trust of Jackson County in January of 2006. The property remained vacant until a new single-family house was constructed in August of 2023. The property obtained a certificate of occupancy for this new single-family home in May of 2024.

Physical Characteristics of Property:

This property has 40 feet of lot frontage and is 155 feet deep. According to Jackson County property records, the property is a total of 6,481 square feet.

The single-family structure is 950 square feet. It is one-story and features a front porch.

Characteristics of the Area:

The property is located within a neighborhood comprised predominantly of single-family homes. The surrounding single-family homes are of similar size, design and appearance.

It is located two blocks East of Noland Road and two blocks North of Woodlawn Cemetery.

Parking:

The property has a driveway that can allow up to two vehicles. There is enough street frontage allowing for one vehicle to park on the street.

There is enough parking available for three (3) vehicles. This satisfies City Code **14-424-18 – Parking** requiring one parking space per bedroom.

Unruly Guest/Security:

The applicant proposes to utilize Minut Noise Monitoring to ensure guests are compliant with the City's noise ordinance.

Just Like Home Vacation Rentals will serve as the responsible agent for this short-term rental in accordance with City Code **14-424-09 – Responsible Agent required.**

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** – The applicant proposes to utilize Ted's Trash service for weekly collection.
- **Property listing** - The property will be listed on AirBNB.
- **Business operations/security** – Just Like Home Vacation Rentals 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's existing driveway/parking plan satisfies the City's parking requirement for short-term rentals.

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. Aerial Photo
7. Floor Plan
8. Fire Plan
9. Parking Plan
10. Nearest Short Term Rental Map

309 E Short Ave Independence MO 64050

STR License

Submitted

Application number

A00140

Applicant name

Rob Scarborough

Application date

2024-08-20

▼

Collapse details

Submitted

▼

Send license

Edit

Property Address

309 E SHORT AVE INDEPENDENCE MO 64050

Parcel Number

26240260600000000

Permit Held By

Property Manager

Rental Structure

Single family

Permit Holder

First Name

Rob

Last Name

Scarborough

Company Name

Just Like Home Vacation Rentals

Phone Number

913-800-7677

Email

rob@justlikehomevr.com

Mailing Address

603 Quincy Blvd, Smithville, MO 64089

Property Owner(s)

Property Owner #1

First Name

Ben

Last Name

Allgeyer

Company Name

Crown City Homes LLC

Phone Number

816-721-0796

Email

ben@upsellhomes.com

Mailing Address

10 SE 3rd St, Lees Summit, MO 64063

Property Manager

First Name

Rob

Last Name

Scarborough

Company Name

Just Like Home Vacation Rentals

Phone Number

913-800-7677

Email

rob@justlikehomevr.com

Mailing Address

603 Quincy Blvd, Smithville, MO 64089

Responsible Agent

First Name

Rob

Last Name

Scarborough

Company Name

Just Like Home Vacation Rentals

Phone Number

913-800-7677

Email

rob@justlikehomevr.com

Mailing Address

603 Quincy Blvd, Smithville, MO 64089

Verification Documents

Floor Plan

[floor_plan_2024-08-20-232542.pdf](#)

Evacuation Plan

[fire_safety_2024-08-20-232542.pdf](#)

Parking Plan

[parking_spaces_2024-08-20-232542.pdf](#)

Supplemental Questions

Possible Violations

We found no violations for this property

Add Note

Notes

Add

▼ Collapse all

What is the total number of bedrooms? ^

3

Total number of parking spaces available on the property? ^

2

What is your proposed total occupancy? ^

6

Is street parking allowed? ^

No

Please provide your Noise Management Plan: ^

We utilize Minut Noise Monitoring. The system will notify myself and my team if the noise level in the home exceeds 85db for five continius minutes. The quiet hours and penalties for violating the city's noise ordinance will be posted in the house binder, along with the other house rules.

Please provide your Trash Disposal & Collection Plan: ^

We utilize Ted's Trash service for weekly trash collection.

Please provide all platforms that you plan to advertise on. ^

AirBNB



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: September 25, 2024

Case Number: 24-400-21

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: 309 E Short Ave

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Crown City Homes LLC

Phone: (816)721-0796

E-Mail: ben@upsellhomes.com

Planning Commission Meeting Date: October 15, 2024 at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall
111 E. Maple Ave, Independence, MO 64050

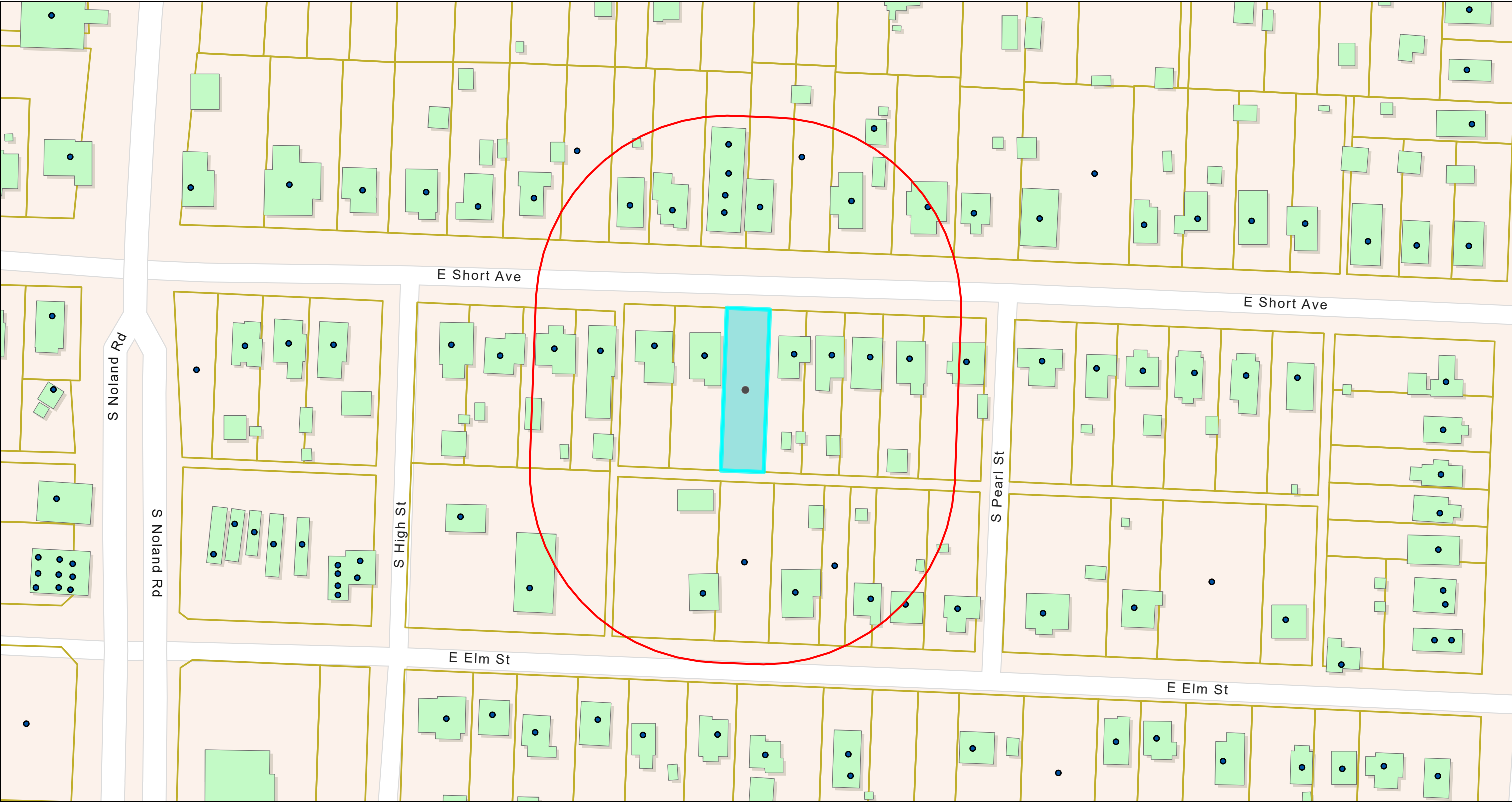
All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Gabriel Glaser

Gabriel Glaser
Planner

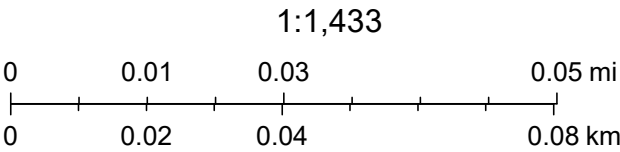
Property	Property Owner	Owner Address	City	State	ZIP Code
321 E SHORT AVE	RIGHTEOUS PROPERTIES LLC	6324 N CHATHAM AVE # 327	KANSAS CITY	MO	64151
319 E SHORT AVE	WOODARD PATSY A	319 E SHORT	INDEPENDENCE	MO	64050
301 E SHORT AVE	STILLWELL WILLIAM R & STEPHANIE L	301 E SHORT AVE	INDEPENDENCE	MO	64050
226 E SHORT AVE	OLSON RODERICK M & IRENE M	9508 E KENTUCKY	INDEPENDENCE	MO	64053
305 E SHORT AVE	CROWN CITY HOMES LLC	10 SE 3RD ST	LEES SUMMIT	MO	64063
322 E ELM ST	SHINN JOHN W & RUBY M/TRUSTEES	2828 S ANN AVE	INDEPENDENCE	MO	64057
308 E SHORT AVE	IRA CLUB FBO RONALD RENARD IRA 1000183	79 W MONROE STE 1208	CHICAGO	IL	60603
316 E SHORT AVE	316 E SHORT LLC	PO BOX 1584	INDEPENDENCE	MO	64055
320 E ELM ST	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
230 E SHORT AVE	RIO INVESTMENTS & RESIDENTIAL REHAB LLC	110 S LIBERTY ST	INDEPENDENCE	MO	64050
327 E SHORT AVE	GRAGG ALI RA E & AUSTIN D	327 E SHORT AVE	INDEPENDENCE	MO	64050
302 E SHORT AVE	KELLEY JASON C	302 E SHORT AVE	INDEPENDENCE	MO	64050
306 E SHORT AVE	FIGHT BRANDS REAL ESTATE, LLC	701 NE SHORE LINE DR	LEES SUMMIT	MO	64064
220 E ELM ST	FIRST CHURCH OF GOD	220 E ELM	INDEPENDENCE	MO	64050
313 E SHORT AVE	HUNTER MICHAEL	313 E SHORT AVE	INDEPENDENCE	MO	64050
309 E SHORT AVE	CROWN CITY HOMES LLC	10 SE 3RD ST	LEES SUMMIT	MO	64063
229 E SHORT AVE	IBARRA & BROWNE LLC	5611 NEWTON ST	MISSION	KS	66202
300 E SHORT AVE	SLADE UNLIMITED VENTURES LLC	94-788 KUPUOHI ST	LAHAINA	HI	96767
322 E SHORT AVE	SAINTS INVESTMENTS LLC	6324 N CHATHAM AVE # 327	KANSAS CITY	MO	64151
233 E SHORT AVE	RAMOS EVER ADAN & HILL JENNIFER ANN	233 E SHORT AVE	INDEPENDENCE	MO	64050
308 E ELM ST	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
318 E ELM ST	HIGHFILL CAROLYN E	318 E ELM ST	INDEPENDENCE	MO	64050
316 E ELM ST	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
304 E ELM ST	WOOD DEEDEE	304 E ELM ST	INDEPENDENCE	MO	64050
312 E SHORT AVE	MCBEE PROPERTIES LC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
312 E ELM ST	HARRINGTON HARRY A	312 E ELM ST	INDEPENDENCE	MO	64050
315 E SHORT AVE	PONCE DAVID & HERLINDAROSA	6170 ORVIETO CT	ALTA LOMA	CA	91737

185ft Notification Area



9/23/2024, 3:26:43 PM

- Addresses
- Building Footprints
- ▭ Parcels (General Use- AGOL)
- ▭ 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. 24-400-21

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.**

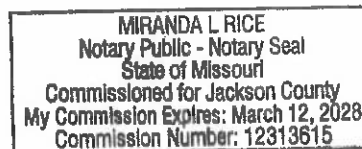
These notices were mailed on the 25th day of September, 2024.

Jodi Baker
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 25 day of September, 2024.

Miranda L Rice
Notary Public

3-12-28
Commission Expiration Date





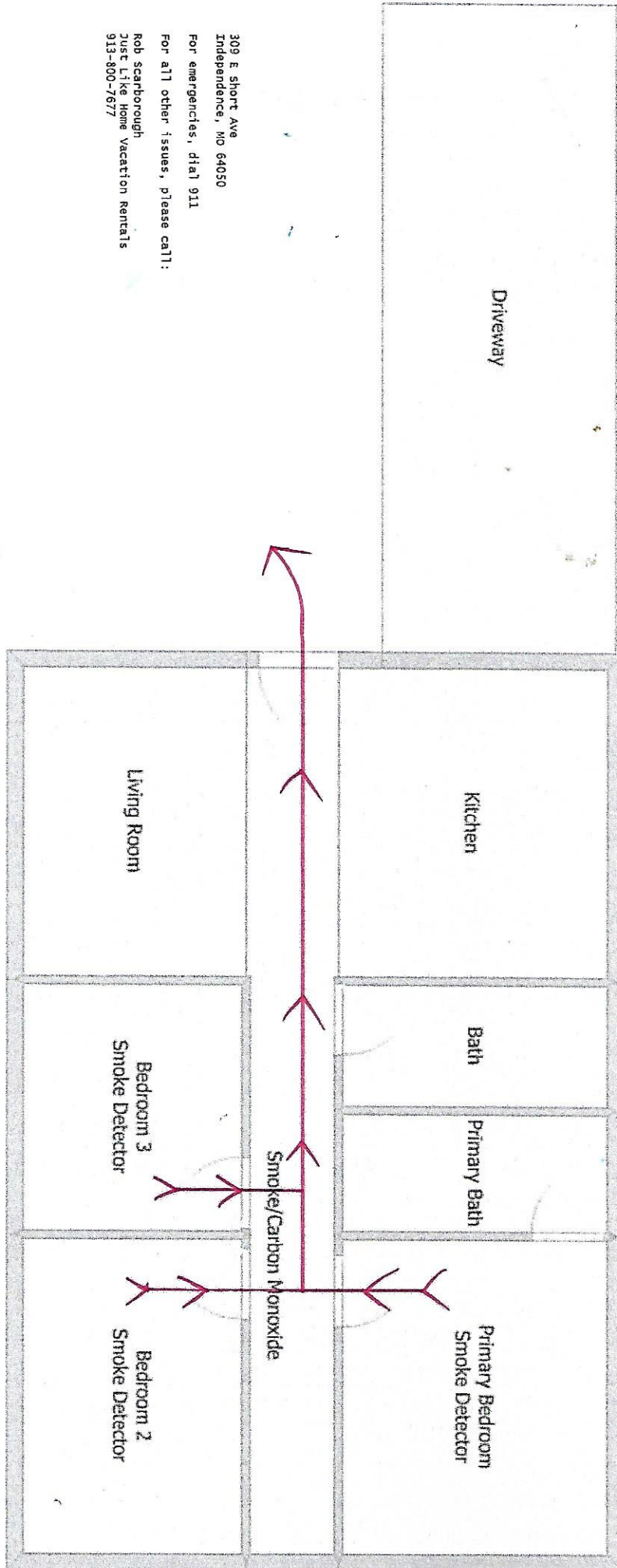


309 E Short Ave
Independence, MO 64050

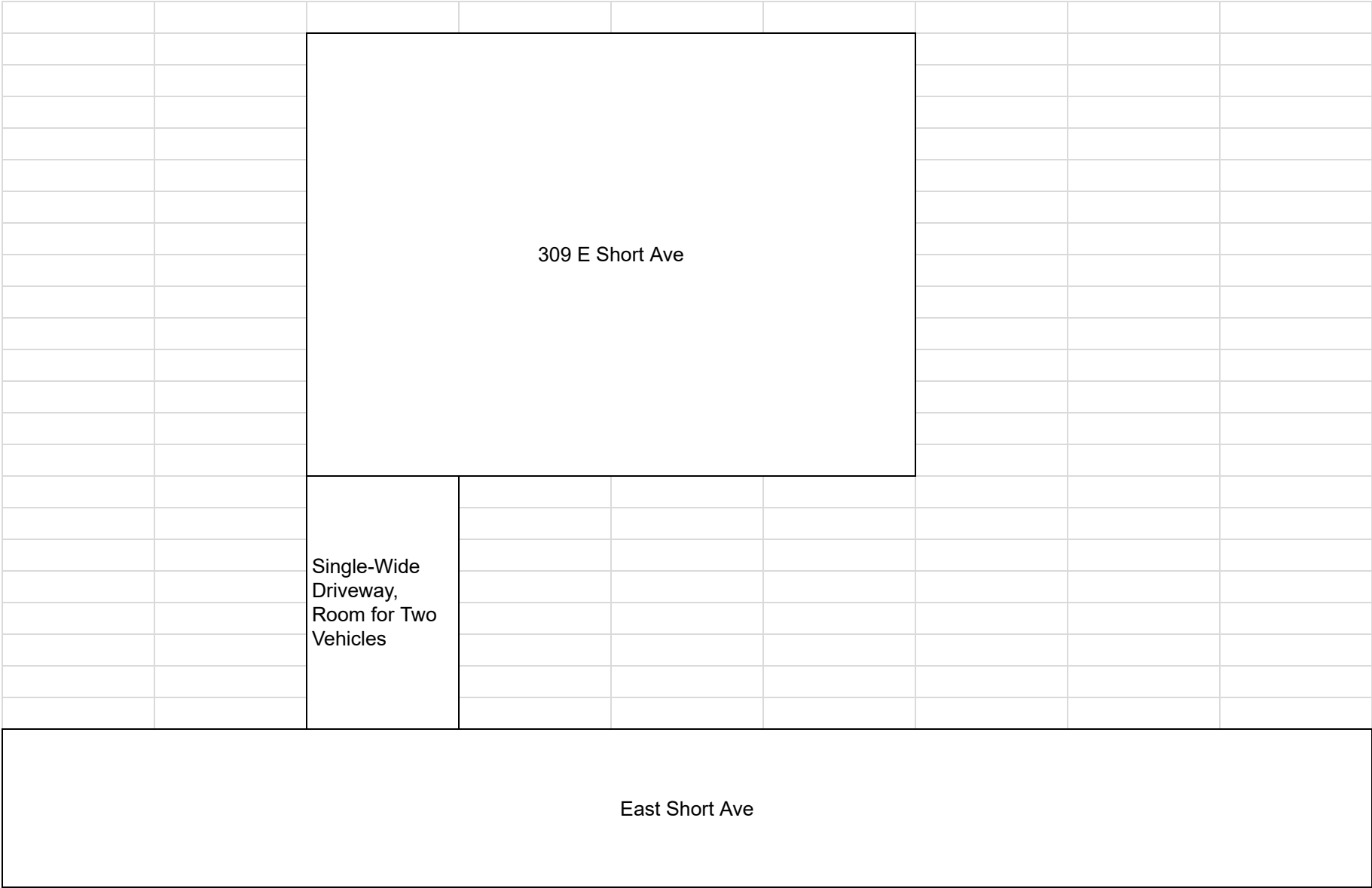
For emergencies, dial 911

For all other issues, please call:

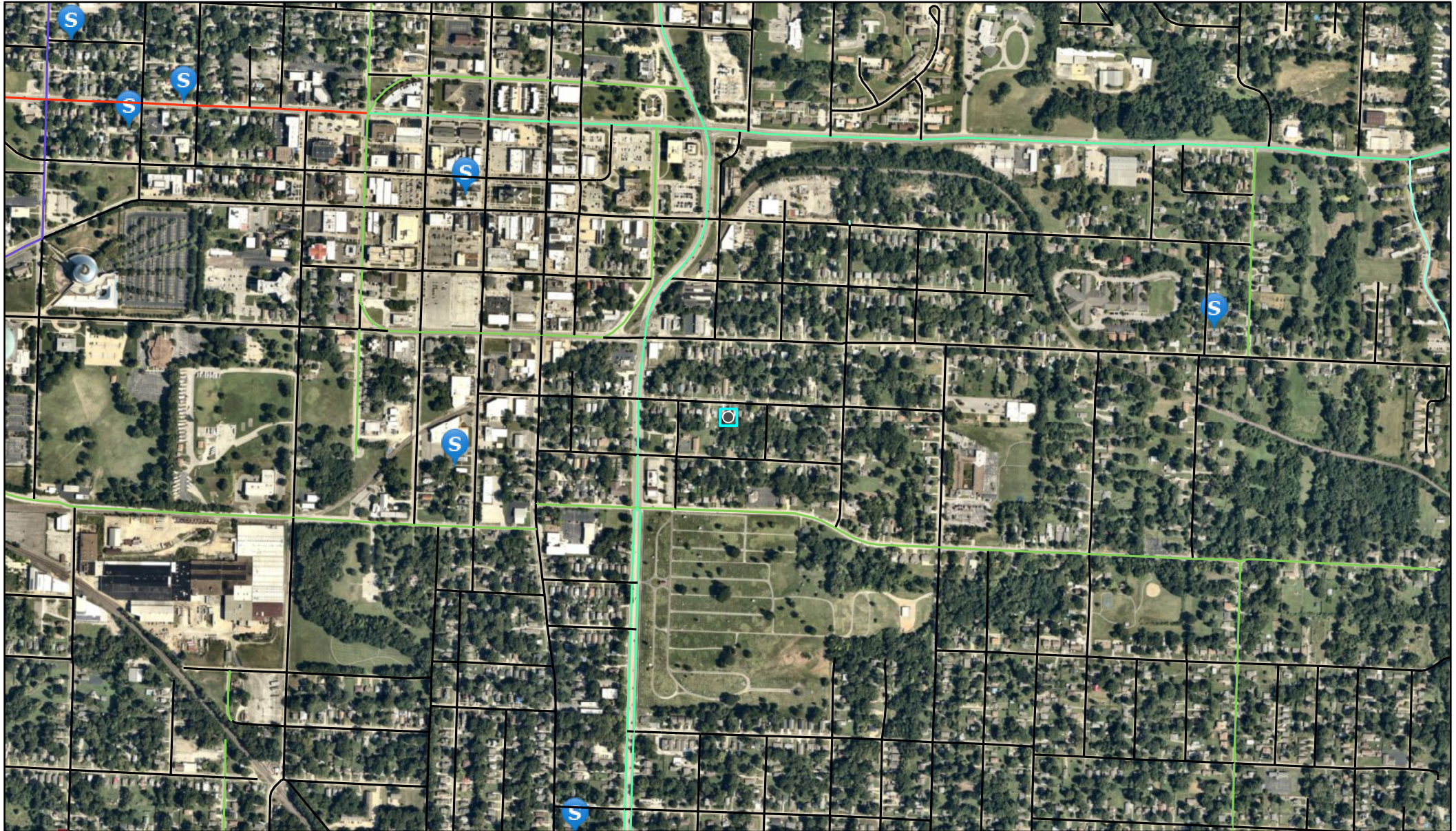
Rob Scarborough
Just Like Home Vacation Rentals
913-800-7677



309 E. Short Ave
Independence, MO 64050
For emergencies, dial 911
For all other issues, please call:
Rob Scarborough
Just Like Home Vacation Rentals
913-800-7677



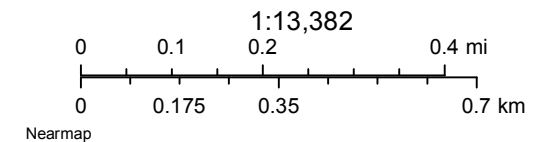
309 E Short Ave - Short-Term Rental Map



10/2/2024, 5:16:13 PM

Streets

— Local	— Private	S Short Term Rentals
— Collector	— Major Arterial	
— Highway	— Minor Arterial	City Limits



MEETING DATE: October 15, 2024

STAFF: Gabe Glaser, Planner

PROJECT NAME: Short-Term Rental – 915 S Brookside Ave

CASE NUMBER/REQUEST: **Case #24-400-22 – Short-Term Rental – 915 S Brookside Ave** – A request by Jamee Woolery to operate a short-term rental in Independence

PROPERTY ADDRESS: 915 S Brookside Ave, Independence, Mo 64053

APPLICANT: Jamee Woolery

APPLICANT ADDRESS: 919 S Brookside Ave, Independence, Mo 64053

PROPERTY OWNER: Jamee Woolery

OWNER ADDRESS: 919 S Brookside Ave, Independence

SUBJECT PROPERTY ZONING/LAND USE: R-12(Two-Family Residential)/Single-Family Dwelling

SURROUNDING ZONINGS/LAND USES:

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

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

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

W: R-12 (Two-Family Residential)/ Mount Washington Cemetery

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed September 25, 2024
- Notification signs were posted on the property September 26, 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 to four (4) persons total.
5. The maximum number of bedrooms shall be two (2).
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.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 915 S Brookside Ave

Current Zoning:	R-12(Two-Family Residential)	Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-2 (Two-Family Residential)		
	Prior to 1980: R-2 (Two-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 current legal description for this property is described by Jackson County as the South half of Lot 25 of the Evanston Park subdivision. Lot 25 of the Evanston Park subdivision was originally platted with 100 feet of lot frontage. The Evanston Park subdivision was platted and recorded with Jackson County in 1885. By that time, this property was not located within Independence City limits--the property would not be annexed into the City until 1961.

Physical Characteristics of Property:

This property has 50 feet of lot frontage and is approximately 300 feet deep. According to Jackson County property records, the property is a total of 14,400 square feet.

The property is on a hill. From the curb access to the structure, there is a 20-foot rise in elevation. The rear-yard flattens out to the rear property line.

The single-family structure is 828 square feet. Real estate records indicate the property was constructed in 1917. It is one-story and features a front deck.

Characteristics of the Area:

The property is located within a neighborhood comprised predominantly of single-family homes. The surrounding single-family homes are of similar size, design and appearance.

Mount Washington Cemetery is located West, across Brookside Ave.

Parking:

The property has a driveway that can easily accommodate two vehicles. The existing driveway satisfies City Code **14-424-18 – Parking** requiring one parking space per bedroom.

Unruly Guest/Security:

The property owner intends to utilize a noise monitoring system to ensure guests are compliant with the City's noise ordinance.

The property owner lives next door and will serve as the responsible agent in accordance with City Code **14-424-09 – Responsible Agent required.**

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** – The applicant proposes to utilize Ted's Trash service for weekly collection. The property owner lives next door and intends to handle trash removal for the short-term rental.
- **Property listing** - The property will be listed on AirBNB.
- **Business operations/security** – The property owner 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's existing driveway satisfies City Code requirements for parking.

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 Image
7. Floor Plan
8. Fire Plan
9. Parking Plan
10. Nearest Short Term Rental Map

915 S Brookside Ave Independence MO 64053

STR License

Submitted

Application number

A00141

Applicant name

Jamee Woolery

Application date

2024-08-25

▼

Collapse details

Submitted

▼

Send license

Edit

Property Address	915 S BROOKSIDE AVE INDEPENDENCE MO 64053	Permit Held By	Owner
Parcel Number	27210180700000000	Rental Structure	Single family

Permit Holder

First Name
Jamee

Last Name
Woolery

Phone Number
816-812-5767

Email
jamee.woolery@gmail.com

Mailing Address
919 S Brookside Avenue

Property Owner(s)

Property Owner #1

First Name
Jamee

Last Name
Woolery

Phone Number
816-812-5767

Email
jamee.woolery@gmail.com

Mailing Address
919 S Brookside Avenue

Property Manager

First Name
Jamee

Last Name
Woolery

Phone Number
816-812-5767

Email
jamee.woolery@gmail.com

Mailing Address
919 S Brookside Avenue

Responsible Agent

First Name
Jamee

Last Name
Woolery

Phone Number
816-812-5767

Email
jamee.woolery@gmail.com

Mailing Address
919 S Brookside Avenue

Verification Documents

- Floor Plan
[floor_plan_2024-08-25-180252.pdf](#)
- Evacuation Plan
[fire_safety_2024-08-25-180252.pdf](#)
- Parking Plan
[parking_spaces_2024-08-25-180252.pdf](#)

Supplemental Questions

▼ Collapse all

What is the total number of bedrooms?

^

Possible Violations

- ⓘ

Permit Number Not Displayed in Listing

🔒 44230046
- ⓘ

> 30 Days Per Year

🔒 44230046

Add Note

Notes

Add

2

Total number of parking spaces available on the property?



2

What is your proposed total occupancy?



4

Is street parking allowed?



No

Please provide your Noise Management Plan:



Good neighbor guidelines posted along with house rules on listing and noise monitoring device.

Please provide your Trash Disposal & Collection Plan:



Trash services provided on site through Ted's trash with weekly pickup every Tuesday. We live next door and take containers to the curb every Monday evening and return them Tuesday afternoon.

Please provide all platforms that you plan to advertise on.



Airbnb.



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: September 25, 2024

Case Number: 24-400-22

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: 915 S Brookside Ave

Total Maximum occupancy: Four (4) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Jamee Woolery

Phone: (816)812-5767

E-Mail: jamee.woolery@gmail.com

Planning Commission Meeting Date: October 15, 2024 at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall
111 E. Maple Ave, Independence, MO 64050

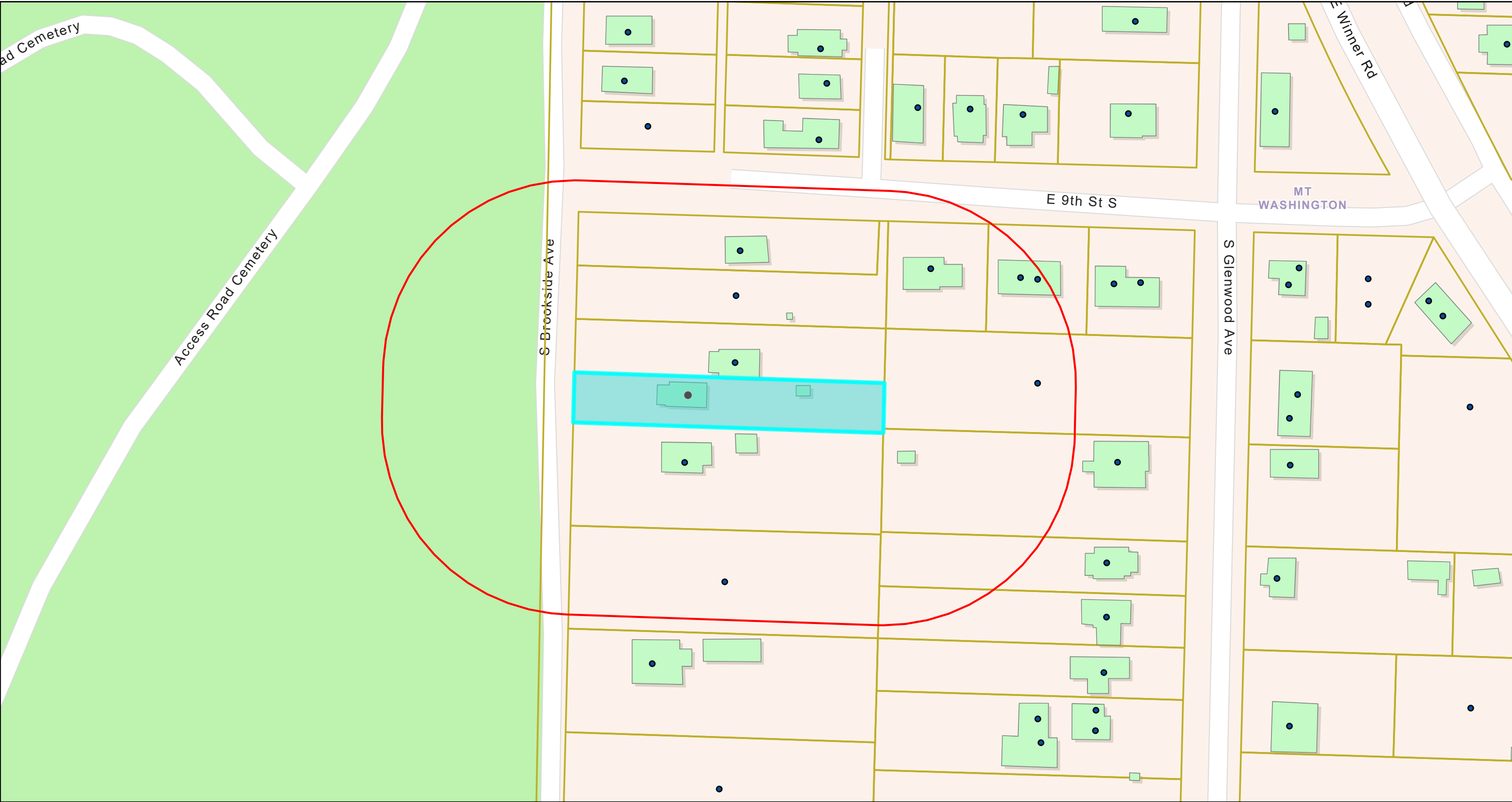
All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Gabriel Glaser

Gabriel Glaser
Planner

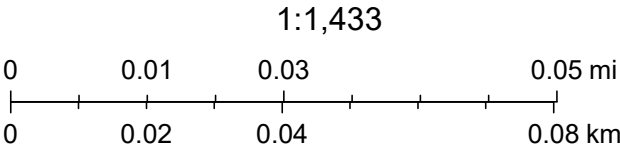
Property	Property Owner	Owner Address	City	State	ZIP Code
907 S BROOKSIDE AVE	BRADY CHRISTOPHER M	907 S BROOKSIDE	INDEPENDENCE	MO	64053
927 S BROOKSIDE AVE	EXPRESS PROPERTIES LLC	15301 W 87TH ST PKWY B35	LENEXA	KS	66219
922 S GLENWOOD AVE	ACUNA JESUS E	915 S GLENWOOD AVE	INDEPENDENCE	MO	64053
924 S GLENWOOD AVE	COLE JENNIFER B	924 S GLENWOOD AVE	INDEPENDENCE	MO	64053
918 S GLENWOOD AVE	ALLISON LESLIE A	918 S GLENWOOD AVE	INDEPENDENCE	MO	64053
915 S BROOKSIDE AVE	WOOLERY HARRY D & JAMEE C	919 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
905 S BROOKSIDE AVE	BRADY CHRISTOPHER M	907 S BROOKSIDE	INDEPENDENCE	MO	64053
9309 E 9TH ST S	PEDERSEN KENT I & CHARIA	9309 E 9TH	INDEPENDENCE	MO	64053
9305 E 9TH ST S	IRA CLUB FBO DANIEL FRASER IRA 1001592	67 E MADISON ST # 1510	CHICAGO	IL	60603
9311 E 9TH ST S	KORUS DAN & DIANE	303 SPRUCE ST	YANKTON	SD	57078
614 S BROOKSIDE AVE	WINNER ROAD PROPERTIES LLC	2345 GRAND BLVD STE 2200	KANSAS CITY	MO	64108
919 S BROOKSIDE AVE	WOOLERY JAMEE C & HARRY D	919 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
916 S GLENWOOD AVE	ALLISON LESLIE A	918 S GLENWOOD AVENUE	INDEPENDENCE	MO	64053

185ft Notification Area



9/23/2024, 3:32:47 PM

- Addresses
- Building Footprints
- Parcels (General Use- AGOL)
- 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

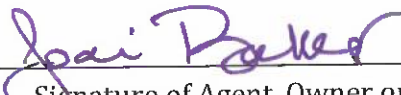
COUNTY OF JACKSON

Case No. 24-400-22

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 25th day of September, 2024.


Signature of Agent, Owner or Attorney

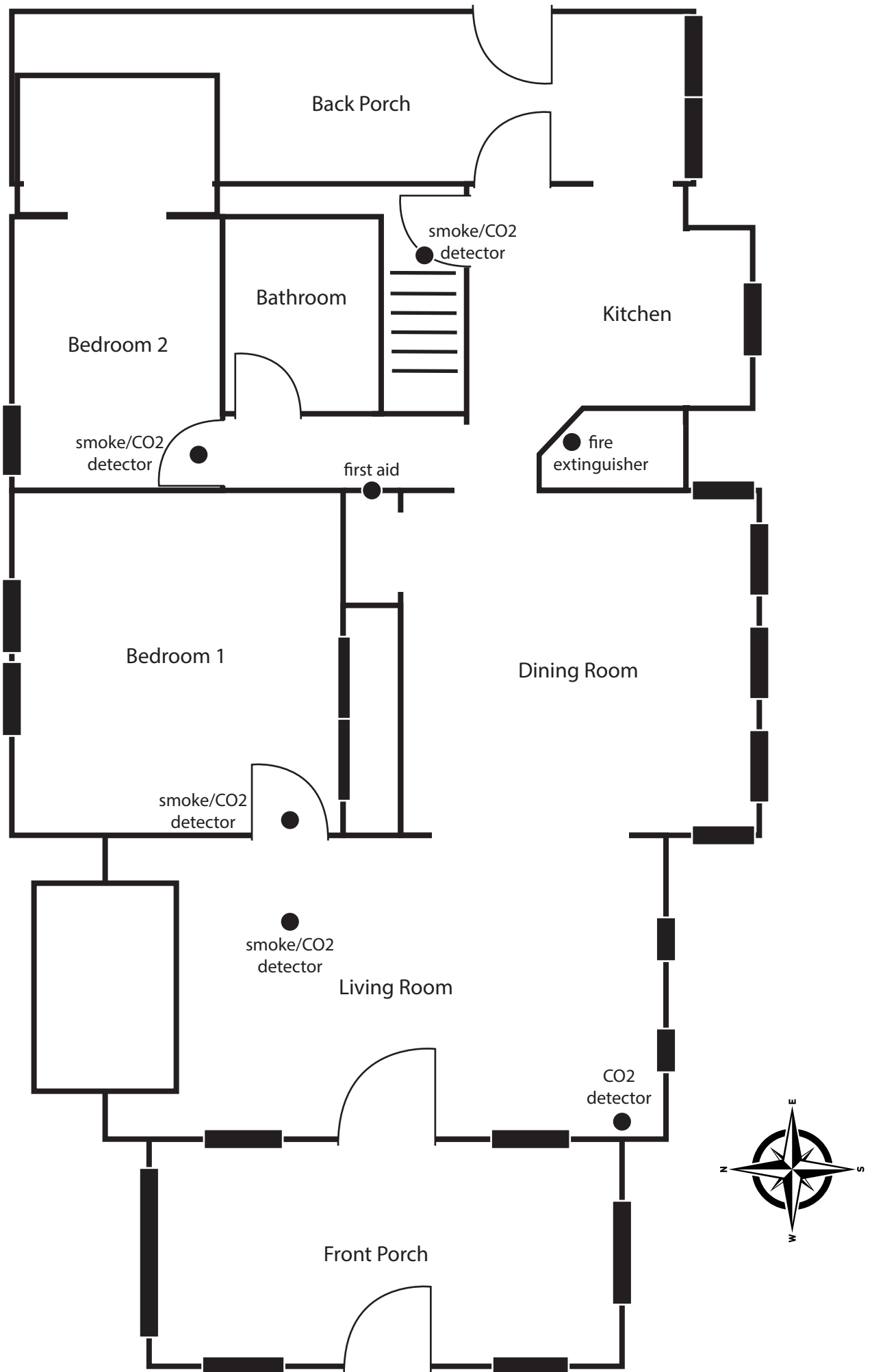
Subscribed and sworn to before me this 25 day of September, 2024.

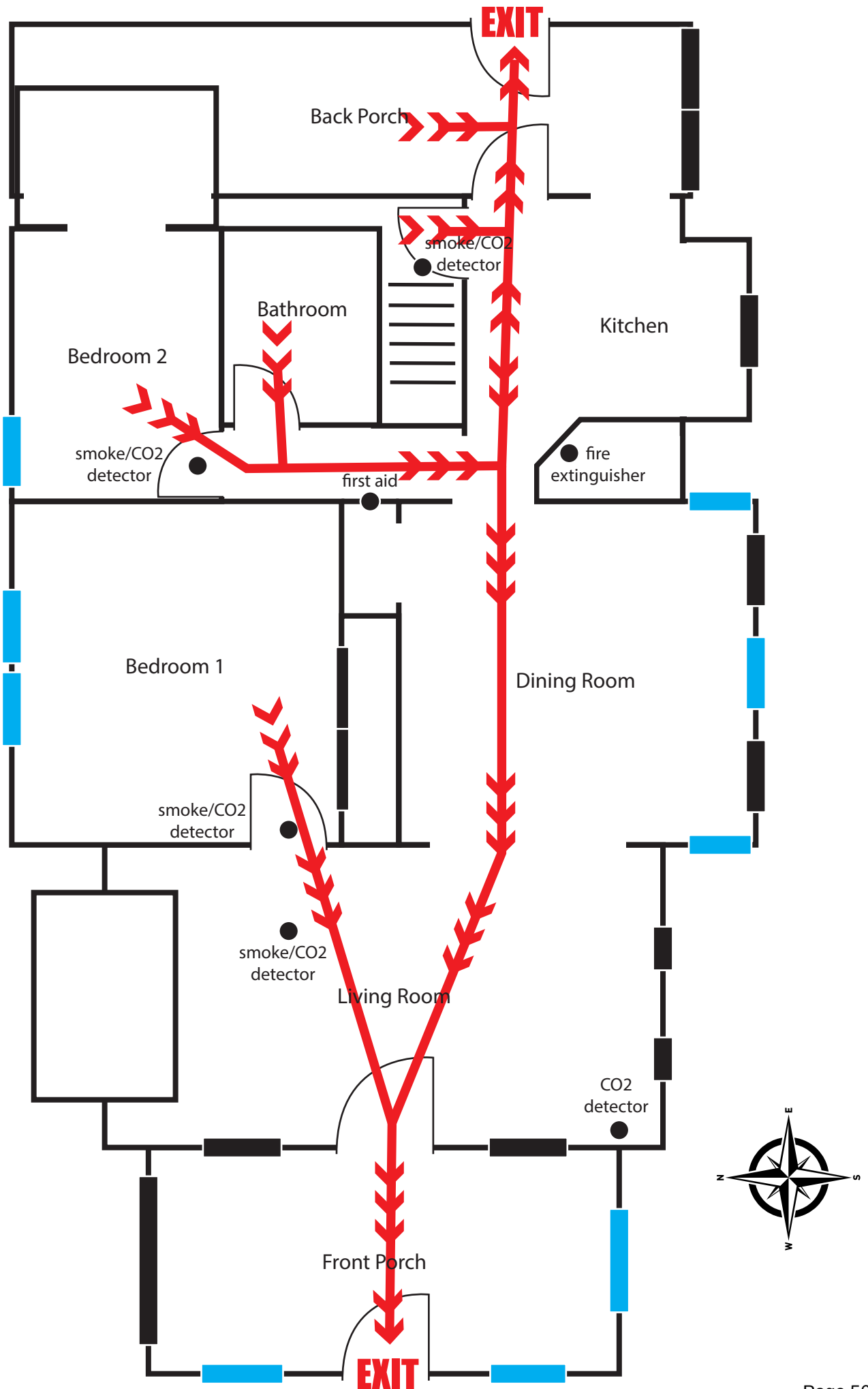

Notary Public

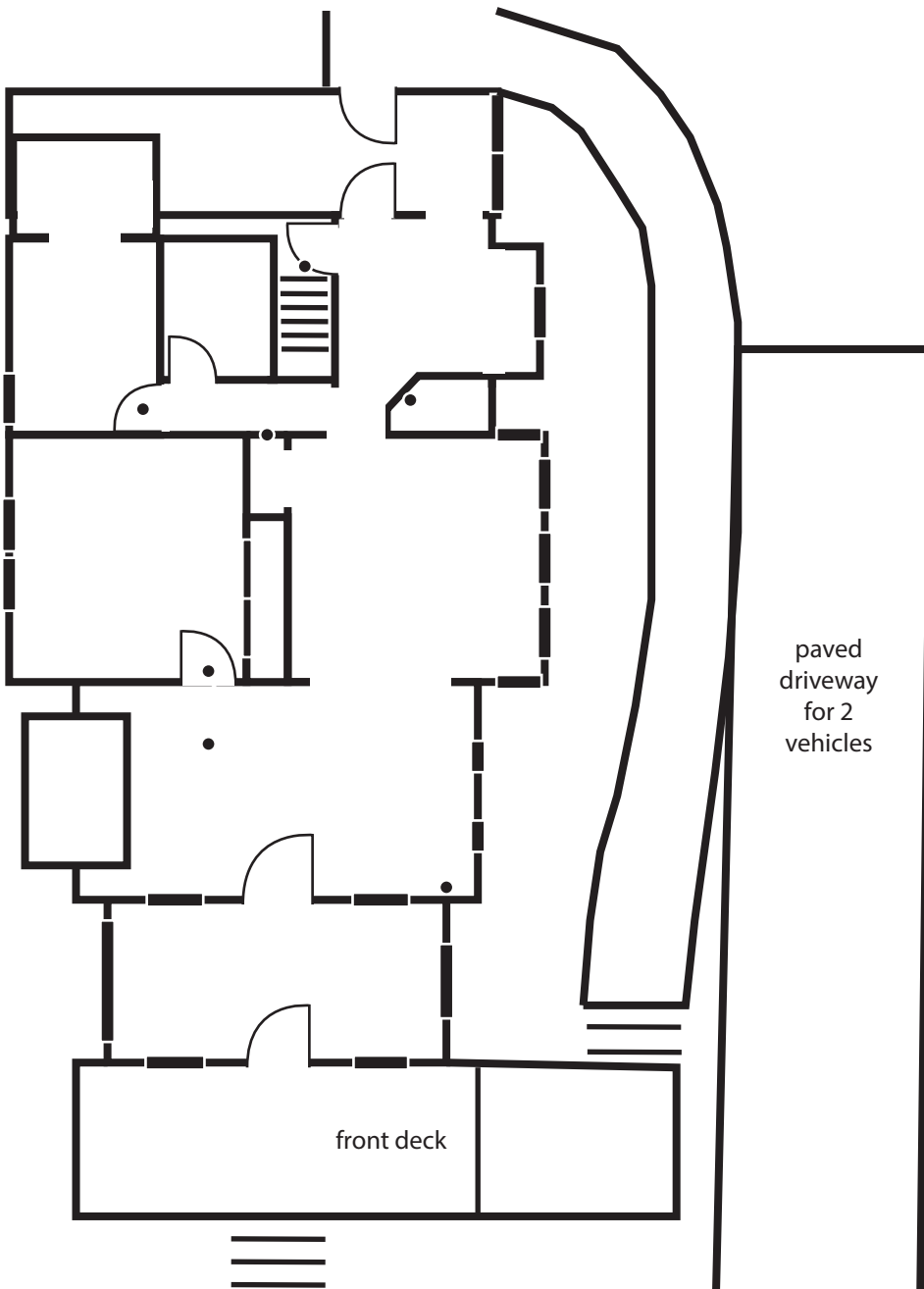
3-12-28
Commission Expiration Date





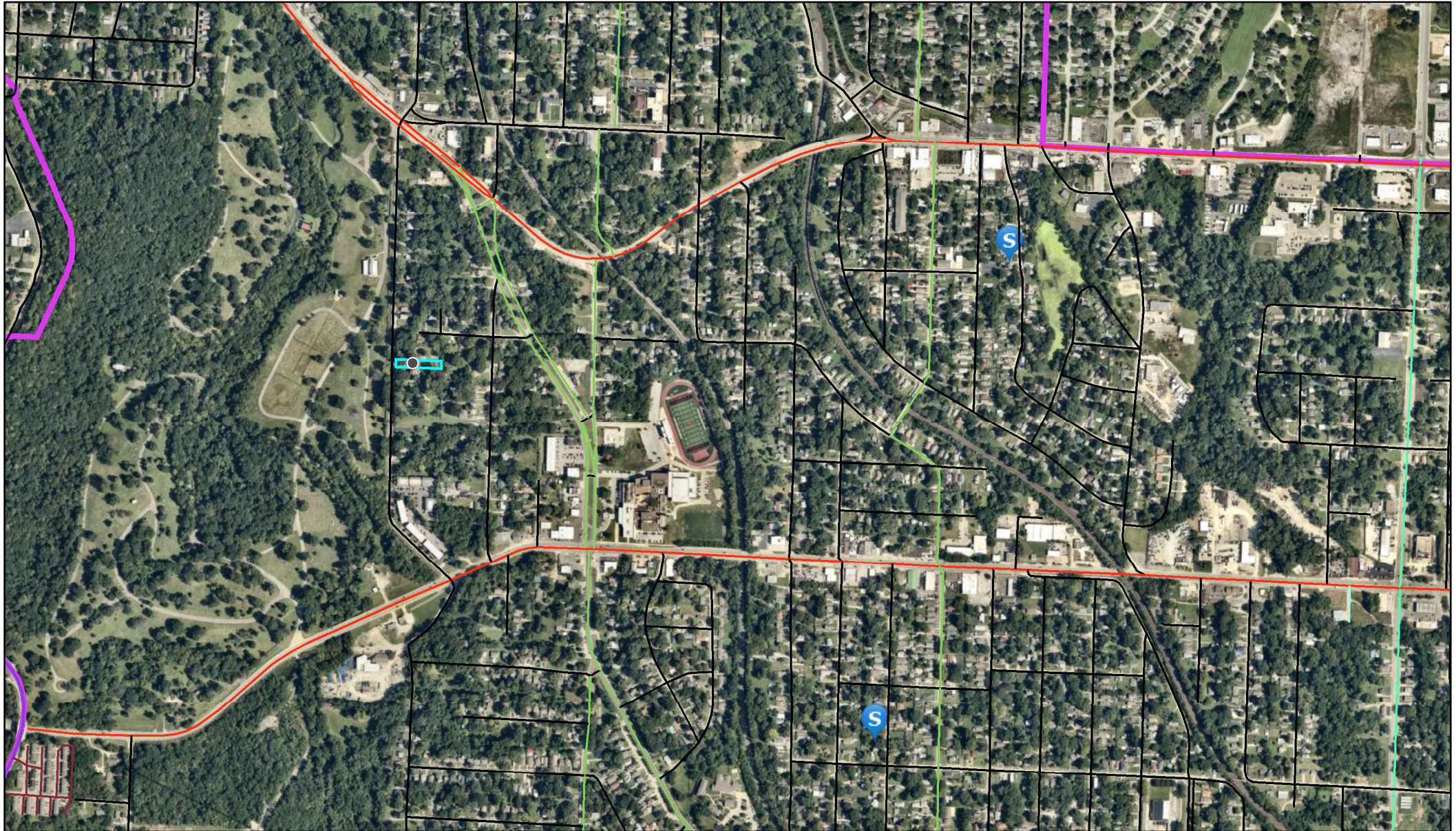






asphalt parking pad for
additional off street parking

915 S Brookside Ave - Short-Term Rental Map



10/2/2024, 5:12:27 PM

Streets

— Local

— Private



Short Term Rentals

City Limits

Collector

Major Arterial

Unknown

— Highway — Minor Arterial

1:13,382

Nearmap