



Planning Commission

October 29, 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 – October 15, 2024**

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE NOVEMBER 19, 2024 MEETING.

1. **Case 24-100-24 – Rezoning – 2131 S. Scott Avenue** – A request by Andrew Rocco Mazzella to rezone the property from R-12 (Two-Family Residential) to C-2 (General Commercial).
2. **Continued 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 24-100-17 – Rezoning – 18th Street** – A request by the City of

Independence to rezone the properties at 10120, 10124, 10125, 10200, 10201, 10202, and 10205 E. 18th Street S. and 1802 S. Ash Avenue from C-2 (General Commercial) to R-6 (Single-Family Residential); 10321, 10323, 10325 and 10327 E. 18th Street S. from C-2 (General Commercial) to R-12 (Two-Family Residential); and 1803 S. Ash Avenue from C-2 (General Commercial) and R-12 (Two-Family Residential) to R-6 (Single-Family Residential).

2. **Case 24-100-25 – Rezoning – 2301 S. Chrysler Avenue** – A request by the City to rezone the property from I-1 (Industrial) and R-6 (Single Family Residential) to R-6 (Single Family Residential).

OTHER BUSINESS

1. **Case 24-175-08 – UDO Amendment #71 – Trash Haulers** – The City proposes Amendment #71 of the Unified Development Ordinance pertaining to Trash Haulers.
2. **Training provided by Lauber Law**

ROUNDTABLE - NEXT MEETING NOVEMBER 19, 2024

ADJOURNMENT



Planning Commission Minutes

October 15, 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 10/15/2024, 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, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh.

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.

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

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.

Motion

Commissioner Edward Nesbitt made a motion to continue the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

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).

Motion

Commissioner Edward Nesbitt made a motion to continue the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

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.

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

Rob Scarborough, 603 Quincy Blvd, Smithville, stated he would be the property manager for this address. He said the owner owns the two houses next door to each other. He noted he manages four other Short Term Rentals in Independence. He stated he has great reviews and has had no issues with those properties and the City.

Public Comments

Austin Gragg, 327 E Short Ave, stated the residents of this neighborhood are against making this home a commercial business. He's concerned about this property being owned by an investor and has out-of-town management. Mr. Gragg says this will lead to sex trafficking and drugs being brought into the neighborhood.

In response, Mr. Scarborough said he understands the feelings and sentiments. He stated he spoke to a neighbor this evening who was not against this application. He said the neighbor was

concerned that the lawn had not been mowed regularly this summer. Mr. Scarborough assured the neighbor that if this application is approved, it will be regularly mowed on a schedule. Mr. Scarborough said with the other properties he manages, he frequently sees people needing a short-term rental when dealing with a house fire or similar displacement.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Scarborough said when he spoke to the owner, they had planned to have one as a long term rental and one as a short term rental. He said the owner is not looking to sell the properties to his knowledge.

In response to Chairwoman Wiley's question, Mr. Glaser stated the City did not receive a protest petition on this application.

In response to Commissioner Young's question, Mr. Scarborough said he lives in Smithville and is within a 30-minute drive of this property.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

2. **Case 24-400-22 Short-Term Rental – 915 S Brookside Ave** – A request by Jamee Woolery 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.

In response to Commissioner Nesbitt, Mr. Glaser said there are some thickets and bushes along the road.

Applicant Comments

Jamee Woolery, 919 S. Brookside, stated they originally purchased this property for an elderly family member that has since entered hospice case. Ms. Woolery said they've done long-term rentals in the past, but prefer a short-term rental so they can keep the house in good condition.

In response to Commissioner Nesbitt's question, Ms. Woolery said they had advertised and were told by the City that they could keep the current bookings. Ms. Woolery said they've worked on improving the outside of the home all summer.

Commissioner O'Neill said there is a large elevation change and the weeds are not as tall as they appear in pictures.

In response to Chairwoman Wiley's question, Ms. Woolery said they have a company they hire when the driveway gets iced over.

Commissioner O'Neill suggested a sign that warns renters to be careful when backing out of the driveway, based on his experience when visiting the property.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING OCTOBER 29, 2024

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

MEETING DATE: October 29, 2024

STAFF: Gabriel Glaser, Planner

PROJECT NAME: 18th Street Rezoning

CASE NUMBER/REQUEST: **Case 24-100-17 – Rezoning – 18th Street** – A request by the City of Independence to rezone the properties at 10120, 10124, 10125, 10200, 10201, 10202, and 10205 E. 18th Street S. and 1802 S. Ash Avenue from C-2 (General Commercial) to R-6 (Single-Family Residential); 10321, 10323, 10325 and 10327 E. 18th Street S. from C-2 (General Commercial) to R-12 (Two-Family Residential); and 1803 S. Ash Avenue from C-2 (General Commercial) and R-12 (Two-Family Residential) to R-6 (Single-Family Residential).

APPLICANT: City of Independence

PROPERTY LOCATION: 10120, 10124, 10125, 10200, 10201, 10202, 10205, 10321, 10323, 10325 and 10327 E 18th St S; and 1800, and 1803 S Ash Ave

SURROUNDING ZONING/LAND USE:

North: R-30/PUD (High Density Residential) and R-12 (Two-Family Residential) / Multi-Family Complex and single-family houses
E/S/W: R-12 (Two-Family Residential) / Single-family houses

PUBLIC NOTICE:

- Letters to property owners – September 25, 2024
- Public Notice published in the Independence Examiner – October 12, 2024
- Signs posted on property – October 11, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on December 2, 2024 and the public hearing/second reading on December 16, 2024.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A City rezoning for these properties from C-2 (General Commercial) to R-6 (Single-Family Residential) and R-12 (Two-Family Residential).

Current Zoning: C-2 (General Commercial)

Proposed Zoning: R-6 (Single-Family Residential) and
R-12 (Two-Family Residential)

Current Use: Single-Family Residential and Two-Family Residential

Continued Use: Single-Family Residential and Two-Family Residential

Zoning History:

The properties included in this application for a rezoning were platted as part of two separate subdivisions—"Continuation of Maywood" (1887) that encompasses the lots north of 18th St and "South Maywood" (1922) that encompasses the lots south of 18th S. Lots 12 and 13 of "Continuation of Maywood" were replatted in 1904 as part of "Winn's Maywood Resurvey." This area would be annexed by Independence in 1948. Prior to the annexation of these two subdivisions, much of this area would have already been developed with single-family houses.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, the properties part of this application that lie to the south of 18th St were designated C-2 (General Commercial) and the properties north of 18th St were designated C-3 (Commercial). In 1980, when Independence updated its Zoning District Map (Ordinance No. 6078), these properties were designated C-2 (General Commercial). The City adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these properties retained a C-2 (General Commercial) zoning classification. Since the City's adoption of its Zoning Ordinance, these properties have remained in a commercial zoning district.

Proposal:

The City seeks to rezone properties part of this application to R-6 and R-12 to better conform with the existing land use and character of the surrounding neighborhood.

Physical Characteristics of Property:

Residences in this existing commercial zoning district vary in age from 1910 to 1960--the existing single-family homes having been built by 1930. The single-family homes in this district are of similar size, age, and design. There are two duplexes east of the Kansas City Southern Railway that Jackson County property records indicate were constructed in 1961.

There is one commercial property in this zoning district located at 10211 E 18th St (South Maywood, Lot 98). Real estate records indicate this structure was built in 1935. This property is not part of this application for a rezoning, as the structure is commercial in character and design.

Characteristics of the Area:

This commercial zoning district runs along 18th St S about two blocks, bound generally by Maywood Ave on the west and Hardy Ave to the east. It is bisected by the Kansas City Southern Railway. The surrounding homes in this area are of similar size, age, and design.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan's objective, "Stabilize and revitalize neighborhoods." Rezoning these properties will ensure they remain residential in use.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area west of the Kansas City Southern Railway to be designated for Residential Established Neighborhoods, while east of the railway is designated for Residential Urban Neighborhoods.

Construction of this neighborhood predominantly took place in the first half of the twentieth century. Rezoning these properties retains the historic character the neighborhood by aligning their land use with their current use. This rezoning supports the preservation and protection of this historic area.

Maintaining a commercial zoning classification for the property located at 10211 E 18th St S (South Maywood, Lot 98) maintains the unique and vibrant character of this area and promotes growth of small entrepreneurs.

Sub-Area Plans:

These properties are not located within any sub-area plan.

Zoning:

The R-6 (Single-Family Residential) zoning classification allows single-family detached structures, while R-12 (Two-Family Residential) allows for two-family attached structures.

Historic and Archeological Sites:

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

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

A first order stream runs west along this section of 18th St and follows Maywood Ave to the south. This stream is part of the Rock Creek watershed—a tributary of the Missouri River.

CIP Investments:

Winner Rd Complete Streets is planned to begin in fiscal year 2024-2025 and end 2025-2026. This project will improve both vehicular and non-motorized mobility for system users by connecting existing sidewalks, placing crosswalks and new pedestrian signals, and adding bike lanes to Winner Rd. from 24 Hwy to Hedges Avenue.

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 Residential Neighborhood and Residential Urban uses for the area. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of historic areas and properties." Staff feels single-family residential zoning is appropriate given the development of this area throughout the first half of the twentieth century.

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

The property is not within a sub-area plan area.

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

There are nearby R-12 zoned, single-family homes to the west, south and east and an R-30/PUD zoned to the north.

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

The proposed R-6 and R-12 zoning is compatible with the area's existing housing stock.

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

The C-2 zoning is not compatible with existing housing stock and uses in the area.

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

This is not applicable.

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

The rezoning should have no detrimental effect on area 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, as a result of denial of the application.**

*If rezoning is denied, the property owners and buyers may have trouble obtaining mortgages and making improvements. In addition, rezoning this area will reduce nonconformity, in accordance with City Code **Article 8, Chapter 14**.*

EXHIBITS

1. Narrative
2. Application
3. Notification Letter External
4. Address List External
5. Notification Letter Internal
6. Address List Internal
7. Notification Area Map
8. Affidavit External
9. Affidavit Internal
10. Comprehensive Plan map
11. Zoning map



October 16, 2024

City Initiated Rezoning – 18th St Corridor

In June of 2024, an application for rezoning was submitted to City Staff by an individual who purchased a single-family home located within a C-2 (General Commercial) zoning district. They submitted an application for a rezoning to utilize an existing single-family home in a C-2 (General Commercial) zoning district as their residence. At that time, Staff recognized an opportunity for a City-initiated rezoning and alleviate the responsibility to rezone from the property owner.

Staff propose a City-initiated rezoning of properties along E 18th St S. This proposed rezoning would reduce nonconformity that currently exists pursuant to City Code **Article 8. – Nonconformities and Enforcement**. In addition, rezoning properties along this corridor will benefit the property owners. Lastly, rezoning these properties will bring the land use classification in conformity with the current actual land use. Failing to rezone these properties may have negative impacts on the community in the future.

We hope that you will carefully consider an application for a rezoning of properties within this corridor.

Sincerely,

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	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Project Name

Project Address/Location

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

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
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Contact Information

Applicant

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: _____

Name

Company

Address

Phone

Email

Owner

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



October 9, 2024

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located along the E. 18th Street S. corridor between S. Cedar Avenue (on the west) and S. Hardy Avenue (on the east).

You are receiving this notification because your property has been identified as being within 185 feet of the subject properties for rezoning.

The zoning of the properties listed below is sought to be changed from C-2 (General Commercial) to R-6 (Single-Family Residential) and R-12 (Two-Family Residential) to better match the use/zoning of surrounding properties. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

- **10120, 10124, 10125, 10200, 10201, 10202, and 10205E. 18th Street S. and 1802 S. Ash Avenue** from C-2 (General Commercial) to R-6 (Single-Family Residential);
- **10321, 10323, 10325 and 10327 E. 18th Street S.** from C-2 (General Commercial) to R-12 (Two-Family Residential); and
- **1803 S. Ash Avenue** from C-2 (General Commercial) and R-12 (Two-Family Residential) to R-6 (Single-Family Residential).

The lots shaded red on the map are presently zoned C-2 (General Commercial) and have been for many years. The City is proposing to change the zoning of most of the the lots to **R-6 (Single-Family Residential)**, a zoning classification that would allow 1 single-family home per lot; and two of the lots to **R-12 (Two-Family Residential)**, a zoning classification that would allow 1 single or two-family home per lot.

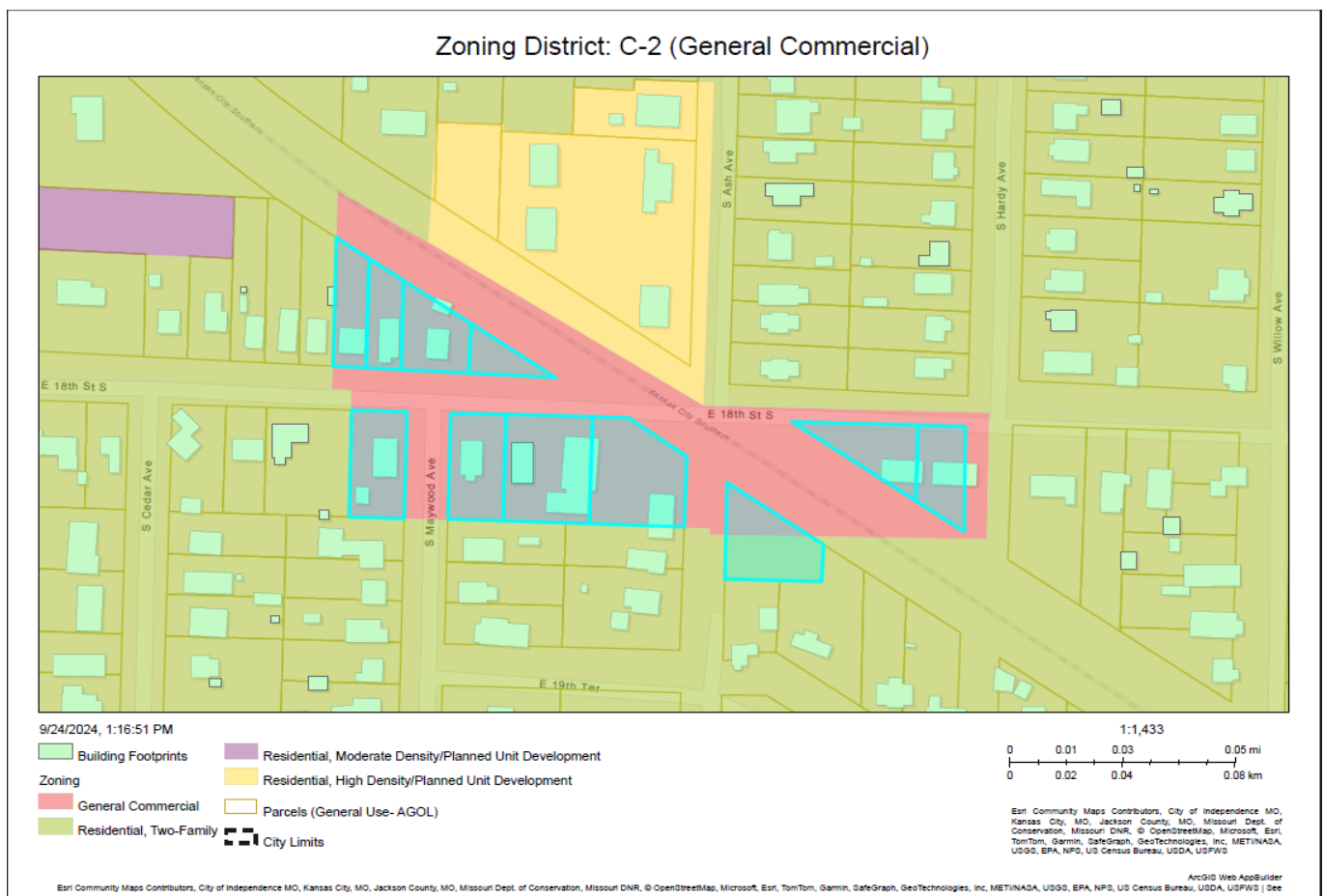
A formal public hearing on this rezoning will be held on **October 29, 2024** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on December 16, 2024.

Property owners surrounding/adjacent to the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

Brian L. Harker
Senior Planner



Property	Property Owner	Owner Address	City	State	ZIP Code
10101 E 18TH ST S	BIRCH MELISSA KATHRYN	10101 E 18TH ST S	INDEPENDENCE	MO	64052
10104 E 18TH ST S	EIGHT PACES LLC	PO BOX 262	KIRBYVILLE	MO	65679
10106 E 18TH ST S	C & C INVESTMENTS LLC	13040 CATALINA DR	LEAWOOD	KS	66209
10107 E 18TH ST S	TSCHIRHART CHRISTOPHER L JR	10107 E 18TH ST S	INDEPENDENCE	MO	64052
10108 E 18TH ST S	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
10109 E 18TH ST S	COOPER STEVE W & BESSIE DIANNE	10109 E 18TH ST	INDEPENDENCE	MO	64052
10112 E 18TH ST S	REINVENT KC HOME PROPERTIES LLC	713 LINDENWOOD DR STE A	OLATHE	KS	66062
10116 E 18TH ST S	KBR PROPERTIES LLC	PO BOX 46704	KANSAS CITY	MO	64118
10117 E WINNER RD APT 4	CHARLES SFR LLC	PO BOX 1778	HIGLEY	AZ	85236
10125 E WINNER RD	BROWN MATTHEW RICHARD	10125 E WINNER RD	INDEPENDENCE	MO	64052
10211 E WINNER RD	JONES JEREMIAH & ATWOOD MINDI A	10211 WINNER RD	INDEPENDENCE	MO	64052
10300 E 19TH TER S	VICKERS KIMBERLY D	10300 E 19TH TER S	INDEPENDENCE	MO	64052
10302 E 19TH TER S	PRIME PROPERTY OPTIONS LLC	108 13TH AVE N	GREENWOOD	MO	64034
10318 E 19TH TER S	MINT HARBOR LLC	5200 S ULSTER ST UNIT 1810	GREENWOOD VILLAGE	CO	80111
10320 E 19TH TER S	BRAKELMAN RAINIER A	10320 E 19TH TER	INDEPENDENCE	MO	64052
10400 E 19TH TER S	O HARE ROBERT A	10400 E 19TH TER S	INDEPENDENCE	MO	64052
10407 E 18TH ST S	LASLEY HOYT L	10407 E 18TH ST S	INDEPENDENCE	MO	64052
10409 E 18TH ST S	MORLEY JAMES R & KAREN R	10409 E 18TH ST	INDEPENDENCE	MO	64052
1712 S ASH AVE APT 1	RT CAPITAL LLC	PO BOX 26513	KANSAS CITY	MO	64196
1717 S WAUBESA AVE	FISCHER ROBERT JOHNATHAN	1717 S WAUBESA AVE	INDEPENDENCE	MO	64052
1718 S HARDY AVE	DE VRIES E DAVID	1718 S HARDY	INDEPENDENCE	MO	64052
1719 S ASH AVE	HOOPER HOLDINGS LLC	90-1050 APAA ST	EWA BEACH	HI	96706
1720 S HARDY AVE	VINEBROOK HOMES BORROWER 1 LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
1721 S ASH AVE	NEWCOMB JIM	PO BOX 16763	RAYTOWN	MO	64133
1722 S HARDY AVE	BRAY MARY ANN	705 VINE ST	JOLIET	IL	60435
1725 S ASH AVE	NEWCOMB JAMES	P.O. BOX 16763	KANSAS CITY	MO	64133
1735 S HARDY AVE	SEARCY NAMON E	1618 S SWOPE DR	INDEPENDENCE	MO	64057
1745 S HARDY AVE	WILSON JAMES CLEO & GLEEMA LEE	1745 S HARDY AVE	INDEPENDENCE	MO	64052
1804 S ASH AVE	SDG INVESTMENTS LLC	1503 MAIN ST # 207	GRANDVIEW	MO	64030
1804 S MAYWOOD AVE	HAWKINS JOHN JR & VIRGINIA M	1804 MAYWOOD	INDEPENDENCE	MO	64052
1805 S CEDAR AVE	YATES JAMES Q	1805 S CEDAR	INDEPENDENCE	MO	64052
1806 S ASH AVE	MONDRAGON NOE P	902 S WESTOVER RD	BELTON	MO	64012

1807 S CEDAR AVE	YATES INZA MINNIE	1807 S CEDAR AVE	INDEPENDENCE	MO	64052
1809 S CEDAR AVE	SHEE HSAR KA PAW SHEE	1809 S CEDAR AVE	INDEPENDENCE	MO	64052
1809 S MAYWOOD AVE	SOLORZANO MARIA ELENA DIAZ	1809 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1810 S MAYWOOD AVE	GARCIA CARIAS ARNOLDO	19200 E 12TH ST CT N	INDEPENDENCE	MO	64056
1811 S CEDAR AVE	LEIGH CHARLES R	1811 S CEDAR AVE	INDEPENDENCE	MO	64052
1811 S MAYWOOD AVE	CAMPUZANO RODOLFO & ALBERTA DIAZ DE	1811 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1812 S MAYWOOD AVE	DURNELL RODNEY	15201 E 51ST ST	KANSAS CITY	MO	64136
1813 S MAYWOOD AVE	KC PRO HOMEBUYERS MO LLC	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121
1814 S MAYWOOD AVE	DURNELL RODNEY B	15201 E 51ST ST	KANSAS CITY	MO	64136
1900 S ASH AVE	BERMUDEZ GRANADOS CARLOS FEDERICO & GO	1904 S ASH AVE	INDEPENDENCE	MO	64052
1901 S ASH AVE	RB REAL ESTATE LLC	1901 S ASH AVE	INDEPENDENCE	MO	64052
NO ADDRESS ASSIGNED BY	BROWN MATTHEW R & BRIANNE L	10125 E WINNER RD	INDEPENDENCE	MO	64052



October 9, 2024

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located along the E. 18th Street S. corridor between S. Cedar Avenue (on the west) and S. Hardy Avenue (on the east). The zoning of the properties listed below is sought to be changed to better match the use/zoning of surrounding properties. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to this rezoning include:

- **10120, 10124, 10125, 10200, 10201, 10202, and 10205 E. 18th Street S. and 1802 S. Ash Avenue** from C-2 (General Commercial) to R-6 (Single-Family Residential);
- **10321, 10323, 10325 and 10327 E. 18th Street S.** from C-2 (General Commercial) to R-12 (Two-Family Residential); and
- **1803 S. Ash Avenue** from C-2 (General Commercial) and R-12 (Two-Family Residential) to R-6 (Single-Family Residential).

The lots shaded red on the map are presently zoned C-2 (General Commercial) and have been for many years. The City is proposing to change the zoning of the most of the lots to **R-6 (Single-Family Residential)**, a zoning classification that would allow 1 single-family home per lot; and two of the lots to **R-12 (Two-Family Residential)**, a zoning classification that would allow 1 single or two-family home per lot.

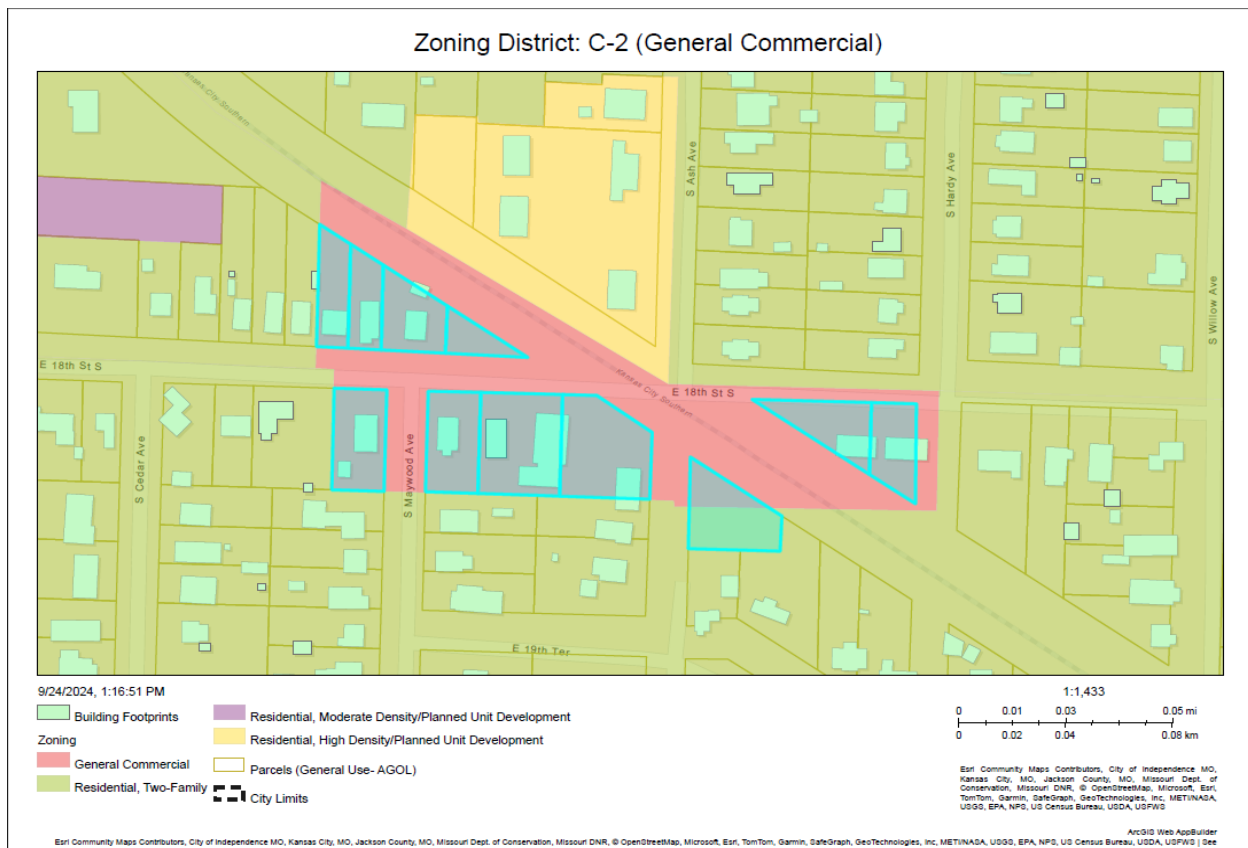
A formal public hearing on this rezoning will be held on **October 29, 2024** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on December 16, 2024.

Property owners included in this rezoning have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

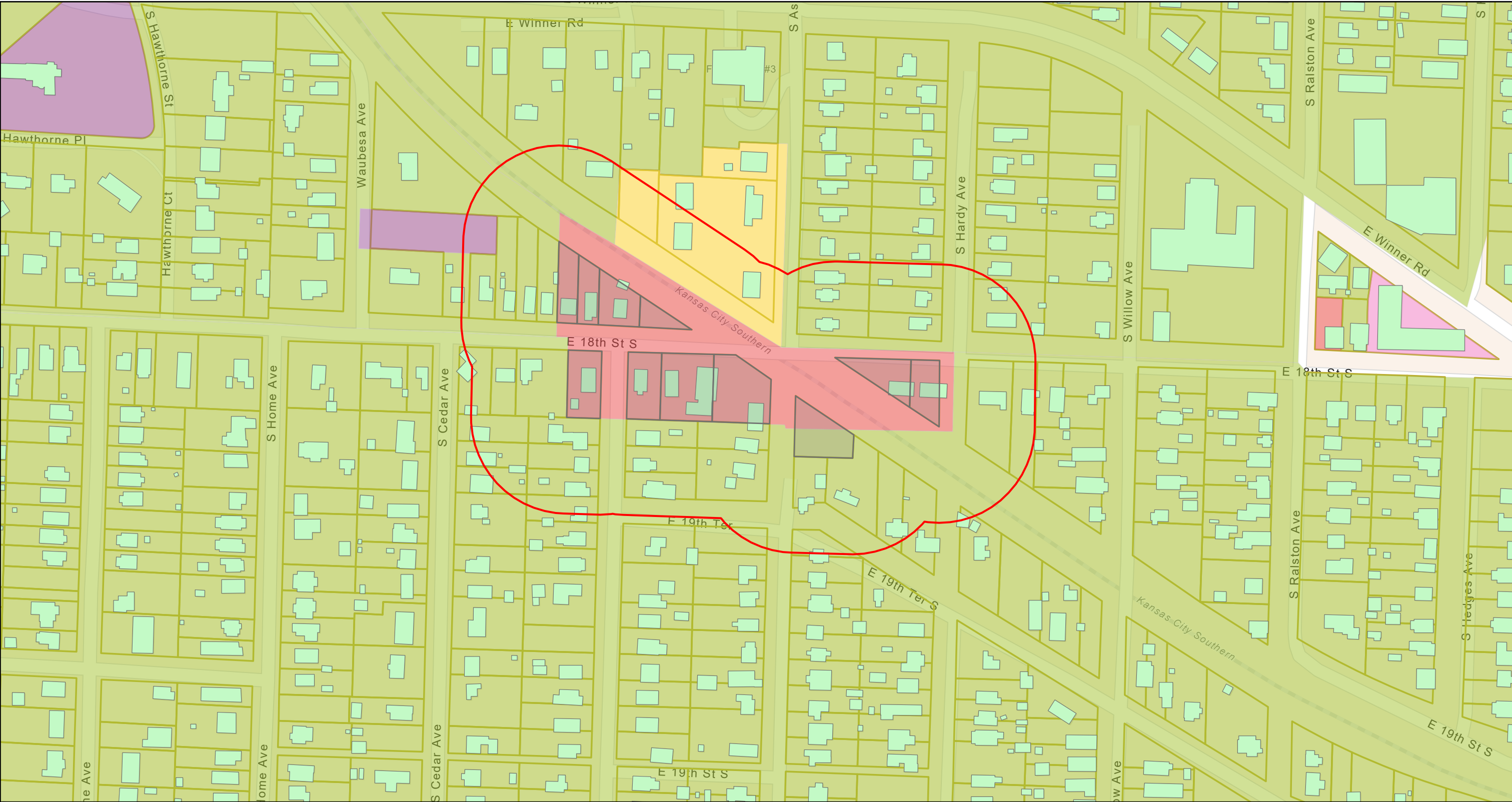
Sincerely,

Brian L. Harker
Senior Planner



Property Address	Property Owner	Owner Address	City	State	Zip Code
10125 E 18TH ST S	VB TWO LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
10120 E 18TH ST S	ROTHOVE GARY D & PAMELA S	11230 E 29TH ST S	INDEPENDENCE	MO	64052
10124 E 18TH ST S	PITCHFORD ERICKA	3437 BATES AVE	KANSAS CITY	MO	64128
10200 E 18TH ST S	TACTICALLY FIT	10200 E 18TH ST S	INDEPENDENCE	MO	64052
10201 E 18TH ST S	ECHOLS HAROLD	1001 N LAKE CITY BUCKNER RD	BUCKNER	MO	64016
10202 E 18TH ST S	RILEY JOHN	1729 QUINDARO BLVD	KANSAS CITY	KS	66104
10205 E 18TH ST S	PRATT CHRIS	10205 E 18TH ST	INDEPENDENCE	MO	64052
10321 E 18TH ST S	CHANCE SCOTT & JANICE	31305 E TRUMAN RD	BUCKNER	MO	64016
10325 E 18TH ST S	VILLA GLADIS MUNOZ	2340 NORTON AVE	KANSAS CITY	MO	64127
1800 & 1803 S ASH AVE	BROWN BRUCE & JANET	1802 S ASH	INDEPENDENCE	MO	64052

185ft Notification Area



9/24/2024, 12:06:50 PM

1:2,866

- Building Footprints

Zoning

General Commercial

Residential, Two-Family

Residential, Moderate Density/Planned Unit Development

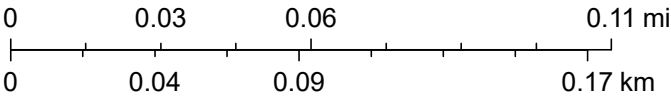
Residential, High Density/Planned Unit Development
- Arts District

Arts District/Special Use Permit(SUP)

Residential, Two-Family/Special Use Permit

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. 24-100-17 (External)

I, Miranda Rice, 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 10 day of October, 2024.

Miranda Rice

Signature of Agent, Owner or Attorney

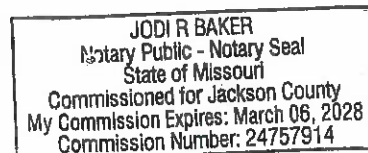
Subscribed and sworn to before me this 10 day of October, 2024.

Jodi R Baker

Notary Public

March 6, 2028

Commission Expiration Date



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-100-17 (Internal)

I, Miranda Rice, 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 10 day of October, 2024.

Miranda L Rice

Signature of Agent, Owner or Attorney

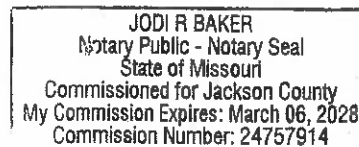
Subscribed and sworn to before me this 10 day of October, 2024.

Jodi R Baker

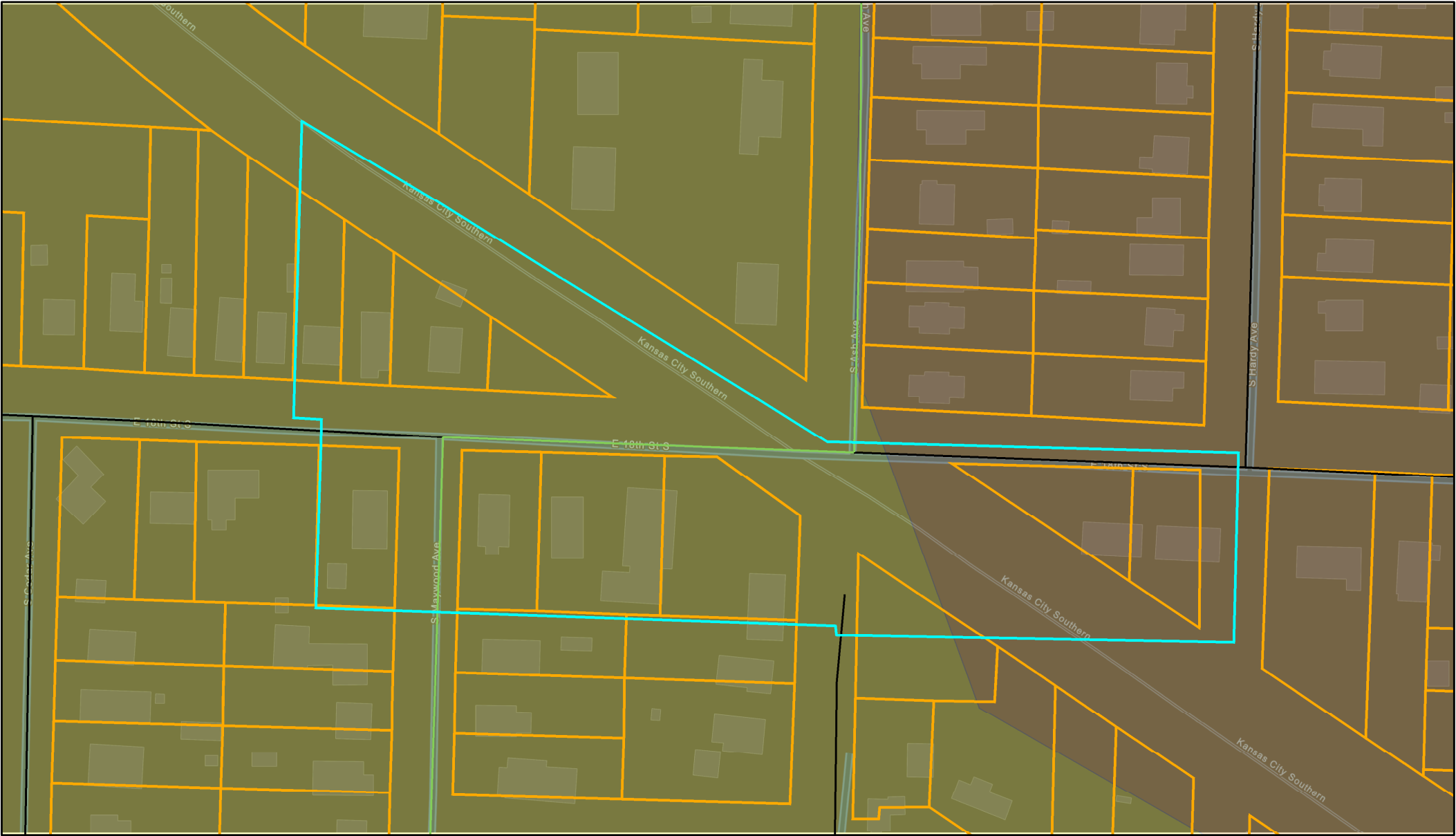
Notary Public

March 6, 2028

Commission Expiration Date

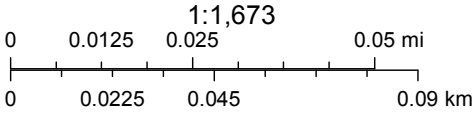


Comprehensive Plan - Proposed Land Use

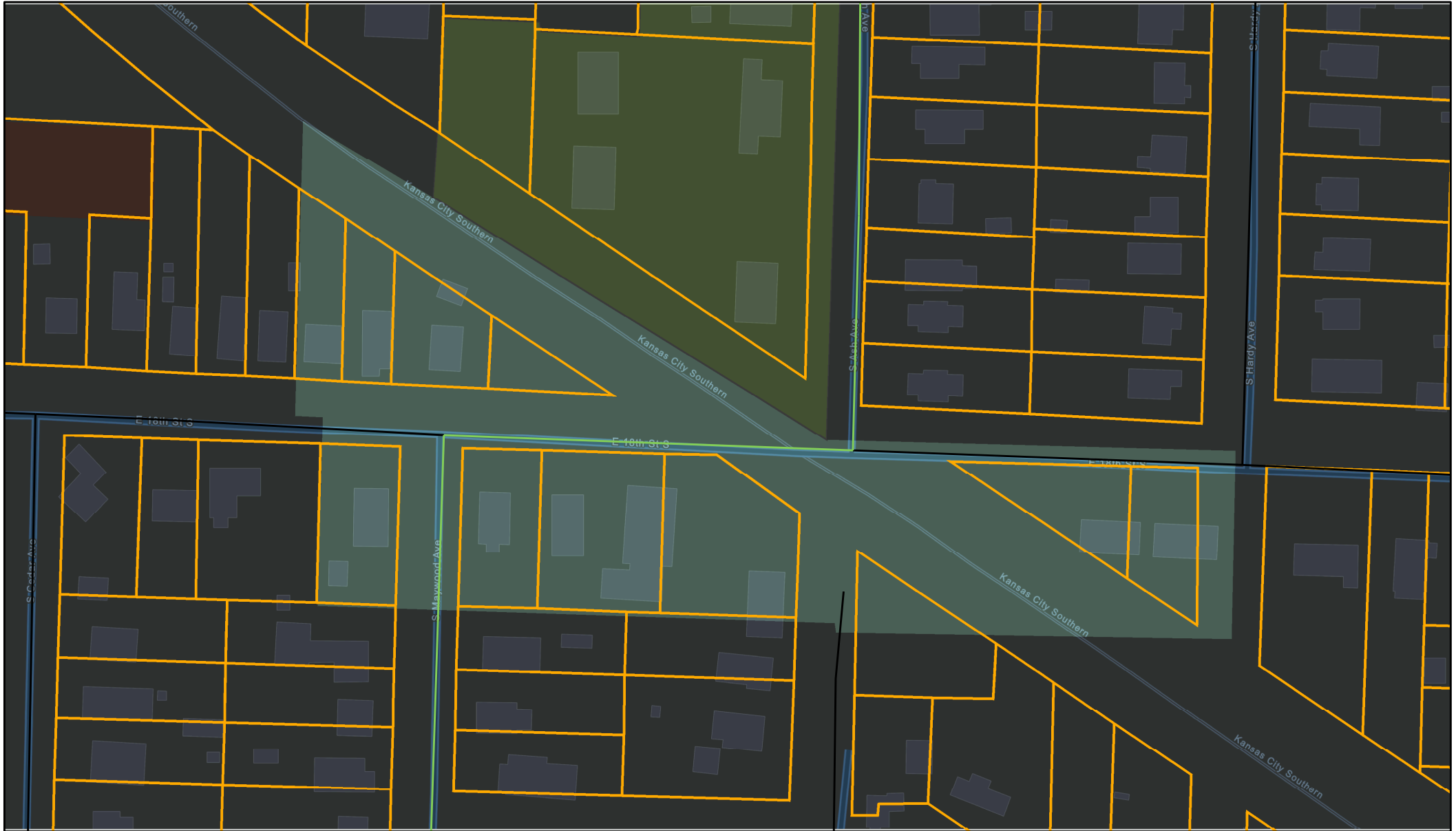


10/17/2024, 11:09:33 AM

- | Streets | Proposed Land Use (Comp Plan) | |
|-----------|---------------------------------|-------------|
| Collector | Residential Neighborhoods | R-12 |
| Local | Residential Urban Neighborhoods | R-18/PUD |
| | | R-30/PUD |
| Parcels | Zoning District | City Limits |
| | C-2 | |



Zoning Map



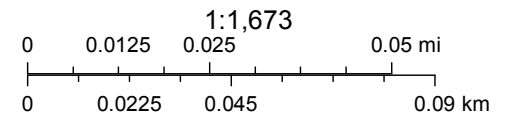
10/17/2024, 11:10:47 AM

Streets
 Collector
 Local

Parcels
 Zoning District
 C-2

R-12
R-18/PUD
R-30/PUD

City Limits



MEETING DATE: October 29, 2024

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Crysler Stadium

CASE NUMBER/REQUEST: **Case 24-100-25 – Rezoning – 2301 S. Crysler Avenue** – A request by the City to rezone the property from I-1 (Industrial) and R-6 (Single Family Residential) to R-6 (Single Family Residential).

APPLICANT: Jim Holtcamp, City of Independence

PROPERTY LOCATION: 2301 S. Crysler Avenue

SURROUNDING ZONING/LAND USE:

North: C-2/SP (General Commercial/Special Use)...auto sales/repair
C-2 (General Commercial)...single-family homes

East: C-2 (General Commercial)...church
R-18/PUD (Moderate Density Residential/Planned Unit Development)...four-plexes

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

West: R-6 (Single-Family Residential)...national guard armory
I-1 (Industrial)...veterinary clinic
C-2 (General Commercial)...pharmacy

PUBLIC NOTICE:

- Letters to property owners – October 10, 2024
- Public Notice published in the Independence Examiner – October 12, 2024
- Signs posted on property – October 11, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on December 2, 2024 and the public hearing/second reading on December 16, 2024.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: The Independence School District is entering an agreement with the City of Independence for Crysler Stadium and the adjoining parcel to the south.

Current Zoning:	I-1 (Industrial) and R-6 (Single-Family Residential)	Proposed Zoning:	R-6 (Single-Family Residential)
------------------------	--	-------------------------	---------------------------------

Current and Continuing Use: Baseball stadium and beach volleyball court

Zoning History:

Prior to 2009 the I-1 (Industrial) portion of the property was zoned M-1 (Industrial) and the R-6 (Single-Family Residential) portion was zoned R-1b (Single-Family Residential). The R-1b (Single-Family Residential) portion of the property was zoned R-1 (Single-Family Residential) before 1980. The property was M-1 (Industrial) and R-1 (Single-Family Residential) from 1965 to 1980.

Proposal:

This is a request by the City of Independence to rezone the property from R-6 (Single-Family Residential) and I-1 (Industrial) to R-6 (Single-Family Residential). Although the property has a public use and the use is permitted in both I-1 and R-6 zonings, the UDO requires that there be only one zoning per lot, therefore the property when replatted needs to be rezoned.

Physical Characteristics of Property:

The property is already developed and is the site of a baseball stadium with grandstands, a concession area, paved parking lot, beach volleyball area and an undeveloped field to the southeast on an adjacent lot that will be joined with the main property in a single-lot plat. The south, southeast and east sides of the property have a perimeter of trees. The northwest corner of the property (where the parking lot sits) is almost entirely covered with pavement.

Characteristics of the Area:

The property sets southeast of a busy intersection, 23rd Street and Chrysler Avenue. The 23rd Street corridor is a street dominated by commercial uses. Southwest of the property is a national guard armory. South and Southeast of the property are single-family and multiple-family uses; however, a railroad right-of-way abuts immediately to the east separating the multiple-family residences and a church from the property.

ANALYSIS**Consistency with *Independence for All*, Strategic Plan:**

The sale will improve public infrastructure and facilities.

Comprehensive Plan Tools and Policies for the Current Designation:

Support existing and expanded use of community facilities.

Sub-Area Plans:

The area is not covered by a sub-area plan.

Zoning:

Although the property has a public use that is permitted in both I-1 and R-6 zonings, the uses listed for the existing and proposed zonings are as follows. The I-1 (Industrial) zoning allows for warehousing, wholesaling, vehicle repair, small engine repair, vehicle storage, office use, government facilities, utilities and manufacturing. Allowed uses in R-6 districts include single-family homes, home based child-care, government facilities, churches, schools, utilities, cemeteries, crops, and gardening.

Platting:

The property consists of two unplatted tracts. A 5.987-acre tract, abutting the southeast corner of 23rd Street and Chrysler Avenue, containing a large parking lot, the stadium and a beach volleyball area and an undeveloped 3.014-acre tract to its southeast. These will be platted into one, single-

lot subdivision (a Minor Subdivision) as part of the property's transference from the City of Independence to the Independence School District.

Historic and Archeological Sites:

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

Public Utilities:

All utilities are available in nearby rights-of-way and easements.

Floodplain/Stream Buffer:

There is a stream in a tunnel under the parking lot. Therefore, the Minor Subdivision indicates a 170-foot-wide Stream Buffer. Further, a small portion of the northwest side of the property will be identified as Zone A of the FEMA defined floodplain.

CIP Investments:

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

Access and Sidewalks:

There is an existing sidewalk along 23rd Street and no driveway access from the property along that street. A continuous paved surface provides access to S. Crysler Avenue and is contiguous with the "sidewalk" adjacent to the street.

Landscaping:

The northwest side of the property has little green space except abutting the 23rd Street right-of-way and adjacent to the beach volleyball courts. The stadium has green lawn areas and trees around its perimeter. The southeast tract is an undeveloped green space flanked by trees.

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 Park uses for the area. The Tools and Policies state the need to, "Support existing and expanded use of community facilities as 'third places' where residents of all ages can connect with programming and services, volunteer opportunities and opportunities for civic engagement."

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 sub-area plans for the vicinity.

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 south and R-18/PUD zoned properties to the east.

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

The proposed R-6 zoning is compatible with the area's existing neighborhood.

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

The I-1 (Industrial) zoning is not compatible with the surrounding retail, government, religious and residential uses.

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

This statement is not applicable to this case.

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

The additional R-6 zoning to the tract should have no detrimental effect on area 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, as a result of denial of the application.

If rezoning is denied, the property cannot be replatted per Code.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Notification Aera Map
5. Address List
6. Affidavit
7. Final Plat
8. Comprehensive Plan map
9. Zoning map

From: [Jim Holtcamp](#)
To: [Brian Harker](#)
Subject: RE: 24-3006 Chrysler Stadium Minor Subdivision
Date: Monday, September 16, 2024 10:39:29 AM

Brian,

The City is interested in entering an agreement with the Independence School District for Chrysler Stadium and the adjoining parcel to the south. Rather than writing several separate easements for our infrastructure we decided that it would be more cost effective to submit a plat and address the easements that way. Please let me know if you need anything else.
Thanks

Jim

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

Project Address/Location

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

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

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: _____

Name

Company

Address

Phone

Email

Owner

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

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 10/10/2024

Case No. 24-100-25

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 from R-6 (Single Family Residential) and I-1 (Industrial) to

Applicant: City of Independence R-6 (Single-Family Residential)

Location of Property: 2301 S. Eryslar Avenue

Planning Commission Meeting Date: October 29, 2024 at 6:00 p.m.

City Council Meeting Date: December 16, 2024 at 6:00 p.m.

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

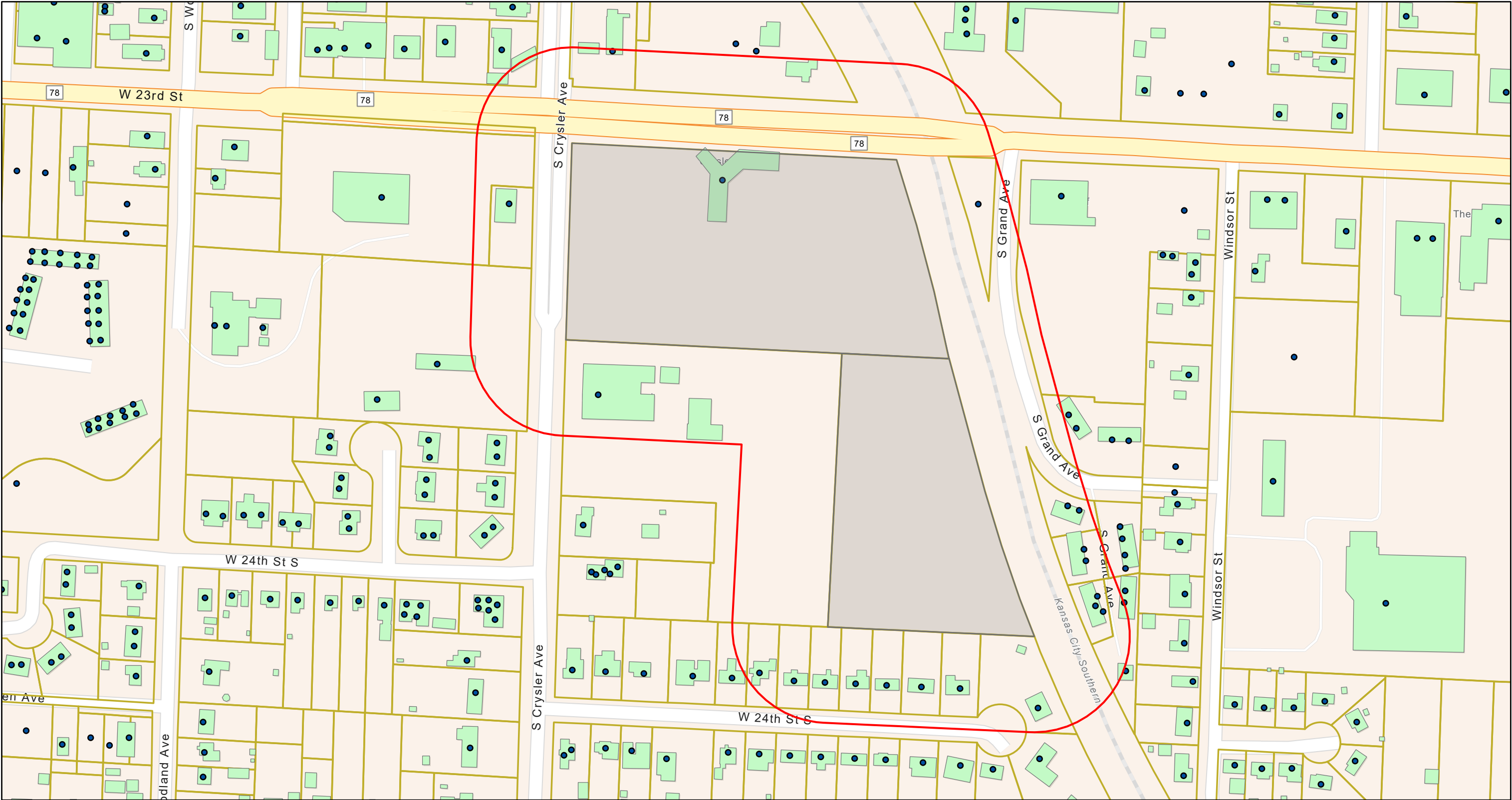
All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

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.

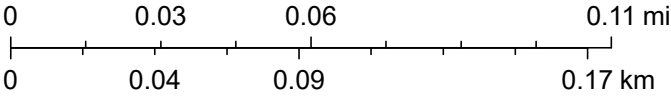
185ft Notification Area - 2301 S Crysler



10/10/2024, 12:54:06 PM

1:2,866

- 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

Owner	Address	City
Shan, LLC	5401 E. Winner Road	Kansas City
Kay Lander	1101 S. Crysler Avenue	Independence
Sabrina D. Mitchell	1104 W. 23rd Street S.	Independence
BDA Properties, LLC	820 S. Riner Road	Buckner
Central Assembly of God	1009 W. 23rd Street S.	Independence
Shelly Sherman and She Zhou	7611 State Line, Unbit 268	Kansas City
Steven Lahue	2318 S. Grand Avenue	Independence
23 28 S. Grand Avenue, LLC	3225 McLead Drive, Suite 777	Las Vegas
The Crovo Family Trust	12099 Oakview Way	San Diego
Metzger Gary W. and Maria Del Carmen	2324 1/2 S. Grand Avenue	Independence
Meridan Equities, LLC	301 Jones Avenue	Warrensburg
Margaret Ann Hartshorn	1100 W. 24th Street S.	Independence
Stephan and Denise Bryant	1110 W. 24th Street S.	Independence
Roberts Investment Group, LLC	5101 Wyandotte, Apt 15	Kansas City
Russell D. Michael Trustee	10504 E. 20th Street S.	Independence
Kenneth L. and Michelle R. Hentz	1204 W. 24th Street S.	Independence
Cynthia Lynn Woodley and Beverly E. Lentz	1208 W. 24th Street S.	Independence
Maria Jesus and Richard Solis	1210 W. 24th Street S.	Independence
Harkosity, LLC	Four Embarcadaro Center, Ste 1400 #85	Sna Francisco
Jennifer L. Rodriguez	1218 W. 24th Street S.	Independence
State of Missouri	301 W. High Street, RM 590	Jefferson City
Kevin Frisbie Trustee	PO Box 520095	Independence
Animals Best Friends	PO Box 493	Independence
Cole CV Independence (W 23rd Street) MO, LLC	PO Box 1610	Cockeyville Hunt VA

State	Zip
MO	64127
MO	64052
MO	64050
MO	64016
MO	64055
MO	64114
MO	64055
NV	89121
CA	92128
MO	64055
MO	64093
MO	64052
MO	64052
MO	64112
MO	64052
MO	64052
MO	64052
MO	64052
CA	94111
MO	64052
MO	64102
MO	64052
MO	64051
MD	21030

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-100-25

I, Miranda Rice, 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 10 day of October, 2024.

Miranda Rice

Signature of Agent, Owner or Attorney

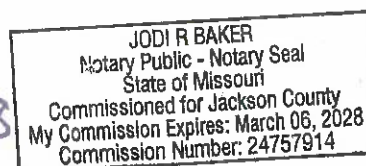
Subscribed and sworn to before me this 10 day of October, 2024.

Jodi R Baker

Notary Public

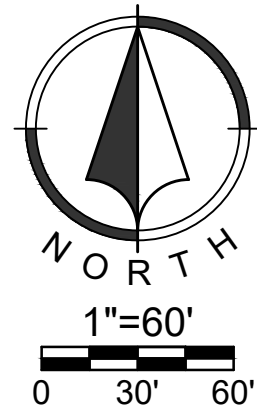
10/10/2024 *March 6, 2028*

Commission Expiration Date



MINOR SUBDIVISION
CRYSLER STADIUM

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 49 NORTH, RANGE 32 WEST,
IN THE CITY OF INDEPENDENCE, COUNTY OF JACKSON, STATE OF MISSOURI



NOTES:

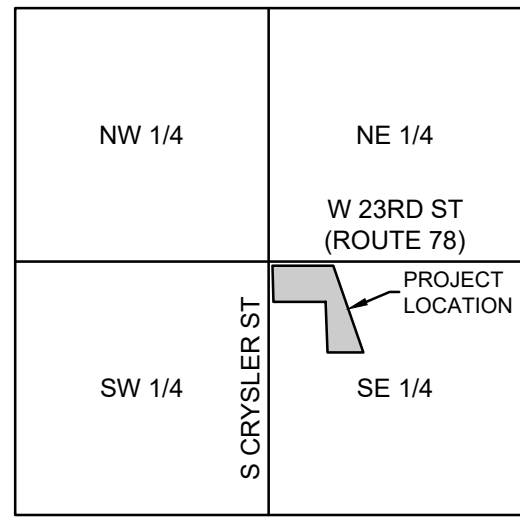
- Basis of Bearings: As determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83).
- Error of Closure:
Precision, 1 part in: 419772.392'
Error distance: 0.008'
Error direction: N67° 18' 33.59"E
Perimeter: 3428.280'
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0283G, revised 1/20/2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain; also in SPECIAL FLOOD HAZARD AREAS, ZONE A, defined without Base Flood Elevation (BFE).
- There shall be no clearing, grading, construction, or disturbance of vegetation.
- Any stream buffer shown hereon is subject to conservation easements that restrict disturbance and use of these areas.
- The location and limits of the stream buffer shown hereon were provided by the City of Independence.

Missouri Geographic Reference
System Station: JA-133
North Coord. = 323,228.261 m East Coord. = 857,271.288 m
(1 meter = 3.28083333 feet) Grid Factor = 0.9998970

Plat Corners (State Plane Coordinates in Meters)		
Point No.	North	East
1	323296.409	855868.126
2	323291.117	855972.288
3	323286.659	856060.552
4	323257.259	856069.497
5	323109.953	856108.510
6	323006.255	856142.934
7	323011.343	856037.873
8	323172.698	856042.546
9	323181.302	855864.793

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC
- MOCL52011003572 KSCLS234 CAP
- (M) MEASURED
- (P) PLATTED
- (D) DEED
- (GU/E) GENERAL UTILITY EASEMENT
- (A/E) ACCESS EASEMENT
- FIRST ORDER STREAMLINE ZONE
- FEMA ZONE LINE



LOCATION MAP
SECTION 10-T49N-R32W
Scale 1" = 200'

BOUNDARY DESCRIPTION:

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 10, Township 49 North, Range 32 West of the Fifth Principal Meridian, all in the City of Independence, County of Jackson, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on August 7, 2024 as follows:

Commencing at the Center corner of Section 10, thence South 01°39'31" West, along the West line of the Southeast Quarter, 45.43 feet; thence departing said West line, South 88°20'29" East, 40.00 feet to the Point of Beginning, said point being the intersection of the East right-of-way line of South Chrysler Avenue and the South right-of-way line of West 23rd Street as both now established in August 2024.

From the Point of Beginning, thence South 87°05'30" East, along said South right-of-way line, 342.22 feet; thence South 87°06'30" East, along said South right-of-way line, 389.98 feet to the West right-of-way line of the Kansas City Southern Railroad (formerly known as the Gulf Mobile and Ohio Railroad) as now established in August 2024; thence, departing the said South right-of-way line, southeasterly on a non-tangent curve to the right, along said West right-of-way line, having an arc length of 100.85 feet, a radius of 1382.69 feet, and a chord that bears South 16°55'24" East, 100.83 feet; thence South 14°50'02" East, along said West right-of-way line, 500.00 feet; thence southeasterly on a tangent curve to the left, along said West right-of-way line, having an arc length of 358.72 feet, a radius of 2915.04 feet, and a chord that bears South 18°21'33" East, 358.49 feet to the Northeast corner of Lot 3, ALHAMBRA HEIGHTS RESURVEY, a subdivision in the City of Independence, County of Jackson, State of Missouri and recorded in the Jackson County Recorder of Deeds' office in Book 25, Page 67 (Instrument No. 19610777994); thence, departing said West right-of-way line, North 87°13'43" West, along the North line of said subdivision, 345.09 feet to the Southeast corner of a Tract of land recorded in a Special Warranty Deed in Book 1033, Page 727 in the Jackson County Recorder of Deeds' office; thence North 01°39'31" East, along the West line of said Tract, 529.66 feet; thence North 87°13'43" West, along the North line of said Tract, 583.92 feet to the East right-of-way line of South Chrysler Avenue as now established in August 2024; thence North 01°39'31" East, along said East right-of-way line, 377.84 feet to the Point of Beginning containing 392,051 square feet or 9.000 acres.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"CRYSLER STADIUM"

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of ____ 20__.

City Manager of the City of Independence

Zack Walker, City Manager

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of ____ 20__, before me a Notary Public in and for said County and State, came Zack Walker, City Manager of the City of Independence, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

APPROVALS

Approved by the City Council and Mayor of the City of Independence, Missouri, Pursuant to Ordinance No. 17339.

By: _____ Date: _____
City Clerk, Susanne Holland

By: _____ Date: _____
Community Development Director, Tom Scarell

By: _____ Date: _____
Municipal Services Engineer, Alexander Lopez

Jackson County Assessment Department:

By: _____

Date: _____

Certification:

I hereby certify that this Boundary Survey is based upon an actual field survey performed by me or under my direct supervision during August 2024, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442
RIC MO CLS-2011003572
rzerr@ric-consult.com

CRYSLER STADIUM

Prepared For:
CITY OF INDEPENDENCE
C/O JIM HOLT CAMP
111 EAST MAPLE AVENUE
INDEPENDENCE, MISSOURI 64050



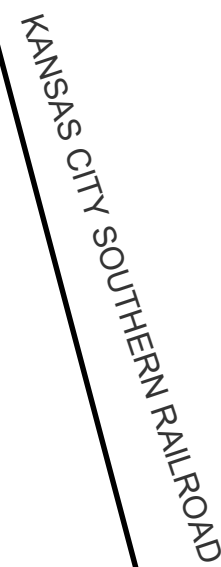
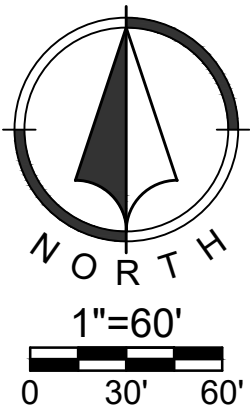
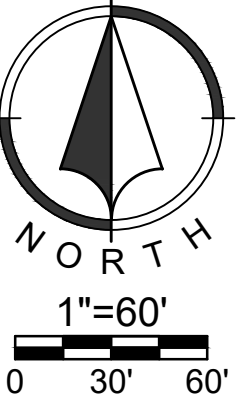
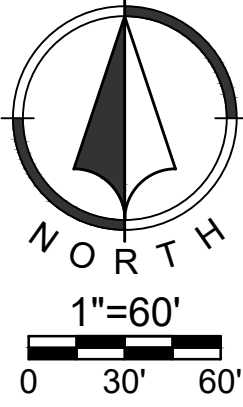
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Date of Preparation: AUGUST, 2024
Revised: SEPTEMBER, 2024

Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

MINOR SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 49 NORTH, RANGE 32 WEST,
IN THE CITY OF INDEPENDENCE, COUNTY OF JACKSON, STATE OF MISSOURI



D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT



LOCATION MAP
SECTION 10-T49N-R32W
Scale 1" = 2000'

I hereby certify that this Boundary Survey is based upon an actual field survey performed by me or under my direct supervision during August 2024, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442
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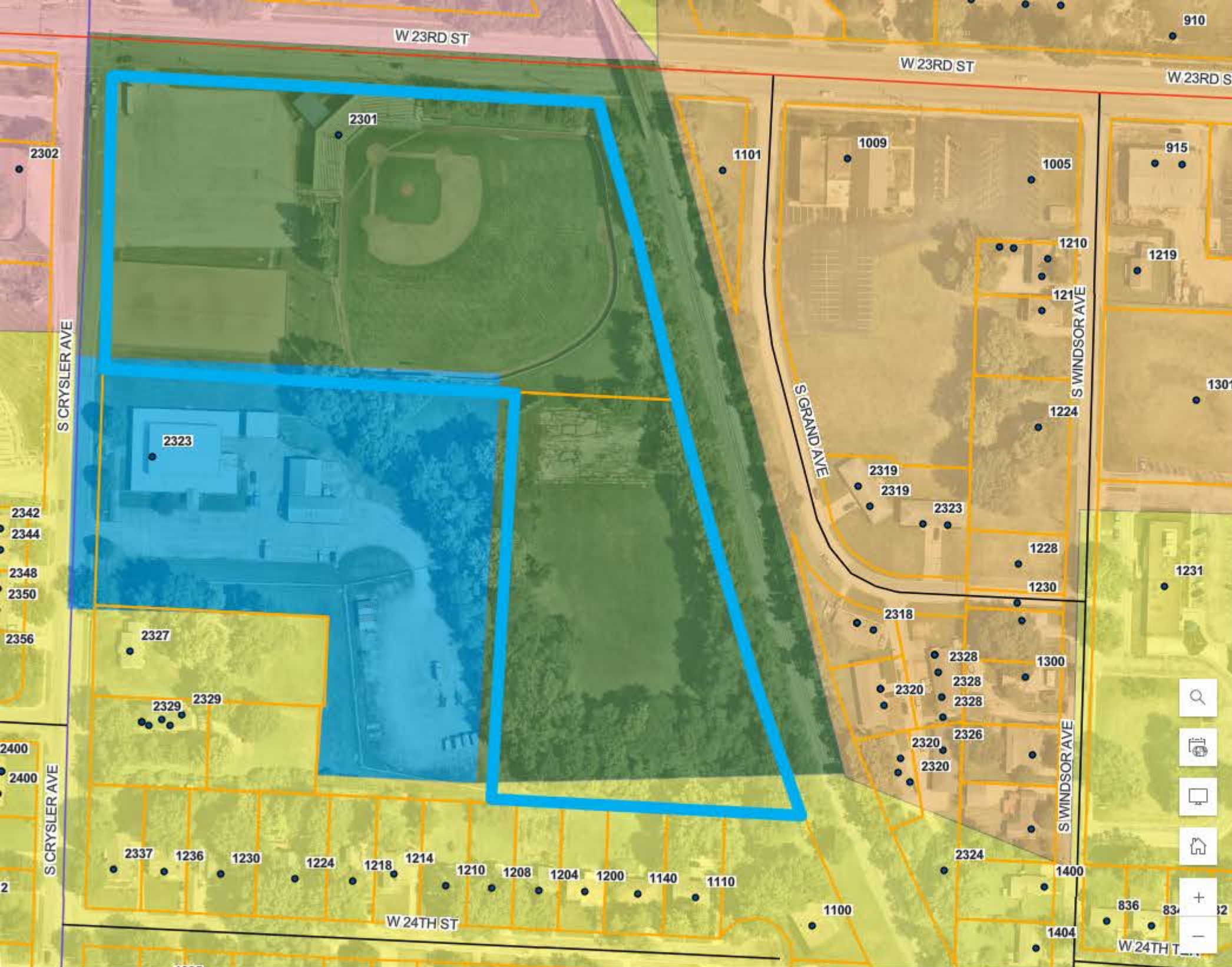


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Zoning & Land Use

Properties

Parks



Public Safety

Fire Districts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Police Districts

- 11
- 12
- 13
- 14
- 15
- 16



Zoning & Land Use

Properties

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

MEETING DATE: October 29, 2024

STAFF: Rick Arroyo, Assistant Community
Development Director

PROJECT NAME: UDO Amendment #71

CASE NUMBER / REQUEST: **Case 24-175-08 – UDO Amendment #71 – Trash Haulers** – The City proposes Amendment #71 of the Unified Development Ordinance pertaining to Trash Haulers.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – October 12, 2024

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on December 2, 2024 and the public hearing/second reading on December 16, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #71 to the Unified Development Ordinance (UDO) pertaining to Trash Haulers.

BACKGROUND & HISTORY:

When the UDO was adopted in 2009, there were no use regulations within Chapter 14 of the City Code for uses related to trash haulers or as reference within the code as refuse collection. Currently, only Chapter 19 – Transportation Article 5, outlines the application process for those wishing to operate a refuse collection business by obtaining a certificate of public convenience and necessity.

The intent of this proposed amendment is to include use regulations for refuse collection business in Chapter 14 of the UDO.

This proposed amendment allows refuse collectors within the Industrial I-1 and I-2 zoning districts with the application of a Special Use permit as proposed in Section 14-302.

Included with this amendment is proposed Section 14-200-06 which provides a definition of Refuse Collectors.

Lastly, a new section, 14-428, has been proposed under Chapter 14, Article 4. This section provides the applicability, and procedures and standards for application of a refuse collection business use.

Staff believes these proposed amendments will better serve our community and better regulate these uses.

EXHIBITS

1. Proposed 14-200-06 Industrial Use Group
2. Proposed 14-302 Industrial Districts
3. Proposed 14-428 Refuse Collectors

14-200-06 Industrial use group

The industrial use group includes uses that produce goods from extracted materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. It also includes uses that store or distribute materials or goods in large quantities. The industrial use group includes the following use categories:

14-200-06-A.Junk/Salvage Yard. An open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, rags, and rubber tires. A junk or salvage yard includes an auto wrecking yard, but does not include waste-related uses or recycling facilities.

14-200-06-B.Manufacturing, Production and Industrial Services.

1. **Artisan.** On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties.
2. **Computer Product Manufacturing.** Establishments that primarily build computers, computer peripherals, audio and video equipment and similar electronic products but not the manufacture of raw materials.
3. **Light.** Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses included building computers, computer peripherals, communications equipment, and similar electronic products but not the manufacture of raw materials. Assembly of electrical equipment, appliances and other manufacturing and production that typically have no negative external impacts on surrounding properties.
4. **Limited.** Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses include: printing and related support activities; machinery manufacturing; food manufacturing; computer and electronic product manufacturing/assembly; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; and other manufacturing and production establishments that typically have very few, if any, negative external impacts on surrounding properties.
5. **General.**
 - (a) Manufacturing of finished or unfinished products, primarily from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. Typical uses include: textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing.
 - (b) Industrial service firms engaged in the repair or servicing of industrial or commercial machinery, equipment, products or by-products. Typical uses include: welding shops; machine shops; industrial tool repair; fuel oil distributors; solid fuel yards; laundry, dry-cleaning and carpet cleaning plants; and photofinishing laboratories. Excludes uses classified as "repair or laundry services."
6. **Intensive.** Examples include manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint,

lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. Also includes smelting, animal slaughtering and oil refining.

14-200-06-C.Mining/Excavation. Mining or extraction of mineral or aggregate resources from the ground for off-site use. Examples include quarrying or dredging for sand, gravel or other aggregate materials; mining; and oil and gas drilling.

14-200-06-D.Recycling Service. Any building, portion of building or area in which recyclable material is collected, stored, or processed for the purpose of marketing the material for use as raw material in the manufacturing process of new, reused or reconstituted products. The stripping, dismantling or scrapping of motor vehicles or related equipment is considered a junk or salvage yard operation and not a recycling service.

1. **Limited.** A recycling facility in which recyclable materials are temporarily stored or collected, or processed by manual separation. (Note: consumer-oriented collection boxes for newspapers, cans and glass items are considered an accessory use and may be allowed in any zoning district.)
2. **General.** A recycling facility that, in addition to any activity permitted as part of a limited recycling service, engages in processing of recyclable materials such as cleaning, bundling, compacting or packing of recyclable materials.

14-200-06-E.Self-Storage Facility, Outdoor. Storage or warehousing service within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business, or service use.

Self-Storage Facility, Indoor. A fully enclosed self-storage facility with independent, enclosed units for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage spaces are not used for any retail, manufacturing, wholesale, business, or service use.

14-200-06-F.Warehousing, Wholesaling and Freight Movement. Storage, wholesale sales and distribution of materials and equipment. Typical uses include storage warehouses, moving and storage firms, trucking or cartage operations, truck staging or storage areas, wholesale sales of materials and equipment to parties other than the general public.

14-200-06-G.Wholesaling and Warehousing. Wholesale sales, storage and distribution of materials and equipment to the public and to parties other than the general public.

14-200-06-H.Waste-Related Use. Uses that receive solid or liquid wastes or recyclable material from others for transfer to another location and use that collect sanitary wastes or recyclable material or that manufacture or produce goods or energy from the composting of organic material.

14-200-06-I.Refuse Collectors. Uses that engage in the business of collecting, transporting, hauling, disposing of refuse over a regular route, operating inside the corporate limits of the City of Independence within or without the City. Refuse shall include putrescible animal or vegetable wastes resulting from the handling, preparation, cooking and the consumption of food; all solid wastes; small tree limbs, tree prunings, shrubbery trimmings, and small crating materials of wood and/or cardboard; brush, wood, cardboard boxes, heavy yard trimmings which cannot be conveniently cut into five foot lengths, discarded fence posts, old lumber, and other earthen, wooden or metal materials; all organic or inorganic matter, which has been discarded, damage thrown away or which no longer has value or use, or is inoperative or unworkable.

(Ord. No. 18395; Ord. No. 19207, § 1, 4-19-2021; Ord. No. 19358, § 1, 8-1-2022)

14-302 INDUSTRIAL DISTRICTS

14-302-01 Districts

14-302-01-A.List. The city's industrial zoning districts are listed below. When this development ordinance refers to "industrial" zoning districts or "I" districts, it is referring to these districts.

Map Symbol	District Name
B-P/PUD	Business Park
I-1	Industrial
I-2	Heavy Industrial

(Ord. No. 19207, § 3, 4-19-2021)

14-302-02 Purpose

14-302-02-A.General. Independence's industrial (I) zoning districts are intended to accommodate business, manufacturing, warehousing, wholesale and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses, encourage employment growth, and limit the encroachment of unplanned residential and other non-industrial development into industrial areas.

14-302-02-B.B-P/PUD District The B-P district is primarily intended to be attractive and appropriate locations for low-impact business and employment uses in a campus-like setting, typical of modern business and industrial parks. This zoning is intended to allow a mix of office, light assembly and manufacturing with limited retail service uses in a planned business park setting. This district is designed to provide for low density, high quality development with open spaces and increased amenities. The planned unit development (PUD) is to accommodate innovative development proposals or unique site conditions that cannot be readily addressed by other available development options. Planned unit development regulations are included in Article 14-902.

14-302-02-C.I-1 District. The I-1 district is primarily intended to accommodate low-, moderate-impact service industrial uses.

14-302-02-D.I-2 District. The I-2 district is primarily intended to accommodate high-impact industrial uses.

(Ord. No. 19207, § 3, 4-19-2021)

14-302-03 Uses

14-302-03-A.Use Table. Uses are allowed in I zoning districts in accordance with Table 302-1, below.

14-302-03-B.Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 302-1 lists the groups, categories and types allowed in one or more I districts.

14-302-03-C.Permitted Uses. Uses identified with a "P" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-302-03-D. Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of Table 302-1, and all other applicable standards of this development ordinance.

14-302-03-E. Special Uses. Uses identified with an "S" in Table 302-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-302-03-F. Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-302-03-G. Use Standards. The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 302-1 Industrial Districts Use Table					
P: Permitted		S: Special Use Permit Required		C: Conditional Uses	—: Not Allowed
Use Category Specific use type	Zoning District			Use Standards	
	B-P/PUD	I-1	I-2		
PUBLIC/CIVIC					
College/University	C	C	—	14-407	
Day Care	C	C	—	14-401	
Detention/Correctional Facility	—	—	S	14-407, 14-415	
Government Buildings/Facilities	P	P	P		
Hospital	C	—	—	14-407	
Religious Assembly	P	P	P		
Safety Service	C	C	—	14-407	
Utilities and Services					
Basic, minor	P	P	P		
All other utilities and services	P	P	P		
COMMERCIAL					
Animal Service					
Sales and grooming	—	—	—		
Shelter or boarding	—	P	—		
Veterinary	P	P	—		
Stable	—	P	—		
Artist Work Space	P	P	—		
Building Maintenance Service	P	P	—		
Business Equipment Sales and Service	P	P	—		
Business Support Service					
Day labor employment agency	—	P	—		
Employment agency	P	P	—		
All other business support service	P	P	—		
Carpet and Floor Covering Stores	P	—	—		
Communication Service	P	P	P		
Computer Product Manufacturing	P	—	—		
Conference and Retreat Center	P	—	—		
Construction Services					
No outdoor storage of equipment or materials	P	P	—		
With outdoor storage of equipment and materials	—	C	—	14-503	
Data Processing and Hosting	P	—	—		
Gasoline and Fuel Sales	C	C	—	14-403	

Health Club and Gyms	P	—	—	
Hotel	P	—	—	
HVAC and Electrical Equipment	P	—	—	
Marijuana Facilities				
Comprehensive marijuana cultivation facility	—	C	—	14-421
Medical marijuana cultivation facility	—	C	—	14-421
Comprehensive marijuana dispensary facility	—	—	—	14-421
Medical marijuana dispensary facility	—	—	—	14-421
Microbusiness dispensary	—	—	—	14-421
Medical marijuana infused products manufacturing facility	—	C	—	14-421
Comprehensive marijuana infused products manufacturing facility	—	C	—	14-421
Marijuana testing facility	C	C	—	14-421
Medical Services	P	—	—	
Office	P	P	—	
Parking, Non-accessory	P	P	P	
Repair or Laundry Service	P	P	—	
Research and Development	P	—	—	
Restaurants Sit-Down	P	—	—	
Retail Sales [1]	P	—	—	
Sports and Recreation, Participant				
Indoor	P	P	P	
Outdoor	—	—	—	
Vehicle Sales and Service				
Car wash/cleaning service	—	P	—	14-413
Heavy equipment sales/rental	—	P	—	
Motor vehicle repair, limited	—	C	—	14-418
Motor vehicle repair, general	—	C	—	14-418
All other vehicle sales/service	—	C	—	14-409
Vehicle Storage and Towing				
Vehicle storage/tow lots	—	C	—	14-408
Tow lot, limited	—	C	—	14-408
Tow service dispatch center	—	C	—	14-408
INDUSTRIAL				
Junk/Salvage Yard	—	—	—	
Manufacturing, Production and Industrial Service				
Artisan	P	P	—	
Light	P	P	—	
Limited	—	P	—	
General	—	P	P	
Intensive	—	—	S	
Mining/Excavation	—	—	S	14-414
Recycling Service				
Limited	—	P	P	
General	—	P	P	
Self-Storage Facility, Indoor	—	C	—	14-423

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(Supp. No. 6)

Self-Storage Facility, Outdoor	—	C	—	14-423
Warehousing, Wholesaling, Freight Movement				
Indoor	—	C	C	14-503
Outdoor	—	C	C	14-503
Wholesaling and Warehousing				
Indoor	C	—	—	14-302-04-B
Waste-related Use	—	—	—	
Refuse Collectors	—	<u>S</u>	<u>S</u>	14-428
OTHER				
Agriculture, Crop	P	P	—	
Agriculture, Urban				
Home Garden	P	P	P	
Community Garden	C	C	C	14-417
Wireless Communication Facility				
Cellular towers	C	C	C	14-410
Non-cellular towers (television, radio, microwave)	S	S	S	14-410
Outdoor Advertising	—	S	—	14-406

Notes to Table 302-1:

[1] Retail sales establishments may not exceed 5,000 square feet (gross floor area). Sales include commodities manufactured, processed, fabricated, assembled, warehoused or stored on the premises. Business machines or office supplies; sales and repair. Appliances; sales and repair. Electronics; sales and repair.

[2] Car wash cleaning services not allowed in BP.

(Ord. No. 17446; Ord. No. 17534; Ord. No. 17642; Ord. No. 17727; Ord. No. 17782; Ord. No. 17942; Ord. No. 17988; Ord. No. 18790; Ord. No. 19023; Ord. No. 19089; Ord. No. 19207, § 3, 4-19-2021; Ord. No. 19358, § 4, 8-1-2022; Ord. No. 19430, § 3, 4-17-2023)

14-302-04 Lot and building standards

14-302-04-A. Basic Standards. All development in I districts must comply with the lot and building standards of Table 302-2, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 302-2 and applicable exceptions to the standards can be found in Article 14-202.

Table 302-2 Lot and Building Standards (I Districts)			
	B-P/PUD	I-1	I-2
Lot Size			
Min. lot area (square feet)	[2]	None	None
Min. lot width (feet)	[2]	None	None
Min. Exterior Setback			
Abutting residential district (feet)	100	25	25
Not abutting R district	25	25	25
Min. Interior Setback	25[1]	25[1]	35
Building Coverage			
Maximum (%)	[2]	50	50

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Height			
Maximum	65	None	None

Notes to Table 302-2

- [1] Interior setbacks are required only when an I-zoned lot abuts an R-zoned lot. In such cases, the I-zoned lot must provide a minimum setback of 25 feet or the minimum setback required on the R-zoned lot, whichever provides the greater setback.
- [2] For Business Park PUD District standards, reference Article 14-302-04-D.

14-302-04-B.Warehousing in B-P Districts. Warehousing is limited to 50 percent of gross floor area. Buildings shall be designed in a manner that loading docks and dock doors are facing interior of the development. No loading dock shall be permitted to face any street. Other exterior service areas should be screened by either a building or screening wall that is integrated into the building design to not be noticeably visible to other zoning districts.

14-302-04-C.Development and Performance Standards in BP/PUD Districts.

1. Buildings should be designed in an attractive and interesting manner to define the image of the community with building materials and colors carried throughout the development area. Designs should provide visual interest and variety yet be consistent with the architectural character of the area.
2. Building facade materials shall consist of quality materials as noted in Article 14-506-01-B and meet the requirements of Article[s] 14-506-03-A [and] 14-506-01-C. Architectural details such as texture, pattern, color and building form used on the front facade shall be incorporated on all building facades.
3. All operations shall be conducted within a fully enclosed building and there shall be no overnight tractor trailer parking.
4. There shall be no outside storage of trailers, materials, products, or equipment, other than in trash receptacles which must be completely screened utilizing the same building materials as the main building, unless such outside storage is specifically approved as part of the development plan.
5. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent or LED light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on a public street shall not exceed seven lux as measured from the center line of the street. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed two lux (Article 14-508-6) as measured from said property line. A photometric plan shall be provided and prepared by a lighting professional, professional engineer, architect or landscape architect.
6. A grounds maintenance and management plan and recorded covenants shall be submitted for approved that includes but not limited to irrigation sprinkler systems and landscaping maintenance and replacement.
7. A Business Park shall be developed by a single entity. Lots may be sold to separate users but the sale of lots must be accompanied by protective covenants assuring a high level of architecture, and site improvements in concurrence with the standards set forth in this code. The covenants shall include continued maintenance and at minimum have property owners' association, provisions for maintenance of individual sites and common areas, standards for finishing of buildings, and design

standards for signs. Such covenants shall be submitted with the application for a Business Park PUD zoning classification.

14-302-04-D. Development Dimensional Standards in BP/PUD Districts.

1. Minimum development size shall be 15 acres with minimum lot sizes of one acre.
2. Sites shall be limited to the lesser of five stories or 65 feet in height.
3. The floor area ratio (FAR) which is the number of square feet in a building divided by the square footage of the building lot shall be 0.25.
4. The maximum impervious cover, which means the total area of any surface that prevents the infiltration of water into the ground, such as roads, parking areas, concrete and buildings, shall not exceed 60 percent of the building lot with the exclusion of sidewalks in public rights-of-way or multi-use trails on public land or in public easement.
5. Parking decks (parking structures with vehicles under cover) shall be designed with adequate ingress and egress and complement the scale and facade of the principle structure and shall not exceed the height of the principle structure.

(Ord. No. 19036; Ord. No. 19207, § 3, 4-19-2021)

14-302-05 Other applicable regulations

Uses and development in I districts are subject to other standards including the following:

14-302-05-A. Parking and Loading. (See Article 14-501).

14-302-05-B. Landscaping and Screening. (See Article 14-503).

14-302-05-C. Signs. (See Article 14-504).

14-302-05-D. Accessory Uses and Structures. (See Article 14-400).

14-302-05-E. Sidewalks. Sidewalks are required for all developments in I districts. Sidewalks must be installed in the public right-of-way on both sides of all streets and must be constructed in accordance with Chapter 20, the Public Works Manual.

14-302-05-F. Principal Buildings. Principal uses must meet the definition of a "building." The following may not be used as principal buildings: mobile homes, camper trailers, or portable facilities on skids, wheels, or other moveable devices.

14-428 REFUSE COLLECTORS

14-428-01 Applicability

The standards of this article apply to refuse collectors, as defined by this ordinance with the exception of the following: businesses engaging in the local trucking of Roll-Off containers.

14-428-02 Procedure

The applicant shall file a special use permit application in conformance with the requirements of Section 14-704 and run concurrently with the Certificate of Public Convenience and Necessity in compliance with Chapter 19 Article 5. The application shall include, at a minimum, the information required by Chapter 19 Article 5 in addition to that required by Section 14-428-03.

14-428-03 Minimum Standards for refuse collectors

14-428-03-A. A development plan for the areas affected by the operation prepared by a registered professional engineer.

1. Boundaries of adjoining lands owned by persons other than the applicant and the existing uses of those lands.
2. Present uses of the land.
3. Location of all watercourses, bodies of water, green spaces, and public rights-of-way.
4. A transportation study demonstrating truck routing and proposed mitigation measures for off-site street damage and traffic impacts
5. Existing topography within the boundaries of the project area
6. Proposed topography of land
7. The proposed location of future roads, private or public, drainage courses and other proposed improvements.
8. Such other information as the approval authority may require and which examination of the application may reveal to be necessary in order to determine that the proposed operation will comply with the requirements of this ordinance.
9. Compliance with the Nonresidential Design Standards in Section 14-506 of this ordinance.
10. Compliance with Development Standards of Chapter 14 Article 5.
11. Proof of compliance with all applicable Federal and State regulations