



Planning Commission

January 14, 2025 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 – November 19, 2024

CASE TO BE CONTINUED - THE APPLICANT REQUESTS THIS CASE BE CONTINUED TO THE JANUARY 28, 2025 MEETING.

1. **Case 25-100-03 – Rezoning – 10900 E Truman Rd** – A request by Dustin Ferrell to rezone the property from I-1 (Industrial), C-2 (General Commercial), and R-12 (Two Family Residential) to I-1 (Industrial).

PUBLIC HEARINGS

1. **Case 25-100-01 – Rezoning – 2000 N. Elsea Smith Road** – A request by Derick Krones to rezone the property from R-A (Residential-Agricultural) to R-4 (Single Family Residential Low Density).
2. **Case 25-100-04 – Rezoning – Evanston Park Rezoning** – A City request to rezone the property located at 9408 E. Winner Road from O-1 (Office-Residential) to R-6 (Single Family Residential) and the properties located at 715 & 717 S. Brookside, 812, 818 &

820 S. Glenwood, 9306 & 9310 E. 9th Street S, and 9400, 9402, 9404 & 9406 E. Winner Road from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

3. **Case 25-100-05 – Rezoning – Liberty Street Rezoning** – A City request to rezone the properties located at 1420, 1422, 1424 & 1426 S. Liberty Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

OTHER BUSINESS

1. **Case 24-310-06 – Preliminary Plat – Liberty Commons** – A request by Derek Kennedy for approval of a preliminary plat.

ROUNDTABLE - NEXT MEETING JANUARY 28, 2025

ADJOURNMENT



Planning Commission Minutes

November 19, 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 11/19/2024, 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 - .

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.

Commissioner Nesbitt requested to pull Case 24-320-08 from the Consent Agenda.

1. **Planning Commission Minutes – October 29, 2024**

Motion

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

2. **Case 24-320-08 – Final Plat – McBee Acres** – A request for Final Plat approval for McBee Acres generally located at the northwest corner of US 24 and Salem Drive.

In response to Commissioner Nesbitt's question, Gabe Glaser advised parking was addressed in the conditions.

Motion

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

PUBLIC HEARINGS

1. **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.

Staff Presentation

Brian Harker presented the case. 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.

In response to Commissioner Nesbitt's question, Mr. Harker advised that there's a piece of City property between the right-of-way and the subject property. Commissioner Ashbaugh asked if the City maintains that piece of property between this development and the right-of-way. Mr. Arroyo stated he believes the City maintains the property and will continue to maintain the property.

Commissioner Nesbitt stated he would like to see electric vehicle charging stations required and questioned why we're allowing so few parking spots. Mr. Arroyo said electric vehicle charging stations are not required and there are challenges in requiring those with apartment buildings.

Mr. Arroyo stated the developer provided a plan that shows their anticipated parking needs and noted visitors wouldn't be able to park on the major streets around this development. Mr. Arroyo noted the parking ratio is 1.64 per unit.

Commissioner Nesbitt questioned why new apartments are being proposed when the Housing Study said the City no longer needs apartments. Mr. Arroyo stated the update to the Housing Study showed the City could use around 650 units before we reach saturation.

In response to Chairwoman Wiley's question, Mr. Arroyo stated they believe this development will be similar in height to the existing Pepperwood Apartments.

Applicant Comments

Clint Burkdoll, Olathe, KS, stated they're a local developer and said they would be willing to add some electric vehicle charging stations. He also noted they would be willing to mow the piece of City property. Mr. Burkdoll stated the site is steep and there are challenges with the topography, which is why it hasn't been developed yet.

Jason Osborne, Rosemann & Associates, 1526 Grand Blvd, Kansas City, said the garages will

hold standard trucks. Mr. Osborne said these would be market rate apartments and based their parking plan on existing developments.

In response to Commissioner Ashbaugh's question, Mr. Osborne stated they plan to have a valet trash service.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt stated he would like a condition added that requires electric vehicle charging stations.

Motion

Commissioner Edward Nesbitt made a motion to approve the case, with conditions as outlined by staff and the added condition from Commissioner Nesbitt. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Continued 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).

Staff Presentation

Brian Harker presented the case. 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.

In response to Commissioner O'Neill's question, Mr. Harker stated it's a cleaning business.

Applicant Comments

Erwin Gard, 1040 SW Luttrell, Blue Springs, stated he's representing the applicant. Mr. Gard stated he believes the business does not store cleaning chemicals, but sells the cleaning supplies.

In response to Chairwoman Wiley's question, Mr. Gard said they will improve the sidewalk, curb and gutter along Scott and 23rd Street and noted the gravel will be removed.

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.

3. **Continued 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).

Staff Presentation

Brian Harker presented updates for this case. He provided the Commission with a background on the use of the stadium. Mr. Harker stated in 2023, the Independence School District entered into a lease with the City and Van Horn High School baseball team started using the facility.

The Independence School District has invested funds to improve the property and seeks to enter into a Development Agreement with the City to continue use of the facility.

Public Comments

Beverly Lentz, 1208 W 24th St S, expressed concerns about environmental impact and the homeless population in that area.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Harker confirmed this is a corrective rezoning so that both plots are zoned the same and will have the same address. Chairwoman Wiley thanked staff for answering all the questions that were presented at the last meeting.

Motion

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

4. **Case 24-100-26 – Rezoning – 17200 E. Medical Center Pkwy, 17203 & 17221 E. 23rd Street** – A request by the City to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) 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.

Public Comments

Natalie Sevy, 17208 E 23rd St, stated she owns a property across the street from the Independence Utilities Center. She stated if there is going to be a jail on this property, she is opposed to this change.

Mr. Glaser noted this is a rezoning request and is not related to a future use of this property.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt

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

OTHER BUSINESS

1. Training provided by Lauber Law

Jeremy Lauber provided training to the Planning Commission.

ROUNDTABLE - NEXT MEETING DECEMBER 10, 2024

Staff noted we currently don't have any cases for the December 10, 2024 Planning Commission meeting and we anticipate canceling that meeting.

ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

MEETING DATE: January 14, 2025

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Derick Krones Rezoning

CASE NUMBER/REQUEST: **Case 25-100-01 – Rezoning – 2000 N. Elsea Smith Road** – A request by Derick Krones to rezone the property from R-A (Residential-Agricultural) to R-4 (Single Family Residential Low Density).

APPLICANT: Derick Krones

PROPERTY LOCATION: 2000 N. Elsea Smith Road (The two new lots are being replatted into 2000 and 1950 N. Elsea Smith Road).

SURROUNDING ZONING/LAND USE:

North: C-1 (Single-family Residential) and C-2 ...vacated land and single-family residence
South: R-A (Residential-Agricultural)...cultivated farmland
East: R-A (Residential-Agricultural)...rural residences
West: R-A (Residential-Agricultural)...cultivated farmland

PUBLIC NOTICE:

- Letters to property owners – November 13, 2024
- Public Notice published in the Independence Examiner – December 28, 2024
- Signs posted on property – December 27, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 17, 2025 and the public hearing/second reading on March 3, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A rezoning for this property from R-A (Residential-Agricultural) to R-4 (Single-Family Residential Low Density).

Current Zoning:	R-A (Residential- Agricultural)	Proposed Zoning:	R-4 (Single-Family Residential Low Density)
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Current Use: Cultivated Farmland

Proposed Uses: Large-lot Rural Residential

Zoning History:

The property included in this application to be rezoned was platted in 1919 as portions of Lots 1 and 2, Ben H. Marrow. Lot 2A, Ben H. Marrow – Replat was created in 2019. This house and tract was annexed by Independence in 1974.

At the time annexation in 1974, the property was zoned A (Agricultural). The City adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these properties labeled zoning classifications of R-A (Residential-Agricultural).

Proposal:

The City seeks to rezone the property to create lots that will meet our subdivision platting regulations. Rezoning the property's two proposed lots will allow for lots with legal frontages (minimum of 75 feet) along Elsea Smith Road. On the northern portion of the property will be one 3-acre lot for the existing residence. On the south will be a 7.45-acre lot that will be made available for sale.

Physical Characteristics of Property:

The property contains a rural residence on a flat, cultivated lot with a wooded perimeter.

Characteristics of the Area:

This an area that encompasses a mix of rural, large-lot residences, cultivated fields, pastures and woodlands.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan's objective, "Stabilize and revitalize neighborhoods."

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Residential-Agricultural uses. The relevant 'Tool and Policies' is, "Identify areas...where... development would be appropriate."

Sub-Area Plans:

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

Zoning:

The proposed R-4 (Single-Family Residential Low Density) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions).

Minor Subdivision:

The proposed R-4 (Single-Family Residential Low Density) zoning classification allows the existing house and an additional single-family structure on the two lots being created by a new Minor Subdivision. The new zoning allows for 75 feet of frontage rather than the 250 feet required by R-A zoning.

Historic and Archeological Sites:

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

Public Utilities:

Electric and water utilities are available in the Elsea Smith Road right-of-way.

Septic Systems and Fields:

Both new lots will be sufficient in area to provide for two-septic systems. The location of the existing system's laterals is indicated on the Minor Subdivision.

Floodplain/Stream Buffer:

There are no federal flood plains or city designated stream buffers in the area of the rezoning.

CIP Investments:

There are no CIP Investments planned for this area at this time.

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-Agricultural uses for the area. The relevant 'Tool and Policies' is, "Identify areas...where...development would be appropriate."
- 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 large-lot, single-family homes on R-A zoned properties to the east, south and west.
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
The proposed R-4 zoning will be compatible with the area's existing development pattern.
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**
The R-A zoning requires more frontage than the existing houses have in the vicinity.
- 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 owner will not be able to sell off the west portion of the property given MoDOT prohibits access to US 24 Highway.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Minor Subdivision
8. Comprehensive Plan map
9. Zoning map

Derick krones

2000 N Elsea Smith Rd Independence Mo 64056

My goal for this project is to separate my property into 2 different parcels. One 3 acre lot for my current house on the property to sit on that I will keep. And then one 7.5 acre with nothing on it to sell off for someone else to build on or buy for whatever they please. I don't use all the land and I figured this was the best route for everyone.

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: Krones Rezoning

Project Address/Location: 2000 N Elsea Smith Rd Independence MO 64056

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
<u>RA</u>	<u>10.5</u>	<u>2</u>	<u>NO</u>
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
<u>RA</u>	<u>R-4</u>	<u>Residential</u>	<u>Residential</u>

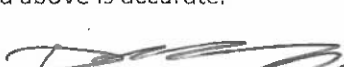
Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ 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		Owner	
<u>Derick Krones</u>		<u>Derick Krones</u>	
Name	Company	Name	Company
<u>2000 N Elsea Smith Rd Indep. MO 64056</u>		<u>2000 N Elsea Smith Rd Indep. MO 64056</u>	
Address		Address	
<u>816-863-1523</u>	<u>Derick.krones@gmail.com</u>	<u>816-863-1523</u>	<u>Derick.krones@gmail.com</u>
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: <u>Brant Ladwig Ladwig + associates LLC</u>		Architect/Engineer/Surveyor/Other: <u>Brant Ladwig Ladwig + associates LLC</u>	
Name	Company	Name	Company
<u>33604 E 235th St Pleasant Hill MO 64080</u>		<u>33604 E 235th St Pleasant Hill MO 64080</u>	
Address		Address	
<u>816-309-6621</u>	<u>Brantladwig@hotmail.com</u>	<u>816-309-6621</u>	<u>Brantladwig@hotmail.com</u>
Phone	Email	Phone	Email

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

Applicant's Signature Date: 11-13-24 Owner's Signature Date: 11-13-24

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 11-13-24

Case No. 25-100-01

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 the property so
that it can be subdivided into 2 parcels.

Applicant: Derick Krones

Location of Property: 2000 N Elsea Smith Rd Indep. MO 64056

Planning Commission Meeting Date: 14 - JAN, 2025, at 6:00 p.m.

City Council Meeting Date: 17 - FEB, 2025, 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.

Derick Krones

Applicant (or Owner/Agent)

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

List of neighbors within 185ft of property

BEMBOOM EDWARD J - 8824 INDEPENDENCE AVE INDEPENDENCE, MO 64053

BEMBOOM ROBERT EDWARD - 5393 FULKS RD BATES CITY, MO 64011

BARNHILL T J - 26101 E US 24 HWY INDEPENDENCE MO 64056

BENSON TROY ANDREW & LISA RENEE - 26011 E US 24 HWY INDEPENDENCE MO 64056

FARRAR JAMES H & ANGELA B - 1950 N ELSEA SMITH RD INDEPENDENCE MO 64056

ROLAND WARREN L & KAREN S - 1327 W 30TH ST S INDEPENDENCE MO 64052

EICHMAN DAVID - 2011 N ELSEA SMITH RD INDEPENDENCE MO 64056

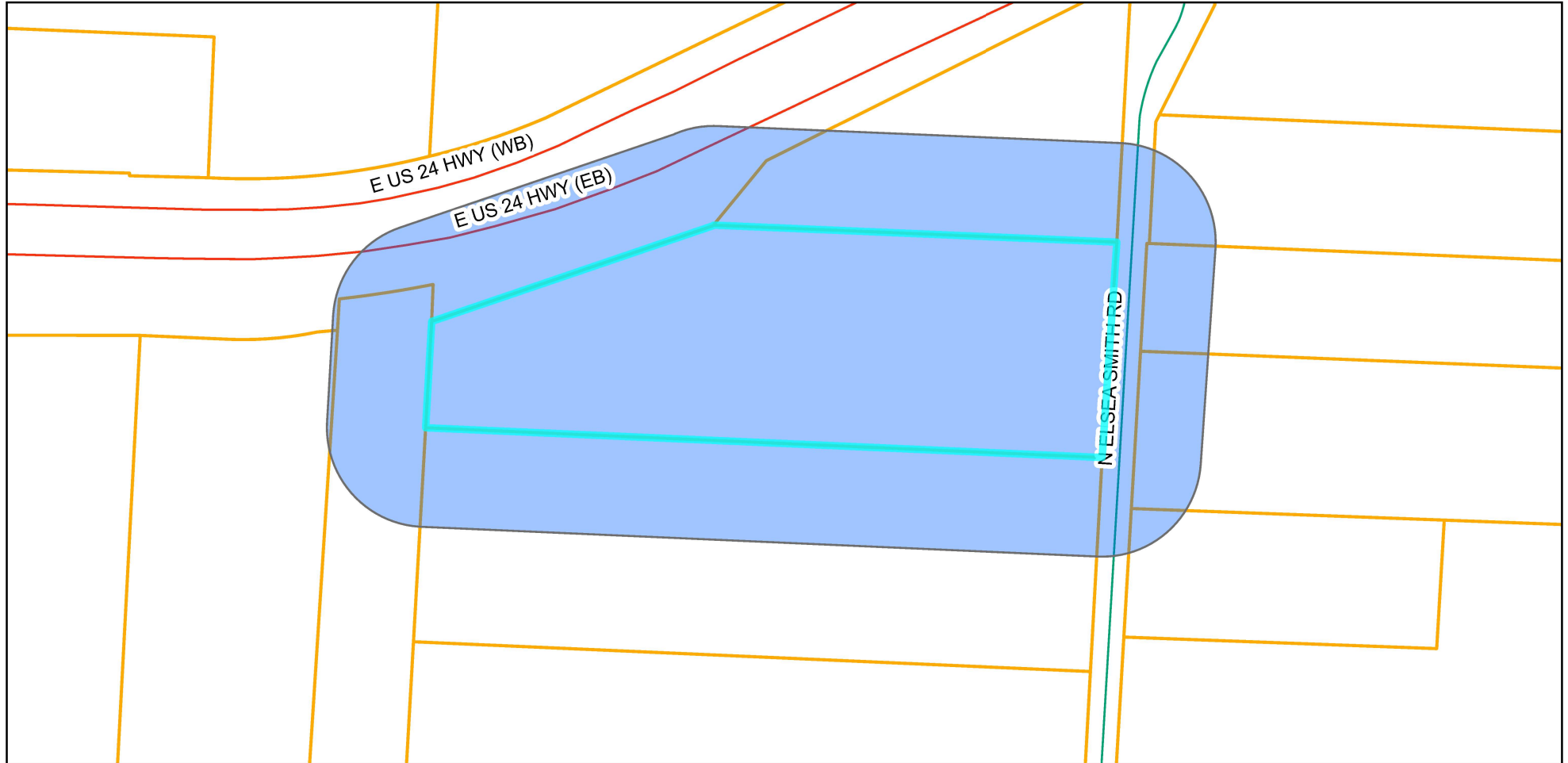
MONACO SHELBY - 1921 N ELSEA SMITH RD INDEPENDENCE MO 64056

CRONIN TYLER E & CASSANDRA M - 1909 N ELSEA SMITH RD INDEPENDENCE MO 64016

Notification Area

2000 N Elsea Smith Rd

Permit #25-100-01



Legend

Parcels

 Parcels

Streets

 Highway



0 0.05 0.1 0.2 Miles

Prepared by: Gabe Glaser
Community Development Department
Date Saved: 1/2/2025 3:53 PM

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-01

I, Derick KroneS, 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.**

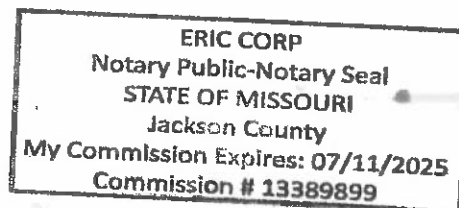
These notices were mailed on the 25th day of November, 2024.


Signature of Agent, Owner or Attorney

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


Notary Public

07/11/2025
Commission Expiration Date



PROPERTY DESCRIPTION. All of Lot 24, Ben H. Morrow-Trigalt, a replat of Lots 1 & 2 of subdivision of Ben H. Morrow, 0 subdivision in Independence, Jackson County, Missouri.

FLOOD STATEMENT. The subject property lies in an area labeled Zone X (area determined to be outside of the 100-year flood plain) as determined by the FEMA Flood Insurance Rate Map Number 280501046, with an effective date of January 20, 2017.

DEDICATION. The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "BEN H. MORROW--REPLAT NO. 2".

By: Derick Krone

State of Missouri }
County of Jackson } ss.

On this _____ day of _____, before me personally appeared Derrick Krones, who being by me sworn did say that he is the same person who executed the foregoing instrument of writing and that said instrument to be the free act and deed of said person and duly acknowledged the execution of the same.

In witness whereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

My commission expires: _____

Notary Public

APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI
PURSUANT TO ORDINANCE NO. 17339.

City Clerk – Susanne Holland

Director of Planning – Tom Scannell

City Engineer – Alexander Lopez

APPROVED BY JACKSON COUNTY ASSESSOR,

By _____

Date _____

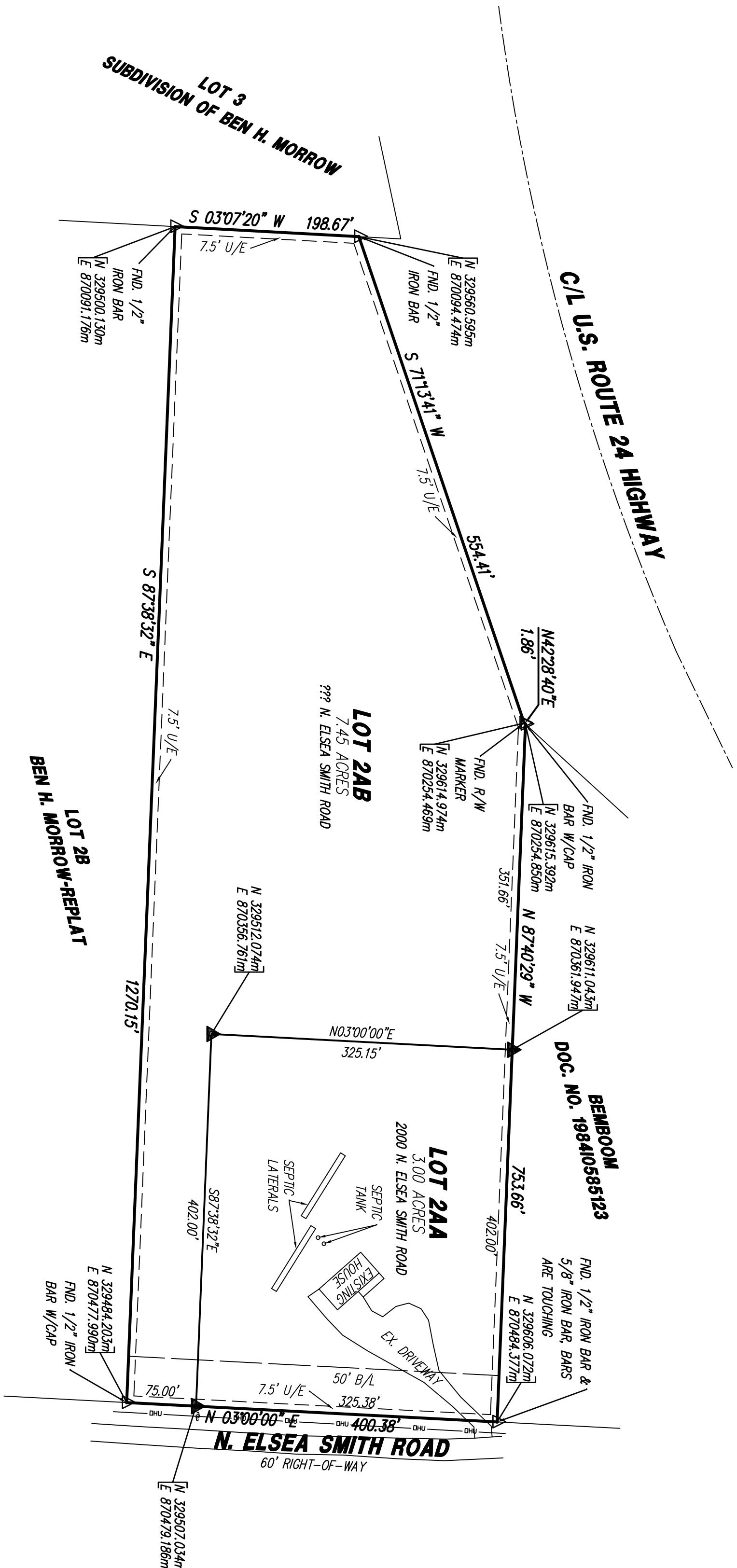
I hereby certify that the within plot of BEN H. KAPOROS-REZAKA, No. 2 is based on an actual survey made by me or under my direct supervision, and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY AND LAND SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Satisfaction corner monuments and survey boundary corner monuments were either found or set as indicated on this plot. I have complied with all State and City of INDEPENDENCE statutes, ordinances and regulations governing the practice of surveying and putting of subdivisions to the satisfaction of my knowledge and belief.

Branton E. Ladwig, PLS 2006016633

DEC. 6, 2024

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

PROJECT NO. 24-127

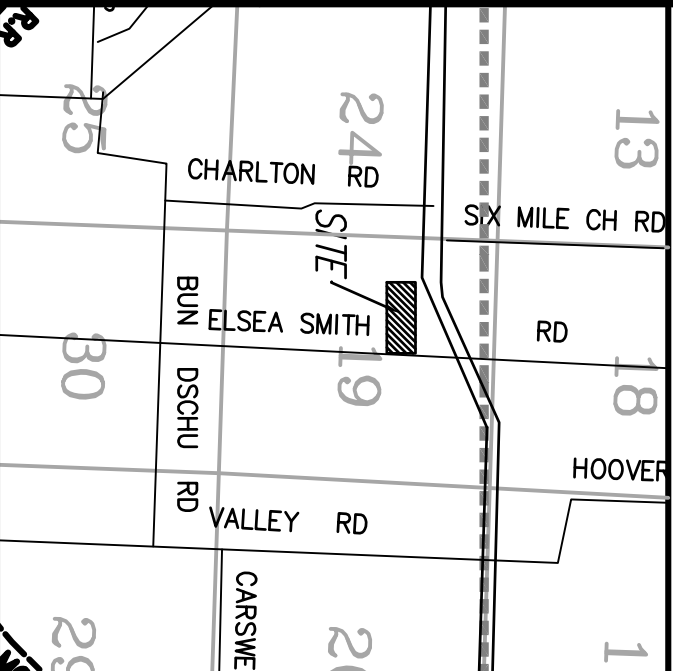


LEGEND:

B/L	BUILDING LINE
C/L	CENTER LINE
U/E	UTILITY EASEMENT

N 32.086.549m STATE PLANE COORDINATES
E 866740.759m
SET 1/2" IRON BAR, PLS 2006016633
UNLESS OTHERWISE NOTED

VICINITY MAP



OWNER
Derick Krones
2000 N. Elsea Smith Road
Independence, MO. 64056
816-863-1523

LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511

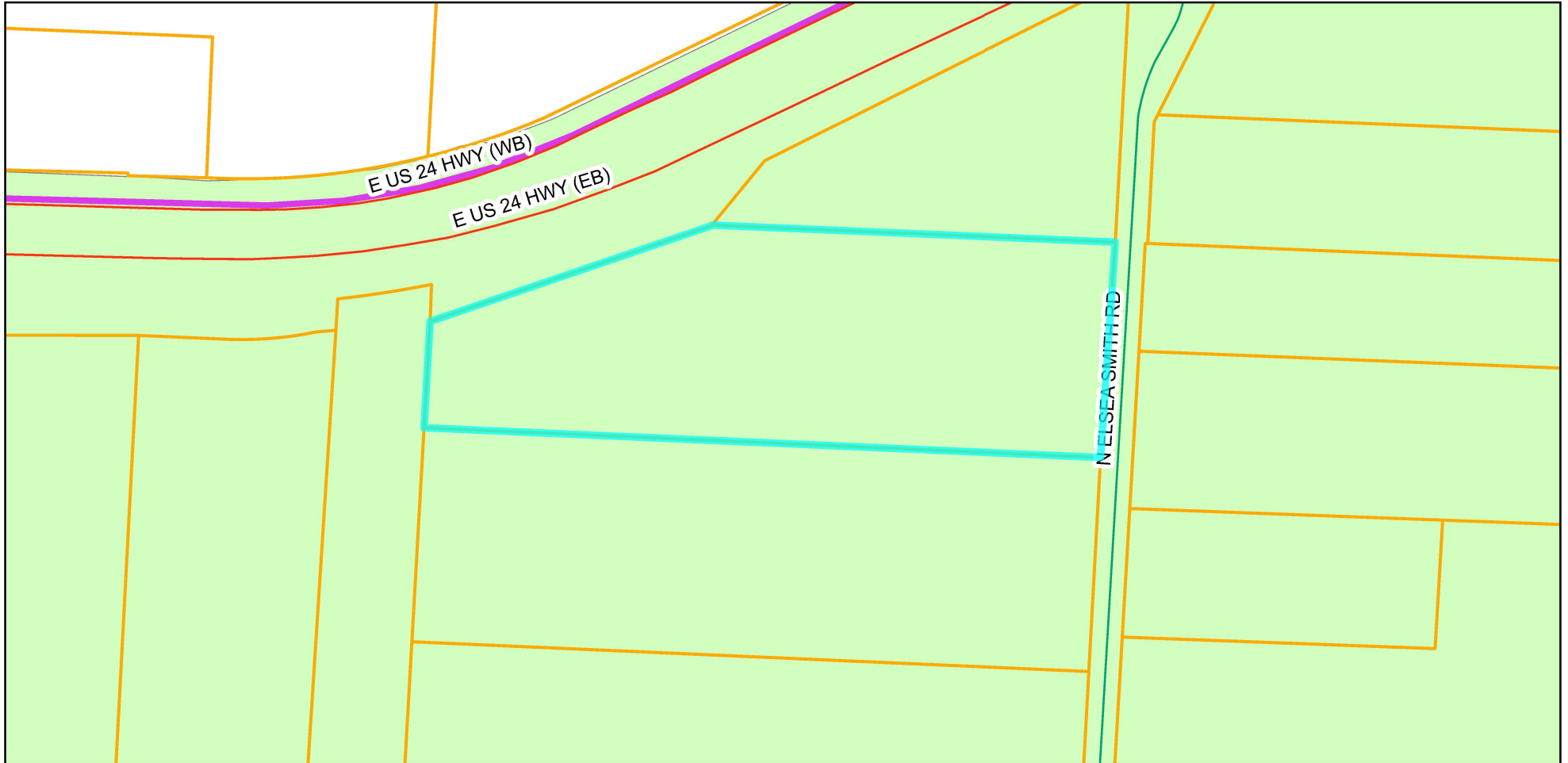
SURVEY NOTES,

1.  Denotes Found Documentation as noted.
2. The Parent Tract for this Survey is recorded as Document No. 2019C020423.
3. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
4. Bearings and Coordinates are based on Jackson County Geographic Reference System Monument 44-55. A grid factor of 0.9990077 was used.
5. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any underground utility.
6. Surveyor has made no investigation or independent search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
7. The report by Fidelity National Title Insurance Company, File No. 23455094, Dated August 19, 2023 was used in the preparation of this survey.

Comprehensive Plan Map

2000 N Elsea Smith Rd

Permit #25-100-01



Legend

Parcels

Orange outline: Parcels

Streets

Red line: Highway

Cyan line: Street

City Limits

Magenta line: City Limits

Proposed Land Use (Comp Plan)

Light green box: Agricultural

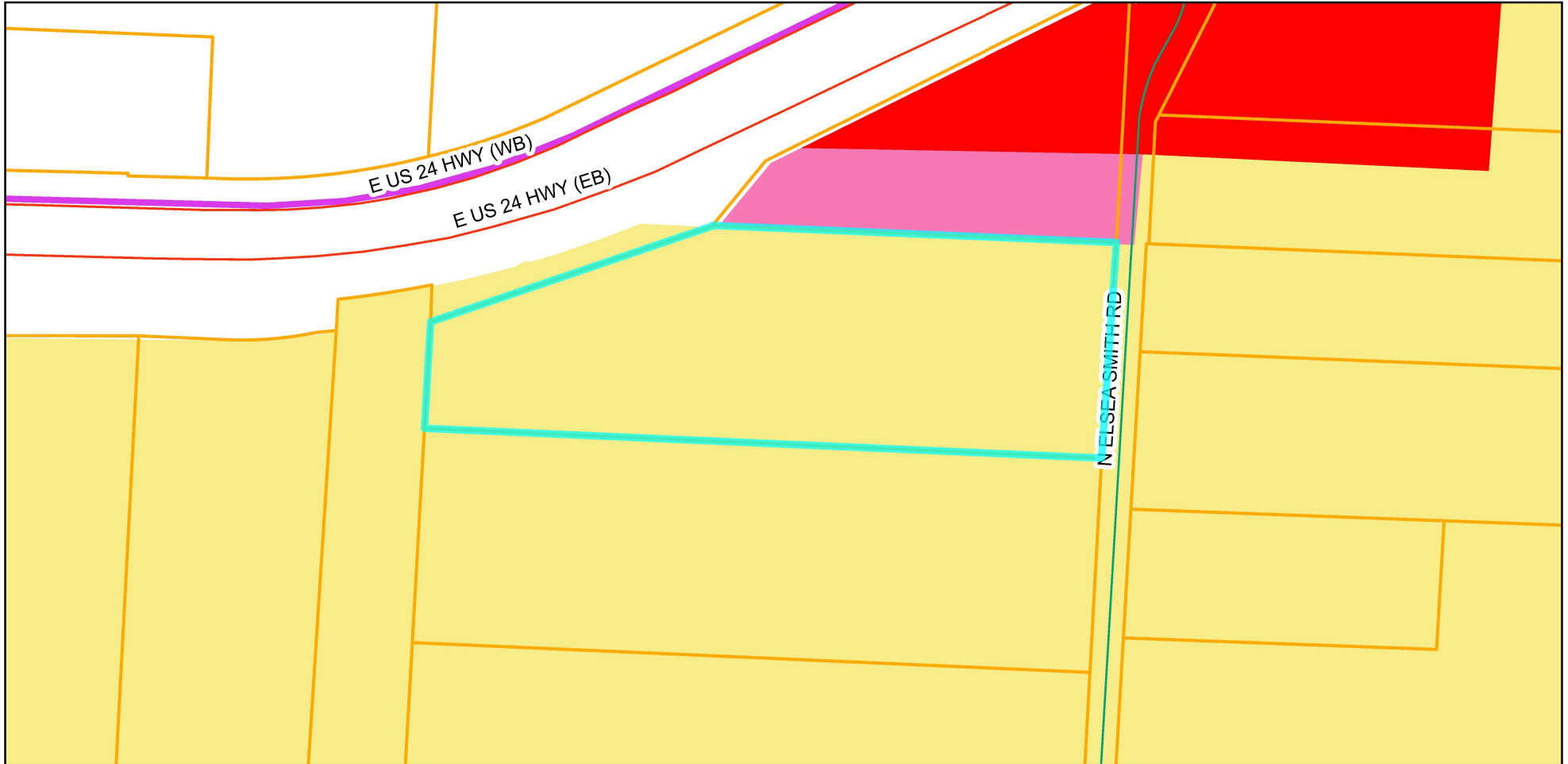
0 0.05 0.1 0.2 Miles

Prepared by: Gabe Glaser
Community Development Department
Date Saved: 1/2/2025 3:53 PM

Zoning Map

2000 N Elsea Smith Rd

Permit #25-100-01



Legend

Parcels

Parcels

Streets

Highway

Zoning District

C-1

C-2

R-A

City Limits

City Limits

0 0.05 0.1 0.2 Miles

Prepared by: Gabe Glaser
Community Development Department

Date Saved: 1/2/2025 3:53 PM

MEETING DATE: January 14, 2025

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Evanston Park Rezoning

CASE NUMBER/REQUEST: **Case 25-100-04 – Rezoning – Evanston Park** – A request by the City of Independence to rezone the property located at 9408 E. Winner Road from O-1 (Office-Residential) to R-6 (Single-Family Residential) and the properties located at 715 & 717 S. Brookside, 812, 818 & 820 S. Glenwood, 9306 & 9310 E. 9th Street S., and 9400, 9402, 9404 & 9406 E. Winner Road from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

APPLICANT: City of Independence

PROPERTY LOCATIONS: 715 & 717 S. Brookside, 812, 818 & 820 S. Glenwood, 9306 & 9310 E. 9th Street S, and 9400, 9402, 9404, 9406 & 9408 E. Winner Road.

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...undeveloped, wooded property
South: R-12 (Two-Family Residential)...single-family residences
East: C-1 (Neighborhood Commercial) and R-12 (Two-family Residential)...undeveloped land and single-family residences
West: R-12 (Two-Family Residential)...single-family residences and cementary

PUBLIC NOTICE:

- Letters to property owners – December 19, 2024
- Public Notice published in the Independence Examiner – December 28, 2024
- Signs posted on property – December 27, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 17, 2025 and the public hearing/second reading on March 3, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A City rezoning for these properties from O-1 (Office Residential) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

Current Zonings: O-1 (Office-Residential) &
R-30/PUD (High Density
Residential/PUD)

Proposed Zoning: R-6 (Single-Family
Residential)

Current/Continued Use: Single-Family Residential

Zoning History:

The properties included in this application for a rezoning were platted in 1925 as Lots 9 through 13 and Lot 20, Evanston Park. This area was annexed by Independence in 1961. Prior to the annexation of the subdivision, 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, most of the properties were designated R-4 (High Density Residential), the Brookside Avenue properties were zoned R-2 (Two-Family Residential), and 9408 E. Winner Road was zoned C-0 (Non-Retail Commercial). In 1980, when Independence updated its Zoning District Map (Ordinance No. 6078), the R-2 and R-4 properties were designated R-4 and the C-0 property, CR-1 (Limited Commercial and Residential). The City adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these properties were labeled zoning classifications of R-30/PUD (High Density Residential/Planned Unit Development) and O-1 (Office-Residential).

Proposal:

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

Physical Characteristics of Properties:

Residences in this zoning district vary in era from 1900 to 1960. The single-family homes in this district are of similar size, age, and design. There is one commercially zoned property in this zoning district at 9408 E. Winner Road. Records indicate this structure was built in 1900.

Characteristics of the Area:

This zoning district encompasses much of a city block northwest of the intersection of Glenwood Avenue and 9th Street. 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 to be designated for Residential Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of ...properties."

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

Sub-Area Plans:

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

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, most of the properties are zoned R-30/PUD (High Density Residential/Planned Unit Development), a zoning classification that allows for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). The O-1 zoning permits apartments, nursing homes, churches, schools, offices, restaurants, banks, medical services and hair salons.

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:

There are no federal flood plains or city designated stream buffers in the area of the rezoning.

CIP Investments:

There are no CIP Investments planned for this area at this time.

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 Established Neighborhood for the area. 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 properties are 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 a C-2 zoned properties to the north.

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 housing stock.

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

The O-1 and R-30/PUD zoning is not compatible with existing homes 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. Cover Letter
2. Application
3. Notification Letters External
4. Notification Letters Internal
5. Address Lists External
6. Address List Internal
7. Notification Area Map
8. Affidavit External
9. Affidavit Internal
10. Comprehensive Plan map
11. Zoning map



November 27, 2024

Case #25-100-04 - City Initiated Rezoning – Evanston Park Subdivision

The City of Independence received an application for a rezoning of a property located at 9300 E 9th St S. At that time, due to time constraints, City staff did not propose to rezone the rest of the R-30/PUD zoning district.

Staff propose to rezone this zoning district, in order to match the current land use with the zoning classification. Rezoning these properties will assist homeowners in this neighborhood. Rezoning will alleviate burdens to homeowners in buying/selling their property and pulling proper building permits.

Thank you for your consideration.

Sincerely,

Gabriel C Glaser
Planner
City of Independence
(816)325-7421
GGlaser@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	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Evanston Park Rezoning

Project Name

Project Address/Location

	~5.80	13	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-30 and O-1	R-6	Single Family	Single Family
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

City of Independence

Name	Company
111 E Maple Ave, Independence, Mo 64050	
Address	
(816)325-7421	CDPlanning@indepmo.org
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.

11/27/2024

Applicant's Signature

Date

Owner's Signature

Date



December 18, 2024

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located along S. Brookside Avenue, S. Glenwood Avenue, E. Winner Road and E. 9th Street S. from R-30/PUD (High Density Residential/Planned Unit Development) and O-1 (Office-Residential) to R-6 (Single-Family Residential).

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 R-30/PUD (High Density Residential/Planned Unit Development) and O-1 (Office-Residential) to R-6 (Single-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:

- **715 and 717 S. Brookside Avenue; 9400, 9402, 9404 and 9406 E. Winner Road; 812** (Parcels 27-210-06-36-00-0-00-000 & 27-210-06-49-01-0-00-000), **818 and 820 S. Glenwood Avenue; and 9306 and 9310 E. 9th Street S.** from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).
- **9408 E. Winner Road** from O-1 (Office-Residential) to R-6 (Single-Family Residential).

The lots on the map are presently zoned R-30/PUD (High Density Residential /Planned Unit Development) or O-1 (Office-Residential) and have been for many years. Those The City is proposing to change the zoning of the lots to **R-6 (Single-Family Residential)**, a zoning classification that would allow one (1) single-family home per lot.

A formal public hearing on this rezoning will be held on **January 14, 2025** 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 March 3, 2025.

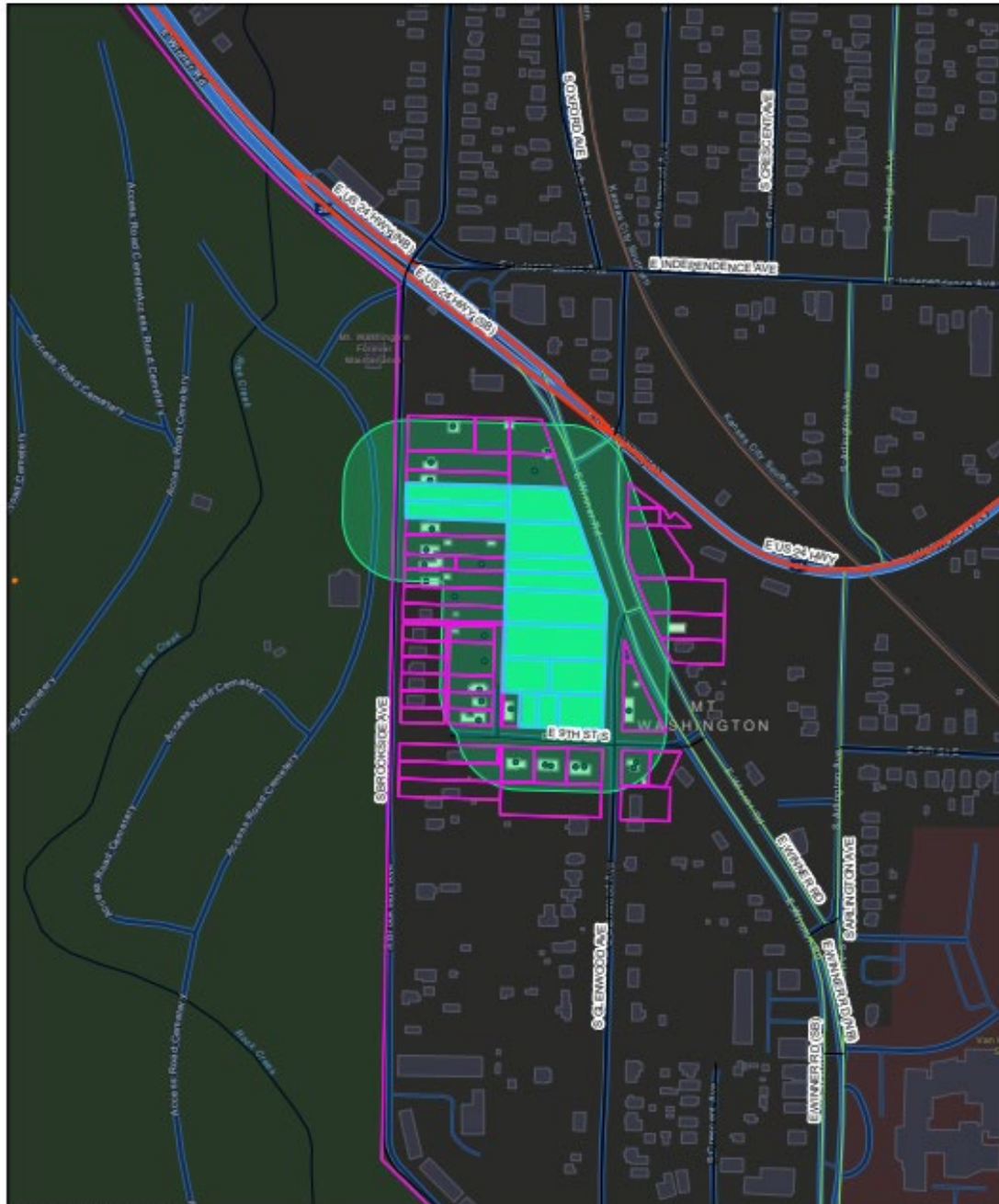
Property owners surrounding/adjacent to the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

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

185ft Notification Area





December 18, 2024

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located along S. Brookside Avenue, S. Glenwood Avenue, E. Winner Road and E. 9th Street S. from R-30/PUD (High Density Residential/Planned Unit Development) and O-1 (Office-Residential) to R-6 (Single-Family Residential).

The zoning of the properties listed below is sought to be changed from R-30/PUD (High Density Residential/Planned Unit Development) and O-1 (Office-Residential) to R-6 (Single-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:

- **715 and 717 S. Brookside Avenue; 9400, 9402, 9404 and 9406 E. Winner Road; 812 (Parcels 27-210-06-36-00-0-00-000 & 27-210-06-49-01-0-00-000), 818 and 820 S. Glenwood Avenue; and 9306 and 9310 E. 9th Street S.** from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).
- **9408 E. Winner Road** from O-1 (Office-Residential) to R-6 (Single-Family Residential).

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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



City of Independence Missouri (2024)

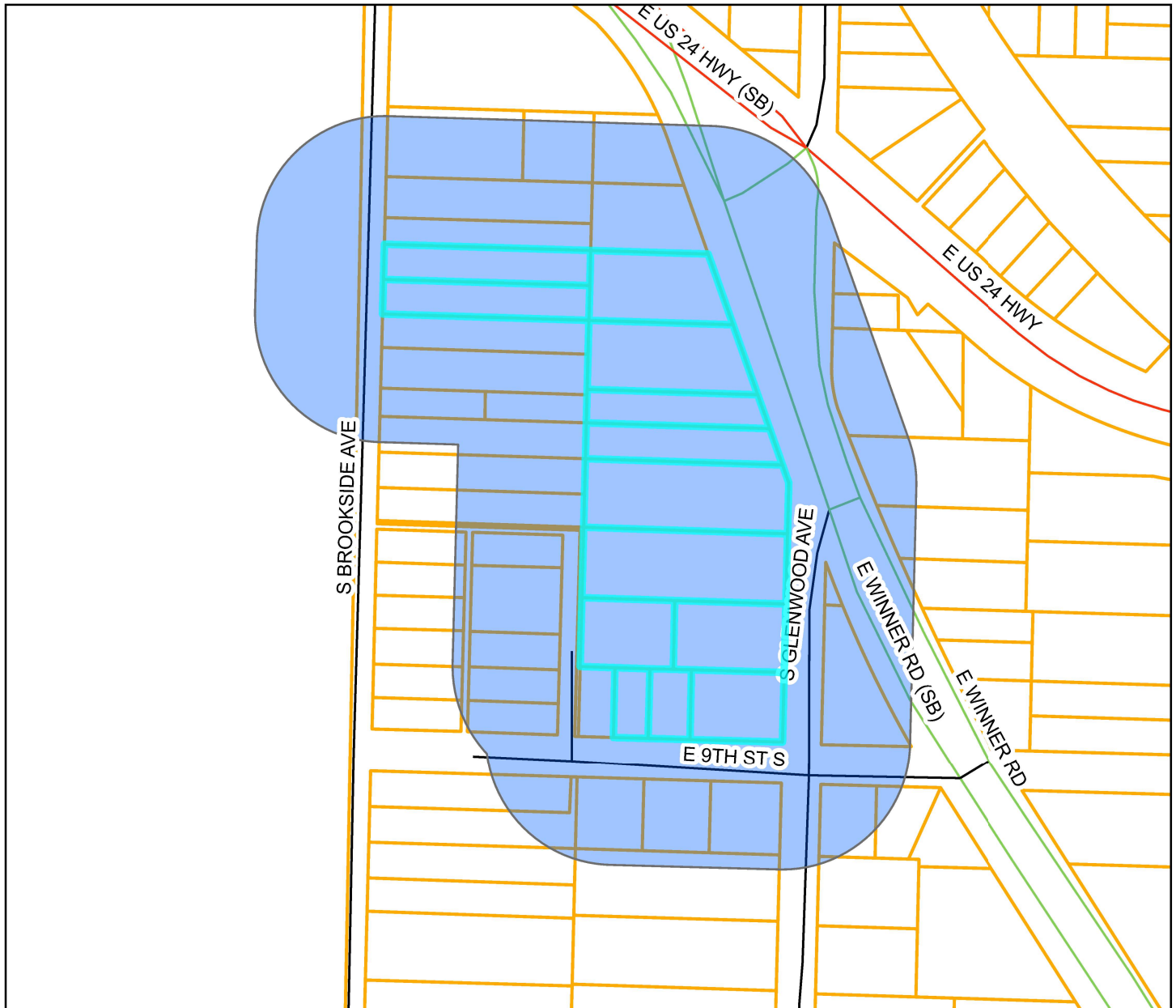
Property Address	Property Owner	Owner Address	City	State	ZIP Code
9345 E WINNER RD	EVANS MARILYN A	10605 LEXINGTON AVE	SUGAR CREEK	MO	64054
731 S BROOKSIDE AVE	WHITTLE ROMIE & SARA	30039 SKYVIEW DR	EDWARDS	MO	65326
9300 E 9TH ST S	MILLER VICKI	9300 E 9TH ST S	INDEPENDENCE	MO	64053
723 S BROOKSIDE AVE	GREGORY BRITTANY D	723 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
721 S BROOKSIDE AVE	RZ3Z MO PROPERTIES LLC	117 S LEXINGTON ST STE 1	HARRISONVILLE	MO	64701
719 S BROOKSIDE AVE	GMF INVESTMENTS LLC	800 NW 39TH ST	BLUE SPRINGS	MO	64015
801 S OXFORD AVE	CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050
713 S BROOKSIDE AVE	OTTS AIMEE M	14620 S OUTERBELT EXT	LONE JACK	MO	64070
729 S BROOKSIDE AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
725 S BROOKSIDE AVE	TEAM PROPERTY & INVESTMENT LLC	22922 OXNARD ST	WOODLAND HILLS	CA	91367
800 S OXFORD AVE	EDITH J SISK TRUST 11/05/1993	28611 E 24 HWY	BUCKNER	MO	64016
830 S OXFORD AVE	HUGHES FRED JEWELL	805 S BROOKSIDE	INDEPENDENCE	MO	64053
836 S OXFORD AVE	WILKIN AUSTIN KYLE THOMAS	836 S OXFORD AVE	INDEPENDENCE	MO	64053
840 S OXFORD AVE	MALDONADO EDGAR E	840 S OXFORD AVE	INDEPENDENCE	MO	64053
614 S BROOKSIDE AVE	WINNER ROAD PROPERTIES LLC	2345 GRAND BLVD STE 220	KANSAS CITY	MO	64108
711 S BROOKSIDE AVE	REYES RAMON GUSMAN & AMBRIZ ROSA GONZALEZ	711 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
9400 E 9TH ST S	TAYLOR DANIELLA G	9400 E 9TH ST S	INDEPENDENCE	MO	64053
9414 E WINNER RD	JR NIBARGER LUTHER L	9411 E WINNER RD	INDEPENDENCE	MO	64053
9309 E 9TH ST S	PEDERSEN KENT I & CHARI A	9309 E 9TH	INDEPENDENCE	MO	64053
9311 E 9TH ST S	KORUS DAN & DIANE	303 SPRUCE ST	YANKTON	SD	57078
9315 E 9TH ST S	HUFF MICHAEL J	16501 E GEORGE FRANKLY	INDEPENDENCE	MO	64055
842 S OXFORD AVE	ELLIS ASHLEY N	11071 E WESTPORT RD	INDEPENDENCE	MO	64052
905 S BROOKSIDE AVE	BRADY CHRISTOPHER M	907 S BROOKSIDE	INDEPENDENCE	MO	64053
901 S GLENWOOD AVE	LYONS ROSE	901 S GLENWOOD AVE	INDEPENDENCE	MO	64053

9305 E 9TH ST S	IRA CLUB FBO DANIEL FRASER IRA 1001592	67 E MADISON ST # 1510	CHICAGO	IL	60603
617 S BROOKSIDE AVE	FRANKLIN LELAND B	617 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
NO ADDRESS ASSIGNED BY CITY	EVANS MARILYN A	10605 LEXINGTON AVE	SUGAR CREEK	MO	64054
9341 E WINNER RD	EVANS MARILYN A	10605 LEXINGTON	SUGAR CREEK	MO	64054
721 S GLENWOOD AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
9401 E WINNER RD	PINK HILL PROPERTIES LLC	PO BOX 2941	GRAIN VALLEY	MO	64029
723 S BROOKSIDE AVE	GREGORY BRITTANY D	723 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
9409 E WINNER RD	PINK HILL PROPERTIES LLC	PO BOX 2941	GRAIN VALLEY	MO	64029
709 S GLENWOOD AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
9405 E 9TH ST S	STEWART JAMES A & KIMBERLY A	9500 E WINNER RD	INDEPENDENCE	MO	64053
9401 E US 24 HWY E	CUELLAR INVESTMENT LLC	2306 ENGLEWOOD CT	INDEPENDENCE	MO	64052
916 S GLENWOOD AVE	ALLISON LESLIE A	918 S GLENWOOD AVENUE	INDEPENDENCE	MO	64053
9411 E WINNER RD	NIBARGER LUTHER L JR	9411 E WINNER RD	INDEPENDENCE	MO	64053
801 S BROOKSIDE AVE	RINCON FRANCISO	529 SPRUCE AVE	KANSAS CITY	MO	64124
803 S BROOKSIDE AVE	CHILDRESS DAVID M & HIXON SANDRA L	803 S BROOKSIDE AVE	INDEPENDENCE	MO	64053
805 S BROOKSIDE AVE	HUGHES FRED JEWELL	805 S BROOKSIDE	INDEPENDENCE	MO	64053
807 S BROOKSIDE AVE	MCCAFFERY BRIAN	5132 SKY LAKE DR	PLANO	TX	75093
809 S BROOKSIDE AVE	809 S BROOKSIDE LLC	8107 LEAH CT	WILLIAMSVILLE	NY	14221
907 S BROOKSIDE AVE	BRADY CHRISTOPHER M	907 S BROOKSIDE	INDEPENDENCE	MO	64053
913 S GLENWOOD AVE	ACUNA JESUS E	915 S GLENWOOD AVE	INDEPENDENCE	MO	64053
811 S BROOKSIDE AVE	MEASURE TWICE HOME INVESTMENTS LLC	1130 E ELLSWORTH AVE	DENVER	CO	80209

Property Address	Property Owner	Owner Address	City	State	ZIP Code
715 S BROOKSIDE AVE	HENSLEY DARIN G	715 S BROOKSIDE	INDEPENDENCE	MO	64052
717 S BROOKSIDE AVE	HENSLEY DARIN G	715 S BROOKSIDE	INDEPENDENCE	MO	64052
818 S GLENWOOD AVE	RODRIGUEZ FAMILY PAINTING & RENOVATION PLUS HANDYWORK LLC	800 BREWSTER LN	INDEPENDENCE	MO	64050
9402 E WINNER RD	HENDRIX JULIE	9406 E WINNER RD	INDEPENDENCE	MO	64053
820 S GLENWOOD AVE	GARNETT JEREMIAH L & MARION	820 S GLENWOOD AVE	INDEPENDENCE	MO	64053
9408 E WINNER RD	SATTLER JENNIFER NICOLE	9408 E WINNER RD	INDEPENDENCE	MO	64053
9404 E WINNER RD	FIRST EQUITY CORPORATION INC	P.O BOX 4124	INDEPENDENCE	MO	64051
9400 E WINNER RD	HENDRIX JULIE	9406 E WINNER RD	INDEPENDENCE	MO	64053
9306 E 9TH ST S	CONLEY LASHAUNDRA D	9306 E 9TH ST S	INDEPENDENCE	MO	64053
9406 E WINNER RD	HENDRIX RICHARD	9406 E WINNER RD	INDEPENDENCE	MO	64053
NO ADDRESS ASSIGNED BY CITY	HARVES MARY	812 S GLENWOOD	INDEPENDENCE	MO	64053
9310 E 9TH ST S	9310 E 9TH ST S LLC	6915 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116
812 S GLENWOOD AVE	HARVES ERIC NEAL	812 S GLENWOOD	INDEPENDENCE	MO	64053

Notification Area

Permit #25-100-04



Legend

 185ft Notification Area

 Parcels

Streets

 Collector

 Highway

 Local

 City Limits

0 0.04 0.08 0.16 Miles

Prepared by: Gabe Glaser

Community Development Department

Date Saved: 1/2/2025 4:26 PM

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-04 (External)

I, Je'Nai Moulon, 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 19 day of December, 2024.

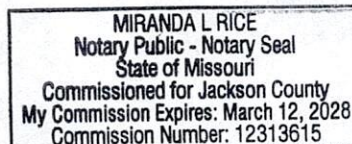


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 19 day of December, 2024.

Miranda L Rice
Notary Public

3-12-28
Commission Expiration Date



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-04 (Internal)

I, Je'Nai Moulon, 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 19 day of December, 2024.



Signature of Agent, Owner or Attorney

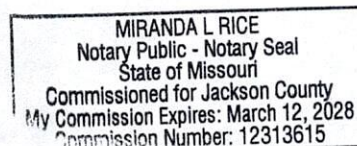
Subscribed and sworn to before me this 19 day of December, 2024.

Miranda L Rice

Notary Public

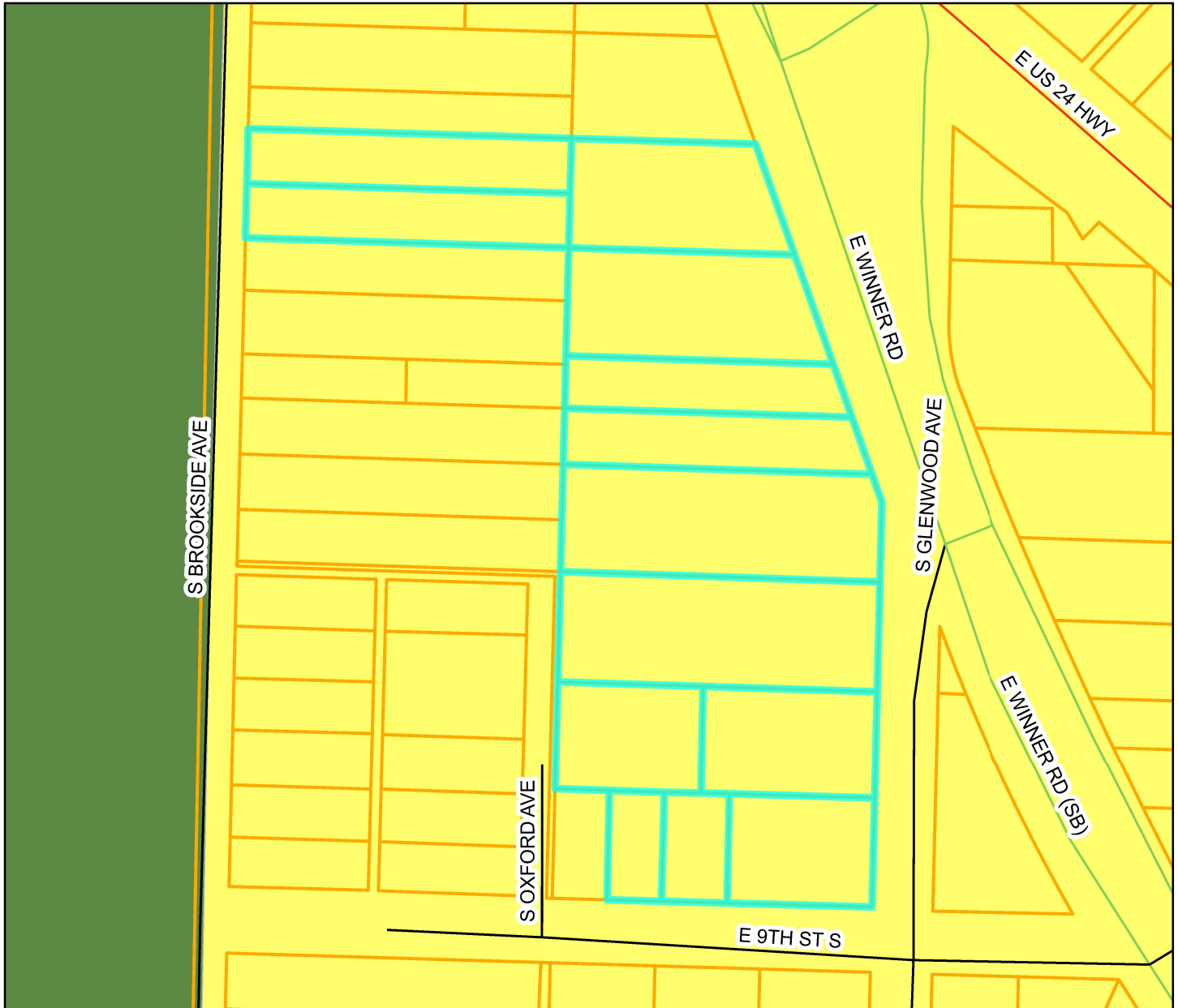
3-12-28

Commission Expiration Date



Comprehensive Plan Map

Permit #25-100-04



Legend

Parcels

Orange outline: Parcels

Streets

Green line: Collector

Red line: Highway

Black line: Local

City Limits

Purple outline: City Limits

Proposed Land Use (Comp Plan)

Yellow fill: Residential Neighborhoods

Green fill: Parks

0 0.03 0.05 0.1 Miles

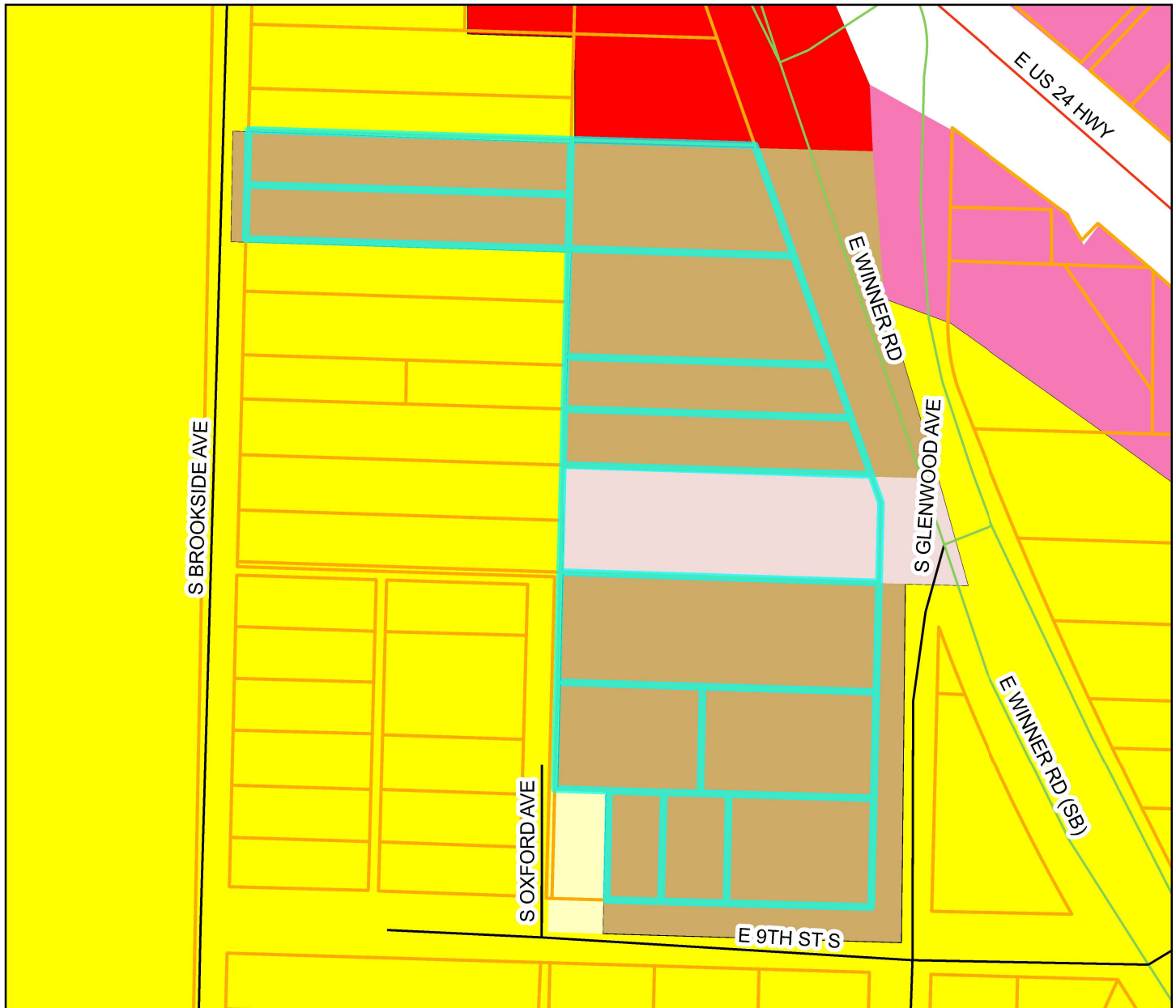
Prepared by: Gabe Glaser

Community Development Department

Date Saved: 1/2/2025 4:37 PM

Zoning Map

Permit #25-100-04



Legend

Parcels

Parcels

Streets

Collector

Highway

Local

City Limits

City Limits

Zoning District

C-1

C-2

O-1

R-12

R-30/PUD

R-6

0 0.03 0.05 0.1 Miles

Prepared by: Gabe Glaser

Community Development Department

Date Saved: 1/2/2025 4:37 PM

MEETING DATE: January 14, 2025

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Liberty Street Rezoning

CASE NUMBER/REQUEST: **Case 25-100-05 – Rezoning – Liberty Street** – A request by the City of Independence to rezone the properties located at 1420, 1422, 1424 and 1426 S. Liberty Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

APPLICANT: City of Independence

PROPERTY LOCATIONS: 1420, 1422, 1424 and 1426 S. Liberty Street.

SURROUNDING ZONING/LAND USE:

North: R-6 (Single-Family Residential)...single-family residences
South: R-30/PUD (High Density Residential/Planned Unit Development)...undeveloped lot
East: R-30/PUD (High Density Residential/Planned Unit Development)...undeveloped lot
West: R-6 (Single-Family Residential)...single-family residences

PUBLIC NOTICE:

- Letters to property owners – December 19, 2024
- Public Notice published in the Independence Examiner – December 28, 2024
- Signs posted on property – December 27, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 17, 2025 and the public hearing/second reading on March 3, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A City rezoning for these properties from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

Current Zonings:	R-30/PUD (High Density Residential/PUD)	Proposed Zoning:	R-6 (Single-Family Residential)
-------------------------	---	-------------------------	---------------------------------

Current/Continued Use: Single-Family Residential

Zoning History:

The properties included in this application to be rezoned were platted in 1888 as portions of Lots 91 through 93, Martha's Vineyard. This area was annexed by Independence in 1948. Prior to the annexation of the subdivision, much of this area had already been developed with single-family houses.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, all of the properties were designated R-1 (Single-Family Residential). In 1980, when Independence updated its Zoning District Map (Ordinance No. 6078), these properties were designated R-1b (Single-Family Residential). In 1990's, the properties were rezoned to R-4 (High Density Residential). The City adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these properties were labeled with the zoning classification R-30/PUD (High Density Residential/Planned Unit Development).

Proposal:

The City seeks to rezone the four residential lots that are part of this application to R-6 to better conform with the existing land use and character of the surrounding neighborhood.

Physical Characteristics of Properties:

Residences in this existing commercial zoning district vary in era from the 1940's to 1970's. The single-family homes in this district are of similar size, age, and design.

Characteristics of the Area:

This residential zoning district encompasses four lots northwest of the intersection of Liberty Street and Francis Street. The surrounding homes in this area are a mix of sizes, ages, and designs.

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 to be designated for Residential Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of...properties."

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

Sub-Area Plans:

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

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the properties are zoned R-30/PUD (High Density Residential/Planned Unit Development), a zoning classification that allows for two-family and

multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions).

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:

There are no federal flood plains or City designated stream buffers in the area of the rezoning.

CIP Investments:

There are no CIP Investments planned for this area at this time.

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 Established Neighborhood for the area. Staff feels single-family residential zoning is appropriate given the development pattern of the area.
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
The properties are 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-6 zoned, single-family homes to the west and the north.
- 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 housing stock.
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**
The R-30/PUD 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. Cover Letter
2. Application
3. Notification Letter External
4. Notification Letter Internal
5. Address List External
6. Address List Internal
7. Notification Area Map
8. Affidavit External
9. Affidavit Internal
10. Plat Map
11. Comprehensive Plan map
12. Zoning map



November 27, 2024

Case #25-100-05 - City Initiated Rezoning – Evanston Park Subdivision

The City of Independence received an application for a rezoning of a property located at 1424 S. Liberty Street.

Staff proposes to rezone this zoning district, from R30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential) in order to match the current land use with the zoning classification. Rezoning these properties will assist homeowners in this neighborhood. Rezoning will alleviate burdens to homeowners in buying/selling their property and pulling proper building permits.

Thank you for your consideration.

Sincerely,

Brian L. Harker
Senior Planner
City of Independence
(816) 325-7823
bharker@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	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

1420 through 1426 rezoning

Project Name: 1420 through 1426 S. Liberty Street

Project Address/Location: 0.27 0.27
0.26 0.24

Sq. Ft. of Building: R-30/PUD Acreage: R-6 Number of Lots/Tracts: four Stream Buffer (Yes or No): NO

Existing Zoning: Proposed Zoning: Existing Land Use: single-family Proposed Land Use: single-family

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

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

Contact Information

Applicant

City of Independence

Name: 111 E. Maple Company:

Address: (816) 478-0716

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



December 18, 2024

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of four properties located along S. Liberty Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

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 R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-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:

- **1420, 1422, 1424 and 1426 S. Liberty Street** from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

The lots on the map are presently zoned R-30/PUD (High Density Residential /Planned Unit Development) and have been for many years. The City is proposing to change the zoning of the lots to **R-6 (Single-Family Residential)**, a zoning classification that would allow one (1) single-family home per lot.

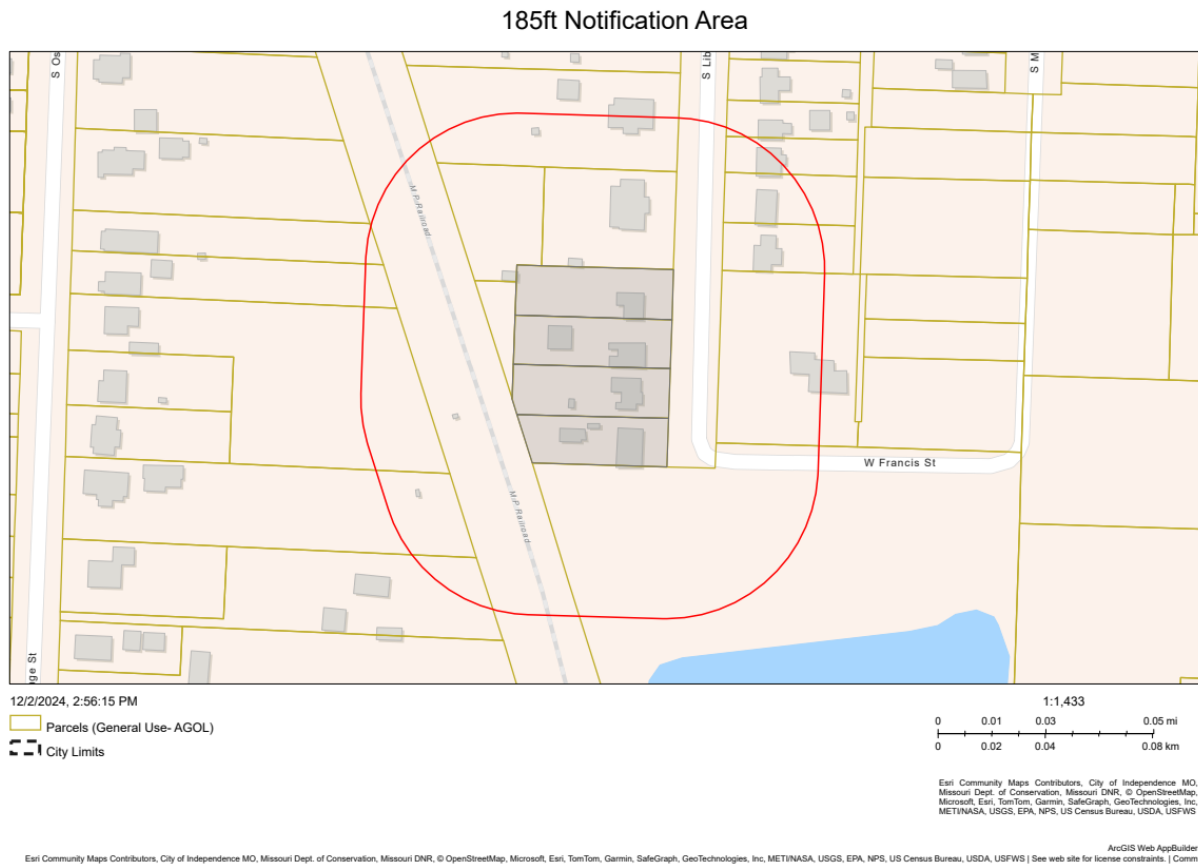
A formal public hearing on this rezoning will be held on **January 14, 2025** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on March 3, 2025.

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





December 18, 2024

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of four properties located along S. Liberty Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

The zoning of the properties listed below is sought to be changed from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-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.

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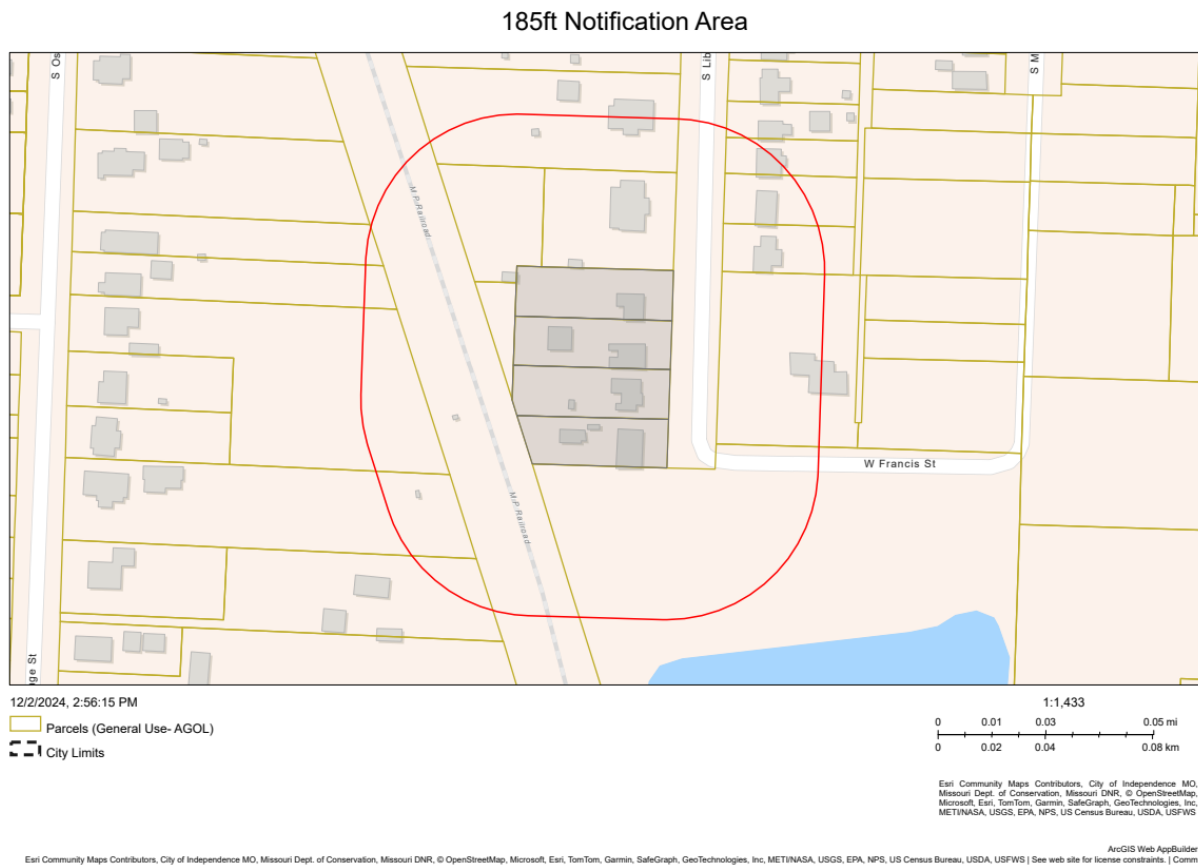
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Property owners included in this rezoning have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

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

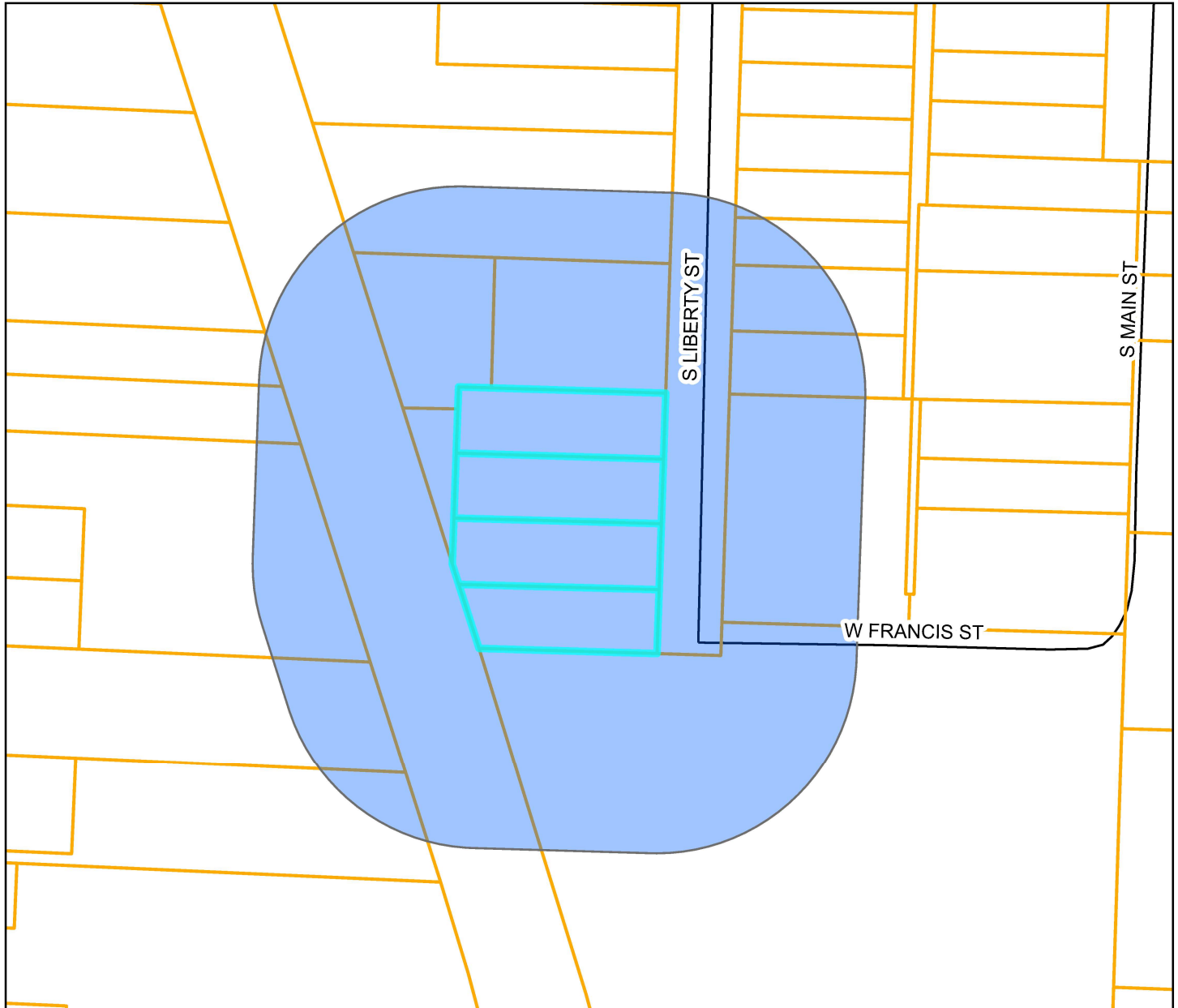


Property Address	Property Owner	Address	City	State	ZIP Code
NO ADDRESS ASSIGNED BY CITY	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
1401 S LIBERTY ST	SIGNAL HOME SOLUTIONS LLC	2217 SE 3RD ST	LEES SUMMIT	MO	64063
1421 S OSAGE ST	MCBEE PROPERTIES LC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
1410 S LIBERTY ST	SCHROEDER LEVI A	1410 S LIBERTY	INDEPENDENCE	MO	64055
1417 S OSAGE ST	LANDMARK EQUITY GROUP LLC	15954 S MURLIN # 264	OLATHE	KS	66062
111 W FRANCIS ST	OAKWOOD ENTERPRISES LLC	PO BOX 900	INDEPENDENCE	MO	64051
1409 S LIBERTY ST	THE VAUTHERIN FAMILY REVOCABLE TRUST	6036 TIGERSIDE WAY	SAN RAMON	CA	94582
1405 S LIBERTY ST	MANESS W MICHAEL & PATRICK STUART	1405 S LIBERTY	INDEPENDENCE	MO	64055
1425 S OSAGE ST	SHIELDS ANDREW M	409 W WALNUT ST	INDEPENDENCE	MO	64050
1413 S LIBERTY ST	HUNZIKER LELAN L & KAY L	1312 S LIBERTY ST	INDEPENDENCE	MO	64055
1400 S LIBERTY ST	BROWN ROY D & TANYA L	1400 S LIBERTY ST	INDEPENDENCE	MO	64055
112 W FRANCIS ST	LAKESIDE SHOPPING CENTER LLC	221 W LEXINGTON STE 400	INDEPENDENCE	MO	64050
1517 S OSAGE ST	LANKFORD BENSON	1517 S OSAGE ST	INDEPENDENCE	MO	64055
1509 S OSAGE ST	WRIGHT FAMILY TRUST DATED 06-04-2020	1509 W OSAGE ST	INDEPENDENCE	MO	64055

Property Address	Property Owner	Address	City	State	ZIP Code
1424 S LIBERTY ST	ROBERTS JOHN P & JANE A K	4335 MCGEE ST	KANSAS CITY	MO	64111
1420 S LIBERTY ST	ROSS LARRY	1011 MCKINNEY RD	DEARY	ID	83823
1422 S LIBERTY ST	EDWARDS WILLIAM S	1422 S LIBERTY ST	INDEPENDENCE	MO	64055
1426 S LIBERTY ST	WHITE JAMES & ZIMMERLE BRANDY	1426 S LIBERTY ST	INDEPENDENCE	MO	64055

Notification Area Map

Permit #25-100-05



Legend

Parcels

Parcels

Streets

Local

City Limits

City Limits

185ft Notification Area

0 0.03 0.05 0.1 Miles

Prepared by: Gabe Glaser

Community Development Department

Date Saved: 1/2/2025 4:37 PM

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-05 (External)

I, Je'Nai Moulon, 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 19 day of December, 2024.

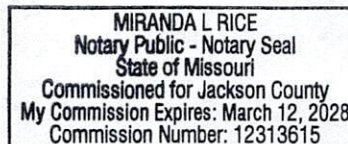


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 19 day of December, 2024.

Miranda L Rice
Notary Public

3-12-28
Commission Expiration Date



Property Owner Notification Affidavit

STATE OF MISSOURI

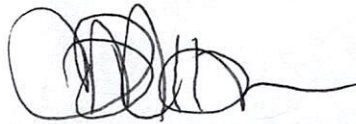
COUNTY OF JACKSON

Case No. 25-100-05 (Internal)

I, Je'Nai Moulon, of lawful age being first duly sworn upon oath, state:

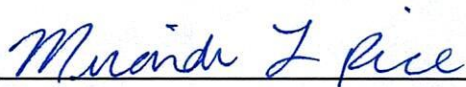
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Subscribed and sworn to before me this 19 day of December, 2024.

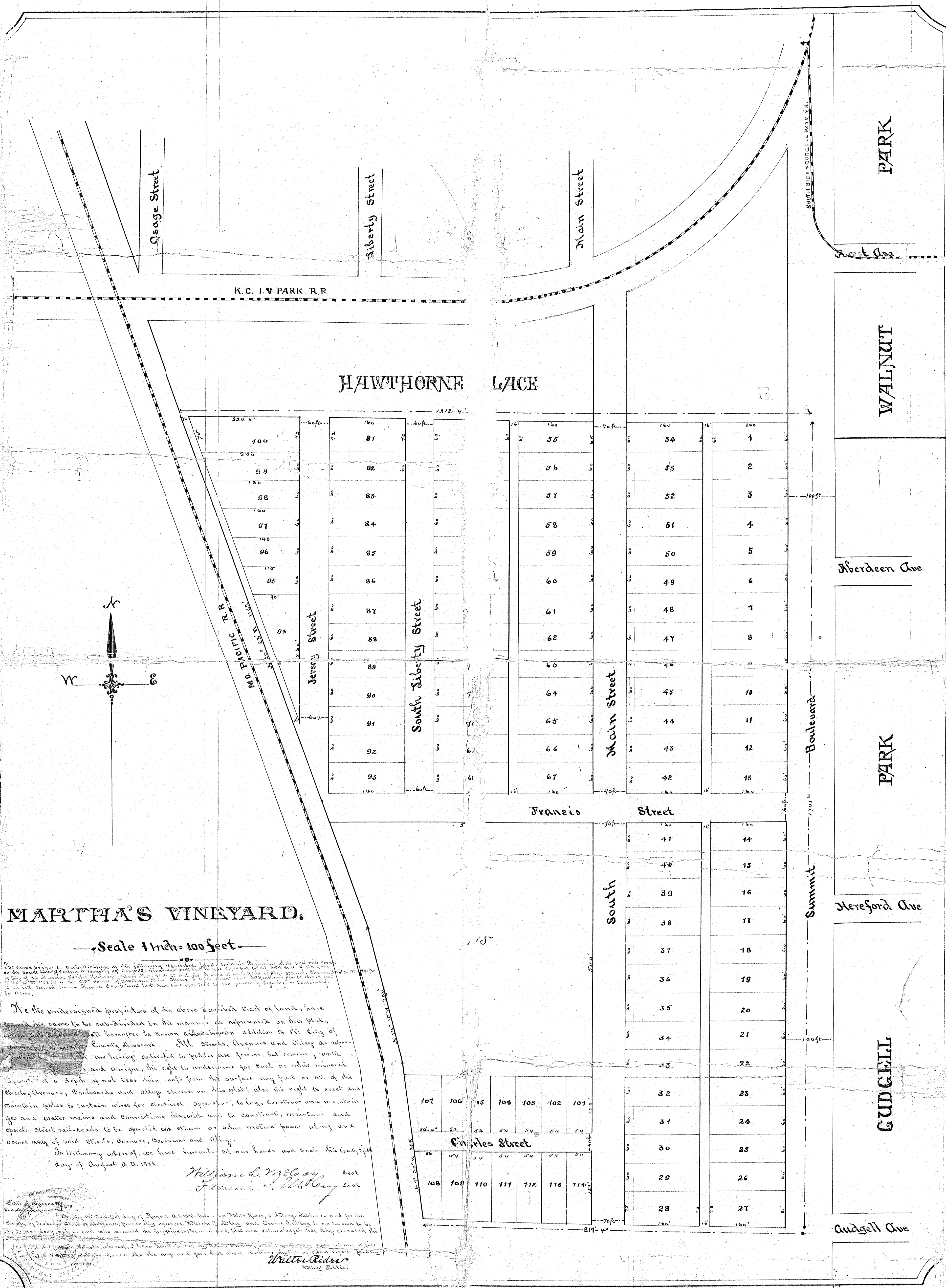


Notary Public

3-12-28

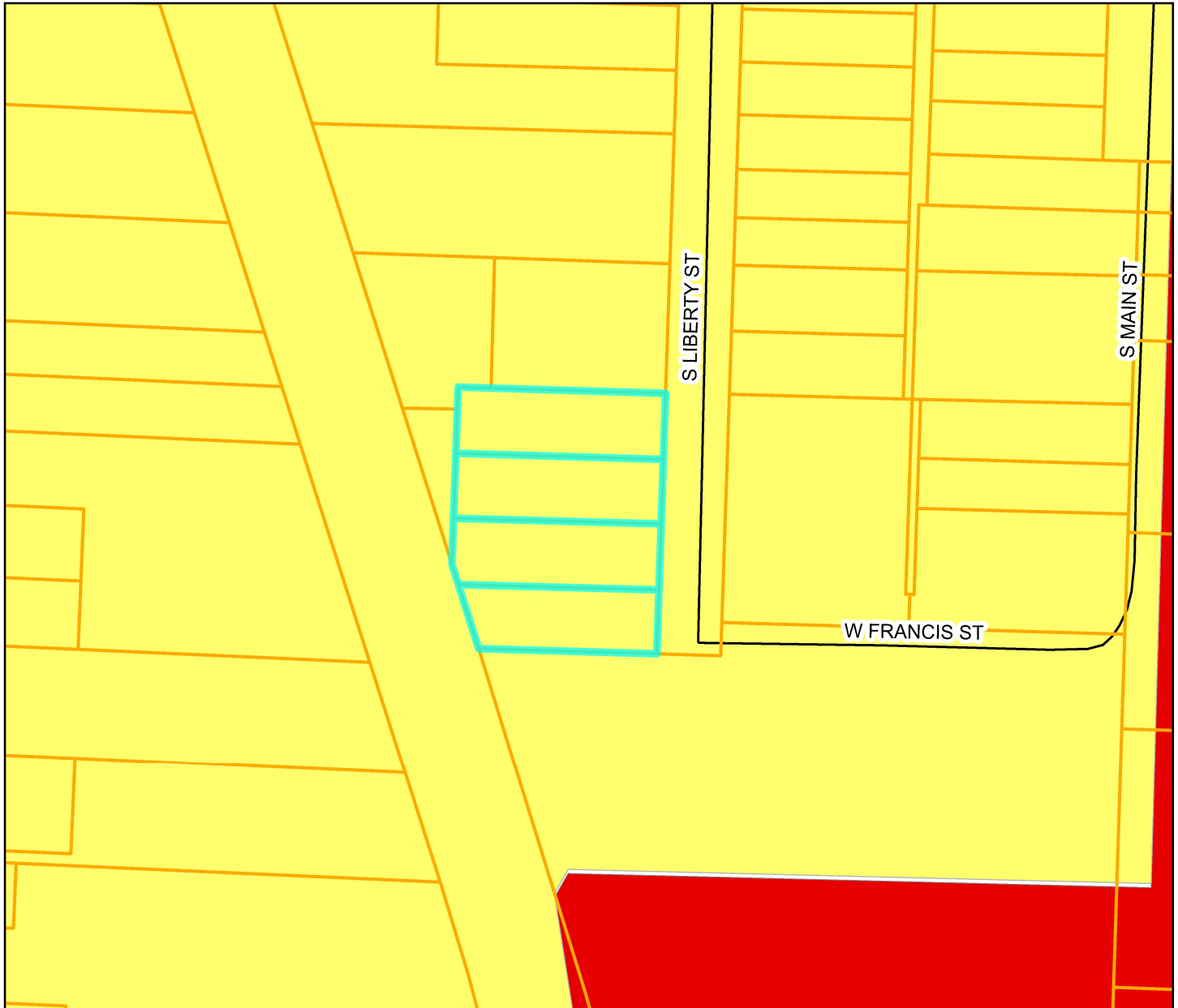
Commission Expiration Date





Comprehensive Plan Map

Permit #25-100-05



Legend

Parcels

Parcels

Streets

Local

City Limits

City Limits

Proposed Land Use (Comp Plan)

Residential
Neighborhoods

Community Commercial

0 0.03 0.05 0.1 Miles

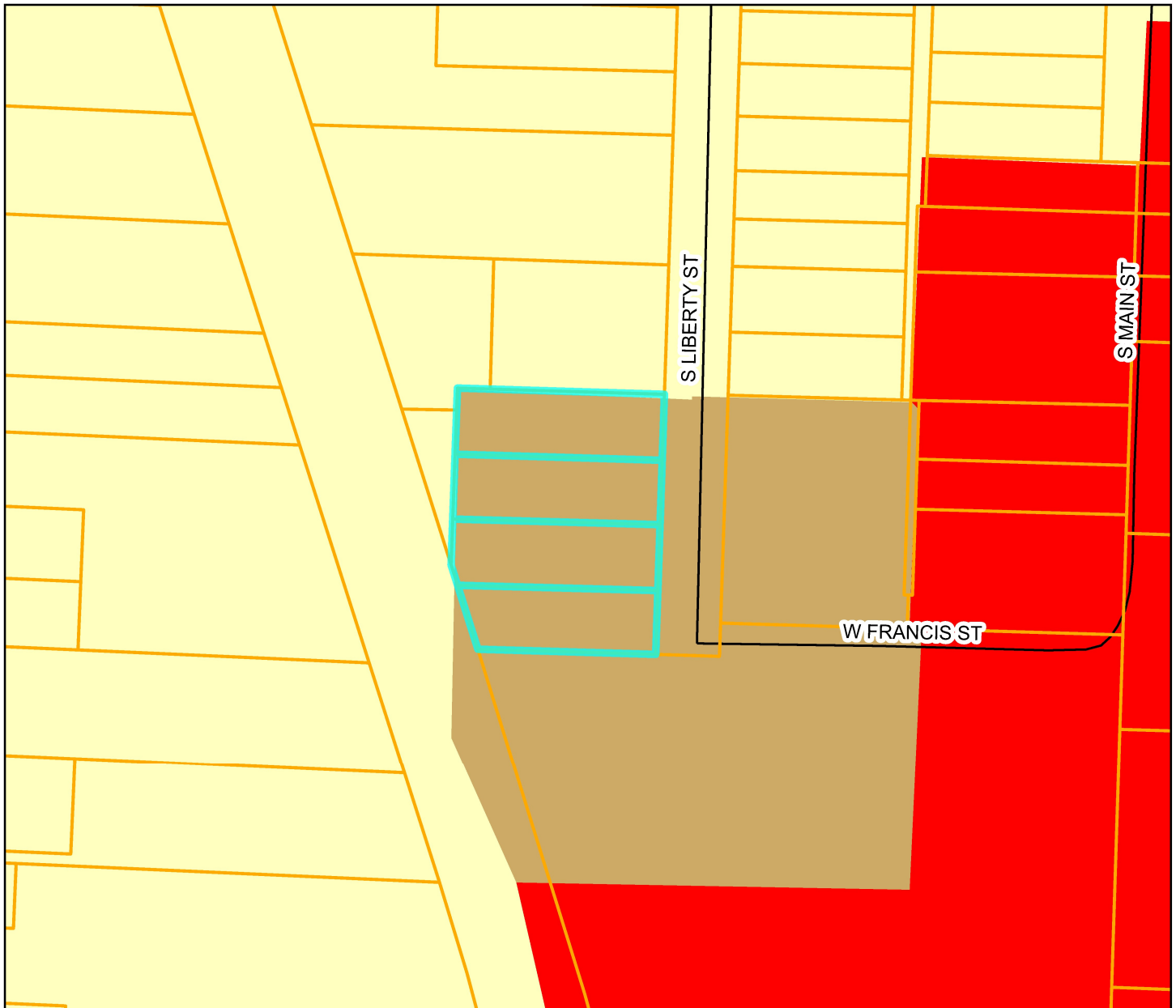
Prepared by: Gabe Glaser

Community Development Department

Date Saved: 1/2/2025 4:37 PM

Zoning Map

Permit #25-100-05



Legend

Parcels

Parcels

Streets

Local

City Limits

City Limits

Zoning District

C-2

R-30/PUD

R-6

0 0.03 0.05 0.1 Miles

Prepared by: Gabe Glaser

Community Development Department

Date Saved: 1/2/2025 4:37 PM

MEETING DATE: January 14, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Liberty Commons

CASE NUMBER/REQUEST: **Case 24-310-06 – Preliminary Plat – Liberty Commons** – A request by Derek Kennedy for approval of a preliminary plat.

APPLICANT: Derek Kennedy

PROPERTY LOCATION: Southeast corner of Bundschu Road and Jones Road

SURROUNDING ZONING/LAND USE:

North:	R-6 (Single-Family Residential	Unplatted Neighborhood
	R-4 (Single-Family Residential Low Density)	Timber Creek Ranch Subdivision
East:	R-A (Residential Agricultural)	Vacant, Unimproved Land
South:	R-6 (Single-Family Residential)	Rockwell Estates Subdivision
West:	R-6 (Single-Family Residential)	Far View Heights Subdivision

FURTHER ACTION:

Following action by the Planning Commission, this preliminary plat request is scheduled for resolution consideration by the City Council on February 17, 2025.

RECOMMENDATION

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

1. Half road improvements shall consist of overlay the East half of Jones Rd and provide any necessary right-of-way for a future city built 10 ft wide multi-use path.
2. A traffic impact analysis of the sight distance for the new entrance location shall be completed and submitted as part of the final engineering.
3. The final engineering will need to be in full compliance with any requirement provided by City staff, including but not limited to the following:
 - a. Label flood zones on sheet C2.0
 - b. Show benchmark and coordinates on sheet C0.0
 - c. Submit a street light layout sheet with street plans
 - d. Grading and land disturbance permits are needed for areas larger than 1,000 square feet
 - e. There is an existing KCP&L easement called out on plans (Doc. No. 483923 Book 701, Page 364). Easement will need to be vacated.
 - f. Show proposed fire hydrant locations

4. Applicant shall provide a stormwater master plan with detention and water quality in accordance with City Code as part of final engineering.
5. Applicant shall provide a stormwater maintenance plan for the detention and water quality facilities as required by City Code and the City of Independence Design and Construction Manual.
6. Applicant is required to submit application for a final plat, in accordance with City Code **14-702-04 – Final plats**. Approval of a final plat is required prior to the issuance of building permits and the assignment of addresses.
7. Covenants and restrictions for the maintenance of open common areas, buffers, and detention tracts shall be submitted as part of the final plat and recorded with Jackson County prior to the issuance of any building permit.
8. This preliminary plat has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final (plat/development plan).

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: New single-family subdivision comprised of 127 buildable lots featuring a mix of ranch style and two-story houses.

Current Zoning: R-6 (Single-Family Residential)

Current Use: Vacant tracts

Proposed Use: Single-Family Subdivision

Proposal:

Kansas LD, LLC seeks preliminary plat approval for a new subdivision, Liberty Commons, tying into and extending existing infrastructure located to the South of the subject property (Rockwell Estates).

Liberty Commons is comprised of 127 lots, ranging in size from 7,500 to ±13,000 square feet. The applicant proposes a development containing a mixture of ranch-style and two-story houses, “With owner-occupants in mind...catering to families and seniors looking to downsize.”

Liberty Commons reserves 7.13 acres of land dedicated to common open space, accounting for 23.9% of the total site. The applicant has integrated amenities in the common open space, featuring benches and gathering spaces, a 5’ mulched walking trail, and a children’s playground.

Physical Characteristics of Property:

The subject site has a Northeasterly aspect. The eastern border of the site is bound by a third order stream running generally Southeast.

The majority of the site consists of pasture/grassland while the remainder is covered by woods/grass.

The applicant has proposed to preserve a large portion of trees located in the Southeast region of the subject property, and restore/preserve vegetation in buffers, detention tracts, and open common space.

Characteristics of the Areas:

The subject site is mostly surrounded by developed/developing subdivisions to the North, West and South. The proposed subdivision is consistent with the character of surrounding neighborhoods (single-family residential).

ANALYSIS**Historic and Archeological Sites:**

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

Public Utilities:

The developer is responsible for the construction of public utilities. Public utilities will be located in the right-of-way or otherwise within a dedicated easement.

The applicant proposes to extend an existing 12" water main located along 8th St to supply Liberty Commons. The water main will tie into a 12" water main on the North side of Bundschu Rd.

Sanitary sewer will be extended from the Rockwell Estates subdivision to the South. All lots will be connected to public sanitary sewer. Clearing and grading in stream buffer and floodplain for sanitary sewer connection requires a permit.

Floodplain/Stream Buffer:

The Eastern border of the subject site is located within a floodplain and stream buffer. The applicant has indicated such on their preliminary plat. There shall be no clearing, grading, construction or disturbance of vegetation except as needed to connect to the existing sanitary sewer. Any stream buffer is subject to conservation easements that restrict disturbance and use of those areas.

CIP Investments:

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

Platting:

Pending approval of this application for a preliminary plat, the applicant will be required to apply for a final plat, as per City Code **14-702-04 – Final plats**. The applicant has indicated all lots in this proposed subdivision will be developed in one phase.

Sidewalks:

Sidewalks are proposed to be placed on the opposite side of streets from water mains.

Streets and Access:

Liberty Commons preliminary plat has been designed with two entrances. Liberty Commons shares an entrance with Rockwell Estates off Jones Rd (8th St). An additional entrance to the subdivision connects Belvidere Ave to Bundschu Rd.

Landscaping:

The applicant has provided a landscaping plan in accordance with the Unified Development Ordinance.

A 15' buffer is provided along the rear property lines of lots abutting Bundschu Rd. The applicant has taken in to account an overhead utility line along Bundschu Rd and has designed their landscape plan in accordance with City Code **14-503-18 – Trees and plants near overhead utility lines.**

The applicant has proposed to preserve a large portion of trees located in the Southeast region of the subject property, and restore/preserve vegetation in buffers, detention tracts, and open common space.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the First Final Plat. Tracts A, B, C and D will be owned and maintained by the homeowner's association.

REVIEW CRITERIA

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

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

Applicant has provided plans to supply proposed subdivision with water mains and sanitary sewer pipe. Engineering plans are required to be submitted to the City for approval prior to the application/issuance of construction permits.

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

Applicant will extend a 12" water main from Rockwell Estates and tie into an existing 12" water main on the North side of Bundschu Rd. All proposed infrastructure is required to meet City's standards and specifications prior to construction. Prior to the issuance of any construction permit, engineering design plans are required to be approved by City staff.

- 3. Availability and accessibility of utilities;**

All utilities are available in adjacent right-of-way and subdivisions. The applicant has provided initial plans to extend infrastructure to supply all lots with utilities. All utilities are required to be installed in accordance with the City's standards and specifications. Prior to the issuance of any construction permit, engineering design plans are required to be approved by City staff.

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

The applicant has provided amenities, in proposed common open space areas, that include covered benches and gathering spaces, a walking trail, and a children's playground.

The proposed subdivision is located on the Southeast corner of a major arterial (Bundschu Rd) and a local road (Jones Rd). Additionally, the subdivision will have two drive entrances providing residents as well as emergency services direct access.

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

The proposed subdivision conforms to those required for an R-6 (Single-Family Residential) zoning district. Additionally, the applicant's preliminary plat submission has been reviewed for conformity with the City's requirements for subdivision design and improvements.

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

The subdivision is located on the Southeast corner of a major arterial and local road.

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

The use (Single-Family Residential) is consistent with surrounding developments. The rezoning should have no detrimental effects on existing public streets.

The proposed subdivision will build off existing infrastructure and street networks. Applicant will overlay the East half of Jones Rd.

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

The applicant has provided a stormwater management plan which has undergone a review by City staff. The stormwater management plan takes in to account soil types, slope, and a stream along the Eastern border of the subject site.

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

Staff recommends approval of this application for a preliminary plat.

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

The proposed development is in compliance with those plans.

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

The applicant's preliminary plat submission has been reviewed by City staff for conformity with all applicable regulations. Applicant has satisfied staffs' comments.

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat
4. Comprehensive Plan map
5. Zoning map

Gabe Glaser

From: Dan Foster <df@schlagelassociates.com>
Sent: Wednesday, November 6, 2024 3:55 PM
To: Gabe Glaser
Cc: Brian Harker
Subject: RE: 24-130 Liberty Commons

Below is the narrative from the developer.

Liberty Commons is a new proposed subdivision featuring a unique blend of ranch and two-story homes, designed with owner-occupants in mind. This development will primarily cater to families and seniors looking to downsize, offering a welcoming community atmosphere.

Starting in the \$200s, these homes will feature spacious open floor plans, modern finishes, and abundant natural light, ensuring both comfort and functionality. Each residence will include inviting living areas and well-appointed kitchens, ideal for family gatherings or relaxed living.

Liberty Commons offers a peaceful and family-friendly environment with carefully planned amenities that focus on outdoor living and relaxation. Designed to enhance your lifestyle, the community features:

- **Ample Greenspace:** Expansive open areas throughout the subdivision, perfect for enjoying the outdoors, picnicking, or simply unwinding in a natural setting.
- **Children's Playground:** A safe and fun play area equipped with modern play structures, offering a space for children to explore and engage in outdoor activities.
- **Benches and Gathering Spaces:** Strategically placed benches throughout the greenspaces, providing residents with comfortable spots to relax, enjoy the surroundings, or socialize with neighbors.

With these amenities, Liberty Commons creates a welcoming and serene environment where you can enjoy nature, stay active, and build connections within the community.

We believe this project will not only enhance the housing options in the area but also foster a strong sense of community among residents. We appreciate your consideration and look forward to your support.

Daniel G. Foster, PLA

Principal / Landscape Architect
Direct 913-322-7142



ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 W. 107th Street, Lenexa, Kansas 66215-4018

(913) 492-5158 Main

www.schlagelassociates.com



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

LIBERTY COMMONS

Project Name

801 S JONES RD

Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-6	R-6 (no change)	vacant	residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Derek Kennedy - Manager KANSAS LD, LLC

Name Company
4058 N. College Ave., Ste. 300, Fayetteville, AR 72703

Address
913-249-8805 derek.kennedy@rch.com

Phone Email

Architect/Engineer/Surveyor/Other: ENGINEER

RYAN MCGINNIS, PE SCHLAGEL

Name Company
14920 W 107TH STREET, LENEXA, KS 66215

Address comments@schlagelassociates.com
913-492-5158 & RM@schlagelassociates.com

Phone Email

Owner

ROCKWELL NORTHWEST REMNANT, LLC
BEYON THE HORIZON (ROCKWELL), LLC

Name Company
214 S SPRING ST., Independence, MO 64050

Address

Phone Email

Architect/Engineer/Surveyor/Other: Landscape Architect

DAN FOSTER, PLA SCHLAGEL

Name Company
14920 W 107TH STREET, LENEXA, KS 66215

Address comments@schlagelassociates.com
913-492-5158 & DF@schlagelassociates.com

Phone Email

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

DocuSigned by:

9/24/2024 | 10:27 AM CDT

Applicant's Signature

Date

dotloop verified
09/24/24 4:43 PM CDT
ET7P-LWEB-Y0PE-WHQC

Owner's Signature

Date

PRELIMINARY PLAT FOR LIBERTY COMMONS

- ACCESS EASEMENT
- BACK OF CURB
- BACK TO BACK
- BENCHMARK
- BUILDING LINE
- CLEANOUT
- TELEPHONE JUNCTION BOX
- CURB AND GUTTER
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ELEVATION
- FLOW LINE
- GAS LINE EASEMENT
- HIGH-DENSITY POLYETHYLENE
- LANDSCAPE EASEMENT
- MINIMUM SERVICEABLE FLOOR ELEVATION
- POLYVINYL CHLORIDE
- PROPERTY LINE
- PUBLIC EASEMENT
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SERVICE LINE
- SIDEWALK
- TOP ELEVATION
- UTILITY EASEMENT
- WATER SURFACE ELEVATION
- WATERLINE EASEMENT



LOCATION MAP
SCALE 1" = 2000'

- | | |
|--|------------------------------|
| | ASPHALT PAVEMENT - EXISTING |
| | ASPHALT PAVEMENT - PROPOSED |
| | CONCRETE PAVEMENT - EXISTING |
| | ASPHALT PAVEMENT - EXISTING |
| | CONCRETE SIDEWALK - EXISTING |
| | CONCRETE SIDEWALK - PROPOSED |
| | CURB & GUTTER |
| | CURB & GUTTER - EXISTING |
| | TREELINE |
| | EXISTING LOT AND R/W LINES |
| | EXISTING PLAT LINES |
| | PROPERTY LINES |
| | RIGHT-OF-WAY |
| | SANITARY SEWER MAIN |
| | SANITARY SEWER MAIN - EXIST. |
| | STORM SEWER |
| | STORM SEWER - EXISTING |
| | CABLE TV - EXISTING |
| | FIBER OPTIC CABLE - EXISTING |
| | TELEPHONE LINE - EXIST. |
| | ELECTRIC LINE - EXISTING |
| | OVERHEAD POWER LINE - EXIST. |
| | UNDERGROUND ELECTRIC - EX. |
| | GAS LINE - EXISTING |
| | WATERLINE - EXISTING |
| | LIGHT - EXISTING |
| | EXISTING MANHOLE |
| | CLEANOUT |
| | EXISTING SANITARY MANHOLE |
| | PROPOSED SANITARY MANHOLE |
| | EXISTING AREA INLET |
| | EXISTING CURB INLET |
| | EXISTING GRATE INLET |
| | EXISTING JUNCTION BOX |
| | EXISTING STORM MANHOLE |

1. The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm to provide continuous construction observation of the proposed improvements.
2. The Contractor shall conform to the technical Specifications and Design Criteria, State Road and Bridge Specifications, American Road & Builders Builders Work Association (ARBA) (Kansas City Chapter) Specifications and/or the Project Specifications as applicable. Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Contract Documents.
3. Contractor is responsible for verifying quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may effect cost, progress, and performance of work.
4. Contractor shall promptly give Engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable to contractor.
5. Contractor is responsible for the jobsite safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.
6. Contractor is responsible for coordinating construction activities with other contractors concurrently working onsite.
7. Contractor shall coordinate all contractor activities, and shall be the sole contact for the owner.
8. Contractor shall secure all required permits insurance requirements and bonding prior to construction. Insurance certificates shall name Owner and Engineer as additional insured.
9. Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
10. All traffic control devices in conjunction with the proposed construction shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contract.
11. Contractor is responsible for the coordination of all material testing required for their work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near November 20, 2024. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half inch contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All material shall be stripped and then allowed to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
10. Subgrade for pavements shall be pro-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Concrete (LVC) material, or as identified in the site specific Geotechnical Report.
12. All materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
13. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
 - b. Paved Areas – 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
17. All disturbed areas in the right-of-way shall be sodded.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the relocation of the contractor shall be repaired by the contractor.
3. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations cannot be achieved, concrete encasement of the waterline shall be provided to a minimum of 10 feet in each direction of the conflict.
5. Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
6. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
7. Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess water runoff. Unsuitable material, such as rocks and shale, and small, compact, hard clumps of brush etc. shall be properly disposed of offsite. Materials may be waste onsite at the direction of the Owner or his appointed representative.
8. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics of the excavation and the classification of the excavation. The unit price for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is responsible to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

KANSAS LD, LLC
DEREK KENNEDY - MANAGER
4058 N. COLLEGE AVE., STE. 300
FAYETTEVILLE, AR 72703
p 913-249-8805
f.
DEREK.KENNEDY@RCH.COM

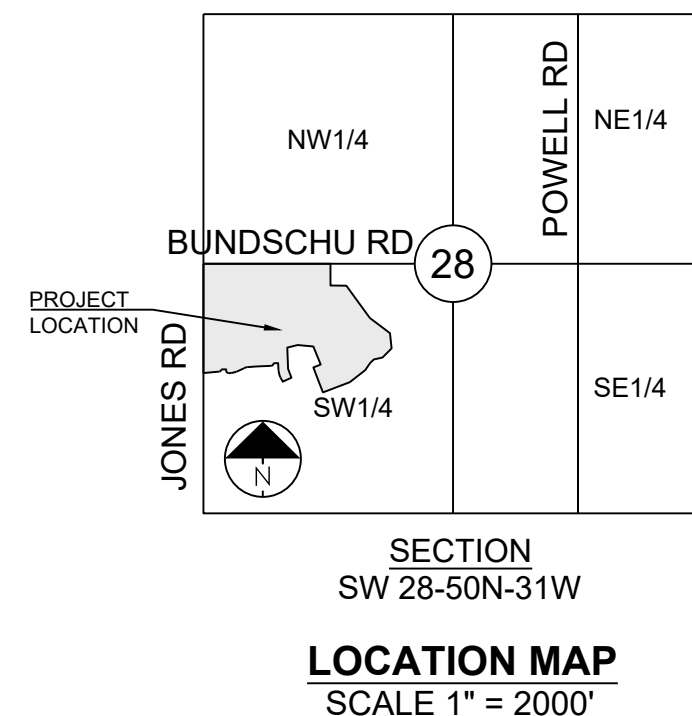
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LIBERTY COMMONS
PRELIMINARY PLAT
N JONES ROAD AND E SALISBURY
INDEPENDENCE, MISSOURI

DRAWN BY:		REVISION	DATE	DESCRIPTION
####	1	12-12-2024	CITY COMMENTS	
CHECKED BY:	2			
####	3			
	4			
	5			
	6			
DATE PREPARED:	7			
2024.08.28	8			
PROJ. NUMBER:	9			
24-130	10			

SHEET

CO.0



 **SCHLAGEL**
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5159 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

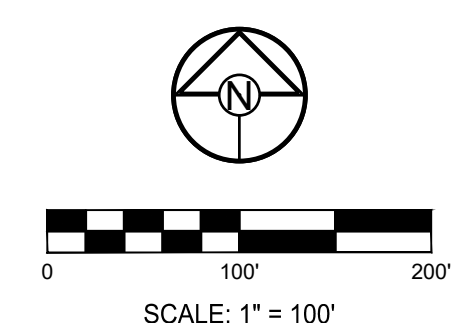
LIBERTY COMMONS
PRELIMINARY PLAT

N JONES ROAD AND E SALISBURY ROAD
INDEPENDENCE, MISSOURI

REVISION	REVISION DATE	DESCRIPTION
1	12-12-2024	CITY COMMENTS
2	01-08-2025	
3	01-08-2025	
4	01-08-2025	
5	01-08-2025	
6	01-08-2025	
7	01-08-2025	
8	01-08-2025	
9	01-08-2025	

EXISTING
CONDITIONS
PLAN

SHEET
C1.0



I:\PROJECTS\2024\24-130\3.0 design\3.0 DWG Plans\2.0 PDP\24-130 PP.dwg, PP, 1, 1

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	13,056.59	21	7,500.00	41	8,043.40	61	8,659.90	81	7,500.00	101	8,758.59
2	8,405.30	22	7,500.00	42	8,461.01	62	8,964.42	82	8,790.26	102	11,317.86
3	7,429.67	23	7,500.00	43	9,511.59	63	8,528.57	83	9,000.63	103	9,091.80
4	7,200.00	24	7,500.00	44	9,856.00	64	8,615.87	84	7,736.13	104	7,200.00
5	7,200.00	25	13,532.01	45	8,774.52	65	11,900.20	85	8,342.94	105	7,200.00
6	7,200.00	26	11,599.84	46	7,500.00	66	11,325.06	86	8,323.62	106	7,200.00
7	7,200.00	27	8,767.16	47	11,030.84	67	8,770.37	87	8,046.04	107	7,200.00
8	7,200.00	28	8,494.81	48	17,858.24	68	12,113.25	88	9,865.75	108	7,200.00
9	7,200.00	29	22,923.88	49	18,232.47	69	10,729.36	89	9,882.88	109	7,201.39
10	7,200.00	30	18,653.90	50	12,790.58	70	7,500.00	90	8,063.25	110	9,077.39
11	7,200.00	31	12,087.43	51	11,569.11	71	9,962.43	91	8,477.14	111	10,442.88
12	7,848.88	32	11,890.26	52	9,817.63	72	13,781.33	92	7,954.41	112	12,359.16
13	9,331.19	33	9,486.31	53	7,500.00	73	7,280.80	93	9,655.28	113	12,013.49
14	9,560.96	34	16,688.72	54	13,022.99	74	8,186.98	94	9,009.60	114	8,500.61
15	8,357.62	35	8,683.40	55	11,849.94	75	7,837.45	95	7,500.00	115	11,403.46
16	8,921.06	36	8,111.59	56	11,538.78	76	9,616.74	96	7,500.00	116	11,375.42
17	10,189.71	37	7,853.63	57	9,787.47	77	7,237.10	97	7,875.00	117	9,162.71
18	8,805.12	38	9,953.54	58	8,805.85	78	8,129.57	98	7,875.00	118	7,200.00
19	7,500.00	39	11,695.51	59	9,378.94	79	7,874.96	99	6,812.96	119	7,200.00
20	7,500.00	40	7,636.63	60	7,500.00	80	7,875.00	100	7,324.72	120	7,200.00

LOT #	AREA (SF)	LOT #	AREA (SF)
121	7,200.00	141	8,500.61
122	7,200.00	142	11,403.46
123	7,200.00	143	11,375.42
124	7,200.00	144	9,162.71
125	8,512.03	145	7,200.00
126	8,685.63	146	7,200.00
127	12,961.50	147	7,200.00

LOT #	AREA (SF)
TRACT A	50,986.68
TRACT B	8,945.04
TRACT C	190,333.34
TRACT D	24,322.36
TRACT E	704,256.06
TRACT F	16,381.87

DESCRIPTION:
Part of the West one half of the Southwest One-Quarter of Section 28, Township 50 North, Range 31 West, in the City of Independence, Jackson County, Missouri, being described as follows:
Beginning at the Northwest corner of the Southwest One-Quarter of said Section 28; thence along the North line of the West one half of said Section 28, South 87 degrees 56 minutes 35 seconds East a distance of 1323.29 feet to the Northeast corner of the said West one half of Section 28; thence along the East line of the said West one half of Section 28, South 02 degrees 14 minutes 13 seconds West a distance of 1687.32 feet to a point on the Northerly line of ROCKWELL ESTATES 1ST PLAT, a subdivision in the City of Independence; thence along the said Northerly line of ROCKWELL ESTATES 1ST PLAT the following 29 courses, North 19 degrees 24 minutes 00 seconds West a distance of 170.73 feet; thence North 02 degrees 13 minutes 43 seconds East a distance of 159.32 feet; thence North 18 degrees 59 minutes 30 seconds West a distance of 310.76 feet; thence North 71 degrees 00 minutes 30 seconds East a distance of 83.50 feet; thence North 20 degrees 22 minutes 41 seconds West a distance of 202.22 feet; thence North 82 degrees 15 minutes 59 seconds West a distance of 163.65 feet; thence South 77 degrees 54 minutes 16 seconds West a distance of 112.89 feet; thence South 00 degrees 10 minutes 03 seconds East a distance of 221.71 feet; thence South 18 degrees 59 minutes 30 seconds East a distance of 97.81 feet; thence South 67 degrees 14 minutes 07 seconds West a distance of 99.23 feet to a point of curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 22 degrees 45 minutes 53 seconds West, a radius of 200.00 feet, a central angle of 08 degrees 54 minutes 55 seconds and an arc length of 31.12 feet to a point of reverse curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 31 degrees 40 minutes 48 seconds West, a radius of 175.00 feet, a central angle of 31 degrees 30 minutes 46 seconds and an arc length of 96.25 feet; thence North 00 degrees 10 minutes 01 seconds West a distance of 75.43 feet; thence South 89 degrees 49 minutes 59 seconds West a distance of 50.00 feet to a point of curvature; thence Southerly and Westerly on a curve to the right having an initial tangent bearing of South 00 degrees 54 minutes 34 seconds West a distance of 89.08 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 150.00 feet, a central angle of 19 degrees 11 minutes 11 seconds and an arc length of 50.23 feet; thence South 87 degrees 05 minutes 50 seconds West a distance of 31.47 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 01 seconds and an arc length of 39.27 feet; thence South 89 degrees 49 minutes 59 seconds West a distance of 50.00 feet; thence South 00 degrees 10 minutes 01 seconds East a distance of 5.63 feet to a point of curvature; thence Southerly and Westerly on a curve to the right being tangent to the previous course, having a radius of 25.00 feet, a central angle of 77 degrees 09 minutes 58 seconds and an arc length of 33.67 feet to a point of reverse curvature; thence Southerly and Westerly on a curve to the left having an initial tangent bearing of South 76 degrees 59 minutes 57 seconds West, a radius of 200.00 feet, a central angle of 09 degrees 05 minutes 03 seconds and an arc length of 31.71 feet; thence South 67 degrees 54 minutes 34 seconds West a distance of 89.08 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 150.00 feet, a central angle of 19 degrees 11 minutes 11 seconds and an arc length of 50.23 feet; thence South 87 degrees 05 minutes 50 seconds West a distance of 31.47 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 01 seconds and an arc length of 39.27 feet; thence South 89 degrees 49 minutes 59 seconds West a distance of 50.00 feet; thence South 00 degrees 10 minutes 01 seconds East a distance of 5.63 feet to a point of curvature; thence Southerly and Westerly on a curve to the right being tangent to the previous course, having a radius of 25.00 feet, a central angle of 77 degrees 09 minutes 58 seconds and an arc length of 33.67 feet to a point of reverse curvature; thence Southerly and Westerly on a curve to the left having an initial tangent bearing of South 76 degrees 59 minutes 57 seconds West, a radius of 200.00 feet, a central angle of 09 degrees 05 minutes 03 seconds and an arc length of 31.71 feet; thence South 67 degrees 54 minutes 34 seconds West a distance of 89.08 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of North 06 degrees 21 minutes 27 seconds West, a radius of 829.79 feet, a central angle of 08 degrees 26 minutes 03 seconds and an arc length of 122.15 feet to a point on the East right of way line of Jones Road as now established; thence continuing Northwesterly on a curve to the left having an initial tangent bearing of North 14 degrees 47 minutes 31 seconds West, a radius of 829.79 feet, a central angle of 03 degrees 13 minutes 58 seconds and an arc length of 46.82 feet to a point on the West line of the said Southwest One-Quarter of Section 28; thence along said West line, North 02 degrees 16 minutes 49 seconds East a distance of 971.15 feet to the Point of Beginning and containing 32.8721 acres more or less, Except that part taken or used for road right of way.

Also
All of Lot 3, PRATT'S PARTITION, SECOND PLAT, a Minor subdivision in the Southwest One-Quarter of Section 28, Township 50, Range 31, in the City of Independence, Jackson County, Missouri, and containing 27.81 acres more or less.

- SITE DATA**
- | | |
|---|----------------------------------|
| GROSS SITE AREA | 60.88 AC (2,643,312.276 S.F.) |
| ADJACENT RIGHT OF WAY AREA | 1.34 AC (58,157.53 S.F.) |
| NET SITE AREA | 59.34 AC (2,584,850.4 S.F.) |
| EXISTING ZONING | R-6 |
| PROPOSED ZONING | R-6 |
| LOT QUANTITY PROPOSED | 127 LOTS |
| LOT DENSITY | 2.09 DU/AC |
| MINIMUM LOT SIZE ALLOWED BY CODE | 7,000 S.F. |
| MINIMUM LOT SIZE PROPOSED | 7,000 S.F. (MAJORITY ARE LARGER) |
| LOT DIMENSION | 60'x120'-125' TYP. |
| FRONT SETBACK PER CODE & PROPOSED | 25' |
| INTERIOR SIDE SETBACK PER CODE & PROPOSED | 5' |
| STREET SIDE SETBACK PER CODE & PROPOSED | 25' |
| REAR SETBACK PER CODE & PROPOSED | 20' |
- PROPERTY BOUNDARY FROM ALTA SURVEY PREPARED BY CONSTRUCTION ENGINEERING SERVICES, INC.
 - SIDEWALKS TO BE PLACED ON OPPOSITE SIDE OF STREETS FROM WATER LINES.
 - 10' CLEAR ZONES ARE REQUIRED BEHIND THE CURB OF THE CUL-DE-SAC.
 - DETENTION BASINS FOR THE DEVELOPMENT WILL BE DESIGNED PER CITY OF INDEPENDENCE REQUIREMENTS. SEE PRELIMINARY STORMWATER MANAGEMENT STUDY.
 - PORTIONS OF THIS PROPERTY ARE WITHIN A STREAM BUFFER. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS NEEDED TO CONNECT TO THE EXISTING SANITARY SEWER. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO CONSERVATION EASEMENTS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 - PORTIONS OF THIS PROPERTY ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE CITY OF INDEPENDENCE, MISSOURI COMMUNITY PANEL 283 OF 625 MAP NUMBER 280550283G REVISED JANUARY 20, 2017. ALL PROPOSED LOTS LIE ABOVE THE LIMIT OF DETAILED STUDY.
 - TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA AND IS USED TO PROVIDE A BUFFER TO ADJACENT STREETS.
 - TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA AND IS USED FOR STORMWATER MANAGEMENT.
 - TRACT C AND D SHALL BE OWNED AND MAINTAINED BY THE HOA AND IS TO BE USED AS OPEN SPACE. THE DEVELOPER PLANS TO PROVIDE PARK BENCHES IN THE TRACT C.
 - TRACT E AND F ARE TO BE OWNED BY THE DEVELOPER AND USED FOR FUTURE DEVELOPMENT.
 - PER CITY STAFF THE EAST HALF OF JONES ROAD SHALL BE OVERLAPPED AS NEEDED.
 - ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY STANDARD DETAILS AND SPECIFICATIONS.

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215

(913) 492-5158 • Fax: (913) 492-8400

WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LIBERTY COMMONS

PRELIMINARY PLAT

N JONES ROAD AND E SALISBURY ROAD

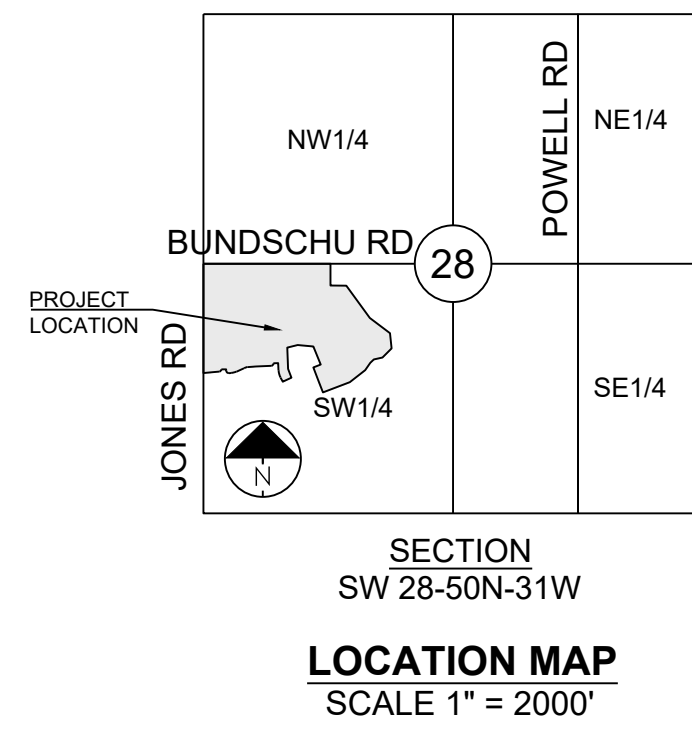
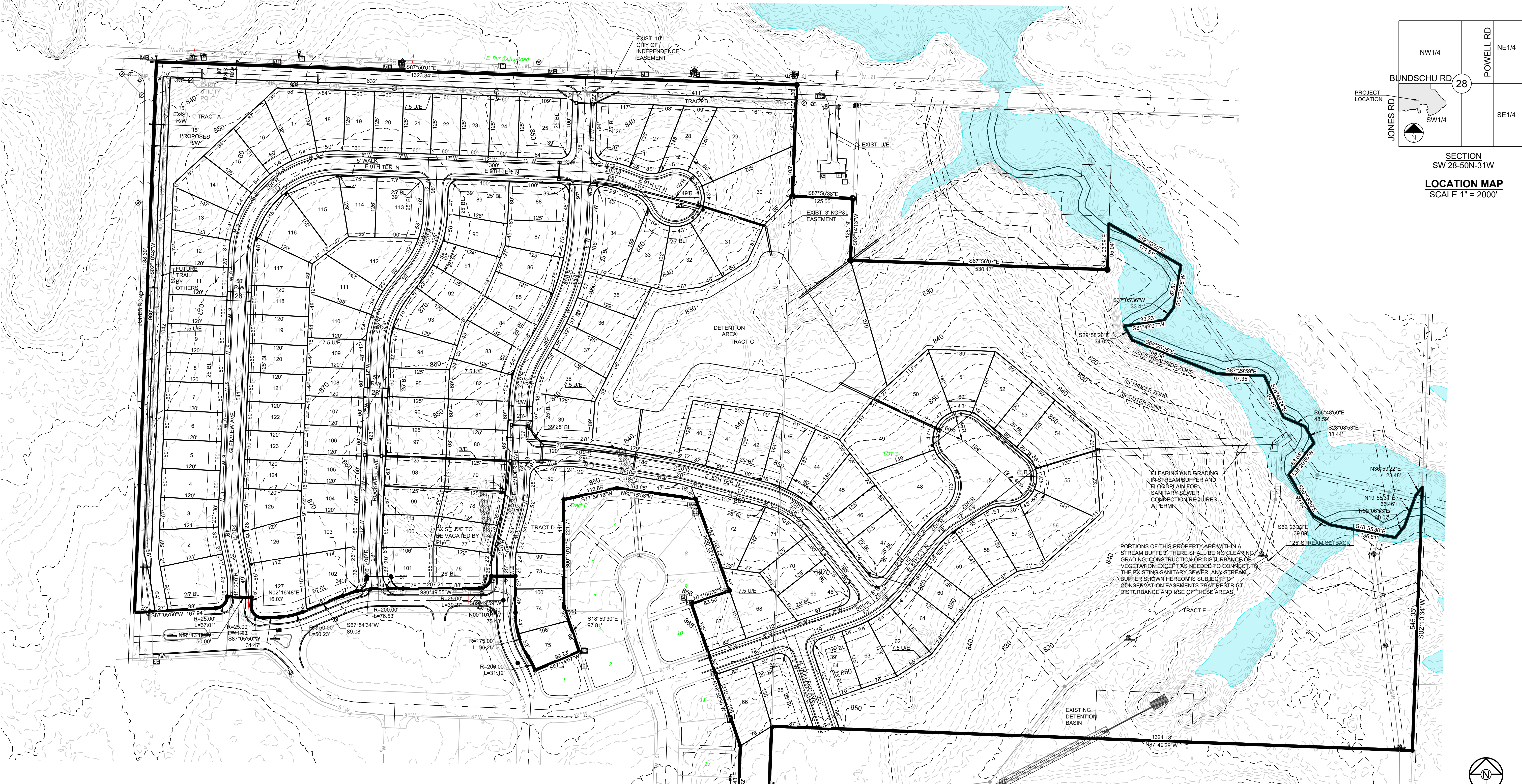
INDEPENDENCE, MISSOURI

REVISION DATE	DESCRIPTION
12-12-2024	1. PROPERTY BOUNDARY FROM ALTA SURVEY PREPARED BY CONSTRUCTION ENGINEERING SERVICES, INC.
12-12-2024	2. SIDEWALKS TO BE PLACED ON OPPOSITE SIDE OF STREETS FROM WATER LINES.
12-12-2024	3. 10' CLEAR ZONES ARE REQUIRED BEHIND THE CURB OF THE CUL-DE-SAC.
12-12-2024	4. DETENTION BASINS FOR THE DEVELOPMENT WILL BE DESIGNED PER CITY OF INDEPENDENCE REQUIREMENTS. SEE PRELIMINARY STORMWATER MANAGEMENT STUDY.
12-12-2024	5. PORTIONS OF THIS PROPERTY ARE WITHIN A STREAM BUFFER. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS NEEDED TO CONNECT TO THE EXISTING SANITARY SEWER. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO CONSERVATION EASEMENTS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.
12-12-2024	6. PORTIONS OF THIS PROPERTY ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE CITY OF INDEPENDENCE, MISSOURI COMMUNITY PANEL 283 OF 625 MAP NUMBER 280550283G REVISED JANUARY 20, 2017. ALL PROPOSED LOTS LIE ABOVE THE LIMIT OF DETAILED STUDY.
12-12-2024	7. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA AND IS USED TO PROVIDE A BUFFER TO ADJACENT STREETS.
12-12-2024	8. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA AND IS USED FOR STORMWATER MANAGEMENT.
12-12-2024	9. TRACT C AND D SHALL BE OWNED AND MAINTAINED BY THE HOA AND IS TO BE USED AS OPEN SPACE. THE DEVELOPER PLANS TO PROVIDE PARK BENCHES IN THE TRACT C.
12-12-2024	10. TRACT E AND F ARE TO BE OWNED BY THE DEVELOPER AND USED FOR FUTURE DEVELOPMENT.
12-12-2024	11. PER CITY STAFF THE EAST HALF OF JONES ROAD SHALL BE OVERLAPPED AS NEEDED.
12-12-2024	12. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY STANDARD DETAILS AND SPECIFICATIONS.

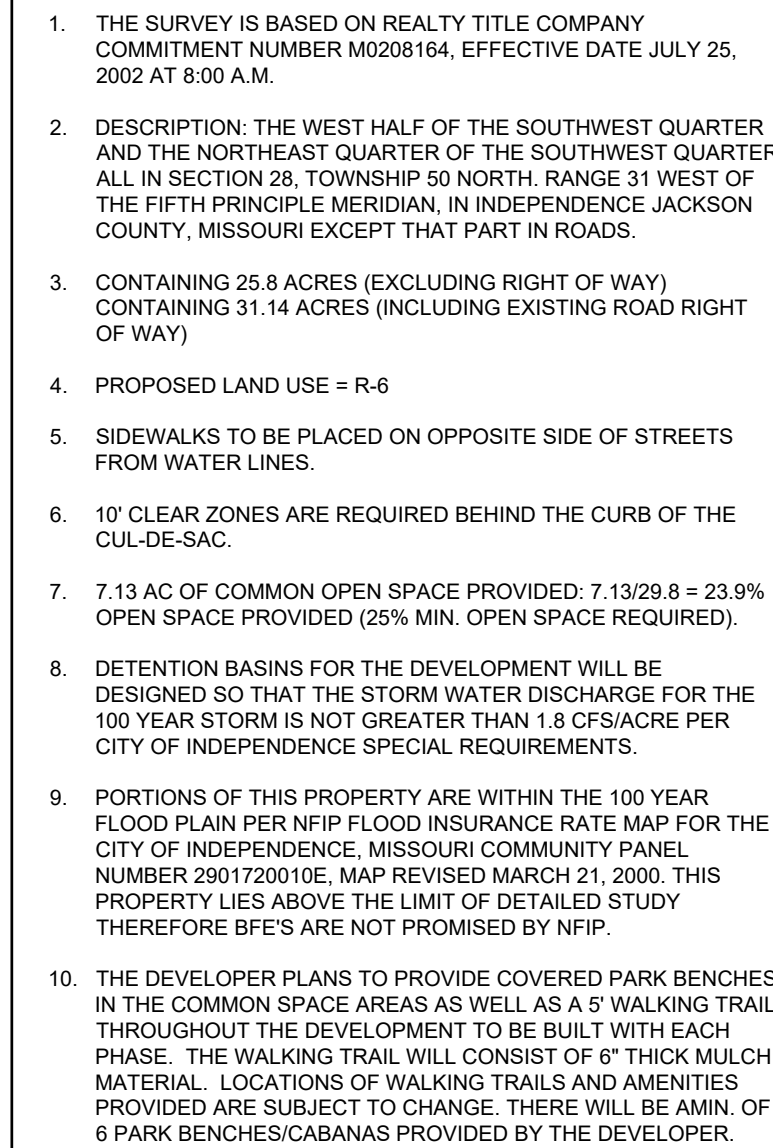
PRELIMINARY PLAT

SHEET

C2.0



SECTION
SW 28-50N-31W
LOCATION MAP
SCALE 1" = 2000'



UDO Sec. 14-503-07-E. - Screening requirements within buffer yards.

R-6 ZONING
NORTH LOW IMPACT BUFFER REQUIRED BETWEEN LOTS AND MAJOR ARTERIAL ROAD

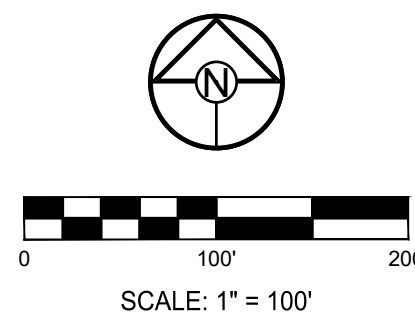
RP-6 NORTH BOUNDARY
BUFFER REQUIRED
BUFFER PROVIDED

BUFFER PROVIDED
WIDTH REQUIRED
WIDTH PROVIDED
SHADE TREES REQUIRED
ORNAMENTAL TREES REQUIRED
EVERGREEN TREES REQUIRED
SHRUBS REQUIRED
SHADE TREES PROVIDED
ORNAMENTAL TREES PROVIDED
EVERGREEN TREES PROVIDED
SHRUBS PROVIDED

LOW IMPACT
LOW IMPACT TYPE A
15'
15'
(1/500 S.F.(3 PER 100'))
(1/750 S.F.(2 PER 100'))
(1/500 S.F.(3 PER 100'))
(1/500 S.F.(3 PER 100'))
(1/500 S.F.(3 PER 100'))
(1/750 S.F.(2 PER 100'))
(2/750 S.F.(4 PER 100'))
(0/500 S.F.(0 PER 100'))

****NOTE: EVERGREEN TREES USED IN PLACE OF SHRUBS 1 EVERGREEN TREE = 3 SHRUBS**

DESCRIPTION	ORDINANCE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
STREET TREES FRONTAGE REQUIREMENT 14-503-02-C	1 STREET TREE PER EVERY 50' OF STREET FRONTAGE	205 STREET TREES	205 STREET TREES
LOT SCREENING REQUIREMENT ADJ TO MAJOR ARTERIAL (BUNDSCHU ROAD) 14-503-14	MIN. 15' OF DEPTH FROM MAJOR ARTERIAL FOR 1307 L.F.	LOW IMPACT TYPE A 39 CANOPY TREES 26 ORNAMENTAL TREES 52 EVERGREEN TREES	LOW IMPACT TYPE A 39 CANOPY TREES 26 ORNAMENTAL TREES 52 EVERGREEN TREES EXIST. TREES ARE NOT INCLUDED IN QNTYS SO PROVIDE ADDITIONAL SCREENING IF THEY CAN BE SAVED
LOT SCREENING REQUIREMENT ADJ TO LOCAL ROAD (JONES ROAD)	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
SINGLE FAMILY DWELLING TREE REQUIREMENT 14-503-02-B	2 TREES PER LOT 1 LOCATED IN FRONT YARD	250 LOT TREES	250 LOT TREES (LOT TREES PROVIDED BY HOME BUILDER)



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LIBERTY COMMONS
PRELIMINARY PLAT

N JONES ROAD AND E SALISBURY ROAD
INDEPENDENCE, MISSOURI

DRAWN BY:		REVISION	DATE	DESCRIPTION
####	1	A	12-12-2024	CITY COMMENTS
	2	A		
	3	A		
	4	A		
	5	A		
	6	A		
	7	A		
	8	A		
	9	A		
	10	A		
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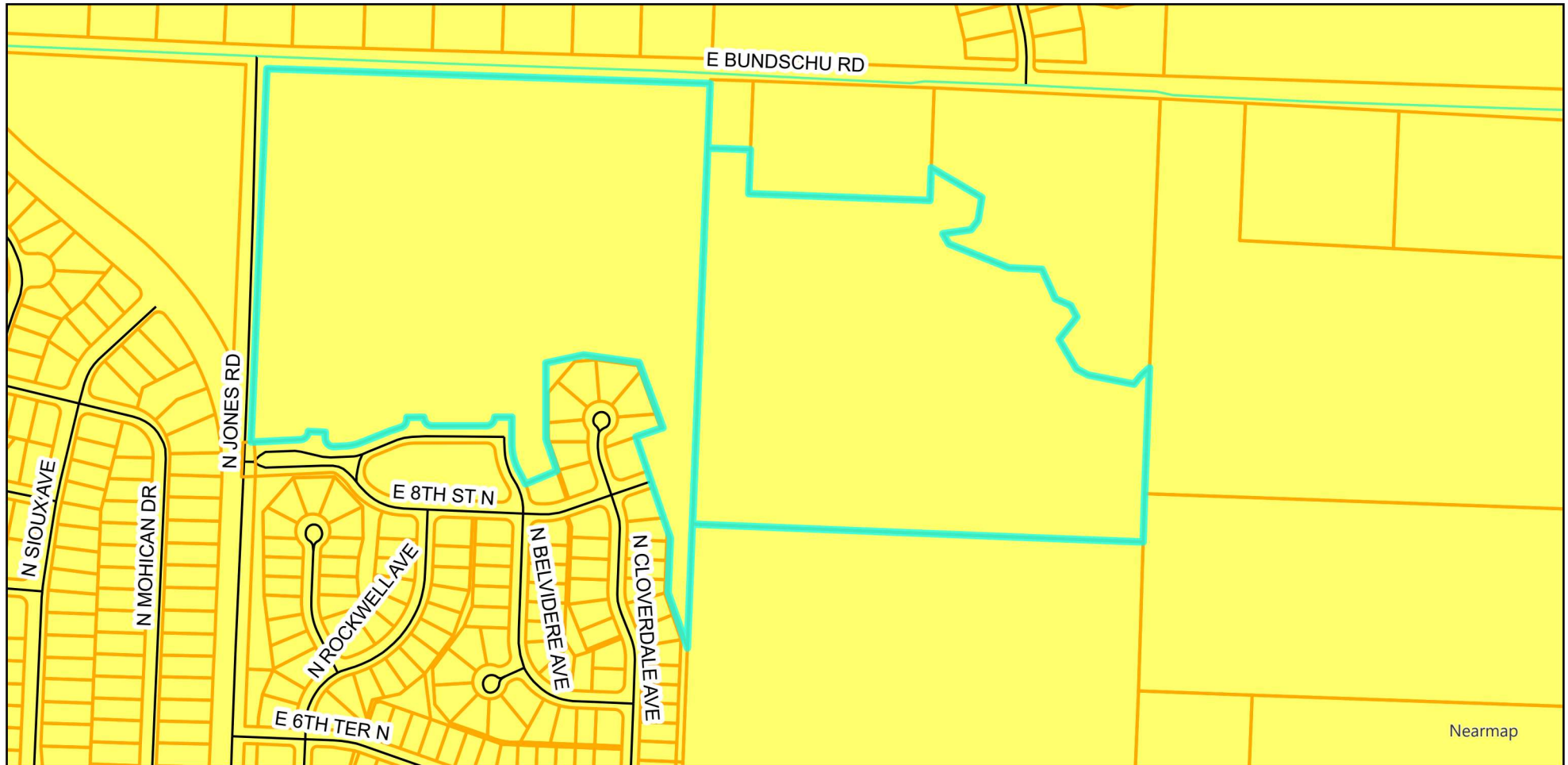
PRELIMINARY
LANDSCAPE
PLAN

SHEET

L1.0

Comprehensive Plan Map

Permit #24-310-06



Legend

Parcels

Parcels

Streets

Local

Major Arterial

Proposed Land Use (Comp Plan)

Residential Neighborhoods

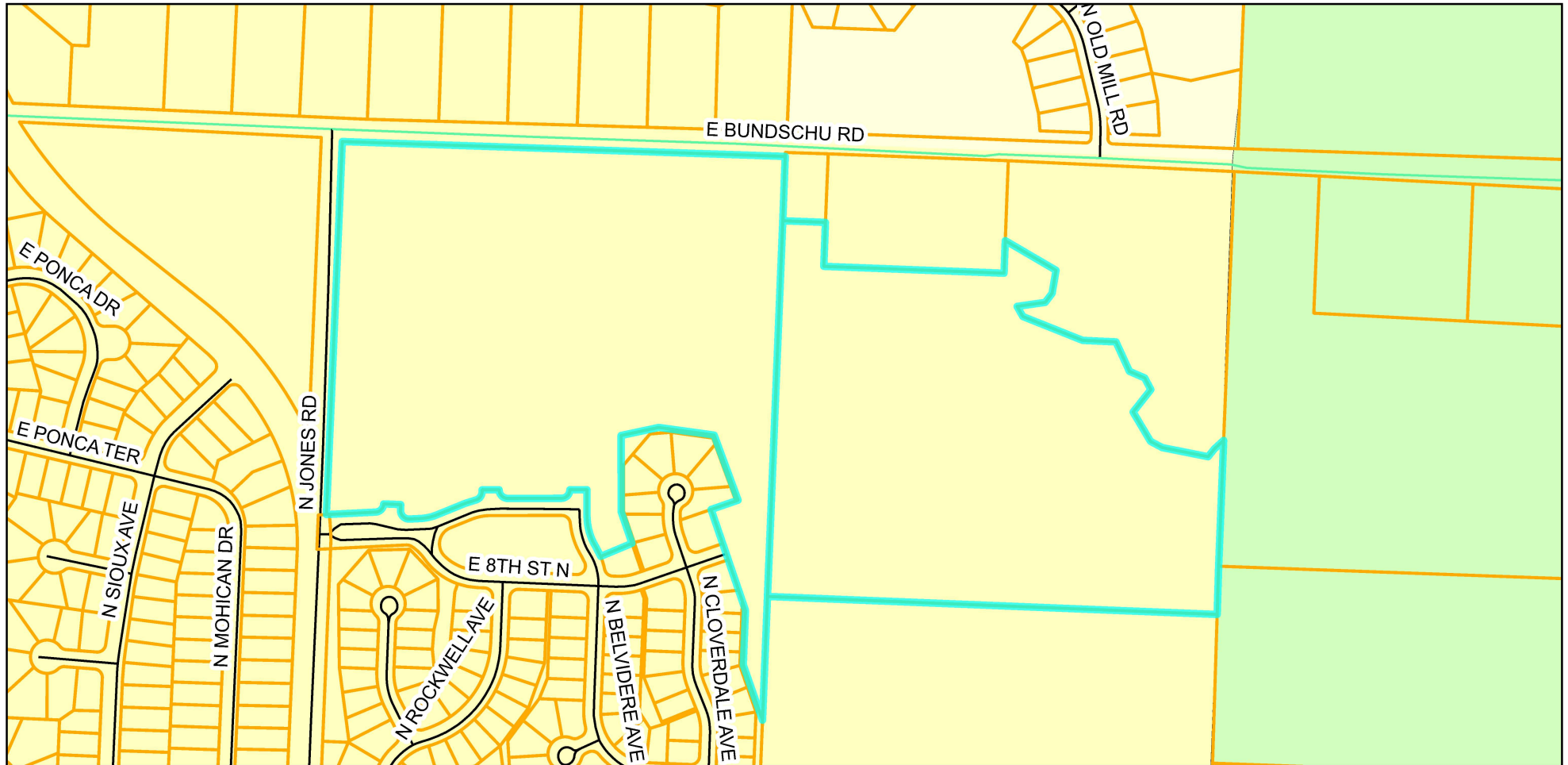
0 0.07 0.15 0.3 Miles

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Community Development Department

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Zoning Map

Permit #24-310-06



Legend

Parcels

Parcels

Streets

Local

Major Arterial

City Limits

City Limits

Zoning District

R-4

R-6

R-A

0 0.07 0.15 0.3 Miles

Prepared by: Gabe Glaser
Community Development Department

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