



## Planning Commission

March 25, 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 – March 11, 2025**

### PUBLIC HEARINGS

1. **Case 25-100-10 – Rezoning – Zaun Ave & Hocker Ave** – A request by the City to rezone the properties along Zaun Avenue and Hocker Avenue north of Truman Road from I-1 (Industrial) to R-6 (Single Family Residential).
2. **Case 25-100-11 – Rezoning – 20201 & 20221 E. Jackson Drive** – A request by the City to rezone the properties from O-1 (Office Residential) to C-2 (General Commercial).
3. **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

### ROUNDTABLE - NEXT MEETING APRIL 15, 2025

### ADJOURNMENT



# INDEPENDENCE \* MISSOURI \*

A GREAT AMERICAN STORY

## Planning Commission Minutes

March 11, 2025 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 3/11/2025, in the 111 E Maple Avenue, 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

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1. Planning Commission Minutes – February 11, 2025

### Motion

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

### PUBLIC HEARINGS

1. **Case 25-100-09 – Rezoning – 420 S. M-291 Highway** – A request to rezone the property from C-2 (General Commercial) to I-1 (Industrial).

### 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.

**Applicant Comments**

Aaron Day, 9512 S. Main Entrance Drive, Lake Lotawana, stated their current hours are 8:00 a.m. to 6:00 p.m. and said their trucks are single-axle day cabs and don't create a lot of noise.

In response to Chairwoman Wiley's question, Mr. Day stated he spoke to his City Councilmember and explained that the noise would not be an issue and that the residential lot is a non-conforming lot. Mr. Day showed the Commissioners where the driving school would take place. He said there will be a loss of some trees, but there will still be numerous trees as a buffer from other lots.

In response to Commissioner O'Neill's question, Mr. Day said he will not have fuel stored on the lot. He noted they will use Phillips 66 to fill up trucks as needed.

Mr. Harker noted the site plan will be reviewed and processed per City Code when and if this application is passed. He said the tree concerns will be addressed as part of the site plan process.

Chairwoman Wiley noted this lot is unable to get water and sewer, so this use may be appropriate.

**Public Comments**

No public comments.

**Commissioner Comments**

Commissioner Ashbaugh stated he would like to add a condition that a tree preservation plan be required.

**Motion**

Commissioner Dan O'Neill made a motion to approve the case, with the added condition.

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

**OTHER BUSINESS**

1. **Case 25-400-01 – Short-Term Rental – 910 W. Waldo Ave** – A request to operate a Short-Term Rental.

**Staff Presentation**

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

IN response to Commissioner Nesbitt's question, Mr. Glaser noted the maximum occupancy is 8.

### **Applicant Comments**

Bryan Barton, 114 Park Ave, Kansas City, stated he and James Wendleton own the property. He said they have a lot of experience running short-term rentals, and they have a 5-star rating on Airbnb. Mr. Barton said short-term rentals allow them to better keep the property maintained than if they were to use the property for a long-term rental.

In response to Commissioner Nesbitt's question, Mr. Barton said he lives less than 20-minutes away and are okay with the conditions of approval.

In response to Commissioner Ferguson's question, Mr. Barton said there are three spots available behind the house and one car could park in front of the home.

### **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.

2. **Case 25-400-02 – Short-Term Rental – 2120 N. McBride Ave** – A request to operate a Short-Term Rental.

### **Staff Presentation**

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Glaser reviewed the conditions of approval. He noted the applicant lives in the other half of the duplex and the bedroom in the basement is not a conforming bedroom and be used or advertised as such. Mr. Glaser stated the original application listed the Short-Term Rental address as 2118, but that's where the applicant lives. He noted the Short-Term Rental would actually be for 2120 N. McBride Avenue.

### **Applicant Comments**

Lewis Galloway, 2118 N. McBride Ave, stated this would be his first time running a Short-Term Rental. Mr. Galloway said he's excited about the possibility of having a Short-Term Rental versus a Long-Term Rental so he can keep up with property maintenance on the residence.

### **Public Comments**

No public comments.

### **Motion**

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

### 3. Capital Improvements Program

Rick Arroyo gave an overview of the Capital Improvements Program (CIP) 2025-2031. He noted the CIP is a fluid document and may change due to changes in project scope or funding availability. Mr. Arroyo provided an overview of the 193 projects that will total over \$924 million dollars.

Deputy Police Chief Jason Petersen outlined the Police Department projects, including the scope of the new Justice Center. In response to Commissioner Nesbitt's question, Deputy Chief Petersen stated the amount estimated last year was considerably smaller due to a different scope of the project and a significant increase in construction costs. He noted technology needs have changed and the new Justice Center now includes the Municipal Court. Deputy Chief Petersen reviewed the radio tower project and stated the infrastructure has to be replaced sooner rather than later.

Parks, Recreation & Tourism (PRT) Director Morris Heide shared the highlights of the PRT projects, including the Truman Memorial Building, Vaile Mansion & Bingham Wagoner Repairs and the Independence Athletic Complex upgrades. In response to Commissioner Nesbitt's question, Mr. Heide stated the Truman Memorial Building will turn 100 years old next year and is a historic building. He said there is hope to have a Trails Museum in the future.

Finance Director Melissa Caberra noted construction costs are growing about 1.5% per quarter. Ms. Caberra reviewed the proposed bonds going to City Council that would finance renovating the current Independence Utilities Center and construction of three new fire stations. In response to Commissioner Nesbitt's question, Ms. Caberra stated the City is hoping to issue the bonds to finance construction now instead of later, when costs continue to rise. In response to Commissioner Ashbaugh's question, Ms. Caberra stated the City's sales taxes are not growing at the same pace of expenditures.

Christina Heinen, Health & Animal Services Director, stated if the bond passes on April 8th, the City will purchase the Animal Shelter from Jackson County. In response to Chairwoman Wiley's question, Ms. Heinen stated the County has been working on the maintenance concerns. She noted the City has great relationships with staff in other local jurisdictions. In response to Commissioner Nesbitt's question, Ms. Heinen stated the City owns the land, the County owns the building and in exchange for use of the County's building, the City provides animal services to the unincorporated parts of Jackson County and at Jackson County Parks. In response to Commissioner O'Neill's question, Ms. Heinen said Jackson County would like the City to have money in hand before negotiating a contract for the building.

Information Technology Director Jason Newkirk, outlined their three projects. He noted two are security-related projects and the third is the replacement of the data center. In response to Chairwoman Wiley's question, Mr. Newkirk said these project extensions are essential to the City providing secure operations moving forward.

Joe Hegendeffler, Power & Light Director, reviewed their projects, including substations, transmission lines and transformers, which are all general maintenance. Mr. Hegendeffler noted

the County Meadows Feeders will provide reliability to the entire region along US 40 Highway, west of M-291 Highway. In response to Chairwoman Wiley's question, Mr. Hegendeffeffer stated several of these projects will help with future data centers.

Municipal Services Deputy Director Matt McLaughlin highlighted several department projects and noted several are grant-funded. Mr. McLaughlin outlined the future plans to move the central garage, wastewater, stormwater and water all into one facility. In response to Commissioner Nesbitt's question, Mr. McLaughlin explained there are five funds that fund some of these projects and each of those funds have to be budgeted separately. Commissioner Nesbitt expressed concern about projects that he doesn't feel are needed yet and doesn't agree with how many citizens some of these projects say they'll benefit.

Chairwoman Wiley requested Mr. Arroyo explained the rating system. Mr. Arroyo explained that while all projects are important and identify needs throughout the city, there is a scoring criterion for each project but it should not be looked at as one project being better than another rather a criteria that provides information on what projects may be mandates, how it may impact regions of the City, and how projects are funded all play into the score.

Commissioner Nesbitt stated he didn't understand why 65% of the funding source graph was showing Unfunded. Ms. Caberra explained that until voters decide on the GO Bonds, those projects are unfunded.

### **Motion**

Commissioner Edward Nesbitt made a motion to make a recommendation to the City Manager to approve the Capital Improvements Program as presented. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 5, No 2, Abstained 0.

### **ROUNDTABLE - NEXT MEETING MARCH 25, 2025**

### **ADJOURNMENT**

*The meeting was adjourned at 8:15 p.m.*

**MEETING DATE:** March 25, 2025,

**STAFF:** Brian L. Harker, Senior Planner

**PROJECT NAME:** Zaun and Hocker Avenue Rezoning

**CASE NUMBER/REQUEST:** **Case 25-100-10 – Rezoning – Zaun and Hocker Ave** – A request by the City of Independence to rezone the properties located along Zaun Avenue and Hocker Avenue north of Truman Road from I-1 (Industrial) to R-6 (Single Family Residential).

**APPLICANT:** City of Independence

**PROPERTY LOCATIONS:** 301, 305, 307, 309, 401 E. Zaun Avenue and 323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 609, 610 & 611 N. Hocker Avenue

**SURROUNDING ZONINGS/LAND USES:**

- North:** R-6 (Single-Family Residential) and R-12 (Two-Family Residential)...single and two-family residences
- South:** R-30/PUD (High Density Residential/Planned Unit Development) and R-6 (Single-Family Residential)...single-family home and apartment complex
- East:** R-30/PUD (High Density Residential/Planned Unit Development)...church property
- West:** C-3/HL (Service Commercial/Historic Landmark) and I-1 (Industrial) ...construction supplier and other commercial uses

**PUBLIC NOTICE:**

- Letters to property owners – March 6, 2025
- Public Notice published in the Independence Examiner – March 4, 2025
- Signs posted on property – March 7, 2025

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on April 21, 2025 and the public hearing/second reading on May 5, 2025.

**RECOMMENDATION**

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

**PROJECT DESCRIPTION & BACKGROUND INFORMATION**

**PROJECT DESCRIPTION:** A city initiated rezoning for these properties from I-1 (Industrial) to R-6 (Single-Family Residential).

**Current Zoning:** I-1 (Industrial)

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

**Current/Continued Uses:** Single-Family Residential and vacant lots

**Zoning History:**

This area was annexed by Independence in 1851. The properties included in this application to be rezoned were platted on September 3, 1867 (Johnson’s Addition, 2<sup>nd</sup> Plat) and August 10, 1910 (Lexington Heights). The church owned property has never been platted.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, all of the properties were designated M-1 (Industrial). The city adopted its Unified Development Ordinance (UDO) (Ordinance No. 17339) in 2009, and these properties were converted to I-1 (Industrial).

**Proposal:**

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

**Physical Characteristics of Properties:**

Residences in this existing commercial zoning district vary in era from the early 1900’s to 1960’s. The single-family homes in this district are of similar size and design.

**Characteristics of the Area:**

This residential zoning district encompasses lots along Hocker Avenue and Zaun Avenue north of Truman Road. The surrounding homes in this area are a mix of sizes, ages, and designs. An apartment complex flanks on the east and south. Commercial and industrial properties lie to the west.

**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 zoning 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 I-1 (Industrial), a zoning classification that allows for warehousing, wholesaling, vehicle repair, small engine repair, vehicle storage, office use, government facilities, utilities and manufacturing.

**Historic and Archeological Sites:**

Although the structures on some properties are quite old, there are no apparent historic or archeological issues with these properties.

**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, particularly to the north.*
- 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 and R-12 zoned properties and single and two-family homes 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 I-1 (Industrial) 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.**  
*The properties with structures are occupied, but many vacant lots have been present for decades.*
- 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. Application
2. Notification Letter External
3. Notification Letter Internal
4. Address List External
5. Address List Internal
6. Notification Area Map
7. Affidavit External
8. Affidavit Internal
9. Comprehensive Plan map
10. Zoning map

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

### Project Information and Location

Project Name \_\_\_\_\_

Project Address/Location \_\_\_\_\_

Sq. Ft. of Building \_\_\_\_\_

Acreage \_\_\_\_\_

Number of Lots/Tracts \_\_\_\_\_

Stream Buffer (Yes or No) \_\_\_\_\_

Existing Zoning \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Existing Land Use \_\_\_\_\_

Proposed Land Use \_\_\_\_\_

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

<input type="checkbox"/> Completed & Signed Application Form <input type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input type="checkbox"/> One PDF copy of a plat map or site plan <input type="checkbox"/> Legal Description of the property in question
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### Contact Information

#### Applicant

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

#### Owner

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

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

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_



# INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

March 6, 2025

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of properties located along N. Hocker Avenue and E. Zaun Avenue from I-1 (Industrial) 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 I-1 (Industrial) 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:

- **323, 338, 400, 408, 414, 417, 418, 419, 421, 423, 424, 503, 508, 509, 510, 512, 515, 516, 517, 518, 519, 520, 605, 606, 607, 610 and 611 N. Hocker Avenue and 301, 305, 307, 309 and 401 E. Zaun Avenue** from I-1 (Industrial) to R-6 (Single-Family Residential).

The lots on the map are presently zoned I-1 (Industrial) 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.

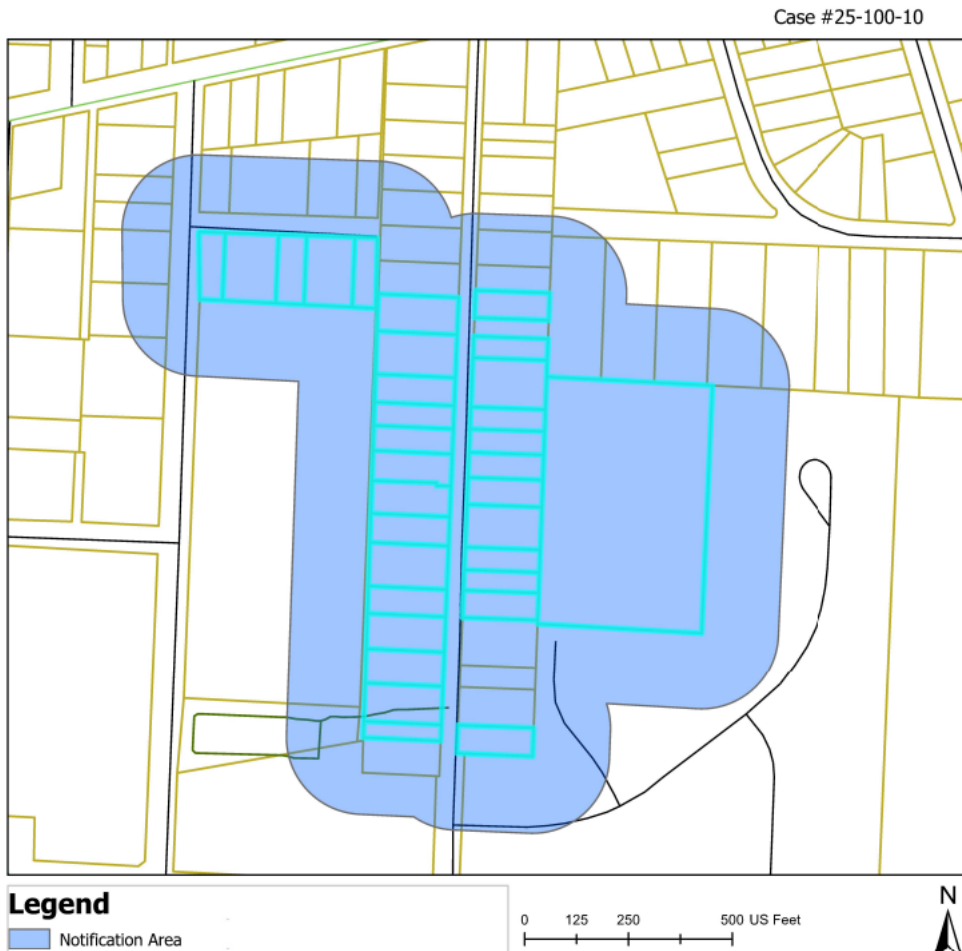
A formal public hearing on this rezoning will be held on **March 25, 2025** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on May 5, 2025.

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





# INDEPENDENCE

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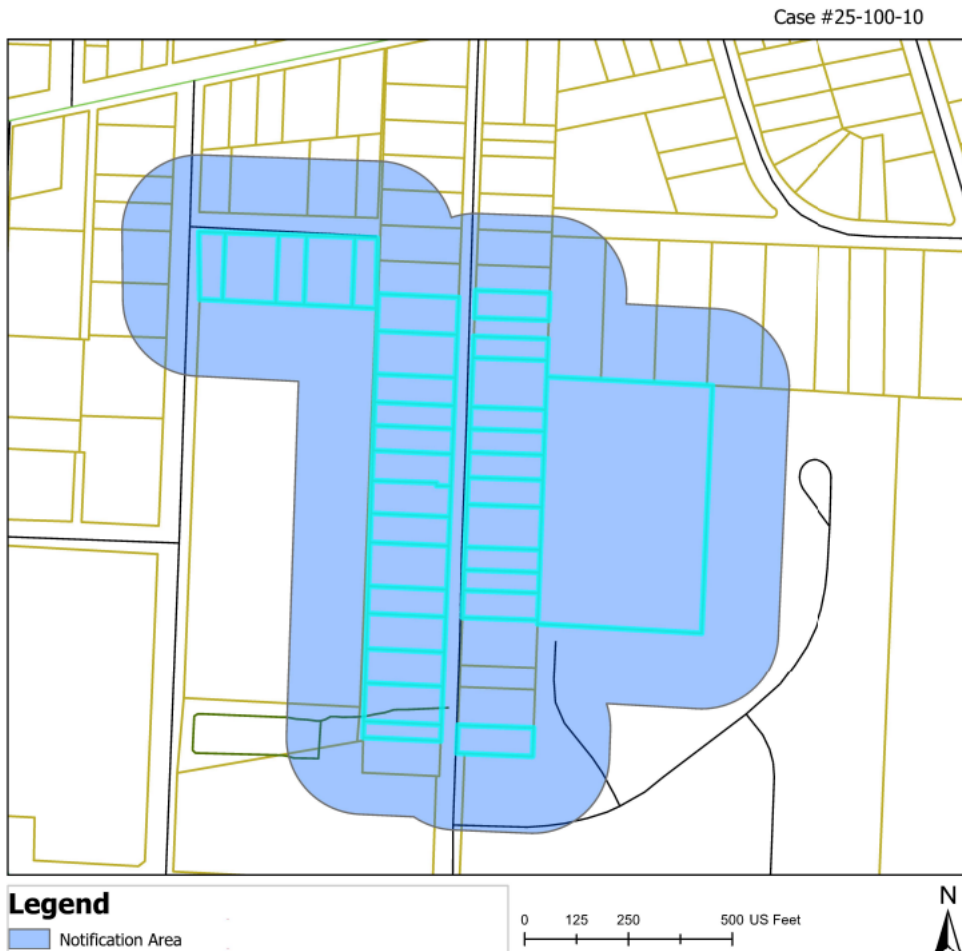
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Property owners included in this rezoning have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

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

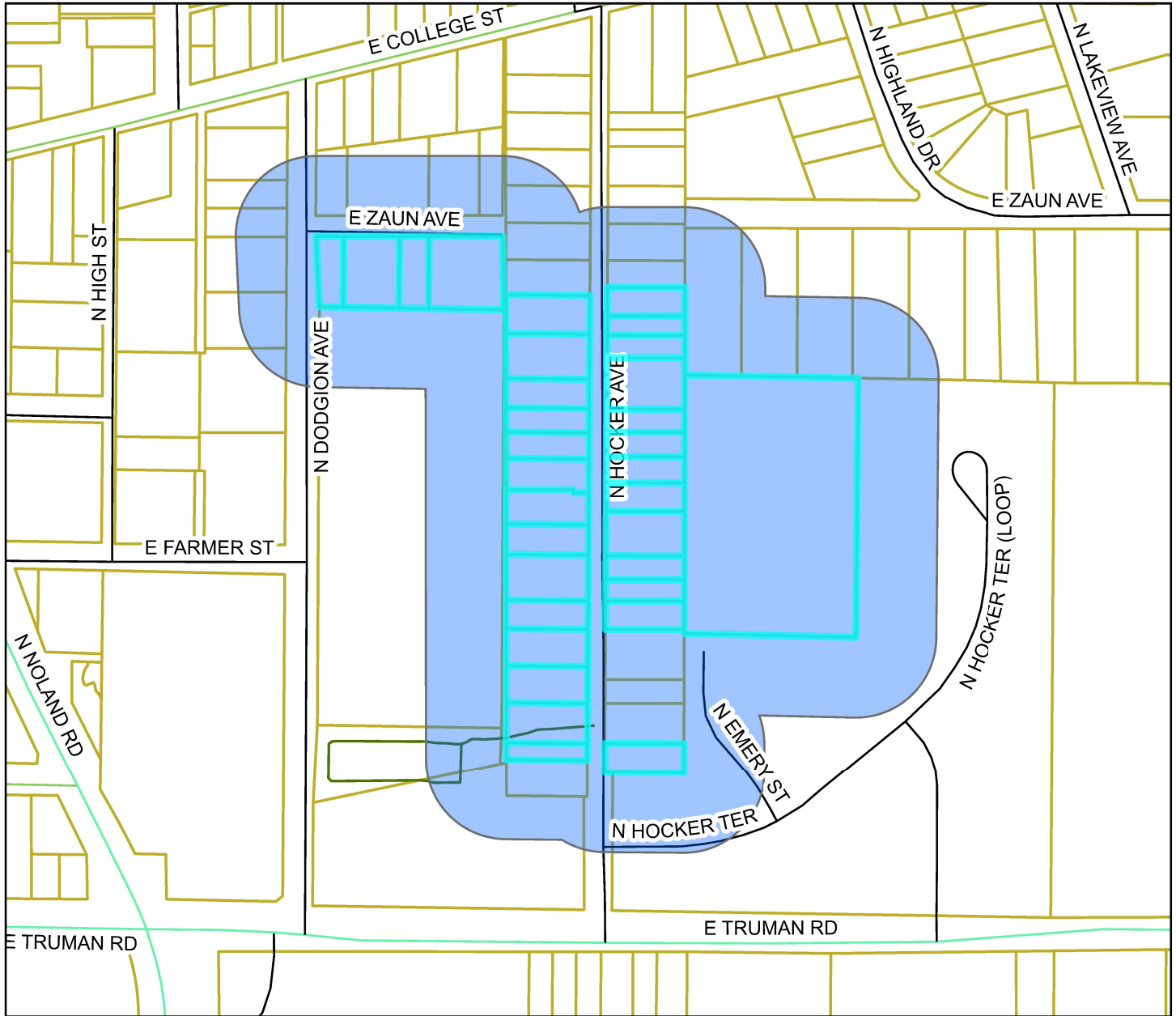


Property Address	Property Owner	Owner Address	City	State	ZIP Code
300 E ZAUN AVE	GLADDEN JUSTIN D	300 E ZAUN AVE	INDEPENDENCE	MO	64050
300 N LESLIE ST	INDEPENDENCE HOUSING AUTHORITY	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
301 N DODGION AVE	INDEPENDENCE HOUSING AUTHORITY	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
304 E ZAUN AVE	MCBEE DAVID L & JULIE A	304 E ZAUN	INDEPENDENCE	MO	64050
309 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050
336 N HOCKER AVE	22 CENTURY INVESTMENTS LLC	7500 W 151ST ST STE 23201	OVERLAND PARK	KS	66283
400 E ZAUN AVE	LOPEZ LARRY L	400 E ZAUN AVE	INDEPENDENCE	MO	64050
401 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
405 N DODGION AVE	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
406 E ZAUN AVE	HAYNES ALLYN L & RUTH M-TRUSTEE	PO BOX 71997	FAIRBANKS	AK	99707
407 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
414 N EMERY ST	INDEPENDENCE HOUSING AUTHORITY	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
501 N DODGION AVE	TRUMAN HERITAGE HABITAT FOR HUMANITY INC	505 N DODGION	INDEPENDENCE	MO	64050
535 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
539 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
543 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
547 E ZAUN AVE	QLQC GROUPS LLC	3840 BENNINGTON AVE	KANSAS CITY	MO	64129
547 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
600 N DODGION AVE	POPPY POINT LLC	1100 PARK AVE APT 11C	NEW YORK	NY	10128
612 N DODGION AVE	POPPY POINT LLC	1100 PARK AVE APT 11C	NEW YORK	NY	10128
612 N HOCKER AVE	ML CROSE FOUNDATION INC	4512 N ALLISON RD	SIBLEY	MO	64088
616 N HOCKER AVE	ML CROSE FOUNDATION INC	4512 N ALLISON RD	SIBLEY	MO	64088
617 N HOCKER AVE	LANDERS RICHARD	1619 TOPPING AVE	KANSAS CITY	MO	64126
618 N DODGION AVE	BAUER FREDRICK MICHAEL-TRUSTEE	1600 HIGHLAND DR	INDEPENDENCE	MO	64057
620 N HOCKER AVE UNIT A	M&M HOMES KS LLC	4000 S PHELPS RD	INDEPENDENCE	MO	64052
621 N HOCKER AVE	KAKURIEV NICHOLAS DELANEY	621 N HOCKER AVE	INDEPENDENCE	MO	64050
623 N HOCKER AVE	ROBINSON LIONEL SR	623 N HOCKER AVE	INDEPENDENCE	MO	64050
630 N DODGION AVE	AMERICAN INVESTMENT PROPERTIES LLC	1498 NW FOXBORO RD	BLUE SPRINGS	MO	64015
630 N HOCKER AVE	STEVENSON CHRISTIAN	630 N HOCKER AVE	INDEPENDENCE	MO	64050
634 N DODGION AVE	AMERICAN INVESTMENT PROPERTIES LLC	1498 NW FOXBORO RD	BLUE SPRINGS	MO	64015

Property Address	Property Owner	Owner Address	City	State	ZIP Code
301 E ZAUN AVE	HUSTON BARBARA JEAN & RUSH KATHLEEN	301 E ZAUN	INDEPENDENCE	MO	64050
305 E ZAUN AVE	FALETAU NIVE T & SIONE T	305 E ZAUN AVE	INDEPENDENCE	MO	64050
307 E ZAUN AVE	NOLAND MABEL ANN BOWEN	307 E ZAUN	INDEPENDENCE	MO	64050
309 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050
323 N HOCKER AVE	KL INVESTMENT PROPERTIES LLC	1140 S DODGION AVE	INDEPENDENCE	MO	64050
338 N HOCKER AVE	REDMOND YVONNE P	2006 PARK TOWER DR	KANSAS CITY	MO	64126
400 N HOCKER AVE	CITY OF INDEPENDENCE	111 E MAPLE	INDEPENDENCE	MO	64050
401 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050
408 N HOCKER AVE	CITY OF INDEPENDENCE	111 E MAPLE	INDEPENDENCE	MO	64050
414 N HOCKER AVE	CHRISMAN GEORGE W III	424 N HOCKER ST	INDEPENDENCE	MO	64050
417 N HOCKER AVE	GENERAL BAPTIST CONVENTION	4300 E 18TH ST	KANSAS CITY	MO	64127
418 N HOCKER AVE	CHRISMAN GEORGE WILLIAM III	424 N HOCKER ST	INDEPENDENCE	MO	64050
419 N HOCKER AVE	GENERAL BAPTIST CONVENTION	5906 KENWOOD	KANSAS CITY	MO	64110
421 N HOCKER AVE	GENERAL BAPTIST CONVENTION OF MO & KS IN	5906 KENWOOD	KANSAS CITY	MO	64110
423 N HOCKER AVE	CHRISMAN GARY E	423 N HOCKER ST	INDEPENDENCE	MO	64050
424 N HOCKER AVE	CHRISMAN GEORGE W	424 N HOCKER	INDEPENDENCE	MO	64050
503 N HOCKER AVE	PETERSON PRIMALTON H CUSTODIAN FOR	503 N HOCKER ST	INDEPENDENCE	MO	64050
508 N HOCKER AVE	ROBINSON LAMONA	508 N HOCKER ST	INDEPENDENCE	MO	64050
509 N HOCKER AVE	JONES STEVE & STRAKER CAROL A	PO BOX 194	INDEPENDENCE	MO	64051
510 N HOCKER AVE	REYNOLDS ADAM	310 MCKNIGHT RD	NEWBURY PARK	CA	91320
512 N HOCKER AVE	ARAYA MARIELA RUTH PONCE	10005 E 35TH ST S	INDEPENDENCE	MO	64052
515 N HOCKER AVE	JONES STEVE SELESTER	PO BOX 194	INDEPENDENCE	MO	64051
516 N HOCKER AVE	STRAKER CAROL ANN	PO BOX 194	INDEPENDENCE	MO	64051-0194
517 N HOCKER AVE	MORELAND DONNA FAYE	517 N HOCKER ST	INDEPENDENCE	MO	64050
518 N HOCKER AVE	ROBINSON LIONEL L	518 N HOCKER	INDEPENDENCE	MO	64050
519 N HOCKER AVE	KENDALL GLORIA	8729 HIRNING RD	LENEXA	KS	66220
520 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL	KANSAS CITY	MO	64111
605 N HOCKER AVE	KENDALL GLORIA	8729 HIRNING RD	LENEXA	KS	66220
606 N HOCKER AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
607 N HOCKER AVE	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
609 N HOCKER AVE	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
610 N HOCKER AVE	LASLEY ELZY & PATRICIA	25404 E BLUE MILLS RD	INDEPENDENCE	MO	64058
611 N HOCKER AVE	WRAY MATHEW & ASHLEY	611 N HOCKER AVE	INDEPENDENCE	MO	64050

# Comprehensive Plan Map

Case #25-100-10




 Notification Area

### Streets

-  Collector
-  Local
-  Major Arterial

0 200 400 800 US Feet



Prepared For: Planning Commission  
Community Development Department  
Meeting Date: March 25, 2025

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-10 (External)

I, Cheryl Wrisinger, 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 6th day of March, 2025.

Cheryl Wrisinger

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 6th day of March, 2025.

Miranda L Rice

Notary Public

March 12, 2028

Commission Expiration Date

MIRANDA L RICE  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jackson County  
My Commission Expires: March 12, 2028  
Commission Number: 12313615

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-10 (Internal)

I, Cheryl Wrisinger, 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.**

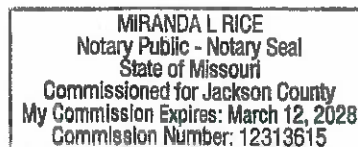
These notices were mailed on the 6th day of March, 2025.

Cheryl Wrisinger  
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 6th day of March, 2025.

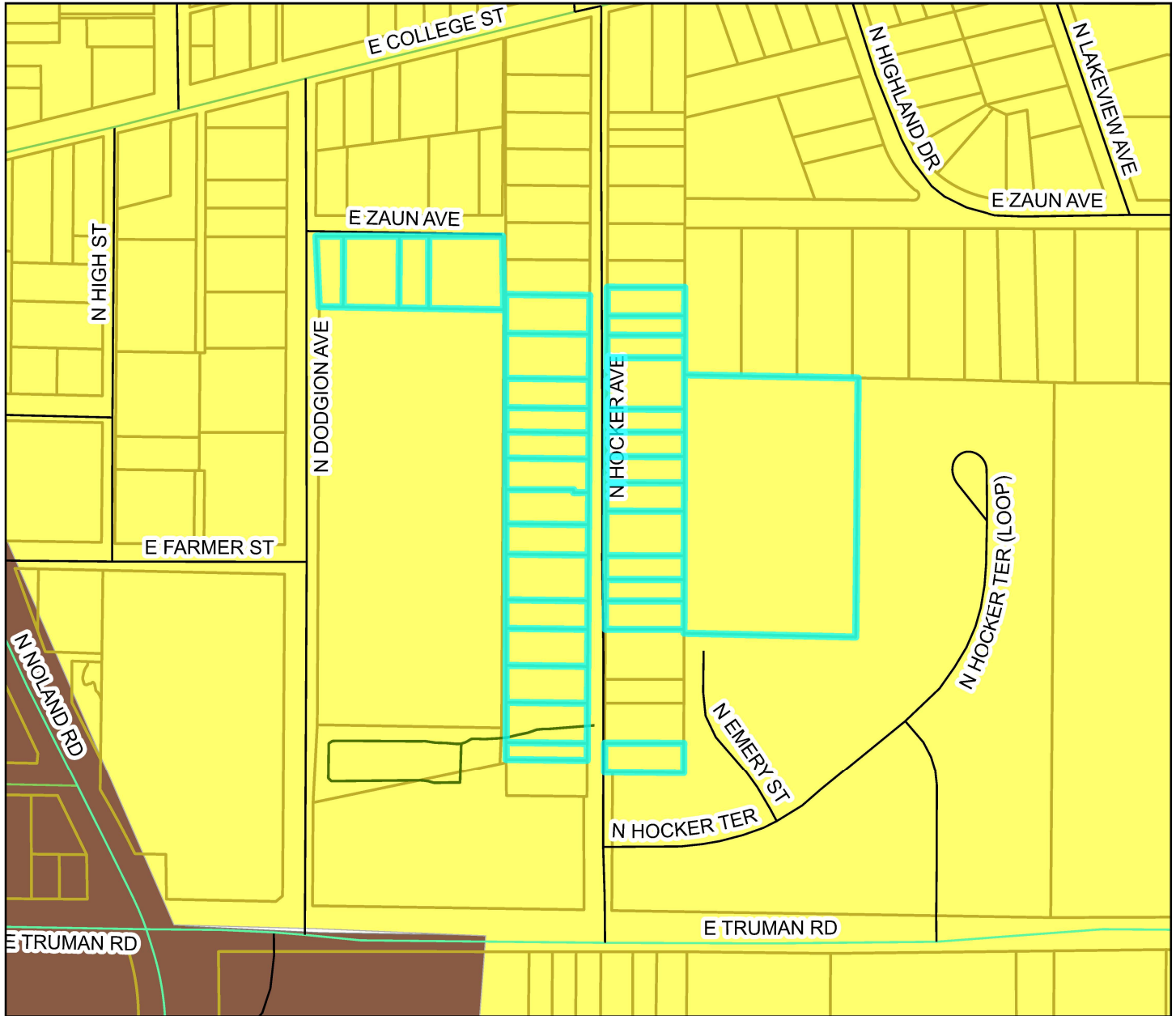
Miranda L Rice  
Notary Public

March 12, 2028  
Commission Expiration Date



# Comprehensive Plan Map

Case #25-100-10




### Streets

-  Collector
-  Local
-  Major Arterial

### Proposed Land Use (Comp Plan)

-  Residential Neighborhoods
-  Mixed Use

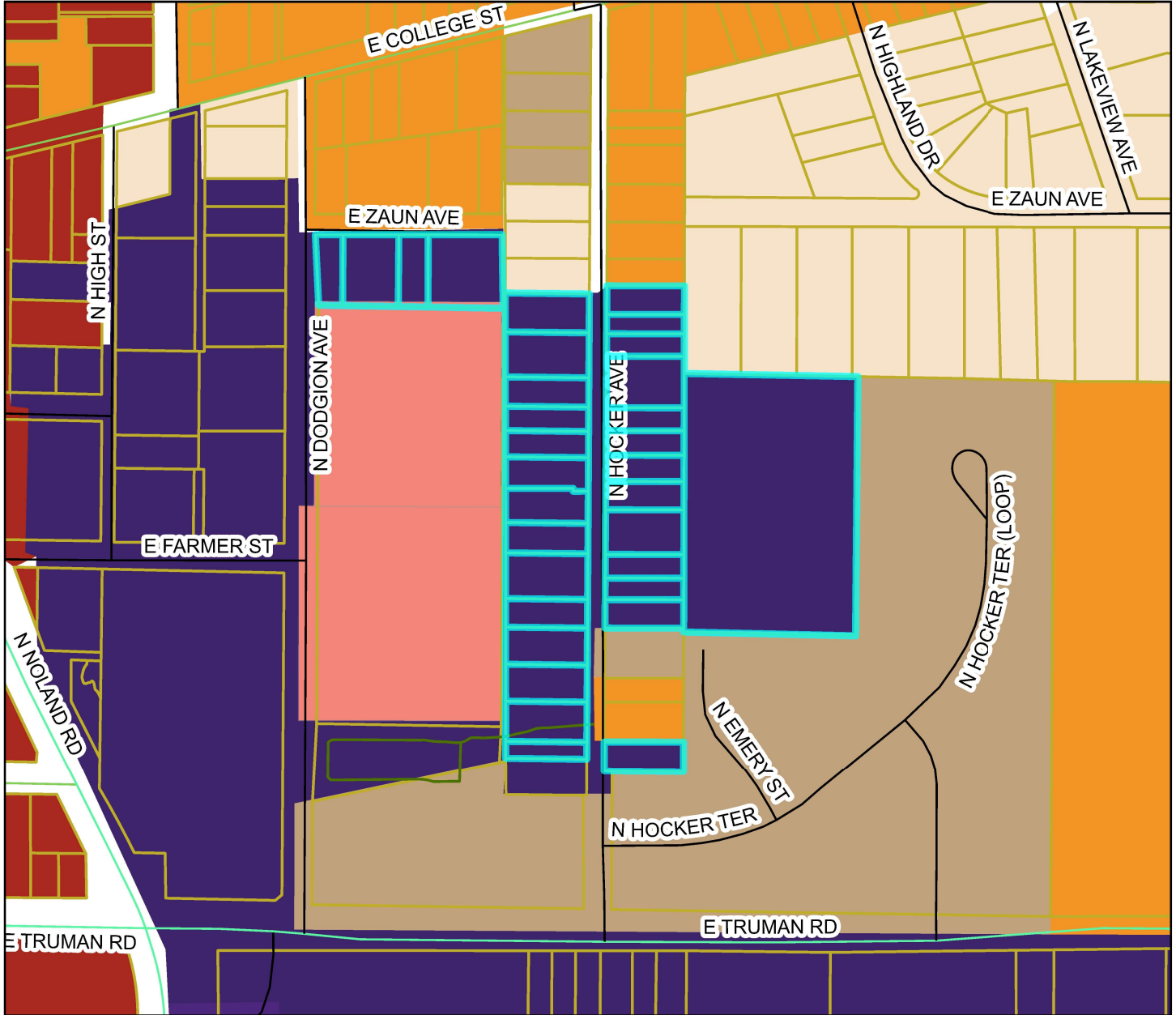
0 200 400 800 US Feet




Prepared For: Planning Commission  
 Community Development Department  
 Meeting Date: March 25, 2025

# Zoning Map

Case #25-100-10



Streets	Zoning District	
Collector	C-2	R-12
Local	Service Commercial/ Historic Landmark	R-18/PUD
Major Arterial	I-1	
	I-1/HL	
	R-6	



Prepared For: Planning Commission  
 Community Development Department  
 Meeting Date: March 25, 2025



Independence Overlay) was created on June 22, 1999. The city adopted its Unified Development Ordinance (Ordinance No. 17339) in 2009, and these lots were converted to the zoning classification of O-1 (Office Residential).

**Proposal:**

The city seeks to rezone the property given the uses in the structure will be broader than simple office activities. Rezoning the lots to C-2 will reflect customer service and public assembly uses on the property and will align with the C-2 zoning of Hartman Heritage across Jackson Drive.

**Physical Characteristics of Property:**

The property consists of two lots. Lot 1, located at the southwest corner of Jackson Drive and Little Blue Parkway, is entirely occupied by a landscaped parking lot. Lot 2, to the west, contains the building situated within a landscaped parking lot. Access to the property is via two (2) driveways off Jackson Drive.

**Characteristics of the Area:**

The vicinity around the new city offices consists primarily of a cluster of restaurants and retail businesses. To the west of the property, along the south side of Jackson Drive further down the corridor, are largely restaurants, but offices (including medical and education uses) are adjacent to the property. The Hartman Heritage strip center, and associated out lots, lie to the north of Jackson Drive. Northeast of the intersection of Jackson Drive and Little Blue Parkway is a QuikTrip. Across Little Blue Parkway to the east are restaurants fronting a large Menards store.

**ANALYSIS**

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

This proposal conforms with Independence for All, Strategic Plan’s objective, “Improve Public Infrastructure and Facilities.”

**Comprehensive Plan Tools and Policies for the Current Designation:**

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Regional Commercial uses. The relevant ‘Tool and Policies’ is, “Facilitate development-ready sites.”

**Sub-Area Plans:**

These lots are located within the Little Blue Valley Plan Area.

**Zoning:**

The O-1 zoning classification allows for some multi-family dwellings, child-care centers, churches, restaurants, offices, banks, schools, government facilities and hair salons. Commercial establishments in the O-1 district may not include more than 5,000 square feet of gross floor area in a single tenant space.

The proposed C-2 (General Commercial) uses include offices, retail shops, hair salons, light auto repair, restaurants, banks, churches, schools, government facilities and various other related uses. No floor area limit applies to commercial establishments in the C-2 district.

**Historic and Archeological Sites:**

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

**Landscaping:**

With the new permit for the tenant finish, a drawing of new landscaping near the building entrances was provided.

**Parking:**

GEHA, the former tenant of the office building on Lot 2, expanded their parking footprint onto Lot 1, roughly doubling their parking capacity. This ensures the city, with a smaller staff onsite, will be provided with adequate parking.

**Floodplain/Stream Buffer/Storm Water:**

There are no federal flood plains or city designated stream buffers in the area of the rezoning. Being near the Little Blue River, the property does not have onsite detention.

**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 Regional Commercial uses for the area. The relevant 'Tool and Policies' is, "Facilitate development-ready sites."*

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

*The property conforms with the Little Blue Valley Plan.*

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

*There are nearby and adjacent office, retail and restaurant uses.*

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

*The proposed C-2 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 O-1 zoning limits the more intense uses of the C-2 district.*

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

*More than two years.*

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

*The rezoning should have no detrimental effect on other area commercial 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, a future property owner might be more limited in the kinds of commercial and retail uses allowed.*

## **EXHIBITS**

1. Application
2. Notification letter
3. Address List
4. Notification Area Map
5. Affidavit
6. Sit and Landscape Plan Elevations
7. Comprehensive Plan map
8. Zoning map

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

### Project Information and Location

Independence Municipal Commons

Project Name

20201 & 20221 E Jackson Dr

Project Address/Location

96,332

+/- 8

2

No

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Steam Buffer (Yes or No)

O-1 (Office-Residential)

C-2 (General Commercial)

Office

Public/Civic

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

Address

(816)325-7109

CDPlanning@indepmo.org

Phone

Email

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name

Company

Address

Phone

Email

#### Owner

City of Independence

Name

Company

111 E Maple Ave

Address

(816)325-7109

CDPlanning@indepmo.org

Phone

Email

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name

Company

Address

Phone

Email

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

02/28/2025

Applicant's Signature

Date

Owner's Signature

Date

# Appendix B - Property Owner Notification Letter

## City of Independence, Missouri

Date: March 4, 2025

Case No. 25-100-11

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: New City Hall Rezoning  
Rezone 20201 and 20221 E. Jackson Drive  
from O-1 (Office Residential) to C-2 (General Commercial)

Applicant: City of Independence

Location of Property: 20201 and 20221 E. Jackson Drive

Planning Commission Meeting Date: March 25, 2025, at 6:00 p.m.

City Council Meeting Date: May 5, 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.



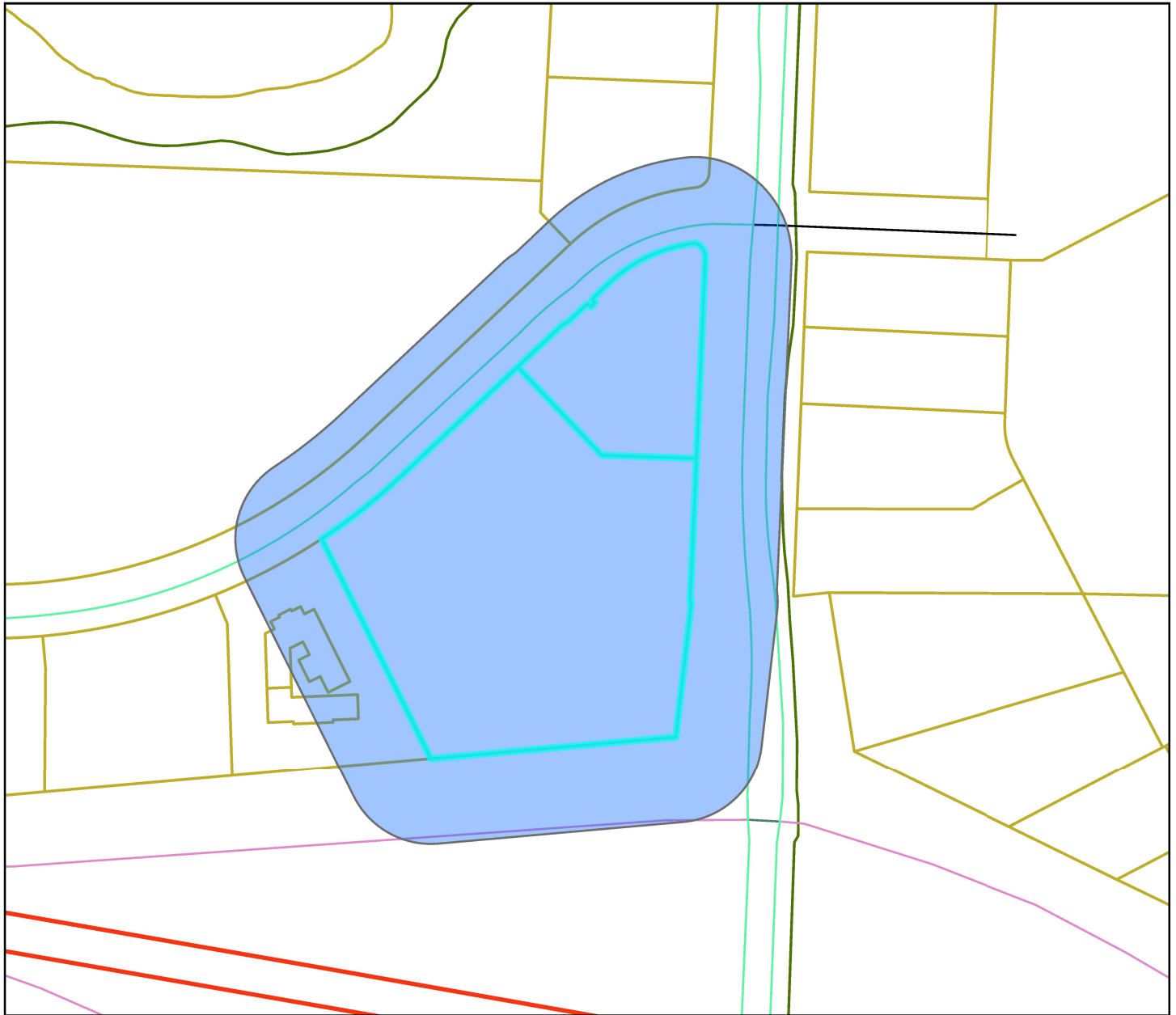
Applicant (or Owner/Agent)

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

Property Address	Property Owner	Owner Address	City	State	ZIP Code
20220 E JACKSON DR	LITTLE BLUE JACKSON INVESTORS LLC	4622 PENNSYLVANIA AVE STE 700	KANSAS CITY	MO	64112
20101 E JACKSON DR UNIT B	SHYNE BRIGHT PROPERTIES LLC	41-580 INOAOLE ST	WAIMANALO	HI	96795-1246
19850 E JACKSON DR	HC INDEPENDENCE LLC	73 WHITE BRIDGE RD STE 103 # 230	NASHVILLE	TN	37205
20221 E JACKSON DR	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050

# Notification Area

Case #25-100-11




## Legend


 Notification Area

### Streets

 Freeway

 Local

 Major Arterial

 Other

 Ramp

 Trails

 Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission  
Community Development Department  
Meeting Date: March 25, 2025

# Property Owner Notification Affidavit

STATE OF MISSOURI

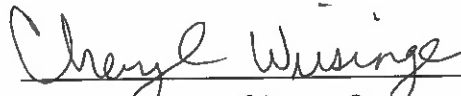
COUNTY OF JACKSON

Case No. 25-100-11

I, Cheryl Wrisinger, 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 6th day of March, 2025.



Signature of Agent, Owner or Attorney

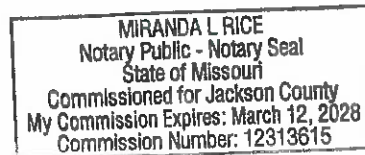
Subscribed and sworn to before me this 6th day of March, 2025.



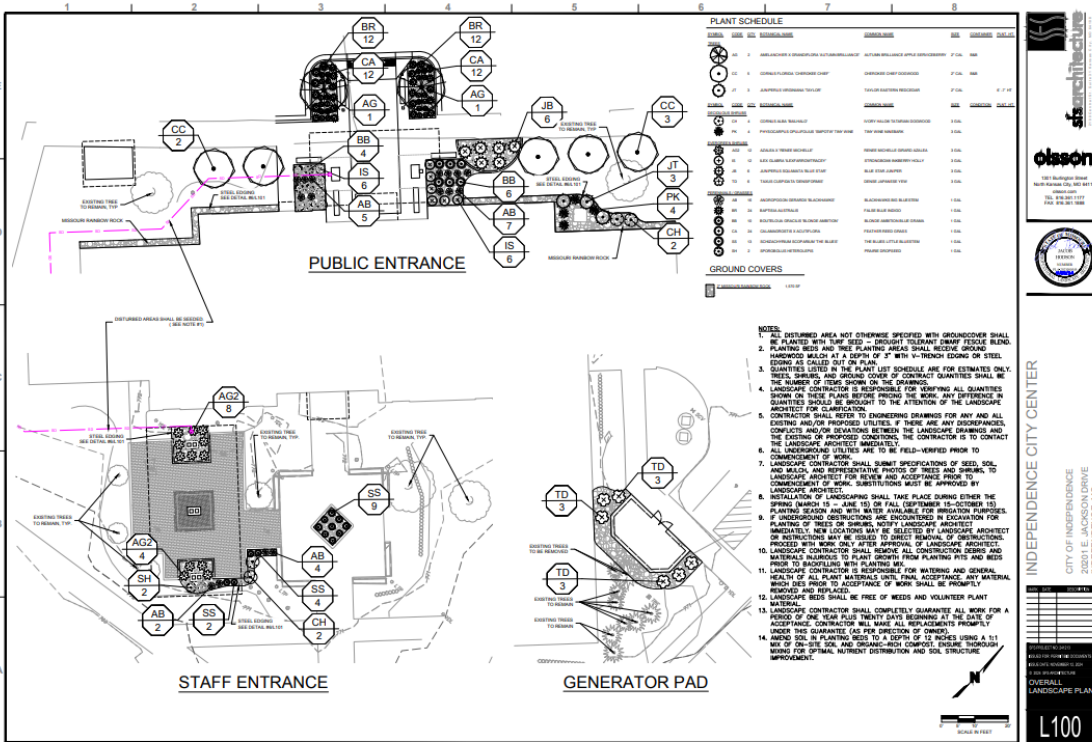
Notary Public



Commission Expiration Date



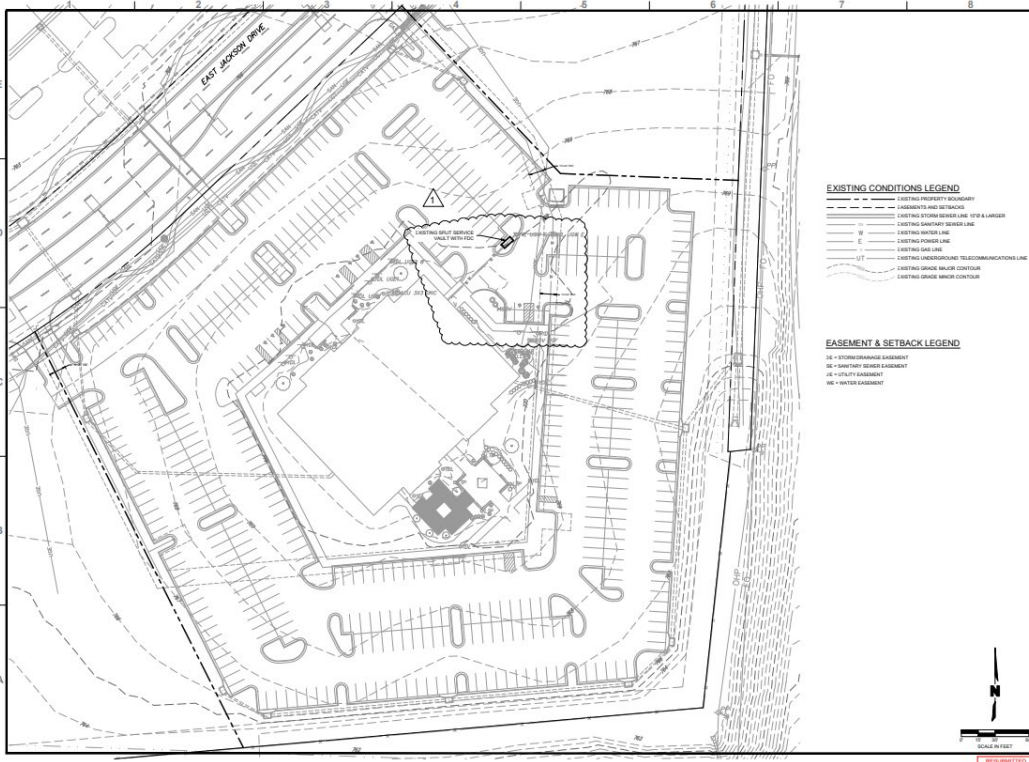




**sfsarchitecture**  
**olsson**  
 1301 Ridgeway Street  
 Independence, MO 64220  
 816.352.1188

**INDEPENDENCE CITY CENTER**  
 CITY OF INDEPENDENCE  
 2020 E. JACKSON DRIVE  
 INDEPENDENCE, MO

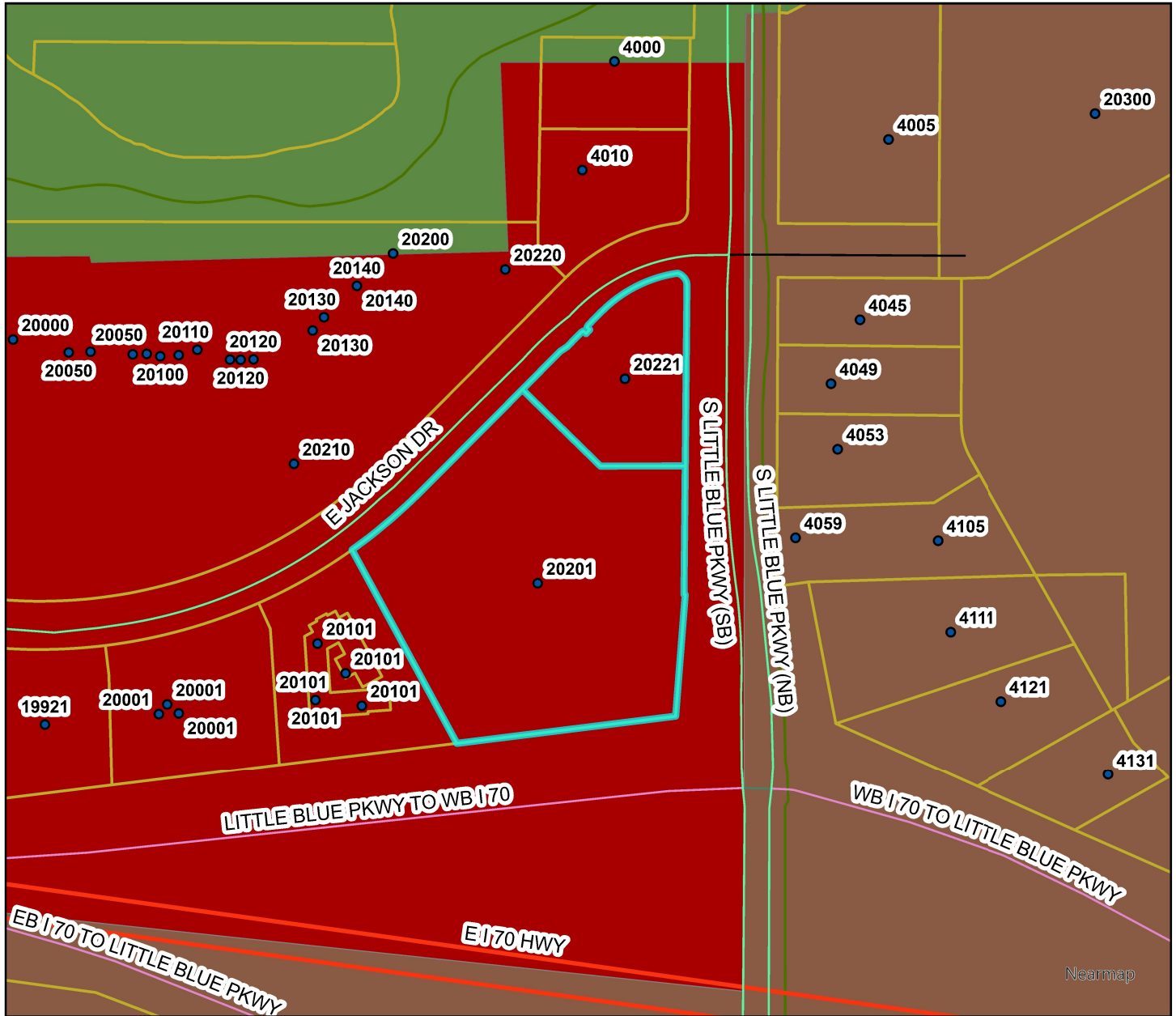
**LANDSCAPE PLAN**  
**L100**



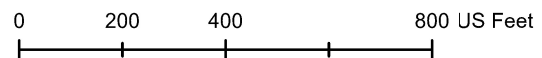
**sfsarchitecture**  
**olsson**  
 1301 Ridgeway Street  
 Independence, MO 64220  
 816.352.1188

**INDEPENDENCE CITY CENTER**  
 CITY OF INDEPENDENCE  
 2020 E. JACKSON DRIVE  
 INDEPENDENCE, MO

**EXISTING PLAN**  
**C100**



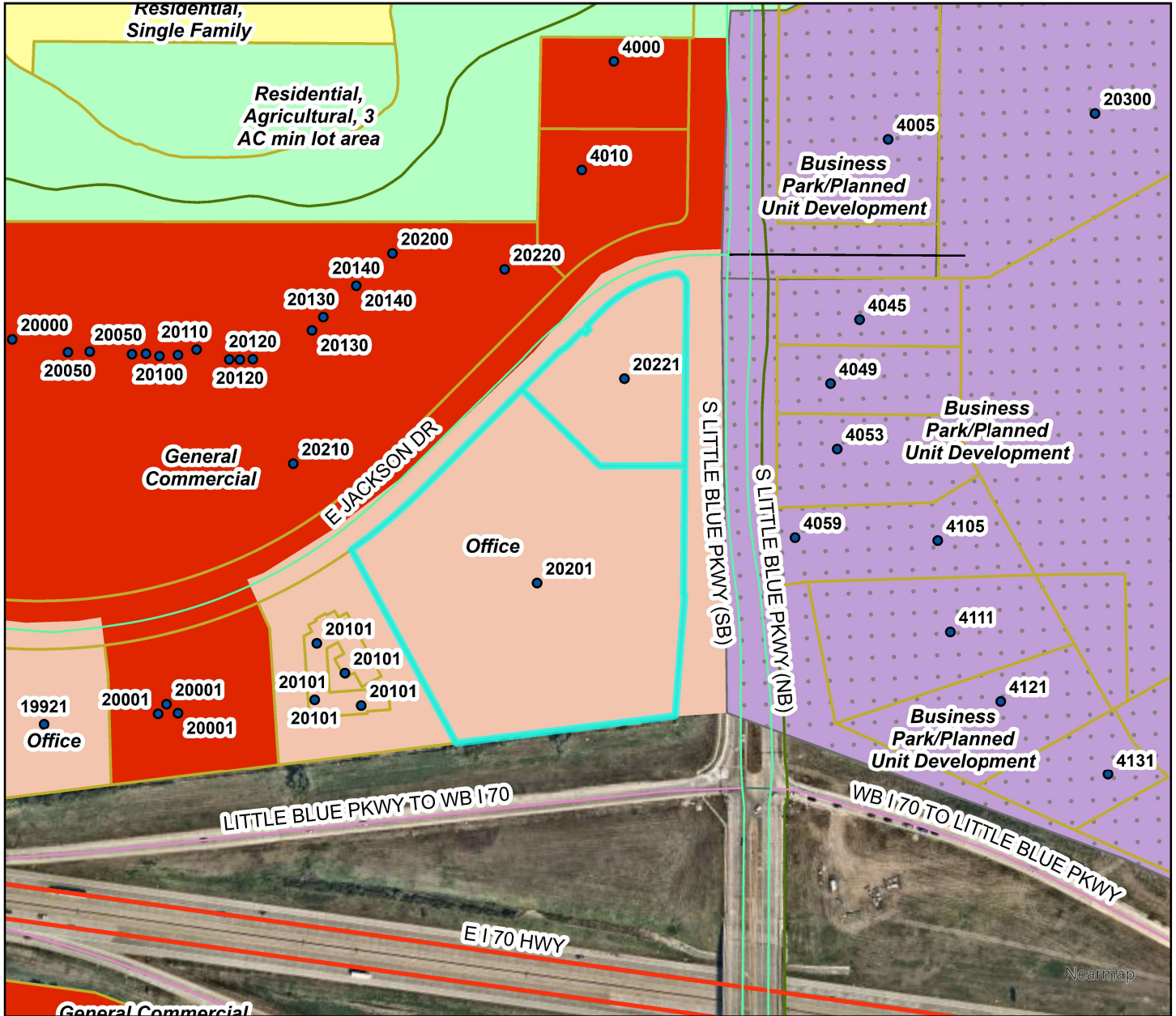
Streets	Proposed Land Use (Comp Plan)
Freeway	Mixed Use
Local	Regional Commercial
Major Arterial	Parks
Other	
Ramp	



Prepared For: Planning Commission  
 Community Development Department  
 Meeting Date: March 25, 2025

# Zoning Map

Case #25-100-11



Streets	Zoning
Freeway	Business Park/PUD
Local	Commercial
Major Arterial	Office
Other	Single Family Residential
Ramp	Residential-Agricultural



Prepared For: Planning Commission  
 Community Development Department  
 Meeting Date: March 25, 2025

**MEETING DATE:** March 25, 2025

**STAFF:** Gabe Glaser, Planner

**PROJECT NAME:** Necessary Road Street Name Change

**CASE NUMBER/REQUEST:** **Case 25-750-01 – Street Name Change – Necessary Road to Pop Warner Drive** – A request by Keith Fogliani to rename Necessary Road to Pop Warner Drive.

**APPLICANT:** Keith Fogliani

**PROPERTY LOCATION:** Necessary Road between RD Mize Road and Little Blue Parkway

**SURROUNDING ZONING/LAND USE:**

- North:** R-6 (Single-Family Residential) -- Vacant Land  
BP/PUD (Business Park/Planned Unit Development – Warehouse)
- East:** C-2 (General Commercial) – Pop Warner Football Field  
R-6 (Single-Family Residential) – Little Blue Trace Trail
- South:** R-6 (Single-Family Residential) – Vacant Land  
R-A (Residential Agricultural) – Little Blue Trace Trail
- West:** BP/PUD (Business Park/Planned Unit Development – Vacant Land  
R-6 (Single Family Residential) – Vacant Land

**PUBLIC NOTICE:**

- Letters to property owners – Date
- Public Notice published in the Independence Examiner – March 8, 2025
- Signs posted on property – March 7, 2025

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on April 21, 2025 and the public hearing/second reading on May 5, 2025.

**RECOMMENDATION**

Staff recommends **APPROVAL** of this street name change request.

**PROJECT DESCRIPTION & BACKGROUND INFORMATION**

**PROJECT DESCRIPTION:** Street name change of Necessary Road to Pop Warner Drive from RD Mize Road to Little Blue Parkway

**Property History:** The subject segment of Necessary Road was annexed into the City of Independence in 1963 (Ord. No. 14868). At that time, Necessary Road ran North from RD Mize and turned into Holke Road, before intersecting with Missouri 78 Highway. This configuration of streets remained until about 2008 when final construction plans were approved for the extension

of Little Blue Parkway from RD Mize Road to Necessary Road. The existing configuration of Necessary Road remains as two separate segments bisected by Little Blue Parkway.

**Proposal:** Heart of America Pop Warner has requested the subject segment of Necessary Road be renamed to Pop Warner Drive. The requested street name change will affect properties on the East side of the subject segment. However, as the applicant describes, properties abutting the West side of the subject segment are unaffected. The properties abutting the Western side of the subject segment will be addressed off Little Blue Parkway.

**Physical Characteristics of Property:**

The proposed segment of Necessary Road is ±3,500 feet in length. Necessary Road is classified as a collector street.

**Characteristics of the Area:**

The subject segment of Necessary Road provides access to Little Blue Trace Trail and Heart of America Pop Warner sports complex. To the West and Northeast of the subject segment are zoned BP/PUD (Business Park/Planned Unit Development) and are part of the Eastgate Commerce Center currently under development.

**ANALYSIS**

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

The proposed street name change is consistent with Independence For All Strategic Plan’s objective to attract and retain quality employers. Heart of America Pop Warner league is the largest and oldest Pop Warner league in Missouri.

**Comprehensive Plan Tools and Policies for the Current Designation:**

Imagine Independence Comprehensive plan provides a guiding principle encouraging the city to celebrate uniqueness and diversity. Approval of this street name change request confirms the identity of the Heart of America Pop Warner league.

**Sub-Area Plans:**

The subject site is located with the Little Blue Valley Comprehensive Plan Amendment area. The Heart of America Pop Warner league constitutes a cultural asset. Approval of this street name change request is consistent with the Little Blue Valley Comprehensive Plan Amendment’s recommendation to preserve cultural assets.

**Historic and Archeological Sites:**

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

**Floodplain/Stream Buffer:**

There is identified stream buffers along this portion of Necessary Road, however the change in roadway name will not impact any streams or culverts.

**CIP Investments:**

RD Mize Bridge over Trace Trail is planned for fiscal year 2029-2030. This project is located to the South/Southeast of the subject segment of Necessary Road.

## **EXHIBITS**

1. Narrative
2. Application
3. Proposed Street Name Change Area
4. Comprehensive Plan map
5. Zoning map

Beyond the Horizon (Area M) LLC  
Beyond the Horizon III LLC  
Pratt NP Holdings LLC

10 February 2025

City of Independence, Missouri

Re: Street Name Change for a Portion of Necessary Road

Dear City Staff:

We have received a request from the Pop Warner football fields association to change the name of the portion of Necessary Road which is adjacent to the Pop Warner football fields (the "Subject Segment") to "Pop Warner Drive". The Subject Segment is outlined in red in Exhibit A to this letter. The Subject Segment would begin at RD Mize Road at the south and would end at the intersection with the larger access road which connects the Little Blue Parkway with the EastGate Commerce Center private road, with the effect that such larger access road would retain the name "Necessary Road".

We note that the City's preference for the address designations within the EastGate Commerce Center to the north and east is to designate building addresses by reference to the Little Blue Parkway and not by reference to Necessary Road or the EastGate Commerce Center private road. We would expect that this preference would also apply for buildings adjacent to "Pop Warner Drive", so that any buildings with frontage on "Pop Warner Drive" would be designate with addresses by reference to the Little Blue Parkway. We would assume that this change of name would have no practical effect on street addresses for future development on land owned by the undersigned Missouri limited liability companies.

On this basis, the undersigned Missouri limited liability companies, which own land adjacent to the Subject Segment, consent to changing the name of the Subject Segment of Necessary Road to "Pop Warner Drive".

All the best,

Beyond the Horizon (Area M) LLC  
Beyond the Horizon III LLC  
Pratt NP Holdings LLC



By:  
President

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

### Project Information and Location

Project Name \_\_\_\_\_

Project Address/Location \_\_\_\_\_

Sq. Ft. of Building \_\_\_\_\_

Acreage \_\_\_\_\_

Number of Lots/Tracts \_\_\_\_\_

Stream Buffer (Yes or No) \_\_\_\_\_

Existing Zoning \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Existing Land Use \_\_\_\_\_

Proposed Land Use \_\_\_\_\_

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

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

### Contact Information

#### Applicant

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

#### Owner

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

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

Applicant's Signature \_\_\_\_\_

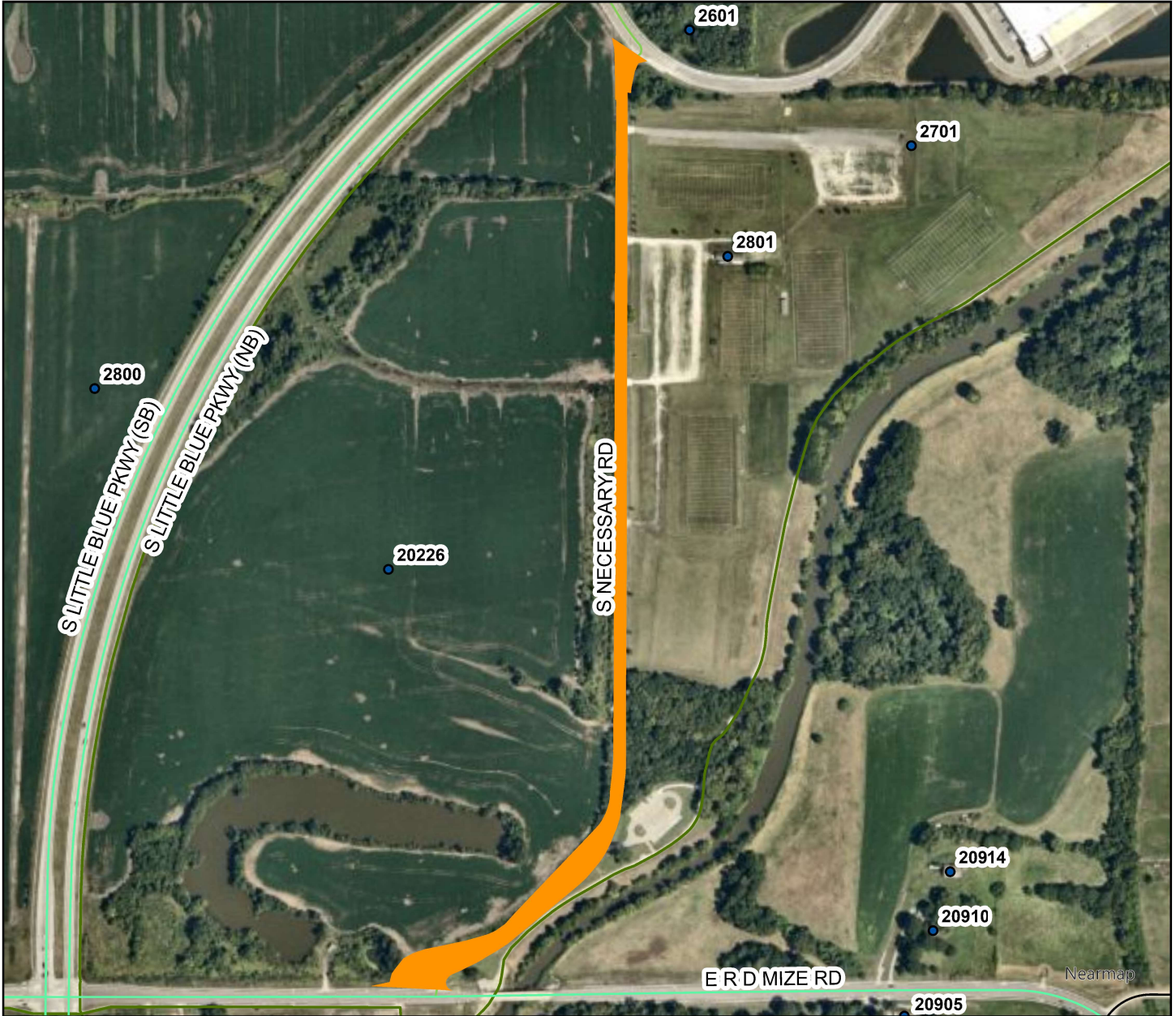
Date \_\_\_\_\_


Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_




# Street Name Change Area

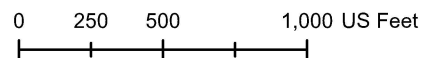
Case #25-750-01



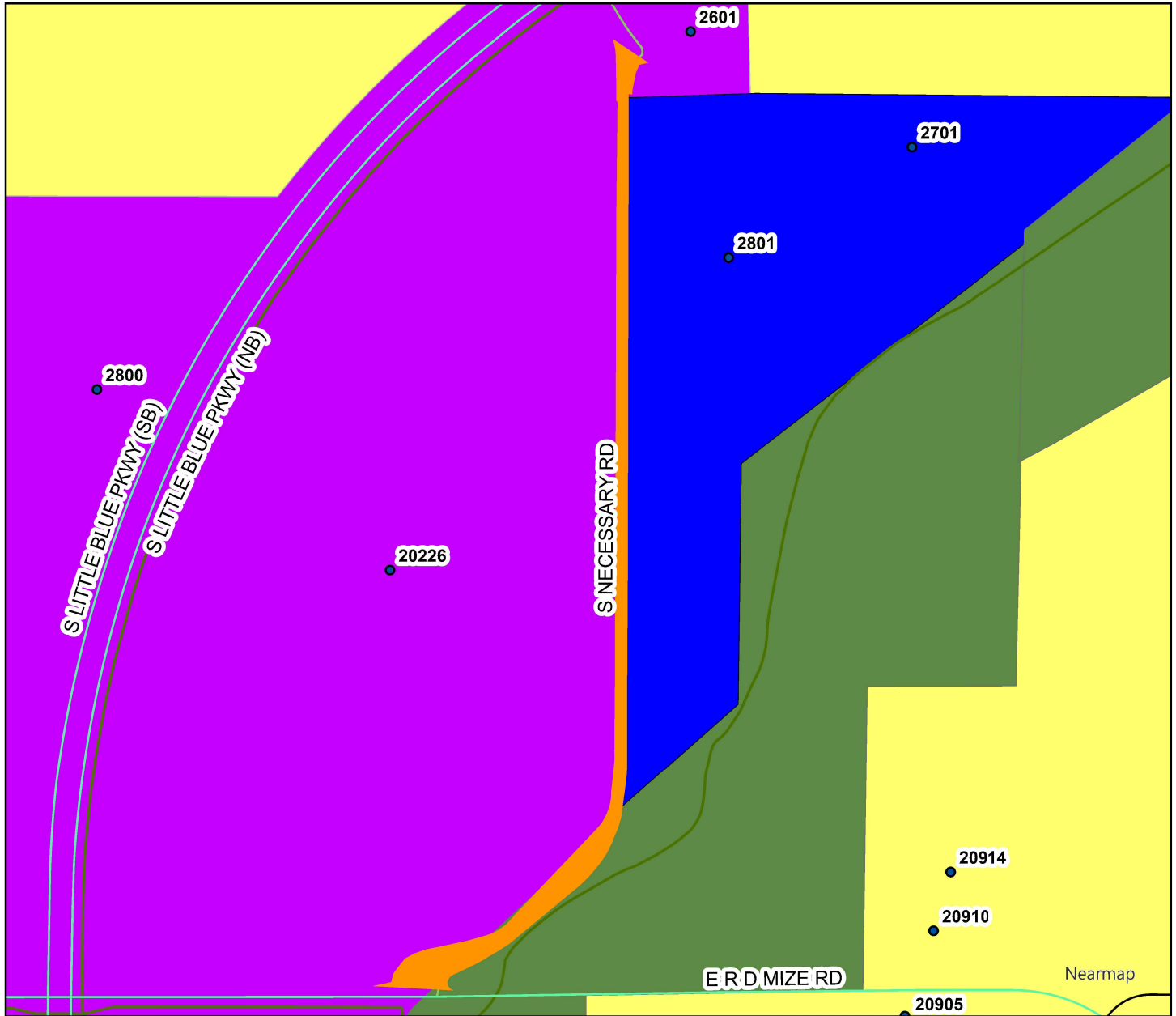
 Proposed Street Name Change Area

**Streets**


-  Collector
-  Local
-  Major Arterial



Prepared For: Planning Commission  
Community Development Department  
Meeting Date: March 25, 2025



## Legend

 Proposed Street Name Change Area


### Streets

-  Collector
-  Local
-  Major Arterial

### Proposed Land Use (Comp Plan)

-  Residential Neighborhoods
-  Business Park
-  Community Attractions & Tourism
-  Parks

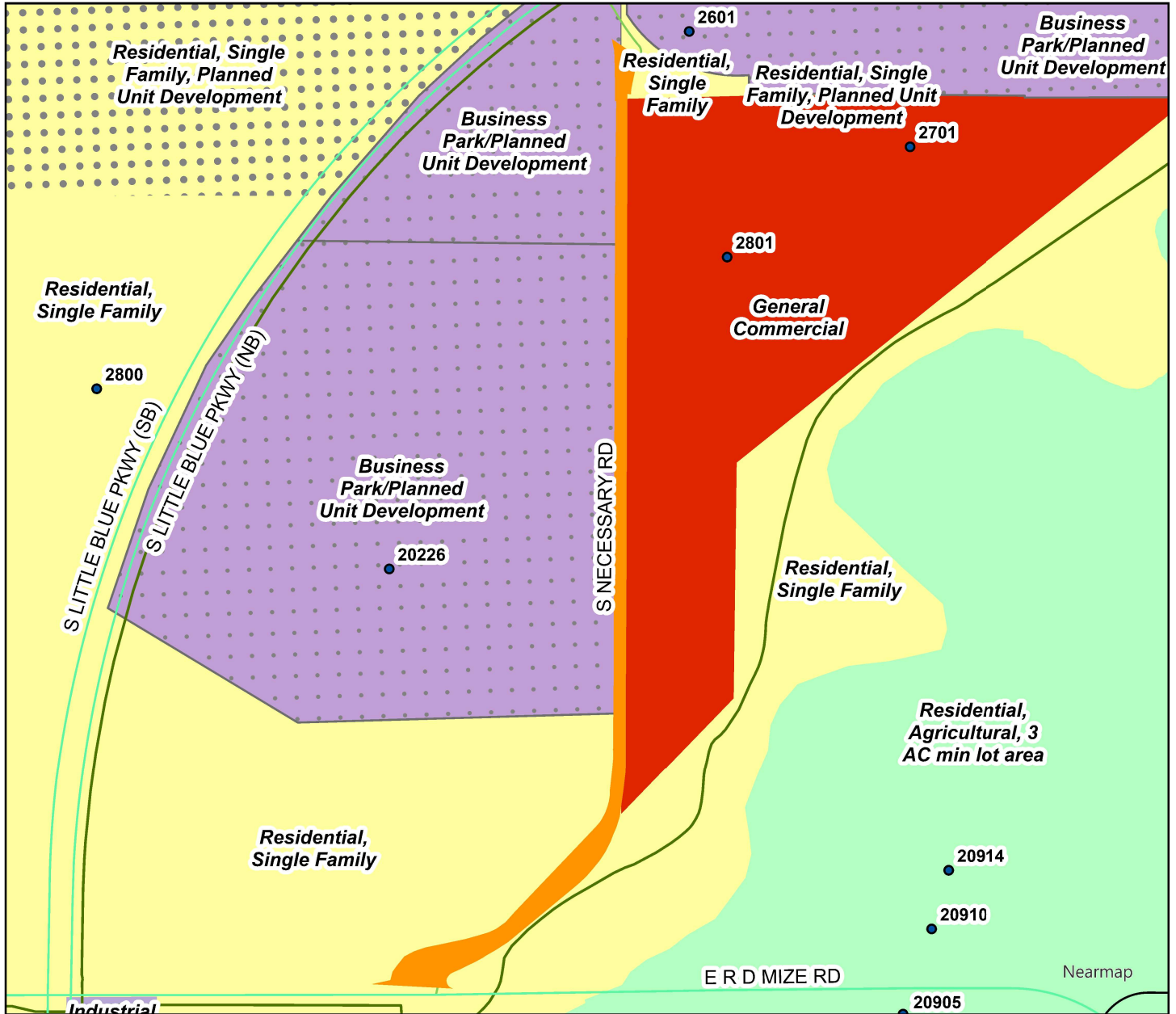
0 250 500 1,000 US Feet













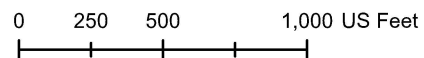

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# Zoning Map

Case #25-750-01



 Proposed Street Name Change Area	<b>Zoning</b>
<b>Streets</b>	 Business Park/PUD
 Collector	 Commercial
 Local	 Industrial
 Major Arterial	 Single Family Residential
	 Single Family Residential/PUD
	 Residential-Agricultural



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