



Planning Commission

April 15, 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 25, 2025**

OTHER BUSINESS

1. **Case 25-600-02 – Special Sign Permit – 20001 E. Jackson Drive** – A request by GrandMark Signs for a Special Sign Permit.
2. **Case 25-400-03 – Short-Term Rental – 1204 W. 32nd Street** – A request by Zoey LaFever to operate a Short-Term Rental.
3. **Case 25-175-01 – UDO Amendment #72 – Auto Repair** – The City proposes Amendment #72 of the Unified Development Ordinance pertaining to auto repair.

ROUNDTABLE - NEXT MEETING APRIL 29, 2025

ADJOURNMENT



Planning Commission Minutes

March 25, 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 3/25/2025, at 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, Michael Young. Absent - Jose Torres.

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

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

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).

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.

Public Comments

Kalen Kendall, 519 N. Hocker, questioned how this will affect homeowners in the area. Mr. Harker explained why correcting this zoning is important to the homeowners, including being able to rebuild a single family home if there was a major loss on the property. Mr. Kendall stated in light of this information, he is in favor of this rezoning.

Motion

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

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).

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.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt noted there are CIP Projects in the area. Mr. Harker stated he would correct his staff report to reflect those projects.

Motion

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

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.

Staff Presentation

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

Applicant Comments

Keith Fogliani, 3312 S. Cochise Ave, provided a brief history of the Pop Warner organization and why they're hoping to rename this street.

Public Comments

No public comments.

Commissioner Comments

In response to Chairwoman Wiley's question, Mr. Glaser reviewed how much of Necessary Road remains.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING APRIL 15, 2025

ADJOURNMENT

The meeting was adjourned at 6:33 p.m.

MEETING DATE: April 15, 2025

STAFF: Brian L. Harker – Senior Planner

PROJECT NAME: Pavilions at Hartman Heritage Pole/Pylon Shopping Center Sign

CASE NUMBER/REQUEST: 25-600-02 – A request by Grand Mark Signs for a Special Sign Permit for a Pole (Pylon) Shopping Center Sign at 20001 E. Jackson Drive

APPLICANT: Joe Tindall, Grandmark Sign

APPLICANT ADDRESS: 15301 W. 109th Street, Lenexa, KS 66219

PROPERTY ADDRESS: 20001 E. Jackson Drive

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...retail strip center and out lots

South: Interstate 70...freeway

East: O-1 (Office Residential)...offices

West: O-1 (Office Residential)...restaurants

RECOMMENDATION

Staff recommends **APPROVAL** of a Special Sign Permit with the following conditions.

1. Allow a pole/pylon sign that would be 50 feet in height, which is 41 feet higher than free-standing signs that are permitted in this section of the City according to the matrix in SECTION 14-504-13.
2. Allow a sign face of 750-square feet. (SECTION 14-504-13-B permits 120 square feet for pole sign and 100 square feet for monument sign face coverage)
3. Require a masonry base for the proposed pylon/pole sign similar to other recent signs along the Interstate 70 and Interstate 470 corridors.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

The applicant requests a new multi-tenant pole (pylon) sign in the endcap, at the southeast corner of the parking lot at 20001 E. Jackson Drive, to help promote and improve the awareness of the tenants of the Pavilions at Hartman Heritage. The bulk of the shopping center, including the main retail strip center structure, is located north of E. Jackson Drive. While some out lots are located on that side of the street, offices and restaurants line the southside of the corridor. The lot for Paramount Health Chiropractic, located at the above-mentioned address, abuts the right-of-way adjacent to the west-bound on-ramp to Interstate 70, west of the Little Blue Parkway interchange.

The Pavilions of Hartman Heritage contains 220,000-square feet of floor area, but currently only 40-percent of the space is occupied. Existing tenants have requested signage that can attract more consumers. The applicant also believes that incoming national retail tenants will require additional signage. The owner of the lot has given permission for the placement of the multi-tenant pylon/pole sign at this location.

ANALYSIS

Elevations:

The proposed sign would be internally illuminated, with a clean and modern aesthetic look. The sign will be a rectangular shaped pylon. The applicant requests a pylon/pole sign that would be 50 feet in height, which is 25 feet higher than pole/pylon signs in the western areas of the City where they are permitted, and 41 feet higher than free-standing signs that are permitted in this eastern portion of the City.

The face of the sign will consist of a 30 feet tall, 750-square foot, internally illuminated cabinet sign at its top. It will be configured to accommodate advertising for 18 tenants (four major tenants and 14 minor tenants). The sign will be 25 feet wide across its top and also at its base. The applicant proposes a base made with aluminum panels, painted the color of the shopping center, skirting the sign's poles. Staff request a masonry base similar to that of other recently constructed signs along the Interstate 70 and Interstate 470 corridors.

Site Plan and Landscaping:

The proposed sign will be sited 10 feet back from the fence line and will not intrude or interfere with adjoining properties. It will be visible from vehicles traveling on Interstate 70, which is the objective for this Special Sign Permit. It will be placed in the grassy, parking-lot endcap behind the fence at the back of the property owned by Paramount Health Chiropractic. A 3-D image of the proposed landscaping around the sign and a landscaping plan show how the proposed plantings would be arranged around the sign base.

Historic and Archeological Sites:

There do not appear to be any significant historic or archeological sites on the property.

CIP Investments:

The City and MoDOT have a current capital improvements project along S. Little Blue Parkway between Interstate 70 and E. Jackson Drive.

REVIEW CRITERIA

Recommendations to and decisions of the Planning Commission on Special Sign Permit applications must be based on consideration of the following:

1. **The purpose and intent of the article** – *The request would allow for the placement of a pole/pylon sign near the Interstate 70 right-of-way to provide the tenants of the Pavilions of Hartman Heritage more exposure.*
2. **Use of the facility** – *The tall free-standing sign would allow tenants of the shopping center to advertise to drivers on the freeway.*
3. **Size of the site** – *The sign would have a face area of 750 square feet.*
4. **Height of the sign** – *The elevations indicate the height of the new sign would be 50 feet.*
5. **Number, size, and height of signs on the surrounding properties** – *The proposed sign would be located 10 feet from the right-of-way and close to the east property line near the southeast corner of the office facility lot. This is just outside of the parking lot. Nearby tall pole/pylon signs of similar height include the following: the Menards site and associated out lots, the*

Independence Center, Eastland Center, Cheddar's, Independence Commons, Walmart/Sam's Club and Bass Pro Shops.

6. **Number, size, and height of signs previously approved for similar uses within the community** – *There are similar pole/pylon signs in the vicinity of the southeast portion of Independence.*
7. **Surrounding zoning and land uses** – *The surrounding properties are generally zoned C-2 (General Commercial) or O-1 (Office-Residential).*
8. **Topography of the site** – *The location of the sign is slightly elevated from the highway right-of-way. The base of the sign will be level with the adjacent parking lot.*
9. **Any other factor relating to:**
 - a. The physical character of the sign, excluding content except for obscenity – *The proposed pole/pylon sign, with the proposed base material modifications, would not be out of character with the type of land use in the area.*
 - b. Its physical relationship to the principal building and site – *The proposed signage is for the use of the entirety of the Pavilions at Hartman Heritage development.*
 - c. Any unique visibility considerations – *As the proposed signage appears to have no obstructions, it should not create any visibility concerns.*

EXHIBITS

1. Application
2. Narrative
3. UDO Code
4. Sign Profile
5. Site Plan, Sightline, Elevations, Photos
6. Zoning Map

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: INTENTIONALLY ILLUMINATED POLE SIGN FOR THE PAVILIONS AT HARTMAN HERITAGE

Project Address/Location: 20001 E. JACKSON, INDEPENDENCE

Sq. Ft. of Building: C-2 Acreage: C-2 Number of Lots/Tracts: General Commercial Steam Buffer (Yes or No): SAME

Existing Zoning: C-2 Proposed Zoning: C-2 Existing Land Use: General Commercial Proposed Land Use: SAME

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

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

Contact Information

Applicant

Name: Joe TINDALL, Grandmark Sign

Address: 15301 West 109th St. Lenexa, KS 66229

Phone: 913-245-0007 Email: joe@grandmarksign.com

Owner

Name: Will Hylshof, Highland Capital

Address: 73 Whitebridge Rd. Ste 103 #230 Nashville, TN 37205

Phone: 915-247-9949 Email: will@hlcapt.com

Architect/Engineer/Surveyor/Other:

Name _____ Company _____

Address _____

Phone _____

Email _____

Architect/Engineer/Surveyor/Other:

Name _____ Company _____

Address _____

Phone _____

Email _____

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

Applicant's Signature: [Signature] Date: 02/20/2025 Owner's Signature: Will H Date: 2/25/2025

Off Premises Property Owner Signature: [Signature]

Date: 3/20/2025

Special Sign Permit Request for 50' Tall Off Premises Multi-Tenant Pole Sign for The Pavilions at Hartman Heritage

Background

Highland Capital, based out of Nashville, TN, purchased The Pavilions at Hartman Heritage in November 2024. This shopping center was in bankruptcy in part due to a low occupancy rate, lack of allocated funding, and no long-term vision for the shopping center. Highland Capital purchased this property, with the intent of increasing the occupancy rate, in turn to help fund future property improvements. Highland Capital has a track record of performing at centers across the country. The firm has redeveloped over 10,000,000 square feet of retail across 39 different states and over 100 different properties. The Pavilions buildings total ~220K square feet and are currently 40% occupied. Existing tenants have requested signage that can attract more consumers and are excited about the potential for a sign that will run parallel to the I-70. Additionally, incoming national retail tenants will require additional signage, as visibility in the retail sector is vital for a tenants' success. The amount of traffic will be significant and is expected to be a major boost towards retaining existing tenants, attracting new ones, and for the overall health of the shopping center. This will provide upgrades, excitement, and new places for the community to enjoy. This sign would be placed in the grassy area behind the fence at the back of the building owned and occupied by Paramount Health Chiropractic. The owner of this property has given his permission for the placement of the multi-tenant pole sign. The requested sign height is 50' to ensure the tenants' names can be easily seen from vehicles traveling on I-70.

Multi-tenant Pole Sign

A new multi-tenant pole sign is being requested to help promote and improve the visibility of the current and future Pavilions tenants. It will be internally illuminated, with a clean and modern aesthetic look. The owner of Paramount Health Chiropractic will occupy one of the spaces on this sign. This sign will be set back 10' from the fence line and will not intrude or interfere with adjoining properties. It will primarily be visible from vehicles traveling on the I-70, which is the objective for this Special Sign Permit. The sign will follow strict construction guidelines including the footer, base and sign construction. It is desired to begin sign construction in April 2025.

14-504-13 Signs allowed in nonresidential districts (O, C, I)

[14-504-13-A.]The following standards apply to signs in O, C and I districts. In these zoning districts, pole and pylon signs are permitted only in western portion of Independence. For the purposes of this section, western Independence is defined as that portion of the City located north on Interstate 70, and west of the centerline of Lee's Summit Road from Interstate 70 to Highway 24, then continued to centerline of N. Holder Road, as extended, to the northern City limits.

Land Use	Sign Type	Max. Number	Max. Area	Max. Height	Setbacks	Type of Illumination	Additional Requirements
Facade Sign							
Multi-Family	Wall	1 per building	5% of building facade area	N/A	N/A	None	
Multi-Family	Canopy or Projecting	1 per building in lieu of wall sign	12 sq. ft.	N/A	N/A	None	See Sec. 14-504-14-B
Nonresidential—Single Tenant Building	Wall	3 per facade	25 sq. ft. in O districts 25 sq. ft. or 10% of building facade area for the total sign area	N/A	N/A	O-1 district: None All other districts: Non-illuminated, internal illuminated, or direct	
Nonresidential—Single Tenant Building	Canopy or Projecting	1 per building in lieu of wall sign	12 sq. ft.	N/A	N/A	O-1 district: None All other districts: Non-illuminated, internal illuminated, or direct	See Sec. 14-504-14-B
Nonresidential—Multi-Tenant Building	Wall	2 per customer entrance with at least one of	25 sq. ft. in O districts 25 sq. ft. or	N/A	N/A	O-1 district: None All other districts: Non-	

Created: 2025-01-22 15:07:58 [EST]

(Supp. No. 7)

		those on the elevation with the primary entrance	10% of building facade area for the total sign area			illuminated, internal illuminated, or direct	
Nonresidential—Multi-Tenant Building	Canopy or Projecting	1 per customer entrance in lieu of wall sign	12 sq. ft.	N/A	N/A	O-1 district: None All other districts: Non-illuminated, internal illuminated, or direct	See Sec. 14-504-14-B
Nonresidential—Multi-Tenant Building	Directory	1 per building	12 sq. ft.	N/A	N/A	O-1 district: None All other districts: Non-illuminated, internal illuminated, or direct	
Freestanding Sign							
Multi-Family	Monument	1 per public or private street frontage, a maximum of 2 per property	32 sq. ft.	6 feet	Exterior: 15 ft. Side: 7 ft.	Non-illuminated, internal illuminated, or direct	See Sec. 14-504-14-A
Multi-Family	Directional	1 per driveway	6 sq. ft.	3 feet	None	None	Must be located out of the sight distance triangle.
Nonresidential—Single Tenant Building	Monument	1 per public street frontage, a maximum of 2 per property	O-1 and C-1 districts: 40 sq. ft. All	O-1 and C-1 districts: 6 feet All other	Exterior: 5 ft. Side: 3 ft.	Non-illuminated, internal illuminated, or direct	See Sec. 14-504-14-A.

			other districts: See Sec. 14-504-13-B	districts: 8 feet			
Nonresidential— Single Tenant Building	Pole (Western Independence only)	In lieu of Monument, 1 per public street frontage, a maximum of 2 per property	See Sec. 14-504-13-B	25 ft.	Exterior: 10 ft. Side: 3 ft.	Non-illuminated, internal illuminated, or direct	Must be supported with a base at least 25% of the width of the sign; See Sec. 14-504-14-A
Nonresidential— Single Tenant Building	Directional	1 per driveway	6 sq. ft.	3 feet	None	None	Must be located out of the sight distance triangle.
Nonresidential— Multi-Tenant Building	Monument	1 per building per public street frontage, a maximum of 2 per property	O-1 and C-1 districts: 40 sq. ft. All other districts: See Sec. 14-504-13-B	O-1 and C-1 districts: 6 feet All other districts: 8 feet	Exterior: 5 ft. Side: 3 ft.	Non-illuminated, internal illuminated, or direct	See Sec. 14-504-14-A.
Nonresidential— Multi-Tenant Building	Pole (Western Independence only)	In lieu of Monument, 1 per public street frontage, a maximum of 2 per property	See Sec. 14-504-13-B	25 ft.	Exterior: 10 ft. Side: 7 ft.	Non-illuminated, internal illuminated, or direct	Must be supported with a base at least 25% of the width of the sign; See Sec. 14-504-14-A
Nonresidential— Multi-Tenant Building	Directional	1 per driveway	6 sq. ft.	3 feet	None	None	Must be located out of the sight distance triangle.
Temporary Signs							
Single-family, Two-family,	Service	3	6 sq. ft.	3 feet	None	None	See Sec. 14-504-04-I

Triplex, or Four-Plex developments							
Multi-Family and Nonresidential	Service	1	32 sq. ft.	6 feet		None	See Sec. 14-504-04-I
All Developments	Subdivision, Construction	2	32 sq. ft.	8 feet	None	None	See Sec. 14-504-14-E
Other	Banner	1	32 sq. ft.				See Sec. 14-504-14-D

14-504-13-B. Sign Area Maximums for Certain Nonresidential Districts. The following square footage limitations pertain to monument and pole signs in C-2, C-3, BP, I-1 and I-2 districts.

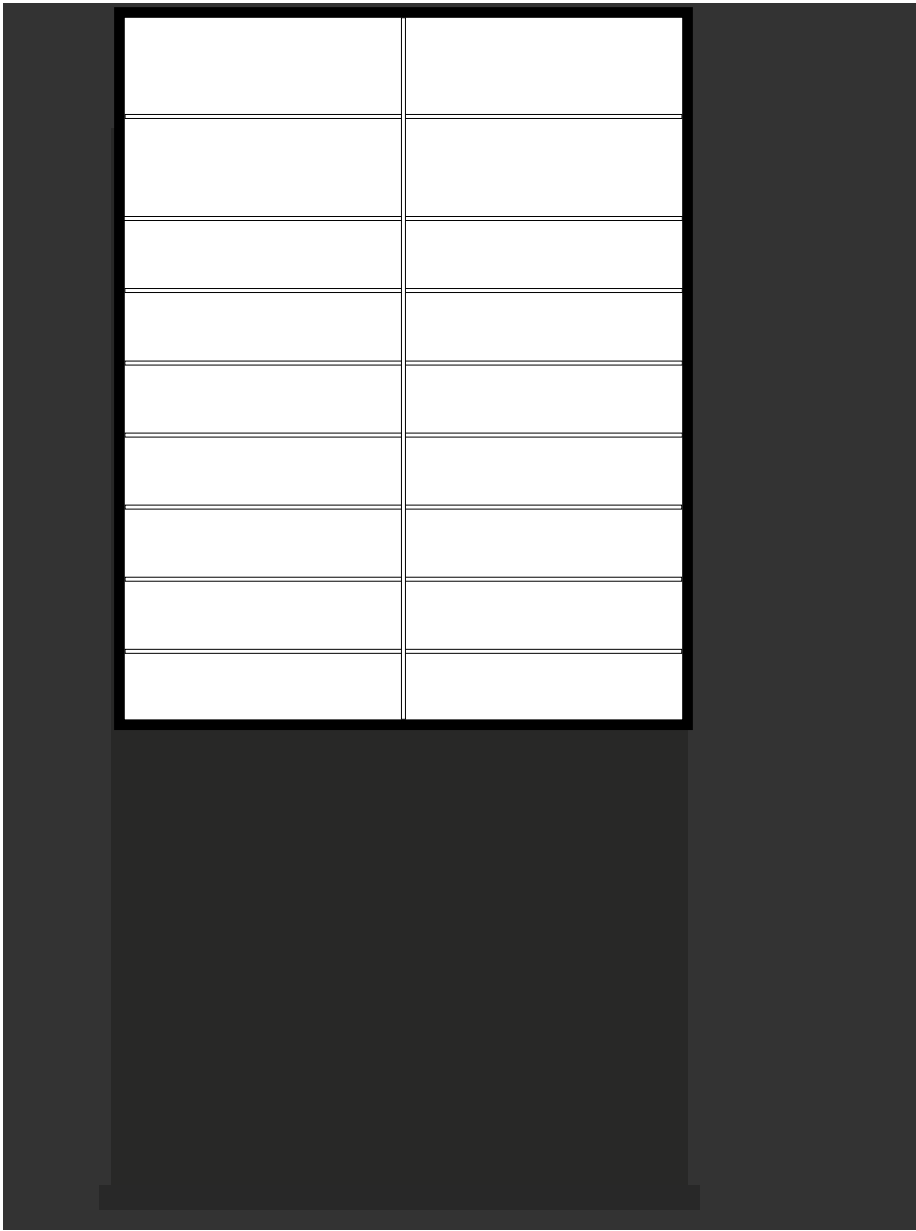
1. **Monument Signs.** 50 square feet plus 1.0 square foot of sign area per lineal foot of street frontage up to a maximum of 120 square feet of sign area.
2. **Pole Signs.** 50 square feet plus 0.5 square foot of sign area per lineal foot of street frontage up to a maximum of 100 square feet of sign area.

(Ord. No. 17534; Ord. No. 17832; Ord. No. 17942; Ord. No. 17988; Ord. No. 18210; Ord. No. 18286; Ord. No. 18618)

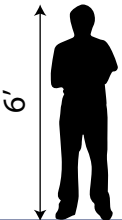
Pavilions Pylon Sign

Base: Steel structure with anchoring posts set into concrete. Aluminum cage to be built around posts with aluminum panels covering cage and painted to match shopping center facade color

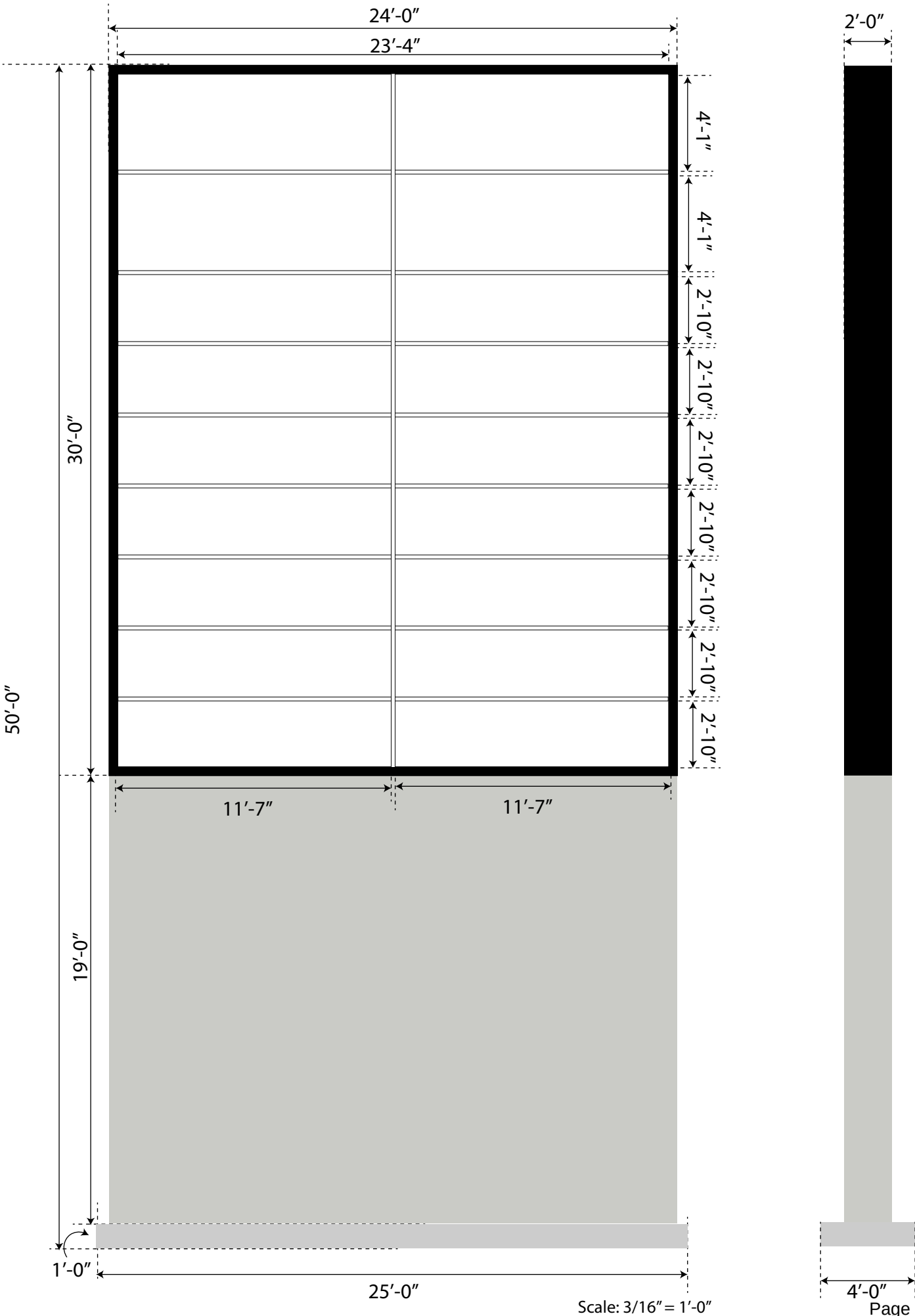
Tenant Signs: Aluminum sign cabinet with (18) tenant spaces. Faces to be polycarbonate with vinyl graphics Internally illuminated with LEDs



Simulated Illumination Scale: 1/8" = 1'-0"



ADDRESS	JOB	DATE	PREPARED BY	
20000 E Jackson Dr. Independence, MO	The Pavilions Shopping Center	3.28.25	AM	

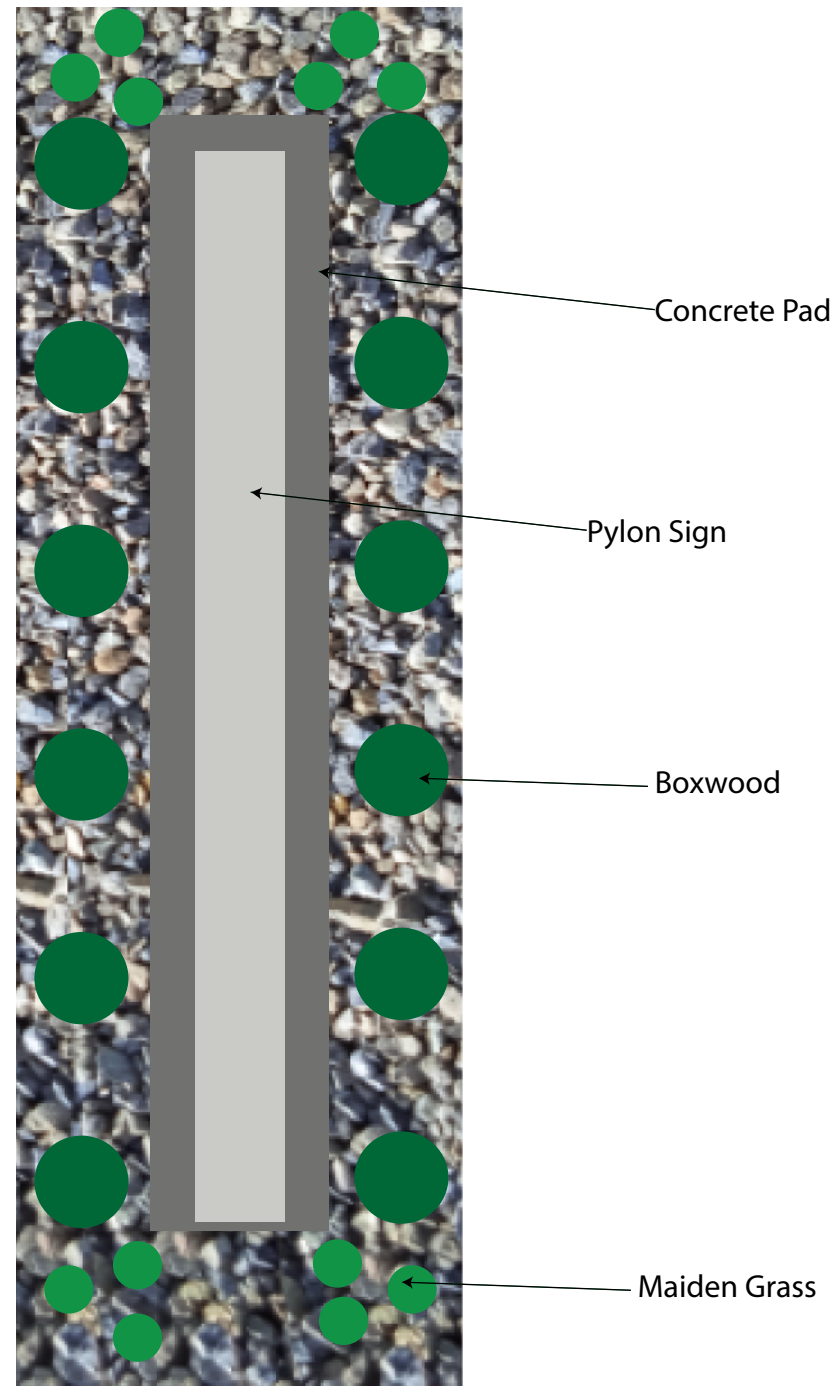
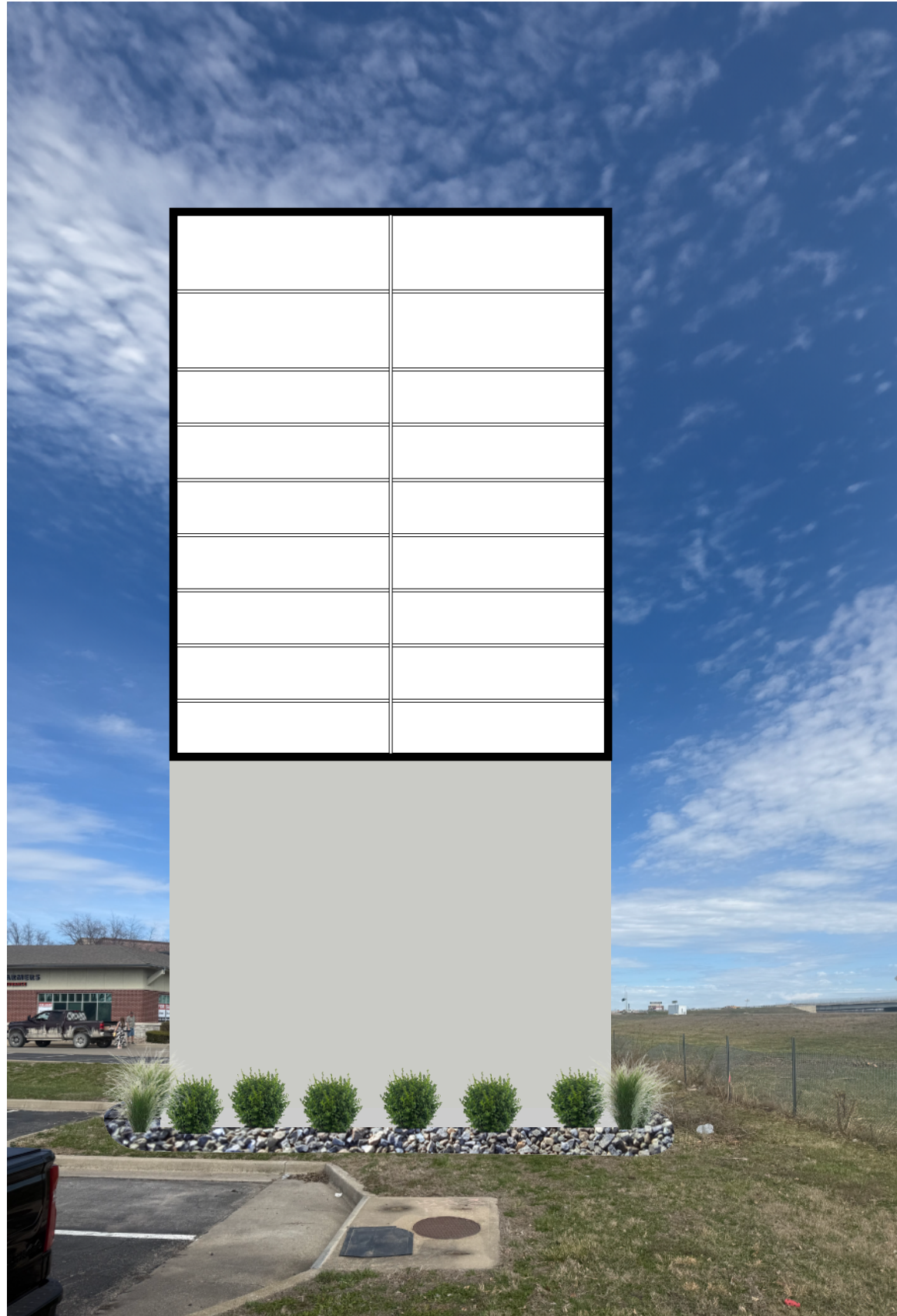


Landscape Plan

Pebble bed to be set 3' from edge of sign on all sides

(6) Boxwood bushes on front and back of sign (12 total)

(6) Maiden Grass clustered around boxwood on ends of sign (12 total)



Setback & Location Options



- Pylon
- Sign Location
- Landscaping

Sight Line from I-70

Traveling West on I-70



Pylon Sign Location

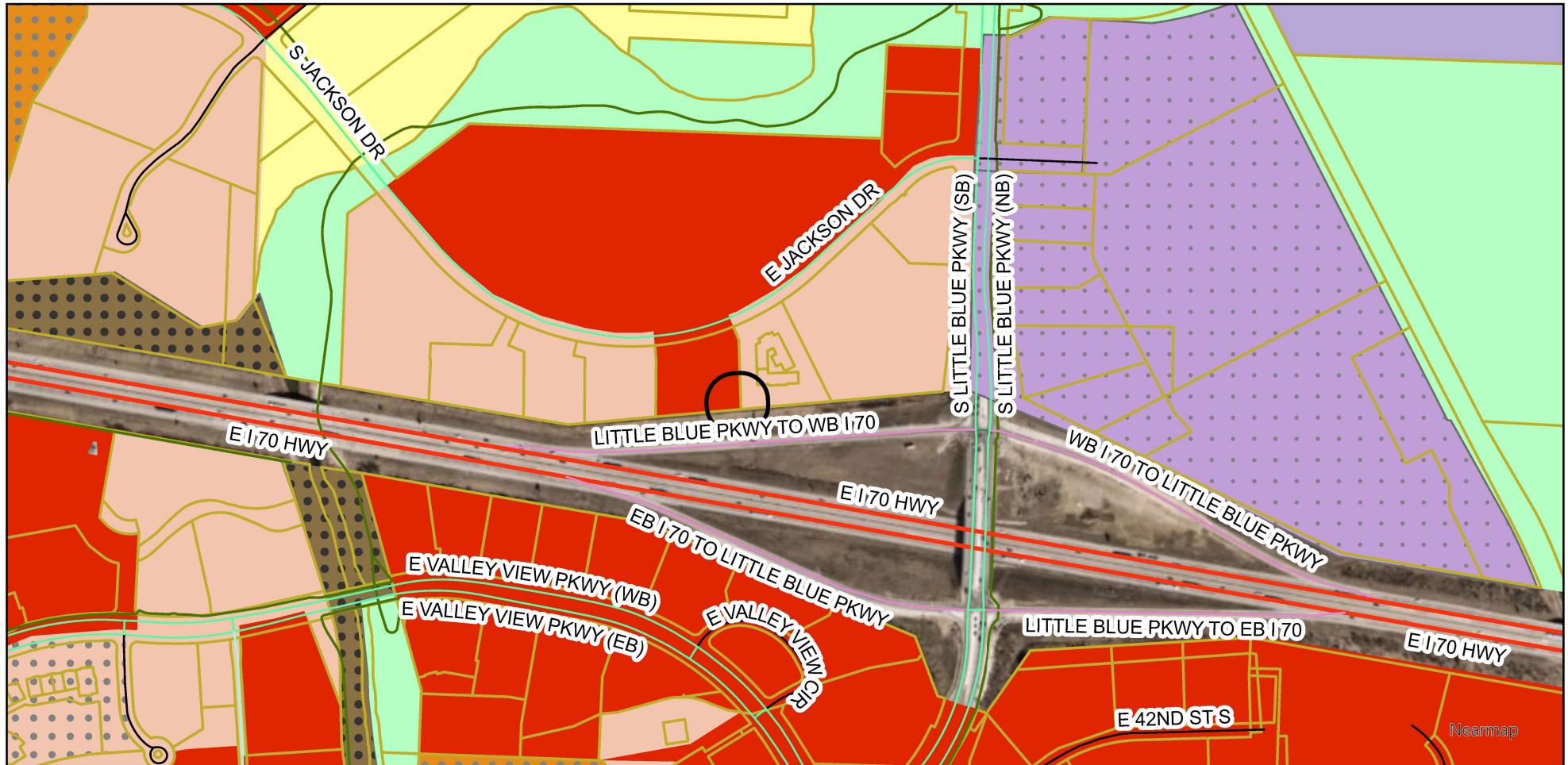
Traveling East on I-70



Pylon Sign Location

Zoning Map

Case #25-600-01



 Proposed Sign	Zoning	 Commercial/Special Character	 Office/Planned Unit Development	 High Density Residential/PUD
	 Business Park/PUD	 Industrial	 Moderate Density Residential/PUD	 Single Family Residential
	 Commercial	 Office		 Residential-Agricultural

0 500 1,000 2,000 Feet

Prepared For: Planning Commission
 Community Development Department
 Meeting Date: April 15, 2025



MEETING DATE: April 15, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 1204 W 32nd St S – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-03 – Short-Term Rental – 1204 W 32nd St S** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 1204 W 32nd St S

APPLICANT: Zoey LaFever, Guiding Light Properties

APPLICANT ADDRESS: 2100 Sterling Ave, Raytown, Mo 64133

PROPERTY OWNER/RESPONSIBLE AGENT: Zoey LaFever

OWNER ADDRESS: 2100 Sterling Ave, Raytown, Mo 64133

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

SURROUNDING ZONINGS/LAND USES:

- N:** R-6 (Single-Family Residential) / Single-Family
- S:** R-6 (Single-Family Residential) / Single-Family
- E:** R-6 (Single-Family Residential) / Single-Family
- W:** R-6 (Single-Family Residential) / Single-Family

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 26, 2025
- Notification signs were posted on the property March 28, 2025

FURTHER ACTION:

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

RECOMMENDATION

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

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

7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 1204 W 32nd St S

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

BACKGROUND HISTORY

Proposal:

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

Property History:

The subject site was annexed into the City of Independence in 1948. By the time the subject property was incorporated into Independence, it had already been platted as Lot 60 of the Beverly Hills Resurvey of Block 7. In 1965, when the city adopted the Zoning Ordinance, the subject site was assigned a zoning classification of R-1b (Single-Family Residential). Since that time, the property has maintained a single-family residential zoning classification.

County records indicate the applicant obtained ownership of the property in June of 2022. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

Lot 60 of Beverly Hills Resurvey of Block 7 is ±16,500 ft² in size. County records indicate the dwelling was constructed in 1941. The front façade is composed of beige shingle siding. County records indicate a total square foot living area in the amount of 748 ft². The dwelling consists of a main story, basement, and loft room. Both bedrooms are located on the main level.

Characteristics of the Area:

The subject site is located West of Santa Fe Park. It is part of a development platted from the mid 1920's to the late 1930's. Residences composing the neighborhood are of similar age, character, design.

Parking:

The subject site is supplied with a double-wide driveway, providing enough parking area for up to five (5) vehicles. This exceeds City Code requirements for a two-bedroom (2) short-term rental.

Unruly Guest/Security:

The applicant intends to post good neighbor guidelines, as prescribed by City Code. Additionally, the short-term rental operator will install a noise monitoring device. Prior to the approval of this short-term rental, this will need to be confirmed by City staff.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated subscription Ted’s Trash Service. Refuse is collected on a weekly basis.
- **Property listing** - The property will be listed on AirBNB, and VRBO.
- **Business operations/security** – The applicant/property owner will serve as the responsible agent and property manager.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a two-bedroom short-term rental unit

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

EXHIBITS

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

1204 W 32Nd St Independence MO 64055

STR License

Submitted

Application number

A00145

Applicant name

Zoey LaFever

Application date

2025-02-24

▼

Collapse details

Submitted

▼

Send license

Edit

Property Address

1204 W 32ND ST INDEPENDENCE MO 64055

Parcel Number

26940041700000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Zoey

Last Name

LaFever

Company Name

Guiding Light Properties

Phone Number

812-219-0939

Email

zoey.lafever@yahoo.com

Mailing Address

5100 Sterling Ave, Raytown, MO 64133

Property Owner(s)

Property Owner #1

First Name

Zoey

Last Name

LaFever

Company Name

Guiding Light Properties

Phone Number

812-219-0939

Email

zoey.lafever@yahoo.com

Mailing Address

5100 Sterling Ave, Raytown, MO 64133

Property Owner #2

First Name

Shannon

Last Name

LaFever

Company Name

Guiding Light Properties

Phone Number

812-219-0939

Email

shan.lafever@yahoo.com

Mailing Address

5100 Sterling Ave, Raytown, MO 64133

Property Manager

First Name

Zoey

Last Name

LaFever

Company Name

Guiding Light Properties

Phone Number

812-219-0939

Email

zoey.lafever@yahoo.com

Mailing Address

5100 Sterling Ave, Raytown, MO 64133

Responsible Agent

First Name

Zoey

Last Name

LaFever

Company Name

Guiding Light Properties

Phone Number

812-219-0939

Email

zoey.lafever@yahoo.com

Mailing Address

5100 Sterling Ave, Raytown, MO 64133

Verification Documents

Floor Plan

[floor_plan_2025-02-24-214842.pdf](#)

Evacuation Plan

[fire_safety_2025-02-24-214842.pdf](#)

Parking Plan

[parking_spaces_2025-02-24-214842.png](#)

Supplemental Questions

Possible Violations

We found no violations for this property

Add Note

Notes

Add

▼ Collapse all

What is the total number of bedrooms? ^

2

Total number of parking spaces available on the property? ^

5

What is your proposed total occupancy? ^

4

Is street parking allowed? ^

Yes

Please provide your Noise Management Plan: ^

City of independence noise ordinance will be posted next to the installed noise machine detector, which will report back to me the noise level when it hits too high. neighborly guidelines also posted as well as fines and applicable penalties.

Please provide your Trash Disposal & Collection Plan: ^

Ted's trash pickup weekly on wednesdays for trash and recycling, bins will be located in garage for placement from other smaller bins, with guidelines posted for recycling, etc. will be taken to curb and returned by property owner.

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

Airbnb, VRBO



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: March 26, 2025

Case Number: 25-400-03

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 1204 W 32nd St

Total Maximum occupancy: Four (4) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Zoey and Shannon LaFever, Guiding Light Properties

Phone: (812)219-0939

E-Mail: zoey.lafever@yahoo.com

Planning Commission Meeting Date: April 15, 2025 at 6:00 p.m.

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

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

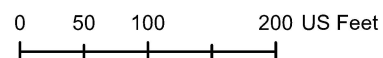
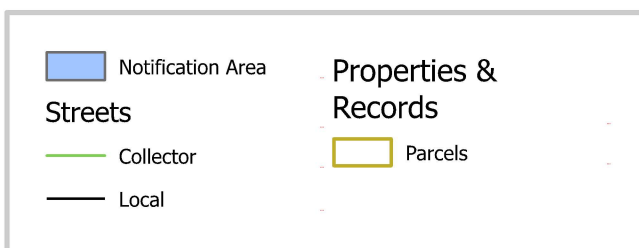
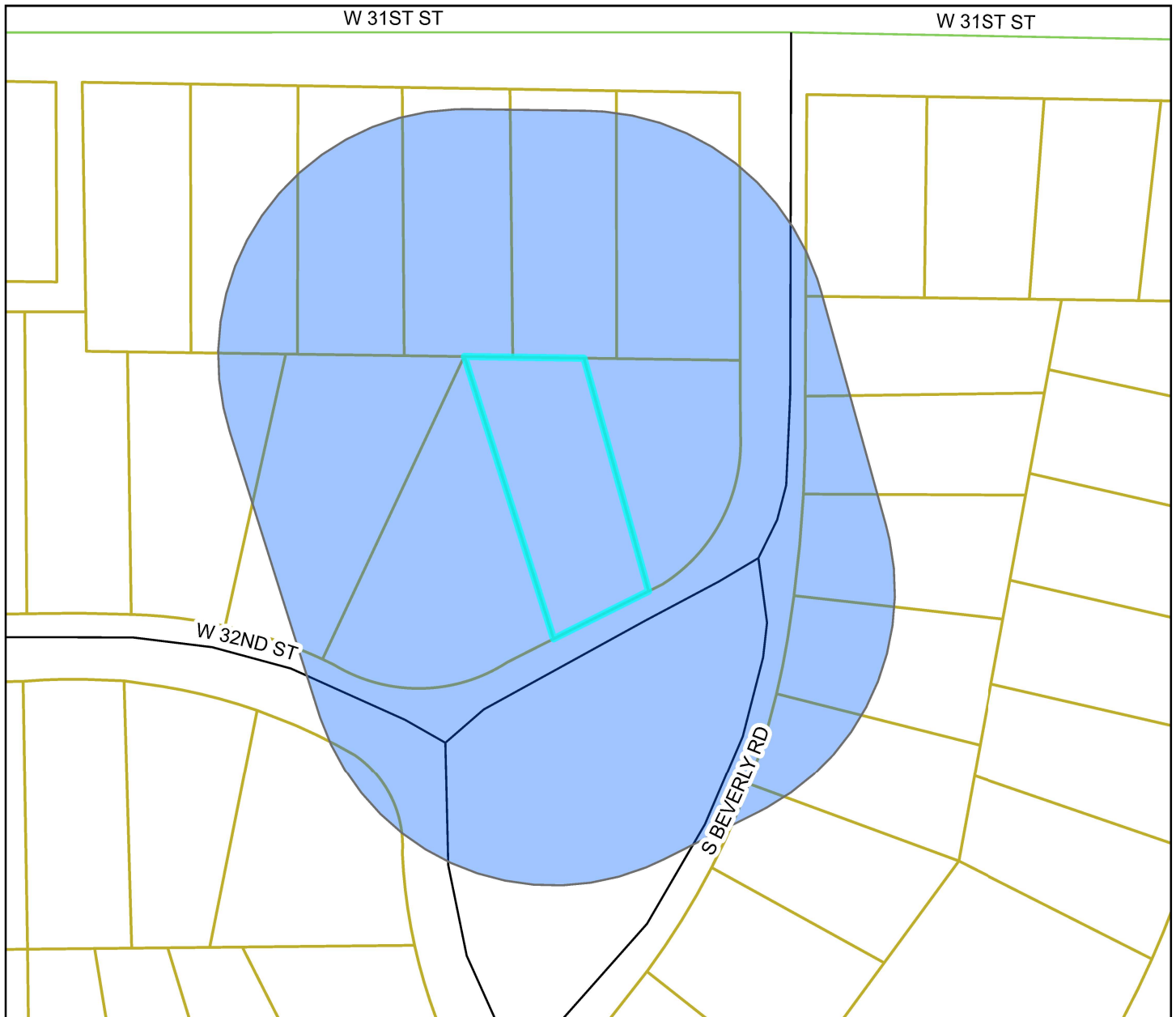
Gabriel Glaser

Gabriel Glaser
Planner

Property	Property Owner	Owner Address	City	State	ZIP Code
1200 W 32ND ST S	WORTHINGTON CONNIE D	1200 W 32ND ST S	INDEPENDENCE	MO	64055
1201 W 31ST ST S	WILLIAMS LYLE A	1209 NE 102ND PL	KANSAS CITY	MO	64155
1204 W 32ND ST S	LAFEVER ZOEY & SABIN SHAN	1204 W 32ND ST S	INDEPENDENCE	MO	64055
1205 W 31ST ST S	PATTERSON JOSHUA D & JENNIFER M	1205 W 31ST ST	INDEPENDENCE	MO	64055
1209 W 31ST ST S	STEWARDSHIP PORTFOLIO LLC	7215 TROOST AVE	KANSAS CITY	MO	64131
1212 W 32ND ST S	FITE SEAN D & REBECCA D	1212 W 32ND ST S	INDEPENDENCE	MO	64055
1213 W 31ST ST S	SCOTT TIMOTHY A	1213 W 31ST ST	INDEPENDENCE	MO	64055
1216 W 32ND ST S	LOVEALL JANET S	1216 W 32ND ST S	INDEPENDENCE	MO	64055
1217 W 31ST ST S	PASLEY CHRISTOPHER J & NEWMAN KAYLA R	1217 W 31ST ST	INDEPENDENCE	MO	64055
1220 W 32ND ST S	KELLY TONYA	1220 W 32ND ST S	INDEPENDENCE	MO	64055
3109 S BEVERLY RD	GOODSON LILI H	1000 SE SUNNYSIDE SCHOOL RD	BLUE SPRINGS	MO	64015
3113 S BEVERLY RD	SNOW DOROTHY JUANITA	3113 BEVERLY RD	INDEPENDENCE	MO	64055
3115 S BEVERLY RD	BUTTERFIELD SHANNON M	3115 BEVERLY RD	INDEPENDENCE	MO	64055
3117 S BEVERLY RD	MORRIS JON P & RHONDA L	3117 S BEVERLY RD	INDEPENDENCE	MO	64055
3121 S BEVERLY RD	JDV MIDWEST PROPERTIES LLC	14124 ST ANDREWS DR	GRANDVIEW	MO	64030
3200 W 32ND ST S	R & L WIEMANN PROPERTIES	100 DOCKSIDE DR	LAKE TAPAWINGO	MO	64015
3215 S BEVERLY RD	BIGLER CAMILLA J	3215 S BEVERLY RD	INDEPENDENCE	MO	64055
829 W 31ST ST S	LYON MARY JANE	829 W 31ST ST	INDEPENDENCE	MO	64055

Notification Area Map

Case #25-400-03



Prepared For: Planning Commission
Community Development Department
Meeting Date: April 15, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-03

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 26 day of March, 2025.

Cheryl Wrisinger

Signature of Agent, Owner or Attorney

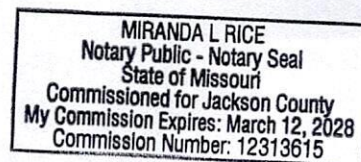
Subscribed and sworn to before me this 26 day of March, 2025.

Miranda L Rice

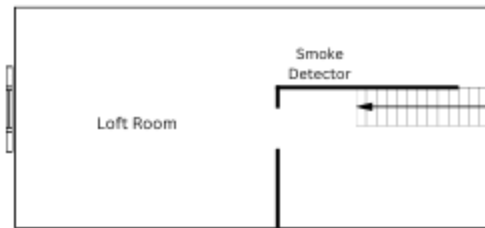
Notary Public

March 12, 2028

Commission Expiration Date

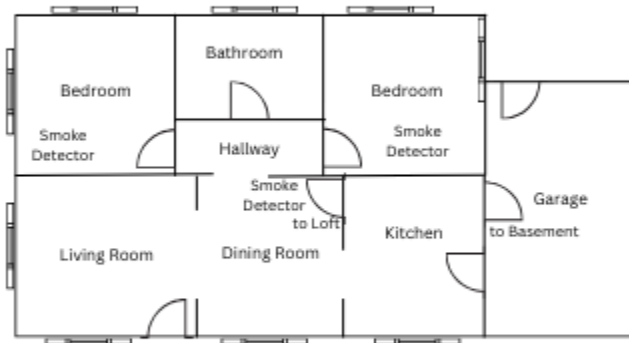


Backyard



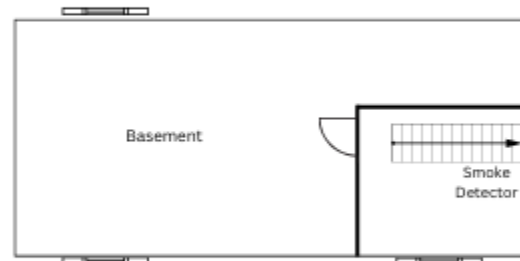
32nd Street

Backyard



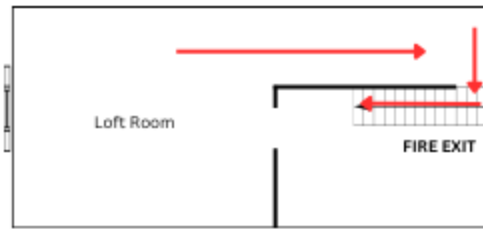
32nd Street

Backyard



32nd Street

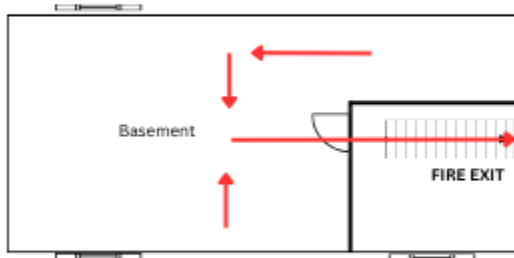
Backyard



32nd Street

LOFT/UPSTAIRS ROOM

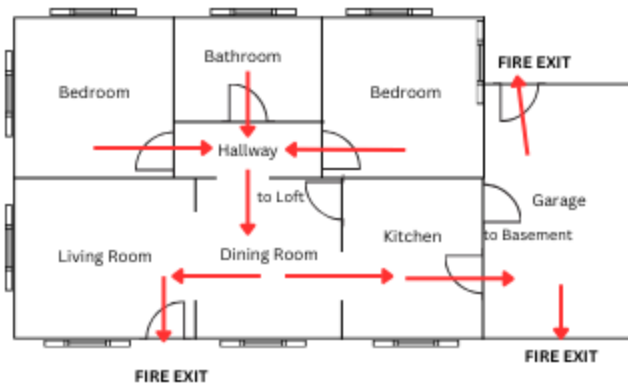
Backyard



32nd Street

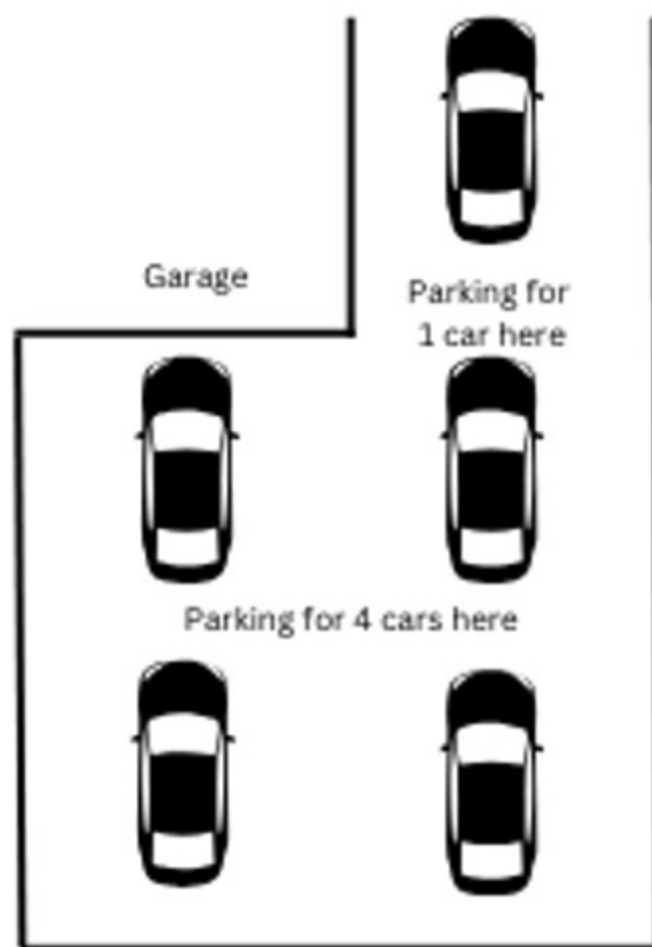
BASEMENT FLOOR

Backyard



32nd Street

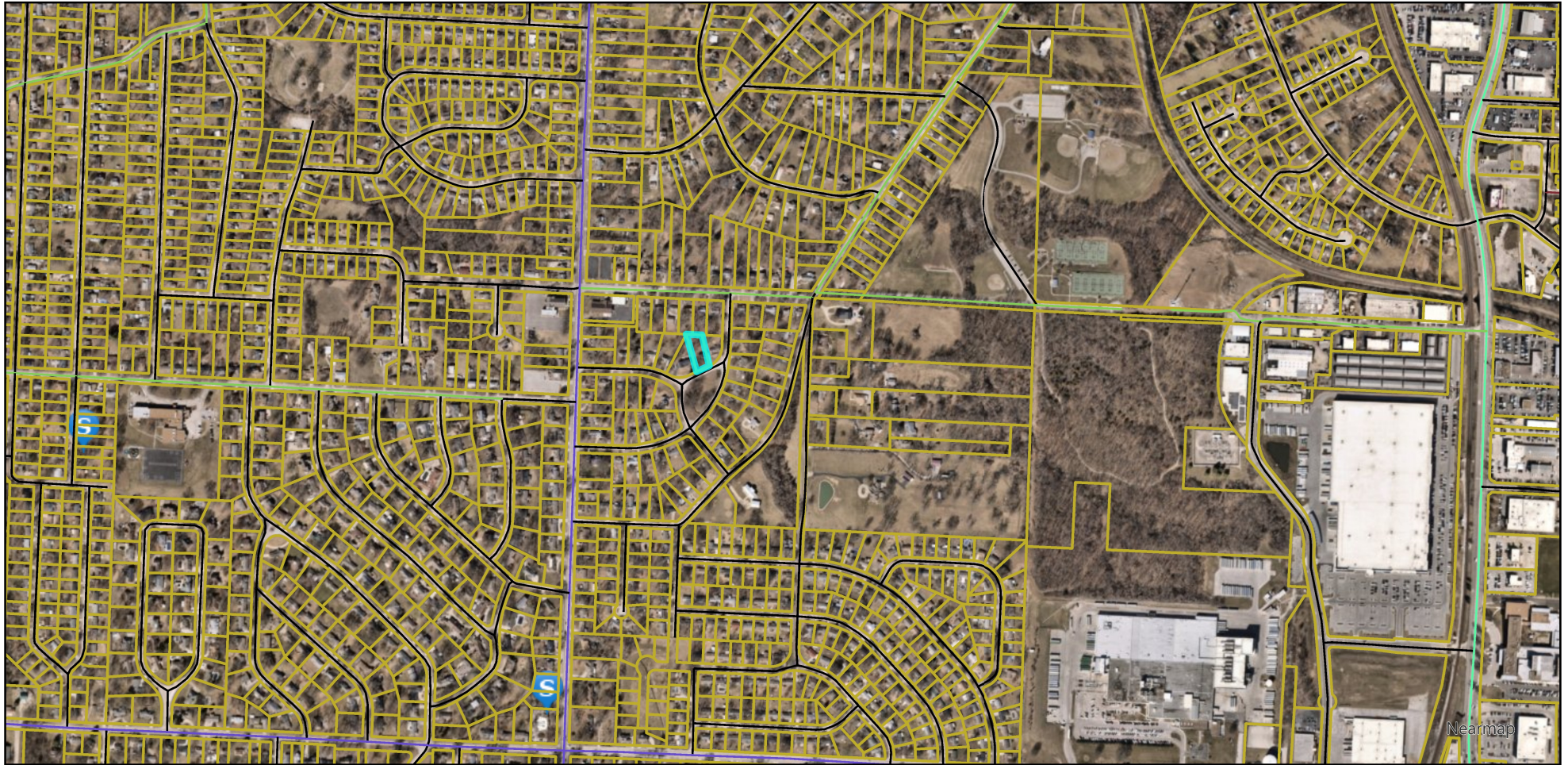
MAIN FLOOR



32nd Street

Nearest Short Term Rental

1204 W 32nd St S



0 500 1,000 2,000 Feet

Prepared For: Planning Commission
Community Development Department
Meeting Date: April 15, 2025

MEETING DATE: April 15, 2025

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #72

CASE NUMBER / REQUEST: **Case 25-175-01 – UDO Amendment #72 – Motor Vehicle Repair** – The City proposes Amendment #72 of the Unified Development Ordinance pertaining to motor vehicle repair.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – March 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on May 19, 2025 and the public hearing/second reading on June 2, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The city proposes Amendment #72 to the Unified Development Ordinance (UDO) related to auto repair uses along Noland Road in the area known as “The Miracle Mile.”

BACKGROUND & HISTORY:

Noland Road has been a major north/south arterial corridor in Independence since the 1960s when the I-70 interchange was built. The corridor developed as one of the metropolitan’s premier locations to purchase new automobiles. With many of the national auto dealers represented on Noland Road, a portion of the corridor was branded as “The Miracle Mile.”

The series of automotive dealerships along both sides of Noland Road have created a strong legacy and synergy where additional automotive related uses want to grow and remain. A recent UDO change removed the 750-foot separation requirement for motor vehicle repair uses within the Miracle Mile area, roughly 33rd Street to Aberdeen Street, for properties abutting Noland Road to build off this synergy.

This amendment seeks to make a couple changes to motor vehicle repair: (1) expand the exception to the 750 foot separation requirement for properties within 1,320 feet of Noland Road between 33rd

Street and Aberdeen Street; (2) remove installation services (e.g., car stereo, alarm installation, window tinting, etc.) from the auto repair use description; and (3) create a new motor vehicle equipment installation use group.

Expansion of the 750-foot separation along the Miracle Mile.

Staff is proposing to expand this exception from the properties abutting Noland Road along the Miracle Mile to include the properties within 1,320 feet of Noland Road along this same stretch. There are a few existing auto repair and body shops located along 31st Street and off 32nd Street; these facilities are used by not only by the dealers along the Miracle Mile but customers as well. This amendment would allow these uses to expand and upgrade, if necessary, in the future. The map below highlights the area where the 750-foot separation requirement would not apply.



Remove Installation Services from Auto Repair Use Description.

The current description of motor vehicle repair includes such uses as car stereo and alarm installation, window tinting, auto glass installation, etc. Staff believes these uses do not fit within this description as these uses tend to not have the potential effects as auto repair uses and are better served to be in different use group.

Create a new Motor Vehicle Installation Use Group.

As mentioned above, the city proposes a new use group called Motor Vehicle Equipment Installation, which are establishment primarily engaged in the replacement or improvement of existing systems, parts, or components, accessories or adding equipment for specific purposes (e.g., safety features like backup camera or entertainment systems).

This amendment will better assist the existing auto repair facilities to invest and expand along the Miracle Mile. Additionally, this amendment will clarify installation services that do not fit the auto repair classification.

EXHIBITS

1. Section 14-200-05 Commercial Use Group definition
2. Section 14-301-03 Commercial Uses
3. Section 14-302-03 Industrial Uses
4. Section 14-418-12 Auto Repair Separation
5. Motor Vehicle Repair Exception Area Map

14-200 USE GROUPS AND CATEGORIES

14-200-05 Commercial use group

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories:

14-200-05-V.Vehicle Sales and Service. Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

1. **Car Wash/Cleaning Service.** A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.
2. **Heavy Equipment Sales/Rentals.** Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.
3. **Light Equipment Sales/Rentals.** Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.
4. **Motor Vehicle Repair.** An establishment primarily engaged in maintenance, repair, servicing, or painting of motor vehicles.
 - (a) **Limited Motor Vehicle Repair.** An establishment for passenger cars and light trucks that provides replacement of a part or repair of vehicle parts and wear parts that does not involve body work or painting or require removal of the engine, head or pan, transmission, or differential. Customers generally wait in the vehicle or on the premises while the service is performed; vehicles are not kept overnight. Such services include, but are not limited to: ~~glass installation, brake and muffler shops, auto detailing services, window tinting, radio and stereo installation,~~ tire and battery stores, tune-up, quick lube and fluid change businesses, and auto diagnostic centers.
 - (b) **General Motor Vehicle Repair.** Vehicle repair activity other than those outlined in "Limited Motor Vehicle Service". Examples include, but are not limited to: auto body repair and painting, engine overhaul and replacement, transmission repair and replacement, and the repair or servicing of commercial vehicles or heavy equipment. Customers generally do not wait on the premises for the repair to be completed, and vehicles are usually left over night.
5. **Motor Vehicle Equipment Installation. An establishment primarily engaged in integrating a new or replacement part, system, or component into a vehicle after it has been originally manufactured. Installations can involve various items, including: replacement or improvement of existing systems, parts, or components, accessories or additions to the motor vehicle, and adding equipment for specific purposes (e.g., safety features, entertainment systems). Such services include, but are not limited to, auto detailing services, window tinting, radio/stereo/alarm installation, installation of lighting kits, and glass installation.**

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 3. - BASE ZONING DISTRICTS
14-301 OFFICE AND COMMERCIAL DISTRICTS

14-301-03 Uses

14-301-03-A.Use Table. Uses are allowed in O and C zoning districts in accordance with Table 301-1, below.

14-301-03-B.Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 301-1 lists the groups, categories and types allowed in one or more O/C districts.

14-301-03-C.Permitted Uses. Uses identified with a "P" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-301-03-D.Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 301-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of the Table, and all other applicable standards of this development ordinance.

14-301-03-E.Special Uses. Uses identified with an "S" in Table 301-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-301-03-F.Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-301-03-G.Use Standards. The "use standards" column of Table 301-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted		S: Special Use Permit Required		C: Conditional Uses		—: Not Allowed
<i>Use Category</i>	Zoning District					Use Standards
<i>Specific use type</i>	O-1	O-2	C-1	C-2	C-3	
COMMERCIAL						
Vehicle Sales and Service						
Car wash/cleaning service	—	—	—	S	S	14-413
Heavy equipment sales/rental	—	—	—	—	S	14-409
Light equipment sales/rental (indoor)	—	—	—	P	P	
Light equipment sales/rental (outdoor)						
<u>Used car lot</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C/S</u>	<u>C/S</u>	<u>14-409</u>
<u>Motor vehicle rental agency</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C/S</u>	<u>C/S</u>	<u>14-409</u>
<u>Motorcycle/RV/ATV/boat dealer</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>C</u>	<u>14-409</u>
<u>Car dealership</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>C</u>	<u>14-409</u>
Motor vehicle repair, limited	—	—	—	C	C	14-418
Motor vehicle repair, general	—	—	—	—	C	14-418
Motor vehicle equipment installation	—	—	—	P	P	

14-302 INDUSTRIAL DISTRICTS

14-302-03 Uses

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

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

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

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

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

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

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

Table 302-1 Industrial Districts Use Table					
P: Permitted		S: Special Use Permit Required		C: Conditional Uses	—: Not Allowed
Use Category Specific use type	Zoning District			Use Standards	
	B-P/PUD	I-1	I-2		
COMMERCIAL					
Vehicle Sales and Service					
Car wash/cleaning service	—	P	—	14-413	
Heavy equipment sales/rental	—	S	—	14-409	
Light equipment sales/rental (indoor)	—	P	—		
Light equipment sales/rental (outdoor)					
Used car lot	—	C/S	—	14-409	
Motor vehicle rental agency	—	C/S	—	14-409	
Motorcycle/RV/ATV/boat dealer	—	C	—	14-409	
Car dealership	—	C	—	14-409	
Motor vehicle repair, limited	—	C	—	14-418	
Motor vehicle repair, general	—	C	—	14-418	
Motor vehicle equipment installation		P	P		

14-418 MOTOR VEHICLE REPAIR

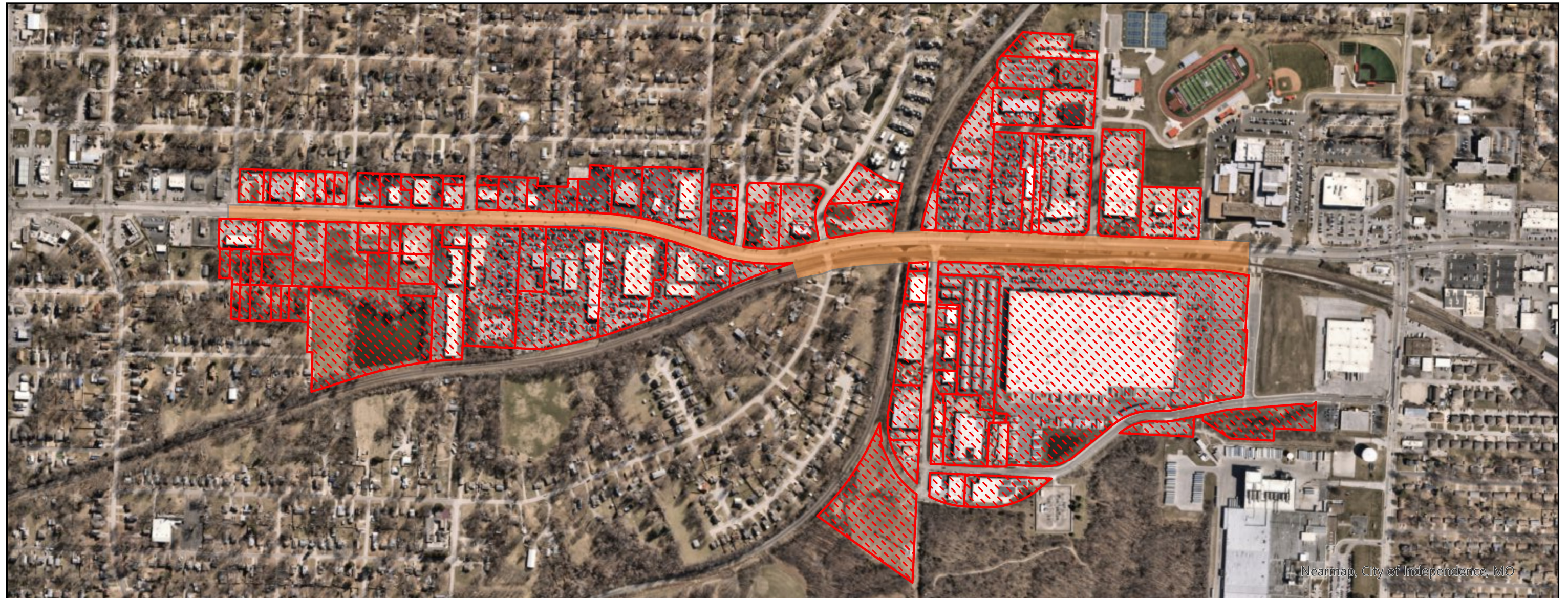
14-418-12 Separation from other automotive uses

The property containing a motor vehicle repair shall not be located within 750 feet of a property containing the following uses:

- Used car lot;
- Car wash;
- Motor vehicle repair, limited and general;
- Motor vehicle rental agency;
- Heavy vehicle dealership;
- Vehicle storage/tow lot;
- Tow lot, limited;
- Gasoline and fueling sales.

This separation requirement shall not apply to properties ~~abutting~~ within 1,320 feet of Noland Road between 33rd Street to Aberdeen Street.

Motor Vehicle Exception Map



Legend

- | | |
|--|---|
|  Motor Vehicle Exception Area |  Subject ROW Segment |
|--|---|

0 500 1,000 2,000 US Feet



Prepared For: Planning Commission
Community Development Department
Meeting Date: April 15, 2025