



Planning Commission

May 13, 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 – April 29, 2025**

PUBLIC HEARINGS

1. **Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S** – A request by Noland Market to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial).
2. **Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S** – A request by Noland Market to operate a convenience store.
3. **Case 25-810-01 - Preliminary Development Plan – 1550 S. Noland Road** – A request by Cable-Dahmer/Crash Champions for Preliminary Development Plan approval for a body shop.

ROUNDTABLE - NEXT MEETING JUNE 10, 2025

ADJOURNMENT



Planning Commission Minutes

April 29, 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 4/29/2025, 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, Edward Nesbitt, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Dan O'Neill.

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 – April 15, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

CASES TO BE CONTINUED - Staff requests these cases be continued to the June 10, 2025 meeting.

1. **Case 25-100-12 – Rezoning – 12939 E. US 40 Highway & 4611 S. Norfleet Road – A** request by Ed Reese to rezone the property on 40 Highway from C-2 (General Commercial) to C-3 (Service Commercial) and the property on Norfleet from C-1

(Neighborhood Commercial) to C-3 (Service Commercial).

Motion

Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

2. **Case 24-400-06 – Short-Term Rental – 300 N. Cedar Ave** – A request by William Zhong to operate a Short-Term Rental.

Motion

Commissioner Edward Nesbitt made a motion to continue the case to the June 10, 2025 meeting. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0.

PUBLIC HEARINGS

1. **Case 25-125-01 – Rezoning/PUD – 11601 E. US 24 Highway** – A request by Sparks Real Estate to rezone the property from R-6 (Single Family Residential) to R-30/PUD (High Density Residential/Planned Unit Development) and to approve a preliminary development plan.

*Commissioner Ashbaugh entered at 6:09 p.m.

Staff Presentation

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

Applicant Comments

Jim Gamble, 3500 S. Mize Ridge Court, stated Shane Sparks is the owner and developer and is also available for questions. Mr. Gamble reviewed the project and the history of zoning for the lot. He stated he had received a phone call from a neighbor who requested a fence, where the City then added the fence as a condition. Mr. Gamble said Mr. Sparks is okay with the conditions as outlined by staff.

Shane Sparks, 521 NE Emerald Drive, Lee's Summit, stated they currently have 17 tenants who would like to remain living there.

In response to Commissioner Nesbitt's question, Mr. Harker stated this is a PUD, and it could not be torn down and new apartments built.

Public Comments

Angela Wright, 11601 E US 24 Highway, Unit M, stated she's lived there since November, and

it's the nicest place she's ever lived. Ms. Wright said the owner is very responsive and hopes this passes so she can remain a tenant.

Steve Jung, 11601 E US 24 Highway, Unit F, stated he's lived there for a long time, and it's always been well run. He said it's quiet, clean and the new owners are friendly. He stated he's in favor of this passing so he can continue to live there.

Carl Short, 11601 E US 24 Highway, stated he's lived there almost two months, and it's one of the nicest places the VA has helped him get. He said the owner is very responsive to take care of any issues. He said he would like to see this pass so he can stay until the day he dies.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-200-04 – Special Use Permit – 18801 E. 39th Street #D09D** – A request by Distinguished Body Art to operate a Tattoo Shop.

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 stated the City is not at its limit for tattoo shops.

Applicant Comments

Brandie Karnes, 605 N Austin St #A, Oak Grove, stated they are a family shop and have over 20 years of experience. They will offer body piercings, tattoos, waxing and aftercare, and she reviewed the accolades of their other shops. Mrs. Karnes noted they pierce children with needles and will not have staple guns which are more dangerous and scary for children.

Anthony Karnes, 605 N. Austin St #A, Oak Grove, said they're excited to come to Independence. He said this would be the first mall in Missouri with a tattoo shop. Mr. Karnes said they will have privacy screens on the windows, so people are not able to see in.

In response to Commissioner Nesbitt's question, Mr. Karnes said they will have partitions up when people are getting tattoos or piercings.

In response to Chairwoman Wiley's question, Mrs. Karnes stated the Independence Center ownership was excited about their business.

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 6, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING MAY 13, 2025

ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

MEETING DATE: May 13, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Noland Market Convenience Store

CASE NUMBER/REQUEST: Case 25-100-02 – Rezoning – 13893 E 35th Street Ct S – A request by Noland Market to rezone the subject property from I-1 to C-2.

APPLICANT: Muhammad Asif

OWNER: Muhammad Asif

PROPERTY ADDRESS: 13893 E 35th Street Ct S

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Cargo Largo
East: I-1 (Industrial) / Wholesale of Construction Supplies
South: I-1 (Industrial) / Commercial Print Shop
West: C-2 (General Commercial) / Vacant (No Business License)

PUBLIC NOTICE:

- Letters to property owners – April 23, 2025
- Public Notice published in the Independence Examiner – April 26, 2025
- Signs posted on property – April 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on June 16, 2025 and the public hearing/second reading on July 7, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Applicant requests to rezone the subject property from I-1 (Industrial) to C-2 (General Commercial)

Current Zoning: I-1 (Industrial) **Proposed Zoning:** C-2 (General Commercial)

Current Use: Vacant

Proposed Use: Convenience Store

Zoning History:

The subject site is part of lot 35 of the Harvest Village subdivision recorded in July of 1967. At the time the Harvest Village subdivision was recorded with Jackson County, it was located within the corporate limits of Independence. This area was annexed into the City of Independence in 1956.

Upon the adoption of the Zoning Ordinance in 1965, the property was designated an M-2 (Heavy Manufacturing) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site was changed to M-1 (Industrial). Finally, upon the adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site was updated to I-1 (Industrial). The property has remained under industrial classification since the adoption of the Zoning Ordinance. The property was previously used as a herbal and tea shop and prior to that a virtual office space for business services.

Proposal:

The applicant intends to operate a convenience store at this location. Unfortunately, convenience stores are prohibited in industrial zoning districts. Rezoning the property to C-2 (General Commercial) would permit convenience store use subject to approval of a special use permit application. The applicant has also submitted a special permit application that is being reviewed concurrently with this rezoning application.

Physical Characteristics of Property:

This parcel has a total area of $\pm 12,448$ ft² in size. An existing building $\pm 2,444$ ft² in size is intended to remain on site to be used for the convenience store. Asphalt covers most of the site, much of which has deteriorated over time.

Characteristics of the Area:

The subject site is located on the West side of the Union Pacific Railroad and the Noland Road and 35th Street intersection—a prominent corridor in Independence.

A variety of zoning district classifications and land use categories surround the subject site. The subject site abuts an establishment engaging in the wholesale of construction supplies as well as a business providing commercial printing services.

Beyond the abutting properties, caddy-corner to the Northwest, is the location of the Mid-Continent Public Library – South Independence Branch. A multi-family development is located to the South/Southwest of the subject site and consists of a mix of duplexes and fourplexes. General retail is located to the West of the subject site and includes a Hispanic grocery store, and a vintage thrift store.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed rezoning is supported by Independence for All, Strategic Plan 2022-2026's goals of increasing economic prosperity of the community.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 encourages small-scale retail establishments integrated into neighborhoods. The proposed rezoning could have the potential to service the surrounding community and provide a walkable retail establishment.

Sub-Area Plans:

The subject site is not located within any sub-area plans.

Zoning:

The industrial zoning classification is primarily intended to accommodate low-, moderate-impact service industrial uses. While C-2 (General Commercial) is intended to accommodate community and region serving retail and service establishments.

Historic and Archeological Sites:

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

Public Utilities:

All public utilities exist and are available to serve the proposed use.

Floodplain/Stream Buffer:

The subject site is not affected by waterways, stream buffers, or floodplains.

CIP Investments:

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

Parking and Sidewalks:

10 parking spaces are provided in the proposed site plan conforming with the parking ratio requirements for retail establishments as prescribed by Section 14-501-05.

The parking lot layout has been designed in accordance with the city code and provides ample dimensions for vehicular traffic.

A sidewalk extension will replace where an existing driveway entrance off 35th Street is planned to be demolished.

Streets and Access:

A driveway entrance off 35th Street is planned to be demolished, leaving access from 35th Street Court. This change will limit access to the subject site from a lower-classification street, improving traffic in the corridor.

Landscaping:

The applicant has provided a landscape plan in accordance with Section 14-503. The plan includes a diverse mix of deciduous and evergreen shrubs and trees along the street, around the parking lot, and building perimeter. The remainder of unpaved, open space will consist of a drought tolerant fescue sod.

A total of 10 canopy and ornamental trees will be added to the site, including species of Serviceberry, Eastern Red Cedar, Linden, and Elm species.

Additionally, 24 shrubs will surround the building and parking lot, including species of Eastern Red Cedar, Ninebark, and Yew.

Lastly, a masonry trash enclosure will be added to the site, conforming to current development standards for dumpster screening.

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.**
Imagine Independence 2040 designates residential use for the subject site. While the proposed zoning request does not strictly conform to the comprehensive plan's future designation, C-2 (General Commercial) zoning classifications are intended to accommodate community-serving retail and service establishments.
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
There are no currently adopted neighborhood or sub-area plans pertaining to the subject site.
- 3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**
There are a variety of surrounding zoning classifications and land uses. The proposed zoning classification is consistent with the surrounding area.
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
The proposed zoning classification fits in with the character of the neighborhood.
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**
The applicant has taken measures to limit any potential detrimental effects from the proposed use.
- 6. The length of time the subject property has remained vacant as zoned.**
City records indicate the issuance of 3 business licenses for this property since 2020—no business remained in the industrial space.
- 7. The extent to which approving the rezoning will detrimentally affect nearby properties.**
The rezoning should have no detrimental effect on area properties. The rezoning is consistent with the surrounding neighborhood.
- 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 could continue its current trend of frequent business turnover.

EXHIBITS

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

Muhammad Asif
816-726-0652

10/23/2024

City of Independence
Department of Community Development
111 E Maple Ave
Independence, MO 64050

Dear Sir/Madam,

Subject: Request for Rezoning of Property from Industrial to Commercial

I hope this letter finds you well. I am the owner of the property located at **13893 E 35th St. Court South** in Independence, Missouri, 64055. I am writing to formally request the rezoning of this property from its current **industrial (I)** designation to a **commercial (C)** zoning classification.

The reason for this request is that I plan to open a retail store at this location to serve the local community. After conducting a thorough market analysis, I believe this site is ideal for commercial use and will contribute positively to the local economy by creating jobs and providing needed goods and services. Furthermore, the transition to commercial zoning aligns with the development trends in the surrounding area, which has seen an increasing number of businesses and commercial activity.

I have reviewed the city's rezoning process and understand that a public hearing will be required as part of this request. I am prepared to provide any additional documentation or attend meetings as needed to facilitate this process. I would be grateful for the City of Independence's consideration and support in approving this zoning change.

Please let me know if there are any additional steps I need to take or any further information you require to move forward with this application. I am eager to work closely with the city to ensure the success of this transition.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Muhammad Asif
Owner, 13893 E 35th St. Court South, 64055.

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

13893 E 35th Street & Court South Independence MO 64055

Project Address/Location

2400		1	NO
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
I-1	C-1	N/A	Retailer
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Applicant

Muhammad Asif Noland Market
 Name Company
 8915 E 87th Street Raytown Mo 64138
 Address
 816-726-0652 asif9687@yahoo.com
 Phone Email

Architect/Engineer/Surveyor/Other: _____

Name Company
 Address
 Phone Email

Owner

Muhammad Asif AandSTrading LLC
 Name Company
 8915 E 87th Street Raytown Mo 64138
 Address
 816-726-0652 asif9687@yahoo.com
 Phone Email

Architect/Engineer/Surveyor/Other: _____

Name Company
 Address
 Phone Email

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

M. Asif 10-24-2024
 Applicant's Signature Date

M. Asif 10-24-2024
 Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 04/23/2025

Case No. 25-100-02

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: Convenience Store without fuel sales
in an existing 2,444 square foot building

Applicant: Jacob Hodson

Location of Property: 13893 East 35th Street Court South

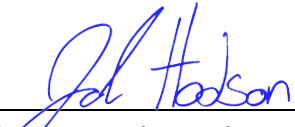
Planning Commission Meeting Date: May 13th, 2025, at 6:00 p.m.

City Council Meeting Date: July 7th, 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)

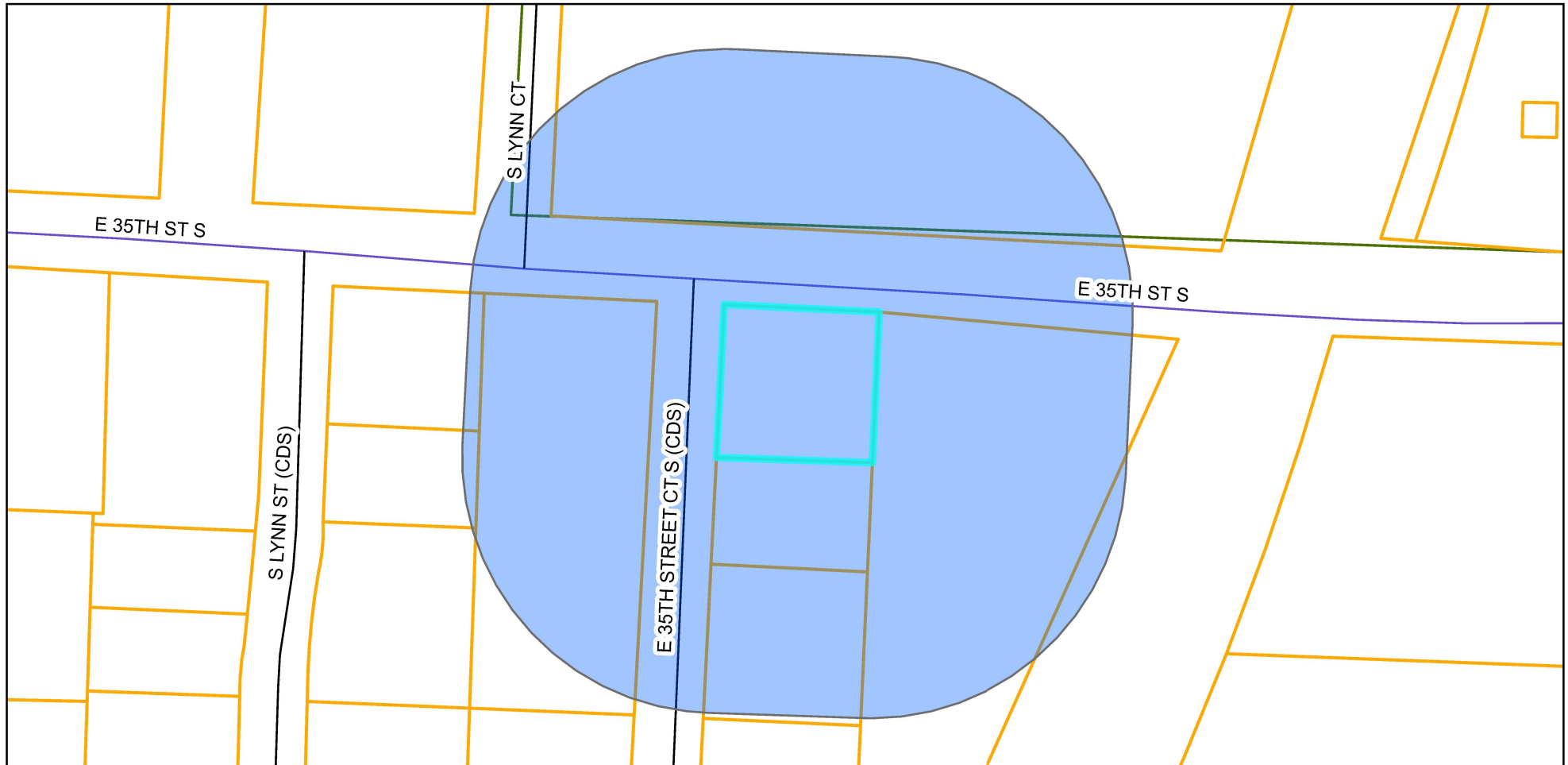
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
13893 E 35TH STREET CT S	A AND S TRADING LLC	8915 E 87TH ST	RAYTOWN	MO	64138
13879 E 35TH STREET CT S	TJ S HEATING & COOLING LLC	3708 S SWEENEY RD	GRAIN VALLEY	MO	64029
13900 E 35TH ST S	D & J REALTY HOLDINGS LLC	13900 E 35TH ST	INDEPENDENCE	MO	64055
13701 E 35TH ST S	SIRIWANGCHAI FAMILY TRUST	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064
3505 S LYNN ST APT A	HATCHER ENTERPRISES LLC	1401 N MADISON ST	RAYMORE	MO	64083
13907 E 35TH ST S	FERGUSON ENTERPRISES OF KS INC	PO BOX 2778	NEWPORT NEWS	VA	23602
13801 E 35TH STREET CT S	KAY LANDER	13801 E 35TH STREET CT S	INDEPENDENCE	MO	64055
13881 E 35TH STREET CT S	WALKER STEVE T	3200 BLACK FOREST	BLUE SPRINGS	MO	64015
13701 E 35TH ST S UNIT C	SIRIWANGCHAI ARPORN & JURAIPORN	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064

Notification Area

13893 E 35th St Ct S

Case No. 25-100-02



0 50 100 200 Feet
|-----|-----|-----|-----|



Prepared For: Planning Commission
Community Development Department
Meeting Date: May 13, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

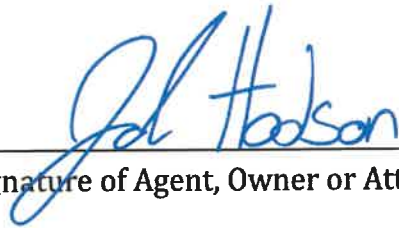
COUNTY OF CLAY

Case No. 25-100-02

I, Jacob Hodson, 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 23 day of April, 2025.



Signature of Agent, Owner or Attorney

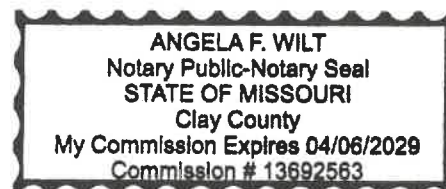
Subscribed and sworn to before me this 23rd day of April, 2025.

Angela J. Wilt

Notary Public

04/06/2029

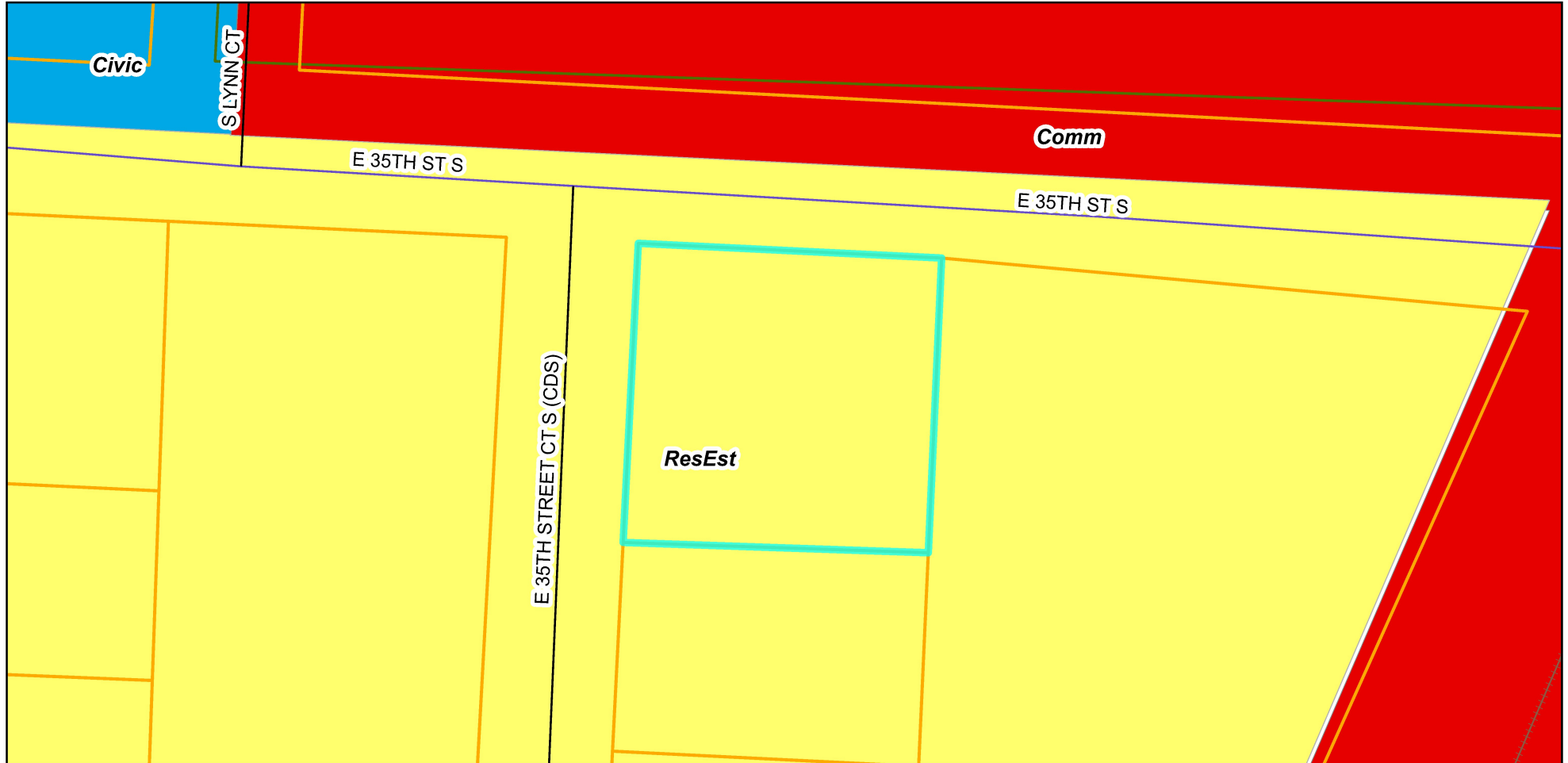
Commission Expiration Date



Comprehensive Plan

13893 E 35th St Ct S

Case #25-100-02



Legend



Parcels

Comprehensive Plan

Residential Neighborhoods

Community Commercial

Civic / Public



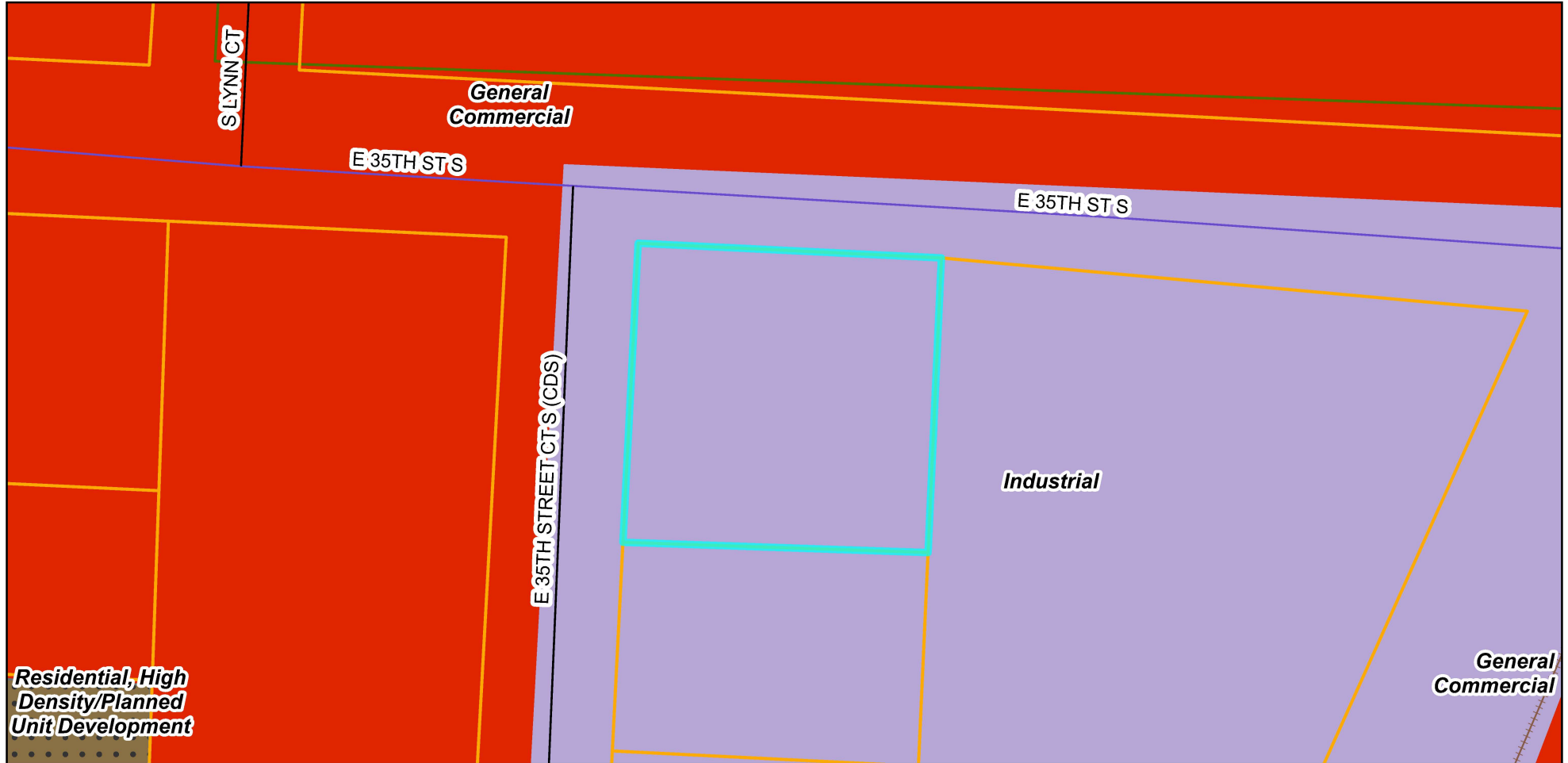
0 50 100 200 Feet

Prepared For: Planning Commission
Meeting Date: May 13, 2025

Zoning Map

13893 E 35th St Ct S

Case #25-100-02



Legend

 Parcels

Zoning District

 C-2

 I-1

 R-30/PUD



0 50 100 200 Feet

Prepared For: Planning Commission
 Meeting Date: May 13, 2025

MEETING DATE: May 13, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Noland Market Convenience Store

CASE NUMBER/REQUEST: Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S – A request by Noland Market to operate a convenience store.

APPLICANT: Muhammad Asif

OWNER: Muhammad Asif

PROPERTY ADDRESS: 13893 E 35th Street Ct S

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Cargo Largo
East: I-1 (Industrial) / Wholesale of Construction Supplies
South: I-1 (Industrial) / Commercial Print Shop
West: C-2 (General Commercial) / Vacant (No Business License)

PUBLIC NOTICE:

- Letters to property owners – April 23, 2025
- Public Notice published in the Independence Examiner – April 26, 2025
- Signs posted on property – April 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on June 16, 2025 and the public hearing/second reading on July 7, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this Special Use Permit request, subject to the following conditions:

1. The applicant will make all modifications to the site as shown on plans submitted to the City.
2. The applicant shall comply with all use regulations prescribed by Section 14-426.
3. The applicant shall submit building permit applications for all redevelopment of the site, as required by City Code.
4. The applicant will obtain and maintain a business license and comply with all requirements as prescribed by Chapter 5 of City Code.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: The applicant seeks special use permit approval for a convenience store.

Current Zoning: I-1 (Industrial)

Proposed Zoning: C-2 (General Commercial)

Current Use: Vacant

Proposed Use: Convenience Store

Building Sq Ft: 2,444 ft²

Zoning History:

The subject site is part of lot 35 of the Harvest Village subdivision recorded in July of 1967. At the time the Harvest Village subdivision was recorded with Jackson County, it was located within the corporate limits of Independence. This area was annexed into the City of Independence in 1956.

Upon the adoption of the Zoning Ordinance in 1965, the property was designated an M-2 (Heavy Manufacturing) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site was changed to M-1 (Industrial). Finally, upon the adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site was updated to I-1 (Industrial). The property has remained under industrial classification since the adoption of the Zoning Ordinance.

Proposal:

An application for a business license was submitted to the Regulated Industries Division in August of 2024. Whereas a convenience store is defined by City Code as a retail establishment engaging in the sale of limited grocery items, prepackaged food, site-prepared food (e.g. hot dogs, salads, etc.), tobacco products, and consumer goods, Section 14-426-02-A. requires special use permit approval for a proposed convenience store less than 500 feet from any residence, church, school, or park.

Currently, the applicant has not indicated any sales of prepackaged liquor. If, however, they wish to engage in the sale of prepackaged liquor, a separate liquor license application will be required to be reviewed by the city council.

Pending the city council's determination, the applicant will need to submit a tenant-finish commercial building permit for the planned modifications to the site. At that time, the city will review interior renovations of the exiting building.

Physical Characteristics of Property:

This parcel has a total area of ±12,448 ft² in size. An existing building ±2,444 ft² in size is intended to remain on site to be used for the convenience store. Asphalt covers most of the site, much of which has deteriorated over time.

The subject site lies at the corner of East 35th Street and East 35th Street Court. There are two existing drive entrances providing access to the subject site. City staff requested the closure of the east 35th street south drive entrance, leaving access to the property from 35th Street Court. The City's Traffic Engineer supports this plan.

Characteristics of the Area:

The subject site is located on the West side of the Union Pacific Railroad and the Noland Road and 35th Street intersection—a prominent corridor in Independence.

A variety of zoning district classifications and land use categories surround the subject site. The subject site abuts an establishment engaging in the wholesale of construction supplies as well as a business providing commercial printing services.

Beyond the abutting properties, caddy-corner to the Northwest, is the location of the Mid-Continent Public Library – South Independence Branch. A multi-family development is located to the South/Southwest of the subject site and consists of a mix of duplexes and fourplexes. General retail is located to the West of the subject site and includes a Hispanic grocery store, and a vintage thrift store.

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

The proposed special use permit is supported by Independence for All, Strategic Plan 2022-2026's goals of increasing economic prosperity of the community and achieving livability, choice, access, health and safety through a quality, built environment.

Approval of the proposed special use permit serves to increase the tax base of the corridor, revitalizing an under-utilized property.

Additionally, approval of the proposed special use permit requires conformity with current development, design, and construction standards. Proposed modifications to the existing site are intended to improve traffic flow, pedestrian facilities, landscaping, parking, and screening.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 encourages small-scale retail establishments integrated into neighborhoods. The proposed redevelopment has the potential to service the surrounding community and provide a walkable retail establishment.

Historic and Archeological Sites:

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

Public Utilities:

All public utilities exist and are available to serve the proposed use.

Floodplain/Stream Buffer:

The subject site is not affected by waterways, stream buffers, or floodplains.

CIP Investments:

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

Parking and Sidewalks:

10 parking spaces are provided in the proposed site plan conforming with the parking ratio requirements for retail establishments as prescribed by Section 14-501-05.

The parking lot layout will be designed in accordance with city code and provides ample dimensions for vehicular traffic.

A sidewalk extension will replace where an existing driveway entrance off 35th Street is planned to be demolished.

Streets and Access:

A driveway entrance off 35th Street is planned to be demolished, leaving access from 35th Street Court. This change will limit access to the subject site from a lower-classification street, improving traffic in the corridor.

Landscaping:

The applicant has provided a landscape plan in accordance with Section 14-503. The plan includes a diverse mix of deciduous and evergreen shrubs and trees along the street, around the parking lot, and building perimeter. The remainder of unpaved, open space will consist of a drought tolerant fescue sod.

A total of 10 canopy and ornamental trees will be added to the site, including species of Serviceberry, Eastern Red Cedar, Linden, and Elm species.

Additionally, 24 shrubs will surround the building and parking lot, including species of Eastern Red Cedar, Ninebark, and Yew.

Lastly, a masonry trash enclosure will be added to the site, conforming to current development standards for dumpster screening.

REVIEW CRITERIA

Recommendations and decisions on special use permit applications must be based on consideration of all the following criteria:

1. **Compatibility of the proposed use with the character of the neighborhood.**
A variety of zoning district classifications and land uses abut and surrounds the subject site. The proposed general commercial zoning designation is intended to provide community serving retail sales. The proposed use has the potential to serve surrounding neighborhoods and businesses alike.
2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**
The proposed use has the potential to serve surrounding subdivisions to the South and West, in addition to adjacent businesses.
3. **The impact of the proposed use on public facilities.**
The applicant has provided a traffic impact study as well as site modifications improving vehicle and pedestrian traffic. These proposed site modifications have been reviewed and approved by the City's traffic engineer.
4. **The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**

Plans submitted for the proposed use are in compliance with the Unified Development Ordinance. The subject site is well-suited to accommodate the proposed use.

5. **The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.**

The applicant has taken measures to limit any potential detrimental effects from the proposed use.

6. **The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**

A stormwater memo stamped by a licensed engineer has been reviewed by City staff—the amount of impervious coverage will be reduced, and landscaping/green space will be added. No other environmental harm caused by the proposed use is foreseen.

7. **The extent to which there is a need for the use in the community.**

The C-2 (General Commercial) zoning district classification is intended to accommodate community-serving retail uses. The proposed use is in the vicinity of a mix of businesses and neighborhoods which will potentially be served by the proposed use.

8. **The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.**

The applicant has indicated they will agree to comply with all use regulations prescribed by Section 14-426 relating to convenience stores. They have provided a proposed set of plans, in accordance with the development standards of the Unified Development Ordinance which have been reviewed by city staff.

9. **The extent to which public facility and services are available and adequate to meet the demand for facilities and services generated by the proposed use.**

Public utilities are available on the subject site. There is no concern about the adequacy of public facilities to service the proposed use.

10. **Conformance of the proposed use to the comprehensive plan and other adopted plans and policies.**

The proposed use is supported by Land Use Building Blocks prescribed by Imagine Independence 2040's recommendations for Business & Jobs.

11. **The extent to which the use will impact sustainability or revitalization of a given area.**

The proposed use, in effect, will revitalize an under-utilized property in close proximity to a prominent intersection in Independence. The proposed redevelopment of the subject site will be brought into full compliance with the current development standards of city code.

EXHIBITS

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

Muhammad Asif
816-726-0652

10/23/2024

City of Independence
Department of Community Development
111 E Maple Ave
Independence, MO 64050

Dear Sir/Madam,

Subject: Request for Rezoning of Property from Industrial to Commercial

I hope this letter finds you well. I am the owner of the property located at **13893 E 35th St. Court South** in Independence, Missouri, 64055. I am writing to formally request the rezoning of this property from its current **industrial (I)** designation to a **commercial (C)** zoning classification.

The reason for this request is that I plan to open a retail store at this location to serve the local community. After conducting a thorough market analysis, I believe this site is ideal for commercial use and will contribute positively to the local economy by creating jobs and providing needed goods and services. Furthermore, the transition to commercial zoning aligns with the development trends in the surrounding area, which has seen an increasing number of businesses and commercial activity.

I have reviewed the city's rezoning process and understand that a public hearing will be required as part of this request. I am prepared to provide any additional documentation or attend meetings as needed to facilitate this process. I would be grateful for the City of Independence's consideration and support in approving this zoning change.

Please let me know if there are any additional steps I need to take or any further information you require to move forward with this application. I am eager to work closely with the city to ensure the success of this transition.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Muhammad Asif
Owner, 13893 E 35th St. Court South, 64055.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☐ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☒ Special Use ☐ Homebased Business	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

Project Name

13893 E 35th Street Court south independence mo. 64035

Project Address/Location

2400

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

I

C-1

N/A

Retailer

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

Muhammad Asif Noland Market

Name

Company

8915 E 87th Street Raytown mo 64138

Address

816-726-0652 asif9687@yahoo.com

Phone

Email

Architect/Engineer/Surveyor/Other:

Owner

Muhammad Asif Aands Trading LLC

Name

Company

8915 E 87th Street Raytown mo. 64138

Address

816-726-0652 asif9687@yahoo.com

Phone

Email

Architect/Engineer/Surveyor/Other:

Name

Company

Address

Phone

Email

Name

Company

Address

Phone

Email

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

M. Asif
Applicant's Signature

10-24-2024
Date

M. Asif
Owner's Signature

10-24-2024
Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 04/23/2025

Case No. 25-200-01

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- ☐ Rezoning ☐ Rezoning/PUD ☒ Special Use Permit
☐ Preliminary Development Plan

Proposed project description: Convenience Store without fuel sales
in an existing 2,444 square foot building

Applicant: Jacob Hodson

Location of Property: 13893 East 35th Street Court South

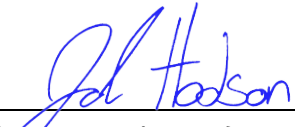
Planning Commission Meeting Date: May 13th, 2025, at 6:00 p.m.

City Council Meeting Date: July 7th, 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)

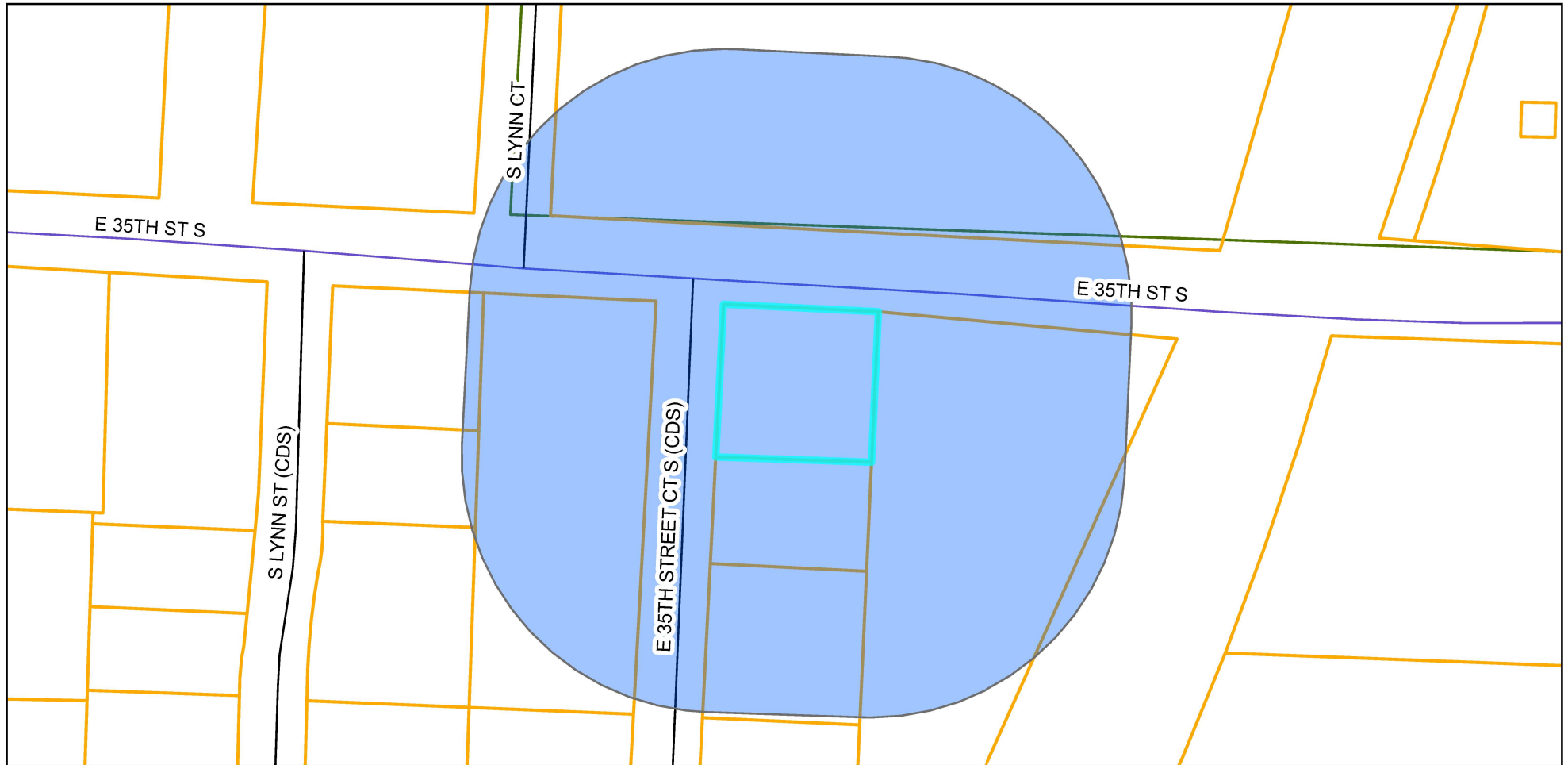
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
13893 E 35TH STREET CT S	A AND S TRADING LLC	8915 E 87TH ST	RAYTOWN	MO	64138
13879 E 35TH STREET CT S	TJ S HEATING & COOLING LLC	3708 S SWEENEY RD	GRAIN VALLEY	MO	64029
13900 E 35TH ST S	D & J REALTY HOLDINGS LLC	13900 E 35TH ST	INDEPENDENCE	MO	64055
13701 E 35TH ST S	SIRIWANGCHAI FAMILY TRUST	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064
3505 S LYNN ST APT A	HATCHER ENTERPRISES LLC	1401 N MADISON ST	RAYMORE	MO	64083
13907 E 35TH ST S	FERGUSON ENTERPRISES OF KS INC	PO BOX 2778	NEWPORT NEWS	VA	23602
13801 E 35TH STREET CT S	KAY LANDER	13801 E 35TH STREET CT S	INDEPENDENCE	MO	64055
13881 E 35TH STREET CT S	WALKER STEVE T	3200 BLACK FOREST	BLUE SPRINGS	MO	64015
13701 E 35TH ST S UNIT C	SIRIWANGCHAI ARPORN & JURAIPORN	4400 NE SHADOW VALLEY CIR	LEES SUMMIT	MO	64064

Notification Area

13893 E 35th St Ct S

Case No. 25-200-01



0 50 100 200 Feet

Prepared For: Planning Commission
Community Development Department
Meeting Date: May 13, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

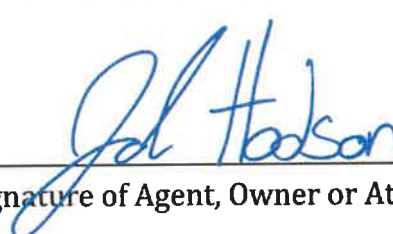
COUNTY OF CLAY

Case No. 25-200-01

I, Jacob Hodson, 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 23 day of April, 2025.



Signature of Agent, Owner or Attorney

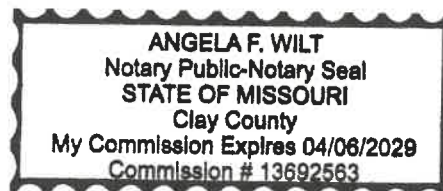
Subscribed and sworn to before me this 23rd day of April, 2025.

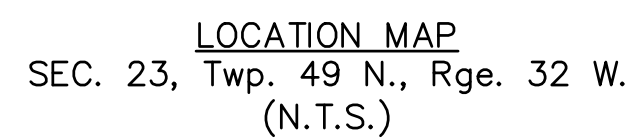
Angela F. Wilt

Notary Public

04/06/2029

Commission Expiration Date





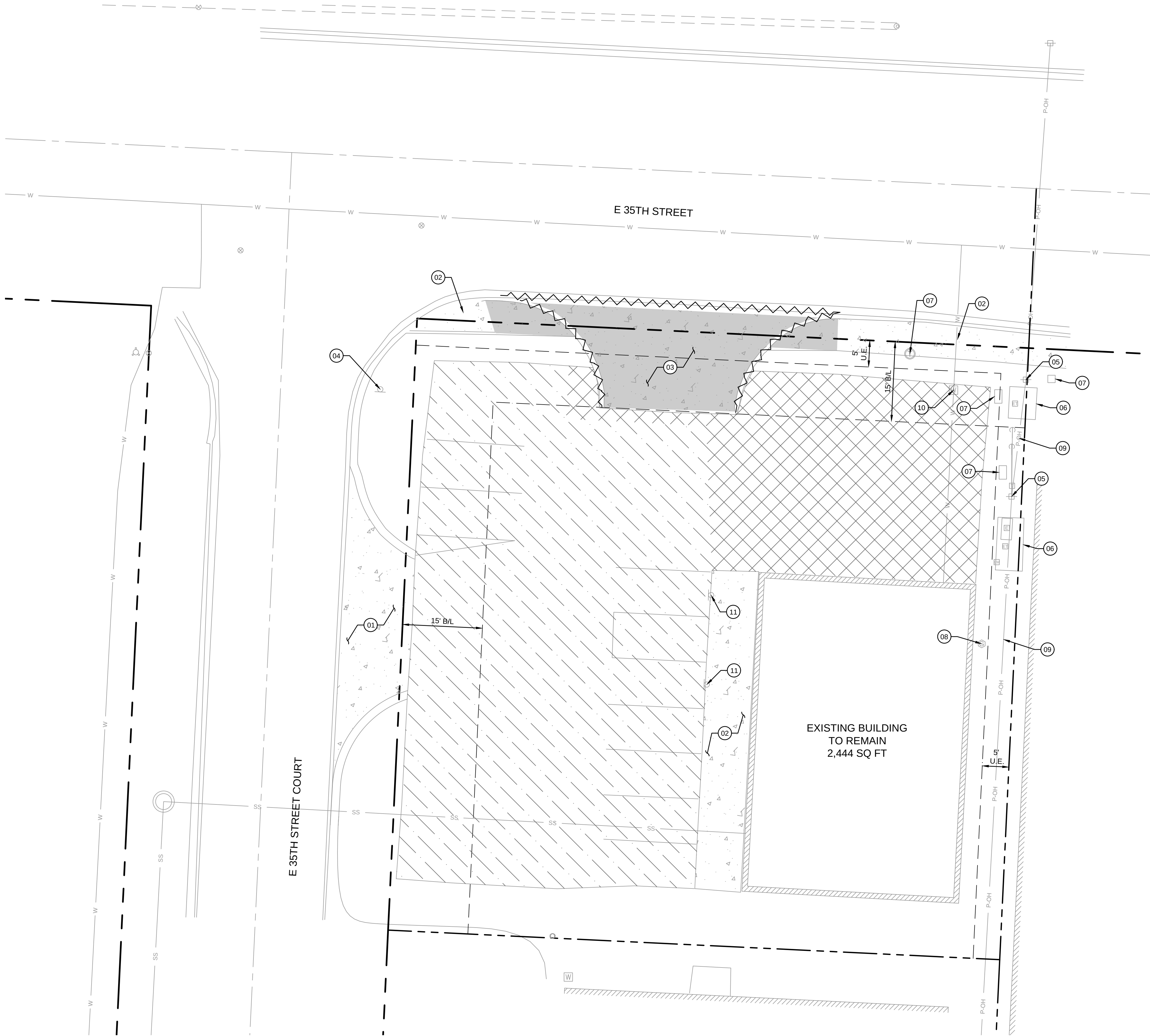
SECTION 23, TOWNSHIP 49 N, RANGE 32 W
IN INDEPENDENCE, JACKSON COUNTY, MO

Map of the project area in St. Louis, Missouri. The map shows a grid of streets including E 35th St S, E 36th St S, E 37th St S, E 38th St S, E 39th St S, E 40th St S, E 41st St S, E 42nd St S, E 43rd St S, E 44th St S, E 45th St S, E 46th St S, E 47th St S, E 48th St S, E 49th St S, E 50th St S, E 51st St S, E 52nd St S, E 53rd St S, E 54th St S, E 55th St S, E 56th St S, E 57th St S, E 58th St S, E 59th St S, E 60th St S, E 61st St S, E 62nd St S, E 63rd St S, E 64th St S, E 65th St S, E 66th St S, E 67th St S, E 68th St S, E 69th St S, E 70th St S, E 71st St S, E 72nd St S, E 73rd St S, E 74th St S, E 75th St S, E 76th St S, E 77th St S, E 78th St S, E 79th St S, E 80th St S, E 81st St S, E 82nd St S, E 83rd St S, E 84th St S, E 85th St S, E 86th St S, E 87th St S, E 88th St S, E 89th St S, E 90th St S, E 91st St S, E 92nd St S, E 93rd St S, E 94th St S, E 95th St S, E 96th St S, E 97th St S, E 98th St S, E 99th St S, E 100th St S. A black square indicates the project area at the intersection of E 35th St S and S Noland Rd. A label 'PROJECT AREA' points to this square. Other labels include 'Truman High School' and 'S Noland Rd'.

REV. NO.	DATE	DESCRIPTION	BY
1	04/23/75	REVISED PER CITY STAFF COMMENTS	
REVISIONS			

drawn by: _____ O.S./A.R.
designed by: _____ A.R.
project no.: _____ 025-00456
date: _____ 04.23.2025

SHEET
C100



PLAN LEGEND

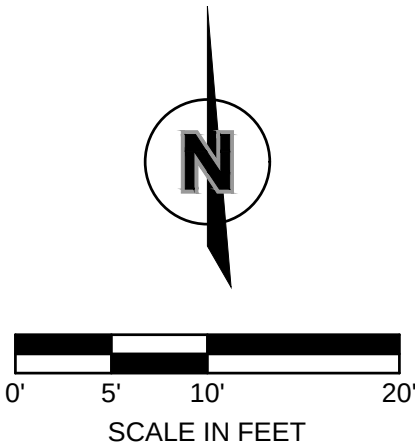
- R/W LINE
- - - PROPERTY BOUNDARY
— SS — SS — SS — EXISTING SANITARY SEWER
— SD — SD — SD — EXISTING STORM SEWER
— W — W — W — EXISTING WATER MAIN
— P-OH — EXISTING OVERHEAD POWER LINE
- - - DEMOLISH EXISTING CURB AND GUTTER
- EXISTING CONCRETE PAVEMENT TO REMAIN
- EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
- MILL TOP LAYER OF EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT TO BE DEMOLISHED

EASEMENT ABBREVIATIONS LIST

- B/L BUILDING SETBACK LINE
U.E. UTILITY EASEMENT

PLAN KEYNOTES

- 01 EXISTING CONCRETE DRIVEWAY TO REMAIN
02 EXISTING CONCRETE SIDEWALK TO REMAIN
03 DEMOLISH EXISTING DRIVEWAY AND ASSOCIATED CURB & GUTTER
04 EXISTING TRAFFIC SIGN TO REMAIN. DO NOT DISTURB
05 EXISTING POWER POLES TO REMAIN. DO NOT DISTURB
06 EXISTING TRANSFORMER/ELECTRIC EQUIPMENT TO REMAIN. DO NOT DISTURB
07 EXISTING ELECTRIC/COMMUNICATION VAULT BOX TO REMAIN. DO NOT DISTURB
08 EXISTING GAS METER TO REMAIN. DO NOT DISTURB
09 EXISTING OVERHEAD POWER LINES TO REMAIN. DO NOT DISTURB
10 EXISTING WATER METER PIT TO REMAIN. DO NOT DISTURB. CONTRACTOR TO PROTECT THE METER PIT AT ALL TIMES
11 EXISTING ADA PARKING SIGNS TO REMAIN



olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI

ARMAN ROMANOV

NUMBER
042325

PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

BY

DESCRIPTION

REV. NO.

DATE

1 04/23/25

REVISIIONS

EXISTING CONDITIONS
PRELIMINARY DEVELOPMENT PLAN

INDEPENDENCE CONVENIENCE STORE
13893 EAST 35TH STREET COURT SOUTH

INDEPENDENCE, MO

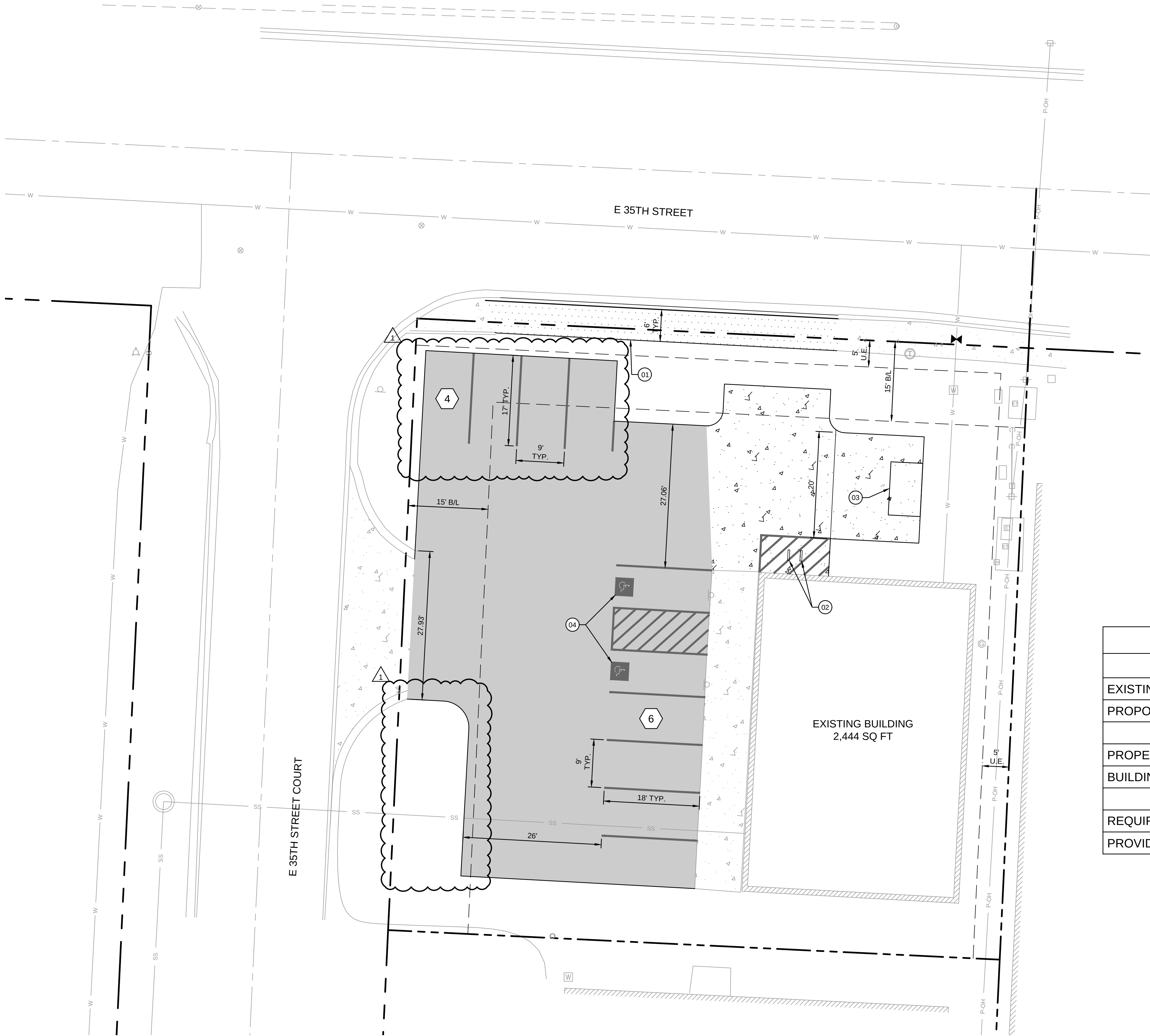
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drawn by: JEO
designed by: JEO
project no.: 025-00456
date: 04.23.2025

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Page 31 of 65

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PLAN LEGEND

R/W LINE

PROPERTY BOUNDARY

PARKING STALL COUNT

OVERLAY EXISTING ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE SIDEWALK

EASEMENT ABBREVIATIONS LIST

B/L

U.E.

BUILDING SETBACK LINE

UTILITY EASEMENT

PLAN KEYNOTES

01

PROPOSED SIDEWALK

02

PROPOSED BICYCLE PARKING

03

PROPOSED TRASH ENCLOSURE

04

ADA ACCESSIBLE PARKING STALLS

DEVELOPMENT SUMMARY TABLE	
ZONING	
EXISTING	I-1 (INDUSTRIAL)
PROPOSED	C-1 (NEIGHBORHOOD COMMERCIAL)
PROPERTY INFORMATION	
PROPERTY AREA	13,225 SQ FT (0.30 AC.)
BUILDING AREA	2,444 SQ FT
VEHICLE PARKING	
REQUIRED	10 STALLS (1 ADA)
PROVIDED	10 STALLS (1 ADA)

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1301 Burlington Street
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TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI

ARMAN ROMANOV

NUMBER 2023011038

042325

PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

BY

CITY REVIEWER

DATE

04/23/2025

DESCRIPTION

CITY REVIEWER CITY STAFF COMMENTS

REV. NO.

11

REVISIONS

2025

SITE PLAN

PRELIMINARY DEVELOPMENT PLAN

INDEPENDENCE CONVENIENCE STORE

13893 EAST 35TH STREET COURT SOUTH

INDEPENDENCE, MO

drawn by: JEO

designed by: JEO

project no.: 025-00456

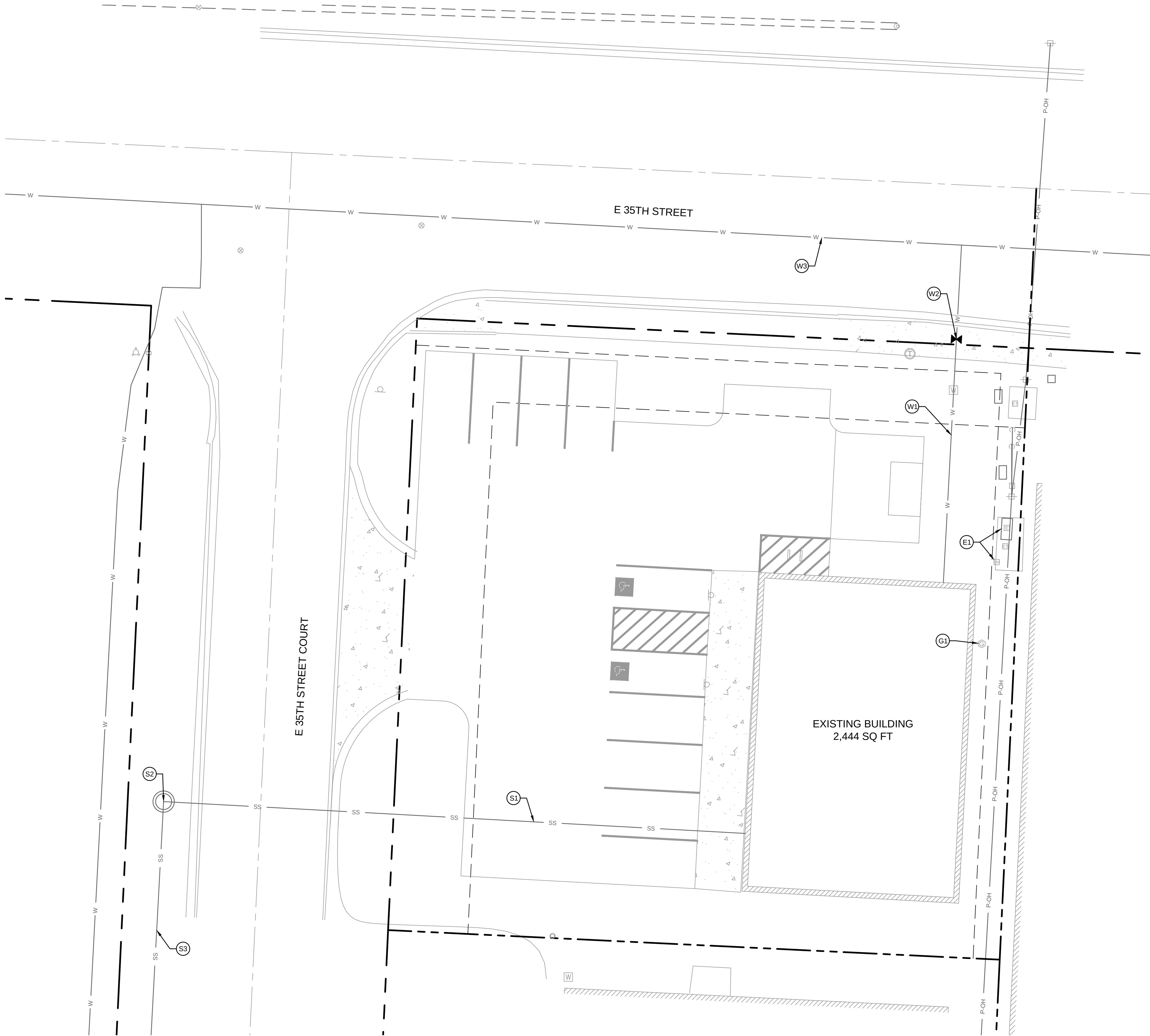
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Page 32 of 65

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PLAN LEGEND

- R/W LINE
- PROPERTY BOUNDARY
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM SEWER
- W EXISTING WATER MAIN
- P-OH EXISTING OVERHEAD POWER LINE

UTILITY KEYNOTES

ELECTRICAL

E1. EXISTING AND ACTIVE ELECTRICAL SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE.

WATER

W1. EXISTING AND ACTIVE DOMESTIC WATER SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE. EXISTING SERVICE IS 3/4" COPPER PIPE.

W2. INSTALL 3/4" GATE VALVE. CONTRACTOR TO REMOVE AND RESTORE SIDEWALK AS NEEDED.

W3. EXISTING PUBLIC WATER MAIN. UTILITY LOCATION SHOWN IS APPROXIMATE.

SANITARY SEWER

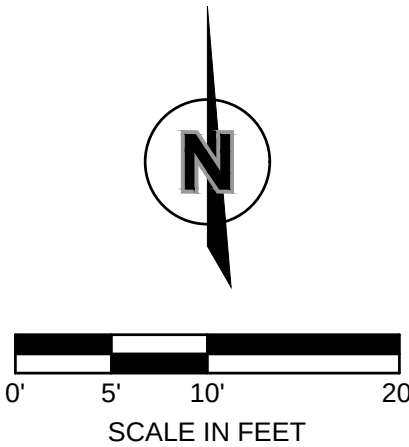
S1. EXISTING AND ACTIVE SANITARY SEWER SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE. UTILITY LOCATION SHOWN IS APPROXIMATE.

S2. EXISTING 48" DIA. INSIDE SANITARY SEWER MANHOLE.

S3. EXISTING 8" PUBLIC SANITARY SEWER PIPE.

GAS

G1. EXISTING AND ACTIVE NATURAL GAS SERVICE TO THE EXISTING BUILDING. SERVICE TO REMAIN IN PLACE.



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Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI

ARMAN ROMANOV

NUMBER
202501038

042325

PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

BY

DESCRIPTION

REV. NO.

DATE

1 04/23/25

REVISED PER CITY STAFF COMMENTS

REVISIONS

UTILITY PLAN
PRELIMINARY DEVELOPMENT PLAN

INDEPENDENCE CONVENIENCE STORE
13893 EAST 35TH STREET COURT SOUTH

INDEPENDENCE, MO

2025

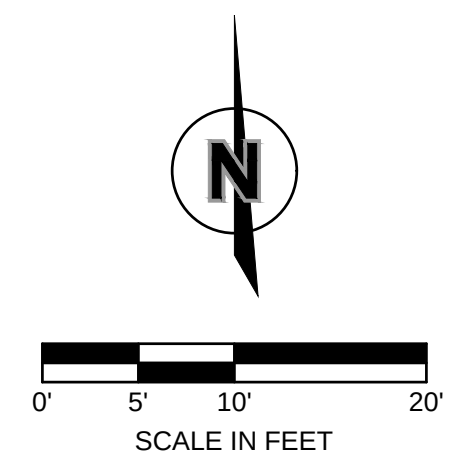
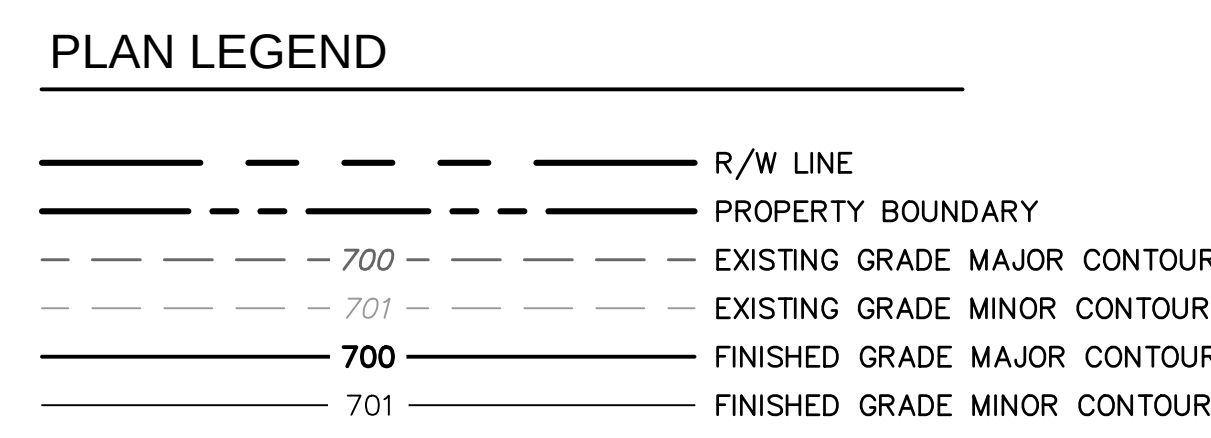
drawn by: JEO

designed by: JEO

project no.: 025-00456

date: 04.23.2025

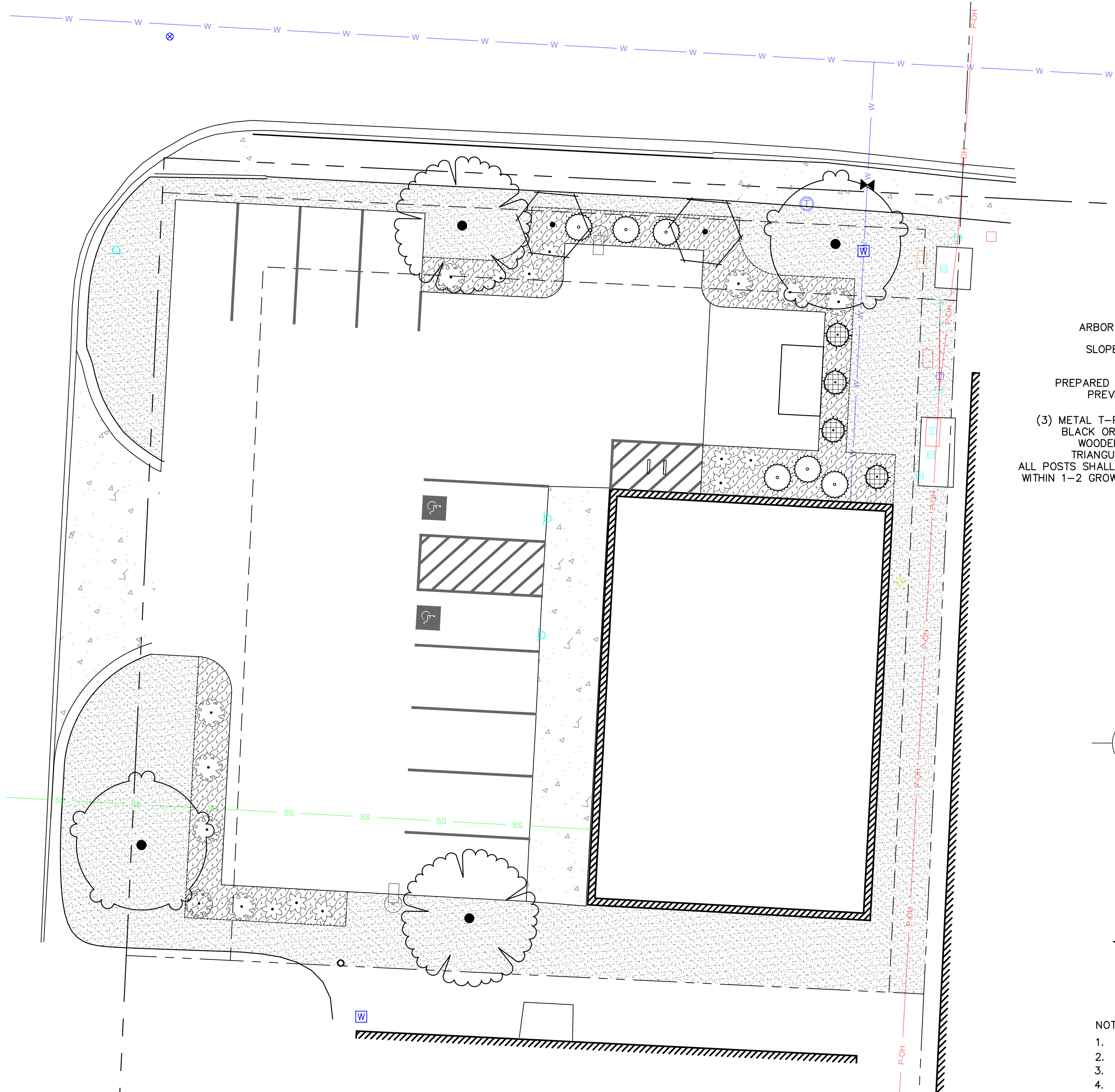
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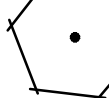
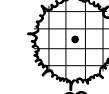
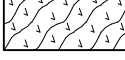
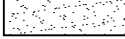
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DATE: Apr 23, 2025 1:58pm USER: aromanov

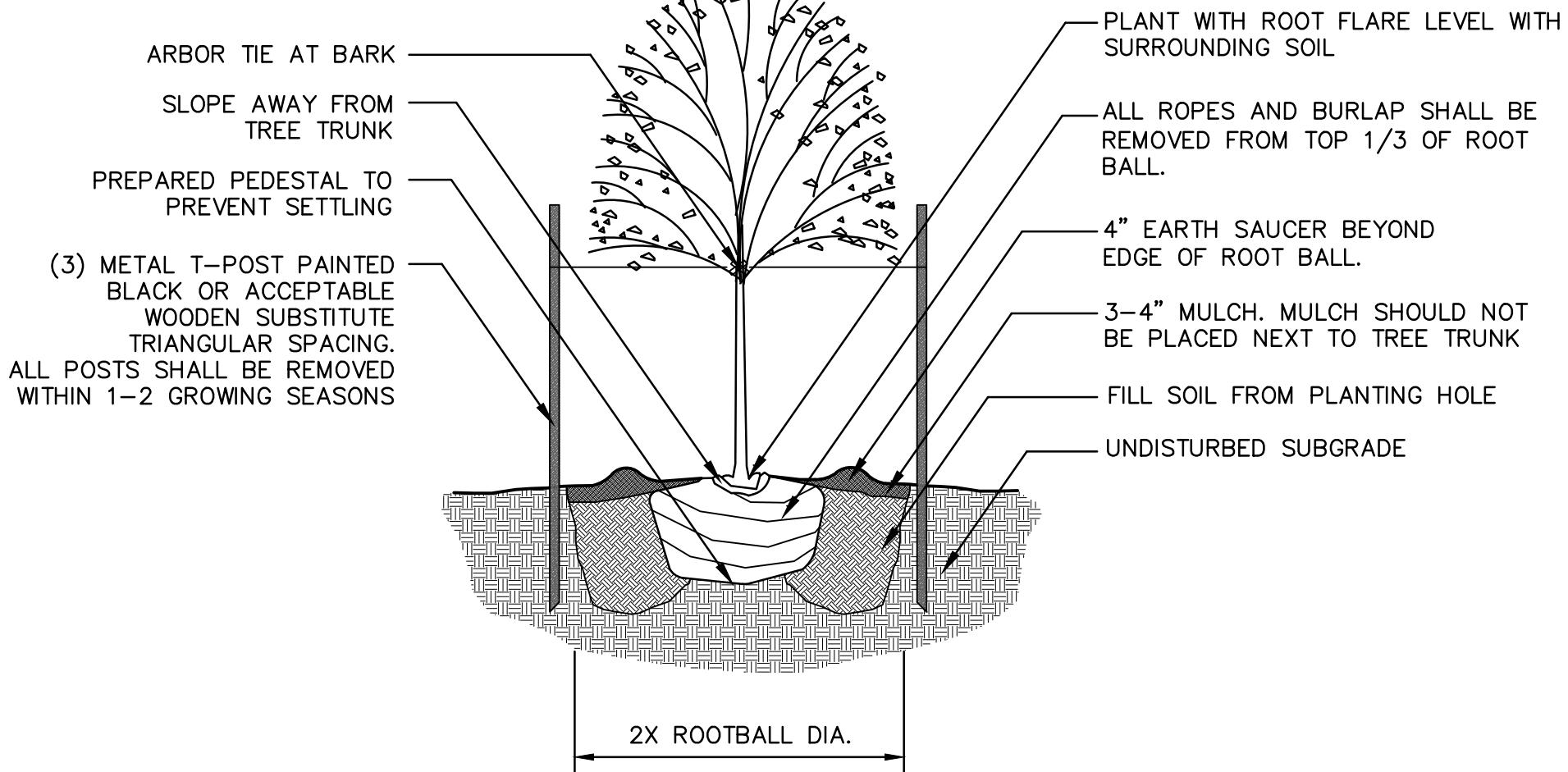
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- NOTES:
1. ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
 2. PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE
 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 4. CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 5. ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 6. LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
 7. INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15-OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
 8. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
 9. LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 11. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
 12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
 13. LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
 14. LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).



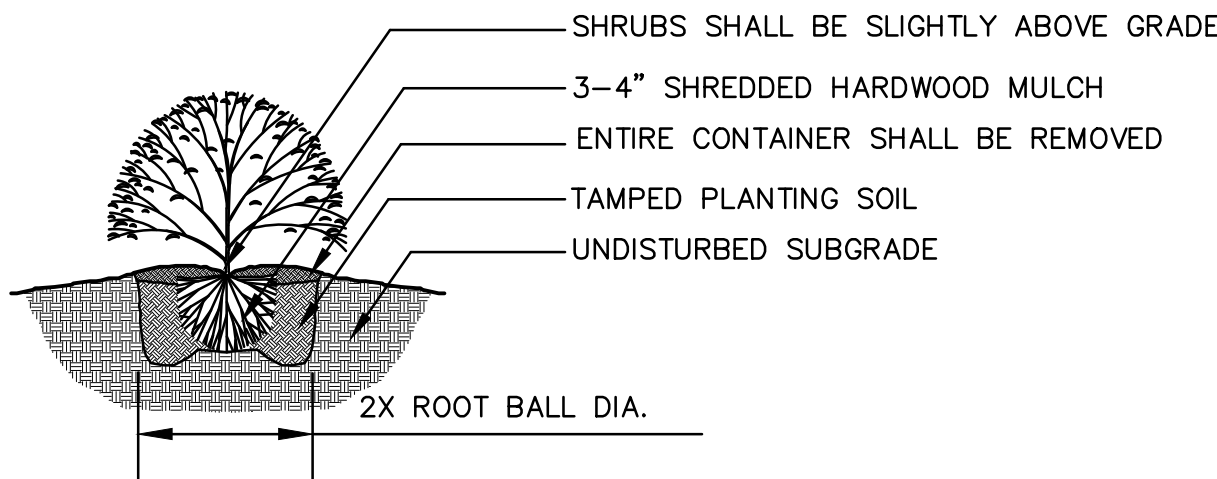
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>
TREES					
	AA	2	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	2" CAL	B&B
	JT	4	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR	5-6' HT	B&B
	TC	2	TILIA CORDATA LITTLELEAF LINDEN	2" CAL	B&B
	UL	2	ULMUS AMERICANA 'LIBERTY' LIBERTY AMERICAN ELM	2" CAL	B&B
SHRUBS					
	JO	9	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	3 GAL	
	PK	9	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE	3 GAL	
	TD	6	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	3 GAL	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>		
GROUND COVERS					
	HM	670 SF	HARDWOOD MULCH		
	TS	3,584 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND		



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 Deciduous Tree Planting Detail
not to scale



- NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 4. SOAK GENEROUSLY TO COMPACT AND SETTLE

2 Shrub Planting Detail
not to scale

1301 Burlington Street
North Kansas City, MO 64116

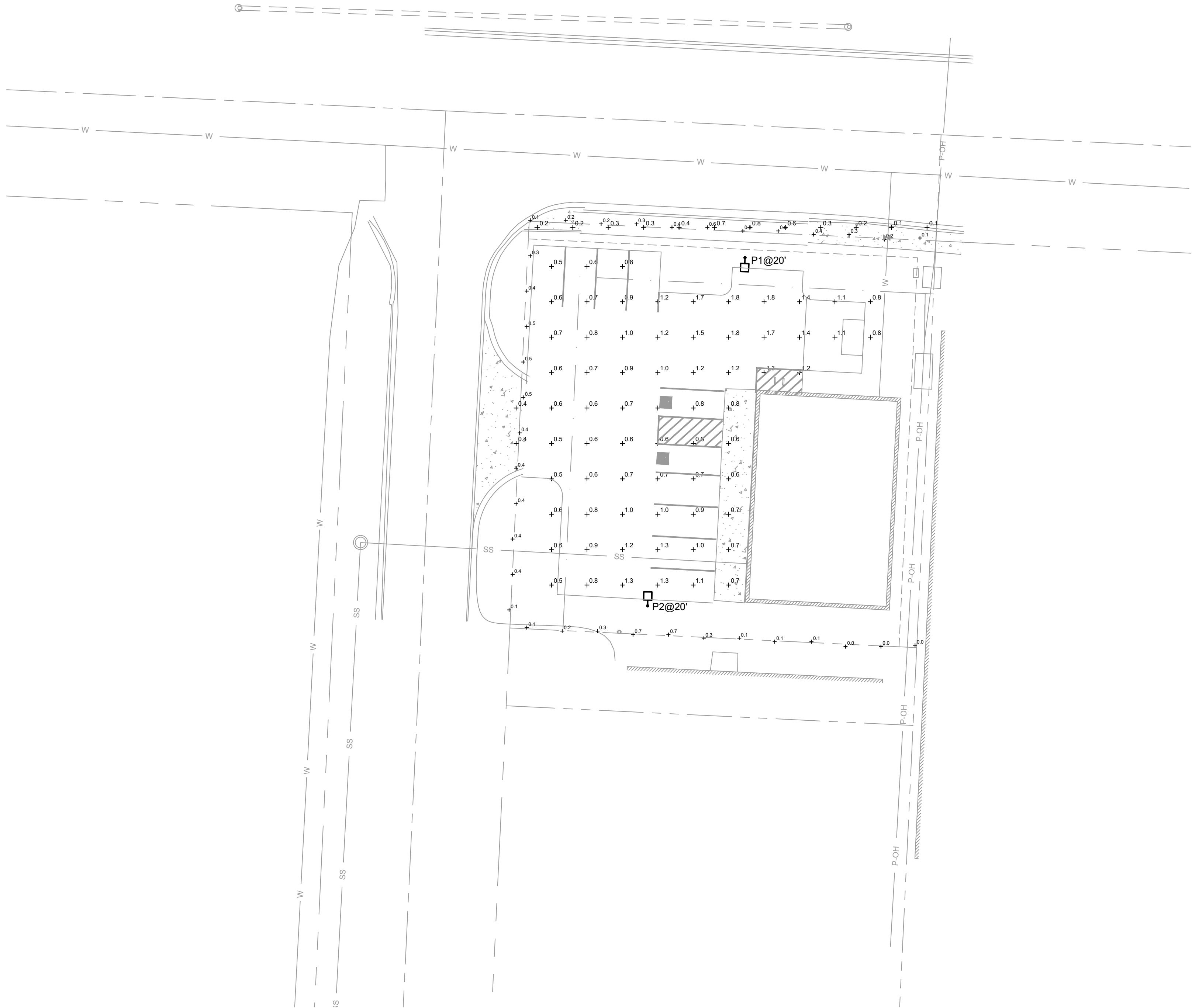
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

BY	
DESCRIPTION	REVISED PER CITY STAFF COMMENTS
DATE	04/23/25
REV. NO.	1

LANDSCAPE PLAN PRELIMINARY DEVELOPMENT PLAN	INDEPENDENCE CONVENIENCE STORE 13893 EAST 35TH STREET COURT SOUTH	2025
--	--	------

drawn by: JEO
designed by: JEO
project no.: 025-00456
date: 04.23.2025

SHEET
L100



SITE LIGHTING PHOTOMETRICS
SCALE: 1" = 30'-0"



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.68 ft
Length: 52.1" (1328mm)
Width: 14.25" (361mm)
Height H1: 7.88" (200mm)
Height H2: 2.73" (69mm)
Weight: 34 lbs (15kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

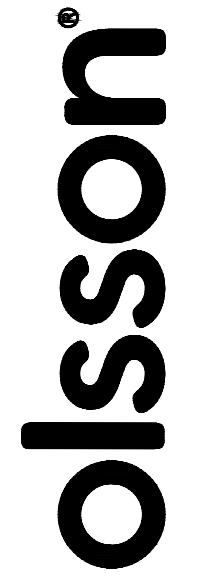
Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	40K	70CRI	T3M	MVOLT	SPA
	Reverse optics	40K	70CRI	T3M	MVOLT	SPA
	Forward optics	40K	70CRI	T3M	MVOLT	SPA
	Reverse optics	40K	70CRI	T3M	MVOLT	SPA
	Forward optics	40K	70CRI	T3M	MVOLT	SPA
	Reverse optics	40K	70CRI	T3M	MVOLT	SPA
	Forward optics	40K	70CRI	T3M	MVOLT	SPA
	Reverse optics	40K	70CRI	T3M	MVOLT	SPA
	Forward optics	40K	70CRI	T3M	MVOLT	SPA
	Reverse optics	40K	70CRI	T3M	MVOLT	SPA

Schedule							
Symbol	LABEL	QTY	Manufacturer	Catalog	Description	Number Lamps	System Watts
	P1	1	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI T3M	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 530mA LIGHT ENGINES WITH 30 LEDS AND FORWARD THROW OPTICS	1	51
	P2	1	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI T3M	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 530mA LIGHT ENGINES WITH 30 LEDS AND FORWARD THROW OPTICS	1	51

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	0.9 fc	1.8 fc	0.4 fc	4.5:1	2.3:1
PROPERTY LINE	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A
PROPOSED SIDEWALK	+	0.4 fc	0.8 fc	0.1 fc	8.0:1	4.0:1



1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592



BY	DESCRIPTION	DATE	REV. NO.	REVISIONS
	REVISED PER CITY STAFF COMMENTS	04/23/25	1	

LIGHTING PLAN
PRELIMINARY DEVELOPMENT PLAN

INDEPENDENCE CONVENIENCE STORE
13893 EAST 35TH STREET COURT SOUTH
INDEPENDENCE, MO

2025

drawn by: JEO
designed by: JEO
project no.: 025-00456
date: 04.23.2025

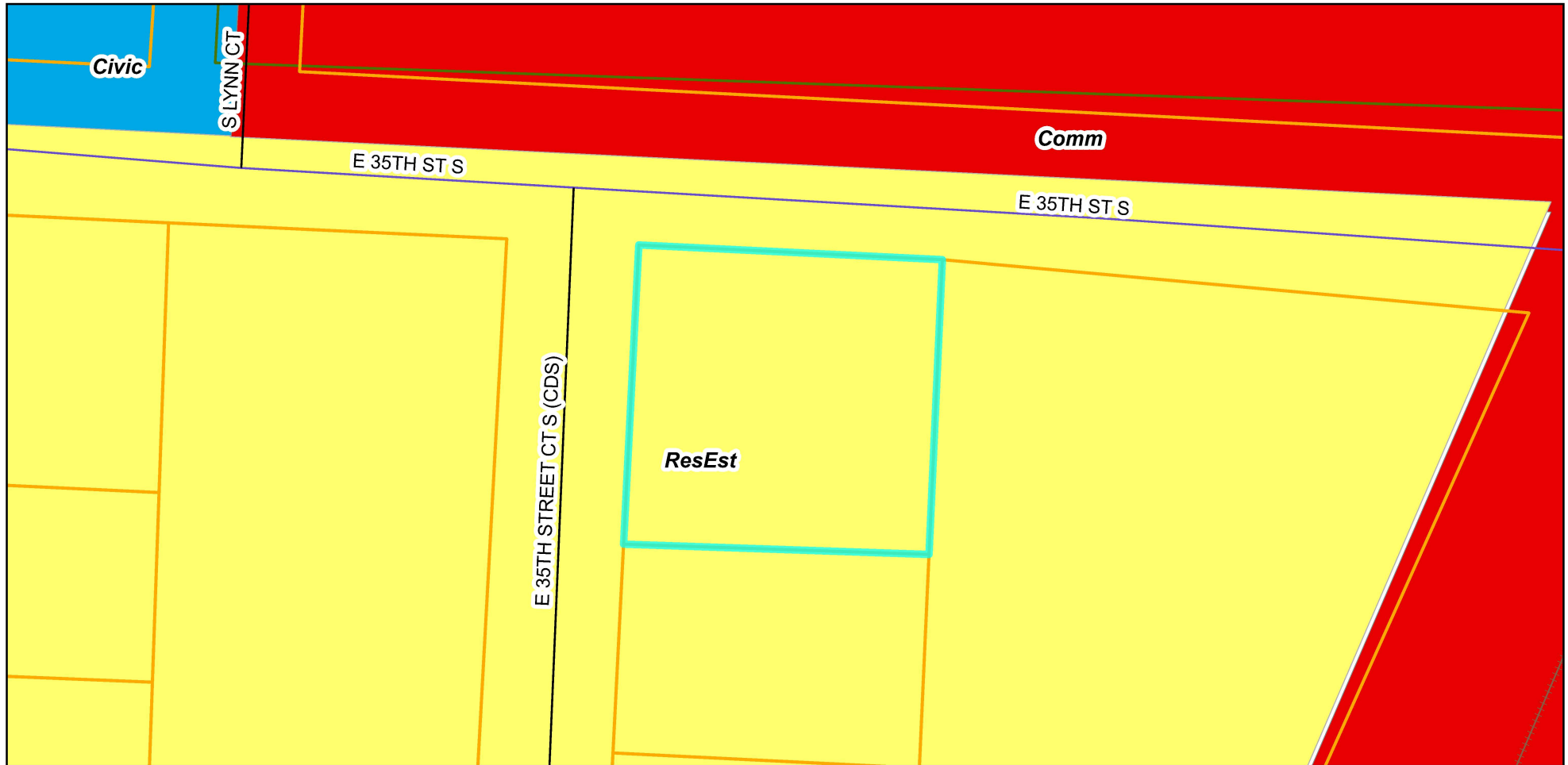
SHEET
E100

Page 36 of 65

Comprehensive Plan

13893 E 35th St Ct S

Case #25-200-01



Legend



Parcels

Comprehensive Plan

 Residential Neighborhoods

 Community Commercial

 Civic / Public



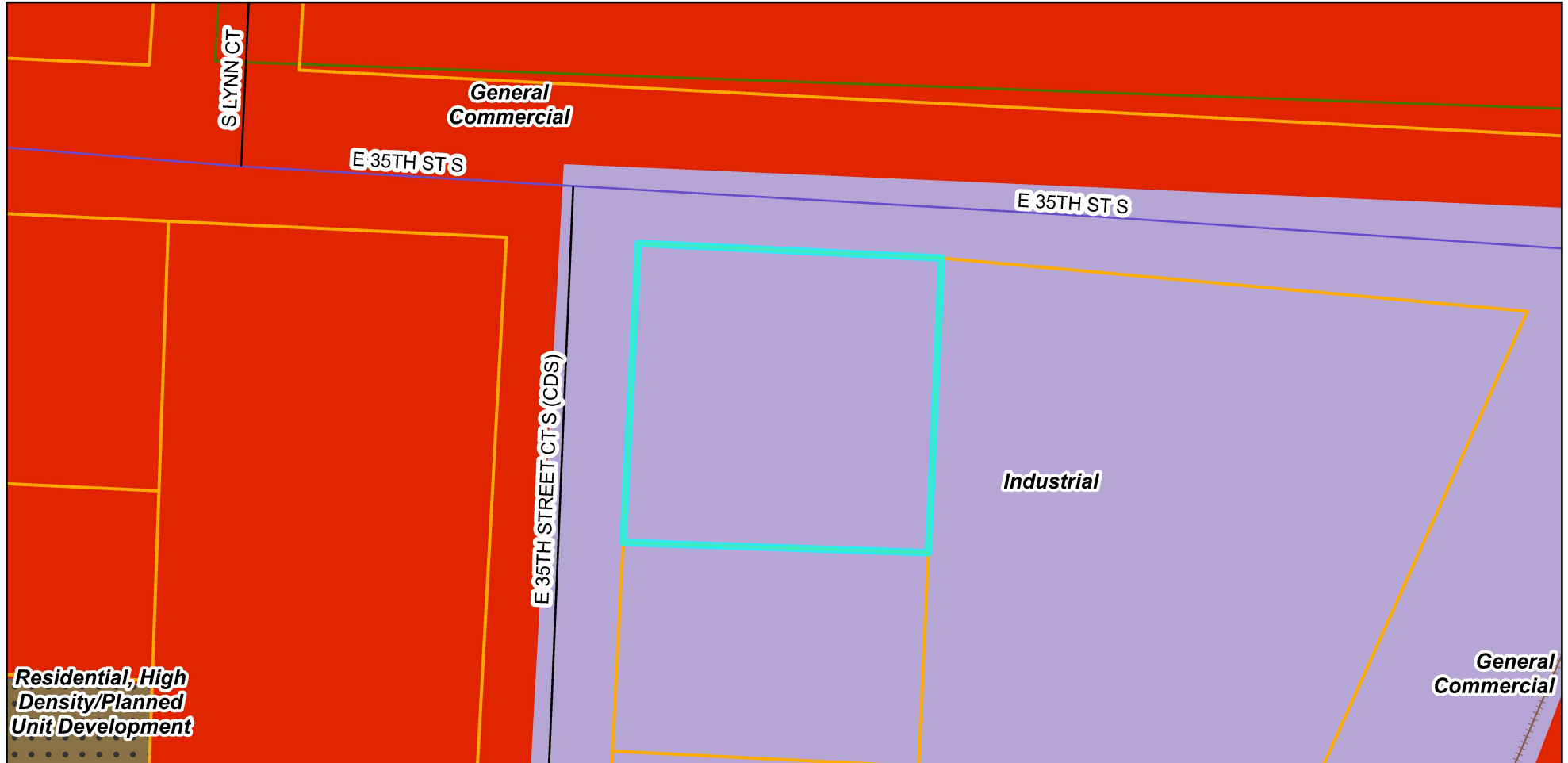
0 50 100 200 Feet

Prepared For: Planning Commission
 Meeting Date: May 13, 2025

Zoning Map

13893 E 35th St Ct S

Case #25-200-01



Legend

Parcels

Zoning District

C-2

I-1

R-30/PUD



0 50 100 200 Feet

Prepared For: Planning Commission
Meeting Date: May 13, 2025

MEETING DATE: May 13, 2025

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Cable Dahmer/Crash Champions – Noland Road

CASE NUMBER/REQUEST: **Case 25-810-01 – Preliminary Development Plan – 1550 S. Noland Road**
– A request by Cable Dahmer to approve of a revised Preliminary Development Plan

APPLICANT: Robert Merritt – Cable-Dahmer, LLC

OWNER: Jackie Davis – Wellington Real Estate, LLC

PROPERTY ADDRESS: 1550 S. Noland Road

SURROUNDING ZONING/LAND USE:

North:	C-2 (General Commercial)...vacant land
South:	C-2 (General Commercial)...car dealership
East:	C-2 (General Commercial)...office and retail uses
West:	C-2 (General Commercial)...vacant land and lake

PUBLIC NOTICE:

- Letters to adjoining property owners – April 25, 2025
- Public Notice published in The Kansas City Star – April 26, 2025
- Signs posted on property – April 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this Preliminary Development Plan is scheduled for first reading by the City Council on June 16, 2025 and the public hearing/second reading on July 7, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this preliminary development plan revision, with the following corrections and clarifications.

1. General Motor Vehicle Repair use shall be allowed in this C-2/PUD District.
2. The proposed structure is to set on what is currently multiple-lots and vacated rights-of-way; therefore, the nearly completed Minor Subdivision shall be recorded before the submission of the Final Development Plan.
3. All drainage calculations must be completed and approved before submission of the Final Development Plan. With this plan, stormwater runoff appears to have four routes in which water may leave the site; one by a new outfall to the north without dry detention, one to the south with dry detention and two in the new parking unless proposed grading routes them to dry detention. The outfall to the north is a new outfall and flow path and appears to result in

a new ditch and possible erosion offsite. This apparent impact will need to be addressed with final engineering. An erosion control plan for the project will also be required.

4. The six-foot high opaque wood privacy fence to be provided should surround the entire rear parking storage area and include a gate all depicted in the Final Development Plan. The interior of the fence or wall must be protected by a guardrail or similar barrier to prevent damage to the fence or wall.
5. The landscaping along the south elevation should be filled with evergreens to better soften that façade.
6. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final development plan.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

A request by Robert Merritt with Cable-Dahmer, LLC to approve a revised Preliminary Development Plan for property at 1550 S. Noland Road.

Current Zoning: C-2/PUD (General Commercial
/Planned Unit Development)

Current Use: Vacant auto parts store

Acreage: 1.9-acres

Proposed Use:

Automobile Repair Shop

Building Square Foot:

21,370-square feet

BACKGROUND:

The intent of this revised Preliminary Development Plan application is to alter the previous site layout and build configuration of the rezoning/PUD and preliminary development plan approved on August 19, 2024. It allows Cable Dahmer to relocate the existing Crash Champions facility to the site on the former Auto Zone parts store located at 1550 S. Noland Road. It was rezoned to C-2/PUD (General Commercial/Planned Unit Development) to permit general (heavy) automotive repair. This zoning was authorized rather than C-3 (Service Commercial), which is the standard zoning needed for that particular use. The uses allowed in the C-3 district zoning (which includes several industrial and wholesaling uses) are not ones that would be compatible with the other C-2 uses along the Noland Road corridor. A PUD allowed the existing C-2 uses to remain, but permitted a zoning use that would narrowly add only the general automotive repair uses.

The services proposed are currently being performed at another location in the city, but that location will be shut down and the operation will be relocated to this location where a former auto parts store is currently set. The existing structure will be expanded, more than doubling its size.

All the proposed services will be conducted within the building. The temporary storage of wrecked vehicles awaiting repair will be confined to the rear and northwest side of the property and screened by the building and fencing as required by the City. There are trees, a large pond and a railroad track behind the property that further provides screening and over 500 feet of distance from other uses in the area.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This application furthers the goal of increasing the economic prosperity of the community and providing additional employment opportunities. It will also support the redevelopment of a key corridor in the city.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to “Provide sufficient opportunities for ...development sites within the community and promote diversification of the City’s commercial/industrial base.”

Sub-Area Plans:

The property is located within the Noland Now Plan Area.

Access/Parking:

Noland Road has six lanes, two of which are left-turn lanes. The proposed operation is not a high traffic-generator, and the street has turn lanes that allow for the safe and efficient flow of traffic. The existing access can serve the proposed use. Two handicapped spaces (including one van-accessible) will be marked and signed near the southeast corner of the existing structure. The proposed automotive storage area, for vehicles awaiting repair, will be constructed to the rear of the expanded building.

Building Elevations:

The building is a mixture of black and gray masonry and decorative metal siding. Although additional architectural variations were added with light treatments and windows, some tall evergreens spaced between the south windows are needed.

Sidewalks:

The applicant needs to complete the property’s north and south Noland Road sidewalk segments. The new sidewalk must be 5 feet in width.

Public Utilities:

All utilities that are needed for this development are in place and can serve the operation.

Storm Sewers:

The drawing indicates storm sewers running along the north and south sides of the property leading west to the rear of the property where a proposed detention basin will be created to the southwest of an opaque, screened auto storage area. After final plans, drawings, stormwater design, and final stormwater report are received, city review will commence and must be approved prior to submission of the final development plan.

Flood Zones and Stream Buffer Zones:

There are no federally identified flood/zones or stream buffer setback requirements for this development.

Landscaping:

Most of the new landscaping on the north, east and west sides will be in the green spaces created by the parking islands. Further, additional plantings will adjoin the opaque screen on the north, west and east sides of the rear parking storage. A masonry trash enclosure will be constructed at the northwestern corner of the rear parking lot.

Security Fencing/Screening:

The applicant's plans indicate a 6-foot located to the north, west and south of the rear parking storage lot. The fence should surround the entire parking storage area and include a gate.

Historic and Archeological Sites:

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

Replatting:

The site of the existing structure and proposed expansion will set on what is now six-lots, vacated alley and ½ of a vacated right-of-way. Therefore, the property must be replatted into a new single-lot subdivision. The Minor Subdivision currently under review needs to be recorded.

REVIEW CRITERIA

Recommendations and decisions for the proposed preliminary development plan for the planned unit development must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**
Comprehensive Plan Guiding Principles is to "Provide sufficient opportunities for... development sites within the community and promote diversification of the City's commercial/industrial base."
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard.
3. **The nature and extent of Common Open Space in the PUD.**
This is an infill development on an existing commercial corridor with an existing structure that will be greatly expanded, never-the-less there will be a significant opportunity to create green spaces with planting areas.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
Cable-Dahmer, LLC states that it will manage and own the property.
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
Not applicable, this is a proposed commercial business.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

Public services in the area are adequate to serve this project. This proposed project will not adversely affect the street network in the vicinity of the project. Adequate parking is to be provided internal to the property.

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

The proposed general automotive repair use is in keeping with the automotive uses along this portion of the Noland Road corridor.

8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**

Mitigation efforts must be planned by the developer to reduce impacts to the area. This would be done by fencing and landscaping and providing adequate stormwater management.

9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

The Planned Unit Development allows for expansion of C-2 uses to include general automotive repair without allowing more intense industrial and wholesaling uses.

10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

The PUD's controls would protect and reinforce the existing uses along the Noland Road corridor.

EXHIBITS

1. Narrative
2. Application
3. Notification Letter
4. Address List
5. Notification Map
6. Affidavit
7. Preliminary Development Plan and Elevations
8. Utility Easement Vacation
9. Owner Vacation Agreement Letter
10. Comp Plan Map
11. Zoning Map

March 27, 2025

Mr. Brian Harker
City of Independence - Planning Division
111 Maple Avenue
Independence, MO 64050

**RE: Cable-Dahmer/Crash Champions
1550 S. Noland Road
Independence, MO 64055**

Dear Mr. Harker,

The following items are being submitted in electronic format (pdf) with the appropriate application for a Preliminary Development Plan associated with this project:

- Planning and Zoning Application form completed and signed
- Legal Description and Exhibit for the entire site
- Preliminary Development Plan
- Preliminary Stormwater Management Study
- \$500 Application fee by check #671220 to be hand delivered

The intent of the Preliminary Development Plan application is to revise the site plan to accommodate a different building configuration. A previous Rezoning/Preliminary Development Plan (Case #24-125-06) was approved for this development by ordinance in July 2024.

Cable-Dahmer acquired the property at 1550 and 1520 S. Noland Road as well as the vacated S. Main Street right-of-way to allow the proposed development. Cable-Dahmer intends to relocate an existing Crash Champions operation to this location so that it remains within the City.

Briefly, the project consists of utilizing an existing 8,912 SF building for office space, a vehicle evaluation/estimating area, and shop area. The project includes a 12,308 SF building addition for collision repair, associated onsite parking for employees and customers, and a temporary vehicle storage area. All of the proposed services will be conducted within the building. The temporary storage of wrecked vehicles awaiting repair will be confined to the rear of the property. There are existing trees behind the property that will provide screening.

Noland Road has six lanes, two of which are left-turn lanes. The proposed operation is not a high traffic generator and the existing turn lanes will allow for the safe and efficient flow of traffic. All utilities required for the site are in place and can serve the operation.

Please contact me if any additional information is needed (kcarpenter@weareown.com) or (913) 709-3546).

Sincerely,

A handwritten signature in black ink that reads "Kelly Carpenter". The signature is fluid and cursive, with the first name "Kelly" and last name "Carpenter" clearly distinguishable.

Kelly Carpenter, P.E.
Project Engineer

cc: Robert Merritt



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

Cable-Dahmer/Crash Champions - Noland Road

Project Name

1550 S. Noland Road

Project Address/Location

12,308 SF addition	2.2 ac	1	no
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C-2/PUD	C-2/PUD	Vacant Building/Parking	Collision Repair & Office
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 hand delivered check #671220 ☒ 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

Robert Merritt	SML 1550, LLC
Name	Company
1200 E. 104th Street, Kansas City, MO 64131	
Address	
816-419-9206	rmerritt@cabledahmer.com
Phone	Email

Architect/Engineer/Surveyor/Other:

Kelly Carpenter	OWN, Inc.
Name	Company
8455 College Boulevard, Overland Park, KS 66210	
Address	
816-777-0400	kcarpenter@weareown.com
Phone	Email

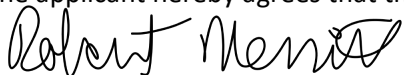
Owner

Robert Merritt	SML 1550, LLC
Name	Company
1200 E. 104th Street, Kansas City, MO 64131	
Address	
816-419-9206	rmerritt@cabledahmer.com
Phone	Email

Architect/Engineer/Surveyor/Other:

Beau Jarvis	Tessere
Name	Company
9229 Ward Parkway, Suite 210, Kansas City, MO 64114	
Address	
316-265-9367	beau.jarvis@tessere.com
Phone	Email

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

	3/24/2025		3/24/2025
Applicant's Signature	Date	Owner's Signature	Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: April 25, 2025

Case No. 25-810-01

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

☐ Rezoning

☐ Rezoning/PUD

☐ Special Use Permit

☒ Preliminary Development Plan

Proposed project description: Relocation of a Crash Champions operation to include

office, evaluation/estimating, shop & collision repair spaces.

Applicant: SML 1550 LLC (Robert Merritt)

Location of Property: 1550 S Noland Rd

Planning Commission Meeting Date: May 13, 2025, at 6:00 p.m.

City Council Meeting Date: July 7, 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.



OWN, Inc, Agent

Applicant (or Owner/Agent)

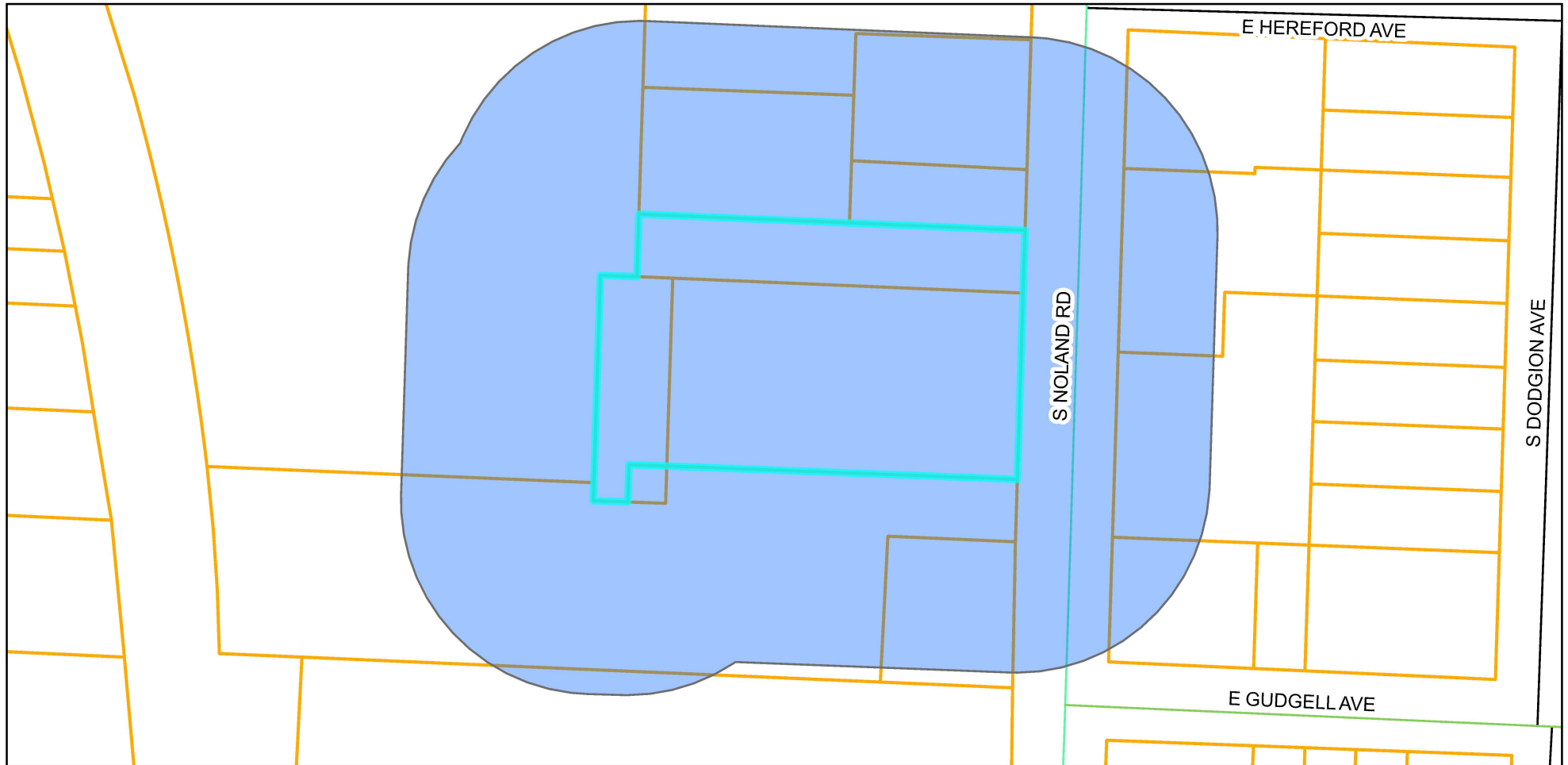
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
111 W FRANCIS ST	OAKWOOD ENTERPRISES LLC	PO BOX 900	INDEPENDENCE	MO	64051
1520 S NOLAND RD	LAKESIDE SHOPPING CENTER LLC	221 W LEXINGTON STE 400	INDEPENDENCE	MO	64050
1525 S NOLAND RD	JPI LLC	PO BOX 901514	KANSAS CITY	MO	64190
1550 S NOLAND RD	WELLINGTON REAL ESTATE LLC	16500 E 23RD ST	INDEPENDENCE	MO	64050
1600 S NOLAND RD UNIT 110	1600 SOUTH NOLAND ROAD INVESTMENTS LLC	1600 S NOLAND RD	INDEPENDENCE	MO	64055
1604 S NOLAND RD	LAKESIDE SHOPPING CENTER LLC	5359 MERRIAM DR	MISSION	KS	66205
1695 S NOLAND RD	BUDGET NOLAND RD LLC	8826 SANTA FE DR STE 300	OVERLAND PARK	KS	66212
1700 S NOLAND RD	TRD REAL ESTATE LLC	610 NW BLUE PKWY	LEES SUMMIT	MO	64063

Notification Area

1550 S Noland Rd

Case #25-810-01



Legend

-  Notification Area
-  COI_Parcels

0 125 250 500 Feet

Prepared For: Board of Adjustment
Community Development Department
Meeting Date: May 15, 2025



Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-810-01

I, Kelly S. Carpenter w/OWN, Inc., of lawful age being first duly sworn upon oath, state:

That I am the (agent, ~~owner~~, ~~attorney~~) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

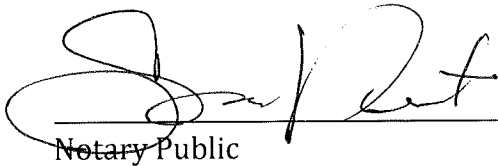
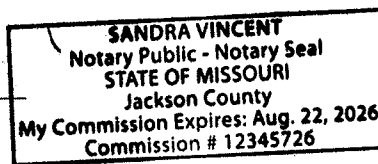
These notices were mailed on the 25th day of April, 2025.



OWN, Inc, Agent

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 25th day of April, 2025.


Notary Public

Aug. 22, 2026
Commission Expiration Date

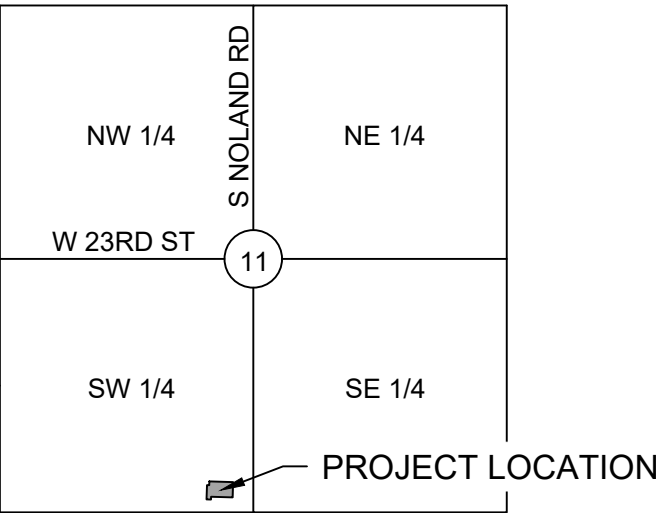


OWNER:
SML 1550, LLC
ATTN: ROBERT MERRITT
13700 WYANDOTTE ST
KANSAS CITY, MO 64145
PH: (816) 419-9206
EMAIL RMERRITT@CABLEDAHMER.COM

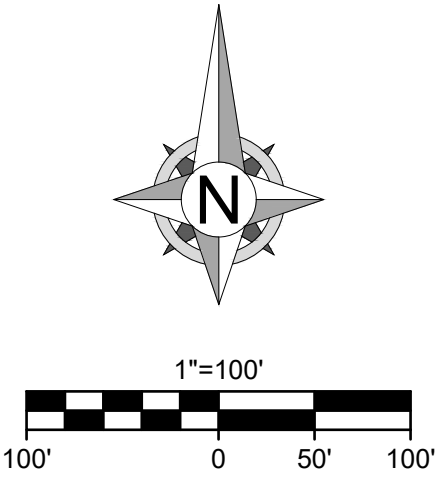
DEVELOPER:
CRASH CHAMPIONS
C/O CABLE-DAHMER, LLC
ATTN: ROBERT MERRITT
13700 WYANDOTTE ST
KANSAS CITY, MO 64145
PH: (816) 419-9206
EMAIL RMERRITT@CABLEDAHMER.COM

ENGINEER:
OWN, INC.
ATTN: KELLY CARPENTER
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
PH: (913) 709-3546
EMAIL KCARPENTER@WEAREOWN.COM

SECTION 11, TOWNSHIP 49N, RANGE 32W
JACKSON COUNTY, MISSOURI
SCALE=NTS



SHEET INDEX	
NUM	TITLE
C1	COVER
C1.1	SITE PLAN
C2	UTILITY PLAN
L1-L2	LANDSCAPE PLAN
G-111	TYPICAL MOUNTING HEIGHTS
A-101	FLOOR PLAN
A-121	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-421	TRASH ENCLOSURE ELEVATION
C6	ALTA SURVEY



SITE SUMMARY TABLE

CURRENT ZONING:	C-2/PUD
PROP. USE:	COLLISION REPAIR CENTER
HEIGHT EXIST. BUILDING:	17.7'
HEIGHT PROP. BUILDING:	22.5'
FLOOR AREA EXIST. BUILDING:	9,029 S.F. (10% OF TOTAL SITE)
FLOOR AREA PROP. BUILDING:	12,276 S.F. (14% OF TOTAL SITE)
PAVED AREA EXIST. AND PROP.:	44,627 S.F. (50% OF TOTAL SITE)
UNPAVED AREA EXIST. AND PROP.	23,150 S.F. (26% OF TOTAL SITE)
PARKING REQUIRED:	19 STALLS
PARKING PROP.:	46 STALLS
(DOES NOT INCLUDE 25 SPACES ON WEST SIDE OF ADDITION FOR STORAGE OF WRECKED VEHICLES AWAITING REPAIR)	



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CRASH CHAMPIONS PRELIMINARY DEVELOPMENT PLAN

1550 S. NOLAND RD.
INDEPENDENCE, MO 64055

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10013

DRAWN BY: PJB

CHECK BY: KSC

ISSUED DATE: 2025-03-11

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY:

LICENSE NO:

SHEET TITLE

COVER

SHEET NUMBER

C1

OF 6

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DRAWING INFORMATION

PROJECT NO: 24KC10013

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ISSUED DATE: 2025-03-17

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LICENSE NO:

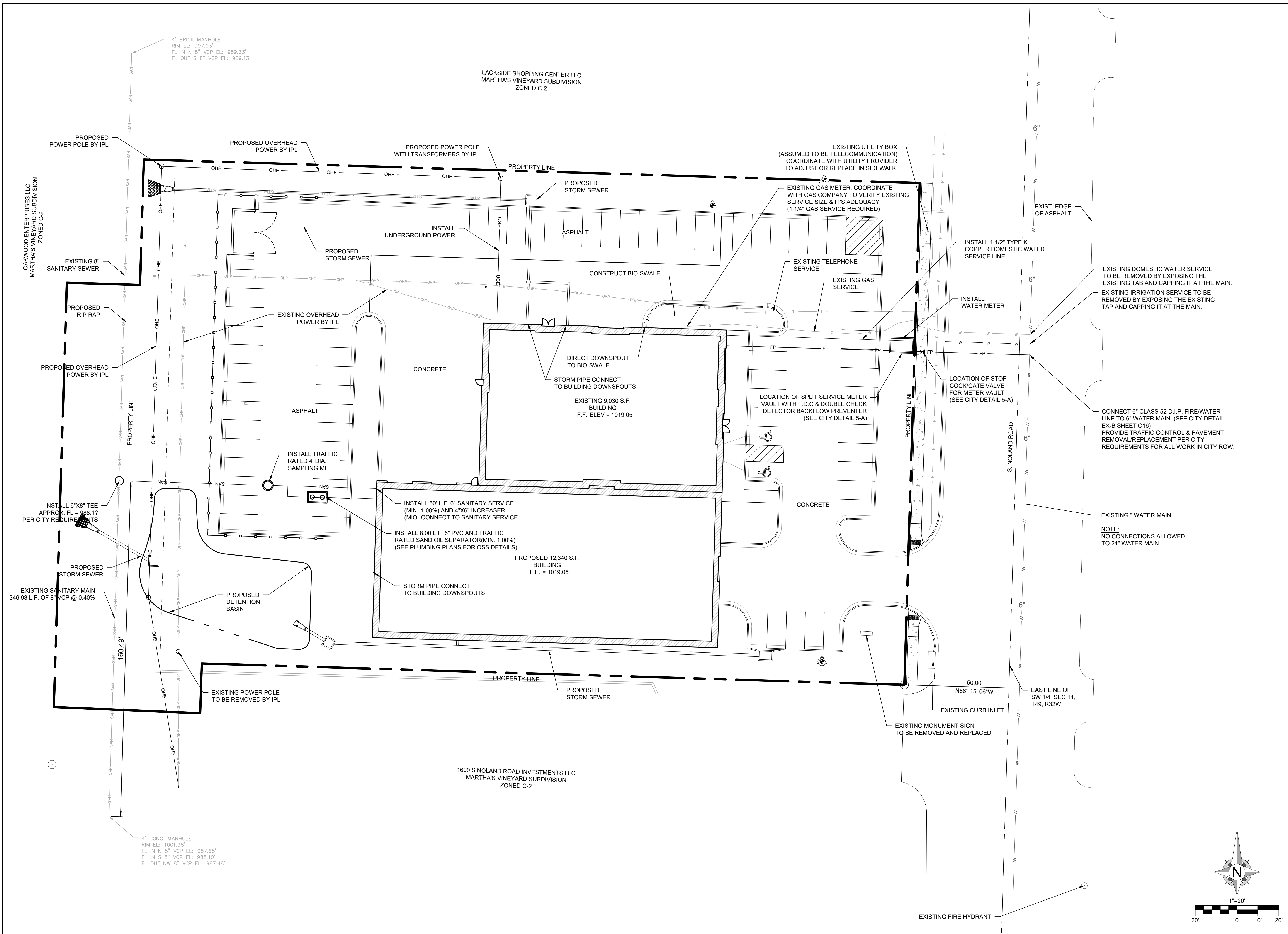
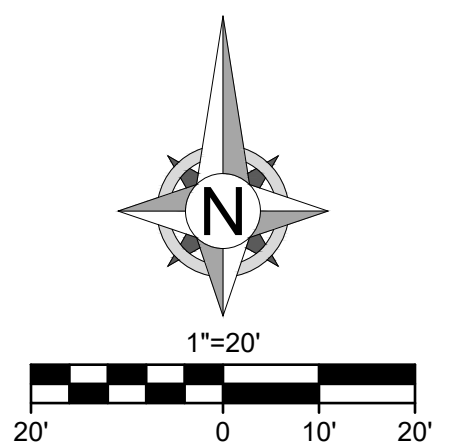
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C2

3 OF 6



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AS	9	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"	CAL
	GP	3	PRINCETON SENTRY MAIDENHAIR TREE / GINKGO BILOBA 'PRINCETON SENTRY' ** ALL MALE CULTIVAR ONLY	B & B	2"	CAL
	QP	3	AMERICAN DREAM OAK / QUERCUS BICOLOR 'JFS-KW12' TM	B & B	2"	CAL
	TB	4	BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	B & B	2"	CAL
EVERGREEN TREES						
	JB	6	BLUE POINT JUNIPER / JUNIPERUS CHINENSIS 'BLUE POINT'	B & B		6' TALL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
SHRUBS				
	JA	6	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'ANDORRA'	3 GAL
	JO	22	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	3 GAL
	PT	24	TINY WINE® NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	3 GAL
GRASSES & PERENNIALS				
	AI	55	SHINING BLUE BLUESTAR / AMSONIA ILLUSTRIS	1 GAL
	BG	19	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL
	CP	80	PRAIRIE SEDGE / CAREX PRAIREA	1 GAL
	PVS	43	SHENENDOAH SWITCH GRASS / PANICUM VIRGATUM 'SHENENDOAH'	1 GAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	DS	3,539 SF	DETENTION BASIN SEED MIX	SEED
	ROCK2	1,025 SF	ROUND SMOOTH STONE 1-3" / MISSOURI RAINBOW	ROCK
	ROCK	22 SF	ROUND SMOOTH STONE 4-5" / SALT & PEPPER	ROCK
	SOD	26,550 SF	TALL FESCUE / TURF TYPE TALL FESCUE	SOD

LEGEND

EXISTING 10" TREE TO SAVE AND PROTECT.

NOTE: CONTRACTOR SHALL INSTALL WOODEN LATH SNOW FENCING, BRIGHTLY COLORED PLASTIC CONSTRUCTION FENCING, CHAIN LINK FENCING, OR AN ALTERNATIVE BARRIER SECURELY ANCHORED TO FENCE POSTS AT THE PERIPHERY OF THE TREE'S DRIP LINE OR BEYOND TO PROTECT THE VEGETATION FROM ALL CONSTRUCTION ACTIVITIES, INCLUDING EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND MATERIALS.

LANDSCAPE SUMMARY

TREE PRESERVATION (14-500-03)

PROVIDED:
1 TREE BETWEEN 9-12" DBH = 2 CREDITS

STREET TREES - NONRESIDENTIAL DISTRICTS (15-503-02-D)

REQUIRED:
1 TREE PER 40 FEET OF STREET FRONTAGE:
NOLAND ROAD = 4 TREES

PROVIDED:
NOLAND ROAD = 4 TREES

LANDSCAPED OPEN SPACE (14-503-04-B)

REQUIRED:
MINIMUM 20% OF THE AREA WITHIN 20 FEET OF THE PERIMETER OF ALL BUILDINGS

PROVIDED:
MINIMUM 20% OF THE AREA WITHIN 20 FEET OF THE PERIMETER OF ALL BUILDINGS

PARKING LOT PERIMETER LANDSCAPING (15-503-05)

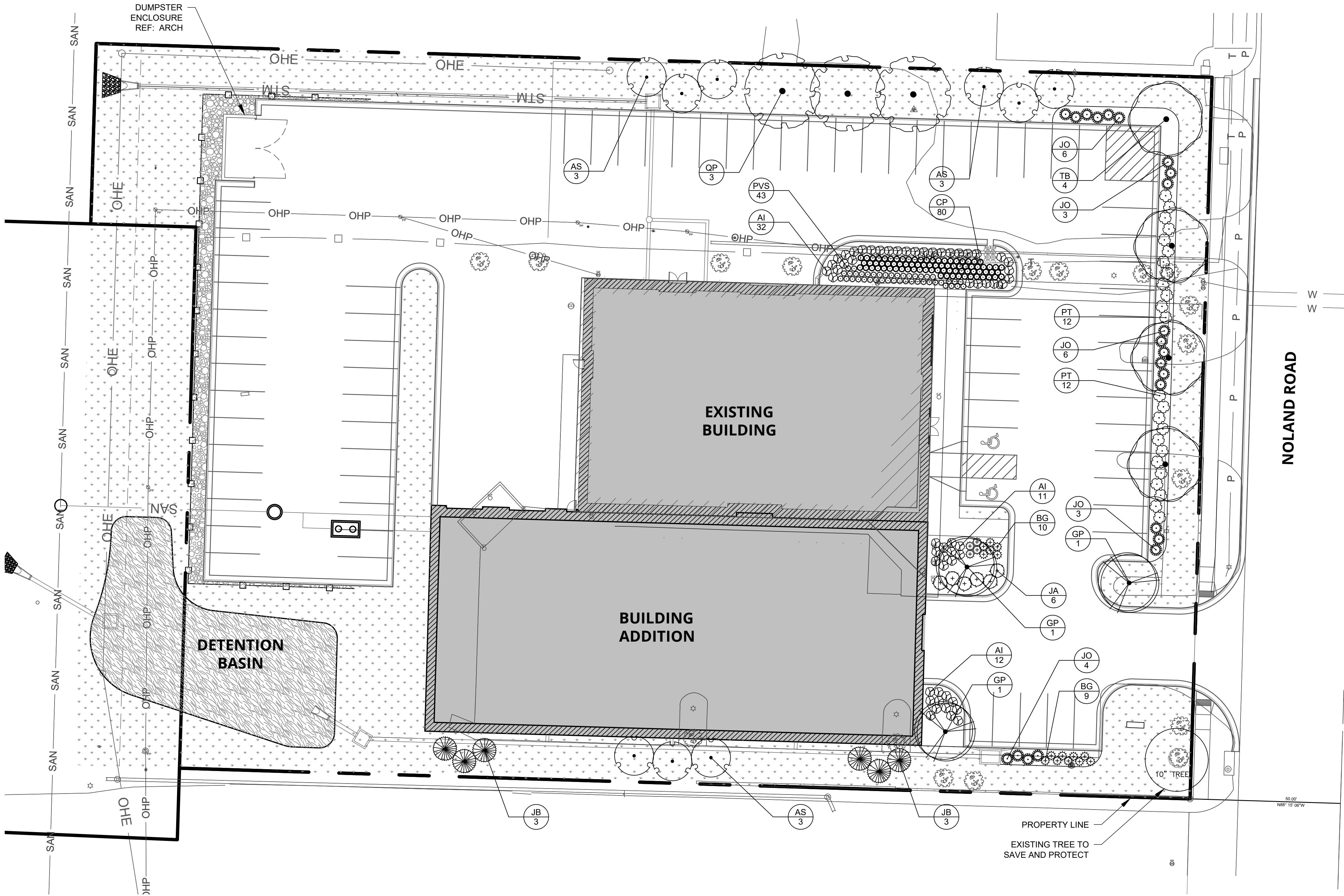
REQUIRED ON SITES WITH OVER 5 ACRES:
1 TREE AND 3 SHRUBS PER 40 FEET OF PARKING LOT PERIMETER:
45-4 FEET = 11 TREES AND 34 SHRUBS

PROVIDED:
11 TREES AND 34 SHRUBS

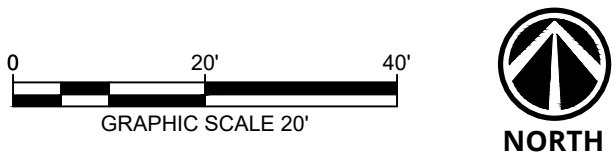
PARKING LOT INTERIOR LANDSCAPING (15-503-06)

REQUIRED:
EACH LANDSCAPE ISLAND MUST INCLUDE AT LEAST 1 TREE
1 TREE AND 3 SHRUBS FOR EVERY 20 PARKING SPACES
29 PARKING SPACES = 2 TREES AND 5 SHRUBS

PROVIDED:
2 TREES AND 5 SHRUBS



1 LANDSCAPE PLAN
SCALE = 1" = 20'-0"



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CRASH CHAMPIONS
PRELIMINARY
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1550 S. NOLAND RD.
INDEPENDENCE, MO 64055

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10013

DRAWN BY: EMF

CHECK BY: EMF

ISSUED DATE: 04/28/2025

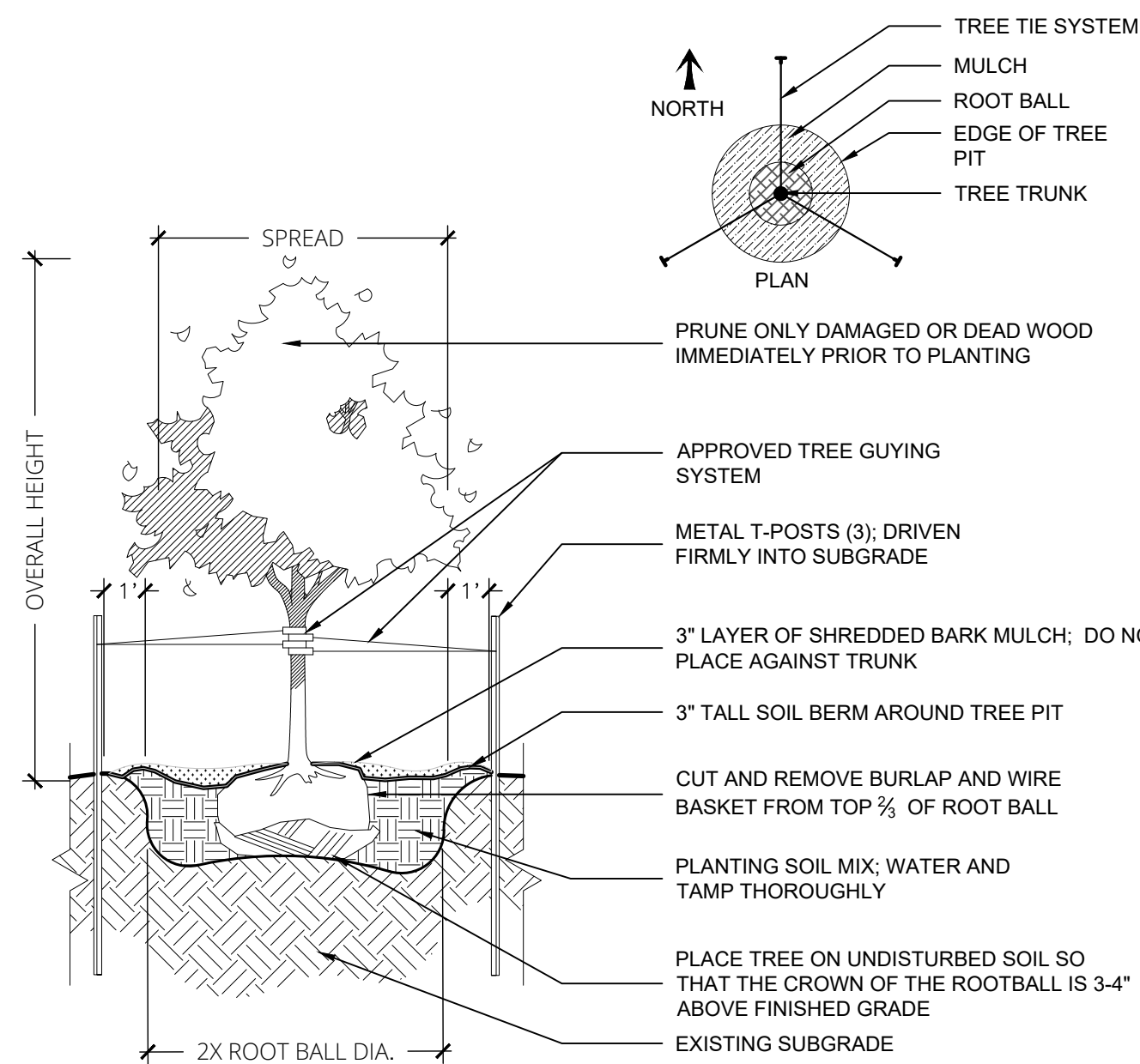
ISSUED BY: ERICA FLAD, PLA
LICENSE NO: 2010000196

SHEET TITLE

LANDSCAPE
PLAN

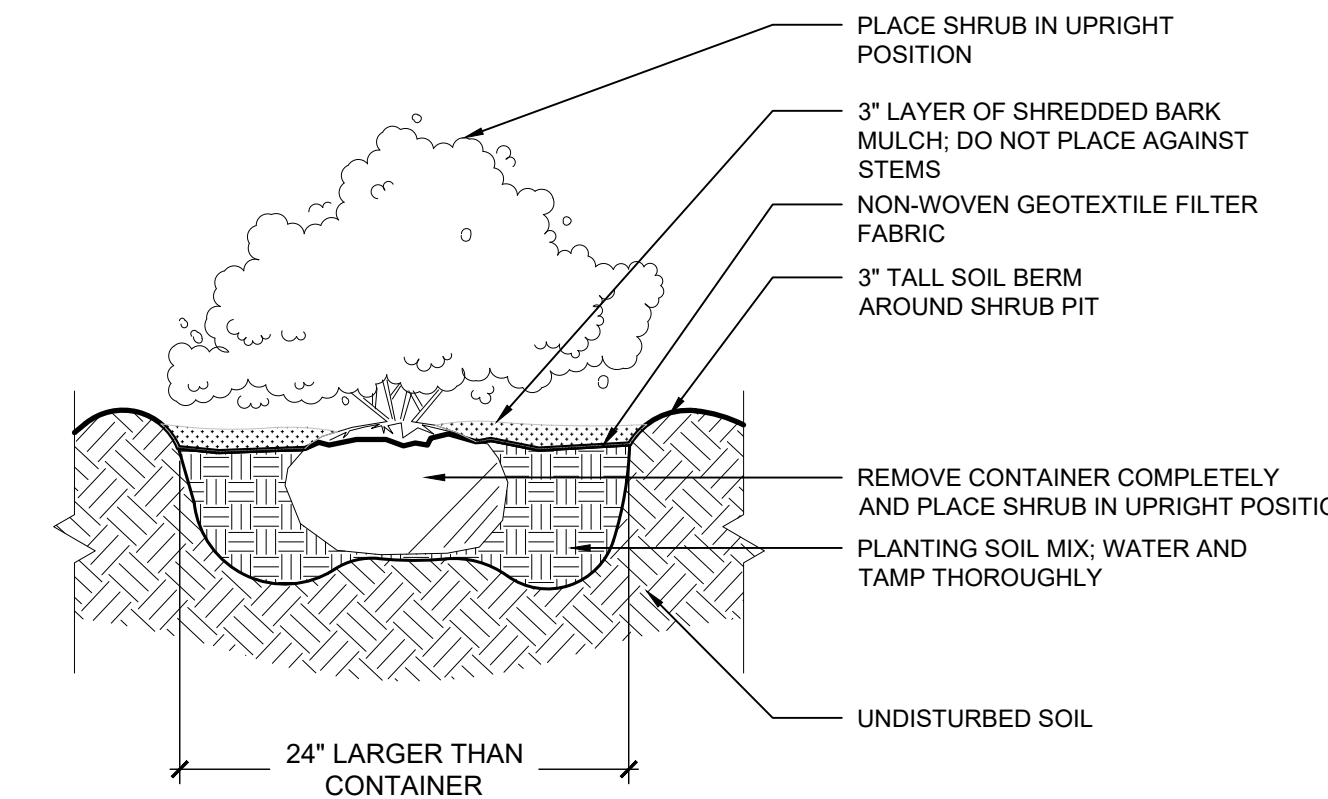
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L1



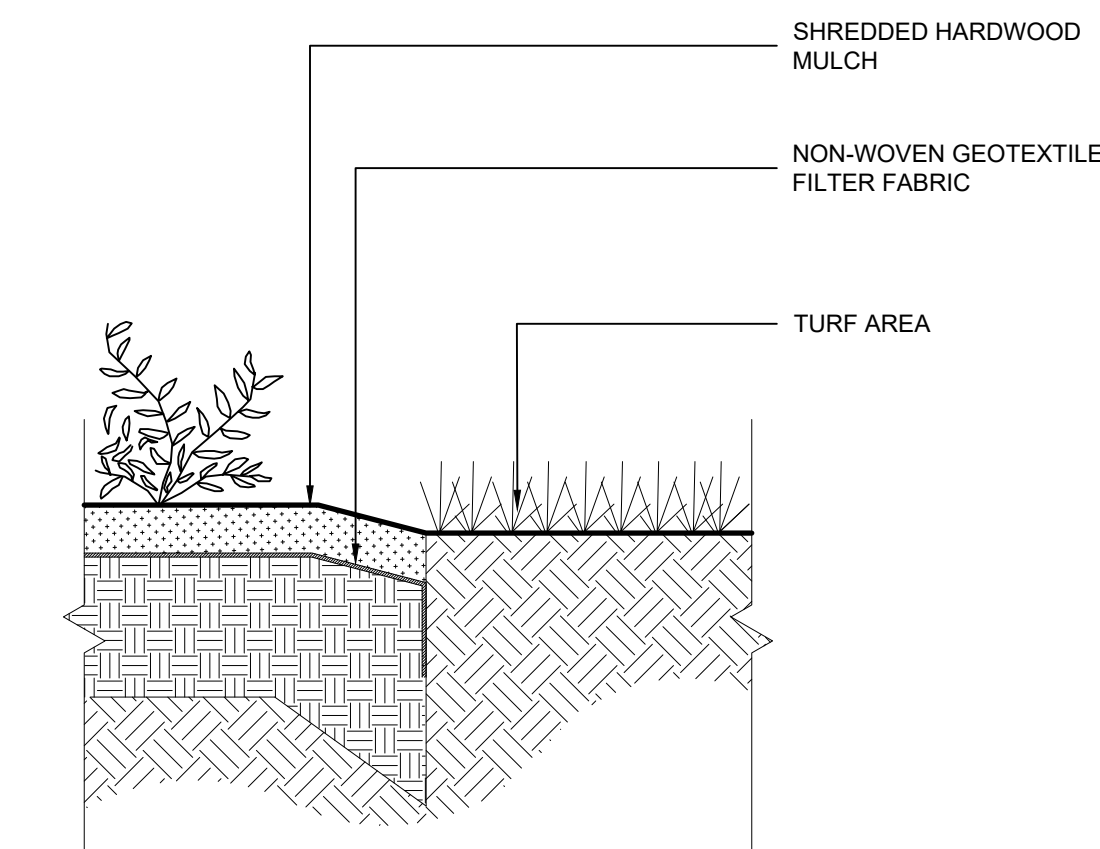
1 DECIDUOUS TREE PLANTING

SCALE = 1/4" = 1'-0"



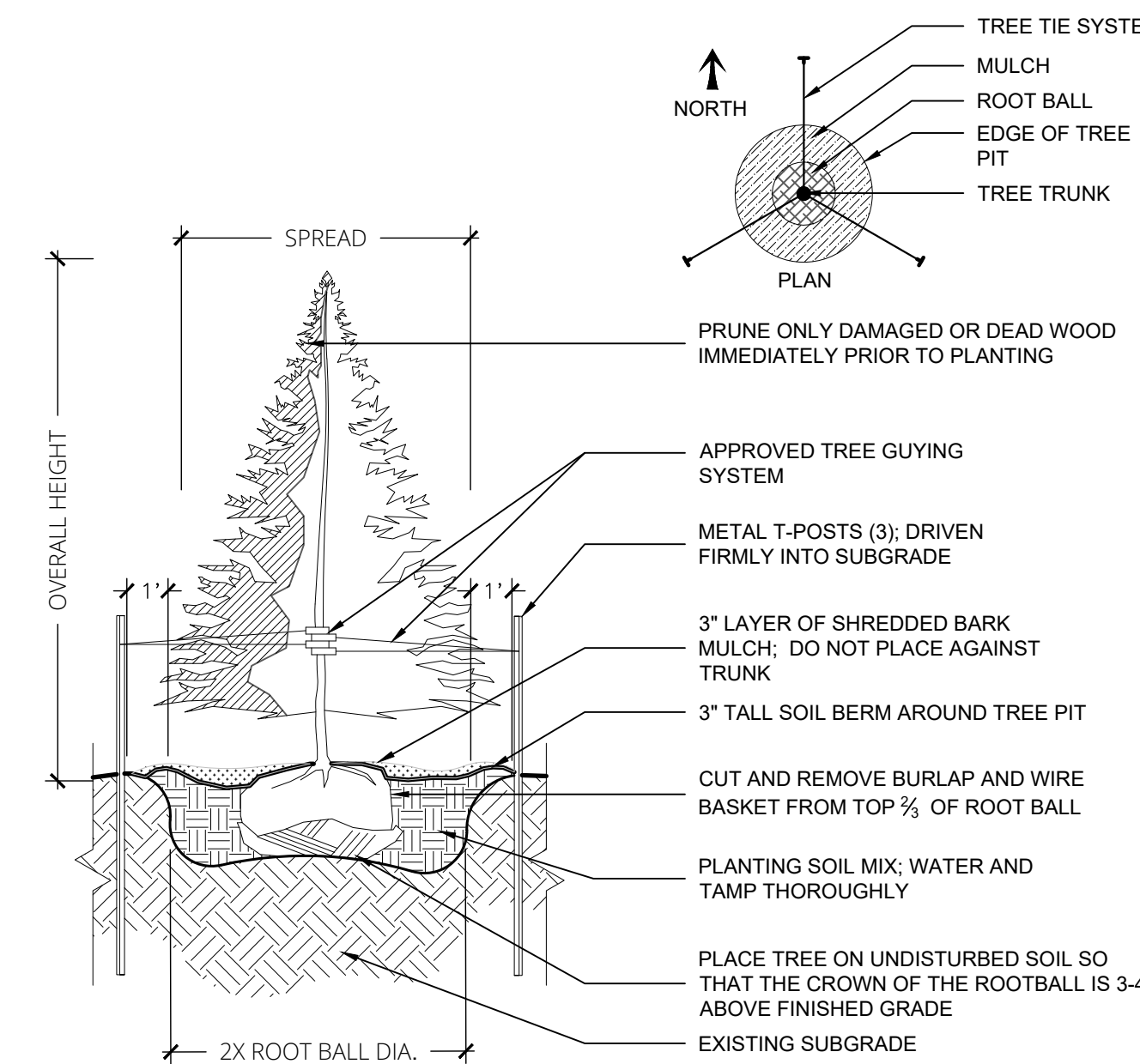
3 SHRUB PLANTING

SCALE = 1/2" = 1'-0"



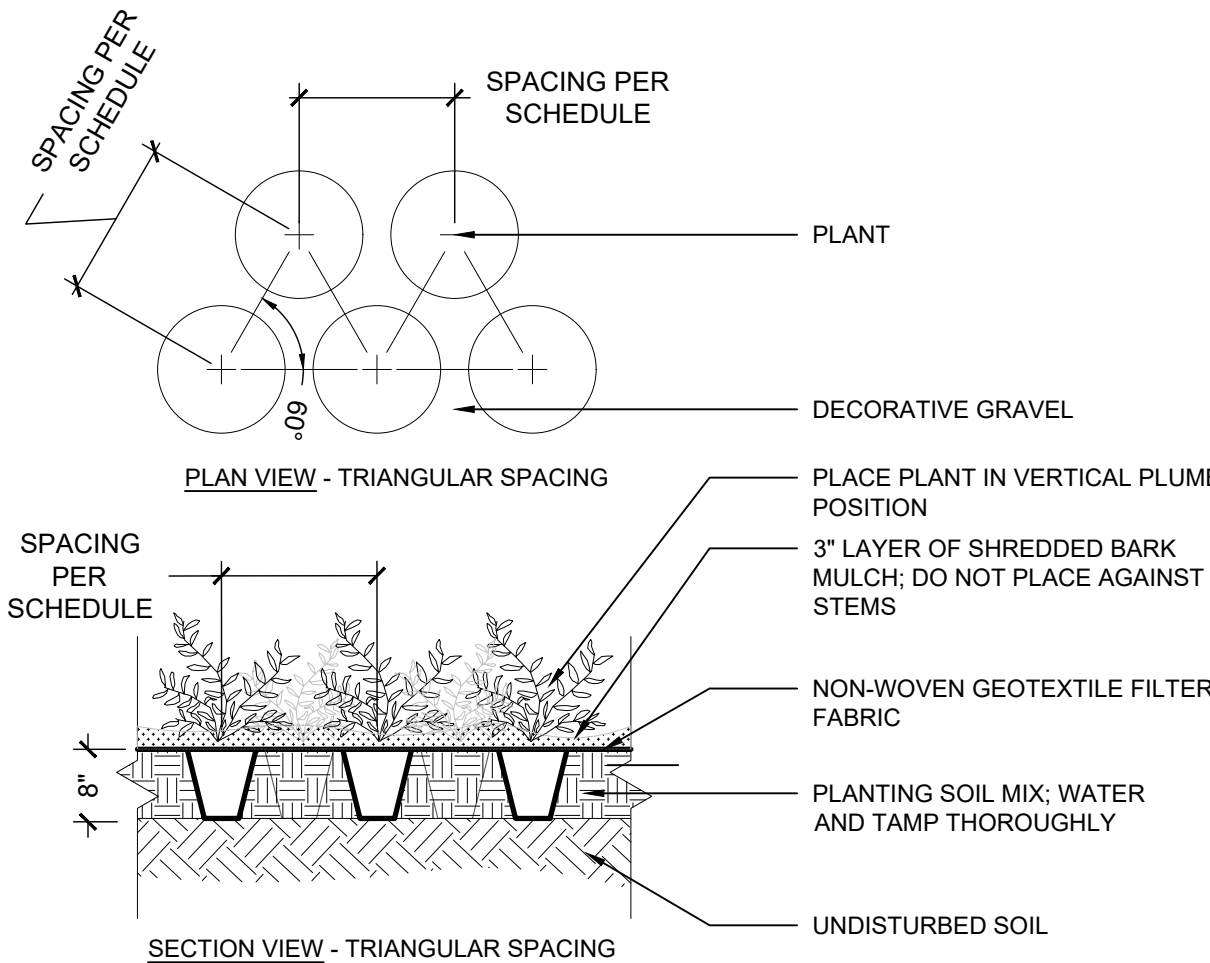
5 CULTIVATED LANDSCAPE EDGE

SCALE = 1" = 1'-0"



2 EVERGREEN TREE PLANTING

SCALE = 1/4" = 1'-0"



4 PERENNIAL & GRASS PLANTING

SCALE = 1/2" = 1'-0"

PLANTING NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED, OR LANDSCAPED WITH PLANT MATERIALS.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE BROUGHT TO FINISH GRADE AND SEEDED IN TURF-TYPE TALL FESCUE OR OTHER APPROPRIATE GROUND COVERS.
- CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL BE CONDUCTED BY A QUALIFIED SOIL-TESTING LABORATORY AND INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
- ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE SOIL TESTING ANALYSES FOR THE PLANTS TO BE GROWN. PROVIDE A ONE-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
- MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. ROOT BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP THEM MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - CREEPING GROUND COVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM EDGE OF PAVEMENT.
 - EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.
- TURF SOD SHALL COMPLY WITH TPI'S GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING. SOD SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS.
- TURF SEED SHALL COMPLY WITH T.U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. MULCH SHALL BE BROWN TO DARK BROWN IN COLOR. MULCH SHOULD NOT COME IN CONTACT WITH PLANTS.
- ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL: "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- BIO-SWALE SHALL HAVE MINIMUM 24" DEPTH OF RAIN GARDEN MARC BMP BLEND SOIL PROVIDED BY MISSOURI ORGANIC, OR AN APPROVED EQUAL. THE GROWING MEDIA SHALL HAVE A MOISTURE CONTENT LOW ENOUGH TO PREVENT VISIBLE CLUMPING AND COMPACTION DURING PLACEMENT. CONTRACTOR SHALL PLACE GROWING MEDIA IN HORIZONTAL LIFTS NOT TO EXCEED 6" FOR THE ENTIRE BIO-SWALE FACILITY, EACH LIFT SHALL BE LIGHTLY WATERED TO ENCOURAGE SETTLING. IF THE GROWING MEDIA BECOMES CONTAMINATED WITH UNDESIRE MATERIALS DURING CONSTRUCTION, THE UNDESIRE MATERIALS SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED GROWING MEDIA AT THE CONTRACTOR'S EXPENSE. TO ACCOUNT FOR SETTLING, CONTRACTOR SHALL INSTALL A SURCHARGE LIFT OF GROWING MEDIA OVER THE ENTIRE BIO-SWALE FACILITY. SURCHARGE LIFT SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 14 DAYS PRIOR TO BRINGING THE BIO-SWALE TO FINISHED GRADE. THE ENTIRE SURFACE OF THE GROWING MEDIA SHALL BE ROTO-TILLED TO A DEPTH OF 6" AT FINAL GRADING. MECHANICAL COMPACTION OF THE GROWING MEDIA IS NOT PERMITTED. COMPACTION OF THE GROWING MEDIA SHALL NOT EXCEED 85 PERCENT DENSITY PER ASTM D1557.

WATER PERMEABILITY TEST

- A WATER PERMEABILITY TEST IS REQUIRED IN ORDER TO DETERMINE THE TYPE OF SOIL THE PLANT MATERIAL IS PLANTED IN. THIS REQUIRES A SHARP SHOOTER SPADE DUG 18 INCHES INTO THE GROUND. FILL THE HOLE WITH WATER AND IF AFTER 18 HOURS THE HOLE STILL RETAINS THE WATER, THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING.
- IF THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING, THE FOLLOWING TWO POSSIBLE REMEDIES ARE RECOMMENDED. THE FIRST REMEDY IS TO INSTALL A TEN-FOOT WIDE RAISED PLANTING BED IN ORDER TO PROVIDE ACCEPTABLE PLANTING SOIL. THE HEIGHT OF THE BED IS THE AMOUNT OF SOIL IT TAKES TO COVER THE ROOT BALL OF THE PLANT TO A LEVEL TWO INCHES ABOVE THE BALL. THE BED MUST BE COVERED WITH FOUR INCHES OF MULCH TO PROVIDE FOR MOISTURE RETENTION. A SECOND REMEDY IS TO EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL, ALLOWING THE ROOT BALL TO REST ON THE CLAY SOIL. EXCAVATE AN AREA FIVE TIMES THE SIZE OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL. THIS MUST ALLOW THE TREE ROOTS TO SPREAD INTO ADEQUATE SOIL AND PROVIDE AN ESTABLISHED ROOT SYSTEM BEFORE SPREADING INTO THE POORER SOIL.



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CRASH CHAMPIONS PRELIMINARY DEVELOPMENT PLAN

1550 S. NOLAND RD.
INDEPENDENCE, MO 64055

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10013

DRAWN BY: EMF

CHECK BY: EMF

ISSUED DATE: 04/28/2025

ISSUED BY: ERICA FLAD, PLA

LICENSE NO: 2010000196

SHEET TITLE

LANDSCAPE
DETAILS & NOTES

SHEET NUMBER

L2



Figure 1: Limits of Protruding Objects. The figure consists of three diagrams labeled (A), (B), and (C).

(A) Limits of Protruding Objects: A plan view of a rectangular area with dimensions 30" by 17'-25". A side view shows a protruding object with a maximum height of 4" MAX and a maximum width of 8" MIN. The side view also shows a minimum clearance of 6" MIN and a maximum clearance of 11" MIN. The side view is labeled with 'a. TOE CLEARANCE' and 'b. KNEE CLEARANCE'. The side view is also labeled with 'TOE & KNEE CLEARANCE'.

(B) Limits of Protruding Objects: A side view of a protruding object with a maximum height of 4" MAX and a maximum width of 8" MIN. The side view shows a minimum clearance of 6" MIN and a maximum clearance of 11" MIN. The side view is labeled with 'a. TOE CLEARANCE' and 'b. KNEE CLEARANCE'. The side view is also labeled with 'TOE & KNEE CLEARANCE'.

(C) Limits of Protruding Objects: A side view of a protruding object with a maximum height of 1/2" MAX, a maximum width of 1/4" MAX, and a maximum depth of 1/2" MAX. The side view is labeled with 'CARPET PILE HEIGHT 302.2' and 'VERTICAL CHANGE IN LEVEL 303.2'.

INTERNATIONAL SYMBOL OF ACCESSIBILITY 703.7.2.1 AUTOMATIC AND POWER-ASSISTED DOORS AND GATES 404.3	INTERNATIONAL SYMBOL OF TTY 703.7.2.2
VOLUME CONTROL TELEPHONE 703.7.2.3	INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS 703.7.2.4

A. THESE ARE TYPICAL DIAGRAMS INTENDED TO SHOW MOUNTING HEIGHTS, DIMENSIONS, SPATIAL REQUIREMENTS, ETC. FOR BOTH ACCESSIBLE AND NON-ACCESSIBLE FIXTURES AND ACCESSORIES.

B. NOT ALL DEVICES, FIXTURES, ACCESSORIES, ETC. THAT ARE SHOWN IN THESE DIAGRAMS ARE APPLICABLE TO THIS PROJECT. REFER TO ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS, ROOM FINISH SCHEDULE, MEP DWGS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION AND IDENTIFICATION OF WHICH SPECIFIC DEVICES, FIXTURES AND ACCESSORIES ARE INCLUDED UNDER THIS CONTRACT.

C. COMPLY WITH THE MOUNTING HEIGHTS SHOWN ON THESE DIAGRAMS UNLESS SPECIFICALLY DIMENSIONED ELSEWHERE ON THESE DRAWINGS.

D. ALL DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH MATERIAL.

E. CLEAR FLOOR SPACE DIAGRAMS SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES

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Side elevation diagram of a bathroom vanity and mirror assembly. The diagram shows the following components and dimensions from left to right:

- Electrical Outlets and Switches:** Located above the vanity, with a minimum clearance of 12" from the latch side.
- Clock:** Mounted on the wall, with a maximum height of 80" from the finish floor elevation.
- Vanity Cabinet:**
 - FEC (Front Edge Cabinet):** Height of 44" from the finish floor elevation.
 - EHD (End Height Detail):** Height of 48" maximum from the finish floor elevation.
 - PTD (Part Top Detail):** Height of 48" maximum from the finish floor elevation.
 - SD (Side Detail):** Height of 48" maximum from the finish floor elevation.
 - SND (Side Nod):** Height of 15" minimum from the finish floor elevation.
 - TTD (Top Top Detail):** Height of 15" minimum from the finish floor elevation.
- Mirror:**
 - MIR (Mirror):** Height of 74" minimum from the finish floor elevation.
 - Full Length Mirror for Ambulatory and Wheel Chair Use:** Label for the mirror.
 - Bottom Edge of Reflecting Surface:** Height of 40" maximum from the finish floor elevation.
 - Not Above Lavatory or Countertop:** Label for the mirror.
 - Height:** 35" maximum from the finish floor elevation.
- Wall Bracing:**
 - GB (Glass Bracing):** Height of 35" to 36" from the finish floor elevation.
 - In-Wall Bracing to Support Vertical or Horizontal Force of 250 Pounds:** Label for the bracing.

The diagram also includes a "FINISH FLOOR ELEVATION" line at the bottom and a "LATCH SIDE" label for the vanity door.

[illegible]

CIRCULAR TURNING SPACE
304.3.1

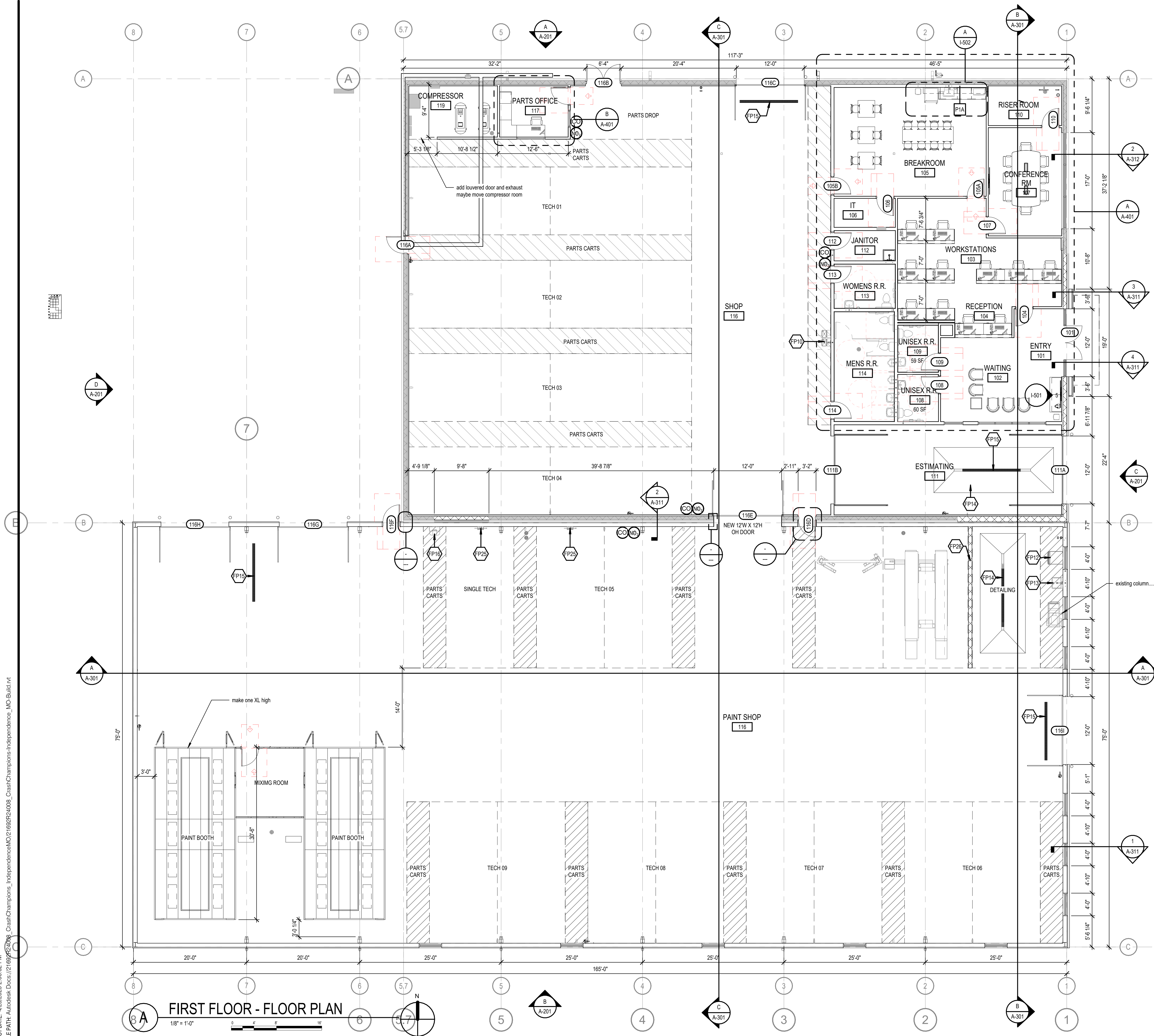
T-SHAPED TURNING SPACE
304.3.2

CLEAR FLOOR OR GROUND SPACE
305.3

Figure 1 illustrates the minimum clearances for three types of door approaches: Forward Approach, Hinge Approach, and Latch Approach. The diagrams show the door's swing path and the required clearances for both pull and push sides.

- (a) FORWARD APPROACH:** Shows a door with a pull side and a push side. The minimum clearance for the pull side is 18" MIN. The minimum clearance for the push side is 12" MIN. The door is provided with both a closer and a latch. The approach is 48" MIN. The door height is 60" MIN.
- (b) HINGE APPROACH:** Shows a door with a pull side and a push side. The minimum clearance for the pull side is 36" MIN. The minimum clearance for the push side is 42" MIN. The door is provided with both a closer and a latch. The approach is 48" MIN. The door height is 60" MIN.
- (c) LATCH APPROACH:** Shows a door with a pull side and a push side. The minimum clearance for the pull side is 24" MIN. The minimum clearance for the push side is 24" MIN. The door is provided with both a closer and a latch. The approach is 48" MIN. The door height is 60" MIN.

CRASH CHAMPIONS
1550 S Noland Rd, Independence, MO 64055



FIRST FLOOR - FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

- DIMENSIONS ARE FROM FACE OF STUD OR MASONRY TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
- REF PARTITION TYPES SHEET FOR INTERIOR PARTITION WALL ASSEMBLY INFORMATION
- PRIOR TO CONSTRUCTION, GC TO VERIFY WITH MANUFACTURER OR SUPPLIER, ALL DIMENSIONS OF FIXTURES AND EQUIPMENT. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- INTERIOR DOOR OPENINGS NOT LOCATED BY DIMENSION ARE TO BE LOCATED 4" OFF OF ADJACENT PERPENDICULAR WALL STUD UNO
- WINDOW AND DOOR OPENING DIMENSIONS REPRESENT ROUGH OPENINGS
- FRAMER IS RESPONSIBLE FOR PROVIDING ALL BLOCKING REQUIRED FOR ANY WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELVING, EXTERIOR LIGHT FIXTURES, WINDOW TREATMENTS, HARDWARE, ETC. G.C. RESPONSIBLE FOR COORDINATION WITH OWNER, FF&E VENDORS AND OTHER VENDORS FOR BLOCKING AND ROUGH IN REQUIREMENTS.
- ALL CONCEALED WOOD TO BE FIRE TREATED. ALL WOOD THAT IS TO BE IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED
- SEALANT TO BE INSTALLED AT, BUT NOT LIMITED TO, THE FOLLOWING AREAS: BETWEEN EXTERIOR WALLS AND FOUNDATIONS AND AROUND ALL EXTERIOR BUILDING ENVELOPE OPENINGS, EXTENTS OF CABINETRY MEETING GYP WALLS, INTERIOR AND EXTERIOR PERIMETER OF ALL DOOR FRAMES, WINDOW FRAMES, AND GYP BOARD OPENINGS, AND PERIMETER OF ALL TOILETS, URINALS, AND SINKS TO FLOOR AND WALLS. REF SPEC SECTION 079200 FOR SEALANT INFORMATION. PLUMBING CONTRACTOR RESPONSIBLE FOR SEALING AT ALL PLUMBING FIXTURES
- MOLD RESISTANT GYP BD. TO BE USED IN ALL WET AREAS, INCLUDING, BUT NOT LIMITED TO: WALLS IN PUBLIC AND PRIVATE RESTROOMS, PLUMBING FIXTURE WALLS, AND AROUND ALL MOP SINKS. FIBER CEMENT BOARD TO BE USED IN LIEU OF MOLD RESISTANT GYP BOARD AS DIRECTED ELSEWHERE
- REFER TO INTERIOR SHEETS & EQUIPMENT SHEETS FOR CASEWORK, FINISH, FURNITURE, EQUIPMENT AND ACCESSORY INFORMATION.
- NOT USED.
- REFER TO RESPONSIBILITY MATRIX FOR OWNER PROVIDED FURNITURE AND EQUIPMENT.
- CONTRACTOR TO PROVIDE NEW MOISTURE BARRIER WHERE EXISTING CONCRETE SLAB WILL BE REMOVED AND/OR WHEN INFILLING EXISTING OPENINGS
- COORDINATE LOW VOLTAGE TELEPHONE / DATA / SECURITY / IT WORK WITH OWNER AND WITH LOCAL TELEPHONE COMPANY BEFORE BEGINNING WORK
- STRUCTURAL AND MEP CONTENT SHOWN IN ARCHITECTURAL DRAWINGS IS FOR DESIGN INTENT REFERENCE ONLY. REFER TO FULL DRAWING SET FOR SPECIFIC INFORMATION PERTAINING TO EACH TRADE

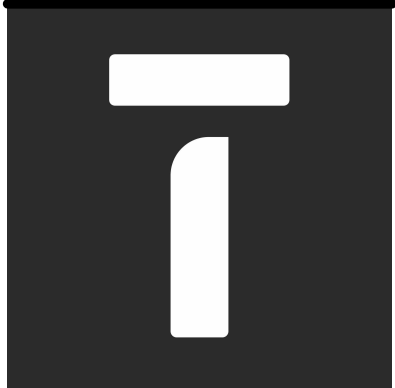
FLOOR PLAN LEGEND

	NEW WALL ASSEMBLY		EXISTING WALL ASSEMBLY
	NEW MASONRY WALL ASSEMBLY		EXISTING MASONRY WALL ASSEMBLY
	EXISTING WALL ASSEMBLY DEMO		

FLOOR PLAN KEYNOTES

FP10	BI-LEVEL DRINKING FOUNTAIN. REF MEP.
FP12	ALL-IN-ONE WASHER/DRYER. REF MEP.
FP13	UTILITY SINK. REF PLUMBING.
FP14	SLOPE CONCRETE 1/4" PER FOOT TO TRENCH DRAIN.
FP15	NEW TRENCH DRAIN. REF PLUMBING AND STRUCTURAL. PROVIDE NEW VAPOR BARRIER.
FP16	SELF-CONTAINED WALL-MOUNTED EYEWASH STATION
FP25	NEW EV CHARGER. REF MEP.
FP26	NEW 6'x6" CONCRETE CURB.

PRODUCT SPECIFICATIONS	
NAME	MANUF/DESCRIPTION
CURTAIN WALL	AMCRAFT MANUFACTURING, INC/MATERIAL: 11" HIGH 14 OZ. LAMINATED VINYL W/LEATHER GRAIN FINISH, FIRE RETARDANT; COLOR: GRAY/WELDVIEW BLUE/WHITE (FROM BOTTOM TO TOP); TOP EDGE: REINFORCED W/ROUNDS; 1/2" ON CENTER; FLOOR SWEEP; TO STOP AIR FLOW THROUGH 1" GAP FROM BOTTOM OF CURTAIN TO THE FLOOR MADE WITH 1/4 OZ. LAMINATED VINYL IN BLACK; WEIGHTED BOTTOM. CHAIN SEWN INTO BOTTOM HEM. NOTE: G.C. TO VERIFY HEIGHT/WIDTH AND MOUNTING OPTION FOR CURTAIN WALL BASED ON EXISTING CEILING CONDITIONS.
RETRACTABLE BOLLARDS	THE BOLLARD EXPERTS: MANUAL RETRACTABLE - SERIES #MR4000



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INDEPENDENCE, MO

CRASH CHAMPIONS

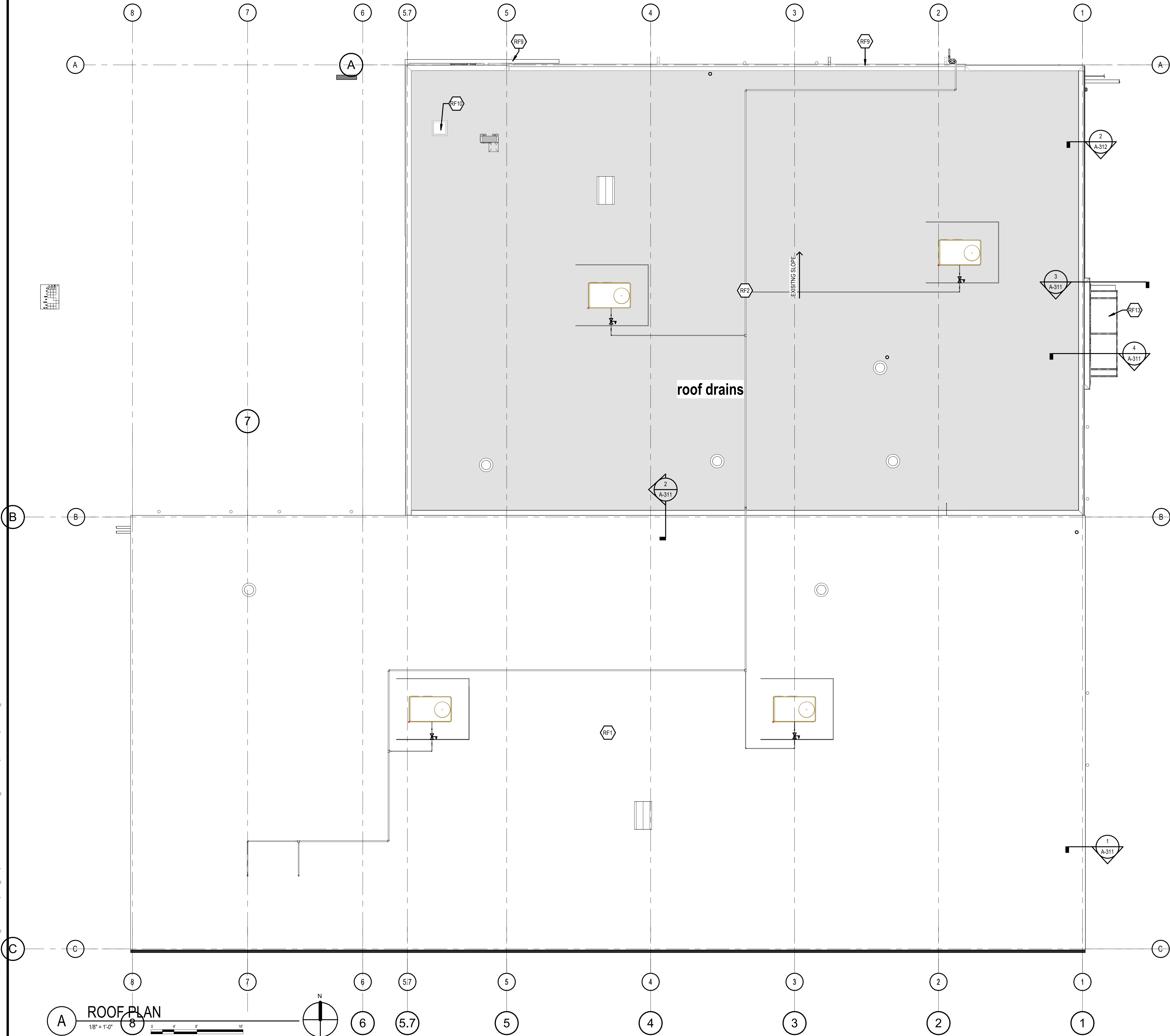
1550 S Noland Rd, Independence, MO 64055

DESCRIPTION	DATE
PROJECT NO:	21692R24008
STATUS:	75% COORDINATION SET
DATE:	4/21/2025
DRAWN BY:	SMC_JW
CHECKED BY:	BTJ

ARCHITECTURAL FLOOR PLAN

A-101

SHEET SEQ. 0604
PLOT DATE: 4/25/2025 2:06:03 PM
FILE PATH: Autocad Desktop Docs/21692R24008_CrashChampions_IndependenceMO/21692R24008_CrashChampions-Independence_MO-Build.rvt



ROOF LEGEND	
	AREA NOT IN SCOPE OF WORK U.N.O.
	ROOF CRICKET
	EXPANSION JOINT LOCATION
	INDICATES DIRECTION OF FLOW / ROOF SLOPE

GENERAL NOTES	
#	NOTES
A	ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, ACCEPTED CONSTRUCTION STANDARDS, AND CONFROM TO ALL BUILDING CODES AND REGULATIONS.
B	ALL ROOFS TO SLOPE 1/4" PER FOOT MIN. U.N.O. ALL CRICKETS TO SLOPE 90 DEGRESS TO ROOF PLANE AND SLOPE 1/2" PER FOOT MIN. U.N.O..
C	CONTRACTOR TO PROVIDE ALL NECESSARY FLASHINGS AND CAULKING TO PROVIDE A WATER-TIGHT BUILDING. ALL FLASHING CONCEALED FROM VIEW TO BE GALVANIZED METAL. ALL VISIBLE FLASHING TO BE PRE-FINISHED METAL. U.N.O. ALL VISIBLE CAULKING TO MATCH COLOR OF ADJACENT SURFACES.
D	ALL PARAPET, CURBS, PENETRATIONS, FLASHINGS, ETC. TO BE PER MANUFACTURER'S STANDARD DETAIL REQUIREMENTS.
E	SEE MECHANICAL PLANS FOR HVAC UNIT LOCATIONS, EXHAUST FAN LOCATIONS, PIPE PENETRATIONS, ETC.. SEE ELECTRICAL PLANS FOR ALL ELECTRICAL CONDUIT PENETRATIONS FLASH ALL PENETRATIONS PER ROOFING MANUFACTURER'S STANDARD ROOF FLASHING DETAILS.
F	ALL ROOFING AND FLASHING SHALL FORM A WATER TIGHT SYSTEM AND SHALL BE WARRENTED BY ROOFING MANUFACTURER FOR 20 YEARS (LABOR AND MATERIALS).
G	PROVIDE RUBBER ROOF WALKING TREADS (FULLY ADHERED TO ROOF) AS APPROVED BY ROOFING MANUFACTURER. INSTALL FROM ROOF HATCH TO EACH HVAC UNIT.
H	PAINT UNDERSIDE OF PARAPET CAP FLASHING WITH FACTORY BONDED PAINT GRIP OR PRIMER.
I	EXHAUST FANS MIN 10'-0" AWAY FROM ALL AIR INTAKE/SUPPLY.

ROOF PLAN KEYNOTES	
RF1	NEW PREFINISHED BATTENLOK HS STANDING SEAM METAL. ROOF. COLOR: TRUE BLACK.
RF2	EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS REQUIRED.
RF9	GUTTER AND DOWNSPOUTS
RF10	ROOF HATCH
RF13	NEW CANOPY REF. B/A-411



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INDEPENDENCE, MO

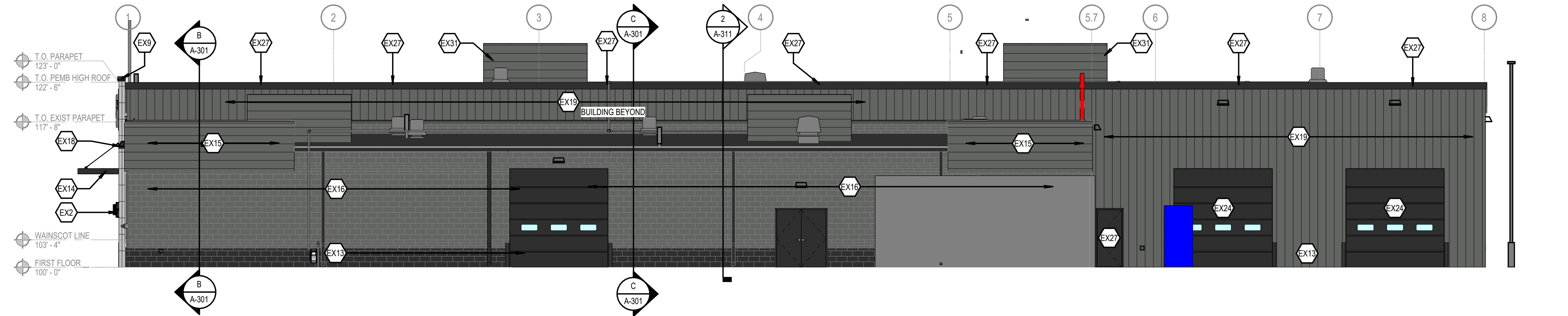
CRASH CHAMPIONS

1550 S Noland Rd, Independence, MO 64055

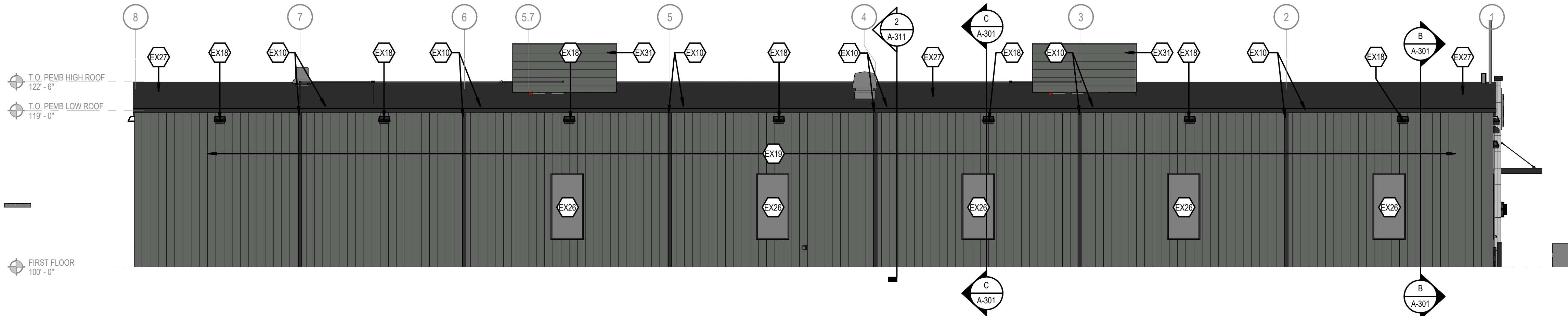
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ROOF PLAN

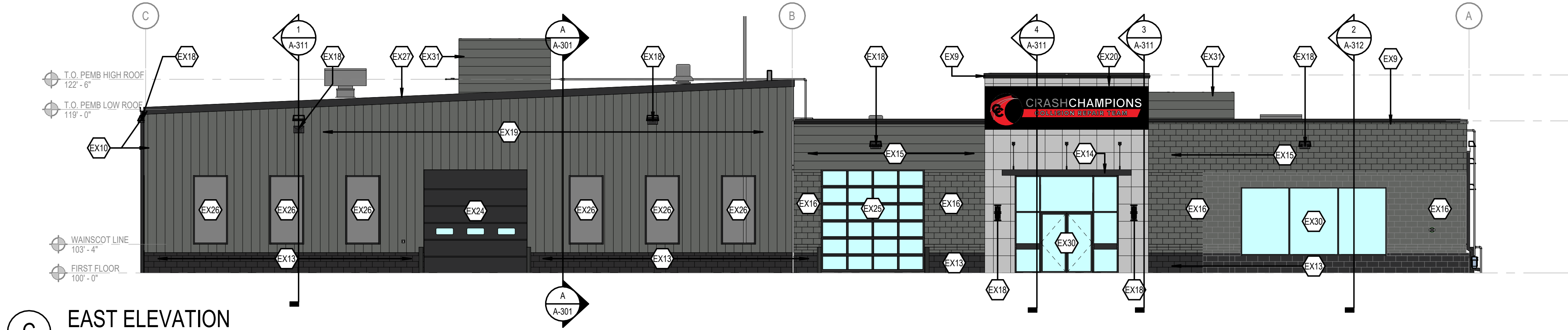
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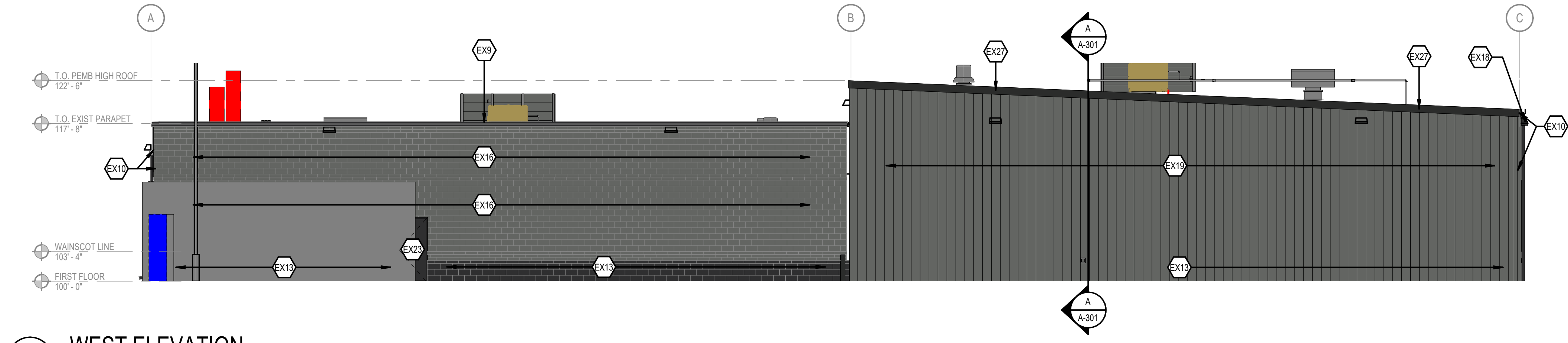
A NORTH ELEVATION
1/8" = 1'-0"



B SOUTH ELEVATION
1/8" = 1'-0"



C EAST ELEVATION
1/8" = 1'-0"



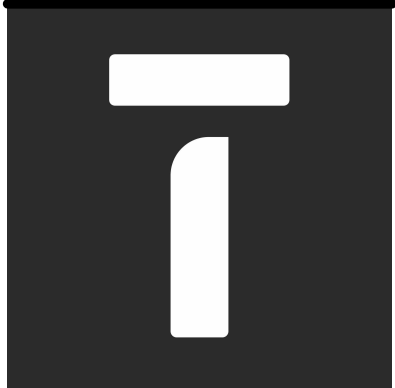
D WEST ELEVATION
1/8" = 1'-0"

EXTERIOR NOTES:

- BUILDING MOUNTED EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO MEP/DETAIL DRAWINGS FOR SPECIFICATIONS, TYP.
- EXTERIOR SIGNAGE IS BY OWNER AND TO BE COORDINATED WITH OWNER'S SIGN VENDOR. THE EXTERIOR SIGNAGE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL REQUIRED SIGN PERMITS.
- ALL WALL MOUNT EXHAUST FANS/DOVERS TO HAVE A COLOR TO MATCH ADJACENT BUILDING COLOR, U.N.O., SUBJECT TO ARCHITECT APPROVAL. REFER TO MECHANICAL DRAWINGS FOR FINAL LOCATIONS AND ADDITIONAL INFORMATION.
- EXPOSED METAL FLASHING AND MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR, U.N.O..
- CAULK AND SEAL ALL BUILDING JOINTS AS REQUIRED TO PROVIDE WEATHER TIGHTNESS.

EXTERIOR KEYNOTES

EX2	DECORATIVE WALL SCOURCE, REF ELEC
EX9	MATERIAL: METAL COPING CAP/ROOF TRIM COLOR: SW-6258 'TRICORN BLACK'
EX10	MATERIAL: METAL GUTTER/DOWNSPOUTS COLOR: SW-6258 'TRICORN BLACK'
EX13	CMU BLOCK VENEER COLOR: SW-6258 'TRICORN BLACK'
EX14	NEW METAL CANOPY, COLOR: SW-6258 'TRICORN BLACK'
EX15	MATERIAL: HORIZONTAL RIBBED METAL PANEL, MORIN MATRIX MX-1 COLOR: PREFINISHED ZINC GRAY
EX16	PAINT COLOR: SW 7068 'GRIZZLE GRAY'
EX18	EXTERIOR LIGHT FIXTURE, REF ELECTRICAL
EX19	MATERIAL: VERTICAL METAL PANEL, MBCI MANUF. FW-120 PANEL COLOR: SLATE GRAY
EX20	MATERIAL: MCM PANEL -3A COMPOSITES USA INC - ALUCOBOND PLUS MALE/FEMALE RAINSREEN. COLOR: NATURAL COLLECTION; BRUSHED STAINLESS
EX23	HOLLOW METAL DOOR AND FRAME COLOR: SW-6258 'TRICORN BLACK'
EX24	STEEL SECTIONAL OVERHEAD DOOR COLOR: SW-6258 'TRICORN BLACK'
EX25	ALUMINUM SECTIONAL OVERHEAD DOOR FRAME COLOR: SW-6258 'TRICORN BLACK'
EX26	ALUMINUM SPANDREL WINDOW; MFR: KAWNEER; MODEL: TRI-FAB VERSAGLAZE 451-T COLOR: ANODIZED BLACK
EX27	MATERIAL: STANDING SEAM METAL ROOFING, MBCI MANUF. BATTENLOK HS COLOR: TRUE BLACK
EX30	ALUMINUM STOREFRONT SYM, MANUFACTURER: KAWNEER MODEL: TRI-FAB VERSAGLAZE 451-T COLOR: ANODIZED BLACK
EX31	METAL RTU SCREEN MANUFACTURER: ENVISOR OR EQUIVALENT MODEL: HORIZONTAL 7.2 RIBBED SOLID COLOR: SLATE GRAY



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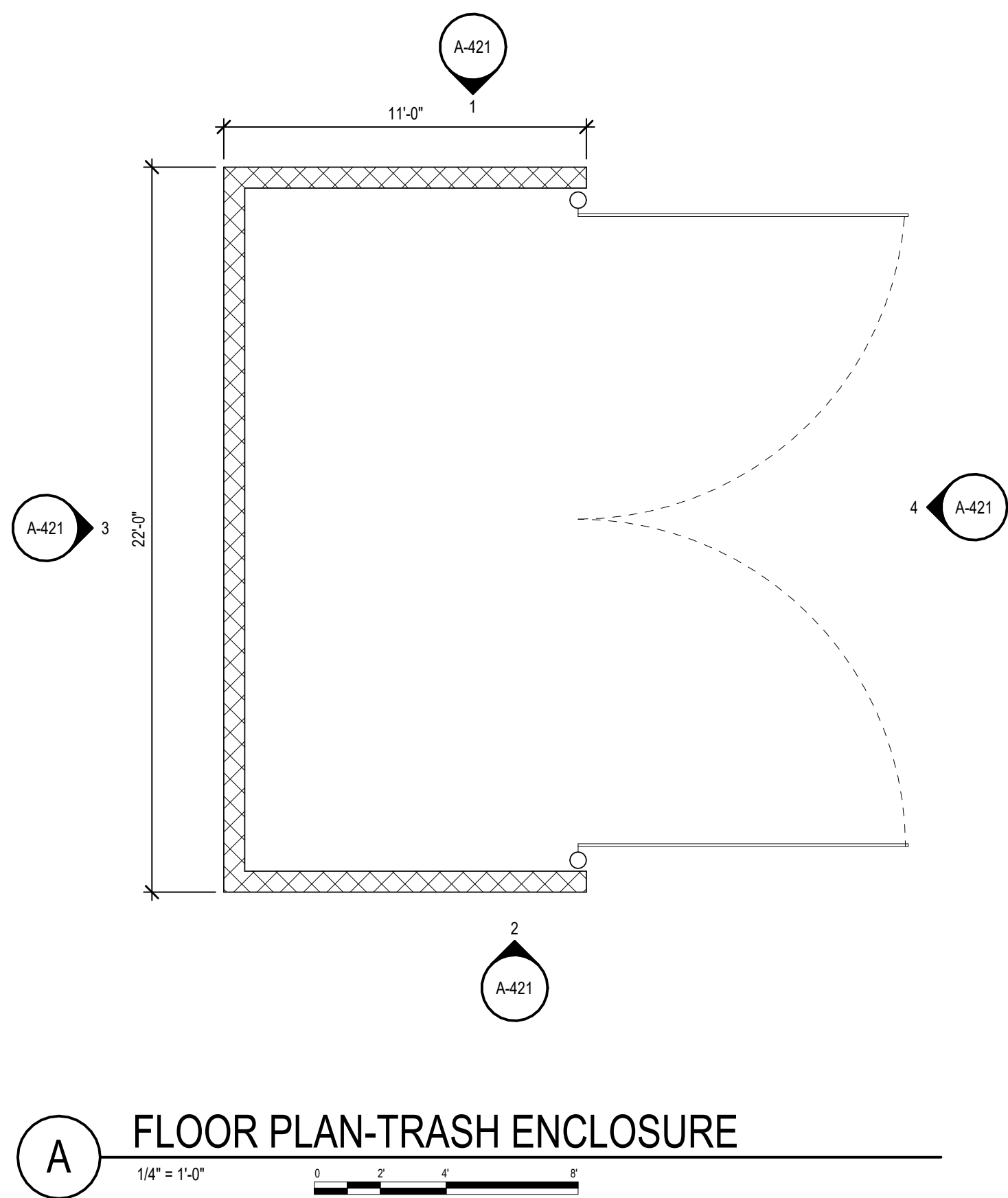
INDEPENDENCE, MO

CRASH CHAMPIONS
1550 S Noland Rd, Independence, MO 64055

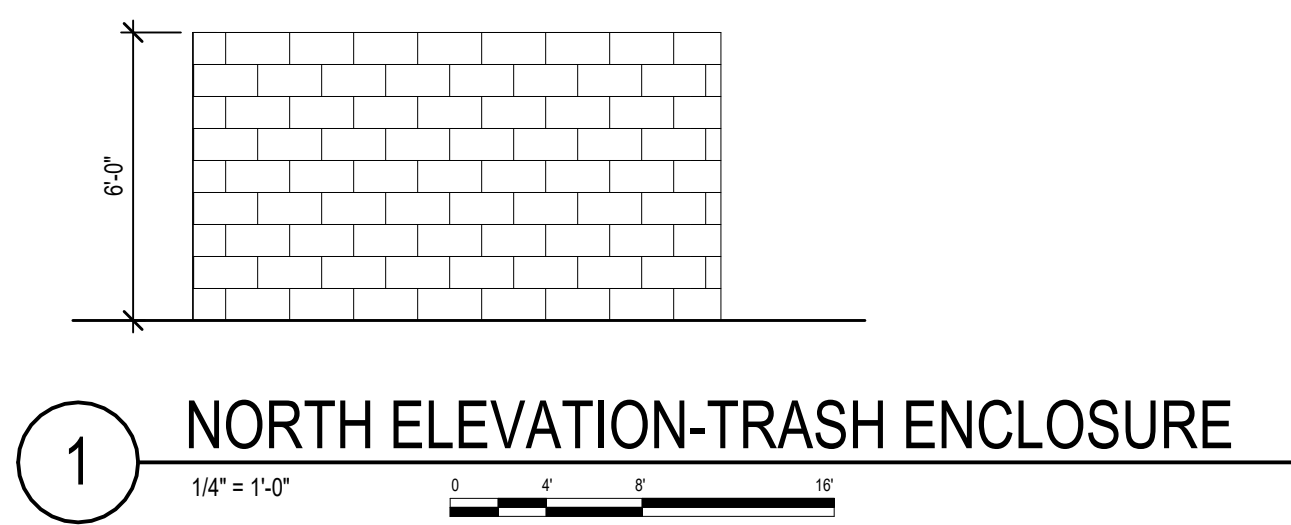
DESCRIPTION	DATE
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EXTERIOR ELEVATIONS

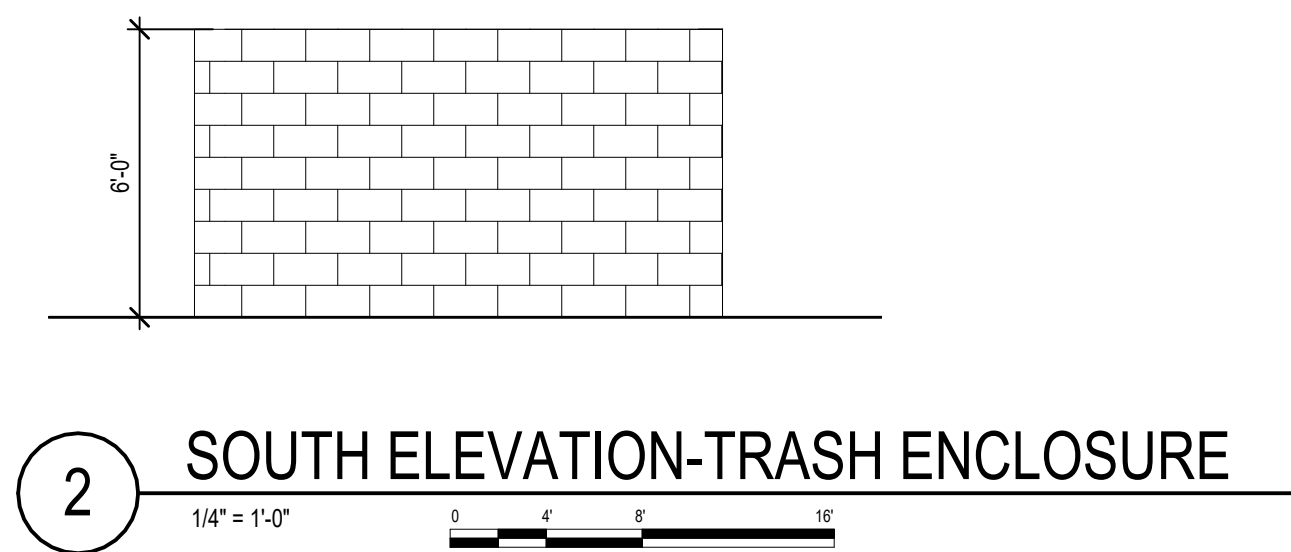
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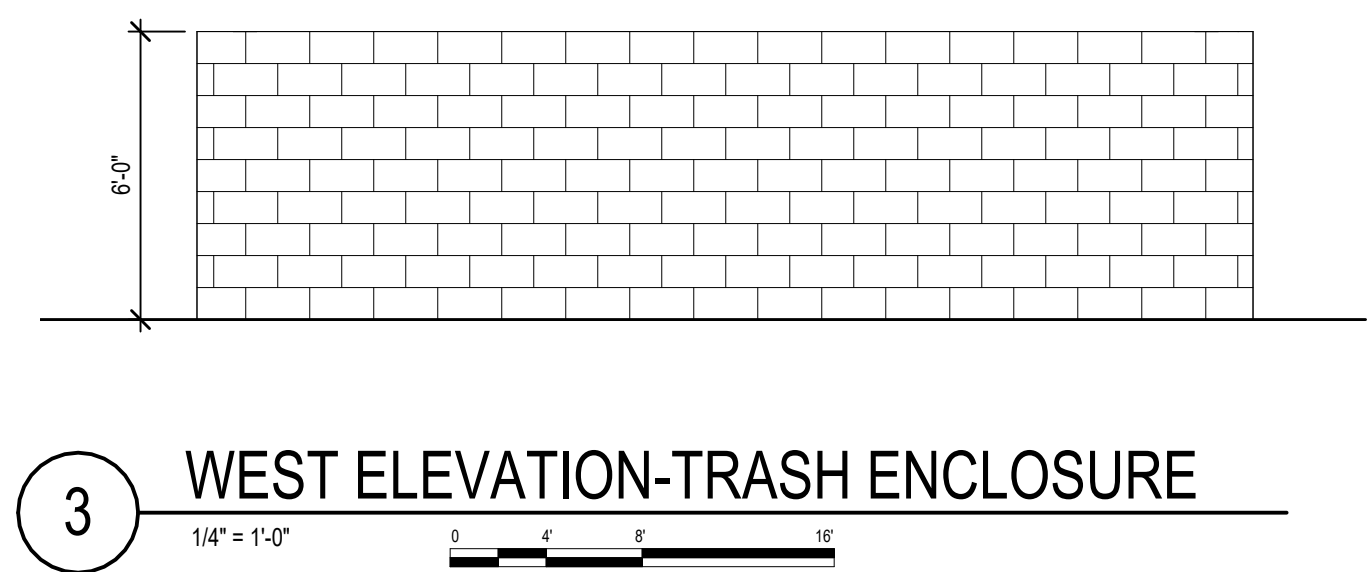
A FLOOR PLAN-TRASH ENCLOSURE
1/4" = 1'-0"



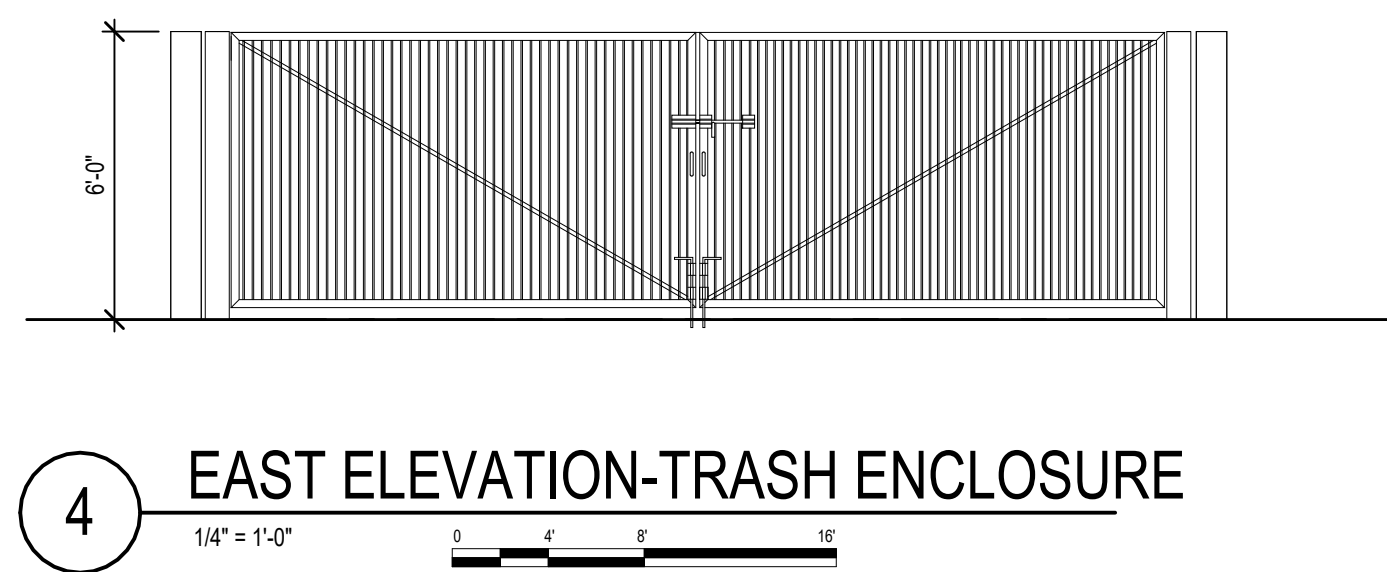
1 NORTH ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"



2 SOUTH ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"

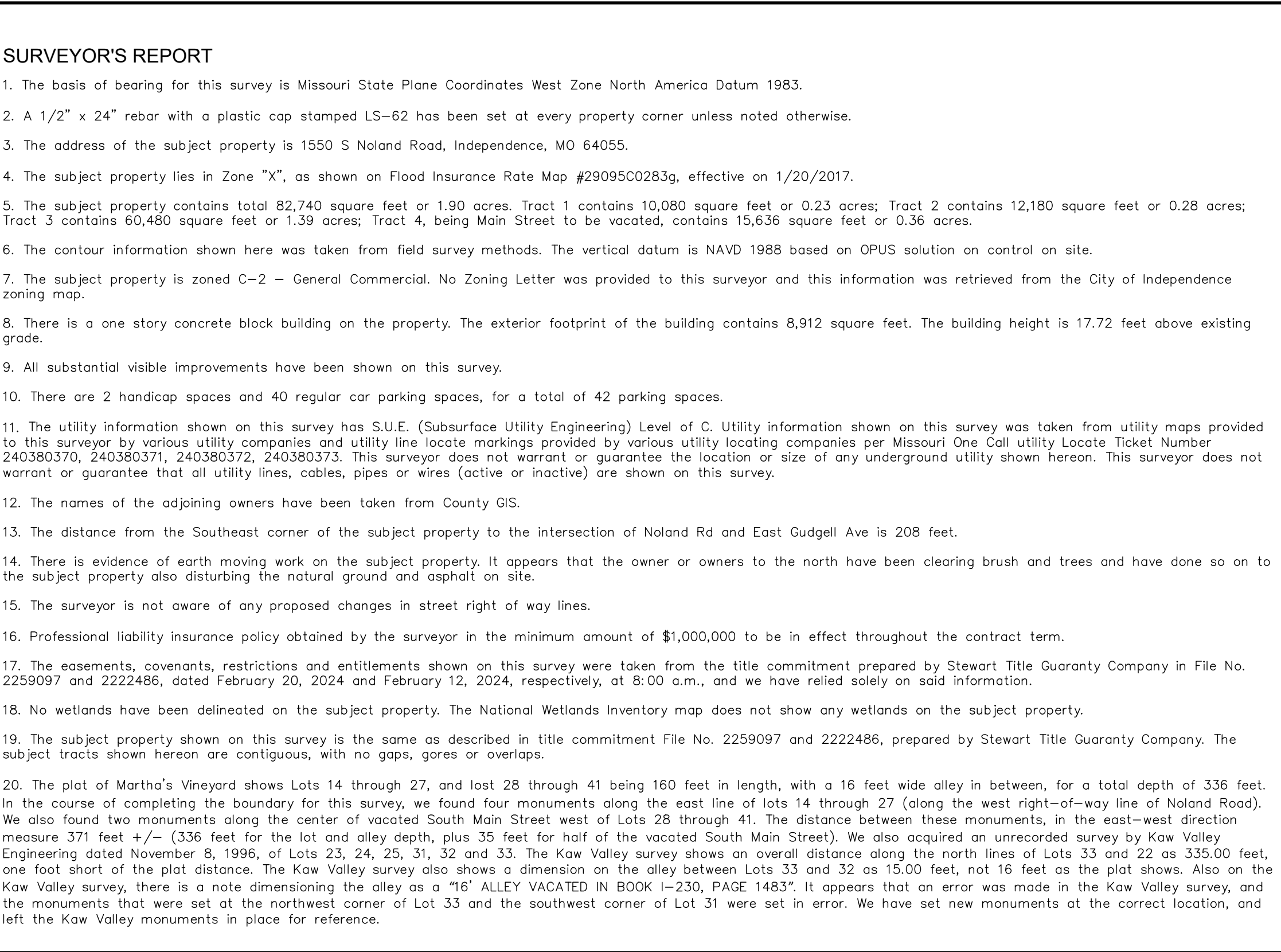


3 WEST ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"



4 EAST ELEVATION-TRASH ENCLOSURE
1/4" = 1'-0"

△	DESCRIPTION	DATE
PROJECT NO:	21692R24008	
STATUS:	75% COORDINATION SET	
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DRAWN BY:	SCJW	
CHECKED BY:	BTJ	



SHEET TITLE ALTA SURVEY	SHEET NUMBER C6 6 of 6
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UTILITY EASEMENT VACATION

All that part of a vacated alley in Martha's Vineyard, a subdivision in the City of Independence, Jackson County, Missouri (as recorded in Document No. I-76697 in Book I230 at page 1483), being more particularly described as follows: commencing at the southeast corner of Lot 24 thence North 88 degrees 15 minutes 42 seconds West with the south line of Lot 24 a distance 176.00 feet to the southeast corner of Lot 34, said point being on the west line of aforesaid alley; thence North 01 degrees 44 minutes 54 seconds East, with the east lines of Lots 31, 32, and 33, Martha's Vineyard and the west line of said vacated 16.00 foot alley, a distance of 180.00 feet to the southeast corner of Lot 34, said point also being the point of beginning; thence continuing North 01 degrees 44 minutes 54 seconds East, with the east line of Lot 34, a distance of 60.00 feet to the northeast corner of said Lot 34; thence South 88 degrees 15 minutes 42 seconds East, with the easterly prolongation of the north line of said Lot 34, a distance of 10.00 feet; thence South 01 degrees 44 minutes 54 seconds West, and no longer with the easterly prolongation of the north line of said Lot 34, a distance of 60.00 feet; thence North 88 degrees 15 minutes 42 seconds West, with the easterly prolongation of the south line of Lot 34, a distance of 10.00 feet to the point of beginning. The above described tract of land contains 600 square feet or 0.01 acres.



05/07/2024

City of Independence Municipal Services

Right-of-Way Division

111 E. Maple Ave., Independence, MO 64050

Date: 5/6/2024

Re: Proposed Easement/Street Vacation

I, Jackie Davis, as managing member of Wellington Real Estate LLC, the owner of the property located at 1550 S Noland Rd, Assessor's Parcel No.26-530-16-27-00-0-00-000 AND 26-530-16-10-00-0-00-000 located in the City of Independence, County of Jackson, State of Missouri. I have reviewed the attached Exhibit B that indicates the location of the proposed vacation of Easement. I agree with and support the request for the proposed Easement Vacation.

Signed

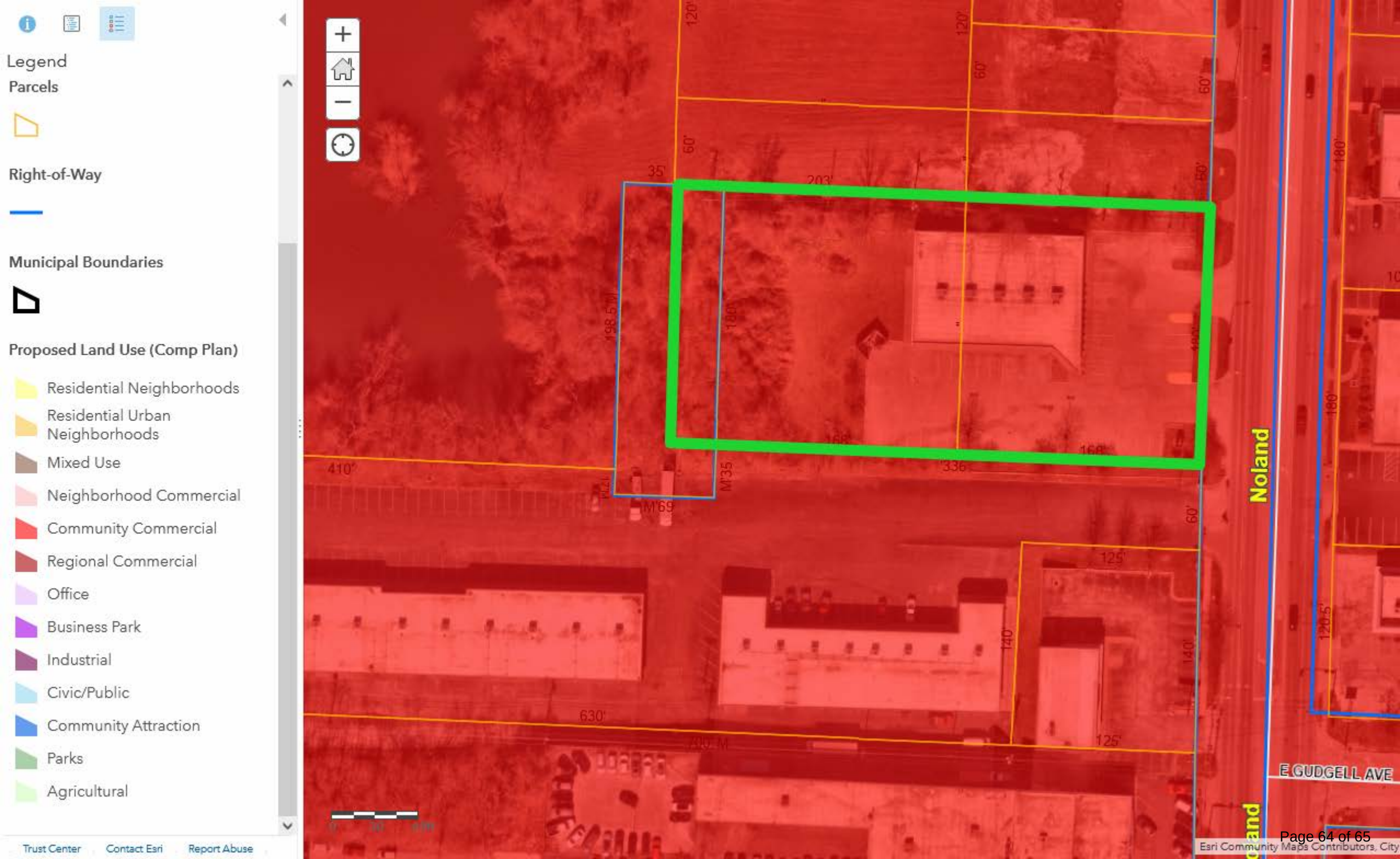
Jackie Davis

Wellington Real Estate LLC



Date

5-6-2024





Legend
Zoning District

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL

