



Planning Commission

June 10, 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 – May 13, 2025**
2. **Case 25-320-02 – Final Plat – Tybrook 2nd Plat** – A request by Jim Pollard for approval of a Final Plat located west of Powell Road north of Truman Road.

PUBLIC HEARINGS

1. **Case 25-100-13 – Rezoning – 15430 & 15440 E. US 24 Highway** – A request to rezone the properties from R-6 (Single Family Residential) and C-2 (General Commercial) to R-6 (Single Family Residential).
2. **Case 25-100-14 – Rezoning – 11307 Aaron Lane** – A request to rezone the property from R-12 (Two Family Residential) and I-1 (Industrial) to R-6 (Single Family Residential).
3. **Case 25-200-06 – Special Use Permit – 104 E. Lexington Avenue** – A request by On The Square Convenience to operate a convenience store.
4. **Case 25-175-02 - UDO Amendment #73 – Billboard Setback Requirements** – The City

proposes Amendment #73 of the Unified Development Ordinance pertaining to billboard setback requirements.

OTHER BUSINESS

1. **Case 25-400-05 – Short-Term Rental – 14901 E. 40th St S** – A request by Hannah Mullins to operate a Short-Term Rental.

ROUNDTABLE - NEXT MEETING JUNE 24, 2025

ADJOURNMENT



Planning Commission Minutes

May 13, 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 5/13/2025, 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, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Eric Ashbaugh, Edward Nesbitt.

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

Motion

Commissioner Dan O'Neill made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

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).

Brian Harker noted this case is being presented with the second Case 25-200-01.

Staff Presentation

Mr. Harker presented the cases. 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

Jacob with Olsson Associates, 1301 Burlington Street, Kansas City, stated he's available for any questions.

Public Comments

No public comments.

Commissioner Comments

Chairwoman Wiley stated she thinks this will be a great addition to the neighborhood.

In response to Commissioner Ferguson's question, Mr. Harker explained where the entrances will be located.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

2. **Case 25-200-01 – Special Use Permit – 13893 E. 35th Street Ct S** – A request by Noland Market to operate a convenience store.

Motion

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

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.

Staff Presentation

Mr. 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

Robert Merritt, 1200 E. 104th Street, Kansas City, stated the configuration changed due to grading on the property. He said the look and feel of the project is still the same and they are okay with the conditions as outlined by staff.

Public Comments

No public comments.

Motion

Commissioner Michael Young made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 10, 2025

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

MEETING DATE: June 10, 2025

STAFF: Brian Harker, Planner

PROJECT NAME: Tybrook Estates, 2nd Plat

CASE NUMBER/REQUEST: Case 25-320-02 – Final Plat – Tybrook 2nd Plat – A request by Jim Pollard for approval of a Final Plat located west of Powell Road north of Truman Road.

APPLICANT/OWNER: Jim Pollard of Pollard, Orf and Associates

PROPERTY LOCATION: 600 and 840 S. Powell Road

SURROUNDING ZONING/LAND USE:

North: R-A (Residential Agriculture)...rural residential property
South: R-6 (Single-Family Residential)...Tybrook Estates, 1st Plat
East: I-1 (Industrial)...industrial/warehouse buildings
West: I-1 (Industrial)...industrial/warehouse buildings

FURTHER ACTION:

Following action by the Planning Commission, this final plat request is scheduled for resolution consideration by the City Council on July 21, 2025.

RECOMMENDATION

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

1. Label the plat, "Final Plat."
2. Remove Tract "H" from the title.
3. The address the lots and tracts as indicated in the staff report.
4. The rear general utility easements for the single-family lots shall be 7½ feet wide.
5. Show the Water Department's 20-foot-wide easement along the west side of S. Powell Road.
6. Label the sidewalks 5 feet wide on plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Pollard, Orf and Associates requests Final Plat approval of Tybrook Estates PUD, 2nd Plat at 600 and 840 S. Powell Road.

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

Current Use: Undeveloped tract

Proposed Use: 10.056 acres +/-

Background and Proposal:

Tybrook Estates is located north of the Independence School District bus facility on Powell Road. The first phase, located to at the south end of the property, consisted of 10 single-family home and 14 PUD duplex sites. This phase for Tybrook Estates, 2nd Plat, consists of 36 lots and 3 tracts.

The applicant envisioned a total of four phases. Tybrook Estates, when fully developed, will have 20 duplex lots and 81 single family lots in 4 phases.

Details concerning landscaping, screening and building aesthetics were specifically dealt with in the Final Development Plan for the PUD section and the CC&R's.

Physical Characteristics of Property:

Until recently, the generally flat property was the site of two cultivated fields split by a row of trees along a fence line extending westward from Powell Road. The western side of the Preliminary Plat area, but not part of this Final Plat, is in a federally defined floodplain and city's defined stream side buffer setbacks.

Characteristics of the Areas:

The largely rural area has been slowly evolving into areas of large lot rural residences to the north and industrial uses to the south and east. The lowland crop and woodland to the northwest continues to remain undisturbed.

ANALYSIS

Historic and Archeological Sites:

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

Public Utilities:

All utilities are available adjacent to the property.

Floodplain/Stream Buffer:

On the Preliminary Plat, the applicant identified the portion of the development west of this proposed plat as being within the Stream Buffer Ordinance area of a 1st Order Stream and a federally defined flood. This phase lays outside both.

Storm Water:

On site detention, for both the first and second phases of the development, will be located on Tract A. Tract K will also be the site of a detention area for the second plat. Their maintenance will be the responsibility of the homeowner's association.

Public Improvements and Access:

Direct access to Powell Road will be via 7th Street. Half-street improvements, including a sidewalk, is needed for the development along a minor arterial.

Fire Protection:

Two temporary 96-foot diameter cul-de-sacs are needed at the west end of E. 7th Street S. and E. 6th Terrace S. on the west side of the plat.

Landscaping and Buffering:

According to Section 14-503-13 of the Unified Development Ordinance (UDO), all subdivided land, included in all residential districts, that abuts a minor arterial, or arterial street, either at right angles or parallel to the collector, minor arterial, must provide a 15-foot buffer area from the edge of the right-of-way line towards the interior of the property to be screened by either a six foot fence or wall with a low impact landscape screen located between the wall/fence

and the street right-of-way line, or a berm at least three feet in height with a medium impact landscape screen planted on the street side of the berm (no fence/wall required).

Addressing:

The lots and tracts will be addressed as follows. Lots 15 through 7 are addressed 21001, 21005, 21009, 21101, 21105, 21109, 21113, 21117 and 21121 E. 7th Street S.; Lot 23, Lot 74 and Lot 6 (on their south) are addressed as 21100, 21110 and 21120 E. 7th Street S.; Lots 59, 69 and 78 (on their north side) are addressed as 21005, 21101 and 21111 E. 6th Terrace S.; Lots 39 through 34 are addressed as 21012, 21100, 21104, 21108, 2112 and 21116 E. 6th Terrace S.; Lots 59 through 62 are addressed as 650, 660, 670 and 680 S. Ranson Place; Lots 69 through 73 are addressed as 655, 665, 675, 685 and 695 S. Ranson Place; Lots 78 through 74 are addressed as 650, 660, 670, 680 and 690 S. Tybrook Avenue; and lastly Lot 33 and Lots 1 through 6 are addressed as 635, 645, 655, 675, 685 and 695 S. Tybrook Avenue.

CIP Investments:

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

Covenants (CC&R's):

A copy of the CC&R's were recorded with the first final plat.

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat
4. Final Plat

April 7, 2025

Tybrook Estates, Phase 1B- Final Plat

Project Narrative

Tybrook Estates, Phase 1B is the second phase of the Tybrook Estates development on Powell Road, north of Truman Road. Tybrook Estates, when fully developed will have 20 duplex lots and 84 single family lots in 4 phases.

This phase consists of 36 lots, all designated and zoned for single family residential homes.

Currently, the utility infrastructure for the second phase is nearing completion with curbing, sidewalk and paving slated to be complete around the first of June, 2025.

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

Tybrook Estates, 2nd Plat

Project Name

West Side of Powell Road, 1/2 mile north of Truman Road

Project Address/Location

N/A	10.05 (Lots & Tracts)	36/4	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-12	N/A	Vacant	SF Residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

☒ Completed & Signed Application Form ☒ 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 (By E-mail) ☒ Legal Description of the property in question
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Contact Information

Applicant

Jim Pollard Pollard, Orf & Associates, L

Name Company

3030 S. Crenshaw Road, Independence, MO 64057

Address

816-686-8800 jim10dreams68@gmail.com

Phone Email

Architect/Engineer/Surveyor/Other:

Kevin Sterrett, PE, PLS Hg Consult, Inc.

Name Company

1533 Locust Street, Kansas City, MO 64108

Address

816-703-7098 ksterrett@hgcons.com

Phone Email

Owner

Same As Applicant

Name Company

Address

Phone Email

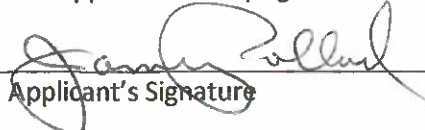
Architect/Engineer/Surveyor/Other:

Name Company

Address

Phone Email

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

 4/14/25
Applicant's Signature Date

Owner's Signature Date

1. TITLE SHEET
2. PRELIMINARY PLAT
3. EXISTING CONDITIONS

DEVELOPER

ENGINEER

[illegible]

PRELIMINARY PLAT

TYBROOK ESTATES

INDEPENDENCE - JACKSON COUNTY - MISSOURI

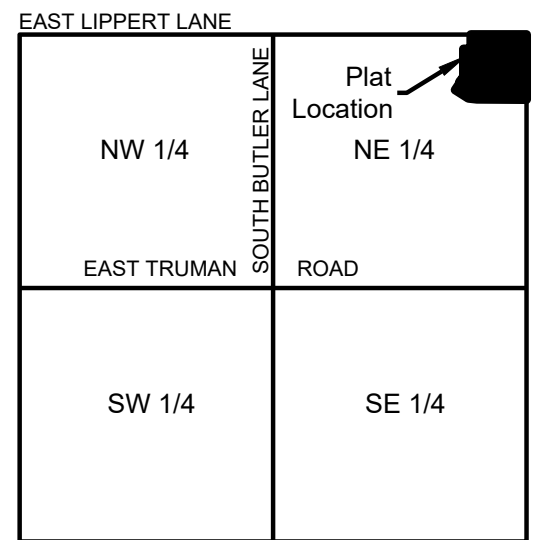
X-REF NO. XXXXX	
DRAWING NO. 17014 PP	
DATE June 16, 2017	
JOB NO. 17014	
1	SHEET OF 2

TYBROOK ESTATES SECOND PLAT

LOTS 1 THRU 15, 33 THRU 39, 59 THRU 62, 69 THRU 78, TRACTS H, I, J AND K

A PART OF THE NE 1/4 NW 1/4 OF SECTION 4, T49N, R31W

IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP
SECTION 4-T49N-R31W
Scale 1" = 200'

NOTES:

- ▲ DENOTES FOUND MONUMENTATION AS NOTED.
- ▲ DENOTES 1/2" IRON BAR WITH PLASTIC CAP LS-2469 SET THIS PLAT.
- ALL MONUMENTATION TO BE SET WITHIN 3 MONTHS OF THE RECORDING OF THIS PLAT. 1/2" BAR WITH CAP AT REAR LOT CORNERS AND NOTCHES AT THE CURB AT LOT LINE PROJECTION.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN "URBAN PROPERTY" SURVEY.
- THE PARENT TRACT FOR THIS SURVEY RECORDED AS DOCUMENT NO. 20050068734.
- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 20085C0302G, REVISED JANUARY 20, 2017, THIS TRACT GRAPHICALLY LIES IN OTHER AREAS, ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN.
- THERE ARE NO OIL OR GAS WELLS ON THE SUBJECT PROPERTY AS OF NOVEMBER 14, 2024 AS SHOWN BY THE MISSOURI GEOLOGICAL SURVEY GEOSTRAT (GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL).
- SIDEWALK SHOWN IS TO BE CONSTRUCTED WITH THIS PLAT.

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF TYBROOK ESTATES SECOND PLAT, LOTS 1 THRU 15, 33 THRU 39, 59 THRU 62, 69 THRU 78, TRACTS H, I, J AND K IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CITY OF LEE'S SUMMIT STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. KEVIN STERRETT, MO LS-2469

DATE

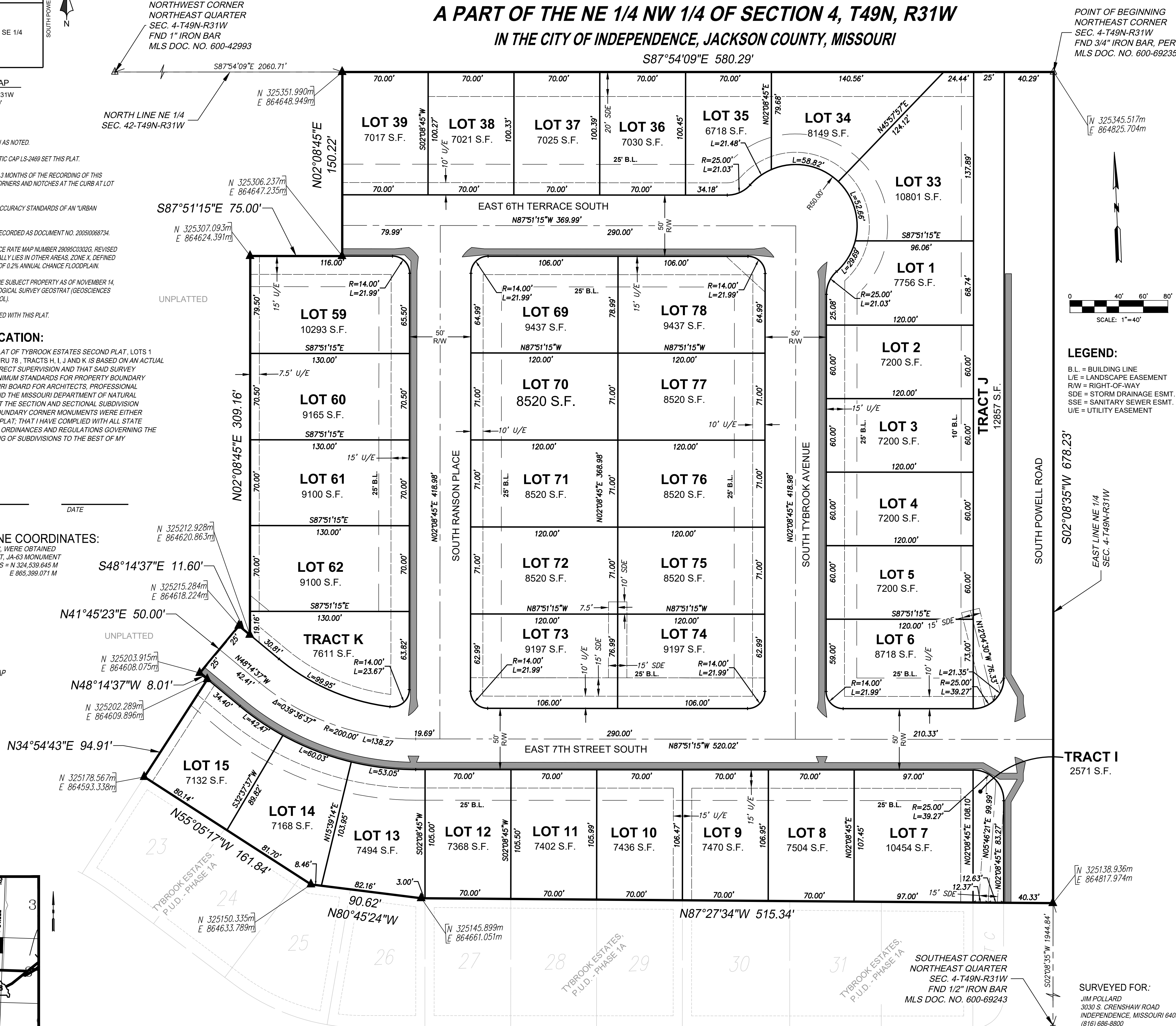
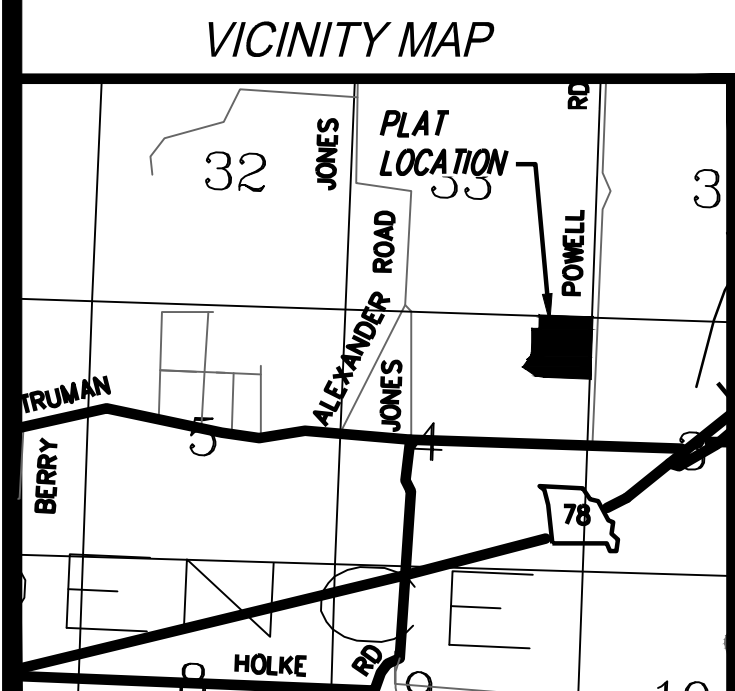
MISSOURI STATE PLANE COORDINATES:

MISSOURI STATE PLANE COORDINATES, WERE OBTAINED USING KC METRO CONTROL MONUMENT, JA-63 MONUMENT
COORDINATES = N 324,539.645 M E 865,399.071 M

GRID FACTOR 0.9999132

KEY:

- m = MEASURED
- p = PLATTED
- I.T.B = INITIAL TANGENT BEARING
- ▲ INDICATES MONUMENT FOUND
- ▲ INDICATES SET 1/2" IRON BAR W/CAP



PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 31 WEST, NOW IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED BY R. KEVIN STERRETT, MO. PLS #2469 OF HG CONSULT, INC., AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 02 DEGREES 08 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 515.34 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST, A DISTANCE OF 515.34 FEET; THENCE NORTH 80 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.62 FEET; THENCE NORTH 55 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 161.94 FEET; THENCE NORTH 34 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 94.91 FEET; THENCE NORTH 48 DEGREES 14 MINUTES 37 SECONDS WEST, A DISTANCE OF 8.01 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 48 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 11.60 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 309.16 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 02 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 150.22 FEET, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 54 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 580.29 FEET, TO THE POINT OF BEGINNING. CONTAINING 438,038 SQUARE FEET OR 10.056 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "TYBROOK ESTATES SECOND PLAT".

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS UTILITY EASEMENTS (U/E), SANITARY SEWER EASEMENTS (SSE) OR STORM DRAINAGE EASEMENTS (SDE), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STORM DRAINAGE:

INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

JAMES W. POLLARD - MEMBER

MATT ORF - MEMBER

POLLARD, ORF & ASSOCIATES, LLC

POLLARD, ORF & ASSOCIATES, LLC

STATE OF MISSOURI }
COUNTY OF JACKSON } SS:

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENTS:

THIS CERTIFIES THAT THE WITHIN PLAT OF "TYBROOK ESTATES SECOND PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY WAS SUBMITTED AND APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI PURSUANT TO ORDINANCE NO. _____

TOM SCANNELL, DIRECTOR OF PLANNING

DATE

SUSANNE HOLLAND, CITY CLERK

DATE

ALEXANDER LOPEZ, MUNICIPAL SERVICES CITY ENGINEER

DATE

APPROVED BY JACKSON COUNTY ASSESSOR'S OFFICE:

JACKSON COUNTY GIS DEPARTMENT

DATE

SURVEYED FOR:

JIM POLLARD
3030 S. OREN SHAW ROAD
INDEPENDENCE, MISSOURI 64057
(816) 686-8800

SHEET 1 OF 1
PROJECT NO.: 23.029
PREPARED: 12/06/2024
PREPARED BY: SPW



MEETING DATE: June 10, 2025

STAFF: Brian L. Harker, Planner

PROJECT NAME: Bagby and Yohe Rezoning

CASE NUMBER/REQUEST: **Case 25-100-13 – Rezoning – 15430 & 15440 E. US 24 Highway** – A request to rezone the properties from R-6 (Single Family Residential) and C-2 (General Commercial) to R-6 (Single Family Residential).

APPLICANTS: Johnia and Chris Bagby and John T. & Laura J. Yohe

PROPERTY LOCATIONS: 15430 and 15440 E. US Highway 24

SURROUNDING ZONINGS/LAND USES:

North: C-2 (General Commercial) and R-6 (Single-Family Residential)...single-family residence
South: C-2 (General Commercial)...carwash
East: C-2 (General Commercial)...historic cemetery and office building
West: R-6 (Single-Family)...single-family residence

PUBLIC NOTICE:

- Letters to property owners – May 23, 2025
- Public Notice published in the Independence Examiner – May 24, 2025
- Signs posted on property – May 23, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 7, 2025 and the public hearing/second reading on July 21, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Johnia and Chris Bagby and John T. & Laura J. Yohe to rezone for two lots from C-2 (General Commercial) and R-6 (Single-Family Residential) to R-6 (Single-Family Residential).

Current Zonings:	C-2 (General Commercial) and R-6 (Single-Family Residential)	Proposed Zoning:	R-6 (Single-Family Residential)
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Current/Continued Uses: Two Single-Family Residences

Zoning History:

This area was annexed by Independence in 1955 (Ordinance No. 13999). The properties included in this application to be rezoned were platted by a Commissioner's Plat only.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, both of these properties were designated mostly C-3 (Commercial) and R-6 (Single-Family Residential) on their very back portions. In 1980, the properties were relabeled C-2 (General Commercial) and R-1b (Single-Family Residential). The city adopted its Unified Development Ordinance (UDO) (Ordinance No. 17339) in 2009, and the residentially zoned portions of the properties were converted to R-6 (Single-Family Residential).

Proposal:

The applicants seek to rezone, the two residential lots covered by this application, entirely to R-6 to eliminate the legal non-conformity and ensure the residences can be rebuilt, if destroyed, as well as to eliminate encumbrances when financing the properties.

Physical Characteristics of Properties:

The two, red and white, brick residences date from the 1950's. They have large setbacks on deep lots that are wooded in the rear. The Bagby property is a corner lot and has access via a gravel driveway off of Salisbury Road. The Yohe property is accessed exclusively via a broken-up, asphalt driveway off of US Highway 24.

Characteristics of the Area:

This commercially zoned district encompasses both residential and commercial uses along the US Highway 24 corridor. Residences along this semi-commercial corridor vary in era from the early 1900's to the 1960's. The homes in this area are often quite different in size and design. They generally set on large deep, often wooded lots. Commercial uses are scattered along the corridor amongst the residences.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

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

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Residential Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of...properties."

Construction of this neighborhood predominantly took place in the first half of the twentieth century. Rezoning these properties will help to retain the character of the neighborhood by aligning their zoning with their current use.

Sub-Area Plans:

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

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the properties are mainly zoned C-2 (General Commercial). Uses include offices, retail shops, hair salons, light auto repair, restaurants and various other related uses and would allow the existing business to expand.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with these properties.

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

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

CIP Investments:

MoDOT has future plans for road improvements and sidewalks along the US Highway 24 corridor.

REVIEW CRITERIA

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

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Residential Established Neighborhood for the area. Staff feels single-family residential zoning is appropriate given the existing development pattern of the area.

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

The properties are not within a sub-area plan area.

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

There are adjacent and nearby R-6 zoned properties and single-family uses nearby in all directions.

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

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

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

The C-2 (General Commercial) zoning is not compatible with existing housing stock and most of the properties in the area.

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

The properties are and have been occupied continuously.

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

The rezoning should have no detrimental effect on area properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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

EXHIBITS

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

Planning Division

111 East Maple Street
Indep. Missouri

April 14, 2025

I am requesting for the property at 15430 East US 24 Hwy
Independence Mo 64050 to be put back as residential as it has been
for over 100 years. Also, wanting the house next door at
15440 E. US 24 Hwy to stay residential.

I would like to know when this change took place and proof of when I
was

notified of this change from residential to commercial! I just found
this out April 14, 2025 from Title Company.

Johnia Bagby
jbagby5@kc.rr.com
913-244-4907



Planning and Zoning Application Form

Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@independence.org

Application Type (check all that apply)

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

Project Information and Location

Rezoning to Residential

Project Name

15440
15430 E US HWY 24 Independence, MO 64050

Project Address/Location

2923

0

2

Sq. Ft. of Building

R-6 Single-Family

Acreage

Residential R-10

Number of Lots/fracts

Stream Buffer (Yes or No)

Residential SFR R-10

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

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

- ☒ Completed & Signed Application Form
- ☒ Application Fee
- ☒ Cover Letter Describing Details of Project

- ☐ One 24" x 36" set of plans for Land Sub. & Site Dev.
- ☐ One PDF copy of a plat map or site plan
- ☐ Legal Description of the property in question

Contact Information

Applicant

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other:

Name

Company

Address

Phone

Email

Owner

Name

Company

Address

Phone

Architect/Engineer/Surveyor/Other:

Name

Company

Address

Phone

Email

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

Applicant's Signature

Date

Owner's Signature

Date

Johnia Bagby April 14, 2025
C Bagby 4/14/25

Appendix B – Property Owner Notification Letter

City of Independence, Missouri

Date: May 23, 2025

Case No. 25-100-13

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 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):

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

Proposed Project Description: Property is currently zoned C-2 (general commercial) and R-6 (single-family residential). Applicant wishes to have property zoned R-6 exclusively.

Applicant: Johnia Yohe Bagby

Location of Property: 15430 East US 24 Hwy, Independence, MO 64050 and
15440 East US 24 Hwy, Independence, MO 64050

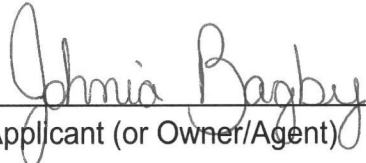
Planning Commission Meeting Date: June 10, 2025, at 6:00 p.m.

City Council Meeting Date: July 21, 2025, at 6:00 p.m.

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

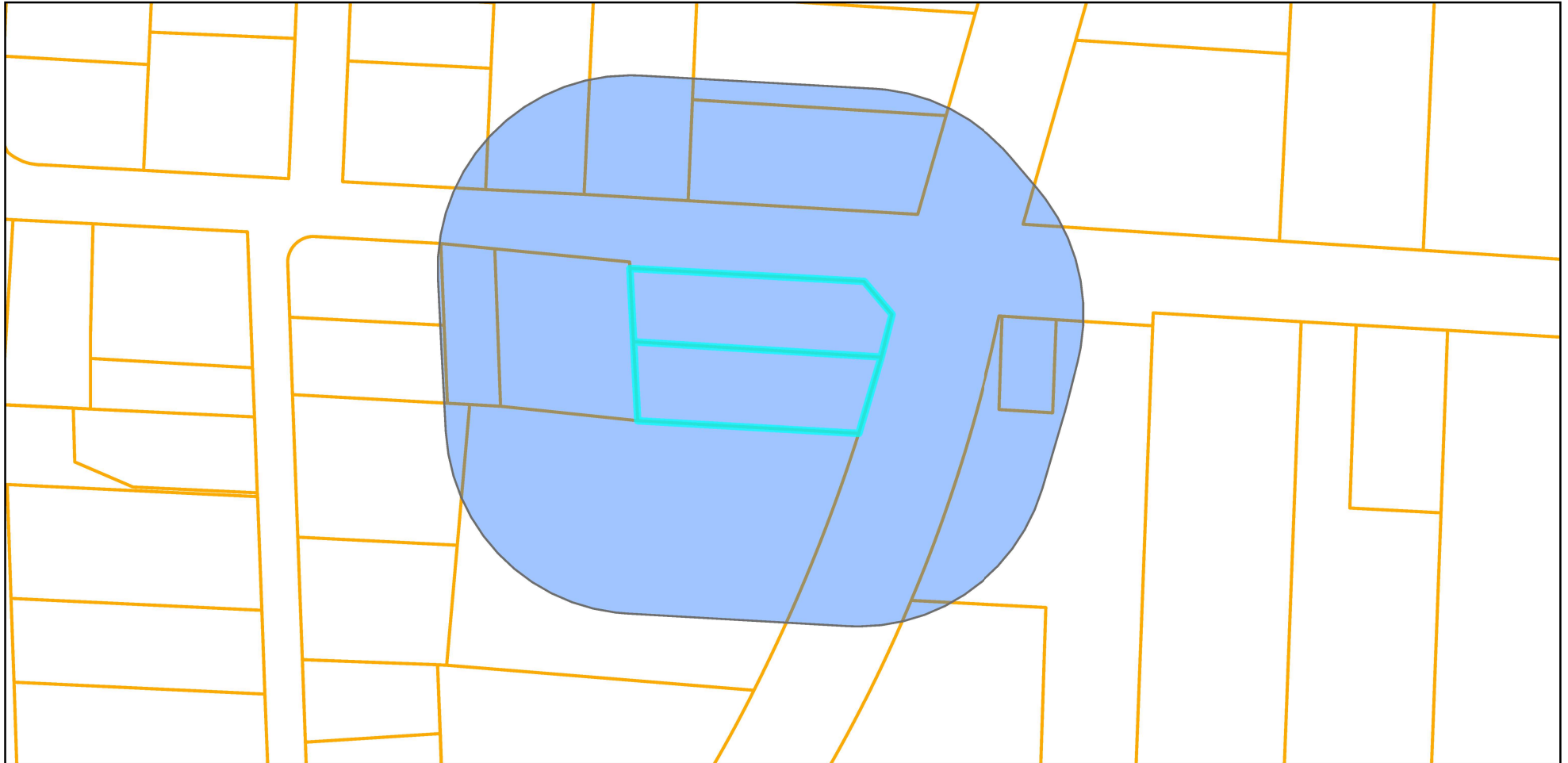
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Owner	Property Address	City	State	ZIP Code
1519 N HOLDER RD	LEUTZINGER VERNE L & RACHELLE A	1521 N HOLDER RD	INDEPENDENCE	MO	64055
15410 E US 24 HWY	SEYAM DEVELOPMENT LLC	10064 NE 272ND ST	LATHROP	MO	64465
15411 E US 24 HWY	SON PHOUC	15411 E US 24 HWY	INDEPENDENCE	MO	64050
15430 E US 24 HWY	YOHE JOHN T & LAURA J	4821 W 144TH TER	LEAWOOD	KS	66224
15440 E US 24 HWY	BAGBY JOHNNIA M YOHE	4821 W 144TH TER	LEAWOOD	KS	66224
15441 E US 24 HWY	RICHARDS HOLDING COMPANY LLC	1221 NE GOSHEN DR	LEES SUMMIT	MO	64064
15500 E US 24 HWY	PACE MARK M & JACKIE S	22205 E OLD LEXINGTON RD	INDEPENDENCE	MO	64056
15502 E US 24 HWY	BANALES JOSE GUADALUPE & FLORES LUZ MARIA	15502 E US 24 HWY	INDEPENDENCE	MO	64050
15505 E US 24 HWY	WILSON LEE & JULIE B	15505 E US 24 HWY	INDEPENDENCE	MO	64050
1701 E SALISBURY RD	SNOWDEN ANJA	4485 SANDPIPER CIR	BOULDER	CO	80301
1704 E SALISBURY RD	PARKER DANIEL D & BELINDA	1704 E SALISBURY RD	INDEPENDENCE	MO	64050
1705 E SALISBURY RD	EAGLESON MICHAEL L & LINDA	1705 E SALISBURY RD	INDEPENDENCE	MO	64050
1706 E SALISBURY RD	CHRISTIANSEN SONDRRA & RICHARD	1706 E SALISBURY RD	INDEPENDENCE	MO	64050
1710 E SALISBURY RD	HUDLEMEYER HEATHER D	1710 E SALISBURY RD	INDEPENDENCE	MO	64050
NO ADDRESS ASSIGNED BY CITY	HEDRICK CEMETERY	305 S KENDALL	INDEPENDENCE	MO	64056
15430 E US 24 HWY	Amy Tu Bui	15439 E. US HWY	INDEPENDENCE	MO	64050

Notification Area

15430-15440 E US 24 Hwy

Case #25-100-13



Legend

-  Notification Area
-  Parcels



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

Prepared For: Planning Commission
Meeting Date: June 10, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-13

I, Johnia Bagby, of lawful age being first duly sworn upon oath, state:

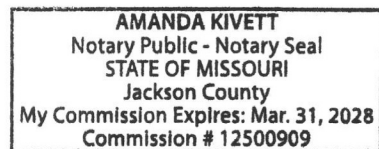
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Board of Adjustment, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 23 day of May, 2025.

Johnia Bagby
Signature of Agent, Owner or Attorney

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

Amanda Kivett
Notary Public

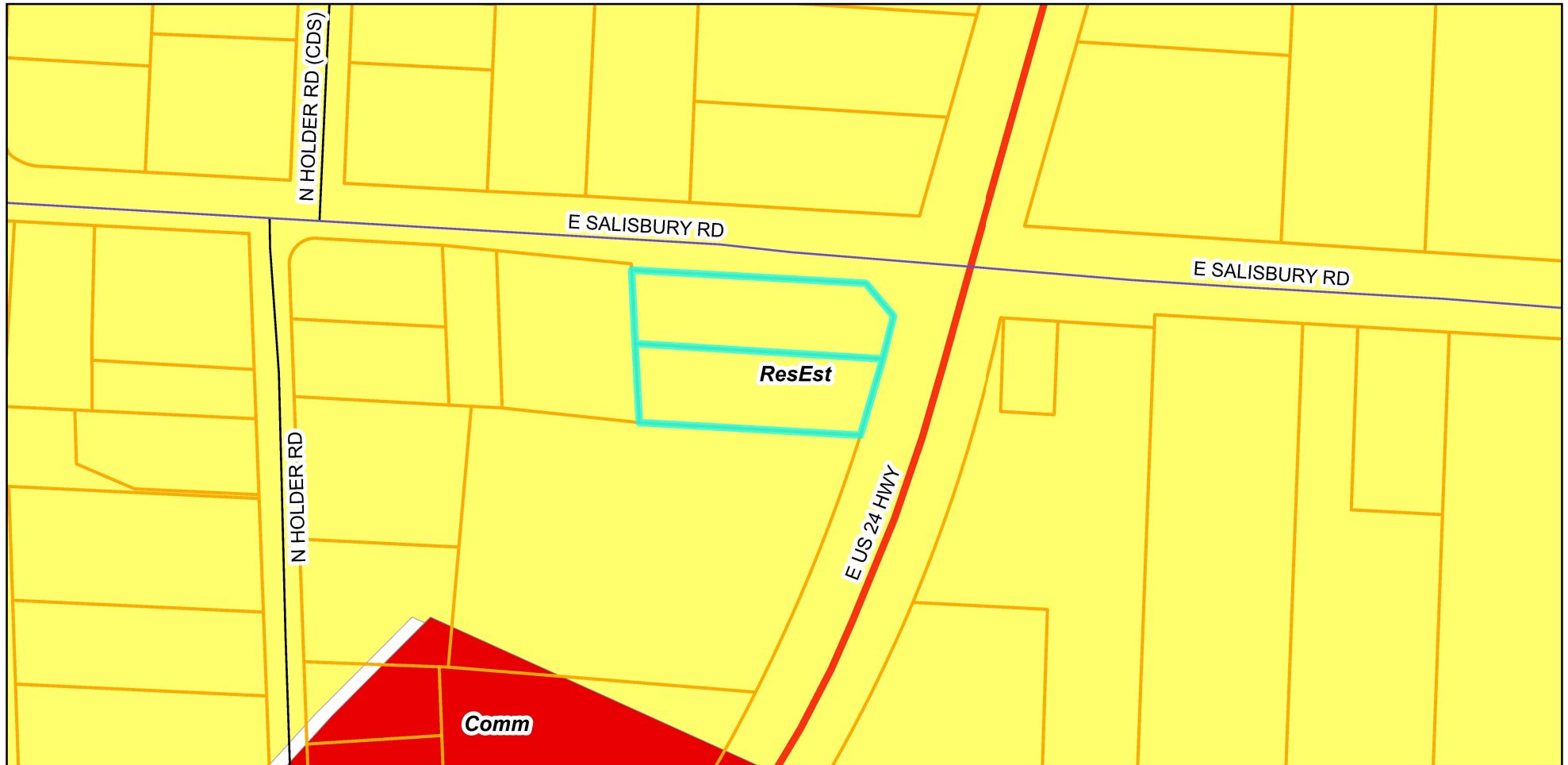


Commission Expiration Date

Comprehensive Plan Map

15430-15440 E US 24 Hwy

Case #25-100-13



Legend

Parcels

Comprehensive
Plan

Residential
Neighborhoods

Community
Commercial



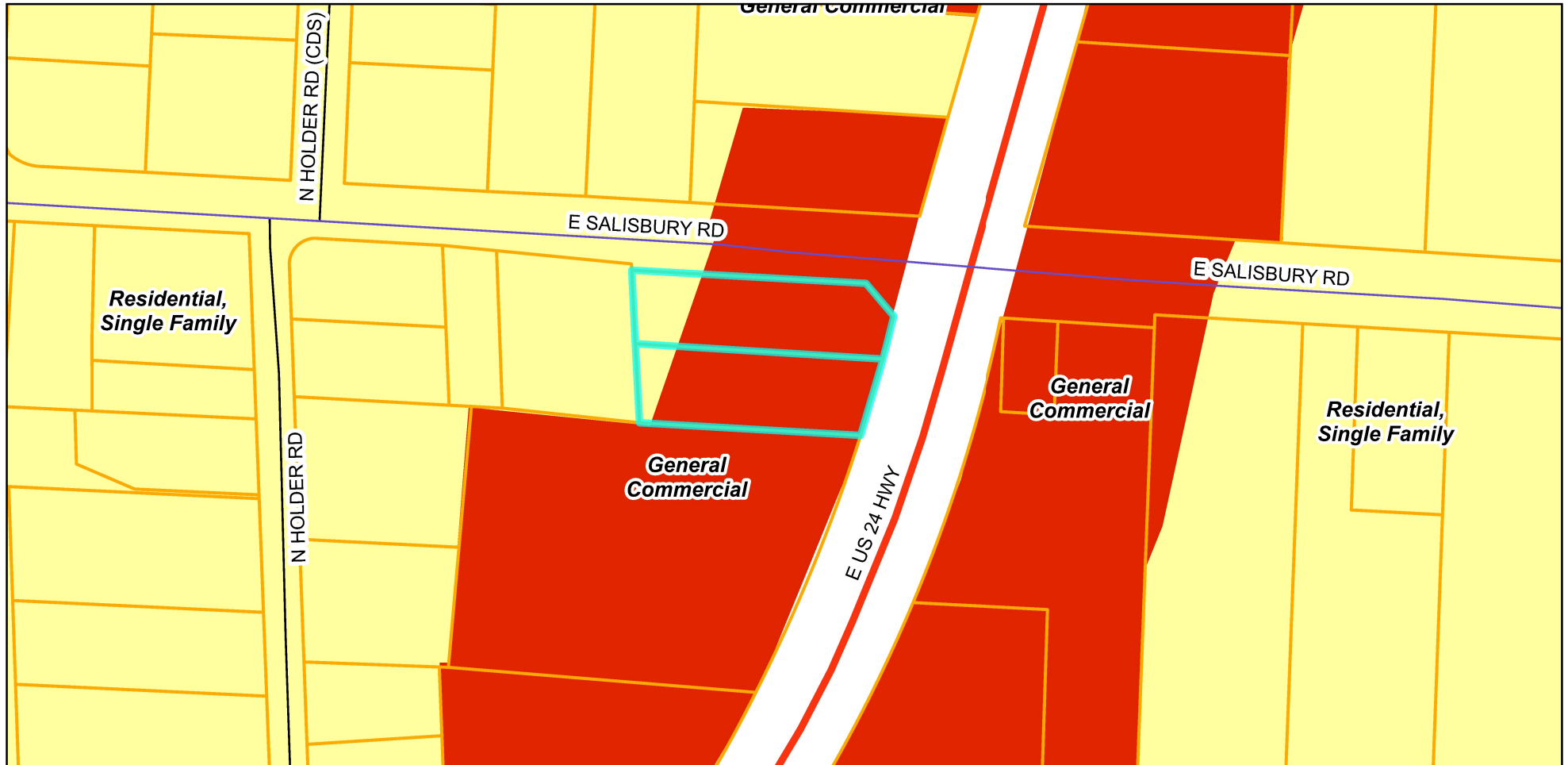
0 100 200 400 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

Zoning Map

15430-15440 E US 24 Hwy

Case #25-100-13



Legend

-  Parcels
- Zoning District**
-  C-2
-  R-6



0 100 200 400 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

MEETING DATE: June 10, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 11307 E Aaron Ln Rezoning

CASE NUMBER/REQUEST: **Case 25-100-14 – Rezoning – 11307 Aaron Lane** – A request by Mitchell Smith to rezone the property from R-12 (Two Family Residential) and I-1 (Industrial) to R-6 (Single Family Residential).

APPLICANT: Mitchell Smith

PROPERTY LOCATION: 11307 E Aaron Ln

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) Vacant
R-12 (Two Family Residential) Duplex
East: I-1 (Industrial) Single-Family Residence
R-12 (Two Family Residential)
South: R-12 (Two Family Residential) Single-Family Residence
West: I-1 (Industrial) Single-Family Residence
R-12 (Two Family Residential)

PUBLIC NOTICE:

- Letters to property owners – May 13, 2025
- Public Notice published in the Independence Examiner – May 24, 2025
- Signs posted on property – May 23, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 7, 2025 and the public hearing/second reading on July 21, 2025

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Mitchell Smith to rezone the property from R-12 (Two Family Residential) and I-1 (Industrial) to R-6 (Single Family Residential).

Current Zoning: I-1 (Industrial) and R-12 (Two Family Residential)
Proposed Zoning: R-6 (Single Family Residential)

Current Use: Vacant

Proposed Use: Single-Family Occupancy

Zoning History 1965 – 1980: R-1 (Single-Family Residential)
 1980 - 2009: R-1b (Single-Family Residential)
 2009 - Present: R-6 (Single-Family Residential)

Property History:

The subject site is defined as Lot 5 of the Pleasant View subdivision recorded in 1927. At the time of recording, the subject site was not located within Independence City limits but would be annexed in 1948. Jackson County property records indicate the subject site was developed in 1935.

Upon adoption of the Zoning Ordinance in 1965, the City assigned an M-1 (Light Manufacturing) zoning district designation to the North half of the subject site and an R-2 (Two Family) designation to the South half. The subject site was bisected by zoning district classifications.

Independence adopted amendments to the Zoning Ordinance in 1980, but the zoning classification of the subject site remained the same.

In 2009, the Unified Development Ordinance updated the zoning district classifications to I-1 (Industrial) and R-12 (Two Family Residential). Since the adoption of the Zoning Ordinance, the subject site has been assigned two classifications—industrial and residential.

Proposal:

A dangerous building case was initiated for the subject site in July of 2024. At that time, the case was opened due to the structure being deemed unsanitary/unfit for habitation. Subsequently, the property owner submitted an application for a residential repair building permit. In accordance with Section **14-800-07 – Nonconforming uses**, the subject site is required to be rezoned, prior to the issuance of a building permit.

Physical Characteristics of Property:

Lot 5 of the Pleasant View subdivision is ±5,949 ft² in size. The lot is ±46 feet wide and ±135 feet deep. Sloping downhill in the rear, the subject site has a Southerly aspect. The southern property line encroaches into the buffer of a first order stream part of the Sugar Creek watershed. The existing house is ±687 ft² in size, built in 1935.

Characteristics of the Area:

The subject site is located one block southeast of the Truman Road and Sterling Avenue intersection. This commercial corridor located generally to the North contains a variety of zoning district classifications and land uses, including a convenience store with gas sales, an auto repair shop, small box discount store, general retail, and medical services.

South of the subject site is predominantly composed of single-family subdivisions, including Sterling Avenue, Pleasant View, and Keal Lawn subdivisions. This area contains housing stock of varying age, character, and design.

Aaron Lane is a short dead-end street serving six parcels. The north of Aaron Lane abuts commercial properties and a duplex while the south side provides frontage for a row of three houses.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed rezoning is supported by the Independence for All Strategic Plan to stabilize and revitalize neighborhoods. The applicant intends to rehabilitate a dangerous building. The rezoning is necessary to make the repairs.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 designates a residential future land use classification for the subject site. This future land use classification matches the current land and proposed land use.

Additionally, this rezoning proposal is supported by Imagine Independence 2040's guiding principle to, "Improve and maintain housing stock in established neighborhoods."

Sub-Area Plans:

Although the subject site is located within the Downtown Redevelopment Area, the plan does not specifically apply to the proposed rezoning.

Zoning:

The subject site is currently bisected by two zoning classifications and was developed prior to the City's adoption of the Zoning Ordinance. This rezoning request is corrective insofar that the site will be comprised wholly of one zoning classification. The proposed rezoning matches the proposed use of the property—single-family.

Public Utilities:

Utilities are existing/available to the subject site

Floodplain/Stream Buffer:

The southern property boundary encroaches into the buffer of a first order stream part of the Sugar Creek watershed. The stream is not delineated on the existing plat for the property. If at any time in the future the property is replatted, this first order stream is required to be delineated on the said recorded document.

CIP Investments:

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

REVIEW CRITERIA

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

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions residential uses for the area. Imagine Independence 2040 provides a guiding principle to, "Improve and maintain housing stock in established neighborhoods." Approval of this rezoning request will allow for the rehabilitation of a dangerous structure for single-family occupancy.

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

The Downtown Redevelopment Area plan does not apply to this rezoning request.

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

Single family homes are located to the south of the subject site. There are a variety of zoning district classifications and land uses to the north, east and west of the subject site. The proposed rezoning is compatible with the zoning and use of nearby properties.

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

The proposed R-6 zoning is compatible with the area's existing neighborhoods to the south.

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

The subject site historically has been occupied as a single-family dwelling. This corrective rezoning will correct the contradiction between land use and zoning classification.

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

According to City records, the property has been vacant for 2 years.

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

The rezoning should have no detrimental effect on area properties. The property was previously used for single-family occupancy and this rezoning aims to correct the contradictory land use and zoning classification.

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, it is likely the property will not be developed for single-family residential use.

EXHIBITS

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

Application Type (check all that apply)

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

Project Information and Location

Project Name: 11307 Aaron Ln

Project Address/Location: 11307 Aaron Ln Independence mo 64052

Sq. Ft. of Building: <u>680</u>	Acreage: <u>5.663 SA</u>	Number of Lots/Tracts: <u>1</u>	Stream Buffer (Yes or No): <u>Yes</u>
Existing Zoning: <u>M1</u>	Proposed Zoning: <u>R-6</u>	Existing Land Use: <u>SF Residence</u>	Proposed Land Use: <u>SF Residence</u>

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

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

Applicant

Name: Mitchell Smith

Company: _____

Address: 18614 E 19th Terr S Indef mo

Phone: 816-518-1723

Email: mitchsmith2020@icloud.com

Owner

Name: Mitchell Smith

Company: _____

Address: 11614 E 19th Terr S Indef mo 64057

Phone: 816-518-1723

Email: _____

Architect/Engineer/Surveyor/Other: G.C.

Architect/Engineer/Surveyor/Other: _____

Name: Kody Lamming

Company: Dynamic Construction Group

Address: 11312 E 23rd St S, Independence MO 64052

Phone: 86-405-7813

Email: Kody.Lamming@dynamiccg.pro

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

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

Mitchell Smith 04-18-25
Applicant's Signature Date

Mitchell Smith 04-18-25
Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 04-28-2025

Case No. 25-100-14

Dear Property Owner:

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

Proposed Case Type (Check One):

☒ Rezoning

☐ Rezoning/PUD

☐ Special Use Permit

☐ Preliminary Development Plan

Proposed project description: Rezone, Renovate, Bring up to
code.

Applicant: Mitchell Smith

Location of Property: 11307 Aaron Ln Independence mo 64052

Planning Commission Meeting Date: June 10th, 2025, at 6:00 p.m.

City Council Meeting Date: July 21st, 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.

Mitchell Smith
Applicant (or Owner/Agent)

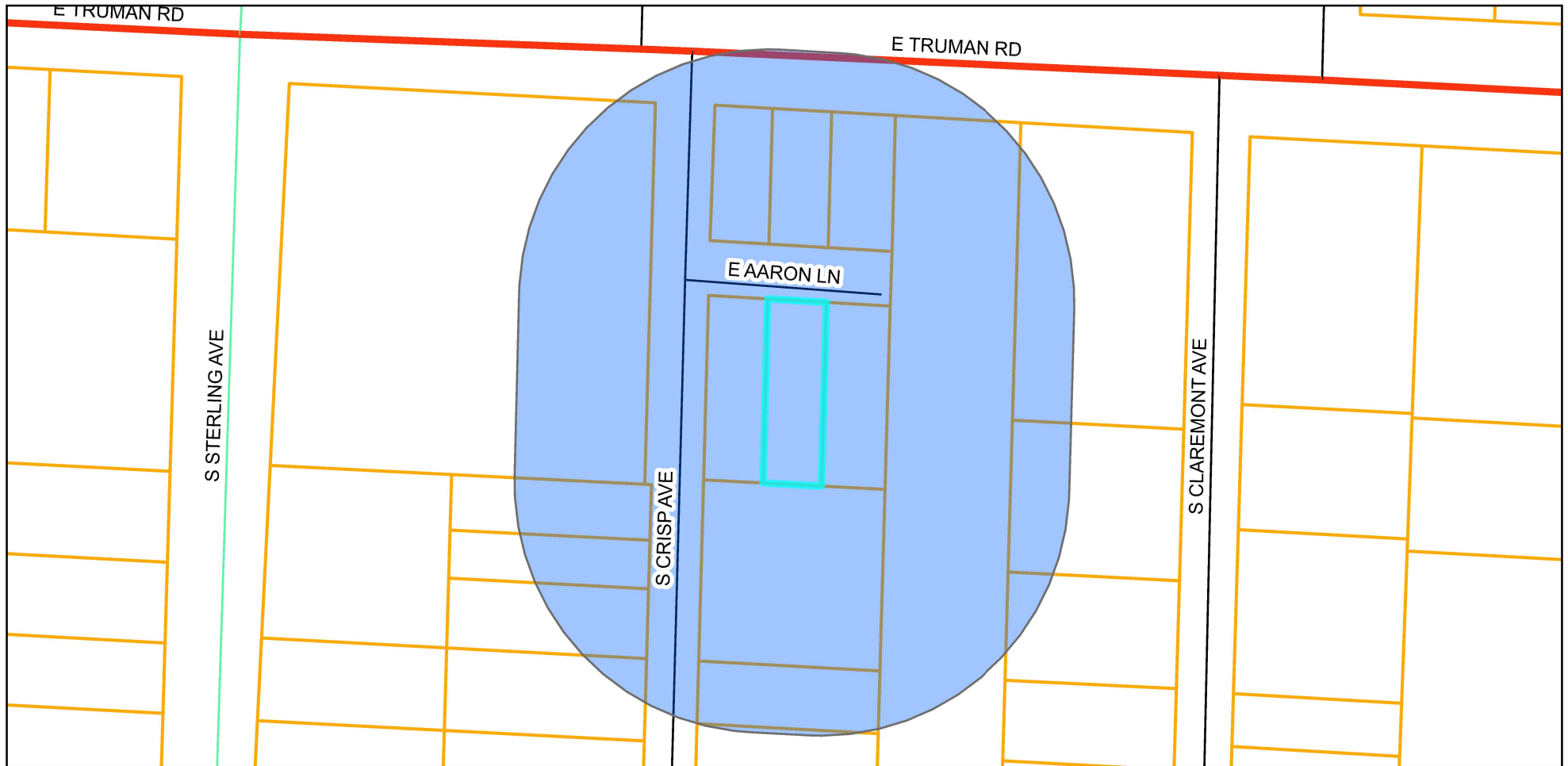
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
11201 E TRUMAN RD	WEST PALM REAL ESTATE MANAGEMENT LLC	125 BRAZILIAN AVE	PALM BEACH	FL	33480
11300 E AARON LN	CARDOSO EDILBERTO	11300 E AARON LN	INDEPENDENCE	MO	64052
11303 E TRUMAN RD	CARDOSO EDILBERTO	15906 E SALISBURY RD	INDEPENDENCE	MO	64050
11305 E AARON LN	LOPEZ JOEL A VILLATORO	2315 NORTHERN AVE	KANSAS CITY	MO	64127
11307 E AARON LN	SMITH MITCHELL L	18614 E 19TH TER S	INDEPENDENCE	MO	64057
11308 E AARON LN	NELSON BUTCH O	11308 AARON LN	INDEPENDENCE	MO	64052
11309 E AARON LN	DIZDAREVIC ALMINA	11309 AARON LN	INDEPENDENCE	MO	64052
11321 E TRUMAN RD	RYANS LLC	10800 E WINNER RD	INDEPENDENCE	MO	64052
11323 E TRUMAN RD	RYANS LLC	10800 E WINNER RD	INDEPENDENCE	MO	64052
1202 S CLAREMONT AVE	MCBRIEN JOHN	1204 S CLAREMONT ST	INDEPENDENCE	MO	64052
1204 S CLAREMONT AVE	MCBRIEN JOHN	1204 CLAREMONT	INDEPENDENCE	MO	64052
1204 S CRISP AVE	LAZENBY KEEGAN PATRICK	1204 S CRISP AVE	INDEPENDENCE	MO	64052
1206 S CRISP AVE	DIEHL RONALD DUANE	1206 S CRISP AVE	INDEPENDENCE	MO	64052
1208 S CRISP AVE	GARCIA CORTES RAUL & YADIR BARRAZA IRMA	1208 S CRISP AVE	INDEPENDENCE	MO	64052
1210 S CRISP AVE	SANDERS CLAIRE	1210 S CRISP AVE	INDEPENDENCE	MO	64052
1229 S CRISP AVE	MENJIVAR CARLOS EDUARDO & ABREGO SORIANO IRIS SUYAPA	4826 CR 513	STEPHENVILLE	TX	76401
1235 S CRISP AVE	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
1237 S CRISP AVE	ALVARADO ORNELAS REMIGO & SOTO MARINA	1237 S CRISP AVE	INDEPENDENCE	MO	64052

Notification Area Map

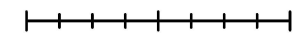
11307 E Aaron Ln

Case #25-100-14



Legend

-  Notification Area
-  Parcels

0 50 100 200 Feet


Prepared For: Planning Commission
Community Development Department
Meeting Date: June 10, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-14

I, Mitchell Smith, 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.**

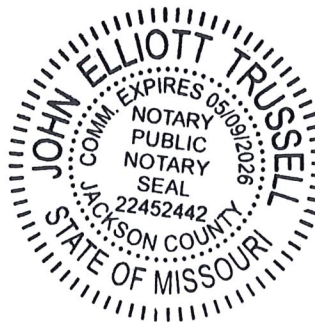
These notices were mailed on the 13 day of May, 2025.

Mitchell Smith
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21 day of May, 2025.

[Signature]
Notary Public

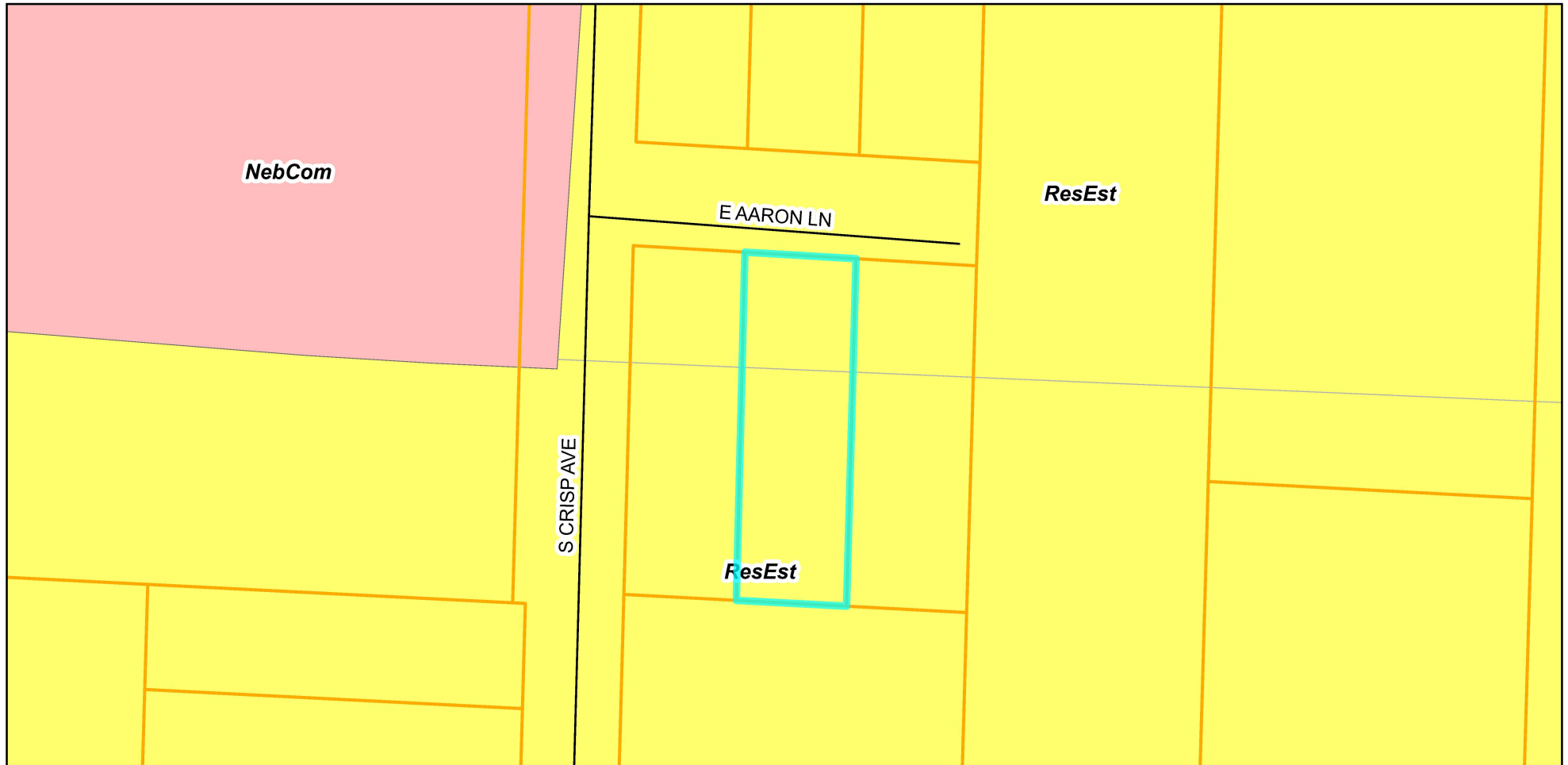
5/9/26
Commission Expiration Date



Comprehensive Plan Map

11037 E Aaron Ln

Case #25-100-14



Legend



Parcels

Comprehensive
Plan

 Residential
Neighborhoods

 Neighborhood
Commercial



0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

Zoning Map

11037 E Aaron Ln

Case #25-100-14



Legend

 Parcels

Zoning District

 C-2

 I-1

 R-12



0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

MEETING DATE: June 10, 2025,

STAFF: Gabe Glaser, Planner

PROJECT NAME: On the Square Convenience

CASE NUMBER/REQUEST: **Case 25-200-06 – Special Use Permit – 104 E Lexington Ave** – A request to operate a convenience store.

APPLICANT: Jeremy Munden

OWNER: Trevor Tilton, Square One Homes

PROPERTY ADDRESS: 104 E Lexington Ave

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Office
East: C-2 (General Commercial) / City Hall
South: C-2 (General Commercial) / General Retail
West: C-2 (General Commercial) / Jackson County Historic Courthouse

PUBLIC NOTICE:

- Letters to property owners – May 16, 2025
- Public Notice published in the Independence Examiner – May 24, 2025
- Signs posted on property – May 23, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 7, 2025 and the public hearing/second reading on July 21, 2025.

RECOMMENDATION

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

- 1) The applicant must comply with all use regulations as prescribed by Section 14-426
- 2) The applicant must obtain a certificate of occupancy for the commercial space, in accordance with Section 14-708 of the City Code, and comply with all requirements of the Building Official
- 3) The applicant must obtain and maintain an Independence business license in accordance with Chapter 5 of the City Code
- 4) The applicant must obtain and maintain an Independence health permit in accordance with Chapter 11 of the City Code

PROJECT DESCRIPTION & BACKGROUND INFORMATION

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

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

Current Use: Vacant

Proposed Use: Convenience Store

Square Footage of Commercial Space: 551ft²

Zoning History:

The subject site is part of Lot 53 of the Independence Old Town subdivision recorded in 1827. This was part of the original plat of the Town of Independence.

Upon the adoption of the Zoning Ordinance in 1965, the property was designated as C-2 (General Commercial). In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site remained C-2 (General Commercial). Finally, upon adoption of the Unified Development Ordinance in 2009, the zoning classification of the subject site remained C-2 (General Commercial). The property has remained under a general commercial classification since the adoption of the Zoning Ordinance.

Proposal:

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 any proposed convenience store less than 500 feet from any residence, church, school, or park.

The applicant has provided a floor plan indicating the sale of prepackaged goods, refrigerated groceries, and fountain drinks.

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 City Council's determination, the applicant will need to complete a change of use commercial building permit for the planned layout of the store. At that time, the City will inspect the interior of the commercial space and issue a certificate of occupancy, prior to operations.

Physical Characteristics of Property:

This parcel contains a total area of ±1,988 ft². The site is comprised of a three-story building containing a mix of commercial and residential uses. City records indicate a total of four residential dwelling units located above street level.

An existing tenant space, located on the ground level, ±551 ft² in size, is intended to be used for the convenience store. The commercial space consists of predominantly open space which will be occupied by display shelves, refrigerated coolers, and a soda fountain.

The subject site lies at the corner of Lexington Avenue and Main Street. The primary entrance to the commercial space is located off Lexington Avenue.

Characteristics of the Area:

The subject site is located caddy corner to the Jackson County Historic Courthouse in the center of the Independence square.

While the area consists of a single zoning classification (General Commercial), surrounding properties contain a variety of land uses. This includes public/civic uses, residential dwellings, office space, general retail, and eating/drinking establishments.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed special use permit is supported by Independence for All, Strategic Plan's goals of increasing economic prosperity of the community by growing business.

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:

The subject site is located within the Harry S. Truman National Historic District.

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 Downtown Square Streetscape Improvement Project is currently underway which includes landscaping, lighting, bicycle and pedestrian accommodations, and other hardscape features and ADA accessibility.

Parking and Sidewalks:

Street parking is available for businesses located in the Independence Square.

Improvements to sidewalks and other pedestrian facilities are currently underway, as part of the Downtown Square Streetscape Improvement Project.

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.**

The proposed convenience store fits within the character of the neighborhood. The existing commercial space can readily accommodate general retail sales.

2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**
The proposed use is compatible with adjacent zoning and land uses. The entirety of the Independence Square is designated a C-2 (General Commercial) zoning classification. One of the C-2 (General Commercial) classification's purposes is to accommodate community serving retail sales. With a mix of residential dwellings, public/civic uses, and walkable pedestrian facilities, the proposed convenience store has the potential to serve residents, employees, and visitors alike.
3. **The impact of the proposed use on public facilities.**
No adverse impacts to public facilities are expected.
4. **The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**
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.**
No detrimental effects are foreseen for the use of enjoyment of property in the area.
6. **The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**
No environmental harm caused by the proposed use is foreseen. The convenience store will be located within an existing commercial space.
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, public/civic spaces, parks, 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.
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 convenience store will add a long-term commercial tenant to the Independence square, aiding in the sustainability and revitalization of the area.

EXHIBITS

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

On The Square Convenience

On The Square Convenience LLC
Jeremy Munden
104 E. Lexington Ave
Independence Mo.
816-299-2025
SquareConvenience@gmail.com
March 26, 2025

To Whom It May Concern”

I am writing to express my keen interest in the opportunity to discuss opening a convenient store (On The Square Convenience LLC) and to share my vision for a thriving establishment that serves the local community with a small retail store that stocks a range of everyday items such as prepackaged food, beverages, tobacco products, toiletries. I envision a convenient store that offers a wide selection of groceries, snacks, beverages, essential household items, and potentially local products, partnering with local suppliers, offering loyalty programs, while prioritizing customer satisfaction and community engagement. I am particularly drawn to the potential of Independence Square with its growing population, unique demographics. I am confident I can create a successful, valuable and lucrative business.

Sincerely,

Jeremy Munden

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

On the Square Convenience LLC

Project Name

104 E Lexington Avenue, Independence, MO 64050

Project Address/Location

1988	.05	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
		Retail Store	Retail Store
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

Jeremy Munden On the Square Convenience

Name	Company
104 E Lexington Avenue, Independence, MO 64050	
Address	
816.299.2025	squareconvenience@gmail.
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

Owner Trevor Tilton Square One Homes
~~Jeremy Munden~~ ~~On the Square Convenience~~

Name	Company
100 W Maple Ave	
104 E Lexington Avenue, Independence, MO 64050	
Address	
816-263-2445	trevor@squareonehomes.com
816-299-2025	squareconvenience@gmail.
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

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

	3-28-25		3-28-2025
Applicant's Signature	Date	Owner's Signature	Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 5-13-2025

Case No. 25-200-26

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: Special use permit approval for convenience store
(and/or applicants discretion)

Applicant: Jeremy Munden

Location of Property: 104 E. Lexington Ave.

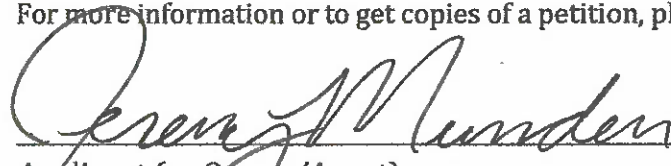
Planning Commission Meeting Date: June 10, 2025, at 6:00 p.m.

City Council Meeting Date: August 4, 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)

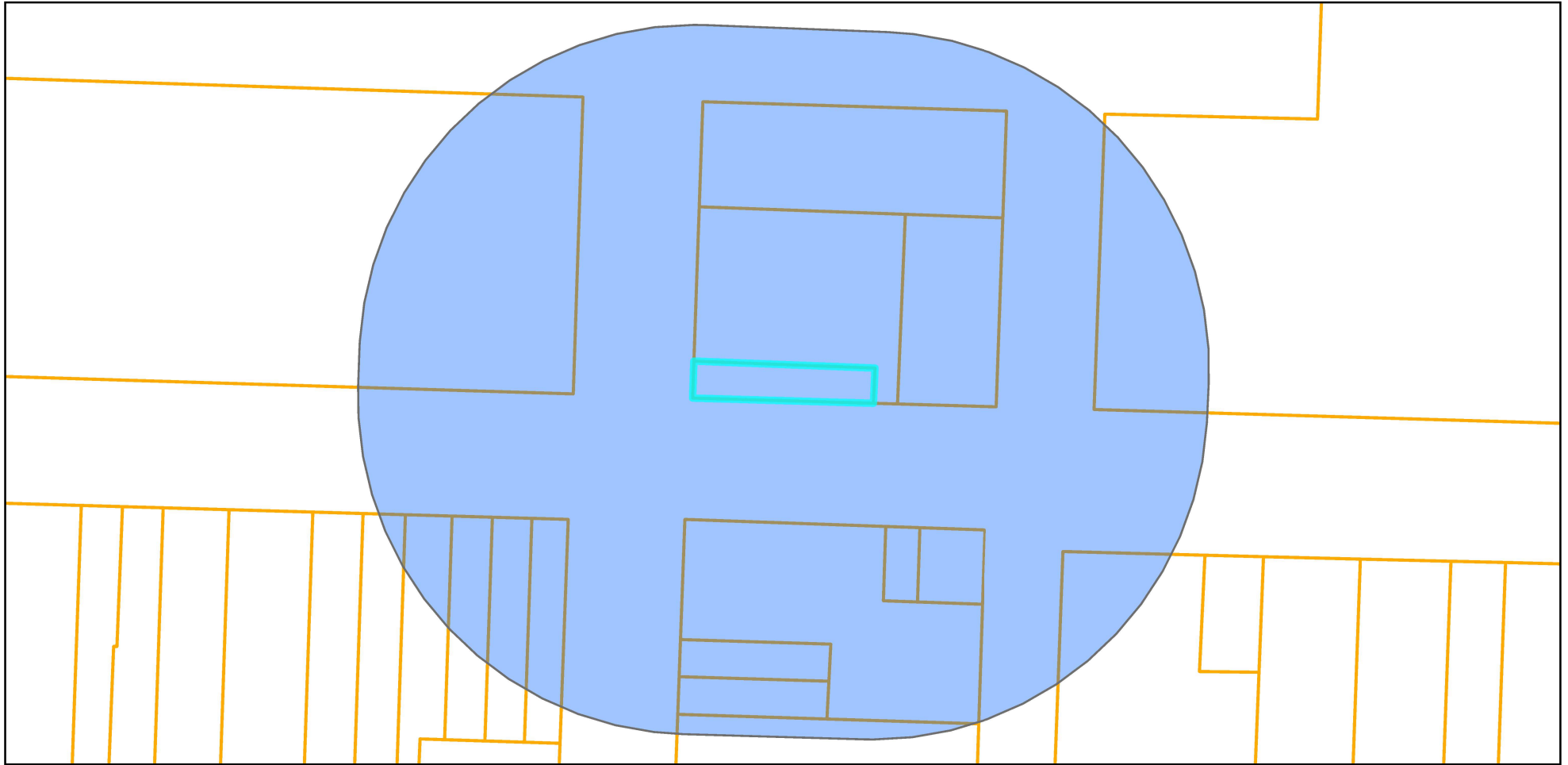
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
101 S MAIN ST	CARL ADRIAN F & SUNA	15800 E 28TH STREET CT S	INDEPENDENCE	MO	64055
102 N MAIN ST	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
104 E LEXINGTON AVE	SQUARE ONE HOMES LLC	PO BOX 65	INDEPENDENCE	MO	64051
105 W LEXINGTON AVE	BUMGARDNER THOMAS C II & JULIE C	4817 S TIERNEY DR	INDEPENDENCE	MO	64055
107 S MAIN ST	107 MAIN STREET LLC	221 W LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050
107 W LEXINGTON AVE	BUMGARDNER THOMAS II & JULIE	4817 S TIERNEY DR	INDEPENDENCE	MO	64055
109 E LEXINGTON AVE	TREVCON LLC	800 W MAPLE	INDEPENDENCE	MO	64050
109 W LEXINGTON AVE	MCPROPERTIES LLC	PO BOX 900	INDEPENDENCE	MO	64051
111 E LEXINGTON AVE	LUCHT JODIE E	921 S MAIN ST	INDEPENDENCE	MO	64050
111 N MAIN ST	MW MEDLEY ENTERPRISES LLC	1711 N MO 7 HWY	INDEPENDENCE	MO	64056
111 S MAIN ST	BELLISSINO PROPERTIES BY STEFANIA LLC	115 S MAIN ST	INDEPENDENCE	MO	64050
124 E KANSAS AVE	CITY OF INDEPENDENCE	111 E MAPLE	INDEPENDENCE	MO	64050

Notification Area

104 E Lexington Ave

Case #25-200-06



Legend

-  Notification Area
-  Parcels



0 50 100 200 Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

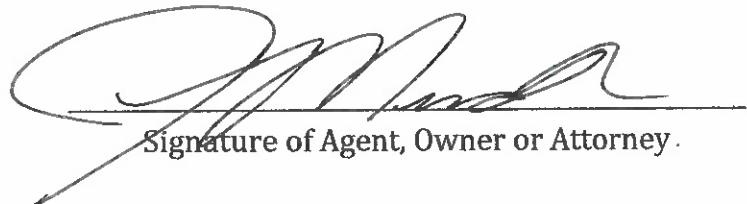
COUNTY OF JACKSON

Case No. 25-200-26

I, On The Square Convenor 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.**

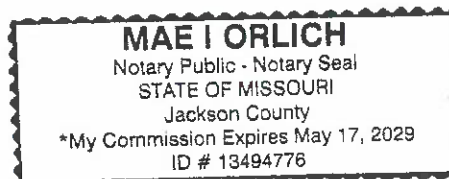
These notices were mailed on the 16 day of May, 2025.

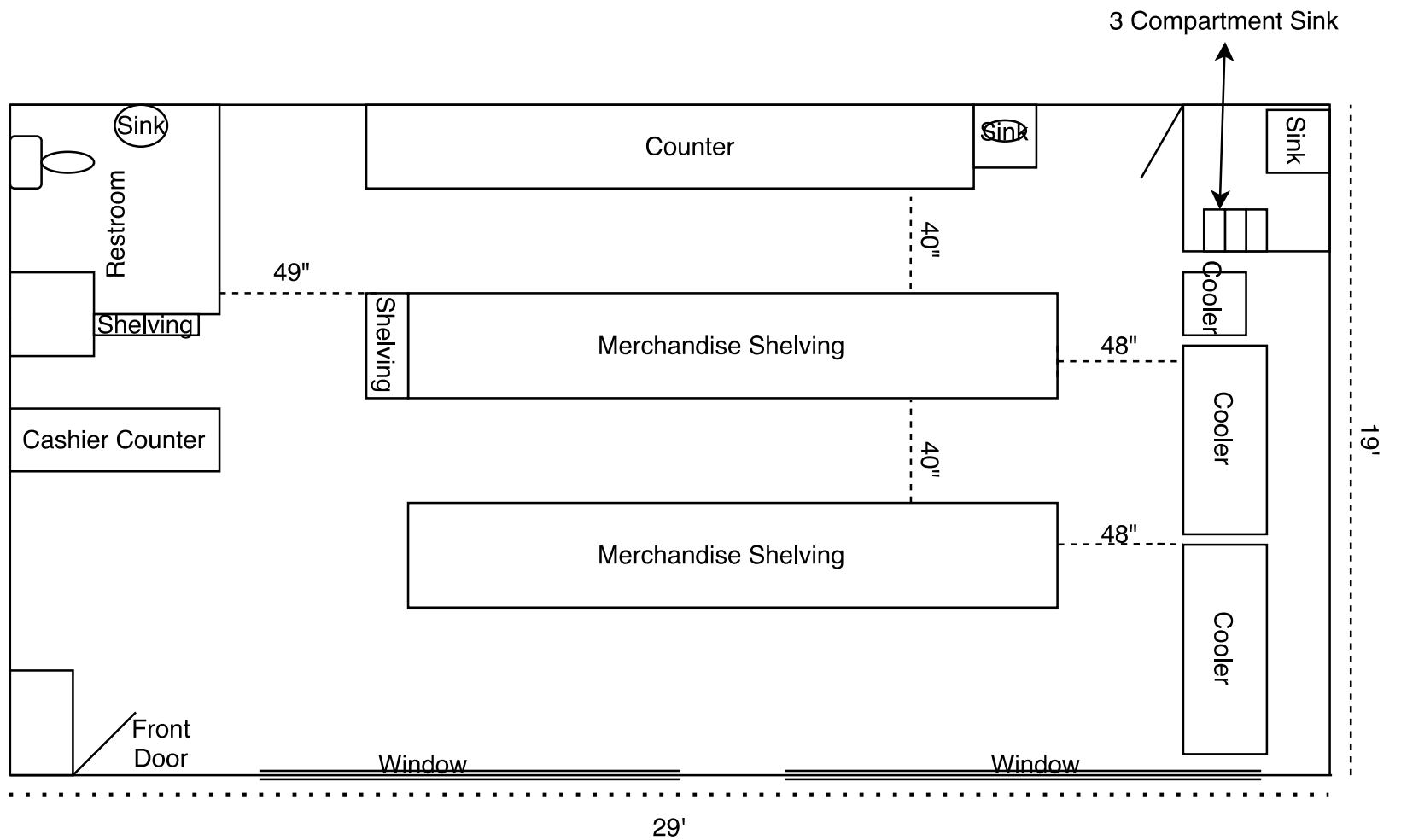

Signature of Agent, Owner or Attorney.

Subscribed and sworn to before me this 16 day of May, 2025.


Notary Public

May 17, 2029
Commission Expiration Date

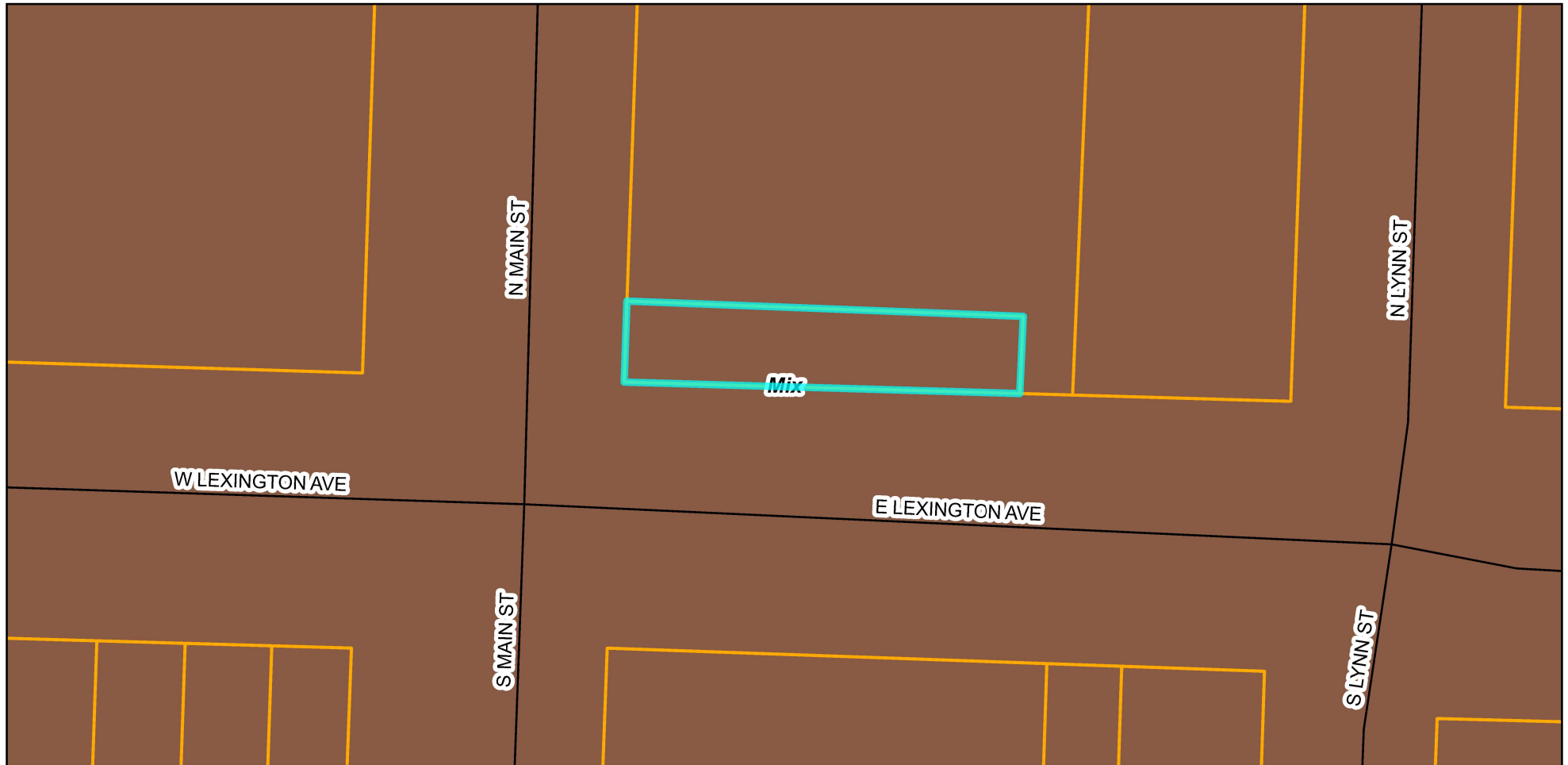




Comprehensive Plan Map

104 E Lexington Ave

Case #25-200-06



Legend

 Parcels

Comprehensive
Plan

 Mixed Use



0 25 50 100 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

Zoning Map

104 E Lexington Ave

Case #25-200-06



Legend

-  Parcels
- Zoning District
-  C-2



0 25 50 100 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025

MEETING DATE: June 10, 2025

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #73

CASE NUMBER / REQUEST: **Case 25-175-02 – UDO Amendment #73 – Billboard Setback Requirements –**
The City proposes Amendment #73 of the Unified Development Ordinance pertaining to billboard setbacks.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – May 24, 2025

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on July 7, 2025 and the public hearing/second reading on July 21, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The city proposes Amendment #73 to the Unified Development Ordinance (UDO) related to billboard setbacks.

BACKGROUND & HISTORY:

The City's existing regulations for billboards requires a 500-foot setback from residential use and such uses as schools, parks, playgrounds, hospitals, and churches. However, this regulation does not clearly stipulate how this is measured.

The proposed UDO amendment clarifies how this is measured (i.e., in a straight line from the closest property line to closest property line). This amendment also specifies this setback from the various uses whether the use is located inside or outside the city limits. In addition, this amendment aligns the uses specified in the separation requirement with the terms defined in the UDO. For example, the word "churches" was changed to "religious assembly" and the word "parks" was changed to "parks/recreation" as both of these terms are defined in the UDO.

This amendment will clarify how billboard setbacks are measured and how it is applied, which will aid the user.

EXHIBITS

1. Section 14-406-03 Off Premise Advertising Setbacks

14-406 OFF-PREMISE ADVERTISING

14-406-03 Setbacks

14-406-03-A.Generally. Each billboard shall have minimum setbacks of (a) at least 25 feet from its nearest edge to the right-of-way and all property lines, and (b) at least 90 feet from all roofed structures, from all points of the billboard.

14-406-03-B.From Highway Interchanges and Bridges. No billboard shall be located adjacent to or within 500 feet of any interchange, intersection at grade. Said 500 feet shall be measured from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way or if there is no pavement widening, then from the midpoint of the intersection.

14-406-03-C.From Residential Property and Public Areas. No billboard shall be located within 500 feet of land utilized for residential use or for public activity purposes such as schools, parks/recreation, playgrounds, hospitals, and religious assembly churches, whether said use is located within the City or outside of the City. The distance between the billboard and these uses will be measured in a straight line, without regard to intervening structures or properties, from the closest property line to closest property line.

MEETING DATE: June 10, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 14901 E 40th St S – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-05 – Short-Term Rental – 14901 E. 40th St S** – A request by Hannah Mullins to operate a Short-Term Rental

PROPERTY ADDRESS: 14901 E 40th St S

APPLICANT: Hannah and Timothy Mullins

APPLICANT ADDRESS: 16000 E 25th St S, Independence, Mo 64055

PROPERTY OWNER/RESPONSIBLE AGENT: Hannah Mullins

OWNER ADDRESS: 16000 E 25th St S, Independence, Mo 64055

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed May 21, 2025
- Notification signs were posted on the property May 23, 2025

FURTHER ACTION:

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

RECOMMENDATION

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

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

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

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 14901 E 40th St S

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

Former Zoning: Prior to 2009: R-1b (Single-Family Residential)

Prior to 1980: R-1 (Single-Family Residential)

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

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

Property History:

The subject site was annexed into the City of Independence in 1960 as an unplatted tract of land. Subsequently, the Stewart Heights East subdivision would be recorded with Jackson County in 1965 with the subject site being Lot 349 of said subdivision. Stewart Heights East subdivision was recorded the same year as the city adopted the Zoning Ordinance and was assigned a zoning classification of R-1 (Single-Family Residential). Since that time, the property has maintained a single-family residential zoning classification.

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

Physical Characteristics of Property:

Lot 349 of the Stewart Heights East subdivision is ±8,575 ft² in size. County records indicate the dwelling was constructed in 1965. Real estate records indicate the dwelling contains ±1,799 ft² of living area. The front façade is composed of brick. The dwelling consists of a main story and garage/basement. All three bedrooms are located on the main level.

Characteristics of the Area:

The subject site is located one block Southeast of the Phelps Road and 39th Street intersection. The Stewarts Height East subdivision was recorded in two phases, from 1964 to 1965. The neighborhood consists of residences of similar age, character, and design.

Parking:

The subject site is supplied with a double-wide driveway, providing enough parking area for up to two (2) vehicles. Street parking is available in front of the residence for one (1) additional vehicle. The subject site has three (3) total available parking spaces, meeting the City's parking requirements for short-term rentals.

Unruly Guest/Security:

The applicant has provided a comprehensive noise management plan, including intentions to install a noise monitoring device. Prior to the approval of this short-term rental, posting of good neighborhood guidelines and installation of a noise monitoring device will need to be confirmed by City staff.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service. Refuse is collected on a weekly basis.
- **Property listing** - The property will be listed on AirBNB, along with other major booking platforms not specified at the time of application.
- **Business operations/security** – The applicant/property owner will serve as the responsible agent and property manager.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit

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

EXHIBITS

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



14901 E 40Th St S Independence MO 64055

STR License

Submitted



Application number	A00148	Applicant name	Hannah Mullins
Application date	2025-04-15		



> Collapse details



Submitted

Send license

Edit



Property Address
14901 E 40TH ST S INDEPENDENCE MO 64055

Permit Held By
Owner



Parcel Number
33130041300000000

Rental Structure
Single family

Permit Holder

First Name
Hannah

Last Name
Mullins

Phone Number
816-226-9179

Email
hannahmccoy4924@gmail.com

Mailing Address
16000 E 25th St S, Independence, MO 64055

Property Owner(s)

Property Owner #1

First Name
Hannah

Last Name
Mullins

Phone Number
816-226-9179

Email
hannahmccoy4924@gmail.com

Mailing Address
16000 E 25th St S, Independence, MO 64055

Property Owner #2

First Name
Timothy

Last Name
Mullins

Phone Number
816-877-5915

Email
mully80644@gmail.com

Mailing Address
16000 East 25th Street SouthIndependence, MO 64055

Property Manager

First Name
Hannah

Last Name
Mullins

Phone Number
816-226-9179

Email
hannahmccoy4924@gmail.com

Mailing Address
16000 E 25th St S, Independence, MO 64055

Responsible Agent

First Name
Hannah

Last Name
Mullins

Phone Number
816-226-9179

Email
hannahmccoy4924@gmail.com

Mailing Address
16000 E 25th St S, Independence, MO 64055

Verification Documents

Floor Plan
[floor_plan_2025-04-16-000114.pdf](#)

Evacuation Plan
[fire_safety_2025-04-16-000114.pdf](#)

Parking Plan
[parking_spaces_2025-04-16-000114.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

Possible Violations

We found no violations for this property

Add Note

Notes

Add



10

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

Noise Management Plan Property Address: 14901 E 40th St S Independence MO 64055 Owner/Host Contact: Hannah Mullins 816-226-9179 Purpose This Noise Management Plan is designed to support a peaceful and respectful environment for neighbors, in accordance with the local Good Neighbor Guide. It outlines the steps taken to monitor and reduce excessive noise while informing guests of their responsibilities during their stay. Guest Noise Expectations To ensure the comfort and peace of our neighbors: Quiet Hours: Strictly observed from 10:00 PM to 8:00 AM daily. Please keep voices, music, and all outdoor activities at a minimum during these hours. Outdoor Gatherings: Use outdoor areas responsibly and avoid loud conversations or music that may disturb the neighborhood. Parties and Events: Absolutely no parties, large gatherings, or events are allowed. This is a residential property and is not permitted for commercial or celebratory use. Speakers & Music: No excessive volume when using external speakers or amplified sound outside. Noise Monitoring & Security Devices To proactively manage noise and ensure compliance: Exterior Security Cameras: Installed at all exterior entrances and common outdoor areas. These are for security and occupancy verification only. No cameras are placed in any private or interior spaces. Interior Noise Monitoring Devices: Discreet decibel monitoring devices (e.g., Minut or NoiseAware) are installed in common areas. These do not record conversations but will alert us if noise exceeds acceptable levels for extended periods. This helps us notify guests in real-time before any issues arise. Responsive Communication: If a noise alert is triggered or we receive a complaint, we will contact guests immediately to resolve the issue quickly. Repeated violations may result in early termination of the stay without refund.

Please provide your Trash Disposal & Collection Plan:

Trash is collected by Teds Trash. The Trashcan is to be placed at the end of the driveway by Wednesday night. Trash will be picked up Thursday morning between 5 am and 8 am.

Please provide all platforms that you plan to advertise on.

Airbnb etc.



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: May 21, 2025

Case Number: 25-400-05

Dear Property Owner:

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

Address of proposed Short-Term Rental: 14901 E 40th St S

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Hannah and Timothy Mullins

Phone: (816)226-9179 / (816)877-5915

E-Mail: hannahmccoy4924@gmail.com / mully80644@gmail.com

Planning Commission Meeting Date: June 10, 2025 at 6:00 p.m.

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

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

Gabriel Glaser

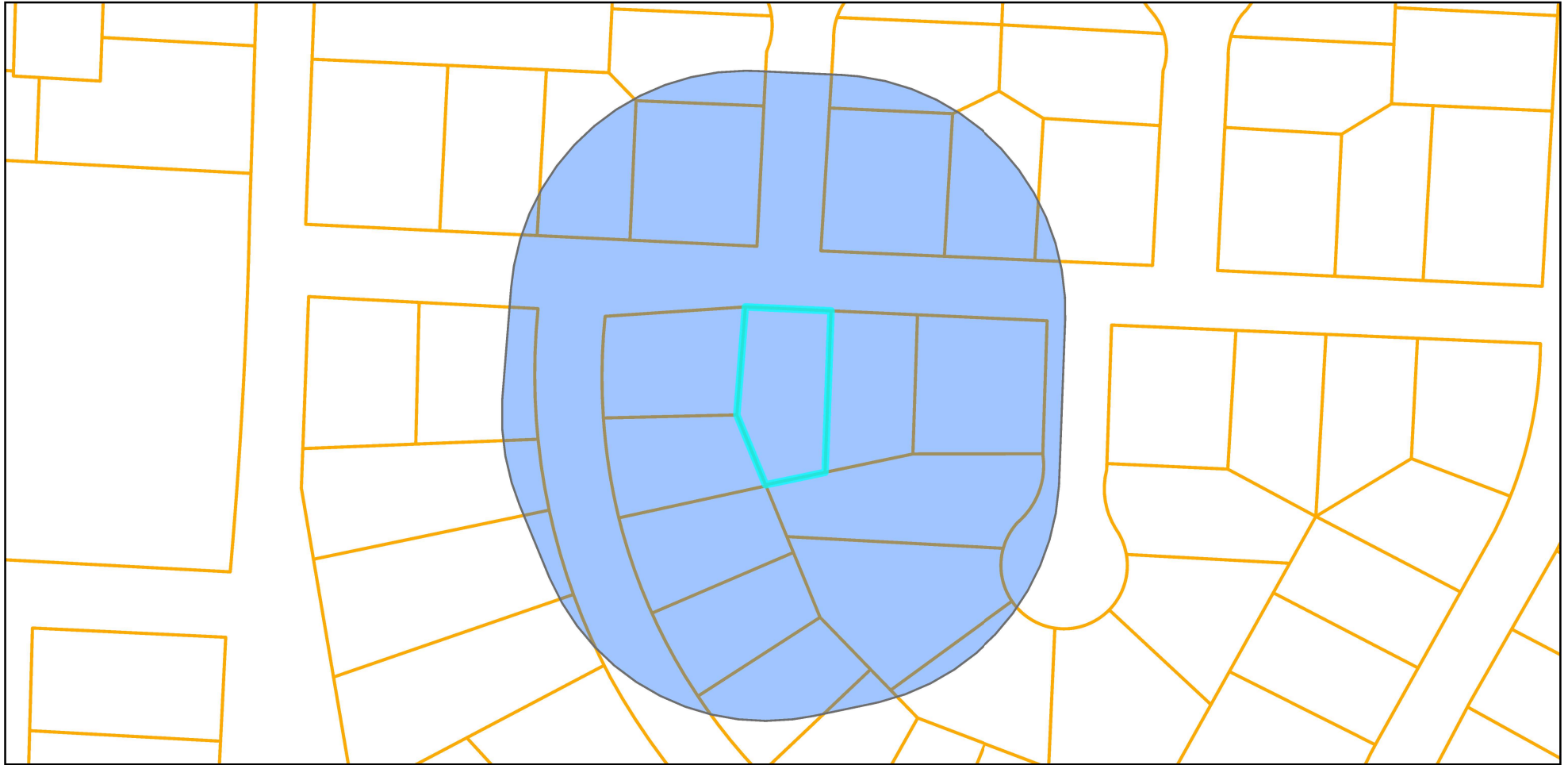
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
14804 E 40TH ST S	MILLER JANNETTE	14804 E 40TH	INDEPENDENCE	MO	64055
14805 E 40TH ST S	WYMAN JOANN A TRUSTEE	14805 E 40TH ST S	INDEPENDENCE	MO	64055
14808 E 40TH ST S	MUELLER HELMUT	14808 E 40TH ST S	INDEPENDENCE	MO	64055
14812 E 40TH ST S	EATON AARON RAY & CASSIE	14812 E 40TH ST	INDEPENDENCE	MO	64055
14900 E 40TH ST S	PERNICIARO KIM D	14900 E 40TH ST S	INDEPENDENCE	MO	64055
14900 E 41ST ST S	FRY FRED W & HELEN	14900 E 41ST ST	INDEPENDENCE	MO	64055
14901 E 40TH ST S	MULLINS HANNAH & TIMOTHY	14901 E 40TH ST S	INDEPENDENCE	MO	64055
14904 E 40TH ST S	EDWARDS CALLE N	14904 E 40TH ST S	INDEPENDENCE	MO	64055
14905 E 40TH ST S	FULLER ANITA LOUISE	14905 E 40TH ST	INDEPENDENCE	MO	64055
14908 E 40TH ST S	DECKER TAMRYA	14908 E 40TH ST S	INDEPENDENCE	MO	64055
14909 E 40TH ST S	JEFFRESS NEDRA A & HOLT SHELIA R	14909 E 40TH ST S	INDEPENDENCE	MO	64055
3932 S CRANE ST	RITCHIE LEE R JR	3932 S CRANE ST	INDEPENDENCE	MO	64055
3933 S CRANE ST	WILKINSON BOBBIE LEE & ROBERT KIRK	3933 CRANE	INDEPENDENCE	MO	64055
4001 S CRANE ST	GOEBEL CHRISTINA L	4001 CRANE AVE	INDEPENDENCE	MO	64055
4002 S DRUMM AVE	ELLIS HAROLD & PAMELA G	4002 DRUMM	INDEPENDENCE	MO	64055
4004 S CRANE ST	DON & SHARON LANG TRUST DATED 03/03/2025	4004 S CRANE ST	INDEPENDENCE	MO	64055
4005 S CRANE ST	TRAVERS THOMAS E ASP	3408 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
4006 S DRUMM AVE	STURNER BREE & STEPHEN	4006 S DRUMM AVE	INDEPENDENCE	MO	64055
4008 S CRANE ST	BSFR II OWNER I LLC	997 MORRISON DR STE 402	CHARLESTON	SC	29403
4009 S CRANE ST	HARPER DALTON T	4009 CRANE AVE	INDEPENDENCE	MO	64055
4010 S DRUMM AVE	BAF 3 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
4012 S CRANE ST	HAWLEY ROBERT F & BARBARA M-TR	4012 CRANE	INDEPENDENCE	MO	64055
4013 S CRANE ST	SLATER ALICIA	4013 S CRANE	INDEPENDENCE	MO	64055
4017 S CRANE ST	GARCIA YOSYBEL ALFONZO & STREDEL JULIO	4017 CRANE AVE	INDEPENDENCE	MO	64055

Notification Area

14901 E 40th St S

Case #25-400-05



Legend

-  Notification Area
-  Parcels



0 50 100 200 Feet


Prepared For: Planning Commission
Meeting Date: June 10, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No.

25-400-05

I, Charles W. Wisinger, 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 21 day of May, 2025

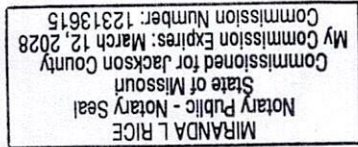
Charles W. Wisinger
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21st day of May, 2025

Miranda L Rice
Notary Public

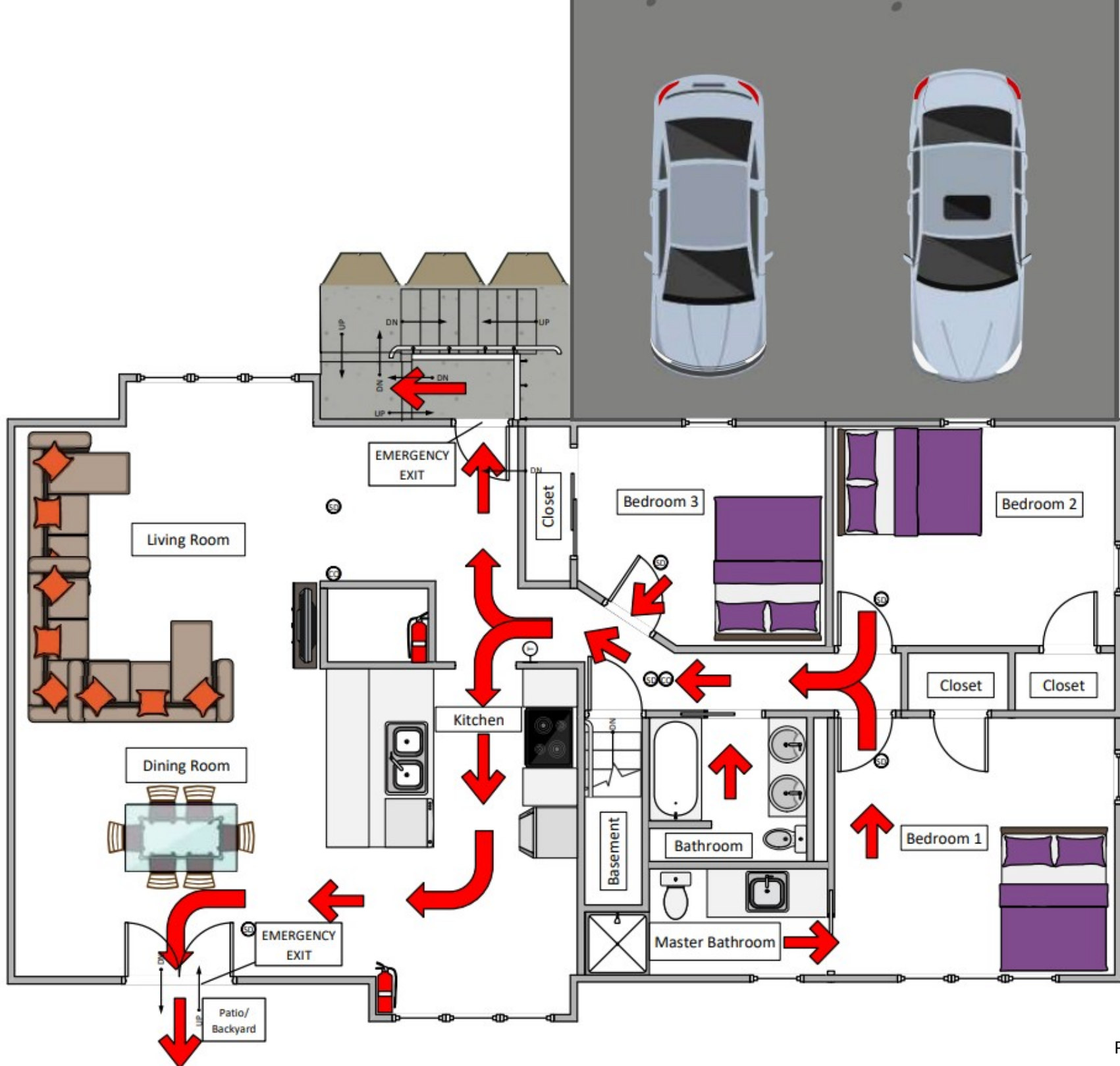
Commission Expiration Date

March 12, 2028



Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008
Commission Expires March 15, 2008

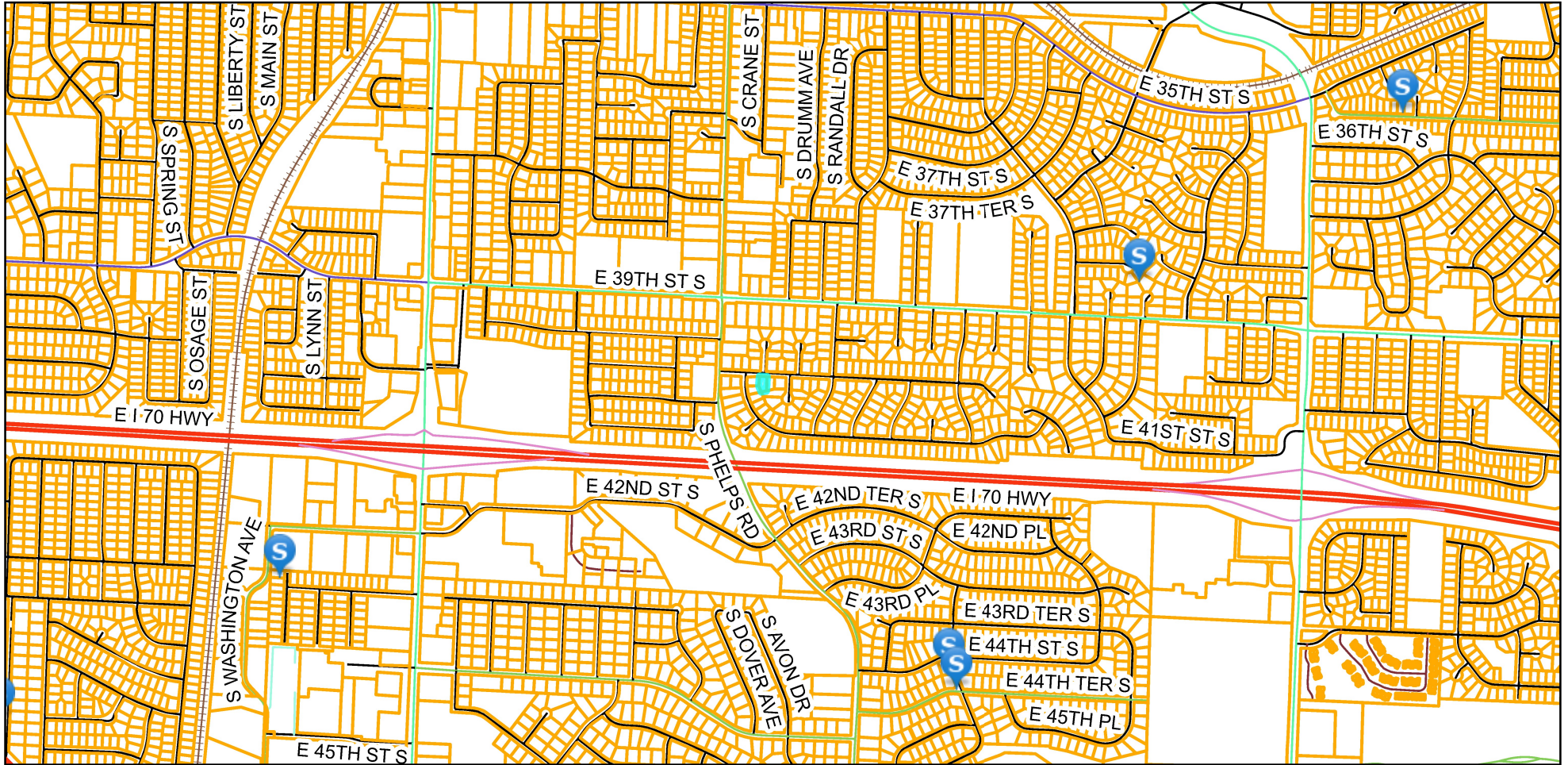




Nearest Short Term Rental

14901 E 40th St S

Case #25-400-05



Legend

-  Short Term Rentals
-  Parcels



0 1,000 2,000 4,000 US Feet

Prepared For: Planning Commission
Meeting Date: June 10, 2025