



City Planning Commission

July 9, 2024 6:00 PM,

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

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. **Case 24-310-03 - Preliminary Plat – Behavioral Health** – A request for preliminary plat approval located generally south and east I-70 and Little Blue Parkway.
2. **Case 24-320-03 - Final Plat – Behavioral Health** – A request for Final Plat approval located generally south and east I-70 and Little Blue Parkway.
3. **Case 24-320-04 - Final Plat – Timber Creek Ranch, 3rd Plat.** – A request for Final Plat approval located generally north and east of Bundschu and Jackson Drive.
4. **Case 24-320-05 - Final Plat – Timber Creek Ranch, 4th Plat** – A request for Final Plat approval located generally north and east of Bundschu and Jackson Drive.
5. **Case 24-600-03 – Special Sign Permit – 19100 E. Valley View Parkway** – A request for approval of a special sign permit.

CASE TO BE CONTINUED - STAFF RECOMMENDS THESE CASES BE CONTINUED TO THE AUGUST 13, 2024 MEETING.

1. **Case 24-150-01 – Comprehensive Plan Amendment – 21101 E. 78 Hwy** – A request by Anthony Privitera to amend the Future Land Use Plan map for 21101 E. 78 Hwy.
2. **Case 24-100-12 – Rezoning – 21101 E. 78 Hwy** – A request by Carajoto, LLC to rezone the property from R-6 (Single Family Residential) to I-1 (Industrial).

PUBLIC HEARINGS

1. **Case 24-100-14 – Rezoning – 13001 E. US 40 Hwy** – A request by Hi-Tech Machinery to rezone the property from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to C-2 (General Commercial).
2. **Case 24-175-05 – UDO Amendment #68** – The City proposes Amendment #68 of the Unified Development Ordinance pertaining to small box discount stores, tobacco stores, convenience stores and liquor stores.
3. **Case 24-175-06 – UDO Amendment #69** – The City proposes Amendment #69 of the Unified Development Ordinance pertaining to Recreational Vehicle Park Use.

ROUNDTABLE - NEXT MEETING JULY 23, 2024

ADJOURNMENT

MEETING DATE: July 9, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: UHS Behavioral Health Facility

CASE NUMBER/REQUEST: **Case 24-310-03 - Preliminary Plat – Behavioral Health** – A request for preliminary plat approval located generally south and east I-70 and Little Blue Parkway.

APPLICANT: UHS Behioral Health Facility

OWNER: Universal Health Services

LOCATION: 20441 E. 42nd Street S.

SITE ACREAGE: 12.37-acres

NUMBER OF LOTS: 2-lots

PROPERTY ZONING: C-2 (General Commercial)

SURROUNDING ZONINGS/LAND USES:

North: Interstate 70...Freeway
East: C-2 (General Commercial)...nursing home
South: C-2 (General Commercial)...vacant land
West: C-2 (General Commercial)...childrens hospital

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this Preliminary Plat request is scheduled for consideration by the City Council on August 19, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat subject to the conditions listed below:

1. Situs Addresses for the Lots and Tracts on the Final Plat shall be as follows:
Lot 1 20501 E. 42nd Street S.
Lot 2 will be 20500 E. 42nd Street S.
2. Label storm lines E, B, C and D.
3. Label private sanitary lines.
4. Commercial lots will need to follow water quality Best Management Practices (BMP's) and City Specifications as per engineering approval. These can be built during the development phase or building permit phase.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Sean Ray, of Kimley-Horn, to approve a Preliminary Plat the property located at 20441 E. 42ND Street S. (to be readdressed as 20501 and 20500 E. 42nd Street S.

Current Zoning: C-2 (General Commercial)

Current Use: Undeveloped lots

Acreage: 12.37-acres

Proposed Use: Mental health facility

Number of lots Two lots

PROPOSAL:

The project entails the construction of a new Behavioral Health Facility on 8.36-acres of the remaining unplatted Trinity Development. Lot 2, north of 42nd Street, will remain undeveloped at this time.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed two lot plat will be a 12.37-acre property, consisting of the unplatted remainder of the Trinity Development located northeast of the intersection Valley View Parkway and Trinity Place.

CHARACTERISTICS OF THE AREA:

The Trinity Development contains restaurant, hotel, banking, office, multiple-family, library and medical uses. To the north Lot 2 is Interstate 70. The properties to the west of Lot 2 are a vacant lot and a hotel. To the west of Lot 1 is a children's hospital. To the east of both lots is a nursing home. To the south of Lot 1 is an undeveloped property.

The topography rises to the west. The new subdivision will be located in the relatively flat Little Blue Valley.

PROPOSED DEVELOPMENT:

The proposed development project entails the construction of a new Behavioral Health Facility on a greenfield site in southeast Independence. This 78,534-square foot one-story facility will provide treatment for 120 inpatients.

The 8.36-acre site will include parking for 180 vehicles, drop-off for passenger vehicles and ambulances, truck loading and pedestrian circulation. The secured exterior activity yards will include sidewalks, table seating, sports courts, and natural grass with additional landscaping. A schematic design of detention areas has been developed.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, "Improve...major commercial corridors."

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

The City Comprehensive Plan recommends Mixed Uses for this site. The Guiding Principles state the need to, "Ensure that opportunities for convenient and concentrated commercial developments are provided to support both the local and regional market."

Historic and Archeological Sites:

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

Public Utilities:

Water, sanitary services and electrical services are available along the 42nd Street and Trinity Place rights-of-way and easements.

Stream Buffers and Flood Plain Area:

There are not any Stream Buffer zones within the plat area. However, portions of Lot 1 are within both the 100 and 500-year flood plains.

Right-of-Way to be Dedicated:

The street to be built will be dedicated public right-of-way.

CIP Investments:

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

EXHIBITS

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

October 26, 2023

Joshua Garrett
Community Development, Planning Division
111 East Maple Avenue
Independence, Missouri 64050

Joshua-

We are submitting plans for the UHS Behavioral Health Facility at roughly 20441 East 42nd Street South. This application is for both a Preliminary Plan and Preliminary Development Plan.

This project entails the construction of a new Behavioral Health Facility on a greenfield site in southeast Independence. This 78,534 GSF one-story facility will provide treatment for 120 inpatients configured in five units comprised of sleeping rooms, day rooms, consult, and clinical support spaces. All the patients will have access to secured exterior activity yards containing different types of amenities. The facility will also provide the following departments: Administration, Outpatient, Admissions, Recreational Therapy including a half-court gymnasium, Dietary including a commercial kitchen and dining for patient and staff use, as well as ancillary support spaces.

The 8.36 acre site includes parking for 180 vehicles, dropoff for passenger vehicles and ambulances, truck loading, and pedestrian circulation. The secured exterior activity yards will include sidewalks, table seating, sports courts, and natural grass with minimal additional landscaping. Preliminary site landscaping is shown to meet code requirements, and schematic design of detention areas has been developed.

A new roadway connection between East 42nd Street South and East Trinity Place is shown, along with new public sidewalks. These construction plans will be submitted as part of a public improvement package.

Please reach out with any questions.



Sean Ray
Landscape Architect / Project Applicant
Kimley-Horn
805 Pennsylvania Avenue, Suite 150
Kansas City, Missouri 64105

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

UHS Behavioral Health Facility

Project Name

20441 E 42nd Street S (TBD)

Project Address/Location

78,534	8.36 AC	2	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2	C-2	None	Behavioral Health Facility
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Sean Ray	Kimley-Horn
Name	Company
805 Pennsylvania Avenue, Suite 150, KC MO 64105	
Address	
816-319-2182	sean.ray@kimley-horn.com
Phone	Email

Architect/Engineer/Surveyor/Other: Architect

Charles Hill	Stengel Hill Architecture
Name	Company
613 West Main Street, Louisville KY 40202	
Address	
502-893-1875	chip@stengelhill.com
Phone	Email

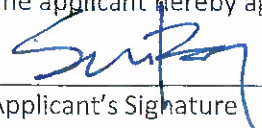
Owner

Brad Durham	Universal Health Services
Name	Company
367 South Gulph Road, King of Prussia PA 19406	
Address	
610-768-3300	brad.durham@uhsinc.com
Phone	Email

Architect/Engineer/Surveyor/Other:

Name	Company
Address	
Phone	Email

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

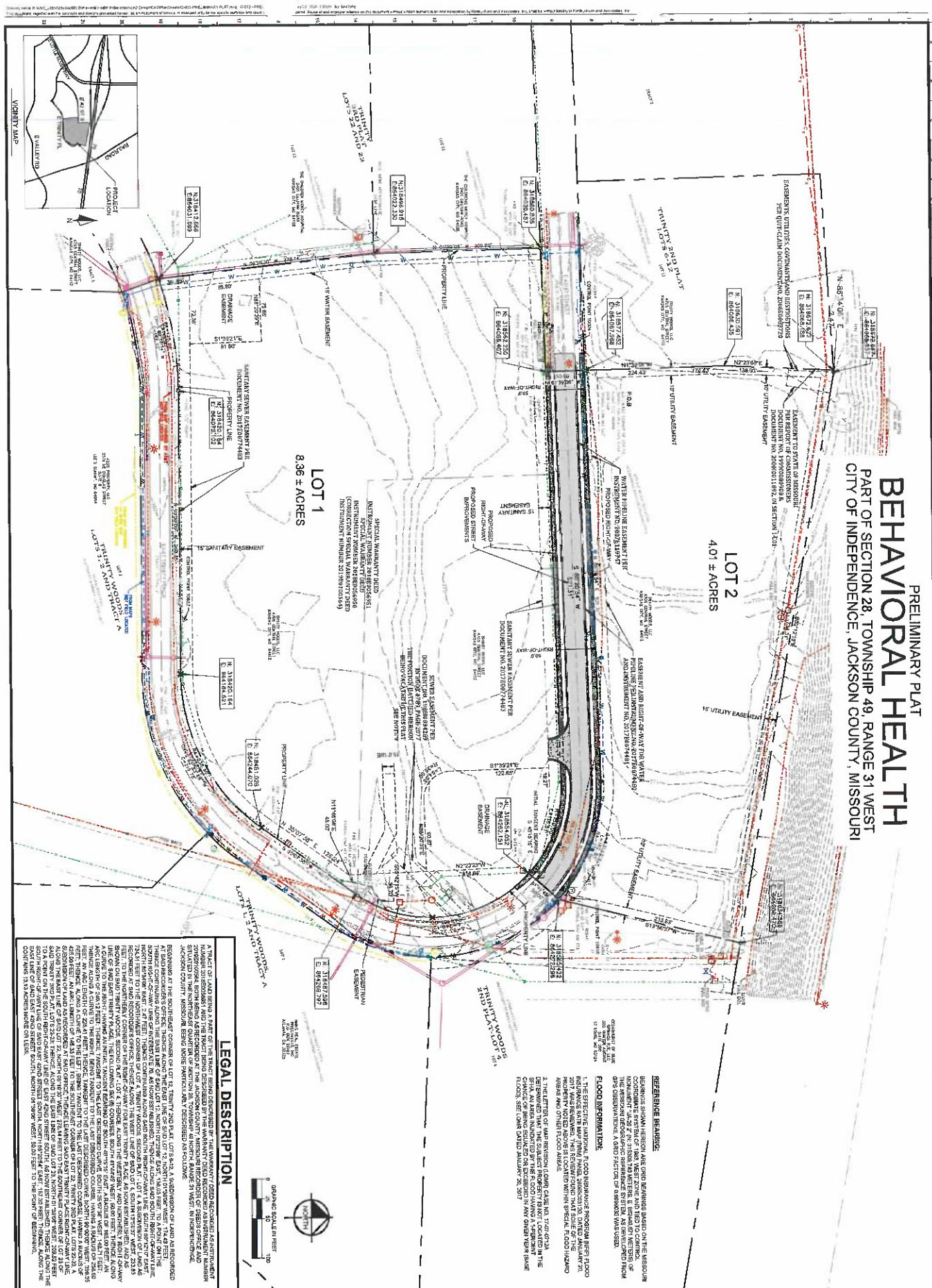

Applicant's Signature

10/26/2023
Date

Owner's Signature

Date

PRELIMINARY PLAT



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE TRACT BEING DESCRIBED BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 20180205863, AND THE TRACT BEING DESCRIBED BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 20180205863, NOW BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 WEST, 11TH MERIDIDIAN, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

REFERENCE MAKING

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "A-20" T (N) 315056.740 METERS, E. BEARING 67.1 METERS, OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS. A GRID FACTOR OF 0.9996030 WAS USED.

FLOOD INFORMATION

1. THE EFFECTIVE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) PANEL, 240603C0120, DATED JANUARY 20, 2017, HAS REVEALED THAT THIS REMOVED LOT AND SOME OF THE PROPERTY NOTED ABOVE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AND OTHER FLOOD AREAS.

2. THE LETTER OF MAP REVISION (LOMR) CASE NO. 1725-07-02A, DETERMINED THAT THE SUBJECT PROPERTY IS NOT LOCATED IN THE SPECIAL AREAS INDICATED BY THE FLOOD HAZARD INFORMATION. THE CHANCE OF BEING ISOLATED OR EXCLUDED IN ANY OTHER YEAR (OARE) FLOOD MAPS HAS BEEN DETERMINED TO BE LOW.

SCALE:	AS NOTED
DESIGNED BY:	LC
DRAWN BY:	LT

Kimley»Horn

[illegible]

BEHAVIORAL HEALTH

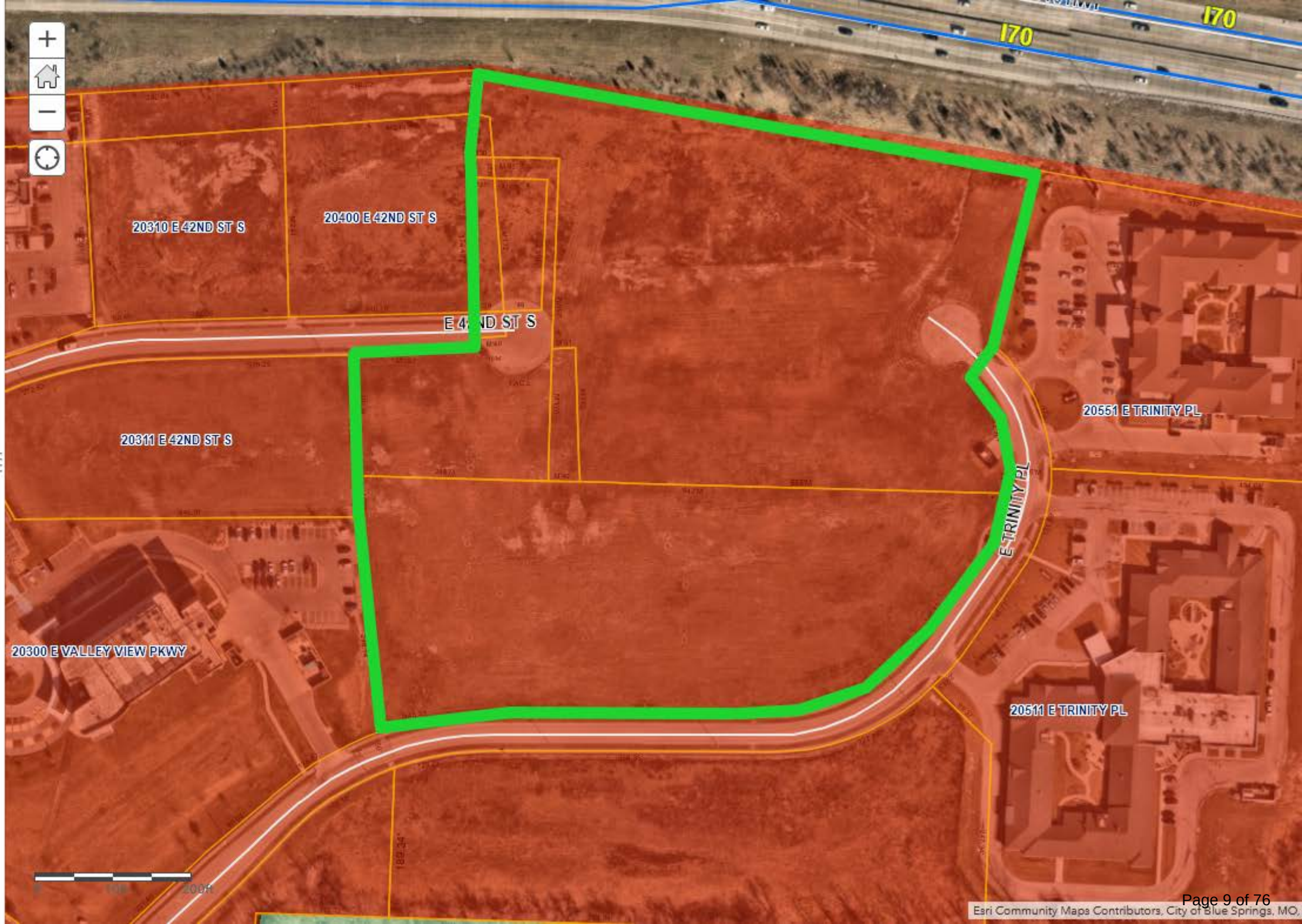
PRELIMINARY PLAT

ORIGINAL ISSUED
05/23/2024
KHA PROJECT NUMBER
286342000
SHEET NUMBER
C-003

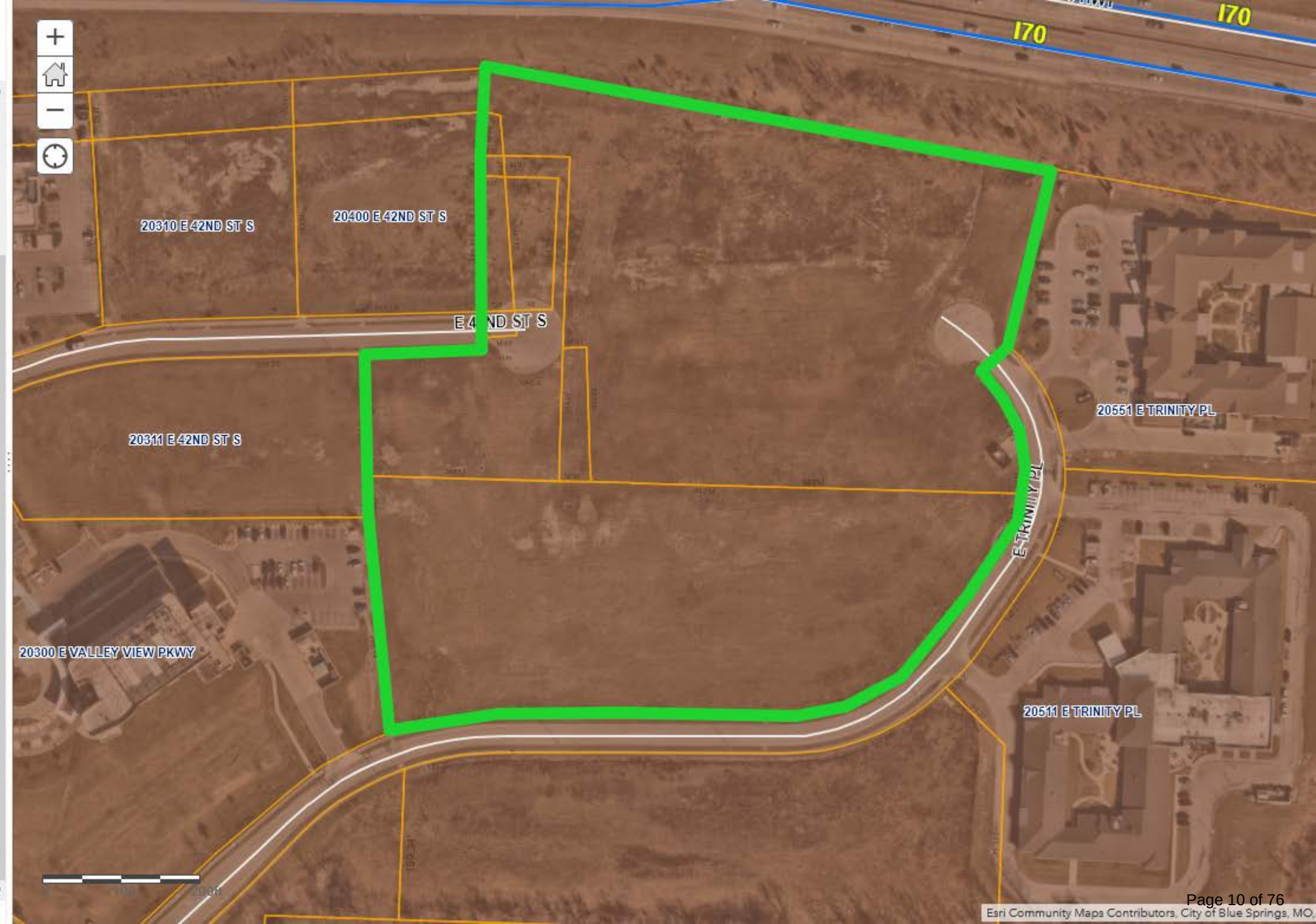


Legend
Zoning District

- 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



- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural



MEETING DATE: July 9, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: UHS Behavioral Health Facility

CASE NUMBER/REQUEST: Case 24-320-03 - Final Plat – Behavioral Health – A request for Final Plat approval located generally south and east I-70 and Little Blue Parkway.

APPLICANT: UHS Behavioral Health Facility

OWNER: Universal Health Services

LOCATION: 20441 E. 42nd Street S.

SITE ACREAGE: 12.37-acres

NUMBER OF LOTS: 2-lots

PROPERTY ZONING: C-2 (General Commercial)

SURROUNDING ZONINGS/LAND USES:

North: Interstate 70...Freeway
East: C-2 (General Commercial)...nursing home
South: C-2 (General Commercial)...vacant land
West: C-2 (General Commercial)...childrens hospital

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this final plat request is scheduled for consideration by the City Council on August 19, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Final Plat subject to the conditions listed below:

1. Situs Addresses for the Lots and Tracts on the Final Plat shall be as follows:
Lot 1 20501 E. 42nd Street S.
Lot 2 will be 20500 E. 42nd Street S.
2. Provide State Plane Coordinates.
3. The first signature block should read, "City Engineer," not, "Municipal Services Director".
4. Commercial lots will need to follow water quality Best Management Practices (BMP's) and City Specifications as per engineering approval. These can be built during the development phase or building permit phase.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Sean Ray, of Kimley-Horn, to approve a Final Plat the property located at 20441 E. 42ND Street S. (to be readdressed as 20501 and 20500 E. 42nd Street S.).

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Current Use: Undeveloped lots

Acreage: 12.37-acres

Proposed Use: Mental health facility

Number of lots Two lots

PROPOSAL:

The project entails the construction of a new Behavioral Health Facility on 8.36-acres of the remaining unplatted Trinity Development. Lot 2, north of 42nd Street, will remain undeveloped at this time.

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CHARACTERISTICS OF THE AREA:

The Trinity Development contains restaurant, hotel, banking, office, multiple-family, library and medical uses. To the north Lot 2 is Interstate 70. The properties to the west of Lot 2 are a vacant lot and a hotel. To the west of Lot 1 is a children's hospital. To the east of both proposed lots is a nursing home. To the south of Lot 1 across Trinity Place is an undeveloped property.

The topography to the west rises. The new subdivision will be located in the relatively flat Little Blue Valley.

PROPOSED DEVELOPMENT:

The proposed development project entails the construction of a new Behavioral Health Facility on a greenfield site in southeast Independence. This 78,534-square foot one-story facility will provide treatment for 120 inpatients.

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ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, "Improve...major commercial corridors."

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

The City Comprehensive Plan recommends Mixed Uses for this site. The Guiding Principles state the need to, "Ensure that opportunities for convenient and concentrated commercial developments are provided to support both the local and regional market."

Historic and Archeological Sites:

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

Public Utilities:

Water, sanitary and electrical services are available along the 42nd Street and Trinity Place rights-of-way and nearby easements.

Stream Buffers and Flood Plain Area:

There are not any Stream Buffer zones within the plat area. However, portions of Lot 1 are within both the 100 and 500-year flood plains.

Right-of-Way to be Dedicated:

The streets to be built will be dedicated public rights-of-way.

CIP Investments:

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

EXHIBITS

1. Narrative
2. Application
3. Final Plat
4. Zoning Map
5. Comprehensive Plan Map

October 26, 2023

Joshua Garrett
Community Development, Planning Division
111 East Maple Avenue
Independence, Missouri 64050

Joshua-

We are submitting plans for the UHS Behavioral Health Facility at roughly 20441 East 42nd Street South. This application is for both a Preliminary Plan and Preliminary Development Plan.

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A new roadway connection between East 42nd Street South and East Trinity Place is shown, along with new public sidewalks. These construction plans will be submitted as part of a public improvement package.

Please reach out with any questions.



Sean Ray
Landscape Architect / Project Applicant
Kimley-Horn
805 Pennsylvania Avenue, Suite 150
Kansas City, Missouri 64105

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

UHS Behavioral Health Facility

Project Name

20441 E 42nd Street S (TBD)

Project Address/Location

78,534	8.36 AC	2	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2	C-2	None	Behavioral Health Facility
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Sean Ray	Kimley-Horn
Name	Company
805 Pennsylvania Avenue, Suite 150, KC MO 64105	
Address	
816-319-2182	sean.ray@kimley-horn.com
Phone	Email

Architect/Engineer/Surveyor/Other: Architect

Charles Hill	Stengel Hill Architecture
Name	Company
613 West Main Street, Louisville KY 40202	
Address	
502-893-1875	chip@stengelhill.com
Phone	Email

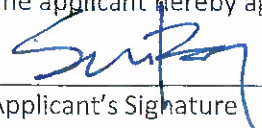
Owner

Brad Durham	Universal Health Services
Name	Company
367 South Gulph Road, King of Prussia PA 19406	
Address	
610-768-3300	brad.durham@uhsinc.com
Phone	Email

Architect/Engineer/Surveyor/Other:

Name	Company
Address	
Phone	Email

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


Applicant's Signature

10/26/2023
Date

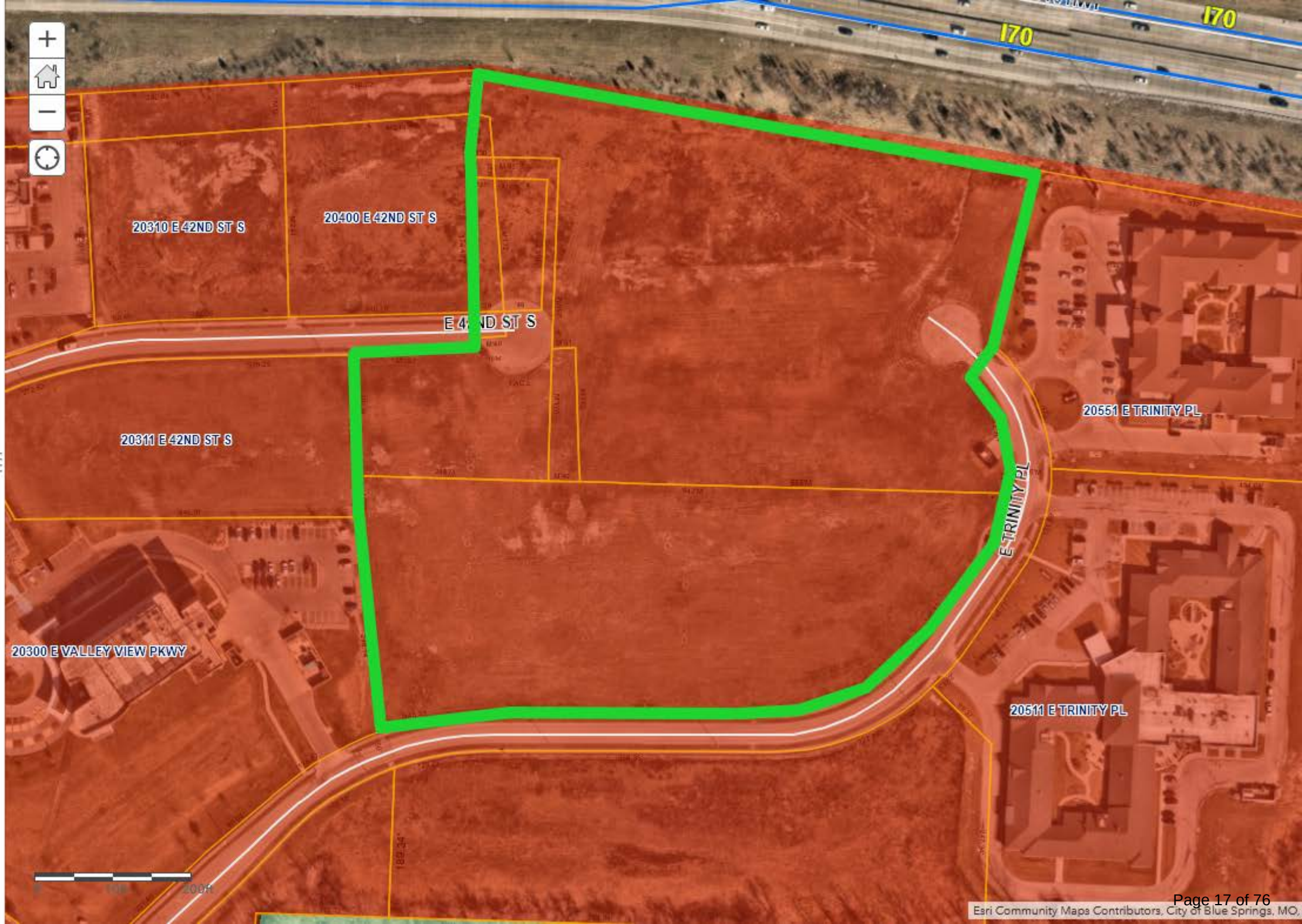
Owner's Signature

Date

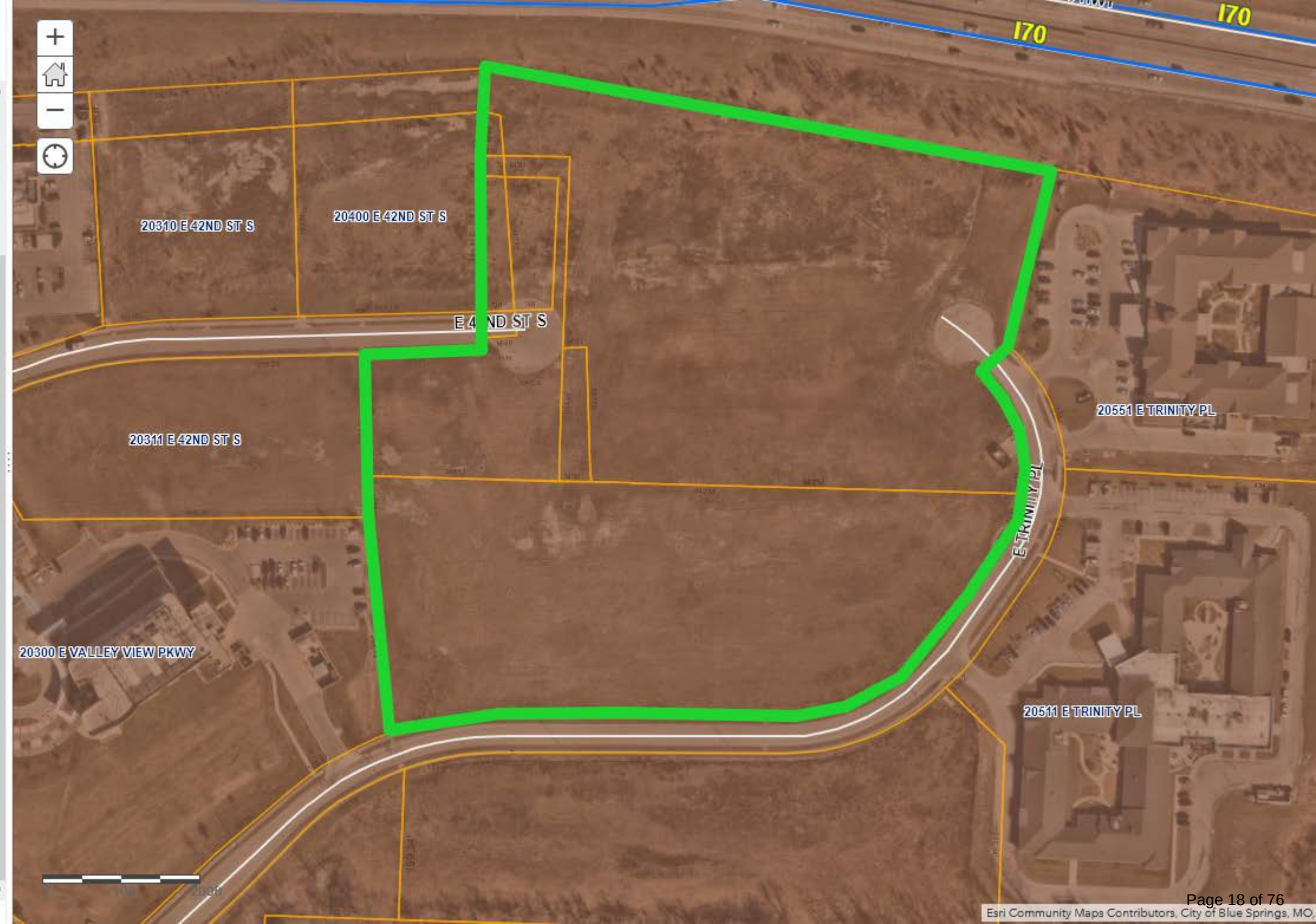


Legend
Zoning District

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
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- 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



- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural



MEETING DATE: July 9, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Timber Creek Ranch 3rd Plat

CASE NUMBER/REQUEST: **Case 24-320-04 - Final Plat – Timber Creek Ranch, 3rd Plat.** – A request for Final Plat approval located generally north and east of Bundschu and Jackson Drive.

APPLICANT: Timber Creek Ranch 3rd Plat

OWNER: Pollard Development, LLC

LOCATION: Timber Creek Ranch 3rd Plat

SITE ACREAGE: 6.356-acres

NUMBER OF LOTS: 23-lots

PROPERTY ZONING: R-4 (Single-Family Residential)

SURROUNDING ZONINGS/LAND USES:

North: R-6 (Single-Family Residential)...single-family homes

East: R-4 (Single-Family Residential)...undeveloped

South: R-4 (Single-Family Residential)...single-family homes

West: R-6 (Single-Family Residential)...single-family homes and undeveloped

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this Final Plat request is scheduled for consideration by the City Council on August 19, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Final Plat subject to the conditions listed below:

1. Situs Addresses for the Lots on the Final Plat shall be as follows:
Lots 130 through 140 will be 1305 through 1349 N. Holland Court (odd every fourth).
Lots 141 through 152 will be 1348 through 1304 N. Holland Court (even every fourth).
Lots 133 and 134 will also be 20001 and 20000 E. 13th Street N.
2. Show sidewalks on the west and north sides of the rights-of-way;
3. Improvements are needed for Bundschu Road in conjunction with the construction of Phase 3 per engineering requirements.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Jim Pollard, Pollard Development, Inc., to approve a Final Plat the property located at Holland Court and 13th Street.

Current Zoning: R-4 (Single-Family Residential)

Current Use: Undeveloped lots

Acreage: 6.356-acres

Proposed Use: Single-Family Homes

Number of lots 23-lots

PROPOSAL:

This is part of the final build out of 64-lots for Timber Creek Ranch to finish out the subdivision.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed 23-lot plat is a 6.356-acre phase, located north of 12th Terrace. It has fairly flat topography and some trees along the property's west and north perimeters abutting neighboring single-family additions.

CHARACTERISTICS OF THE AREA:

The properties to the north and west are developed single-family residential neighborhoods. To the east are undeveloped phases of Timber Creek Ranch. To the south is the developed portion of the subdivision.

The topography generally slopes to the southeast. The existing homes in the area are a mixture of ranch and two-story homes with siding and brick wainscots.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, "Improved housing conditions."

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

The City Comprehensive Plan recommends Residential Uses for this site. The Guiding Principles state the need to, "Facilitate the development of connected...neighborhoods;"

Historic and Archeological Sites:

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

Public Utilities:

Both water and sanitary services are available along the Holland Court and 13th Street rights-of-way and in the general area. Electrical service will be available in easements at the rear of the property.

Homes Association:

The existing homes association with its covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances and pay taxes on the common tracts.

Storm Water Detention, Stream Buffers and Flood Plain Area:

The development drains to detention basins located in the east central and southern portions of the property located in a creek basin within a stream buffer area. Stream Buffers, the 100-year flood plains and floodway are confined to east central, southern and southwestern

portions of the property. The common tracts are within the federally designated flood plain area and within the City's designated Stream Buffer Area.

Right-of-Way to be Dedicated:

The streets to be built will be dedicated public rights-of-way.

CIP Investments:

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

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat
4. Final Plat
5. Comp Plan Map
6. Zoning Map

POLLARD DEVELOPMENT, LLC
Jim Pollard
3030 S. Crenshaw
Independence, Missouri 64057

June 17, 2024

To: City of Independence

This is the final build out of 64 lots for Timber Creek Ranch to finish out the subdivision. The engineering for the 3 final phases have been submitted and phase 3 and 4 have been approved. I have submitted corrections on comments on phase 5.

The existing homes association with its covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances and pay taxes on the common tracts.

Jim Pollard

Developer

24-320-04



Planning and Zoning

Application Form

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

Application Type (check all that apply)

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

Project Information and Location

TIMBER CREEK RANCH 3RD PLAT
Project Name

THE END OF N HOLLAND CT AND E 13TH ST N
Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
		23 LOTS	

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

TIM POLLARD - Pollard Development LLC
Name Company
3030 S. CRAWFORD RD. INDEP MO 64057
Address
816-686-8800 tim@dreamsb8@gmail.com
Phone Email

Owner

SAME AS APPLICANT
Name Company
Address
Phone Email

Architect/Engineer/Surveyor/Other:

TODD REIK CRS ENGINEERS
Name Company
3015 E CARO ST SPRINGFIELD MO 65802
Address
417-986-4067 treak@crs.com
Phone Email

Architect/Engineer/Surveyor/Other:

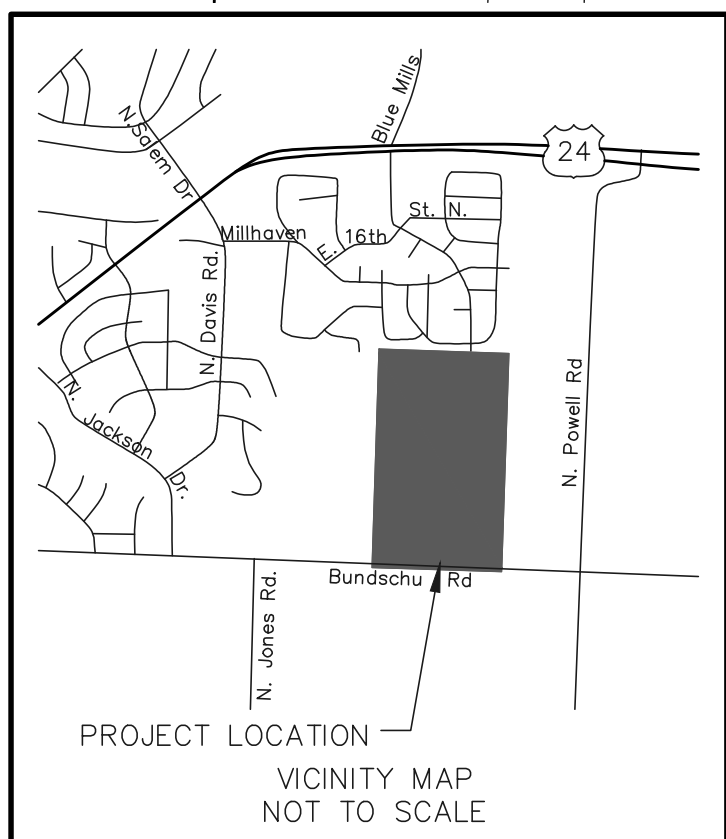
BRIAN GLENN
Name Company
PHOENIX ENG & SURVEY LLC
Address
3855 S NORTHERN BLVD INDEP MO 64052
Phone 816-743-9000 Email BRIAN@PHOENIX-LLC.COM

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

[Signature] June 17, 2024
Applicant's Signature Date

[Signature] June 17, 2024
Owner's Signature Date

THE EAST 1/2 OF THE NW 1/4 OF SEC. 28 T2N 50N R3E, A SUBDIVISION
OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.



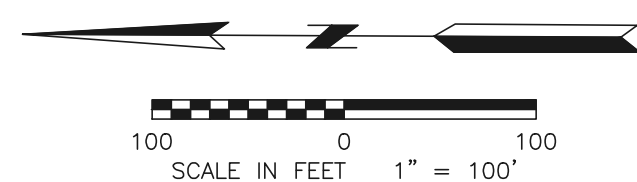
PROPOSED		EXISTING
●	Manhole	○
⌒	Curb Inlet	⌒
■	Field Inlet	□
▲	Flared End Section	△
⚡	Fire Hydrant	⚡
⌒	Blow Off	⌒
⌒	Water Valve	⌒
⌒	Water Meter	⌒
⌒	Straddle	⌒
=====	4' Sidewalk	=====
=====	2' Curb	=====
⌒	Contour	⌒
HCR 	Handicap Ramp	HCR 

LOT#	OWNER/ADDRESS
34	Juliana Bryon T. & Jill R. 1401 Old Mill Ct. Independence, MO. 64056
35	Cape Kent K. 1403 Old Mill Ct. Independence, MO. 64056
130	Kellis Michael D. & Katherine F. 1404 Holland Dr. Independence, MO. 64056
131	Hernandez Jorge H. & Veronica 1404 Holland Dr. Independence, MO. 64056
484	US SFE Asset Company 5 LLC 20307 E. 14th St. N. Independence, MO 64056
485	Harp Matthew E. & Jennifer 20305 E. 14th St. N. Independence, MO. 64056
486	Wilson Larry Raymond & Deborah S. 20307 E. 14th St. N. Independence, MO. 64056

LOT#	OWNER/ADDRESS
487	Howell Scott D. Jr. & Stacy A. 20301 S 14th St. N. Independence, MO 64056
535	Farmer Jared. 20225 E 14th St. N. Independence, MO 64056
536	Highland Scott A. 20221 E 14th St. N. Independence, MO 64056
537	D'Arcy Investments LLC 20219 E Burgess Rd Buckner, MO 64016
538	Oliver Gayle R. 20213 E 14th St. N. Independence, MO 64056
539	Schumacher George L. & Lisa M. 20209 E 14th St. N. Independence, MO 64056
540	Turner Travis L. & Trina D.. 20205 E 14th St. N. Independence, MO 64056

LOT#	OWNER/ADDRESS
541	Allison Joshua 20205 E 14th St. N. Independence, MO. 64056
542	Gotway Robert L. 20103 E 14th St. N. Independence, MO. 64056
543	Lloyd Clayton E. & Susan A. 20103 E 14th St. N. Independence, MO. 64056
544	Oliver Charles K. & Amanda L. 20101 E 14th St. N. Independence, MO. 64056
545	Jorgensen Benjamin & Diana 20095 E 14th St. N. Independence, MO. 64056
546	Andrews Michael D. 2013 S 17th Ter. N. Independence, MO. 64056
547	MacDonald Larry B. & Nancy 20001 E 14th St. N. Independence, MO. 64056

LOT#	OWNER/ADDRESS
548	Helm Bradley W. 1400 N Holland Dr. Independence, MO. 64056



CONSTRUCTION PHASE	# OF LOTS
PHASE 1	41 LOTS
PHASE 2	46 LOTS
PHASE 3	23 LOTS
PHASE 4	20 LOTS
PHASE 5	21 LOTS
PHASE 6	2 LOTS

LEGAL DESCRIPTION:
THE EAST HALF OF THE NORTHWEST QUARTER OF
SECTION 28, TOWNSHIP 50 NORTH, RANGE 31 WEST
OF THE 5TH PRINCIPAL MERIDIAN, INDEPENDENCE,
JACKSON COUNTY, MISSOURI, CONTAINING 80.4 ACRES,
MORE OR LESS.

DEVELOPER:
ANDACHTER-POLLARD DEVELOPMENT LLC
3030 S. CRENSHAW ROAD
INDEPENDENCE, MO. 64057
PH. 816-686-8800
FAX 816-795-6360

TIMBER CREEK RANCH

THE EAST 1/2 OF THE NW 1/4 OF
SEC. 28 T2N 50N R6E 31W,
A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

[illegible]PRELIMINARY
PLAT

C1.0

NOT FOR
CONSTRUCTION

[illegible]

Designed by: TRP	Date: 5/18/2022
Dwn by: DJS	Project No. 22-5321
Submitted by: TRP	Plot scale: NA
File name: DJS_22-5321 TOR Prelat.dwg	

CFS ENGINEERS

cfse.com

FINAL PLAT

TIMBER CREEK RANCH 3RD PLAT

LOTS 130 THROUGH 152

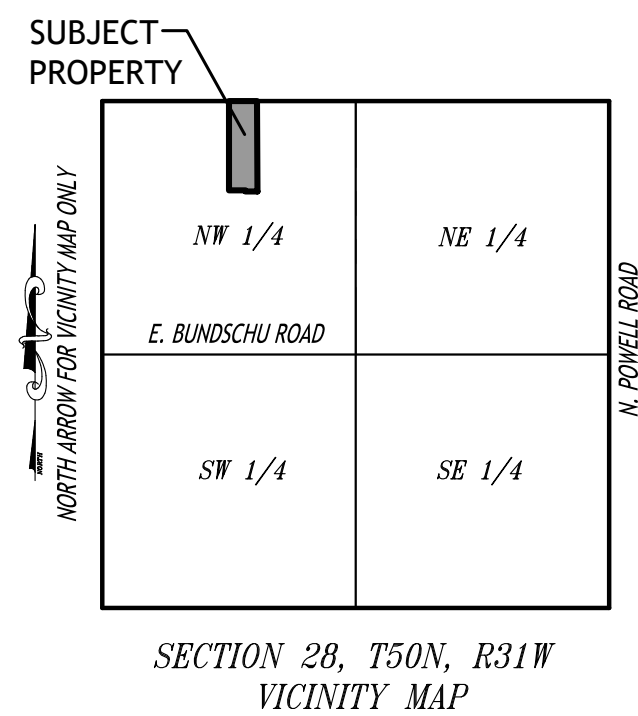
PART OF THE NW 1/4 OF SEC 28, TOWNSHIP 50N, RANGE 31W,
INDEPENDENCE, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 50 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N87°42'42"W ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 1028.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°42'42"W ON SAID NORTH LINE, 293.64 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE S02°15'58"W ON THE WEST LINE OF SAID EAST HALF, 933.10 FEET TO THE NORTHWEST CORNER OF LOT 50, TIMBER CREEK RANCH 2ND PLAT, A SUBDIVISION OF RECORD; THENCE S87°55'55"E ON THE NORTH LINE OF SAID LOT 50 AND ITS EASTERLY EXTENSION, 171.87 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH HOLLAND DRIVE; THENCE S02°04'05"W ON SAID EAST RIGHT OF WAY LINE, 12.34 FEET TO THE NORTHWEST CORNER OF LOT 51, TIMBER CREEK RANCH 2ND PLAT; THENCE S87°55'55"E ON THE NORTH LINE OF SAID LOT 51, 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 67, TIMBER CREEK RANCH 2ND PLAT; THENCE N02°04'05"E ON THE WEST LINE OF SAID LOT 67 AND ITS NORTHERLY EXTENSION, 944.31 FEET TO THE POINT OF BEGINNING, CONTAINING 6.356 ACRES MORE OR LESS. ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

NOTES

- THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY'S CONDITION OF TITLE - GUARANTEE NO.: 1638315, EFFECTIVE DATE JULY 13, 2023.
- THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY REQUIREMENTS FOR URBAN CLASS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY UTILIZATION OF NATIONAL GEODETIC SURVEY - NGS DATA SHEET "SHROUT AZ MK" 2023 ADJUSTMENT DATA.
- THE SUBJECT TRACT CONTAINS 6.356 ACRES MORE OR LESS.
- ITEM NO. 1 OF THE ABOVE REFERENCED TITLE COMMITMENT SCHEDULE B REFERS TO A SEWER EASEMENT TO THE CITY OF INDEPENDENCE, MISSOURI CITY RECORDED AS DOCUMENT NO. 19740181899. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY AND THEREFORE IS NOT SHOWN HEREON.
- ITEM NO. 2 OF THE ABOVE REFERENCED TITLE COMMITMENT SCHEDULE B REFERS TO A SEWER EASEMENT TO THE CITY OF INDEPENDENCE, MISSOURI CITY RECORDED AS DOCUMENT NO. 19740181900. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY AND THEREFORE IS NOT SHOWN HEREON.
- ITEM NO. 3 OF THE ABOVE REFERENCED TITLE COMMITMENT SCHEDULE B REFERS TO A SEWER EASEMENT TO THE CITY OF INDEPENDENCE, MISSOURI CITY RECORDED AS DOCUMENT NO. 19760263962. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY AND THEREFORE IS NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (UNSHADED); AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOODING ACCORDING TO THE JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER 29095C01906 MAP REVISED DATE: JANUARY 20, 2017 & MAP NUMBER 20905C20302G MAP REVISED DATE: JANUARY 20, 2017
- ALL REAR LOT CORNERS SHALL BE SET WITH 1/2" IRON BAR & CAP UPON SUBSTANTIAL COMPLETION OF GRADING AND THE PROLONGATION OF THE SIDE LOT LINES SHALL BE MONUMENTED BY A CHISELED CUT ON THE CURB.



DEDICATION:

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREFTER BE KNOWN AS "TIMBER CREEK RANCH 3RD PLAT".

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

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 AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES TO ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

BUILDING LINES: BUILDING LINES OR SET BACK 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.

EXECUTIONS:

IN TESTIMONY WHEREOF: JAMES POLLARD OF POLLARD DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____, 20__.

POLLARD DEVELOPMENT, LLC

JAMES POLLARD ATTEST

STATE OF MISSOURI)

) SS
COUNTY OF JACKSON)

BE IT REMEMBERED: THAT ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, APPEARED JAMES POLLARD OF POLLARD DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED AND ON BEHALF OF SAID LLC.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES

ACKNOWLEDGMENT:

THIS CERTIFIES THAT THE PLAT OF TIMBER CREEK RANCH 3RD PLAT, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF INDEPENDENCE, MISSOURI, THIS ____ DAY OF ____, 20__, BY ORDINANCE NO. ____.

BY: ____
CITY CLERK

CITY OF INDEPENDENCE, MISSOURI APPROVALS:
STREET LOCATIONS AND LOT DIMENSIONS APPROVED

BY: ALEX LOPEZ
MUNICIPAL SERVICES DIRECTOR DESIGNEE

BY: TOM SCANNELL
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: JACKSON COUNTY ASSESSOR

PREPARED BY:

PHOENIX ENGINEERING
& SURVEYING, LLC

3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 743-9000 FAX: (816) 743-9700

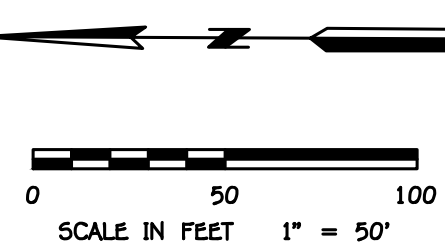
DEVELOPER

POLLARD DEVELOPMENT, LLC
ATTENTION: JAMES POLLARD
3030 S. CHRNSHAW ROAD
INDEPENDENCE, MO 64057
PHONE: 816-686-8800
FAX: 816-795-6360

PROJECT NO. 040028 DATE PREPARED: 08-14-2023 DATE REVISED: 04-25-2024
PROJECT NAME: TIMBER CREEK RANCH 3RD PLAT
DIR. & DWG. NAME: S:\PROJECTS\2004\040028 - Timber Creek Ranch 3rd\dwg\TCR3FINALPLAT.DWG

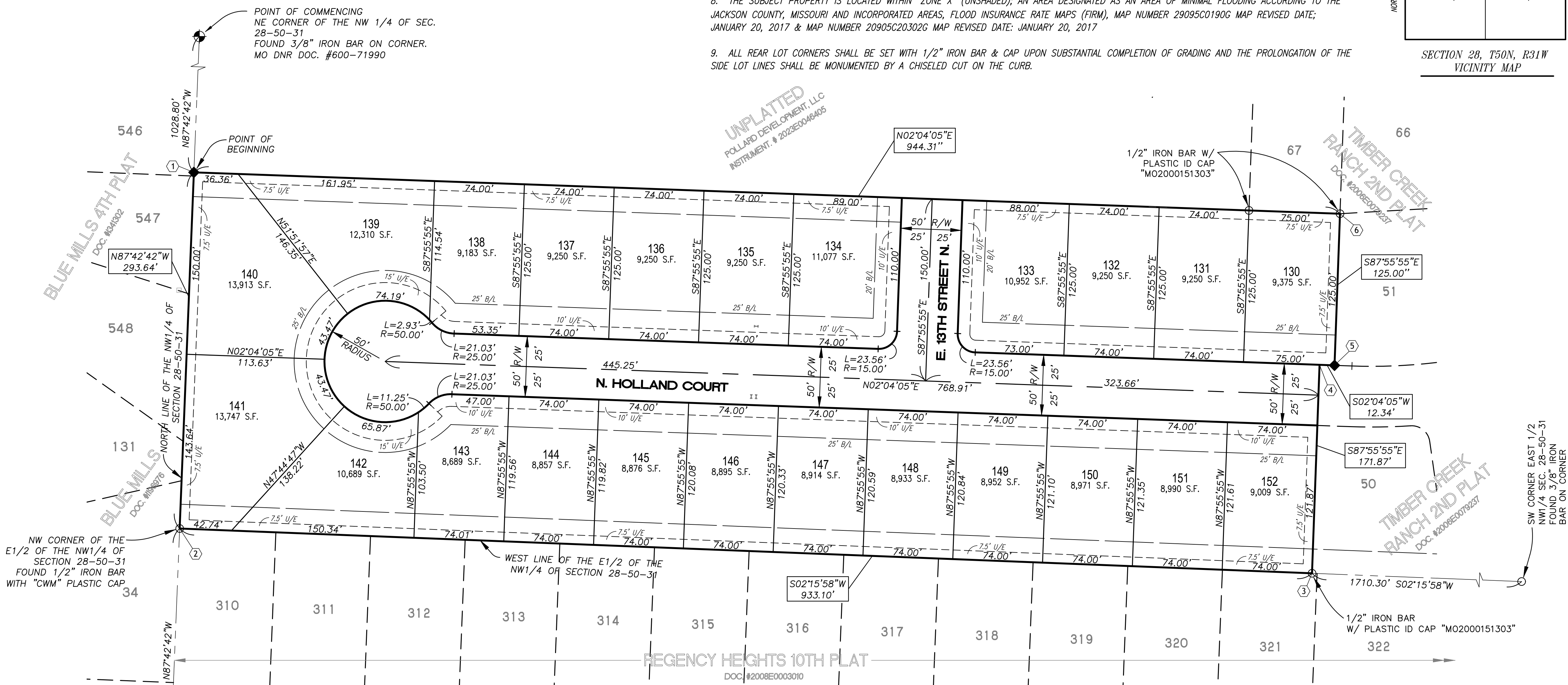
M5031-28

SHEET 1 of 1



LEGEND

- FOUND SECTION CORNER / 1/4 SECTION CORNER MONUMENT AS NOTED
- SET MONUMENT: 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "M02000 151303"
- SET MONUMENT: 1/2" IRON BAR WITH PLASTIC CAP STAMPED "M02000 151303"
- FOUND SURVEY MONUMENT AS NOTED
- MEASURED DIMENSION
- DEED DIMENSION
- C/L = CENTERLINE
- R/W = RIGHT OF WAY
- D/E = DRAINAGE EASEMENT
- L/E = LANDSCAPE EASEMENT
- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- (NR) = NON-RADIAL
- R = RADIUS
- L = ARC LENGTH
- Pr. O.S. = PRIVATE OPEN SPACE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THIS PLAT OF "TIMBER CREEK RANCH 3RD PLAT", 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 ESTABLISHED BY THE MISSOURI CODE OF STATE REGULATIONS (DIVISION 2030, CHAPTER 16) TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE PLANE COORDINATE INFORMATION:

ALL BEARINGS AND STATE PLANE COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. SAID COORDINATES WERE ESTABLISHED USING THE NATIONAL GEODETIC SURVEY - NGS DATA SHEET - SHROUT AZ MK - 2023 ADJUSTMENT DATA. THE PUBLISHED GRID FACTOR FOR THE MONUMENT IS 0.99990533 (NGS DATA SHEET).

MISSOURI STATE PLANE TRAVERSE TABLE

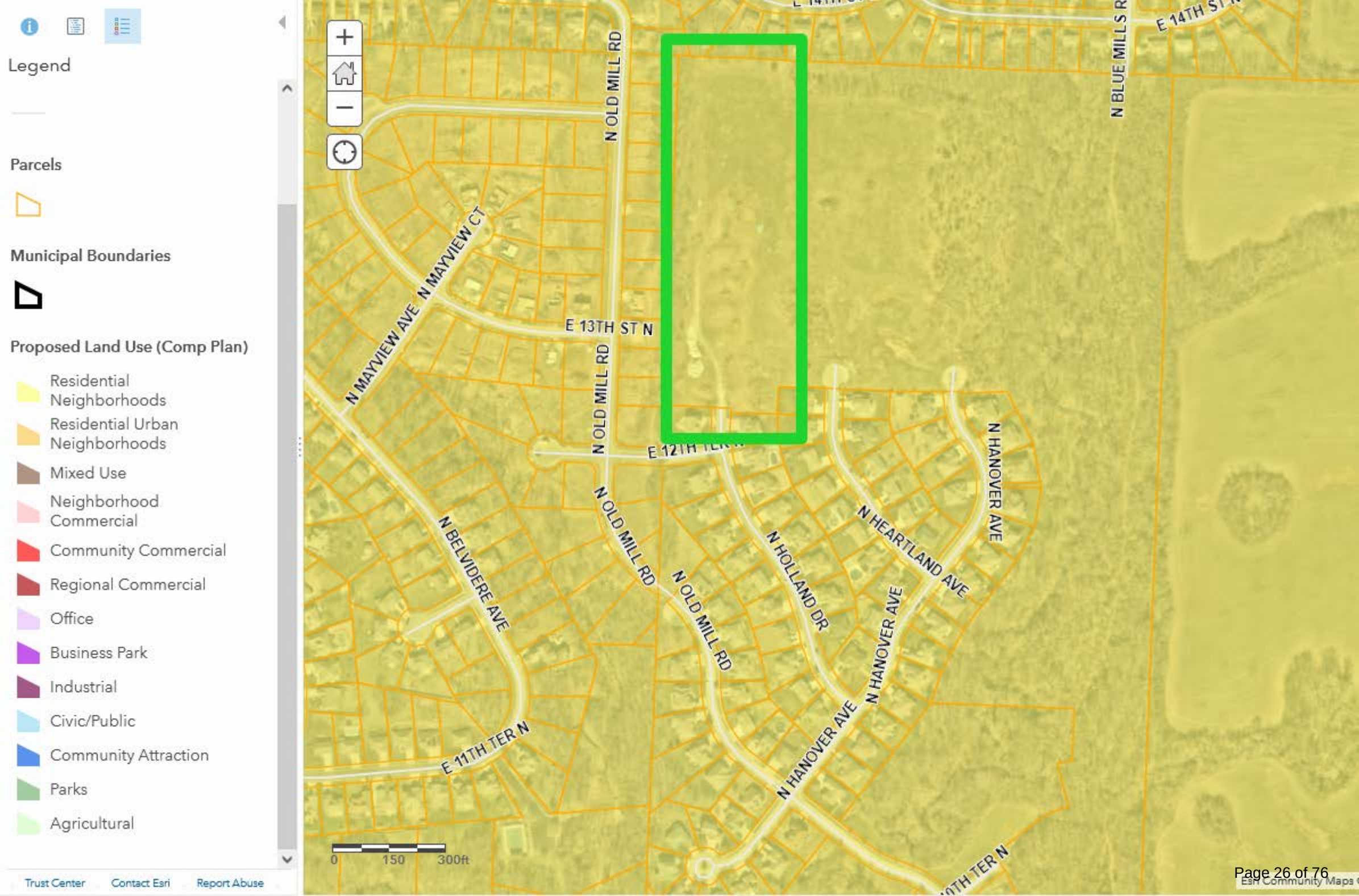
COORDINATES SHOWN ARE IN METERS ON
MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

POINT	NORTHING (m)	EASTING (m)	GRID AZIMUTH	GRID DISTANCE (m)
SHROUT AZ MK	329,413.278	863,764.576	176° 47'17"	799.757
①	328614.742	863808.739	272° 17'18"	89.494
②	328618.315	863719.316	182° 15'58"	284.382
③	328334.155	863708.072	92° 04'05"	52.380
④	328332.265	863760.418	182° 04'05"	3.761
⑤	328328.506	863760.282	92° 04'05"	38.096
⑥	328327.131	863798.353	02° 04'05"	287.798
①	328614.742	863808.739		

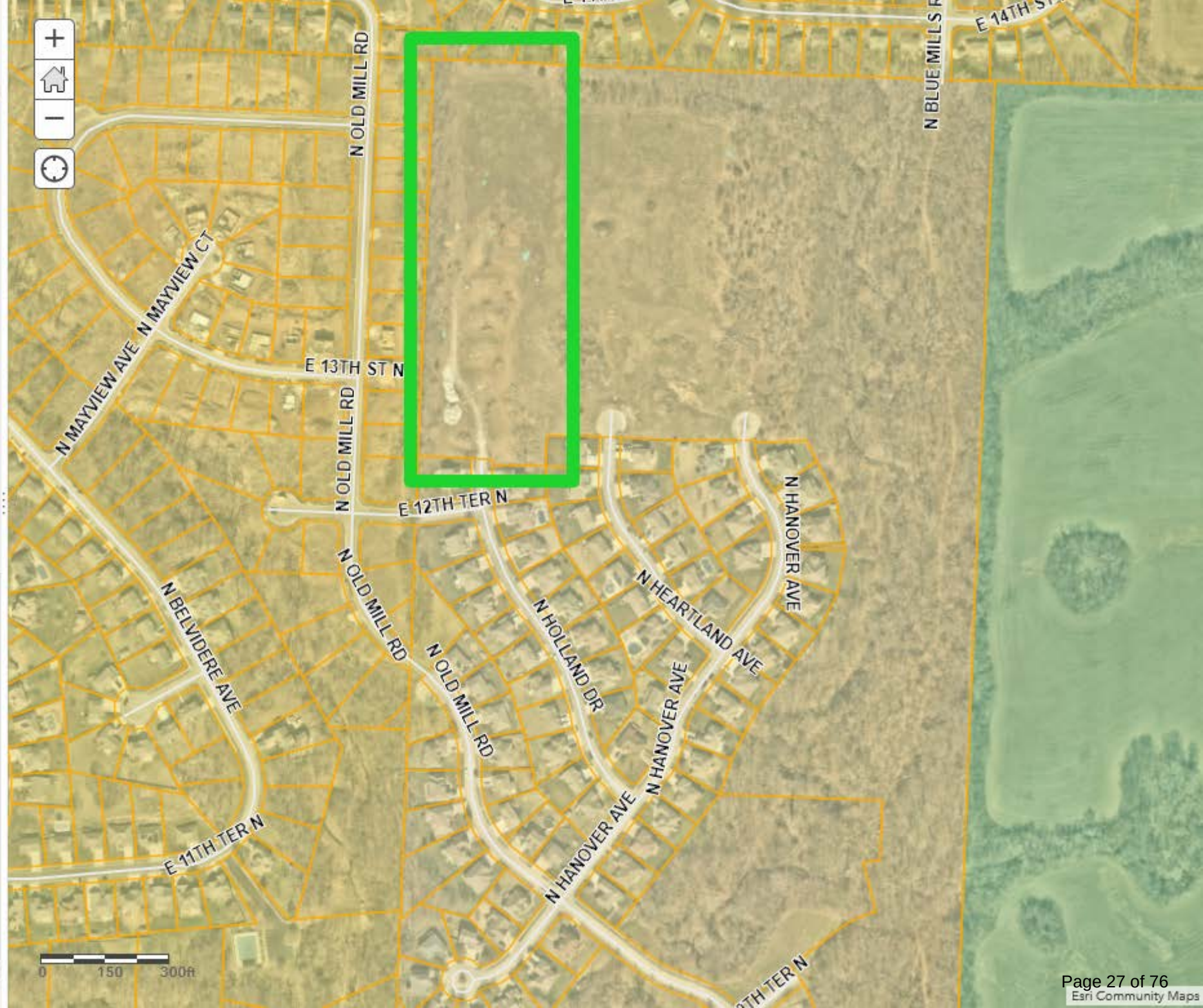
06/01/2023

Date of Survey

Wesley Scroggins M.O.L.S. 2184
as agent of Phoenix Engineering & Surveying, L.L.C.
M.O.L.S. 2000151303



- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U
- R-A/PUD



MEETING DATE: July 9, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Timber Creek Ranch 4th Plat

CASE NUMBER/REQUEST: Case 24-320-05 - Final Plat – Timber Creek Ranch, 4th Plat – A request for Final Plat approval located generally north and east of Bundschu and Jackson Drive.

APPLICANT: Timber Creek Ranch, 4th Plat

OWNER: Pollard Development, LLC

LOCATION: Timber Creek Ranch, 4th Plat

SITE ACREAGE: 5.252-acres

NUMBER OF LOTS: 17-lots

PROPERTY ZONING: R-4 (Single-Family Residential)

SURROUNDING ZONINGS/LAND USES:

North: R-4 (Single-Family Residential)...undeveloped
East: R-4 (Single-Family Residential)...undeveloped
South: R-4 (Single-Family Residential)...single-family homes
West: R-4 (Single-Family Residential)...undeveloped

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this Final Plat request is scheduled for consideration by the City Council on August 19, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Final Plat subject to the conditions listed below:

1. Situs Addresses for the Lots on the Final Plat shall be as follows:
Lots 89 through 93 will be 1305 through 1321 N. Hanover Court (odd every fourth).
Lots 106 through 109 will be 1320 through 1304 N. Hanover Court (even every fourth).
Lots 110 through 113 will be 1307 through 1323 N. Heartland Court (odd every fourth).
Lots 126 through 129 will be 1322 through 1306 N. Heartland Court (even every fourth).
Lots 126, 127, 112, 113, 107 and 106 will also be 20050, 20051, 20101, 20100, 20151 and 20150 E. 13th Street N.
2. Show sidewalks on the west and north sides of the rights-of-way;

3. Improvements are needed for Bundschu Road in conjunction with the construction of Phase 3 and above per engineering requirements.
4. Show the portions of the Stream Buffer outer zone located within the two southeastern most lots.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Jim Pollard, Pollard Development, Inc., to approve a Final Plat the property located at Heartland Court and 13th Street.

Current Zoning: R-4 (Single-Family Residential)

Current Use: Undeveloped lots

Acreage: 5.252-acres

Proposed Use: Single-Family Homes

Number of lots 23-lots

PROPOSAL:

This is part of the final build out of 64-lots for Timber Creek Ranch to finish out the subdivision.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed 17-lot plat is a 5.252-acre area, located north of the terminuses of Heartland Court and Hanover Court. It has slightly sloping topography that slopes eastward toward a creek basin.

CHARACTERISTICS OF THE AREA:

The property to the north (across an undeveloped tract) is developed single-family residential neighborhood. To the west and north is an undeveloped phase of Timber Creek Ranch. To the east is a creek. To the south is the developed portion of the subdivision.

The topography generally slopes to the southeast. The existing homes in the area are a mixture of ranch and two-story homes with siding and brick wainscots.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, "Improved housing conditions."

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

The City Comprehensive Plan recommends Residential Uses for this site. The Guiding Principles state the need to, "Facilitate the development of connected...neighborhoods;"

Historic and Archeological Sites:

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

Public Utilities:

Both water and sanitary services are available along the Hanover Court, Heartland Court and 13th Street rights-of-way and in the general area. Electrical service will be available in easements at the rear of the property.

Homes Association:

The existing homes association with its covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances and pay taxes on the common tracts.

Storm Water Detention, Stream Buffers and Flood Plain Area:

The development drains to detention basins located in the east central and southern portions of the property located in a creek basin within a stream buffer area. Stream Buffers, the 100-year flood plains and floodway are confined to east central, southern and southwestern portions of the property. The common tracts are within the federally designated flood plain area and within the City's designated Stream Buffer Area. Portions of the Stream Buffer's outer zone are located within the two southeastern most lots.

Right-of-Way to be Dedicated:

The streets to be built will be dedicated public rights-of-way.

CIP Investments:

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

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat
4. Final Plat
5. Comp Plan Map
6. Zoning Map

POLLARD DEVELOPMENT, LLC
Jim Pollard
3030 S. Crenshaw
Independence, Missouri 64057

June 17, 2024

To: City of Independence

This is the final build out of 64 lots for Timber Creek Ranch to finish out the subdivision. The engineering for the 3 final phases have been submitted and phase 3 and 4 have been approved. I have submitted corrections on comments on phase 5.

The existing homes association with its covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances and pay taxes on the common tracts.

Jim Pollard

Developer

24-320-05



INDEPENDENCE
MISSOURI

Planning and Zoning

Application Form

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

Application Type (check all that apply)

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

Project Information and Location

TIMBER CREEK RANCH 4th PLAT
Project Name

THE END OF N HEARTLAND COURT AND E 13th ST N
Project Address/Location
E NITOLLAND CT

17 LOTS
Sq. Ft. of Building Acreage Number of Lots/Tracts Steam Buffer (Yes or No)

Existing Zoning Proposed Zoning Existing Land Use Proposed Land Use

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

- | | |
|---|---|
| ☐ 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

JIM POLLARD - Pollard Development LLC
Name Company
3030 S. CRAWFORD RD. INDEP MO 64057
Address

816-686-8800 jim.pollard@pollarddev.com
Phone Email

Architect/Engineer/Surveyor/Other: _____

Todd Polk CRS Engineers
Name Company

3015 E CAIRO ST SPRINGFIELD MO 65802
Address

417-986-4067 tpolk@crs-engineers.com
Phone Email

Owner

SAME AS APPLICANT
Name Company

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Phone Email

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BRIAN GLENN
Name Company

PHOENIX ENG & SURVEY LLC
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Phone Email
816-743-9000 BRIAN@PHOENIX-LLC.COM

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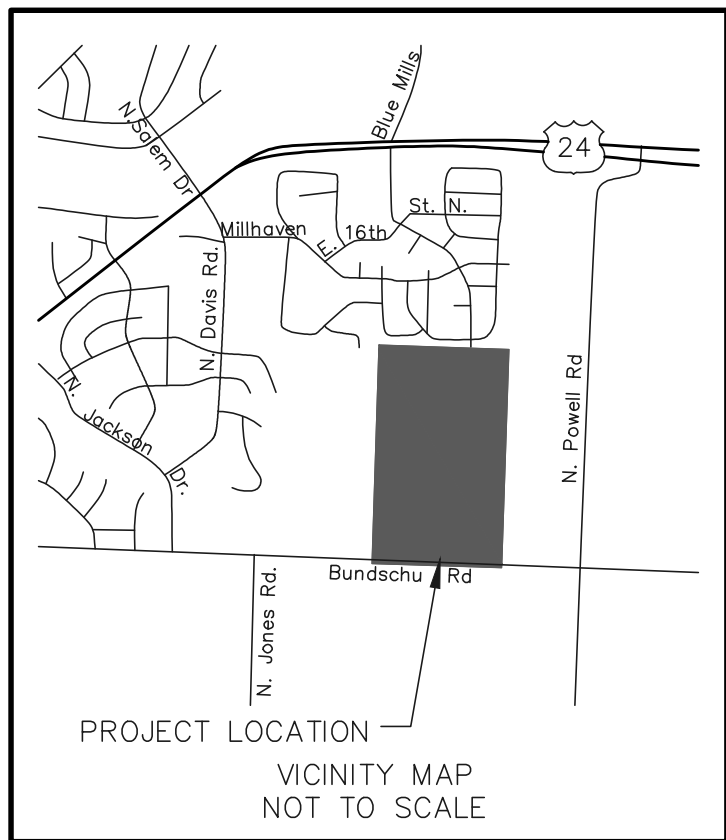
Applicant's Signature

Date

Owner's Signature

Date

THE EAST 1/2 OF THE NW 1/4 OF SEC. 28 T2N 50N R3E 31W, A SUBDIVISION
OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.



PROPOSED		EXISTING		
●	Manhole	○		
⬮	Curb Inlet	⬮		
■	Field Inlet	□		
	Flared End Section	△		
⚡	Fire Hydrant	⚡		
⌂	Blow Off	⌂		
⌂	Water Valve	⌂		
⌂	Water Meter	⌂		
⌂	Straddle	⌂		
=====	4' Sidewalk	=====		
=====	2' Curb	=====		
				
HCR		Handicap Ramp	HCR	

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486	Wilson Larry Raymond & Deborah S. 20307 E. 14th St. N. Independence, MO. 64056

LOT#	OWNER/ADDRESS
487	Howell Scott D. Jr. & Stacy A. 20301 S 14th St. N. Independence, MO 64056
535	Farmer Jared. 20225 E 14th St. N. Independence, MO 64056
536	Highland Scott A. 20221 E 14th St. N. Independence, MO 64056
537	D'Arcy Investments LLC 20219 E Burgess Rd Buckner, MO 64016
538	Oliver Gayle R. 20213 E 14th St. N. Independence, MO 64056
539	Schumacher George L. & Lisa M. 20209 E 14th St. N. Independence, MO 64056
540	Turner Travis L. & Trina D.. 20207 E 14th St. N. Independence, MO 64056

LOT#	OWNER/ADDRESS
541	Allison Joshua 20205 E 14th St. N. Independence, MO. 64056
542	Gotway Robert L. 20203 E 14th St. N. Independence, MO. 64056
543	Lloyd Clayton E. & Susan A. 20103 E 14th St. N. Independence, MO. 64056
544	Oliver Charles K. & Amanda L. 20104 E 14th St. N. Independence, MO. 64056
545	Jorgensen Benjamin & Diana 20005 E. 14th St. N. Independence, MO. 64056
546	Andrews Michael D 20133 E. 17th TER. N. Independence, MO. 64056
547	MacDonald Larry B. & Nancy 20103 E. 14th St. N. Independence, MO. 64056

LOT#	OWNER/ADDRESS
548	Helm Bradley W. 1400 N Holland Dr. Independence, MO. 64056

CONSTRUCTION PHASE	# OF LOTS
PHASE 1	41 LOTS
PHASE 2	46 LOTS
PHASE 3	23 LOTS
PHASE 4	20 LOTS
PHASE 5	21 LOTS
PHASE 6	2 LOTS



LEGAL DESCRIPTION:
THE EAST HALF OF THE NORTHWEST QUARTER OF
SECTION 28, TOWNSHIP 50 NORTH, RANGE 31 WEST
OF THE 5TH PRINCIPAL MERIDIAN, INDEPENDENCE,
JACKSON COUNTY, MISSOURI, CONTAINING 80.4 ACRES,
MORE OR LESS.

DEVELOPER:
ANDACHTER-POLLARD DEVELOPMENT LLC
3030 S. CRENSHAW ROAD
INDEPENDENCE, MO. 64057
PH. 816-686-8800
FAX 816-795-6360

Designed by: TRP	Date: 5/18/2022
Dwn by: DJS	Ckd by: TRP
Project No. 22-5321	
Submitted by: TRP	Plot scale: NA
File name: DJS_22-5321_TCR_PrefPlan.dwg	

TIMBER CREEK RANCH

THE EAST 1/2 OF THE NW 1/4 OF
SEC. 28 T2N 50N R31W,
A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

BID DOCUMENTS	
ISSUE DATE	-/-/
No	Description

PRELIMINARY
PLAT

C1.0

CFS ENGINEERS
cfsengineers.com
 2017 W. WOODLAND ST.
 SPRINGFIELD, MO 65807

NOT FOR
CONSTRUCTION

LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 50 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 42 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 1028.80 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 67, TIMBER CREEK RANCH 2ND PLAT, A SUBDIVISION OF RECORD; THENCE SOUTH 02 DEGREES 04 MINUTES 05 SECONDS WEST ON SAID EXTENSION, 494.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 04 MINUTES 05 SECONDS WEST ON SAID EXTENSION, 375.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 67; THENCE SOUTH 87 DEGREES 55 MINUTES 55 SECONDS EAST ON THE NORTH LINE OF SAID LOT 67 AND IT'S EASTERLY EXTENSION, 175.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH HEARTLAND AVENUE; THENCE SOUTH 02 DEGREES 04 MINUTES 05 SECONDS WEST ON SAID EAST RIGHT OF WAY LINE, 2.21 FEET TO THE NORTHWEST CORNER OF LOT 68, TIMBER CREEK RANCH 2ND PLAT; THENCE SOUTH 87 DEGREES 55 MINUTES 55 SECONDS EAST ON THE NORTH LINE OF SAID LOT 68, 125.00 FEET TO THE NORTHWEST CORNER OF LOT 77, TIMBER CREEK RANCH 2ND PLAT; THENCE NORTH 89 DEGREES 39 MINUTES 06 SECONDS EAST ON THE NORTH LINE OF SAID LOT 77 AND IT'S EASTERLY EXTENSION, 190.32 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH HANOVER AVENUE; THENCE SOUTHERLY ON A CURVE TO THE LEFT ON SAID EAST RIGHT OF WAY LINE (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 0 DEGREES 20 MINUTES 54 SECONDS EAST, A RADIUS OF 175.00 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 26 MINUTES 33 SECONDS EAST, A CHORD DISTANCE OF 6.68 FEET) AN ARC LENGTH OF 6.68 FEET TO THE NORTHWEST CORNER OF LOT 78, TIMBER CREEK RANCH 2ND PLAT; THENCE NORTH 87 DEGREES 27 MINUTES 48 SECONDS EAST ON THE NORTH LINE OF SAID LOT 78, 122.72 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 05 SECONDS EAST, 362.15 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 55 SECONDS WEST, 122.88 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 05 SECONDS EAST, 3.85 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 55 SECONDS WEST, 490.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.252 ACRES MORE OR LESS.

NOTES

- THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY'S CONDITION OF TITLE - GUARANTEE NO.: 1638315, EFFECTIVE DATE JULY 13, 2023.
- THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY REQUIREMENTS FOR URBAN CLASS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY UTILIZATION OF NATIONAL GEODETIC SURVEY - NGS DATA SHEET "SHROUT AZ MK" 2023 ADJUSTMENT DATA.
- THE SUBJECT TRACT CONTAINS 5.252 ACRES MORE OR LESS.
- ITEM NO. 1 OF THE ABOVE REFERENCED TITLE COMMITMENT SCHEDULE B REFERS TO A SEWER EASEMENT TO THE CITY OF INDEPENDENCE, MISSOURI CITY RECORDED AS DOCUMENT NO. 197410181899. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY AND THEREFORE IS NOT SHOWN HEREON.
- ITEM NO. 2 OF THE ABOVE REFERENCED TITLE COMMITMENT SCHEDULE B REFERS TO A SEWER EASEMENT TO THE CITY OF INDEPENDENCE, MISSOURI CITY RECORDED AS DOCUMENT NO. 197410181900. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY AND THEREFORE IS NOT SHOWN HEREON.
- ITEM NO. 3 OF THE ABOVE REFERENCED TITLE COMMITMENT SCHEDULE B REFERS TO A SEWER EASEMENT TO THE CITY OF INDEPENDENCE, MISSOURI CITY RECORDED AS DOCUMENT NO. 197610263962. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY AND THEREFORE IS NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (UNSHADED); AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOODING ACCORDING TO THE JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER 29095C01906 MAP REVISED DATE: JANUARY 20, 2017 & MAP NUMBER 20905C20302G MAP REVISED DATE: JANUARY 20, 2017
- ALL REAR LOT CORNERS SHALL BE SET WITH 1/2" IRON BAR & CAP UPON SUBSTANTIAL COMPLETION OF GRADING AND THE PROLONGATION OF THE SIDE LOT LINES SHALL BE MONUMENTED BY A CHISELED CUT ON THE CURB.

LEGEND

- FOUND SECTION CORNER / 1/4 SECTION CORNER MONUMENT AS NOTED
- SET MONUMENT, 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "M02000 151303"
- SET MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP STAMPED "M02000 151303"
- SET MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP STAMPED "M02000 151303" UNLESS NOTED OTHERWISE
- MEASURED DIMENSION
- DEED DIMENSION
- CENTERLINE
- RIGHT OF WAY
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- NON-RADIAL
- RADIUS
- ARC LENGTH
- PRIVATE OPEN SPACE

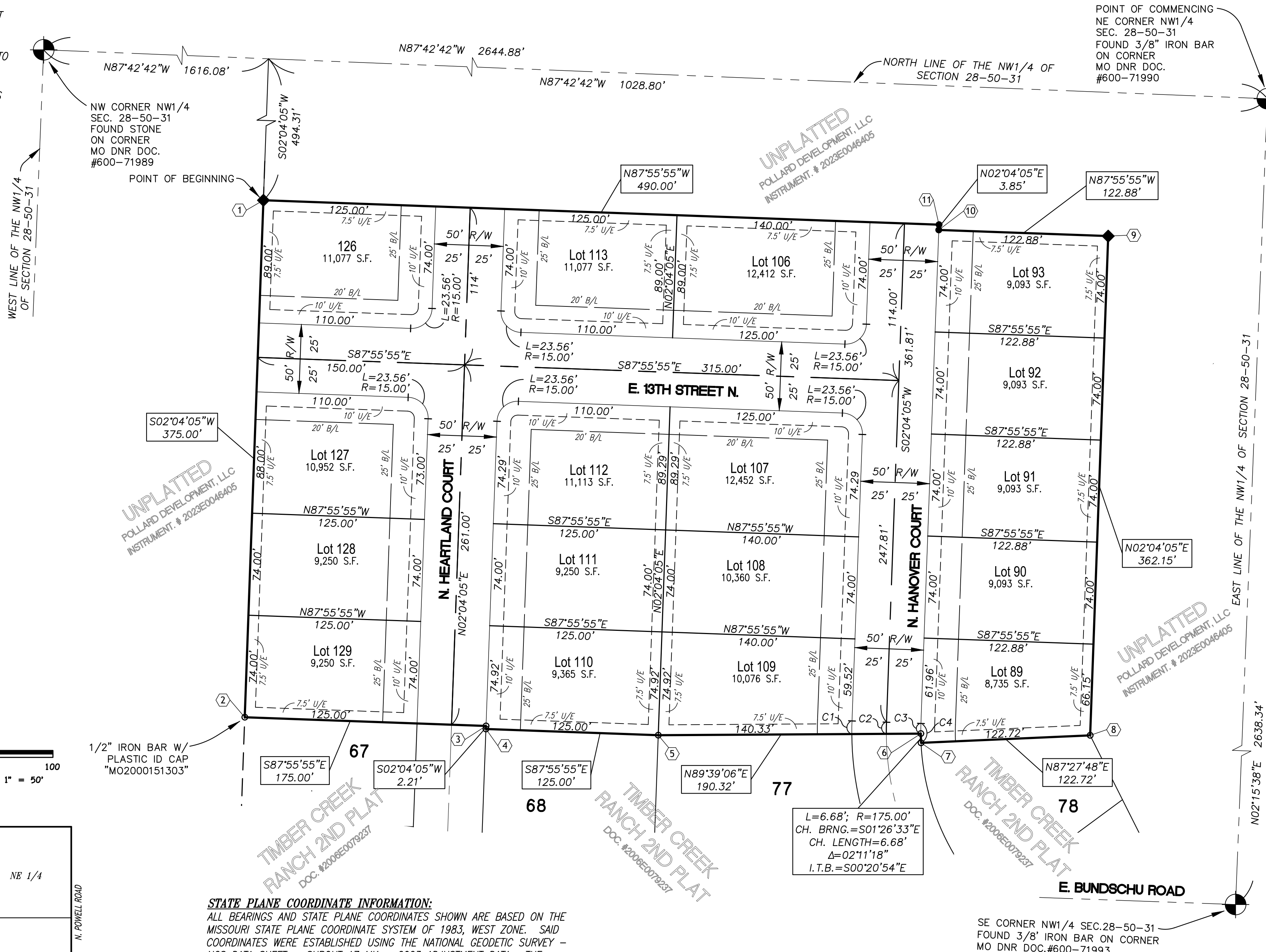
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "TIMBER CREEK RANCH 4TH PLAT", 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 ESTABLISHED BY THE MISSOURI CODE OF STATE REGULATIONS (DIVISION 2030, CHAPTER 16) TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Wesley Scroggins M.O.L.S. 2184 Date of Survey as agent of Phoenix Engineering & Surveying L.L.C. M.O.L.S. 2000151303

FINAL PLAT TIMBER CREEK RANCH 4TH PLAT LOTS 89 THROUGH 129

PART OF THE NW 1/4 OF SEC 28, TOWNSHIP 50N, RANGE 31W,
INDEPENDENCE, JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATE INFORMATION:

ALL BEARINGS AND STATE PLANE COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. SAID COORDINATES WERE ESTABLISHED USING THE NATIONAL GEODETIC SURVEY - NGS DATA SHEET - SHROUT AZ MK - 2023 ADJUSTMENT DATA. THE PUBLISHED GRID FACTOR FOR THE MONUMENT IS 0.99990533 (NGS DATA SHEET).

CURVE DATA						
CURVE	CURVE LENGTH	CURVE RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	INITIAL TANGENT BEARING
C1	9.49'	225.00'	S0°51'35\"W	9.49'	02°24'29\"	S02°04'05\"W
C2	8.43'	200.00'	S0°51'35\"W	8.43'	02°24'29\"	S02°04'05\"W
C3	7.38'	175.00'	S0°51'35\"W	7.38'	02°24'29\"	S02°04'05\"W
C4	14.06'	175.00'	S0°14'04\"E	14.06'	04°36'17\"	S02°04'05\"W

MISSOURI STATE PLANE TRAVERSE TABLE

COORDINATES SHOWN ARE IN METERS ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

POINT	NORTHING (m)	EASTING (m)	GRID AZIMUTH	GRID DISTANCE (m)
SHROUT AZ MK	329413.278	863764.576		
①	328464.189	863803.302	177°39'48\"	949.879
②	328349.974	863799.178	182°04'05\"	114.289
③	328348.050	863852.478	92°04'05\"	53.335
④	328347.376	863852.454	182°04'05\"	0.674
⑤	328346.001	863890.526	92°04'05\"	38.096
⑥	328346.354	863948.530	89°39'06\"	58.006
⑦	328344.317	863948.581	178°33'27\"	2.037
⑧	328345.972	863985.945	87°27'48\"	37.400
⑨	328456.275	863989.928	02°04'05\"	110.374
⑩	328457.626	863952.501	272°04'05\"	37.452
⑪	328458.800	863952.543	02°04'05\"	1.175
①	328464.189	863803.302	272°04'05\"	149.338

DEDICATION:

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS "TIMBER CREEK RANCH 4TH PLAT".

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

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 AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES TO ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

BUILDING LINES: BUILDING LINES OR SET BACK 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.

EXECUTIONS:

IN TESTIMONY WHEREOF: JAMES POLLARD OF POLLARD DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____, 20__.

POLLARD DEVELOPMENT, LLC

JAMES POLLARD

ATTEST

STATE OF MISSOURI)

) SS

COUNTY OF JACKSON)

BE IT REMEMBERED: THAT ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, APPEARED JAMES POLLARD OF POLLARD DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED AND ON BEHALF OF SAID LLC.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES

ACKNOWLEDGMENT:

THIS CERTIFIES THAT THE PLAT OF TIMBER CREEK RANCH 3RD PLAT, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF INDEPENDENCE, MISSOURI, THIS ____ DAY OF ____, 20__, BY ORDINANCE NO. _____.

BY: _____ CITY CLERK

CITY OF INDEPENDENCE, MISSOURI APPROVALS:
STREET LOCATIONS AND LOT DIMENSIONS APPROVED

BY: _____ ALEX LOPEZ MUNICIPAL SERVICES DIRECTOR DESIGNEE _____ DATE

BY: _____ TOM SCANNELL DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE

BY: _____ JACKSON COUNTY ASSESSOR _____ DATE

PREPARED BY:

PHOENIX ENGINEERING & SURVEYING, LLC

DEVELOPER

POLLARD DEVELOPMENT, LLC
ATTENTION: JAMES POLLARD
3030 S. CRENSHAW ROAD
INDEPENDENCE, MO 64057
PHONE: 816-686-8800
FAX: 816-795-6360

3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 743-9000 FAX: (816) 743-9700

PROJECT NO.	040028	DATE PREPARED: 10-25-2023	DATE REVISED: 04-25-2024
PROJECT NAME	TIMBER CREEK RANCH 4TH PLAT		
DIR. & DWG. NAME	S:\PROJECTS\2004\040028 - Timber Creek Ranch 3rd\dwg\TCR4FINALPLAT.DWG		

M5031-28

SHEET 1 of 1



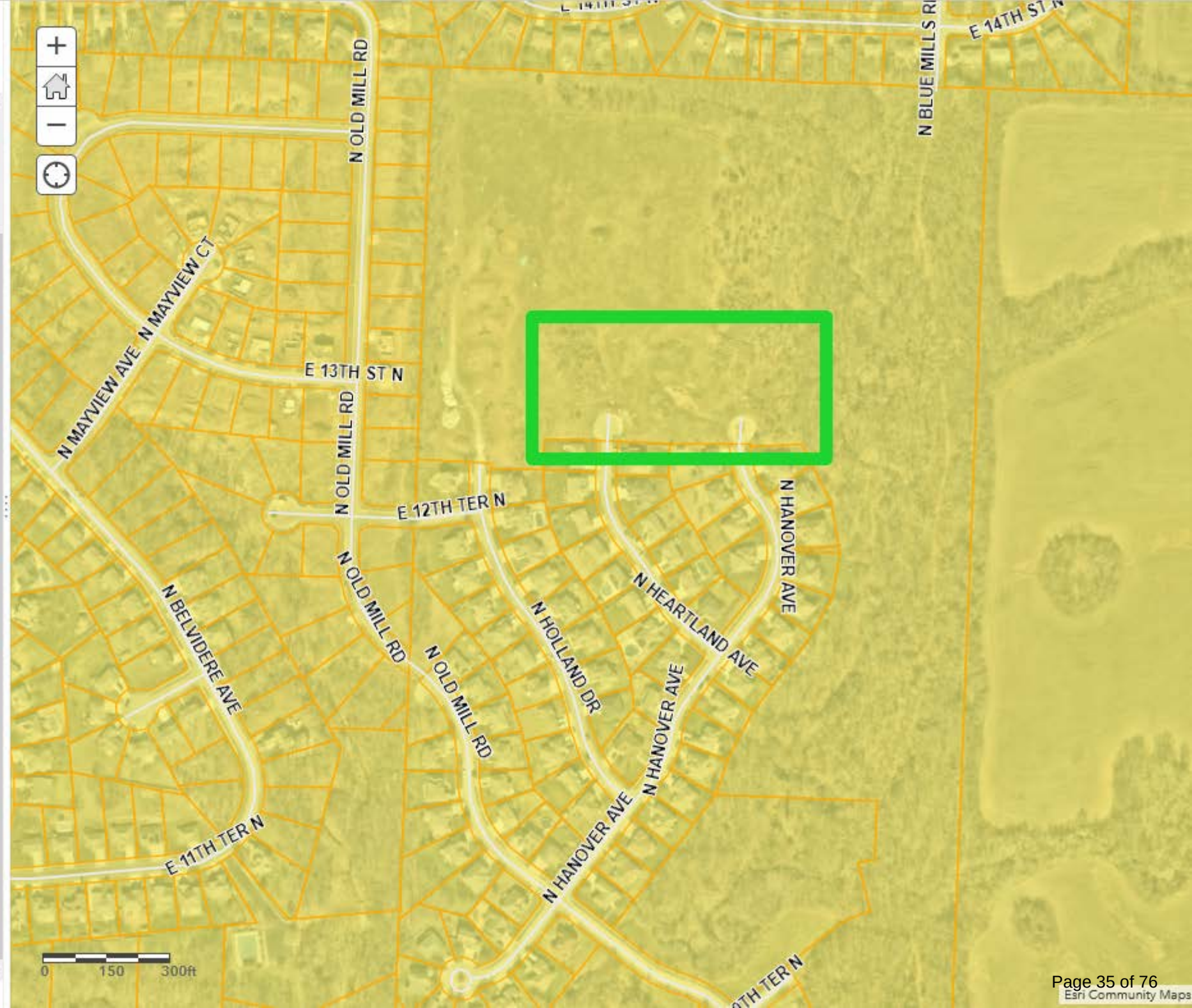
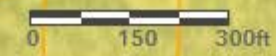
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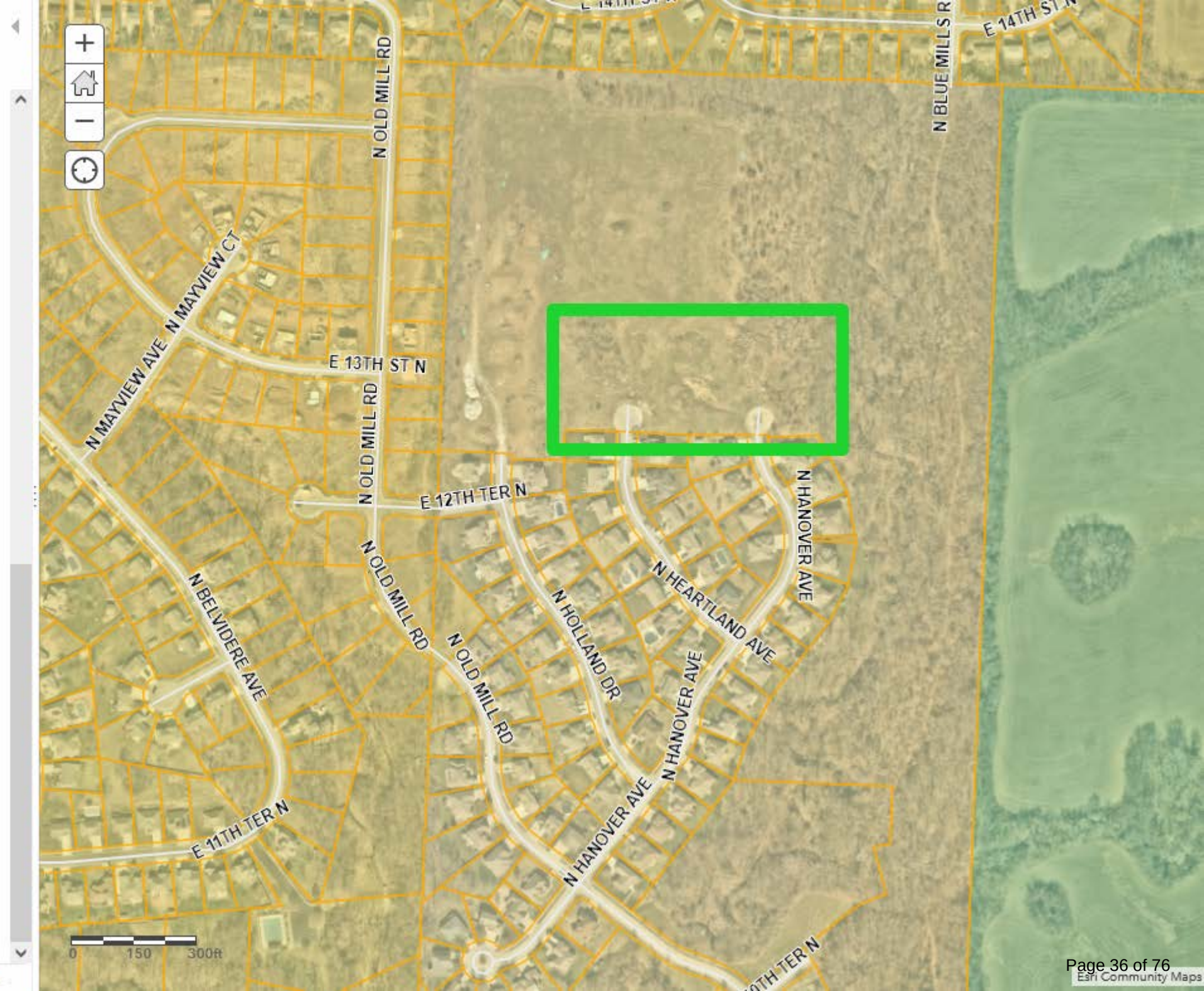
Municipal Boundaries

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural



- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A
- R-A/I-2/U
- R-A/PUD



MEETING DATE: July 9, 2024

STAFF: Joshua Garrett, Planner

PROJECT NAME: Cable Dahmer Area Exterior Sign

CASE NUMBER/REQUEST: Case 24-600-03 – Special Sign Permit – 19100 E. Valley View Parkway – A request for approval of a special sign permit.

APPLICANT: City of Independence – Parks, Recreation, and Tourism Department

APPLICANT ADDRESS: 416 W. Maple Avenue, Independence, MO 64050

PROPERTY ADDRESS: 19100 E. Valley View Parkway

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)/Independence Center
R-18 (Moderate Density Residential)/Apartments
O-1 (Office)/Offices

South: C-2 (General Commercial)/Retail sales
O-1 (Office)/Various office uses

East: C-2 (General Commercial)/Restaurant
O-1 (Office)/Offices

West: C-2 (General Commercial)/Hotel and other commercial uses

RECOMMENDATION

Staff recommends **APPROVAL** of a Special Sign Permit application for a large sign at 19100 E. Valley View Parkway south of the Cable Dahmer Arena parking lot.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

The City's Parks Department is looking to install a new electronic message sign south of the parking lot on the Cable-Dahmer Arena property. However, the sign requires Planning Commission approval because it does not meet the following code requirements:

- 1. The maximum allowed height for signs at this location is 8 feet.**

Section 14-504-13(A) of the Unified Development Ordinance (UDO) requires that monument signs in C-2 (General Commercial) districts be no taller than 8 feet in height. The proposed sign is 20 feet tall. The applicant is seeking approval for an additional 12 feet in height for the proposed sign.

2. The maximum allowed area for a sign at the subject property is 120 square feet.

Section 14-504-13(B) of the UDO requires that signs be no more than 120 square feet in area. Due to the additional height, the area of the proposed sign is 255 square feet. This exceeds the requirement by 135 square feet. The applicant is seeking approval for the additional area of the proposed sign.

3. Only one sign per public street frontage is allowed, with a maximum of two signs per property.

Section 14-504-13(A) of the UDO limits the number of allowed signs per property to one per street frontage with a maximum of two per property. The subject property already has two monument signs present near the Valley View Parkway right-of-way. An additional sign on the property is not permitted by code. The applicant is seeking approval for an additional sign on the property.

4. The maximum allowed height for an electronic message center component of a free-standing sign is 12 feet.

Section 15-504-14(H)-4 of the UDO requires that the electronic message component of any free-standing sign be no more than 12 feet in height. The electronic message component of the proposed sign is 14 feet tall. This exceeds what is allowed by 2 feet. This applicant is seeking approval for this additional amount for the proposed sign.

The sign permit for the monument sign must show a landscaping plan with a planting area extending three feet in every direction from the sign.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The addition of this sign help “improve the visual appearance” of the city.

Comprehensive Plan Guiding Land Use Principles:

This sign will help promote quality in the design of the Cable-Dahmer Arena area. The Guiding Principle most relevant to this proposal is that it could help to, “Adapt retail sector to marketplace trends”.

Site Plan:

The submittal includes a site plan showing the location of the proposed sign.

Elevations and Landscaping:

The submittal includes the elevations of the monument sign. The applicant has also provided a landscaping plan showing landscaping surrounding the base of the sign as required by code.

Historic and Archeological Sites:

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

CIP Investments:

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

REVIEW CRITERIA

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

1. **The purpose and intent of the article** – *The request will allow for the construction of the proposed monument to help promote events for the Cable-Dahmer Arena.*
2. **Use of the facility** – *The location will continue to be an event center and sports arena.*
3. **Size of the site** – *The lot containing the new signage is 47.5 acres.*
4. **Height of the sign** – *The elevations indicate the height of the new sign will be 20 feet.*
5. **Number, size, and height of signs on the surrounding properties** – *The proposed sign will be located far from the right-of-way and close to the parking lot of the arena, it is also set back from Valley View Parkway. However, there are relatively few signs in the area, the few existing signs do comply with the requirements of city code.*
6. **Number, size, and height of signs previously approved for similar uses within the community** – *There are not many similar signs or similar uses within the City of Independence.*
7. **Surrounding zoning and land uses** – *The surrounding properties are generally zoned C-2 (General Commercial) or O-1 (Office-Residential).*
8. **Topography of the site** – *The location of the sign is generally elevated from the street right-of-way but located several hundred feet back. The base of the sign will be level with the adjacent parking lot.*
9. **Any other factor relating to:**
 - a. The physical character of the sign, excluding content except for obscenity – *The proposed sign is not out of character with type of land use.*
 - b. Its physical relationship to the principal building and site – *The proposed signage is purely ancillary to the use of the site as an event space and sports arena. The proposed signage will promote the site and upcoming events.*
 - c. Any unique visibility considerations – *As the proposed signage appears to have no obstructions, it should not create any visibility concerns.*

EXHIBITS

1. Application
2. Location of Sign
3. Sign Placement Aerial
4. Sign Profile
5. Monument layout
6. Landscaping Plan

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

Cable Dahmer Arena Exterior Sign

Project Name

19100 E Valley View Pkwy.

Project Address/Location

131,972

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

☐ 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

Chris Hoins	Young Sign Company Inc.
Name	Company
326 Choctaw St. Leavenworth KS, 66048	
Address	
9136515432	sales@youngsigncompany
Phone	Email

Architect/Engineer/Surveyor/Other: PRT Director

Morris Heide	Parks Recreation Tourism
Name	Company
416 W Maple, Independence, MO	
Address	
816 325-7077	mheide@indepmo.org
Phone	Email

Owner

City of Independence	Same
Name	Company
111 E Maple, Independence, MO 64051	
Address	
816 325-7000	
Phone	Email

Architect/Engineer/Surveyor/Other:

Name	Company
Address	
Phone	Email

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

Chris Hoins Digitally signed by Chris Hoins Date: 2024.06.17 11:35:22 -05'00' 06-17-24
Applicant's Signature Date

Morris Heide Digitally signed by Morris Heide Date: 2024.06.20 11:09:58 -05'00' June 20, 2024
Owner's Signature Date

Cable Danmer Arena

Cable Danmer Arena

Kansas City Mavericks

Independence Community Ice

DOUBLE SIDED LIGHTED SIGN
SIZE: 20'H X 12'W X 32"D
CONCRETE MOW PAD SIZE: 162"W X 36"D



Cable Dahmer Arena

Kansas City Mavericks

Independence
Community Ice

Cable Dahmer Arena
19100 E Valley View Pkwy
Independence, MO 64055

Camp Creek

Golden Corral
Buffet & Grill
Buffet • \$\$

Camp Creek

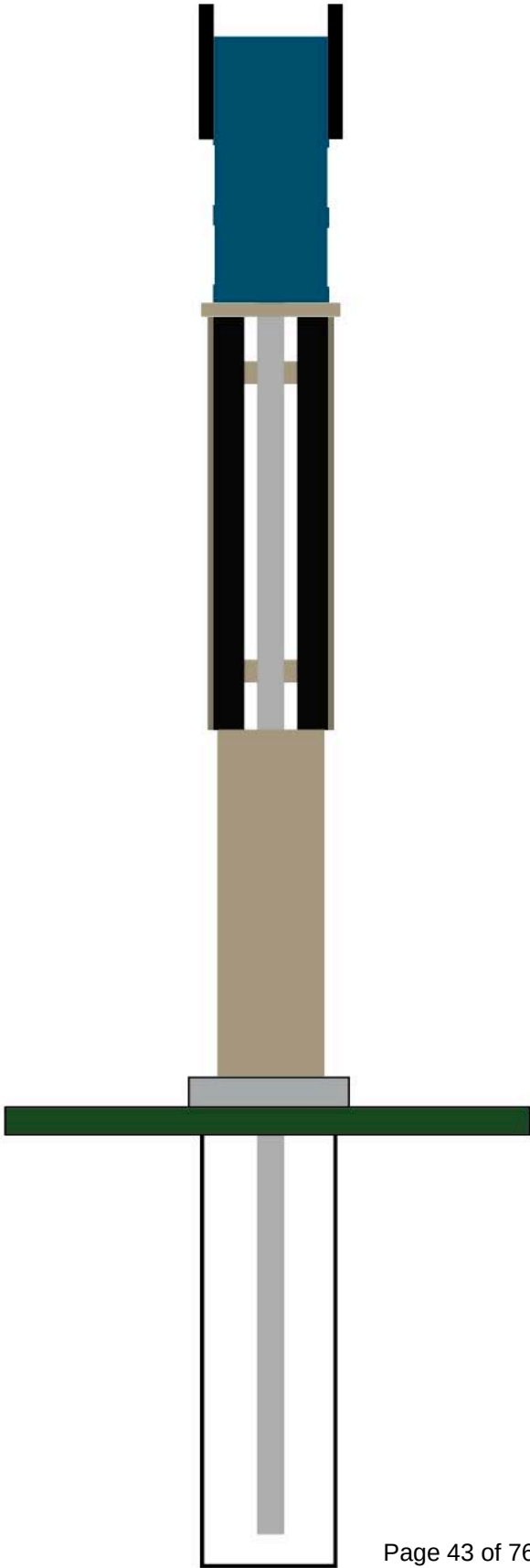
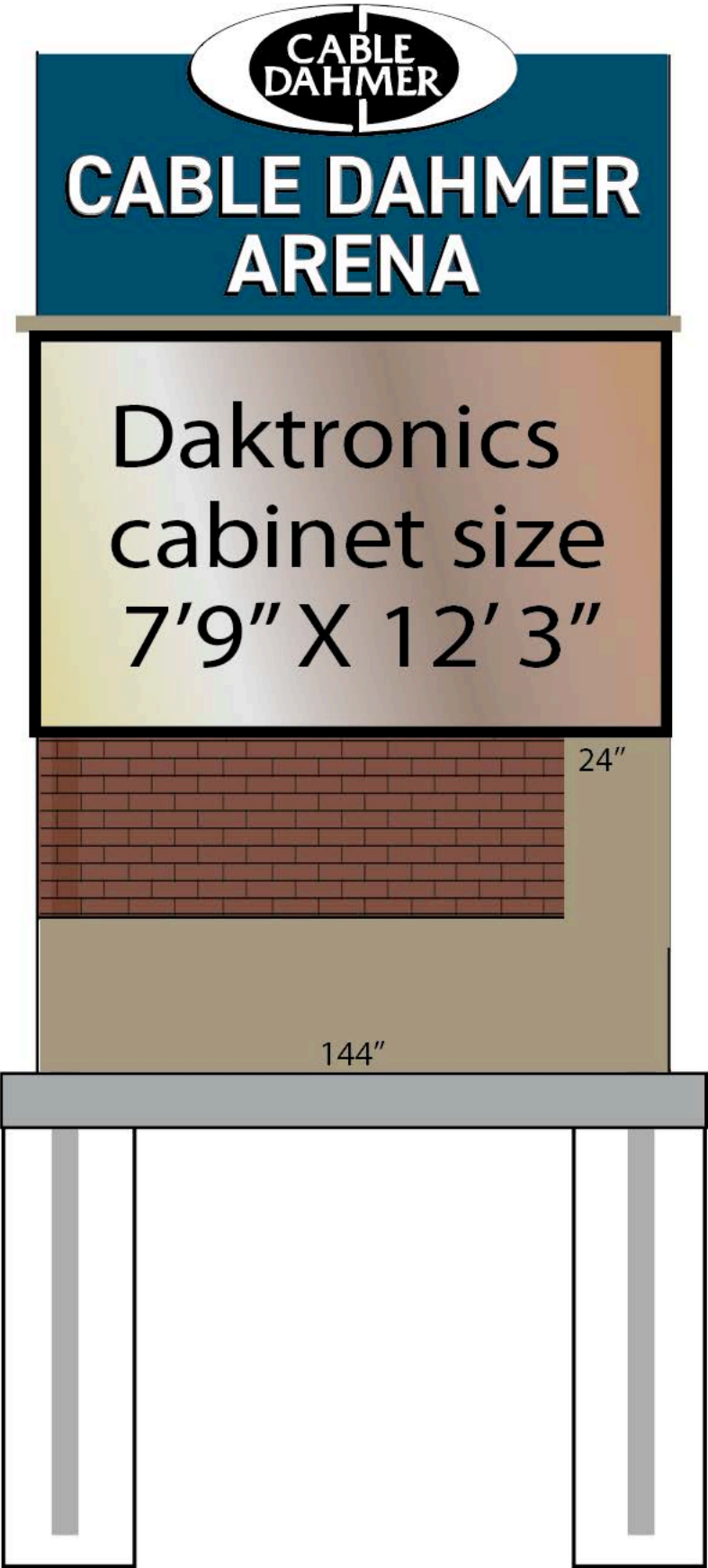
Camp Creek

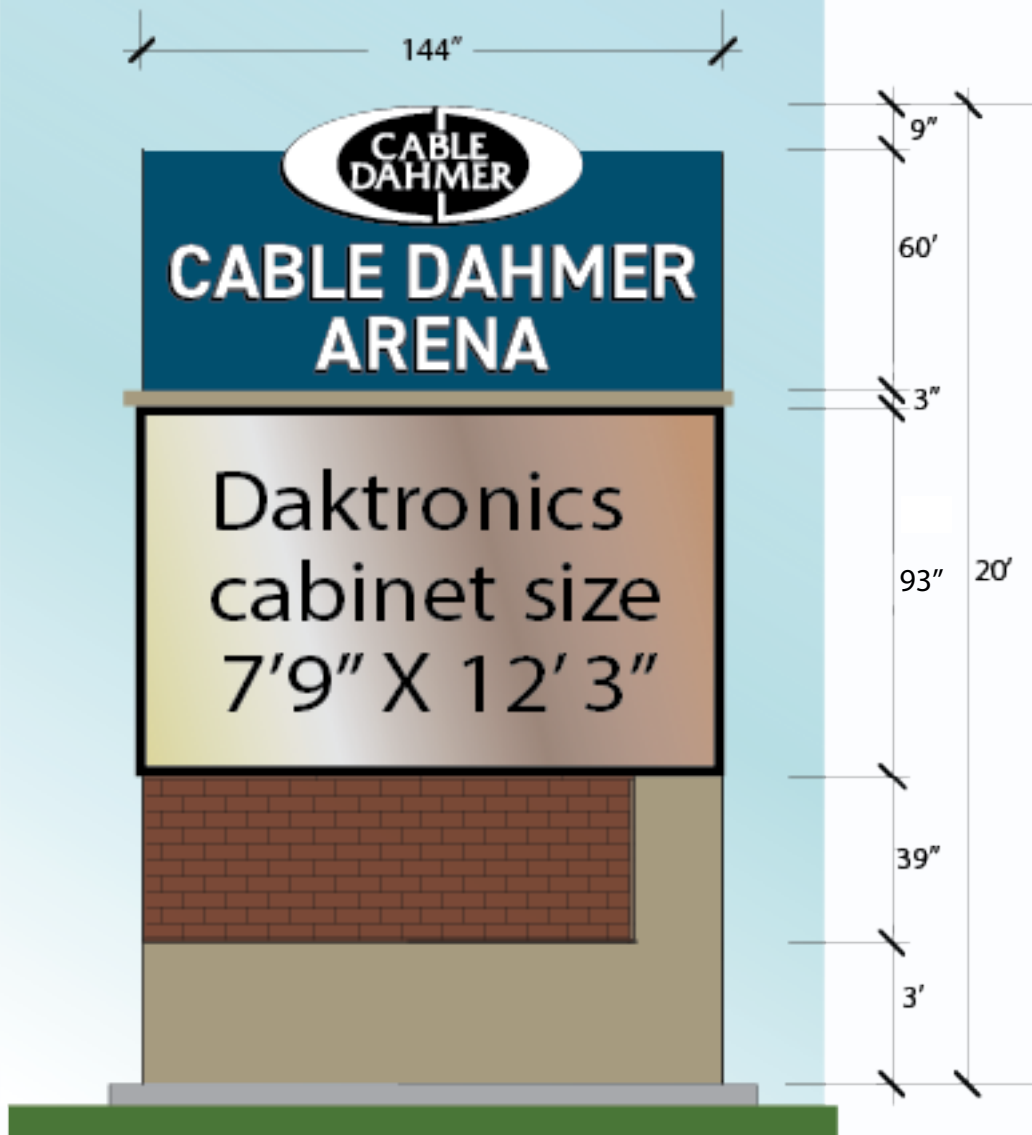
Camp Creek

E Valley View Pkwy
E Valley View Pkwy

Eastland Parkway
North Business Center

KMIC Dermatology
Independence

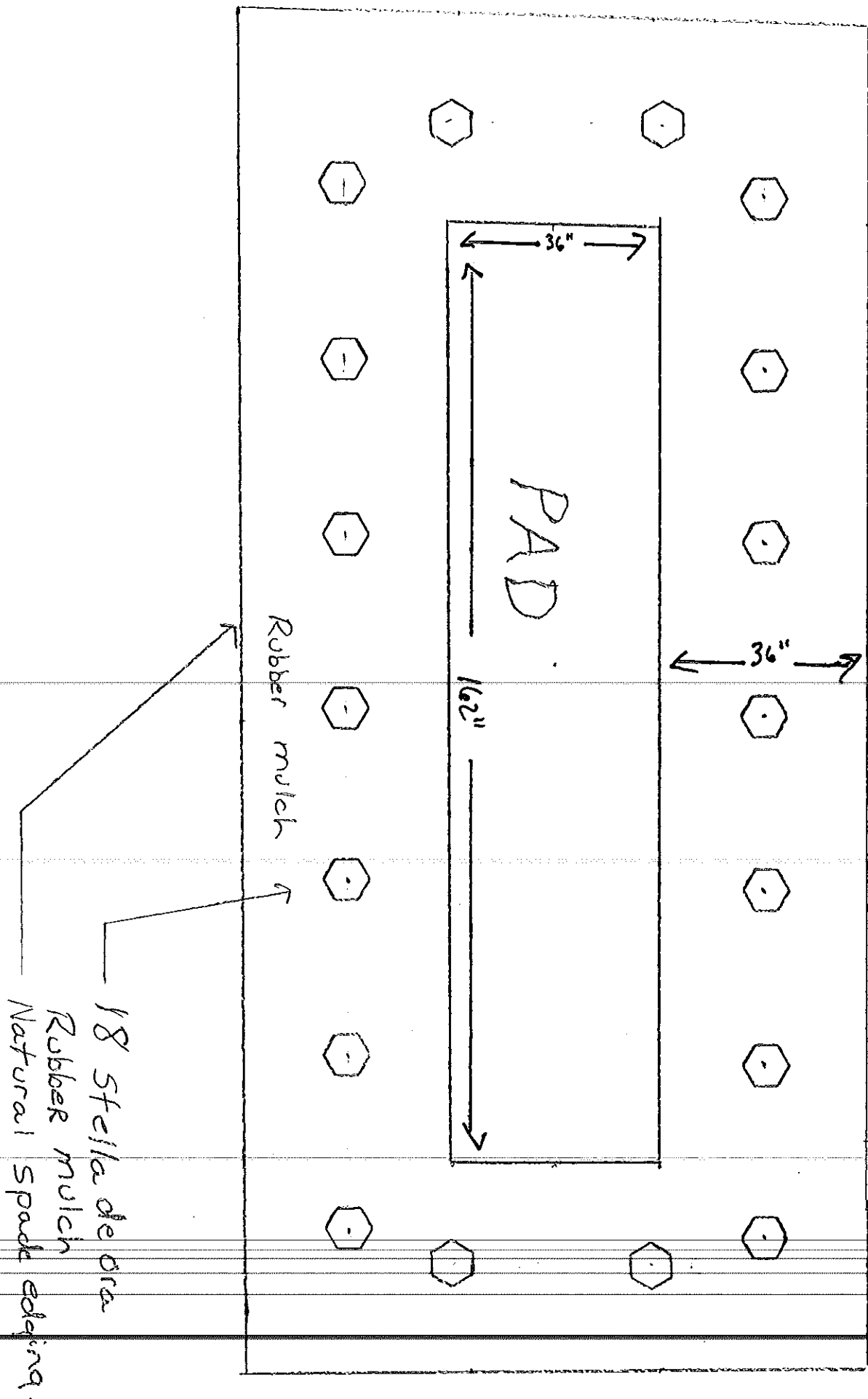




**YOUNG
SIGN
COMPANY**

326 Choctaw St. • Leavenworth, KS.
913-651-5432

Cable Dahmer Arena
Monument sign, double sided with
Daktronics EMC
Sign Sq. Ft= 155



MEETING DATE: July 9, 2024

STAFF: Joshua Garrett, Planner

PROJECT NAME: Hi-Tech Machinery, Inc Rezoning Request

CASE NUMBER/REQUEST: **Case 24-100-14 – Rezoning – 13001 E. US 40 Hwy** – A request by Hi-Tech Machinery, Inc to rezone the subject property from C-1(Neighborhood Commercial) and C-2(General Commercial) to C-2(General Commercial).

APPLICANT/OWNER: Hi-Tech Machinery, Inc

PROPERTY ADDRESS: 13001 E. US 40 Highway, Independence, MO 64055

SURROUNDING ZONING/LAND USE:

North: R-6 (Single Family Residential) and C-1 (Neighborhood Commercial) – Single Family Residences and Use Auto Lot

South: R-6 (Single Family Residential) – Single Family Homes

East/West: C-1 (Neighborhood Commercial) and C-2 (General Commercial) – Various Commerical Businesses

PUBLIC NOTICE

- Letters to property owners within 185 feet – May 30, 2024
- Public Notice published in the Independence Examiner – June 18, 2024
- Sign posted on property – June 21, 2024

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on August 5, 2024, and the public hearing/second reading on August 19, 2024.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Hi-Tech Machinery, Inc to rezone the subject property from C-1(Neighborhood Commercial) and C-2(General Commercial) to C-2(General Commercial).

Current Zoning:

C-1 (Neighborhood Commercial) &
C-2 (General Commercial)

Proposed Zoning:

C-2 (General Commercial)

Current Use: Carpet and Flooring Retail Sales

Proposed Use: Business Equipment Sales and Services

Acreage: 3.04 Acres

Building Square Footage: ≈ 30,000 Square Feet

BACKGROUND:

The property at 13001 E. US 40 Highway currently has two zoning designations. The portion of the property nearest 40 Highway that is mostly paved surface, but also contains a small part of the building is zoned C-1 (Neighborhood Commercial). The remainder of the lot, which includes the majority of the building and the portion of the parking lot with frontage along 47th Street S., is designated C-2 (General Commercial). For any use to be permitted on the property as it is currently zoned, the use must be allowed in both C-1 (Neighborhood Commercial) and C-2 (General Commercial) zones.

The applicant, Hi-Tech Machinery, Inc, is a business that sells used metalworking machinery. They have been operating out of two other locations within the City of Independence. Hi-Tech Machinery is intending to purchase and use the subject property to consolidate their inventory and use the building as a sales floor for their retail operation. City code defines this type of use as “Business Equipment Sales and Services.” This use is permitted in C-2 (General Commercial) districts, but not allowed in districts designated C-1 (Neighborhood Commercial). Thus, the intended use of the property is not allowed on the property with the current zoning designation. The applicant seeks to have the zoning amended so that the entire property is designated as C-2 (General Commercial).

PROPERTY HISTORY:

The subject property was platted in 1954 as parts of lot 2 and 3 of the Twiehaus Addition. However, the property has been bought and sold numerous times throughout the previous seven decades with complicated legal descriptions and little regard to the platted lot lines. This is ultimately how the subject property came to have mixed zoning.

The area that is now part of the subject property also had two zoning designations when zoning was introduced in 1965. The southern portion of Twiehaus Addition, Lot 3 was designated C-3 (Commercial) while the remainder of the area was C-1 (Neighborhood Commercial). In the late 1960s the property was part of rezoning case that established the current zoning configuration of the property. Area designated as C-1 (Neighborhood Commercial) was its own separate property at the time. Only later, in the 1980s, were the properties sold together establishing the current property boundaries. This created a situation where a single property contained two zoning designations.

For many years the property housed a bowling alley called “Strike and Spare.” The bowling alley closed in 2020. In 2021, KC Floorworx, a carpet and flooring company opened at the location. Although, the issuance of the business license was in error because carpet and floor covering retail sales is also not permitted in C-1 (Neighborhood Commercial) districts.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The majority of the property is a paved parking lot with frontage on US 40 Highway and 47th Street currently the drives that allow the property to be accessed from 47th Street are blocked by large concrete blocks. The only way to access the property is via US 40 Highway. A large building approximately 30,000 square feet in size sits on the eastern part of the property. The building has been painted a light grey color and features an awning over the entrance that reads “KC Floorworx.” The rear of the building can be accessed from 47th Street and features rolling garage door and an additional rear entrance.

CHARACTERISTICS OF THE AREA:

The area along US 40 Highway features various commercial uses typical of a commercial corridor. On either side of the street sits used car lots. West of the subject property is a restaurant. However, northwest of the subject property, across 40 highway lies two single-family homes. South of the subject property, across 47th street lies a single-family residential subdivision called Voorheis Vale.

PROPOSAL:

The applicant seeks to have the entire property rezoned to C-2 (General Commercial) so that he can purchase the property and operate a use metalworking machine retail sales floor.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to grow business and industry. The applicant, Hi-Tech Machinery, is a local business that has been operating in Independence for several years. By rezoning the property to accommodate the use of this business will allow them to continue to grow and expand their operation within our community.

Comprehensive Plan Guiding Land Use Principles:

The Comprehensive plan envisions the future land use of this property and the surrounding area to be residential neighborhoods. While the comprehensive plan intends for this to be a residential area, it is unlikely that this property or the surrounding properties could be use as such without significant redevelopment. This property has been used for commercial purposes for many years. Realistically, it will remain a commercial property for some time.

Historic and Archeological Sites:

There are no apparent historic or archeological sites located on these properties.

Public Utilities:

All utilities are present on site and in the adjacent rights-of-way.

CIP Investments:

Currently there are no CIP investments in 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 this area to be Residential Neighborhoods. The proposed zoning does not conform to the comprehensive plan; however, commercial uses are practical for the property given the historical uses of the subject property and surrounding area.

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 recent neighborhood or sub-area plans for this area.

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

The surrounding area is a mix of C-1 (Neighborhood Commercial), C-2 (General Commercial), and R-6 (Single-Family Residential). C-2 (General Commercial) is compatible with the adjacent commercial zoning districts. Generally, C-2 is not compatible with R-6 (Single Family Residential) zoning districts. However, the US 40 Highway and 47th Street rights-of-way provide a buffer from the subject property. By blocking the drives that access 47th street, the negative impact of a C-2 uses can be further separated from the adjacent residential homes.

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

The surrounding area is a mix of commercial and residential uses. C-2 (General Commercial) is compatible with the adjacent commercial uses. Generally, C-2 is not compatible with single-family residential homes. However, the US 40 Highway and 47th Street rights-of-way provide a buffer from the subject property. By blocking the drives that access 47th street, the negative impact of a C-2 uses can be further separated from the adjacent residential homes.

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

The two most recent uses of the property were a bowling alley and a flooring store. Neither of these uses are allowed in C-1 (Neighborhood Commercial). The historical and current land use of the property has been more compatible with C-2 (General Commercial) than C-1 (Neighborhood Commercial). By rezoning the property to C-2 (General Commercial) the de facto land use of the property will be allowed de jure.

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

The subject property is not vacant and has not been vacant, except for a brief period in 2021. The property is currently being used as carpet and flooring store. If the property is rezoned, the applicant will purchase the property and begin operations shortly after purchasing the property.

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

Given that the de facto land use of the property has been uses compatible with C-2 (General Commercial) districts, rezoning the property to be entirely C-2 (General Commercial) will not affect the adjacent properties any more than any previous use at this property.

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, because of denial of the application.**

The two zoning designations on this property create an undue burden on businesses looking to operate on the property. Denial of the rezoning will limit the allowed uses of this property to those uses that are allowed in both C-1 (Neighborhood Commercial) and C-2 (General Commercial.) This is more restrictive than what is intended by City Code. By rezoning the property to C-2 (General Commercial) property owners will be able to use the property as intended in the Unified Development Ordinance.

Further, the applicant is under contract to purchase the property. If the rezoning is denied the applicant will not purchase the property and look elsewhere. This will require the current property owner to continue to look for a buyer, who will likely encounter the same limitations of the property as the applicant.

EXHIBITS

1. Cover Letter
2. Application
3. Notification Letter
4. Mailing List
5. Affidavit
6. Notice Area Map
7. Comp Plan Map
8. Zoning Map

May 16, 2024

Mr. Joshua Garrett, Planner
Community Development - Planning Division
111 E. Maple Avenue
Independence, Missouri 64050

RE: Request for Rezoning – 13001 E US 40 Highway, Independence MO 64055

Dear Mr. Garrett,

On behalf of Hi-Tech Machinery Inc., we respectfully request the rezoning of the property at 13001 E US 40 Hwy Independence MO 64055, from its current C-2 General Commercial and C-1 Neighbourhood Commercial, to a unified C-2 General Commercial zone. After discussion with City staff, we understand that in order to be issued a business license to operate a retail business of Used Metalworking Machinery at said location, the entire property must be zoned as a C-2 General Commercial Zone. This change is a requirement by the City of Independence .

Hi-Tech Machinery, Inc. already operates two warehouses in Independence, Missouri, (14914 E Truman Rd and 301 N Kiger Rd) demonstrating our ongoing investment and commitment to the city's economic growth. Our expansion within the city with a retail location of a Used Metalworking Machinery, underscores our confidence in Independence as a strategic location for business development. The proposed rezoning and development of our business will further stimulate local economic activity and provide additional employment opportunities, benefiting the community.

We have attached the required rezoning application & Application Fee with this letter for your review. Should you have any questions or require additional information, please feel free to contact me at info@hitechmachineryinc.com or 913-306-1377.

Thank you for your attention to this matter.

Respectfully submitted,



Gurpreet Singh
President



Planning and Zoning Application Form

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

Application Type (check all that apply)

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

Project Information and Location

HI-TECH MACHINERY INC.

Project Name

13001 E US 40 HWY, INDEPENDENCE MO 64055

Project Address/Location

30854

Sq. Ft. of Building

3.06

Acreage

1

Number of Lots/Tracts

No

Stream Buffer (Yes or No)

C1/C2

Existing Zoning

C2

Proposed Zoning

CARPET RETAIL

Existing Land Use

USED MACHINERY SALES

Proposed Land Use

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

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

Contact Information

Applicant

HI-TECH MACHINERY INC

Name

Company

14914 E TRUMAN RD, INDEPENDENCE MO 64050

Address

913-306-1377 INFO@HYTECHMACHINERYINC.COM

Phone

Email

Architect/Engineer/Surveyor/Other: _____

Name

Company

Address

Phone

Email

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

[Signature]
Applicant's Signature

05/16/24
Date

Owner

Joseph M Bartels II KC Floorworks

Name

Company

13001 E US 40 HWY, Independence Mo 64055

Address

913-904-6497 jbartels@kcfloorworks.com

Phone

Email

Architect/Engineer/Surveyor/Other: _____

Name

Company

Address

Phone

Email

[Signature]
Owner's Signature

05/16/24
Date

May 2022

Property Owner Notification Letter

City of Independence, Missouri

Date: 5/30/2024

Case No. 24-100-14

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 the property from C-1 (Neighborhood Comm.)
and C-2 (General Commercial) to C-2 (General Commercial).

Applicant: HI-TECH MACHINERY INC

Location of Property: 13001 E US 40 HWY

Planning Commission Meeting Date: July 9th, 2024, at 6:00 p.m.

City Council Meeting Date: August 19th, 2024, 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.

Owner	Address	City	State	Zip Code
40 HWY CARWASH LLC	3635 BELLEVIEW AVE	KANSAS CITY	MO	64111
BRATKOVIC LINDA	4719 S UNION AVE	INDEPENDENCE	MO	64055
CLA REALTY LLC	2600 GRAND BLVD STE 1000	KANSAS CITY	MO	64108
D & S INVESTING LLC	404 NE FOX TRAIL DR	BLUE SPRINGS	MO	64014
ESTB LLC	17910 W 154TH ST	OVERLAND PARK	KS	66223
FRED J HANEY REVOCABLE TRUST AGREEMENT	12712 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
GURGUNG KUSHAL	12808 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
HART KRISTINE M	4715 S UNION AVE	INDEPENDENCE	MO	64055
HEIPLE JANET LEA	12622 RAGSDALE RD	LONE JACK	MO	64070
HENSLEY ELSIE F	12802 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
IREY BEVERLY A	4717 S UNION	INDEPENDENCE	MO	64055
JB'S ENTERPRISE LLC	1025 MAPLE WOODS DR	LIBERTY	MO	64068
JOHNSON ELOISE M--TRUSTEE	12806 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
KING KONG PROPERTIES LP	12903 E 35TH TER S	INDEPENDENCE	MO	64055
KUFAHL AMY C	12710 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
MERRYMAN LISA	12804 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
MIDWEST MHP LINDALE LLC	355 RAMBLEWOOD LN	SHERMAN	IL	62684
RENSHAW LISA M & DAVID M JR	12714 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
RHEAUME LUKE	12800 E 47TH TERCT S	INDEPENDENCE	MO	64055
RUSHTON TYLER C	13002 E 40 HIGHWAY	INDEPENDENCE	MO	64055
TAYLOR JOLENE K	12706 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
VOORHEIS VALE CONDOMINIUM ASSOCIATION	2134 NW 7 HWY	BLUE SPRINGS	MO	64014
VOORHEIS VALE CONDOMINIUM ASSOCIATION	9230 PFLUMM RD	LENEXA	KS	66215
W A ELLIS CONSTRUCTION CO	21500 E US 24 HWY	INDEPENDENCE	MO	64056
WALKER CUSTOM HOMES LLC	4210 NW LAKE DR	LEES SUMMIT	MO	64064
WHITE LAURA	12810 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
WOFFORD BARBARA JO	12708 E 47TH TERRACE CT S	INDEPENDENCE	MO	64055
WOODWARD DALLAS	12910 E US 40 HWY	INDEPENDENCE	MO	64055

Property Owner Notification Affidavit

STATE OF MISSOURI

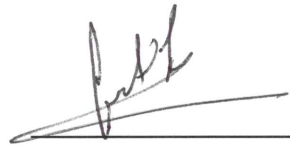
COUNTY OF JACKSON

Case No. 24-100-14

I, GURPREET SINGH, of lawful age being first duly sworn upon oath, state:

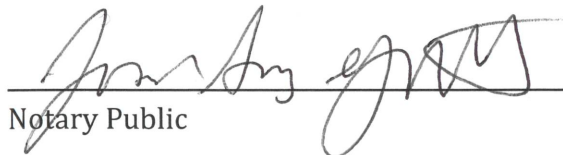
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 31ST day of MAY, 2024.



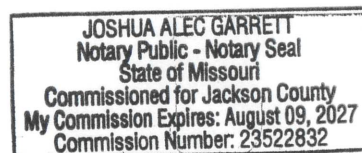
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 31 day of May, 2024.



Notary Public

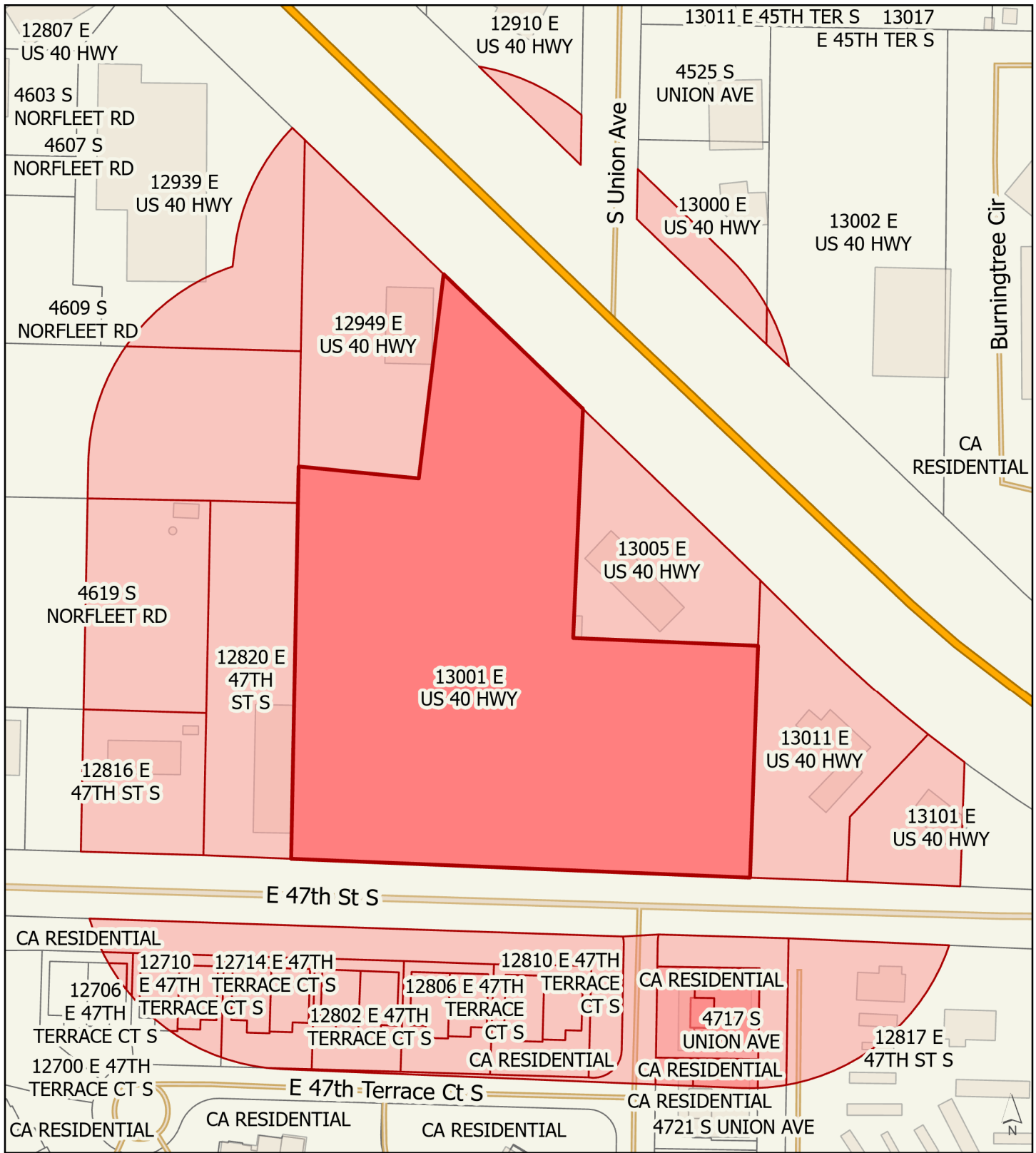
August 9, 2027
Commission Expiration Date



Notification Area

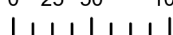
24-100-14

13001 E US 40 Highway, Independence, MO 64055



 Subject Property

 185 ft Buffer Area

0 25 50 100 Feet


Prepared by Joshua Garrett, Community Development
Date: 6/6/2024



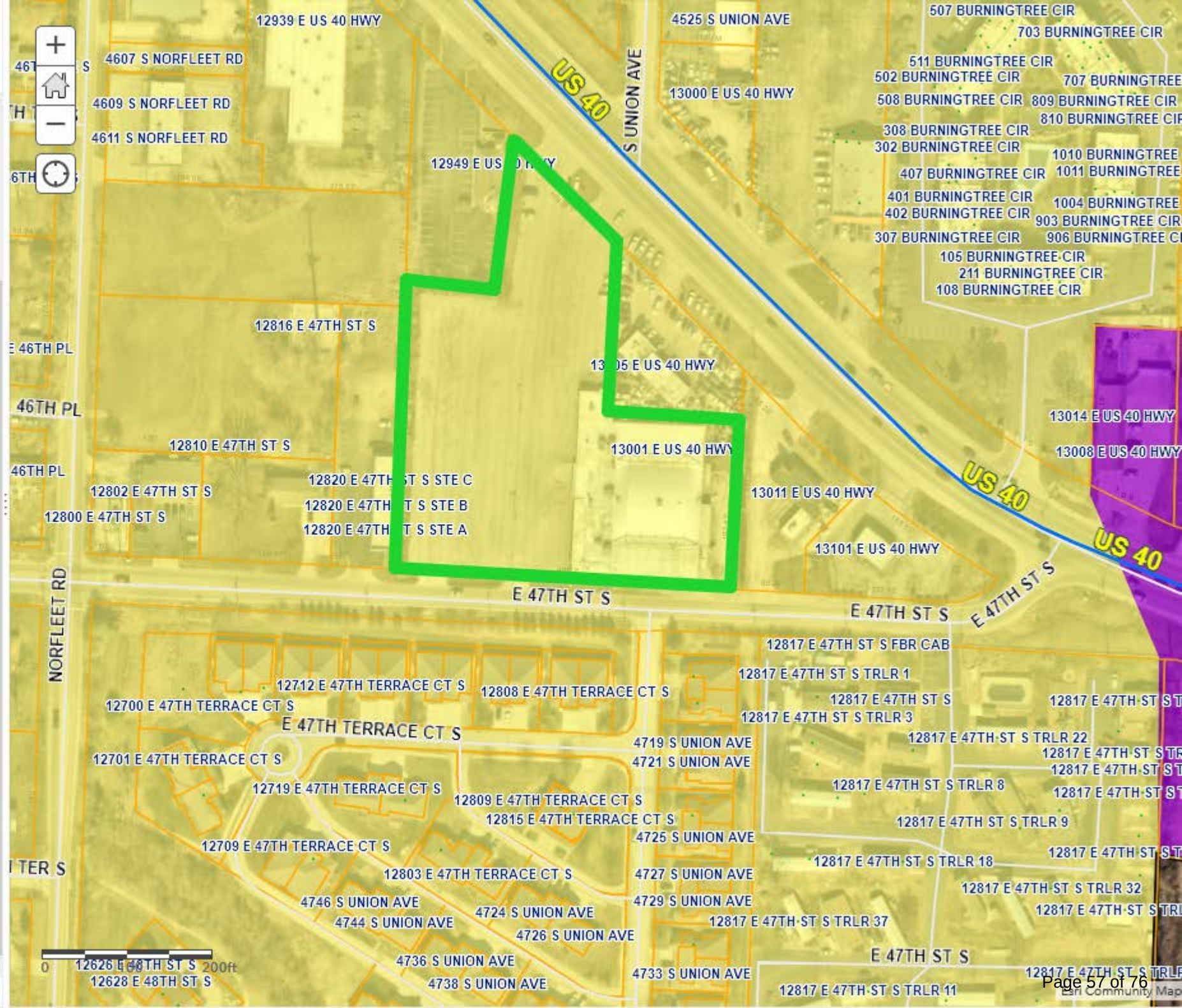
Legend

Parcels

Municipal Boundaries

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural

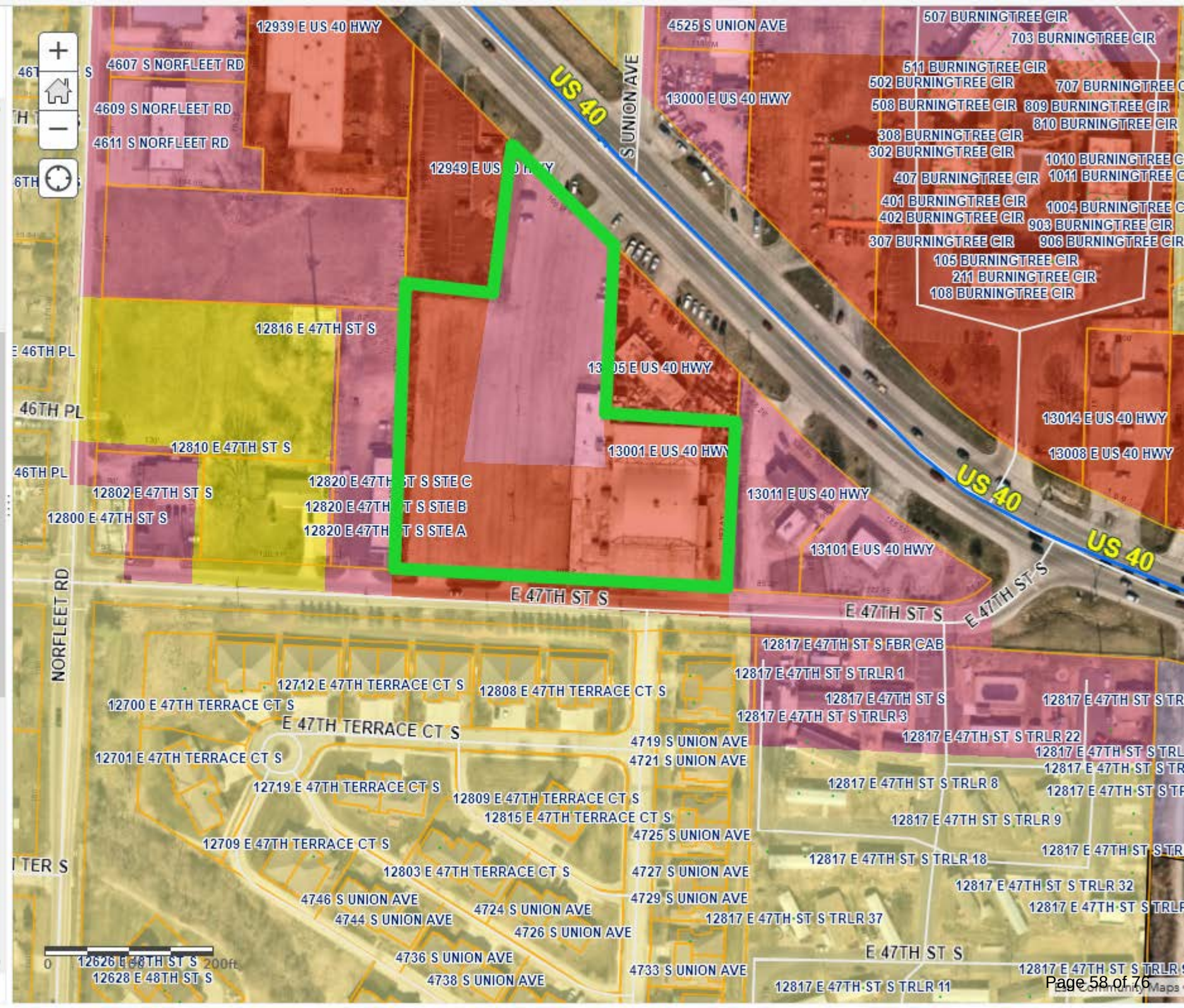




Legend

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



MEETING DATE: July 9, 2024

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #68

CASE NUMBER / REQUEST: **Case 24-175-05 – UDO Amendment #68 – Small Box Discount, Tobacco, Convenience and Liquor Stores** – The City proposes Amendment #68 of the Unified Development Ordinance pertaining to small box discount, tobacco, convenience and liquor stores.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – June 22, 2024

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on August 5, 2024 and the public hearing/second reading on August 19, 2024.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #68 to the Unified Development Ordinance (UDO) to update the regulations pertaining to small box discount, tobacco, convenience and liquor stores.

BACKGROUND & HISTORY:

The City's Unified Development Ordinance (UDO) has regulated tobacco stores for several years. However, small box discount stores (i.e., dollar stores) and liquor stores are allowed by right in office and commercial zoning districts.

Dollar Stores

Both nationally and in Independence dollar stores have multiplied rapidly. In 2018, the City had a total of twelve (12) dollar stores with the number of stores expanding to twenty (20) dollar stores. These establishments have opened stores at such a density that they crowd out full-service grocery stores and make it difficult for new and small businesses to start and grow.

The City is proposing a dollar store dispersal ordinance which sets a limit on how close new dollar stores can be to existing ones; staff has recommended a 2 mile separation between dollar stores. A number of communities across the United States have already adopted such regulations to help ensure that these chains cannot be developed at such a density that they impede opportunities for grocery stores and other businesses to take root and grow.

Tobacco Stores

Currently, the UDO combines regulations for tobacco and convenience stores; these regulations were first enacted in 2014 with an amendment in 2017. The City proposes to separate these 2 uses. As part of this amendment, staff proposes to separate these 2 uses. In addition, this amendment clarifies how the separation between stores is measured and adds the following new regulations:

- Minimum exterior lighting levels. This would require a minimum of 5 footcandles at the front entrance and compliance with the lighting requirements in the UDO. Existing uses are given two (2) year to come into compliance with this requirement.
- Window visibility. This would require no more than 25% of the window area to be covered with flyers or posters. Additionally, it requires a clear window area between the height of 3 feet and 7 feet for visibility into and out of the store. Existing uses are given six (6) months to come into compliance with this requirement.
- Requires alarm system, automatic door locks, height strips at the front entry and the posting of no loitering signs. Existing uses are given six (6) months to come into compliance with this requirement.

Convenience Stores

As mentioned above, this amendment would separate tobacco and convenience store uses and thus this new section was created. This amendment would:

- Requires a special use permit if the proposed use is within 500 feet of residential use, church, school or park. **Note:** this requirement is the same for current convenience store uses.
- Requires compliance with the video surveillance requirements. **Note:** this requirement is the same for current convenience store uses.
- Requires a minimum of 5 footcandles at the front entrance and compliance with the lighting requirements in the UDO. Existing uses are given two (2) year to come into compliance with this requirement.
- Requires no more than 25% of the window area to be covered with flyers or posters. Additionally, it requires a clear window area between the height of 3 feet and 7 feet for visibility into and out of the store. Existing uses are given six (6) months to come into compliance with this requirement.
- Requires alarm system, automatic door locks, height strips at the front entry and the posting of no loitering signs. Existing uses are given six (6) months to come into compliance with this requirement.

Liquor Stores

This is an entirely new section. This amendment would:

- Require a minimum of 1,500-foot separation between liquor stores.
- Requires compliance with the video surveillance requirements.
- Requires a minimum of 5 footcandles at the front entrance and compliance with the lighting requirements in the UDO. Existing uses are given two (2) year to come into compliance with this requirement.
- Requires no more than 25% of the window area to be covered with flyers or posters. Additionally, it requires a clear window area between the height of 3 feet and 7 feet for visibility into and out of the store. Existing uses are given six (6) months to come into compliance with this requirement. Lastly, the Community Development Director can approve alternative plans to this requirement.
- Requires alarm system, automatic door locks, height strips at the front entry and the posting of no loitering signs. Existing uses are given six (6) months to come into compliance with this requirement.

General Terms

As part of this amendment, staff updated several terms. The convenience store definition was updated and clarified. New definitions were added for liquor stores and small box discount stores. Lastly, the tobacco store definition was updated to include smokable products.

EXHIBITS

1. Proposed Amendments to 14-201
2. Proposed Amendments to 14-419
3. Proposed Amendments to 14-425
4. Proposed Amendments to 14-426
5. Proposed Amendments to 14-427

14-201 GENERAL TERMS

14-201-01 General terms

Unless otherwise noted, the following words and terms shall apply to this chapter.

CONVENIENCE STORE. A retail establishment that sells ~~prepackaged food items, package liquor, tobacco products, periodicals and tangible consumer goods, primarily for self service by the consumer, including hot beverages, fountain beverages and pastries. Such businesses may also sell site prepared food items including, but not limited to, hot dogs, salads and popcorn.~~ limited grocery items, magazines, newspapers, and other limited items where there is no dispensing or sales of vehicular fuels and/or vehicle charging. If at any time, tobacco or alcohol becomes the primary sales category, the business can no longer be construed as a convenience store.

LIQUOR STORE. An establishment or place of business primarily engaged in retail sale for consumption off the premises of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

SMALL BOX DISCOUNT STORE. A retail establishment with a floor area less than 12,000 square feet that offers for sale a combination and variety of convenience shopping goods and consumer shopping goods, and continuously offers a majority of the items in its inventory for sale at a price per item of \$10.00 or less, adjusted for inflation. Small box discount store does not include (1) a grocery store; (2) a store that contains a pharmacy where prescription drugs are compounded, dispensed, or distributed; or (3) a retail store where the majority of the products sold are personal hygiene products or cosmetics.

TOBACCO STORE. A commercial establishment primarily for the sale of tobacco related products. Tobacco related products shall include, but not limited to: cigarettes, cigars, pipe tobacco, loose tobacco, cigarette papers, ~~and~~ pipes and any smokable product. This definition shall also include electronic and vapor cigarettes.

14-419 TOBACCO/~~CONVENIENCE~~ STORE

14-419-01 Applicability

The standards of this article apply to tobacco ~~and convenience~~ store, as defined by this ordinance.

14-419-02 Separation and number of establishments per capita

14-419-02-A. As a conditional use, a tobacco/~~convenience~~ store may not locate or expand any existing operation within 500 feet of any residential use or district, church, school, or public park whether such other use or district is located within the City or outside of the City. With special use permit approval, a tobacco/~~convenience~~ store may locate or expand less than 500 feet of any residential use or district, church, school, or public park whether such other use is located within the City or outside of the City. Such special use permit must be approved in accordance with Section 14-704.

14-419-02-B. The distance between 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 ~~exterior structural wall of each building~~ or zoning district.

14-419-02-C. No permit may be issued for a tobacco/~~convenience~~ store where it is determined that the total number of such facilities will exceed a population density factor of one such establishment per 15,000 residents based on the last decennial census.

14-419-03. Video surveillance required

All tobacco stores shall comply with the video surveillance camera requirements of Chapter 5 of the City Code.

14-419-04 Minimum lighting levels

14-419-04.A. The minimum outdoor light levels shall be five footcandles maintained at the stores entrance and shall comply with Section 14-508.

14-419-05. Visibility maintained.

14-419-05-A. All window areas between the height of 3 feet above grade to 7 feet above grade shall be 100% free from posters, flyers and other such visibility blockers.

14-419-05-B. Outside of the window area in the paragraph above, a minimum of 75% of window areas shall be free from posters, flyers and other such visibility blockers whether installed on the interior or exterior of the window. Displays set up in front of the window area, inside or outside, shall not inhibit the view from the front counter or cash transaction area.

14-419-06. Alarm system required.

14-419-06.A. All liquor stores shall provide an alarm system.

14-419-06.B. The alarm system shall be monitored off-site.

14-419-06-C. A silent panic alarm shall be provided at each cash register.

14-419-06-D. Employees shall be provided a remote alarm to wear on their person.

14-419-07. Automatic door lock required.

All tobacco stores shall provide an automatic door lock capable of being locked from the cash transaction counter.

14-419-08. Height strips

All tobacco stores shall provide height strips at each public entrance in direct view of employees.

14-419-09. "No loitering/trespass" signs

All tobacco stores shall post at the front entry to the building "No loitering/trespass" signs.

14-419-10. Application to Existing Businesses.

14-419-10.A. All tobacco stores legally existing on (Insert Ordinance Approval Date), the effective date of Ordinance No. (Insert Ordinance No.), shall comply with the provisions of Section 14-419-04 within two (2) years from the effective date.

14-419-10.B. All tobacco stores legally existing on (Insert Ordinance Approval Date), the effective date of Ordinance No. (Insert Ordinance No.), shall comply with the provisions of Sections 14-419-05 through 14-419-09 within six (6) months from the effective date.

14-425 LIQUOR STORE

14-425-01 Applicability

The standards of this article apply to liquor store, as defined by this ordinance.

14-425-02 Separation from other uses

14-425-02.A. No liquor store shall locate or expand within 1,500 feet of another liquor store whether such other liquor store is located within the City or outside of the City.

14-425-02.B. The distance between these uses shall be measured in a straight line, without regard to intervening structures or properties, from the closest property line to closest property line.

14-425-03. Video surveillance required

All liquor stores shall comply with the video surveillance camera requirements of Chapter 5 of the City Code.

14-425-04 Minimum lighting levels

14-425-03.A. The minimum outdoor light levels shall be five footcandles maintained at the stores entrance and shall comply with Section 14-508.

14-425-05. Visibility maintained.

14-425-05-A. All window areas between the height of 3 feet above grade to 7 feet above grade shall be 100% free from advertisements, posters, flyers and other such visibility blockers.

14-425-05-B. Outside of the window area in the paragraph above, a minimum of 75% of window areas shall be free from advertisements, posters, flyers and other such visibility blockers whether installed on the interior or exterior of the window. Displays set up in front of the window area, inside or outside, shall not inhibit the view from the front counter or cash transaction area.

14-425-05-C. The Community Development Director is authorized to approve alternative plans if the applicant demonstrates to the satisfaction of the Community Development Director that the proposed plan:

1. Will comply with all other applicable requirements of this section;
2. Is consistent with the stated purpose of this development ordinance;
3. Does not adversely affect visibility considerations; and
4. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum practical extent.

14-425-06. Alarm system required.

14-425-06.A. All liquor stores shall provide an alarm system.

14-425-06.B. The alarm system shall be monitored off-site.

14-425-06-C. A silent panic alarm shall be provided at each cash register.

14-425-06-D. Employees shall be provided a remote alarm to wear on their person.

14-425-07. Automatic door lock required.

All liquor stores shall provide an automatic door lock capable of being locked from the cash transaction counter.

14-425-08. Height strips

All liquor stores shall provide height strips at each public entrance in direct view of employees.

14-425-09. "No loitering/trespass" signs

All liquor stores shall post at the front entry to the building "No loitering/trespass" signs.

14-425-10. Application to Existing Businesses.

14-425-10.A. All liquor stores legally existing on (Insert Ordinance Approval Date), the effective date of Ordinance No. (Insert Ordinance No.), shall comply with the provisions of Sections 14-425-04 within two (2) years from the effective date.

14-425-10.B. All liquor stores legally existing on (Insert Ordinance Approval Date), the effective date of Ordinance No. (Insert Ordinance No.), shall comply with the provisions of Sections 14-425-03 and 14-425-05 through 14-425-09 within six (6) months from the effective date.

14-426 CONVENIENCE STORE

14-426-01 Applicability

The standards of this article apply to convenience store, as defined by this ordinance.

14-426-02 Separation requirements

14-426-02-A. As a conditional use, a convenience store may not locate or expand any existing operation within 500 feet of any residential use or district, church, school, or public park whether such other use or district is located within the City or outside of the City. With special use permit approval, a convenience store may locate or expand less than 500 feet of any residential use or district, church, school, or public park whether such other use or district is located within the City or outside of the City. Such special use permit must be approved in accordance with Section 14-704.

14-426-02-B. The distance between 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.

14-426-03. Video surveillance required

All convenience stores shall comply with the video surveillance camera requirements of Chapter 5 of the City Code.

14-426-04 Minimum lighting levels

14-426-03.A. The minimum outdoor light levels shall be five footcandles maintained at the stores entrance and comply with Section 14-508.

14-426-05. Visibility maintained.

14-426-05-A. All window areas between the height of 3 feet above grade to 7 feet above grade shall be 100% free from advertisements, posters, flyers and other such visibility blockers.

14-426-05-B. Outside of the window area in the paragraph above, a minimum of 75% of window areas shall be free from advertisements, posters, flyers and other such visibility blockers whether installed on the interior or exterior of the window. Displays set up in front of the window area, inside or outside, shall not inhibit the view from the front counter or cash transaction area.

14-426-06. Alarm system required.

14-426-06.A. All liquor stores shall provide an alarm system.

14-426-06.B. The alarm system shall be monitored off-site.

14-426-06-C. A silent panic alarm shall be provided at each cash register.

14-426-06-D. Employees shall be provided a remote alarm to wear on their person.

14-426-07. Automatic door lock required.

All convenience stores shall provide an automatic door lock capable of being locked from the cash transaction counter.

14-426-08. Height strips

All convenience stores shall provide height strips at each public entrance in direct view of employees.

14-426-09. "No loitering/trespass" signs

All convenience stores shall post at the front entry to the building "No loitering/trespass" signs.

14-426-10. Application to Existing Businesses.

14-426-10.A. All convenience stores legally existing on (Insert Ordinance Approval Date), the effective date of Ordinance No. (Insert Ordinance No.), shall comply with the provisions of Section 14-426-04 within two (2) years from the effective date.

14-426-10.B. All convenience stores legally existing on (Insert Ordinance Approval Date), the effective date of Ordinance No. (Insert Ordinance No.), shall comply with the provisions of Sections 14-426-05 through 14-426-09 within six (6) months from the effective date.

14-427 SMALL BOX DISCOUNT STORE

14-427-01 Applicability

The standards of this article apply to small box discount store, as defined by this ordinance.

14-427-02 Separation requirements

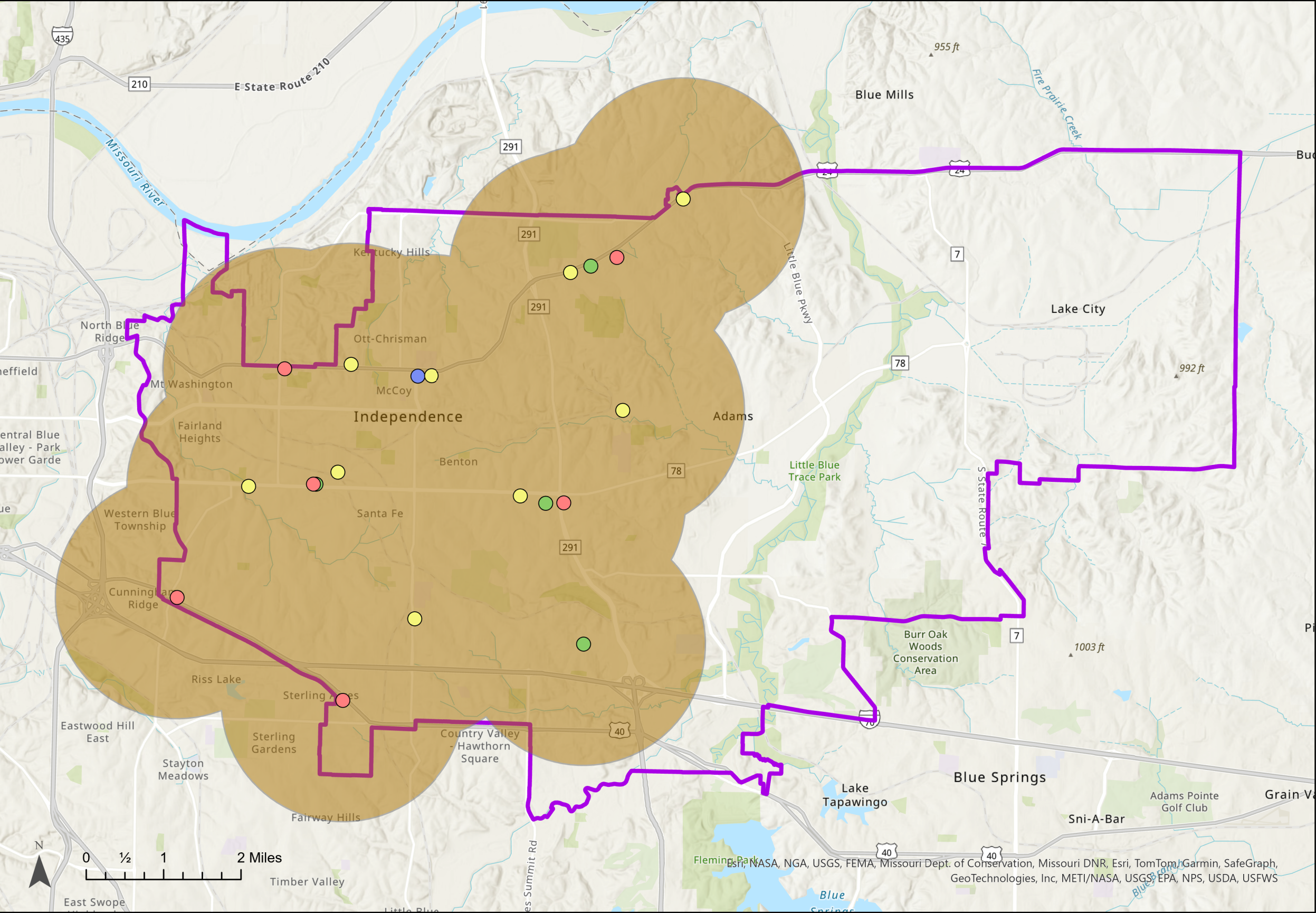
14-427-02-A. No small-box discount store shall locate within 10,560 feet of any other small-box discount store, whether such other small-box discount store is located within the City or outside of the City.

14-427-02-B. The distance between 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.

14-427-03. Video surveillance required

All small box discount stores shall comply with the video surveillance camera requirements of Chapter 5 of the City Code.

Dollar Stores in Independence



MEETING DATE: July 9, 2024

STAFF: Rick Arroyo, Assistant Community
Development Director

PROJECT NAME: UDO Amendment #69

CASE NUMBER / REQUEST: **Case 24-175-06 – UDO Amendment #69 – Recreational Vehicle Park Use**
– The City proposes Amendment #69 of the Unified Development
Ordinance pertaining to recreational vehicle parks.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – June 22, 2024

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on August 5, 2024 and the public hearing/second reading on August 19, 2024.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #69 to the Unified Development Ordinance (UDO) to update the recreational vehicle park regulations.

BACKGROUND & HISTORY:

With the adoption of revised Chapter 20 and Chapter 17 regulations, staff has continued to review existing section of the UDO to verify code language is in compliance with all other revised sections of the City Code.

The City Code prior to the adoption of the UDO in 2009, had all site plans follow a process of approval through the Planning Commission and City Council similar to a special use permit. The site plan review and approval process under the current UDO is administrative. While reviewing the recreational vehicle park regulations, it was discovered that section 14-405-01-C of the existing UDO requires approval of the City Council for any recreational vehicle park application. Staff is

recommending the language of Section 14-405-01-B be updated with language that follows the special use permit application process for recreational vehicle park applications.

Additional criteria in Section 14-405-01-B have been added to be in compliance with the updates adopted in Chapter 20 and Chapter 17 of the City Code.

EXHIBITS

1. Proposed Amendments to 14-301_03_Uses
2. Proposed Amendments to 14_405-01_Recreational_vehicle_parks

14-301-03 Uses

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

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

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

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

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

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

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

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted		S: Special Use Permit Required		C: Conditional Uses		—: Not Allowed
<i>Use Category</i> <i>Specific use type</i>	Zoning District					Use Standards
	O-1	O-2	C-1	C-2	C-3	
COMMERCIAL						
Lodging						
Short-Term Rental	—	—	C	C	—	14-424
Bed and Breakfast	—	—	C	C	—	14-420
Hotel/motel	—	—	—	P	—	
Recreational vehicle park	—	—	—	CS	CS	14-405

14-405 RECREATIONAL VEHICLE PARKS

14-405-01 Recreational vehicle parks

14-405-01-A.No person, firm or corporation shall occupy any recreational vehicle as living quarters located outside an approved recreational vehicle park.

14-405-01-B.An application for a recreational vehicle park must be accompanied by a ~~site plan~~ **Special Use Permit** application, pursuant to Section ~~14-705~~ **14-704**, and include the following information **prepared by an architect, engineer, landscape architect, or other qualified professional:**

1. North point.
2. Name of builders, developers and existing property owners.
3. Recreational vehicle park site dimensions.
4. Existing topography with a contour interval of not more than five feet.
5. Proposed arrangement of interior drives and streets.
6. Ingress and egress from adjoining streets.
7. Location of proposed sidewalks.
8. Location of proposed structures, recreational areas and parking areas.
9. Location of proposed sewage treatment facility.
10. Proposed arrangement and dimensions of recreational vehicle spaces.
11. Proposed landscaping.
12. Proposed street lighting system.
13. Stages and times of development.
14. Development of areas within 200 feet of the recreational vehicle park site.
- 15. Location of existing and proposed utilities and easements.**
- 16. Location, height, and material for screening walls, fences and retaining walls.**
- 17. Location, size and type of ground mounted equipment; (see Section 14-503 for location and screening requirements).**
- 18. Location of trash dumpsters/bins (see Section 14-503 for location and screening requirements).**
- 19. Proposed storm drainage flow (using directional arrows) on and off the site.**
- 20. Supplemental storm water information required by City regulations.**

14-405-01-C.Land that the City Council finds to be detrimental to the public interest if developed as a recreational vehicle park may not be developed as a recreational vehicle park unless and until such objectionable features are corrected.

14-405-01-D.Recreational vehicle spaces must be provided with a hard surfaced area on which a recreational vehicle may be parked and each space must be clearly and permanently marked and delineated.

14-405-01-E.Individual recreational vehicles must be so situated on each space that there is at least 14 feet between recreational vehicles and between recreational vehicles and all permanent structures.

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- 14-405-01-F.** Minimum seven-foot setbacks must be maintained along all interior property lines. Minimum 25-foot setbacks must be maintained along all exterior property lines. All required setback areas must be kept free of all structures and recreational vehicles.
- 14-405-01-G.** On-site open space equal to at least ten percent of the total recreational vehicle park area must be provided. Required setbacks may not be counted toward satisfying on-site open space requirements.
- 14-405-01-H.** An opaque screen or buffer zone at least eight feet in height must be maintained along all interior property lines. Such screen may be in the form of walls, fencing or landscaping.
- 14-405-01-I.** Each recreational vehicle park must have a minimum frontage of 200 feet upon a public street.
- 14-405-01-J.** Each recreational vehicle space within a recreational vehicle park must have direct access to an interior paved drive or street. The minimum width of one-way interior drives serving enclaves of recreational vehicle spaces and permitting no parking is 14 feet, measured from back-to-back of curb. The minimum width of two-way interior drives permitting no parking is 26 feet, measured from back-to-back of curb. The minimum width of one-way interior drives permitting parking on one side only is 18 feet, measured from back-to-back of curb. The minimum width of interior two-way drives permitting parking on one side only is 28 feet, measured from back-to-back of curb. The minimum width of one-way interior drives permitting parking on both sides is 28 feet, measured from back-to-back of curb. All interior drives and public streets must be designed and paved according to City specifications for residential streets contained in the ~~Public Works~~ City of Independence Design and Construction Manual and this development ordinance.
- 14-405-01-K.** Street lights approved by the City staff must be provided.
- 14-405-01-L.** For recreational vehicle spaces provided with electrical service, the distribution system must be installed according to City specifications. All utilities must be placed underground.
- 14-405-01-M.** For recreational vehicle spaces provided with a supply of potable water, the supply system must be installed in accordance with City specifications.
- 14-405-01-N.** For recreational vehicle spaces provided with a sewer, the sewer system must be installed in accordance with City specifications. The sanitary sewer system and sewage treatment system must be designed and installed per the City of Independence Design and Construction Manual, ~~approved by the City Engineer.~~
- 14-405-01-O.** Fire hydrants must be located in accordance with the fire code and adopted City standards.
- 14-405-01-P.** Tip-proof garbage and recycling containers with tight-fitting covers must be provided for disposal of all garbage and recyclables. Containers must be kept in a sanitary condition at all times. Garbage and recycling must be collected as frequently necessary to insure that containers do not overflow.
- 14-405-01-Q.** Service buildings containing separate toilet and shower facilities for each gender and an adequate supply of potable water must be provided. Service buildings must be located not farther than 200 feet from recreational vehicle spaces without sanitary facilities, and must be constructed in accordance with the Building Code.
- 14-405-01-R.** The maximum length of stay by a recreational vehicle in a recreational vehicle park shall be 14 days within any consecutive 60-day period.
- 14-405-01-S.** Every owner or operator of a recreational vehicle park must maintain an open register containing a record of all recreational vehicles and occupants. The register must be available to any authorized person inspecting the recreational vehicle park. The register must contain (1) the name and permanent address of the owner or operator of all recreational vehicles and the number of occupants; (2) the make, model and license number of the recreational vehicle; and (3) the dates of arrival and departure of a recreational vehicle or its occupants.

14-405-01-T.It is unlawful for any person, firm or corporation to operate a recreational vehicle park within the City of Independence unless the recreational vehicle park is licensed by the City of Independence. A business license to operate a recreational vehicle park will be issued by the License Officer in accordance with the procedures and requirements of Chapter 5 of the City Code.

14-405-01-U.The grounds of the recreational vehicle park and all buildings and structures thereon must be maintained in a clean, visually attractive condition and kept free of any condition that will menace the health of any occupant or the public or create a nuisance.