



Planning Commission

June 24, 2025 6:00 PM,

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

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. **Planning Commission Minutes – June 10, 2025**

CASE WITHDRAWN

1. **Case 25-400-08 – Short-Term Rental – 2104 N. Liberty St** – A request to operate a Short-Term Rental.

PUBLIC HEARING

1. **Case 25-125-02 – Rezoning/PUD – 19300 E. 37th Terrace** – A request to rezone the property from C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

OTHER BUSINESS

1. **Case 25-400-06 – Short-Term Rental – 3712 S. Crysler Ave** – A request to operate a Short-Term Rental.

2. **Case 25-400-07 – Short-Term Rental – 3804 S. Woodland Ave** – A request to operate a Short-Term Rental.

ROUNDTABLE - NEXT MEETING JULY 15, 2025

ADJOURNMENT



Planning Commission Minutes

June 10, 2025 6:00 PM

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

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 6/10/2025, in the 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young.

CONSENT AGENDA

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Motion

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

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

OTHER BUSINESS

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

Motion

Commissioner Michael Young made a motion to move up the case on the Agenda following the Consent Agenda. Commissioner Jose Torres seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

Staff Presentation

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

Applicant Comments

Hannah Mullins, 14901 E 40th St S, and her husband currently reside in the home but will not live there while it is being rented. They intend to install a privacy fence and comply with the other conditions outlined by Staff.

In response to Commissioner Nesbitt's question, the applicant clarified that the address listed on the application is a family residence where they will stay during the rental period.

Mr. Glaser noted that Staff were not previously aware the owners occupied the property. He also clarified the distinctions in the city code between Short-Term Rentals and Bed and Breakfast establishments.

Mr. Glaser further reported that a formal legal protest petition, signed by 12 residents, was submitted. This satisfies the city code provision that in such cases, the Planning Commission's vote serves only as a recommendation and the matter will proceed to the City Council for final approval.

Responding to Commissioner Nesbitt's inquiry, Ms. Mullins confirmed the home has a total of 1,800 square feet, including the basement. She added that the basement will remain locked and inaccessible to renters.

Addressing public concerns, Ms. Mullins emphasized that parties are strictly prohibited and this rule will be enforced. She stated that the lawn is mowed weekly and, although unsure if she is permitted to touch the power pole due to safety concerns, she is willing to address it. Additionally, a parking plan has been developed in accordance with City guidelines.

Public Comments

Kelly Edwards, 14904 E 40th St. S, stated her support and was appreciative of the letter the applicants sent out providing their contact information and the plan for the rental.

Megan Stirco, 14908 E. 40th St. S, was also in full support and trusts it will be well maintained.

Sharon Jessin, 4229 S State Ave, was not in support; her concerns were the zoning, traffic, parking, and trash service possibly being an issue.

Chris Goble, 4001 Crane Ave, resides directly behind the proposed rental. She was opposed to this being used as a short-term rental, stating they currently do not maintain their home. Her main concerns were parties, traffic, and parking.

Commissioner Comments

Commissioner O'Neill visited the property and saw adequate parking spots.

In response to Chair Wiley's question, Mr. Glaser confirmed that there is no active rental listing for the property. He also reviewed the parking requirements, noting that one parking space is required for each bedroom in the home.

Commissioner Young added that, according to Zillow, the home has 1,424 square feet above ground and 375 square feet below.

Motion

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

PUBLIC HEARINGS

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

Staff Presentation

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

Applicant Comments

Amanda Kivet, attorney, work address is 1600 Genesee, Suite 635, KCMO 64102, speaking for applicant Ms. Bagby, who was out of the country. The property was purchased by the applicants' parents, Mr. and Mrs Yogi, in the 80's. She lives in Kansas and has a buyer, but needs it to be rezoned to correct the legal non-conforming classification.

Public Comments

No public comments.

Motion

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

2. **Case 25-100-14 – Rezoning – 11307 Aaron Lane** – A request to rezone the property from R-12 (Two Family Residential) and I-1 (Industrial) to R-6 (Single Family Residential).

Staff Presentation

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

Applicant Comments

Kody Lamming, 8509 Booth Ave, Raytown,MO. Project Manager. The home is currently a dangerous building and they would like approval to rezone to be able to rehab and save it from demolition to make it a livable property again.

Public Comments

No public comments.

Motion

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

3. **Case 25-200-06 – Special Use Permit – 104 E. Lexington Avenue** – A request by On The Square Convenience to operate a convenience store.

Staff Presentation

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

Responding to a question from Chair Wiley, Mr. Glaser explained the definition of a general store, noting that it typically offers a limited selection of grocery items. He stated that while a small portion of sales may include tobacco products, the City has reached its cap on smoke shop establishments. Additionally, he noted that if the applicant intends to sell intoxicating liquor in the future, they would be required to obtain a separate license from the City.

In response to Commissioner O’Neill’s question, Mr. Glaser clarified that although there is a commercial suite facing Main Street, the primary entrance to the space is located on Lexington Avenue.

Applicant Comments

Jeremy Munden, 8303 S Noland Rd, Kansas City, MO, wants to provide a convenience store on the square.

Public Comments

No public comments.

Motion

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

4. **Case 25-175-02 - UDO Amendment #73 – Billboard Setback Requirements** – The City proposes Amendment #73 of the Unified Development Ordinance pertaining to billboard setback requirements.

Staff Presentation

Rick Arroyo presented the case. Mr. Arroyo explained that current regulations require billboards to be set back 500 feet from residential areas and certain uses such as schools, parks, playgrounds, hospitals, and churches. However, the existing code does not clearly define the method for measuring this distance.

This amendment also clarifies that the setback applies to the specified uses regardless of whether they are located within or outside the city limits. Additionally, it updates the terminology used in the separation requirements to align with the definitions provided in the UDO. For example, “churches” has been revised to “religious assembly,” and “parks” to “parks/recreation,” as these terms are formally defined in the UDO.

This amendment will provide clear guidance on how billboard setbacks are measured and applied, making the regulations easier to understand and implement for users.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Arroyo stated this would apply to freestanding billboards that are along highways and not ones affixed to a building.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 6, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 24, 2025

ADJOURNMENT

The meeting was adjourned at 7:08 p.m.

MEETING DATE: June 24, 2025,

STAFF: Gabe Glaser, Planner

PROJECT NAME: Infinity 360 Apartments

CASE NUMBER/REQUEST: **Case 25-125-02 – Rezoning/PUD – 19300 E. 37th Terrace** – A request to rezone the property from C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

APPLICANT/OWNER: Clint Burkdoll

PROPERTY ADDRESS: 19300 E. 37th Terrace S.

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...undeveloped tract

South: C-2 (General Commercial)...box stores

East: R-18/PUD (Moderate-Density Residential/Planned Unit Development)...apartments

West: C-2 (General Commercial) and R-30/PUD (High-Density Residential/Planned Unit Development)...nursing home and apartment complex

PUBLIC NOTICE:

- Letters to adjoining property owners – June 6, 2025
- Public Notice published in the Kansas City Star – June 6, 2025
- Signs posted on property – June 6, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 21, 2025 and the public hearing/second reading on August 4, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this Rezoning/Preliminary Development Plan request.

1. Final development plan must be submitted in accordance with Section 14-703-06.
 2. Any alteration of the floorplan footprints will be need to be finalized on the Final Development Plan.
 3. Applicant will need to comply with all requirements prescribed by the Municipal Services Department related to their preliminary sanitary sewer capacity study, showing future development areas and providing calculations for projected sanitary loading of the proposed development for comparison to the sewer capacity flow factor.
 4. Development agreement with the City is expected to be necessary for improvements to the sanitary sewer main, increasing capacity for this proposed development.
 5. The proposed watermain extension will need to be located outside the 3:1 slope and will need approval by the Municipal Services Department.
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6. The applicant will ensure the Independence Fire Department has adequate access around the building before submitting the Final Development Plan.
7. The density of residential units will be 30.84-units per acre, rather than the maximum allowance of 30-units per acre.
8. Provide a Minor Subdivision for the property prior to issuing any building permits, in accordance with Section 14-702-03.
9. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specification prior to approval of the final development plan.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: – A request by Clint Burkdoll to construction a 360-unit apartment building at 19300 E. 37 Terrace S.

Current Zoning:	C-2 (General Commercial)	Proposed Zoning:	R-30/PUD (High Density Residential/Planned Unit Development)
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Current Use: Undeveloped tract

Zoning History 1965 – 1974: R-1 (Single-Family Residential)
 1974 - 2009: C-P-2 (Planned General Commercial)
 2009 - Present: C-2 (General Commercial)

Property History:

The property has never been platted. In 1974, the property was rezoned from R-1 to C-P-3 (Ordinance No. 3553). Subsequently, an application for a site plan was approved in 1975 (Ordinance No. 3943). This project was never developed, and this undeveloped tract got its current size and configuration with the creation of 37th Terrace and Jackson Drive.

Proposal:

Infinity 360 Apartments is a proposed multi-family development consisting of a four-story residential structure atop a two-level parking structure. The building will be clad with a façade of masonry material at the base. Lap siding and board & batten siding will clad residential units above the parking garage base. Parking for dwelling units will be provided within a two-story parking garage located at the base of the proposed building. The proposed development, on 11.67-acres, is located at the northwest corner of Jackson Drive and 37th Terrace. The development will include a mixture of studio and one and two-bedroom apartments. The development will have a density of 30.84-units per acre. There will be 7.30-acres of open space.

Physical Characteristics of Property:

The applicant’s 11.67-acre property at its southern end is more open and level but proceeding to the north it becomes steeper and more wooded as it descends toward the railroad right-of-way. Trees line the two ravines going northeast and northwest. There is a thick stand of trees abutting the apartment complex to the west.

Characteristics of the Areas:

The vicinity of the proposed development is predominately retail, institutional and multiple-family residential uses. To the south, across 37th Terrace S. is big-box retail. Then, to the southwest across the intersection of 37th Terrace and Jackson Drive is Centerpoint Medical Center. East across Jackson Drive is an apartment complex. To the west lies a nursing home and further west another apartment complex. North of the property, down the steep embankment, lies a railroad right-of-way and a heavily wooded area.

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

The project should achieve livability, choice, access, health and safety through a quality-built environment. The project will improve visual appearance, improve public infrastructure and facilities, and stabilize and revitalize a neighborhood.

Comprehensive Plan Tools and Policies for the Current Designation:

The relevant Guiding Principle would be that it facilitates the development of a connected, mixed-use neighborhood where appropriate.

Zoning:

The applicant proposes R-30/PUD zoning, which allows multiple-family housing, home based daycare, government facilities, churches, schools, utilities, cemeteries, crops and gardening. District C-2 (General Commercial) allows for retail, office, restaurants, banks, business and personal improvement services, hotels, construction services, daycare centers, nursing homes, government facilities, churches, employment agencies, funeral and interment services, schools, colleges and universities, veterinary and animal boarding services, sports and entertainment facilities, medical services, repair services and crop agriculture.

Historic and Archeological Sites:

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

Public Utilities:

Water, sewer and electrical services are available to the property. Proposed easements will be provided for public utilities at the time of final platting.

The Water Department states that the proposed COI water main extension running north-south along the east side of the building, and east west along the south side of the building, will not be allowed to be located within the 3:1 side slope.

The sewer line serving the Pepperwood Apartments (East of the site) runs along the proposed Infinity 360 Apartment's North side. It begins as an 8" VCP pipe, transitions to a 12" PVC pipe, and then combines with the existing sewer on the west side before running north under the railroad tracks. An 8" PVC sewer line runs north along the west property boundary, serving only the Sunterra Springs facility. The sewer line for the Independence Ridge Apartments (west of the site) runs northwest, crosses the railroad tracks, then turns back east to combine with the existing and proposed sewer lines from the subject property. This combined line flows north into an inverted siphon with 6" and 12" components. The city is currently reviewing options for improving this and the interceptor immediately downstream.

Floodplain/Stream Buffer:

The property is neither in a floodplain nor near a stream requiring accompanying stream buffer zones.

Stormwater Drainage:

BMPs are required per city design criteria and will be implemented on this development. Design will abide by the MARC/APWA Manual of Best Management Practices. Erosion control is needed for any area greater than 1,000 square feet

The 11.67-acre site drains north, mostly into an existing detention basin, and eventually into Crackerneck Creek and the Little Blue River.

Stormwater runoff from the proposed development will be controlled utilizing the existing on-site detention basin. The basin has been determined in preliminary analysis to have storage capacity for the development's increase in runoff. The basin's control structure will need modifications to control the 10- and 100-year storm events peak release rates per the City's requirements. BMP's will be required to treat water quality and will be designed per the City's requirements.

Building Access:

Access to the Infinity 360 Apartments will be from 37th Terrace and Jackson Drive. The 37th Terrace entrance will be at the southwest corner of the property while the proposed entrance off-of Jackson Drive will be further north than the existing road cut that's nearer the intersection. The north drive will access the small visitor/office parking lot, the tuck-under garages, and the upper floor of the parking garage. The east drive will access the south side of the lower level of the garage.

Parking:

The UDO requires 661 parking spaces (517-based on the differing unit parking counts [1 space per studio unit and 1.5 spaces per one and two-bedroom units] and 144 additional visitor spaces). Included are 13 ADA spaces and 12 tuck-under garage stalls. The 360-unit apartment complex would have 673 parking spaces (12 more than required). This results in 1.87 parking spaces per unit.

Sidewalk:

A completed sidewalk is required along E. 37th Terrace S.

Traffic Study:

This traffic study summarizes the anticipated traffic impacts of the proposed Infinity 360 Apartments development with the following:

In general, acceptable traffic operations can be expected in and around the proposed development with the addition of the Infinity development. The new development's traffic will have a minimal impact on the traffic operations in the study area. No improvements would be required.

Left-turn and right-turn lane warrants at the driveway intersections were analyzed in conjunction with MoDOT's Access Management Guidelines, and no turn lanes would be warranted at either site driveway.

It should be noted that the site plan shows a full-access driveway that would require a median break along Jackson Drive. Although a northbound left-turn lane is not warranted due to traffic volumes at this intersection, a median break without a dedicated turn lane is not recommended as drivers would not be expecting a left-turn driver slowing down to make the turn on a divided roadway without a

left-turn lane present. There is an existing bridge just north of the intersection and a significant retaining wall on the east side of Jackson Drive that would make it difficult to construct a northbound left-turn lane. If a dedicated left-turn lane is not feasible, the driveway access should be limited to right-in/right-out access.

Amenities:

Provided amenities will include tenant storage, game area, lounge, library, conference room, coworking room, fitness room, theater and media room, clubroom /kitchen/bar and yoga/spin room. Staff recommends an additional outdoor amenity in the form of a walking trail around the perimeter and the rear of the property.

CIP Investments:

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

Elevations:

The proposed apartment structure will be set near the middle of the lot in a topographically low spot surrounded by lots of green space. The four-story apartment structure, clad with three colors of horizontal lap siding and one color of vertical board and batten siding, will set atop a two-story parking garage. The garage podium will have a ledgerstone veneer. Projecting from the north end of the building, in the vicinity of the garage's north entrance, will be the office and the eight tucked under garages. With 360 units in the building, there will be a mix of 46-studios apartments, 196-one bedroom units and 118-two bedroom units.

Building Height and Setbacks:

When viewed from the Jackson Drive right-of-way, the Northeast corner of the building will be as high as 68-feet tall. Whereas the maximum building height for properties in R-30/PUD zoning districts is 35 feet, section 14-300-05 permits additional building height when setbacks are increased. Additionally, the applicant proposes to increase the street trees along Jackson Drive which will provide shade along the sidewalk but also softens the height of this building.

Landscaping and Buffering:

The preliminary development plan indicates landscaping that more than meets the requirements of the UDO. However, staff requests additional landscaping (small trees) to soften the base of the building. A buffer is required for the southwest portion of the site adjacent to the Sunterra Springs development. A final development plan stage, staff will ensure compliance with the landscape provision of the UDO.

REVIEW CRITERIA

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

- 1. The consistency with the Comprehensive Plan.**
The Comprehensive Plan envisions Residential Neighborhoods, and the proposed rezoning aligns with this.

2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
The preliminary development plan is consistent with the PUD standards of Section 14-902.
3. **The nature and extent of Common Open Space in the PUD.**
Except for the detention basin, most of the Common Open Space is useable. There are stands of trees in the northern part of the tract.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
The complex will be on one lot under unified ownership with the owner maintaining the site.
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
The design is such the much of the Common Open Space is spaced around the apartment building.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
A traffic study was conducted on this property's impact on neighboring streets. In general, acceptable traffic operations can be expected in and around the proposed development with the addition of the Infinity 360 Apartments. The new development will have a minimal impact on the traffic operations in the study area. No improvements would be required.
7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**
As mentioned above, this parcel is the last developable parcel at Jackson and 37th Terrace. As part of this development, studies were required for storm water, sanitary sewer and traffic. All studies were reviewed, and any issues were or will be mitigated.
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
Storm water, sanitary sewer and traffic issues have been reviewed and are or will be mitigated.
9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**
The proposed development exceeds the maximum density permitted for R-30/PUD zoning districts. Section 14-902-04 permits additional density where the increase is warranted to support public benefit. The PUD also helps to ensure adequate amenities and needed studies (i.e. traffic and storm water) were provided.
10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
This project will not be phased.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Notification area map
5. Notification addresses
6. Mailing affidavit
7. PUD Site Plan
8. Sewer Capacity Study
9. Preliminary Storm Study
10. Traffic Impact Study
11. Zoning map
12. Comprehensive Plan map

INFINITY 360 APARTMENTS COVER LETTER

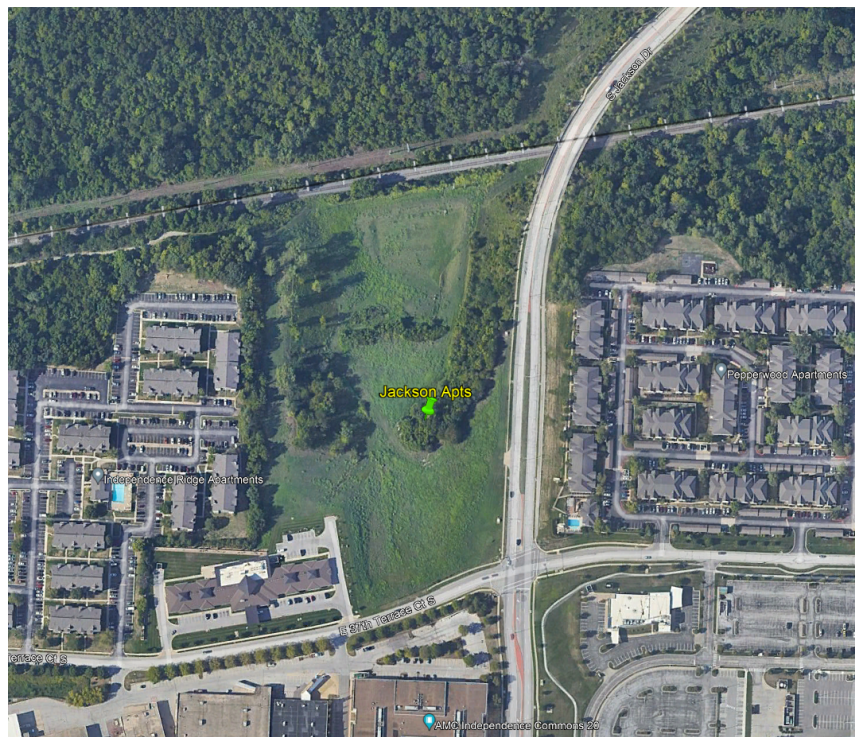


April 18, 2025

City of Independence, MO
111 E Maple Ave.
Independence, MO 64050

To whom it may concern:

Mr. Clint Burkdoll is proposing a new residential development of one, 4-story (plus two garage levels) apartment building at the NW corner of E 37th Terrace and S Jackson Drive. The 360-unit development would also include a central amenity space within the podium-style building, and some external parking. This submittal is for a PUD Rezoning and PDP plan. The proposed rezoning is for R-30.



Landscaping will follow City of Independence guidelines including screening of the adjacent commercial site and utilize native plantings where feasible. Regional detention exists in a tract on the north end of the proposed development. A preliminary stormwater study has been conducted to determine requirements for allowing runoff from the proposed site into the basin. A proposed full access drive entrance is located on E 37th Terr and a right-in, right-out only entrance is proposed for Jackson Drive. A preliminary traffic impact study has been included with the submittal as well.

While there are no known wetlands or floodplain on site, the topography is quite challenging. The east and west sides of the property slope down toward the center, creating a small valley. A railroad borders the site to the north. The apartment building will occupy the middle portion of the site. Parking will be largely interior to the building with two levels. A south drive entrance will provide access to the upper parking deck and a north drive entrance will provide access to the lower deck. The natural drainage patterns will allow for easy access to the existing basin with a public storm sewer also being routed through the site.

Site Summary

Units: 360

Total acreage: 508,393 Sq.Ft. (11.67 ac. (including existing 1.67 ac. detention basin tract))

Open Space Area: 317,988 Sq.Ft. (7.30 ac.)

Density: 30.8 units/ac.

Parking:

Level 1 Garage Spaces = 325

Level 2 Garage Spaces = 328

Private Garage Spaces = 12

Surface Parking Spaces = 8

Total Parking Provided = 673

Utilities

Utilities to service the development will be installed along the private drive aisles to serve each proposed building as shown on the preliminary site development plan. Water and sewer lines will be provided with one tap per building for each utility. Proposed easements will be provided for public utilities at the time of final platting.

Restrictions

Existing easements will remain in place, and are shown on the preliminary plat and preliminary site plan. Proposed easements will be provided for public utilities at the time of final platting.

Variance

No requested variances at this time.

Sincerely,



Adam DeGonia, PE
Project Engineer

Application Type (check all that apply)

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

Project Information and Location

Infinity 360 Apartments

Project Name

19300 E 37th Terrace, Independence, MO 64057

Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2	PUD R-30	Vacant	Residential - Apartment
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use



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

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

Applicant		Owner	
Clint Burkdoll	JC Weston Construction		Center Place Development
Name	Company	Name	Company
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: Engineer		Architect/Engineer/Surveyor/Other: Architect	
Adam DeGonia	McClure	Michael Gaillard	Rosemann & Associates
Name	Company	Name	Company
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Phone	Email	Phone	Email

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

	05/09/2024		4-21-2025
Applicant's Signature	Date	Owner's Signature	Date

Property Owner Notification Letter

Date: June 6, 2025

Case No. 25-125-02

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission, and the City Council will consider only 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: Infinity Apartments
Applicant: JC Weston Construction
Location of Property: 19300 E. 37th Terrace South
Planning Commission Meeting Date: June 24, 2025 at 6:00 p.m.
City Council Meeting Date: August 4, 2025 at 6:00 p.m.
Location of Public Hearing: City Council Chambers City Hall,
 111 E. Maple Avenue, Independence, Missouri

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission). 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.



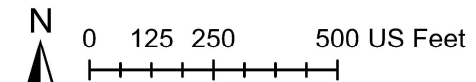
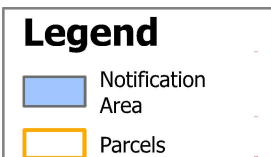
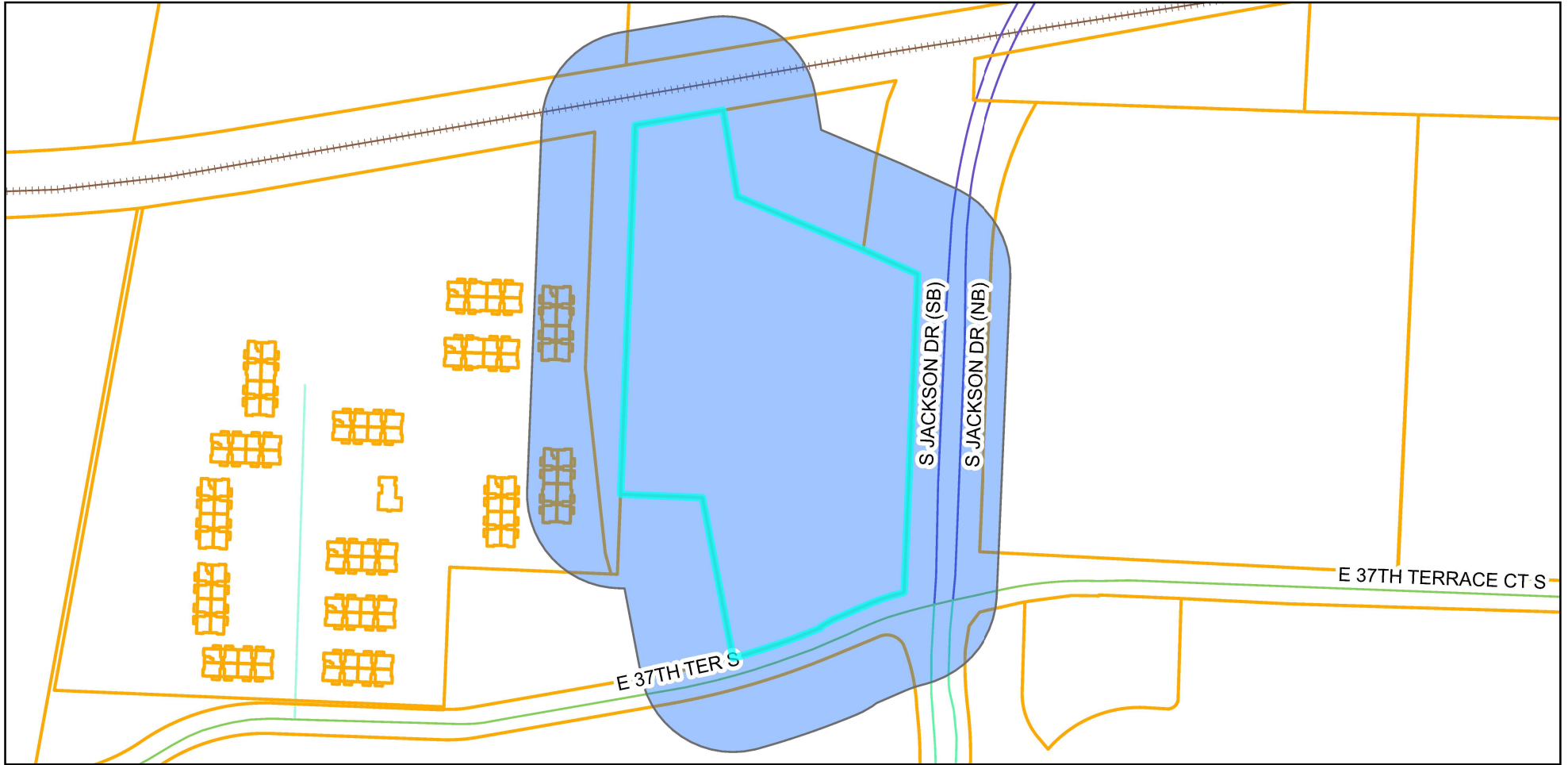
William B. Moore
Applicant /Agent / Attorney

For more information, contact the Community Development Department at 816-325.7421.

Notification Area

19300 E 37th Ter S

Case #25-125-02



Prepared For: Planning Commission
Meeting Date: June 24, 2025

Property Address	Property Owner	Owner Address	City	State	ZIP Code
18800 E 39TH ST S	DT INDEPENDENCE COMMONS LLC	3300 ENTERPRISE PKWY	BEACHWOOD	OH	44122
18910 E 37TH TER S APT 1	INDEPENDENCE RIDGE APTS LLC	4706 18TH AVENUE	BROOKLYN	NY	11204
19200 E 37TH TER S	SUNTERRA INDEPENDENCE RE LLC	PO BOX 51298	IDAHO FALLS	ID	83405
19300 E 37TH TER S	CENTER PLACE DEVELOPMENT CO	7584 SE STATE ROUTE P	ROCKVILLE	MO	64780
19400 E 37TH TERRACE CT S	PEPPERWOOD APARTMENTS LLC	3330 DUNDEE RD STE S1	NORTHBROOK	IL	60062
19600 E 39TH ST S	CENTERPOINT MEDICAL CENTER OF INDEP LLC	PO BOX 80610	INDIANAPOLIS	IN	46280
NO ADDRESS ASSIGNED BY CITY	ROCKVILLE LLC	7584 SE STATE ROUTE P	ROCKVILLE	MO	64780
NO ADDRESS ASSIGNED BY CITY	TANUR BRYANTS FOLLY LLC	1710 N 90TH ST	KANSAS CITY	KS	66112
NO ADDRESS ASSIGNED BY CITY	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050

PROPERTY OWNER NOTIFICATION AFFIDAVIT

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-125-02

I, William B. Moore, of lawful age being first duly sworn upon oath, state:

That I am the 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 Plan Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

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

William B. Moore

William B. Moore, Agent

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

[Handwritten Signature]

Notary Public

7/31/28

Commission Expiration Date

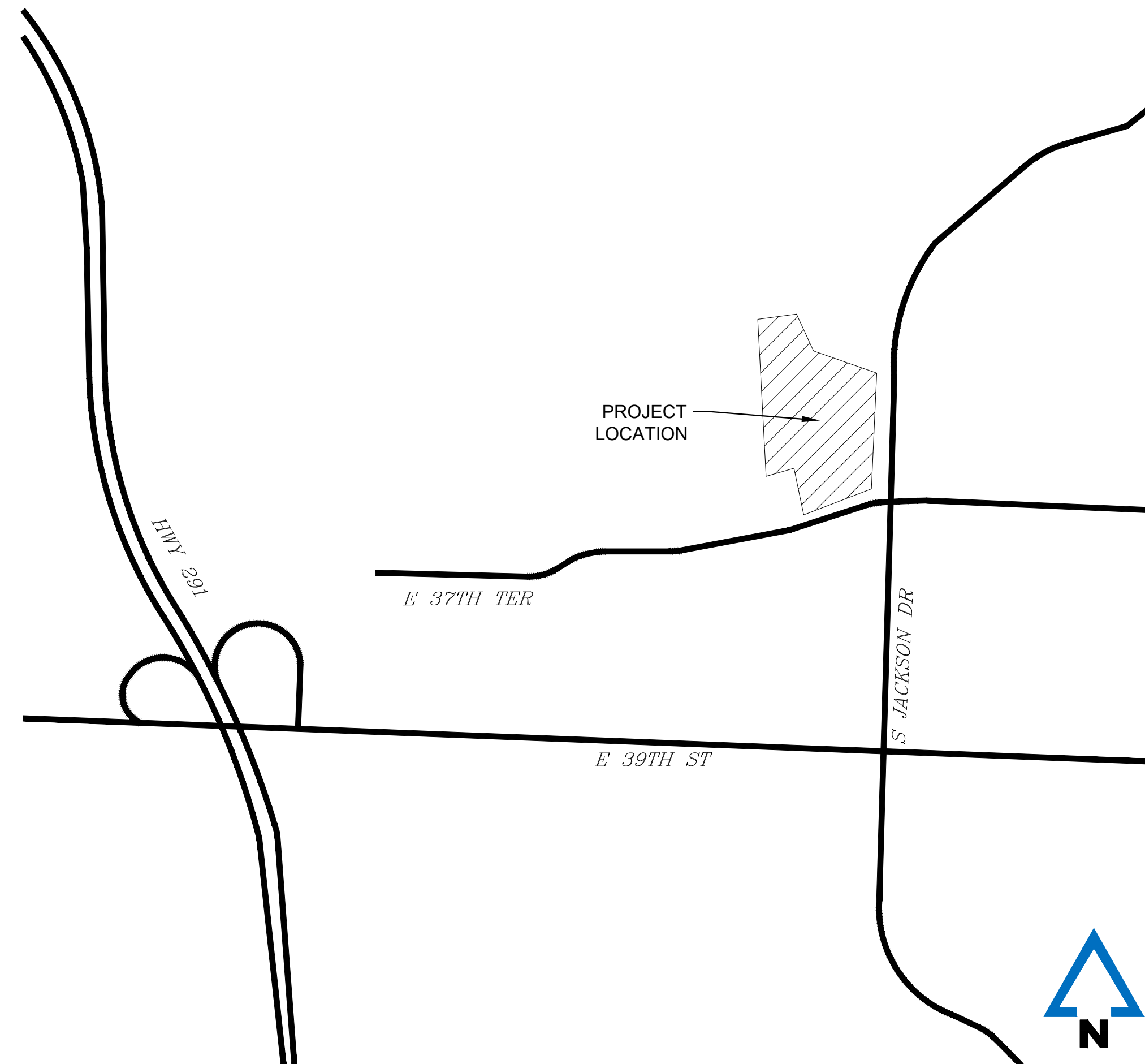
RACHELLE M. BIONDO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 31, 2028
JACKSON COUNTY
COMMISSION #12499262

Property Owner	Owner Address	City	State	ZIP Code
DT INDEPENDENCE COMMONS LLC	3300 ENTERPRISE PKWY	BEACHWOOD	OH	44122
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PEPPERWOOD APARTMENTS LLC	3330 DUNDEE RD STE S1	NORTHBROOK	IL	60062
CENTERPOINT MEDICAL CENTER OF INDEP LLC	PO BOX 80610	INDIANAPOLIS	IN	46280
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CITY OF INDEPENDENCE	111 E MAPLE AVE	INDEPENDENCE	MO	64050

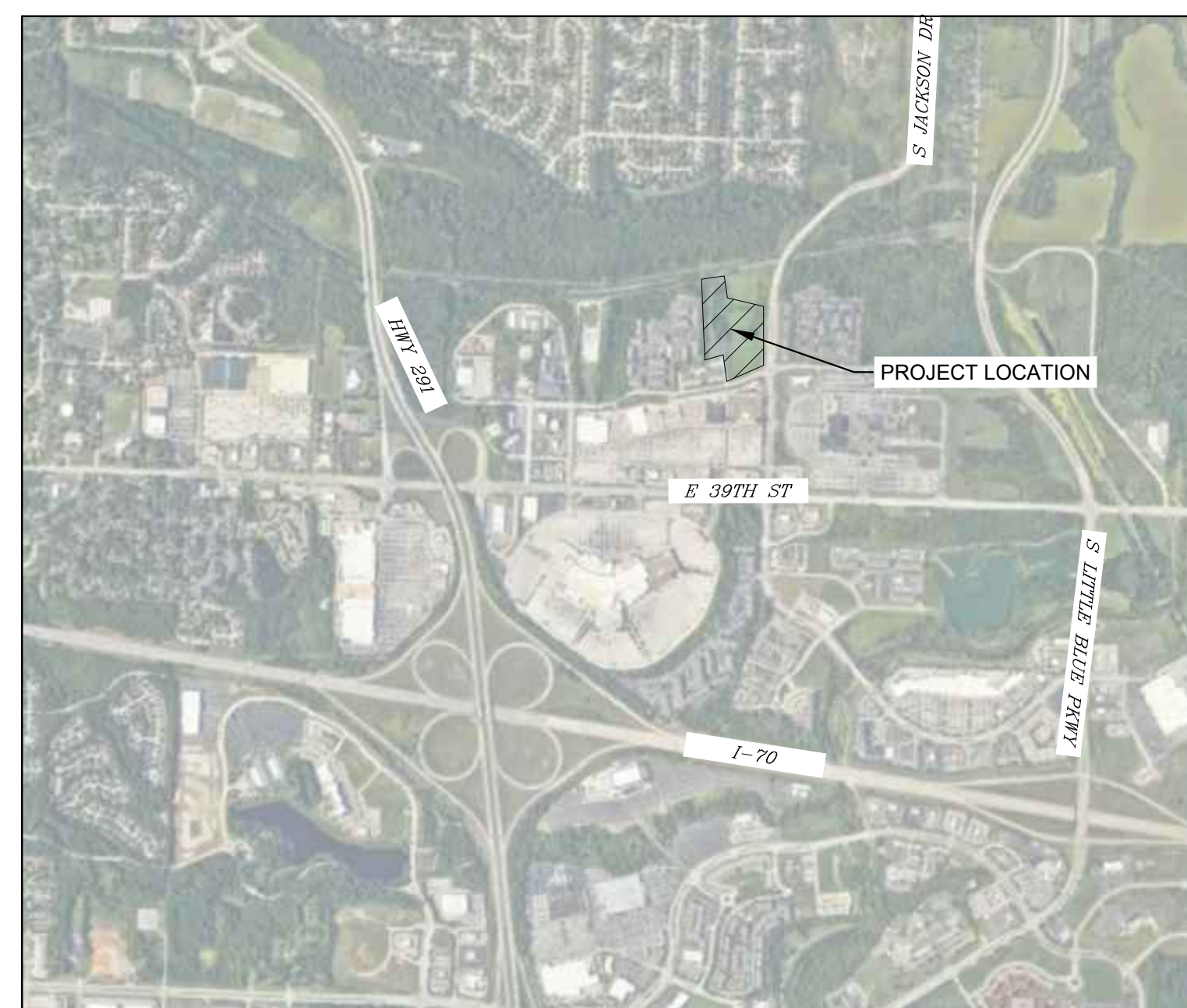
INFINITY 360 APARTMENTS PRELIMINARY DEVELOPMENT PLANS

LOCATED IN
SECTION 20, TOWNSHIP 49N, RANGE 31W
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Development Summary Table			
a	Zoning		
	Existing		C-2
	Proposed		R-30 PUD
b	Total Land Area		
	Existing	11.67	Acres
c	Right-of-Way		
	Existing	0.00	Acres
	Proposed	0.00	Acres
d	Net Land Area		
	Existing	11.67	Acres
	Proposed	11.67	Acres
e	Proposed Uses		
	Infinity 360 Apartments		Apartments
f	Structure Height & Number of Floors		
	Number of floors	4	stories
	Height Above Grade	12	feet
	Number of floors	2	stories
	Height Above Grade	15	feet
g	Gross Floor Area & Number of Units		
	Building Footprint	147,926	SF
	Gross Area Per Building	147,926	SF
	Units per Building	360	EA
	Number of Buildings	1	EA
	Total Gross Area	147,926	SF
	Total Number of Units	360	Units
	Project Total	147,926	SF
	Project Total	360	Units
i	Density		
	Net Density (Units/Proposed Net Land Area)	30.8	Units per Acre
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	12675.7	SF per Acre
j	Vehicle Parking		
	Ratio Required	See Ordinance	
	Stalls Required	661	
	Off-Street Parking	8	
	Tuck Under Parking	12	
	Driveway Parking	12	
	Garage Parking	653	
	Stalls Provided	685	
	Total Required	661	Stalls
	Total Provided	685	Stalls



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS
C101	SITE PLAN
C102	SITE PLAN WITH VEHICLE PATHS
C201	SITE PLAN WITH GRADING
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN ENLARGEMENTS
L103	LANDSCAPE DETAILS
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	THIRD FLOOR PLAN
A4	FOURTH FLOOR PLAN
A5	FIFTH FLOOR PLAN
A6	SIXTH FLOOR PLAN
A7	ELEVATIONS
A8	ELEVATIONS
A9	ELEVATIONS

FLOODPLAIN:

PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0311G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LEGAL DESCRIPTION

LOT 2 AND TRACT A, JACKSON BUSINESS PARK, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

DEVELOPER:
JC WESTON CONSTRUCTION, LLC
CONTACT NAME: CLINT BURKDOLL
ADDRESS: PO BOX 66
GARDNER, KS 66030
PHONE: 913.285.2900
EMAIL: METROK1@GMAIL.COM

ARCHITECT:
ROSEMANN & ASSOCIATES, P.C.
CONTACT NAME: MICHAEL GAILLARD
ADDRESS: 1526 GRAND BOULEVARD
KANSAS CITY, MO 64108-1404
PHONE: 816.472.1448
EMAIL: MGAILLARD@ROSEMANN.COM

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
CONTACT NAME: ADAM DEGONIA
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116
PHONE: 816.502.3915
EMAIL: ADEGONIA@MCCLUREVISION.COM

SURVEYOR
MCCLURE ENGINEERING
CONTACT NAME: STEVE WHITAKER
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116
PHONE: 816.756.0444 EXT. 2850
EMAIL: SWHITAKER@MCCLUREVISION.COM

McCLURE™
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763
Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO | Springfield, MO
Lenexa, KS
Portsmouth, NH

NOTICE:
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS
2025.06.04 CITY COMMENTS

PROJECT INFO
2023001513-010

ENGINEER DRAWN BY CHECKED BY
AVD SMH AVD

INFINITY 360 APARTMENTS
19300 E 37TH TERRACE
INDEPENDENCE, MO 64057

COVER SHEET
P:\2023001513-010\04-DRAWINGS\CONVENTION\PRELIMINARY DEVELOPMENT PLAN SHEETS\2023001513-010 COVER.DWG

DRAWING NO.
C001

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2026

PROJECT BENCHMARK TABLE				
B/M#	NORTHING	EASTING	ELEV.	DESCRIPTION
120002	1050948.82	2829948.66	850.36'	TBM / MAG SPIKE
120003	1050890.57	2829952.62	850.63'	TBM / MAG SPIKE
120006	1050943.56	2829949.47	848.22'	TBM / MAG SPIKE
120007	1050911.78	2829948.69	850.46'	TBM / MAG SPIKE
120010	1051002.69	2829952.83	844.88'	TBM / MAG SPIKE
120012	1050965.83	2829953.14	846.50'	TBM / MAG SPIKE
120013	1050894.28	2829941.56	857.01'	TBM / MAG SPIKE
120014	1050665.14	2829948.83	858.27'	TBM / MAG SPIKE
120015	1050648.19	2829949.25	858.39'	TBM / MAG SPIKE
120016	1050624.14	2829956.42	857.31'	TBM / MAG SPIKE
120017	1050608.12	2829961.10	857.40'	TBM / MAG SPIKE
120018	1050592.03	2829956.80	859.14'	TBM / MAG SPIKE
120020	1050554.67	2829958.31	860.12'	TBM / MAG SPIKE

LEGAL DESCRIPTION
 LOT 2 AND TRACT A, JACKSON BUSINESS PARK, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

AREA SUMMARY
 TOTAL AREA: 508,393 +/- SQ. FT. (11.67 +/- ACRES)

ZONING NOTE
 EXISTING ZONING: C-2 (GENERAL COMMERCIAL)
 PROPOSED ZONING: R-30 (PUD)

MINIMUM STANDARDS:
 ARTERIAL STREET SETBACK - 50'
 COLLECTOR/MINOR ARTERIAL STREET SETBACK - 35'
 ALL OTHER STREETS - 25'
 REAR SETBACK - 25'
 SIDE SETBACK - 5'
 MAXIMUM HEIGHT - 35'

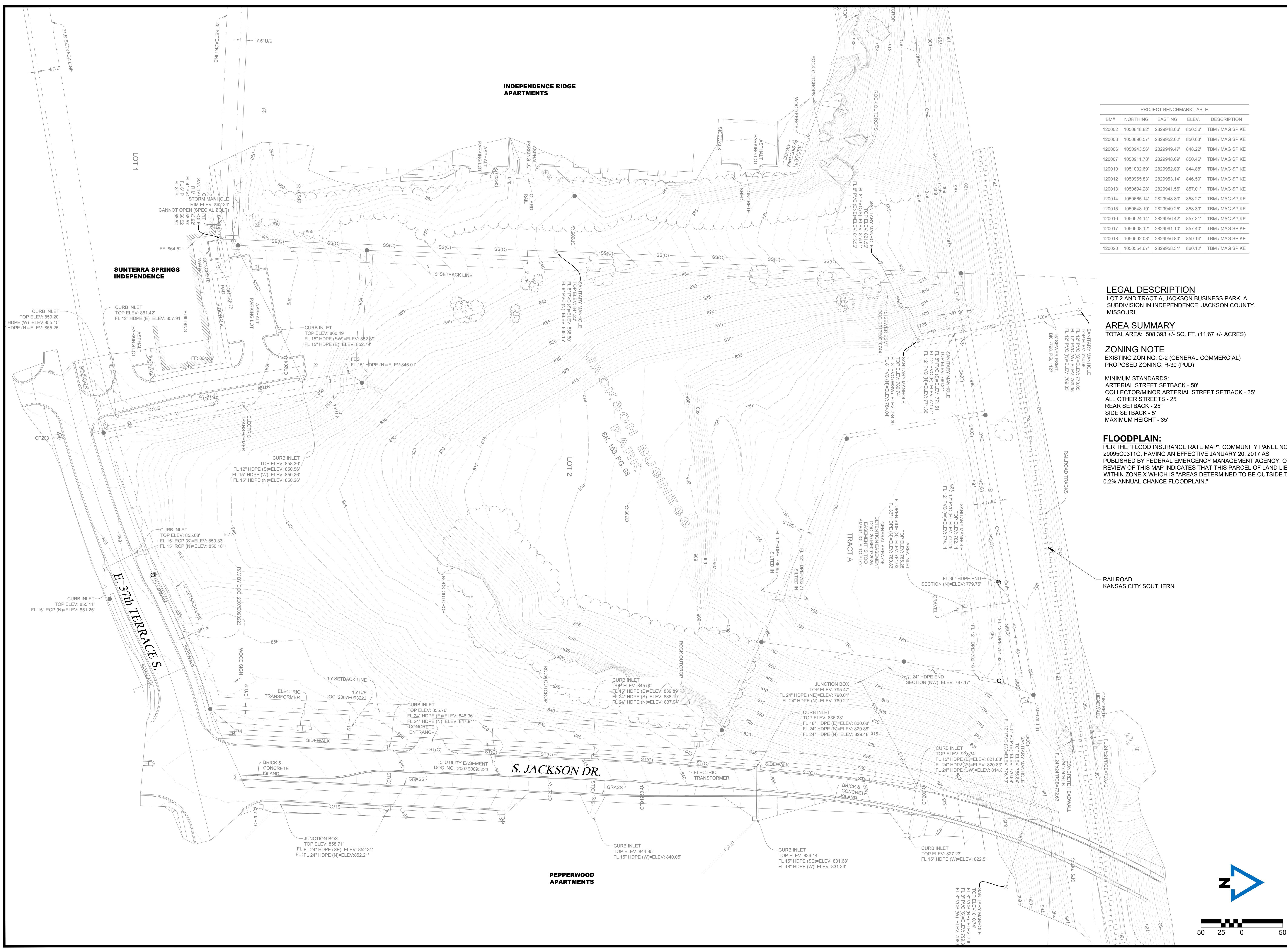
FLOODPLAIN:
 PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 28095C031G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

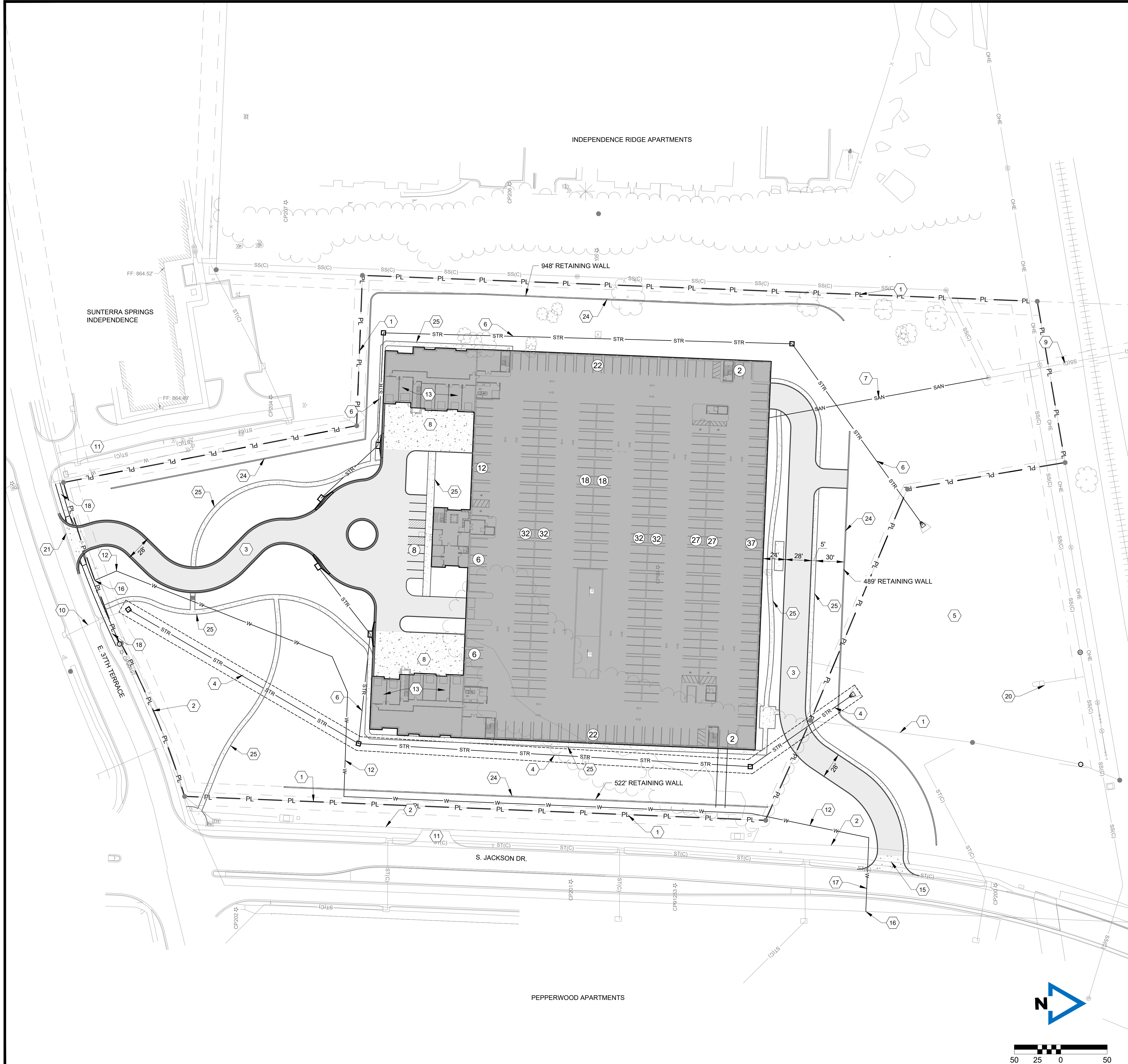
REVISIONS
 2025.06.04 CITY COMMENTS

PROJECT INFO
 2023001513-010
 ENGINEER: AVD DRAWN BY: SMH CHECKED BY: AVD

INFINITY 360 APARTMENTS
 19300 E 37TH TERRACE
 INDEPENDENCE, MO 64057

DRAWING NO.
C002





- KEY NOTES**
- 1 PROPERTY LINE (TYP.)
 - 2 EXISTING RIGHT-OF-WAY
 - 3 PROPOSED ASPHALT PRIVATE DRIVE PAVEMENT
 - 4 PROPOSED PUBLIC STORM SEWER
 - 5 EXISTING DETENTION BASIN
 - 6 PROPOSED PRIVATE STORM SEWER
 - 7 PROPOSED PRIVATE SANITARY SEWER
 - 8 PROPOSED CONCRETE PAVEMENT (GARAGE DRIVE ENTRY)
 - 9 EXISTING 12" PUBLIC SANITARY SEWER
 - 10 EXISTING 15" PUBLIC STORM SEWER
 - 11 EXISTING DRIVEWAY
 - 12 PROPOSED WATER MAIN
 - 13 GARAGE PARKING
 - 14 PROPOSED DUMPSTER ENCLOSURE
 - 15 PROPOSED DRIVEWAY
 - 16 PROPOSED CONNECTION TO EXISTING PUBLIC WATER
 - 17 PROPOSED PUBLIC WATER EXTENSION
 - 18 PROPOSED SIDEWALK EXTENSION
 - 19 PROPOSED FIRE HYDRANT
 - 20 EXISTING DETENTION BASIN CONTROL STRUCTURE
 - 21 PROPOSED CURB CUT
 - 22 NOT USED
 - 23 PROPOSED SANITARY CONNECTION TO EXISTING SANITARY SEWER
 - 24 PROPOSED RETAINING WALL WITH 5' BLACK ALUMINUM FENCE
 - 25 PROPOSED PRIVATE SIDEWALK

- LEGEND**
- PROPOSED CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED BUILDINGS
 - PROPOSED CARPORT PARKING
- #** PARKING STALL COUNT
- X-SAN EX. SANITARY SEWER LINE
 - X-UST EX. UNDERGROUND ELECTRIC LINE
 - X-STR EX. STORM SEWER LINE
 - X-UGE EX. UNDERGROUND ELECTRIC LINE
 - X-W EX. WATER LINE
 - X-HP EX. OVERHEAD ELECTRIC
 - X-UTP EX. UTILITY POLE
 - X-WV EX. WATER VALVE
 - X-LP EX. LIGHT POLE
 - X-MH EX. MANHOLE
 - X-FH EX. FIRE HYDRANT
- X NEW FENCE
 - STR NEW STORM SEWER LINE
 - F-O NEW FIBER OPTIC LINE
 - W NEW WATER LINE
 - SAN NEW SANITARY SEWER LINE
 - SAN-MH NEW SANITARY MANHOLE
 - NSI NEW NON-SETBACK STORM INLET
 - NJB NEW JUNCTION BOX
 - NWT NEW WATER TEE
 - NWTT NEW WATER THRUST BLOCK
 - NWV NEW WATER VALVE
 - NFH NEW FIRE HYDRANT
 - 924 EXISTING 2' CONTOUR
 - 925 EXISTING 10' CONTOUR

LEGAL DESCRIPTION
 LOT 2 AND TRACT A, JACKSON BUSINESS PARK, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

SITE ADDRESS
 19300 E 37TH TERRACE
 INDEPENDENCE, MO 64057

AREA SUMMARY
 TOTAL AREA: 508,393 +/- SQ. FT. (11.67 +/- ACRES)
 OPEN SPACE AREA: 227,534 +/- SQ. FT. (45%)

ZONING NOTE
 EXISTING ZONING: C-2 (GENERAL COMMERCIAL)
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MINIMUM STANDARDS:
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 COLLECTOR/MINOR ARTERIAL STREET SETBACK - 35'
 ALL OTHER STREETS - 25'
 REAR SETBACK - 25'
 SIDE SETBACK - 5'
 MAXIMUM HEIGHT - 35'

SITE DEVELOPMENT DATA
 PROPOSED BUILDING = 1 BUILDING (360 UNITS EACH)

OFF-STREET PARKING = 8 SPACES
 TUCK UNDER PARKING = 12 SPACES
 DRIVEWAY PARKING = 12 SPACES
 GARAGE PARKING = 653 SPACES
 TOTAL PARKING PROVIDED = 685 SPACES

FLOODPLAIN:
 PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0311G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

McCLURE
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
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 F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2026

REVISIONS
 2025.06.04 CITY COMMENTS

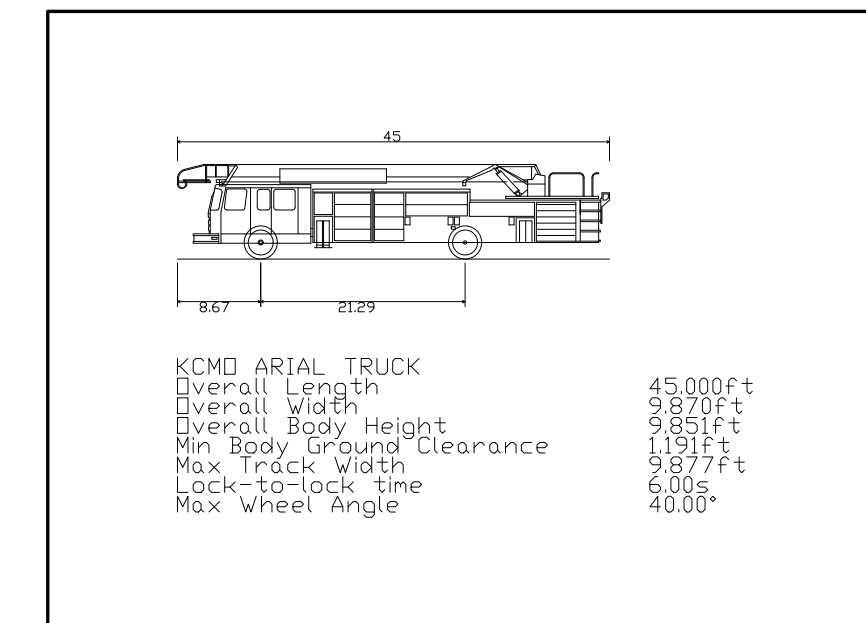
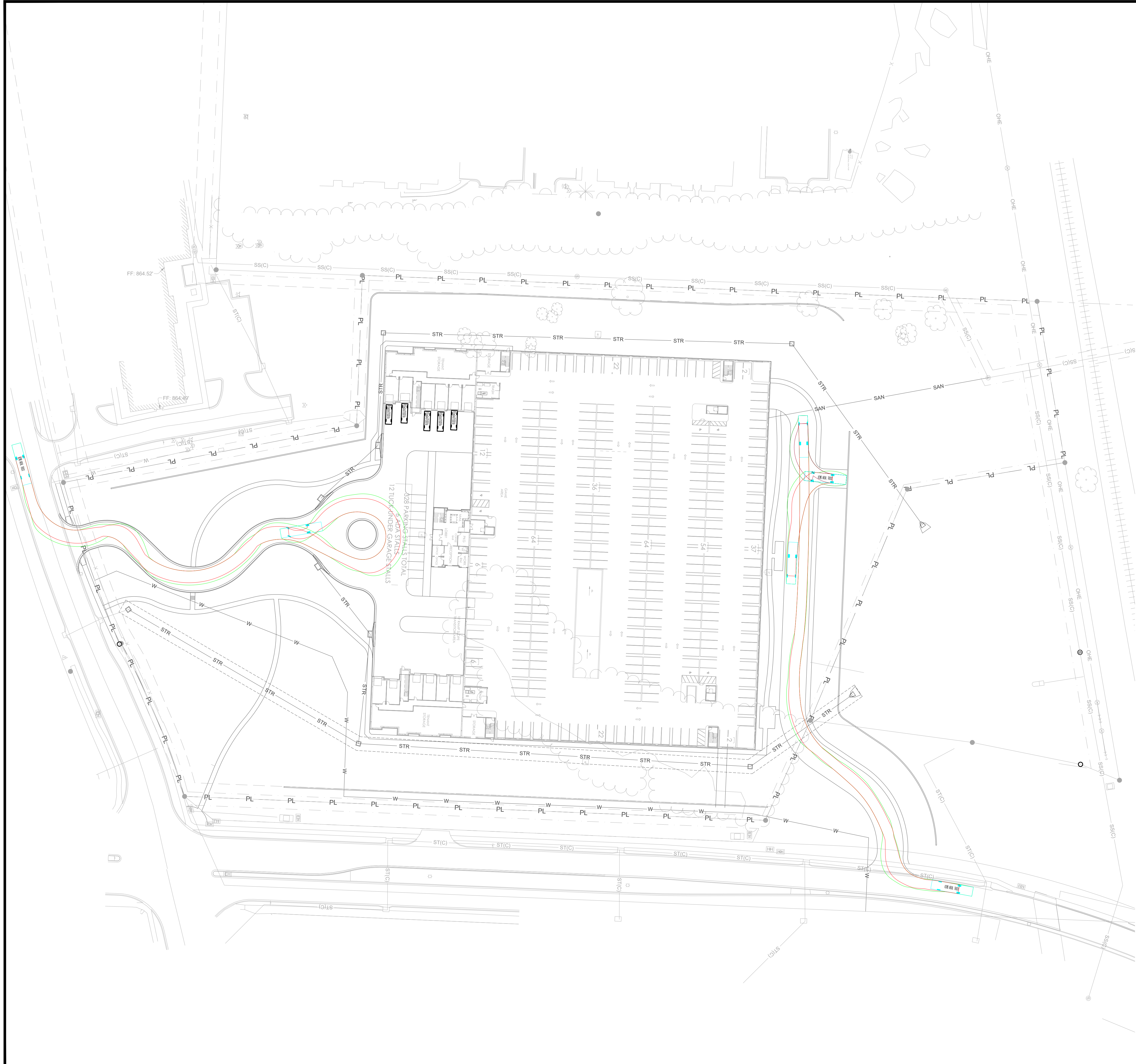
PROJECT INFO
 2023001513-010

ENGINEER AVD
DRAWN BY SMH
CHECKED BY AVD

INFINITY 360 APARTMENTS
19300 E 37TH TERRACE
INDEPENDENCE, MO 64057

SITE PLAN
 P:\2023001513-01\004-DRAWINGS\CIVIL\TITLE\PRELIMINARY DEVELOPMENT PLAN SHEETS\2023001513 SITE.DWG

DRAWING NO.
C101



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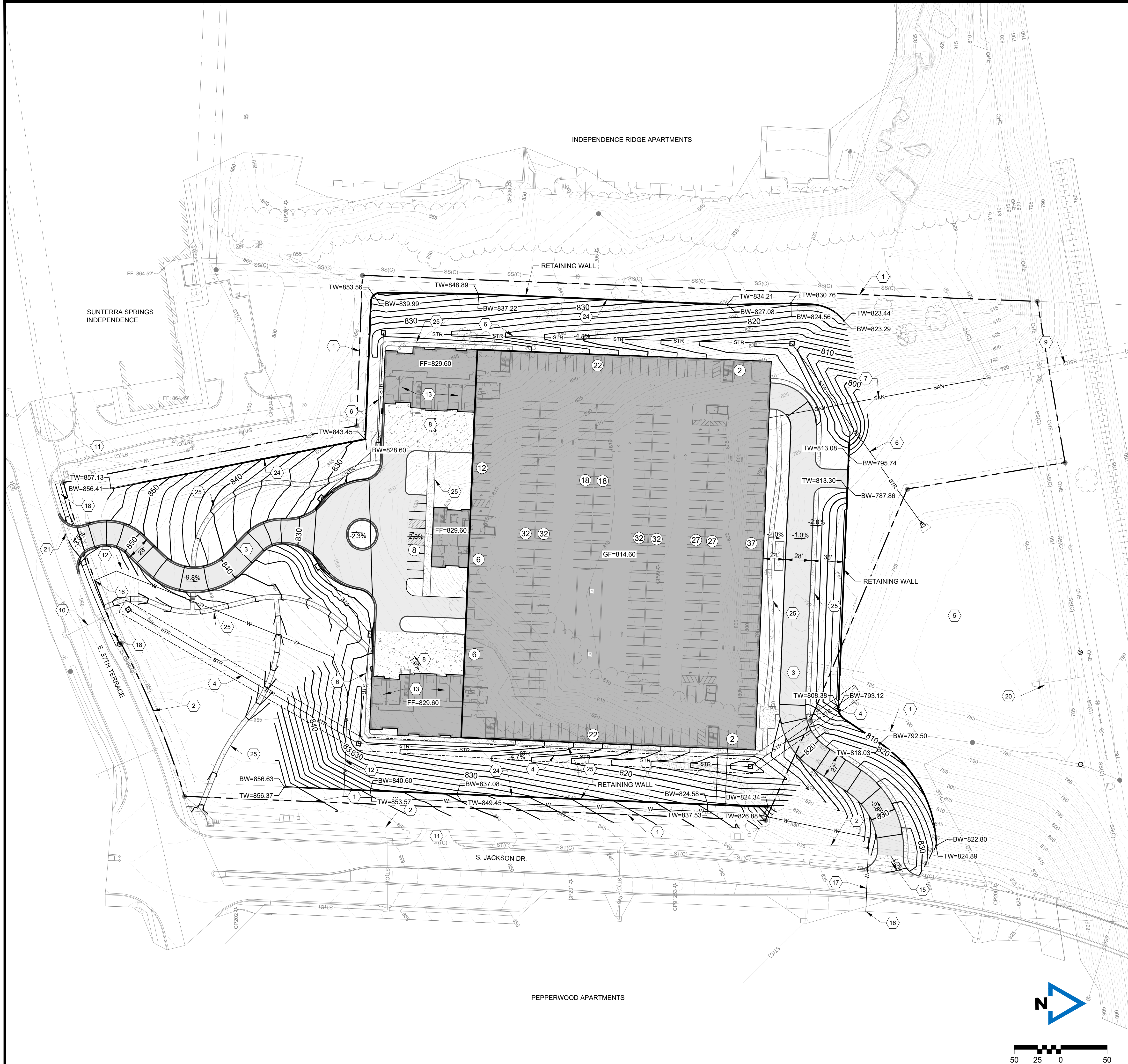
PROJECT INFO
 2023001513-010

ENGINEER: AVD DRAWN BY: SMH CHECKED BY: AVD

INFINITY 360 APARTMENTS
 19300 E 37TH TERRACE
 INDEPENDENCE, MO 64057

DRAWING NO.
C102

SITE PLAN WITH VEHICLE PATHS
 P:\2023001513-010\4-DRAWINGS\CV\LENTLENT\PP\RELI\ARY DEVELOPMENT PLAN SHEETS\2023001513-010 VTRK.DWG



- KEY NOTES**
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 - EX. UNDERGROUND ELECTRIC LINE
 - EX. WATER LINE
 - EX. OVERHEAD ELECTRIC
 - EX. UTILITY POLE
 - EX. WATER VALVE
 - EX. LIGHT POLE
 - EX. MANHOLE
 - EX. FIRE HYDRANT
 - NEW FENCE
 - NEW STORM SEWER LINE
 - NEW FIBER OPTIC LINE
 - NEW WATER LINE
 - NEW SANITARY SEWER LINE
 - NEW SANITARY MANHOLE
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 - NEW JUNCTION BOX
 - NEW WATER TEE
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 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR

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 INDEPENDENCE, MO 64057

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2026

REVISIONS
 2025.06.04 CITY COMMENTS

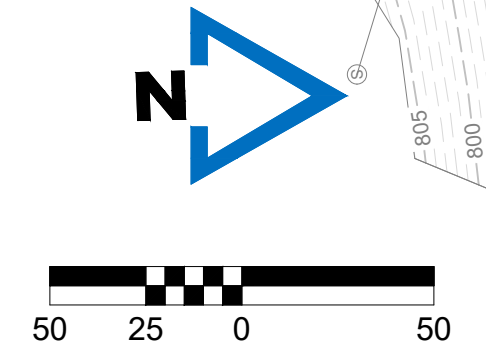
PROJECT INFO
 2023001513-010

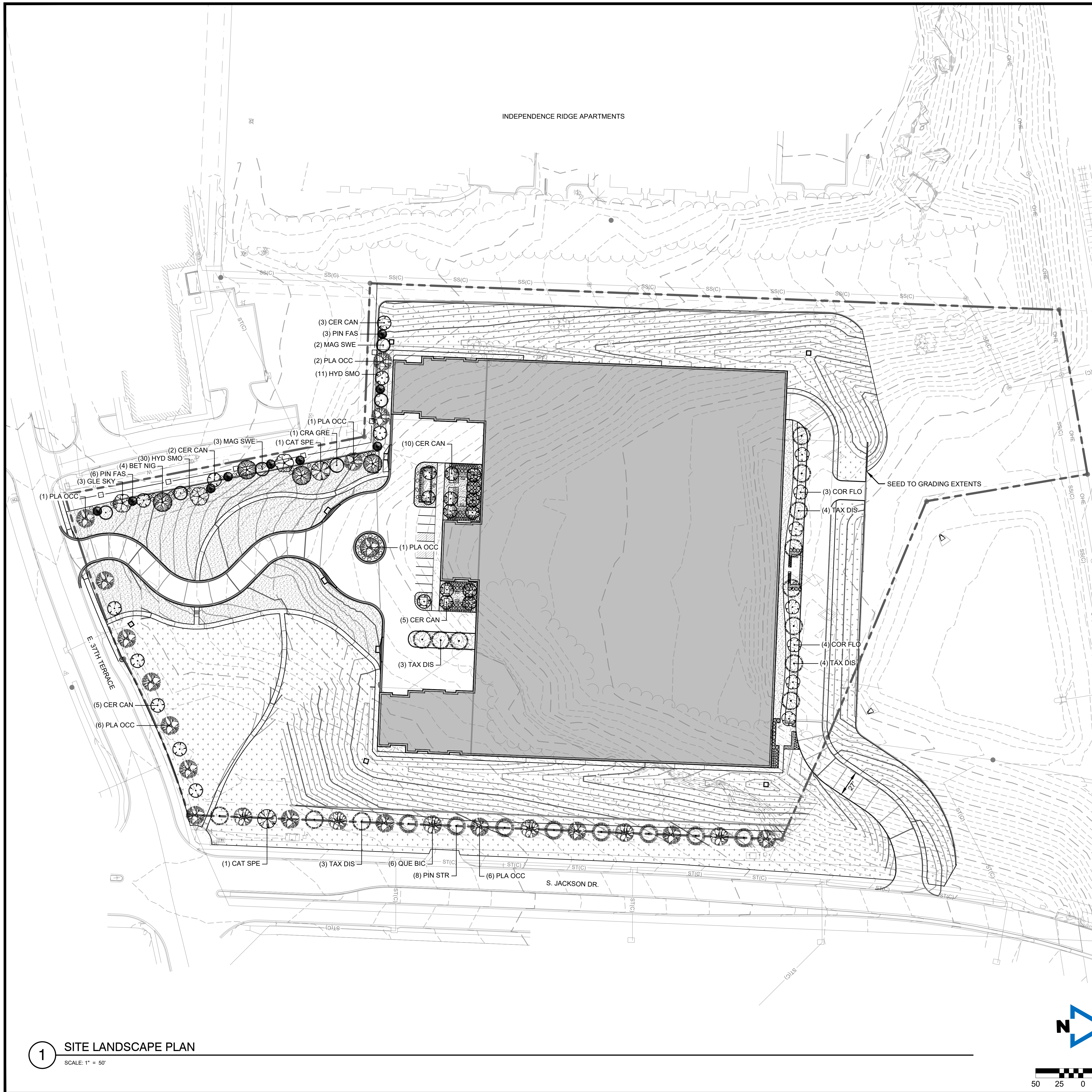
ENGINEER: AVD DRAWN BY: SMH CHECKED BY: AVD

INFINITY 360 APARTMENTS
19300 E 37TH TERRACE
INDEPENDENCE, MO 64057

SITE PLAN WITH GRADING
 P:\2023\001513-01\004-DRAWINGS\CONVEYANCE\PRELIMINARY DEVELOPMENT PLAN SHEETS\2023001513 GRAD.DWG

DRAWING NO.
C201





LANDSCAPE REQUIREMENTS: PER CHAPTER 14 ARTICLE 5 SECTION 14-503 OF THE INDEPENDENCE, MO UDO

STREET TREES (14.503.02.C)	REQUIREMENT	PROVIDED
S JACKSON DRIVE	1 TREE PER 50 FEET OF FRONTAGE (826 LF FRONTAGE)	12.5 TREES REQUIRED - 25 TREES PROVIDED
E 37TH DRIVE	1 TREE PER 50 FEET OF FRONTAGE (960 LF FRONTAGE)	7.2 TREES REQUIRED - 10 TREES PROVIDED

LANDSCAPED OPEN SPACE (14.503.04)	REQUIREMENT	PROVIDED
	AT LEAST 20% OF THE AREA WITHIN 20 FEET OF THE PERIMETER OF THE BUILDING SHALL BE LANDSCAPED OPEN SPACE	PROVIDED PER PLAN

BUFFER YARDS (14.503.07)	REQUIREMENT	PROVIDED
SOUTHWEST PROPERTY LINE	HIGH IMPACT SCREENING (ADJACENT PROP C-2) A MASONRY WALL OR WOOD FENCE AND A LOW IMPACT SCREEN	PROVIDED PER PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	BET NIG	4	Betula nigra / River Birch	B&B, 2" Cal.
	CAT SPE	2	Catalpa speciosa / Northern Catalpa	B&B, 2" Cal.
	CER CAN	25	Cercis canadensis / Eastern Redbud	B&B, 1.5" Cal.
	COR FLO	7	Cornus florida / Flowering Dogwood	B&B, 1.5" Cal.
	CRA GRE	1	Crataegus viridis / Green Hawthorn	B&B, 1.5" Cal.
	GLE SKY	3	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.
	MAG SWE	5	Magnolia virginiana / Sweetbay Magnolia	B&B, 1.5" Cal.
	PIN STR	8	Pinus strobus / White Pine	6'-8' HL.
	PIN FAS	9	Pinus strobus 'Fastigiata' / Pyramidal White Pine	6'-8' Ht.
	PLA OCC	17	Platanus occidentalis / American Sycamore	B&B, 2" Cal.
	QUE BIC	6	Quercus bicolor / Swamp White Oak	B&B, 2" Cal.
	TAX DIS	14	Taxodium distichum / Bald Cypress	B&B, 2" Cal.
SHRUBS				
	COR FA4	68	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	5 gal
	FOT GAR	56	Fothergilla gardenii / Dwarf Fothergilla	5 gal
	HYD SMO	41	Hydrangea arborescens / Smooth Hydrangea	5 gal
	HYD TMR	82	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	HYD ALI	23	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	5 gal
GRASSES				
	SCH SCO	187	Schizachyrium scoparium / Little Bluestem	1 gal
GROUND COVERS				
	DG	2,256 sf	Decomposed Granite	SF
	FH	33,454 sf	Festuca var. / Heal-Tolerant Fescue Sod	SF
	NS	155,880 sf	Native Seed Mix / Native Grass Seed Mix	Seed
	WM	8,344 sf	Wood Mulch / Cedar Wood Mulch	SF

McCLURE™
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NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2026

REVISIONS
 2025.06.04 CITY COMMENTS

PROJECT INFO
 2023001513-010

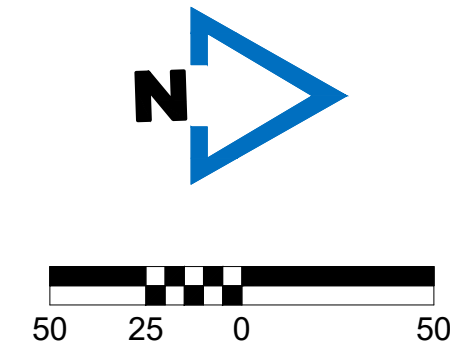
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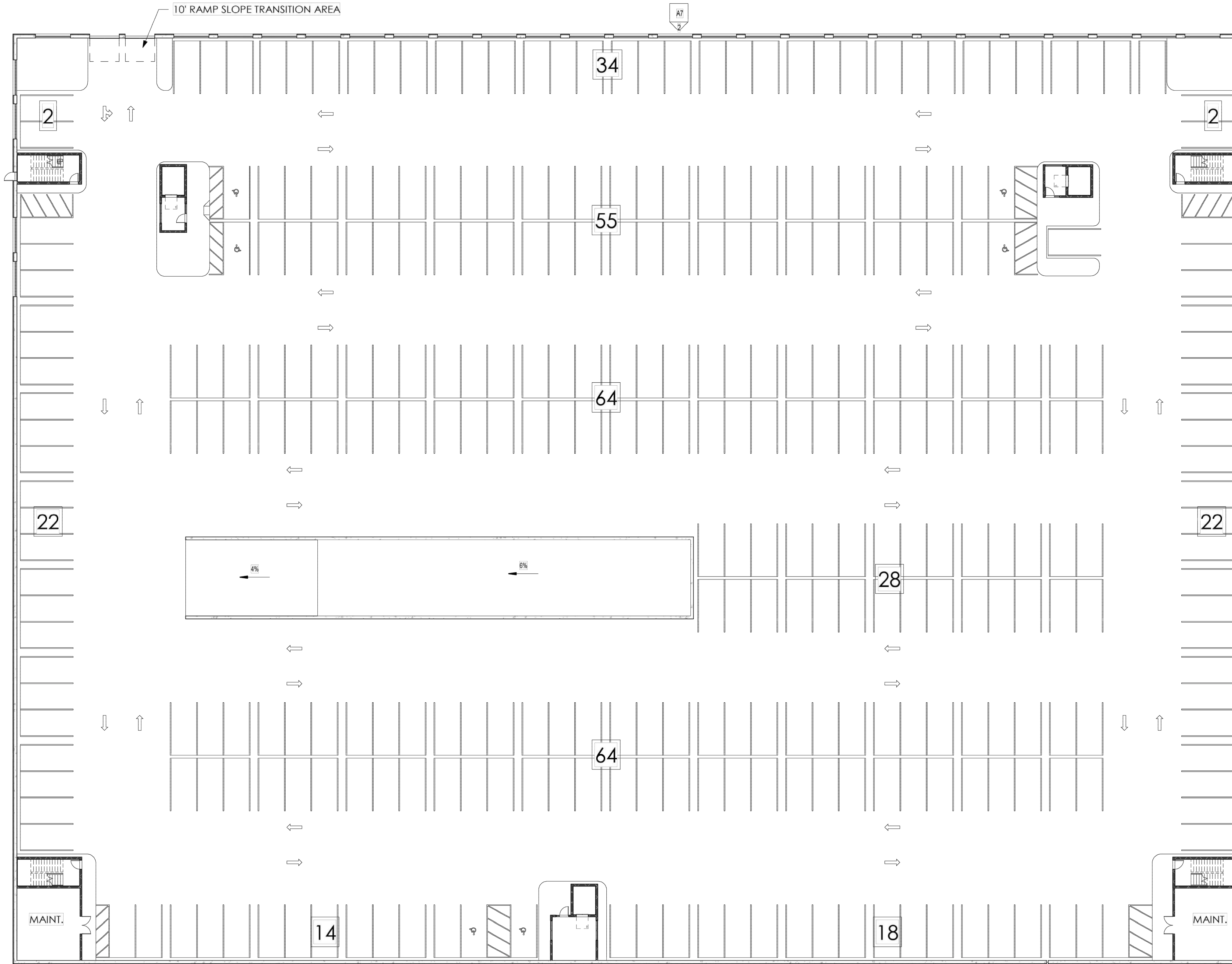
INFINITY 360 APARTMENTS
 19300 E 37TH TERRACE
 INDEPENDENCE, MO 64057

LANDSCAPE PLAN
VMCECMCHPRJ01PROJECTS2023001513-01004-DRAWINGS\LANDSCAPE\2023001513.LDSCP.DWG

DRAWING NO.
L101

1 SITE LANDSCAPE PLAN
 SCALE: 1" = 50'





325 PARKING STALLS TOTAL
6 ADA STALLS

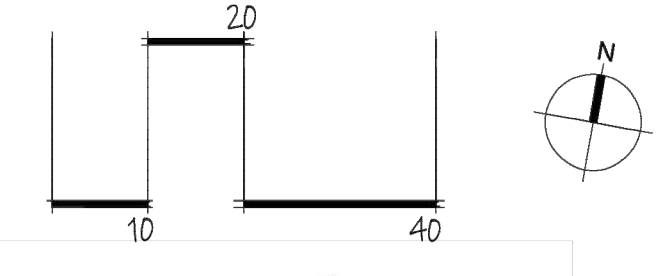
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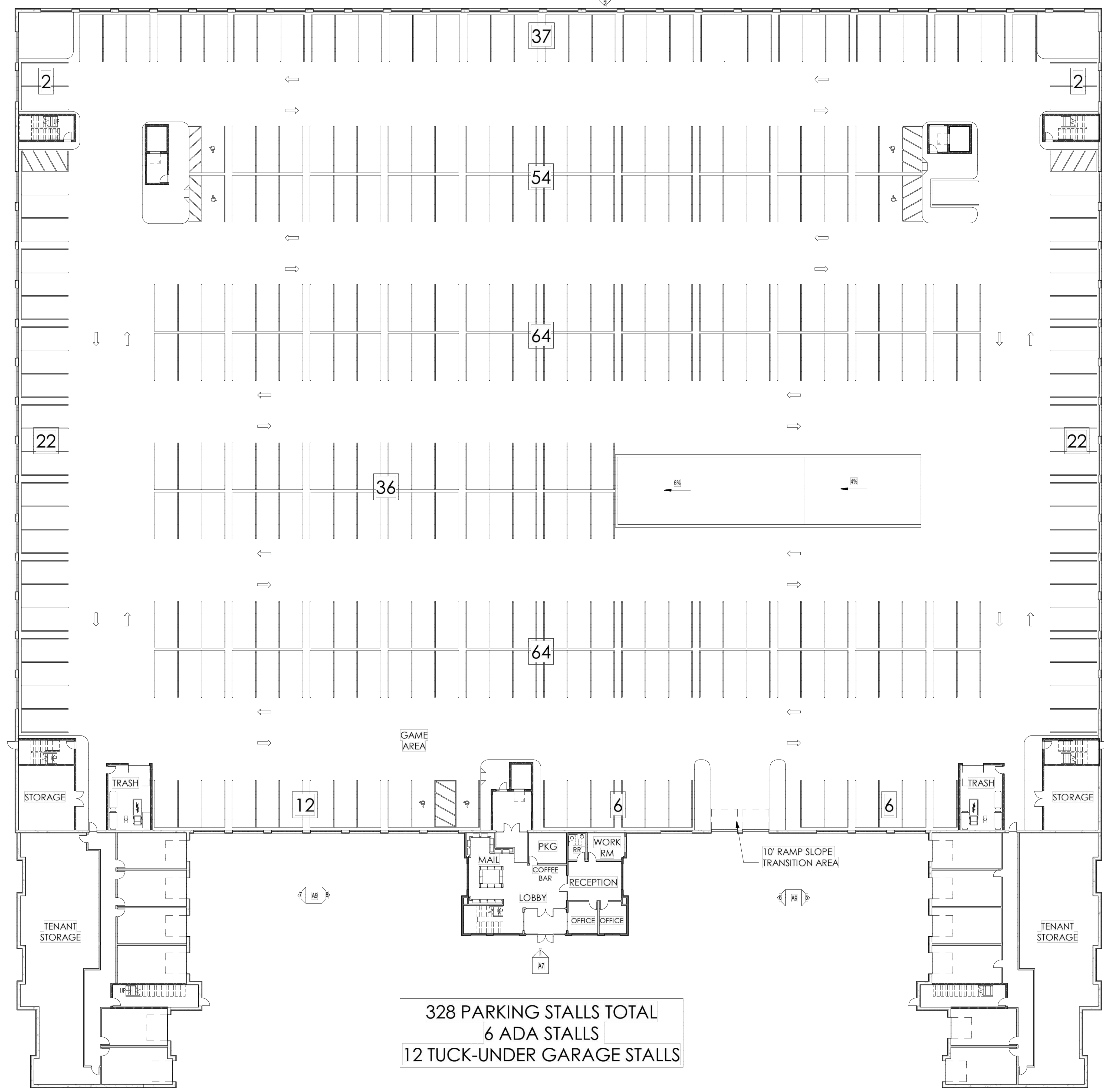
PARKING COUNT:
(1 PER STUDIO, 1.5 PER 1 & 2 BEDS)

RESIDENT PARKING	517
VISITOR PARKING	144
REQUIRED PARKING	661
2% ADA PARKING	14
LEVEL 1 GARAGE	325
LEVEL 2 GARAGE	328
PRIVATE GARAGE	12
TOTAL PROVIDED	665
(4 EXTRA SPACES)	
SITE PARKING TBD	
SITE PARKING TO HAVE 2 ADA SPACES	

A8

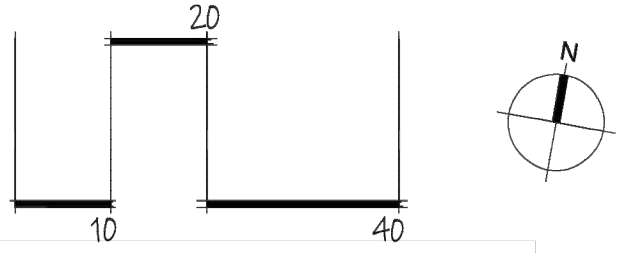
1 FIRST FLOOR PLAN
1" = 20'-0"

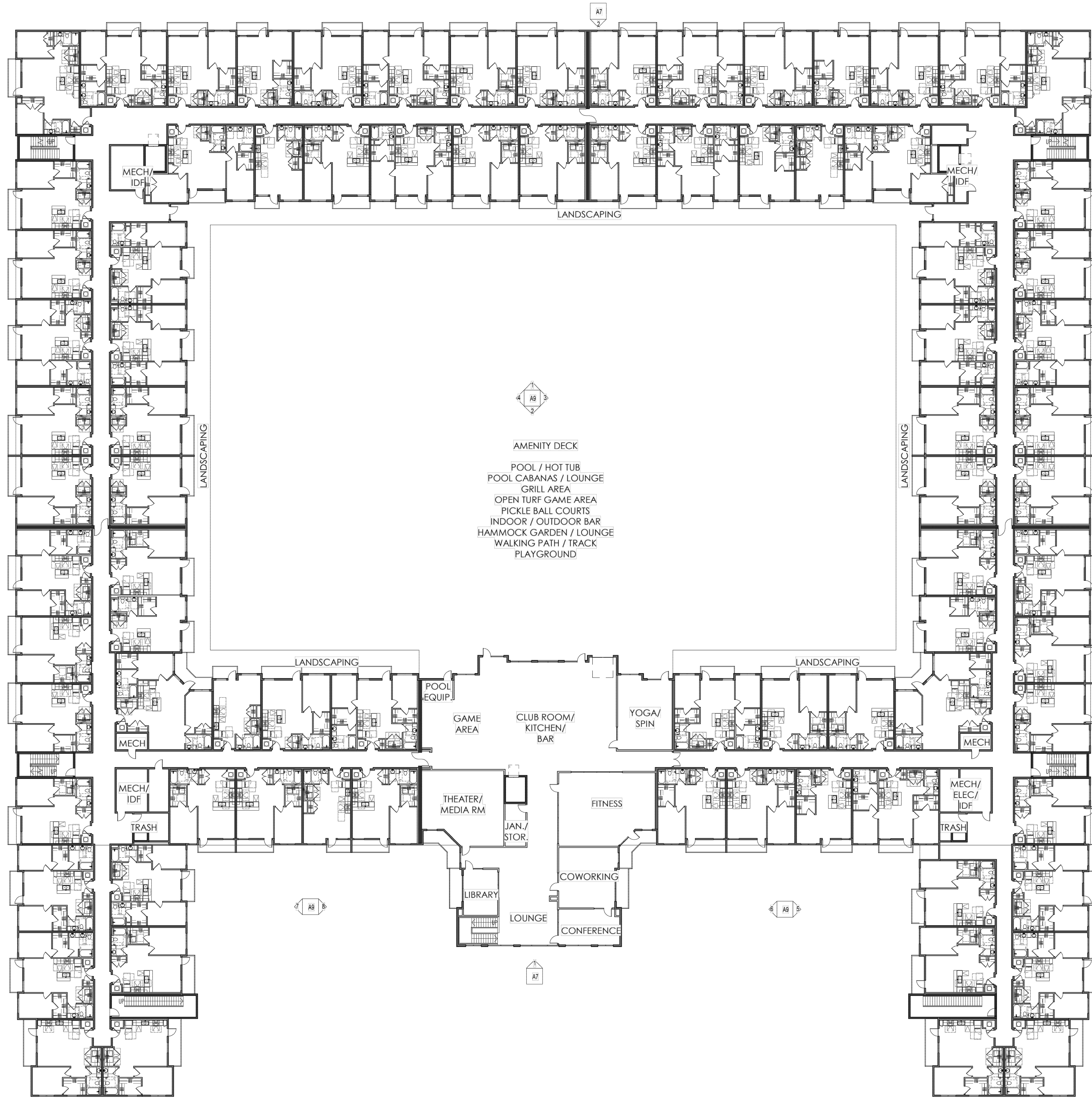




328 PARKING STALLS TOTAL
 6 ADA STALLS
 12 TUCK-UNDER GARAGE STALLS

1 SECOND FLOOR PLAN
 1" = 20'-0"

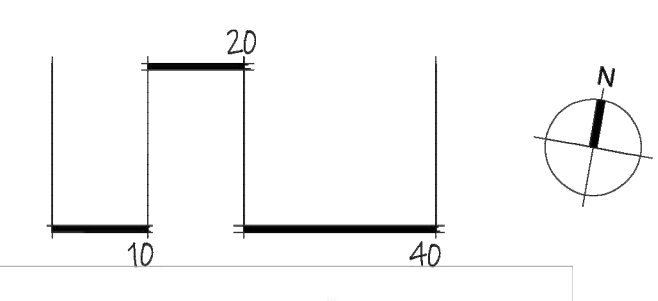


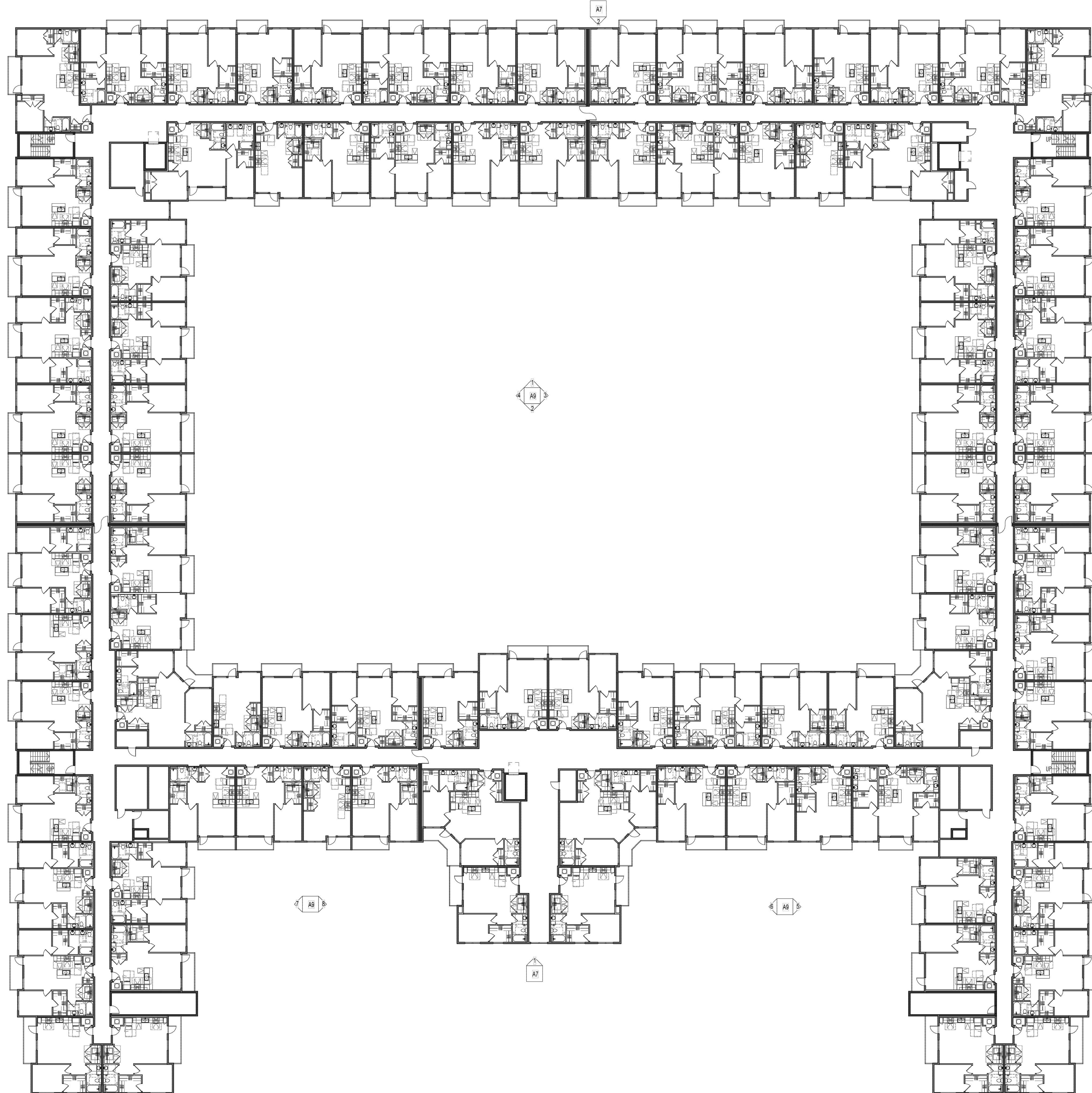


PROJECT DATA:

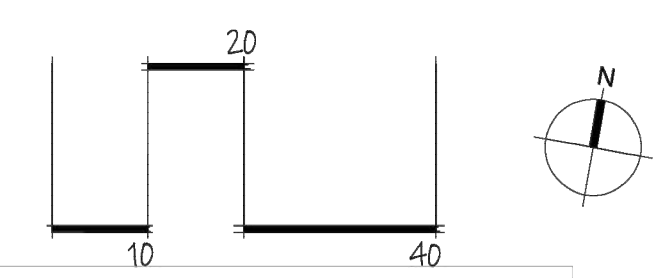
UNIT COUNT:	
STUDIO	46
1 BD/1 BA	196
2 BD/2 BA	118
TOTAL	360

1 THIRD FLOOR PLAN
1" = 20'-0"





1 FOURTH FLOOR PLAN
1" = 20'-0"



INFINITY APARTMENTS

INDEPENDENCE, MO

A4

MATERIAL LEGEND

- FB-1 8" PREFINISHED FIBER LAP SIDING - COLOR 1
- FB-2 8" PREFINISHED FIBER LAP SIDING - COLOR 2
- FB-3 8" PREFINISHED FIBER LAP SIDING - COLOR 3
- FB-4 PREFINISHED FIBER LAP SIDING - BOARD & BATTEN
- CS-1 CAST STONE BANDING, SILLS, AND CAPS
- ST-1 MANUFACTURED LEDGESTONE VENER
- TR-1 PREFINISHED FIBER TRIM - WHITE
- TR-2 PREFINISHED FIBER TRIM - DARK BRONZE
- 5/4 TRIM WIDTHS: HEADER/LINTEL - 5 1/2" SILL - 3 1/2"
- MT-1 METAL COPING & TRIMS
- RF-1 STANDING SEAM ROOF



2 NORTH ELEVATION
1/16" = 1'-0"



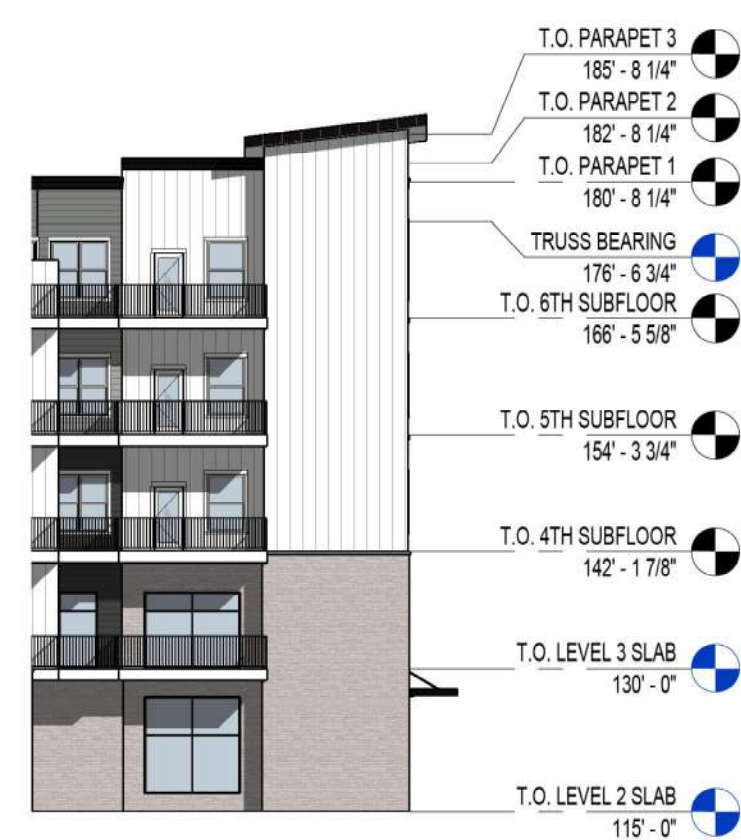
1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



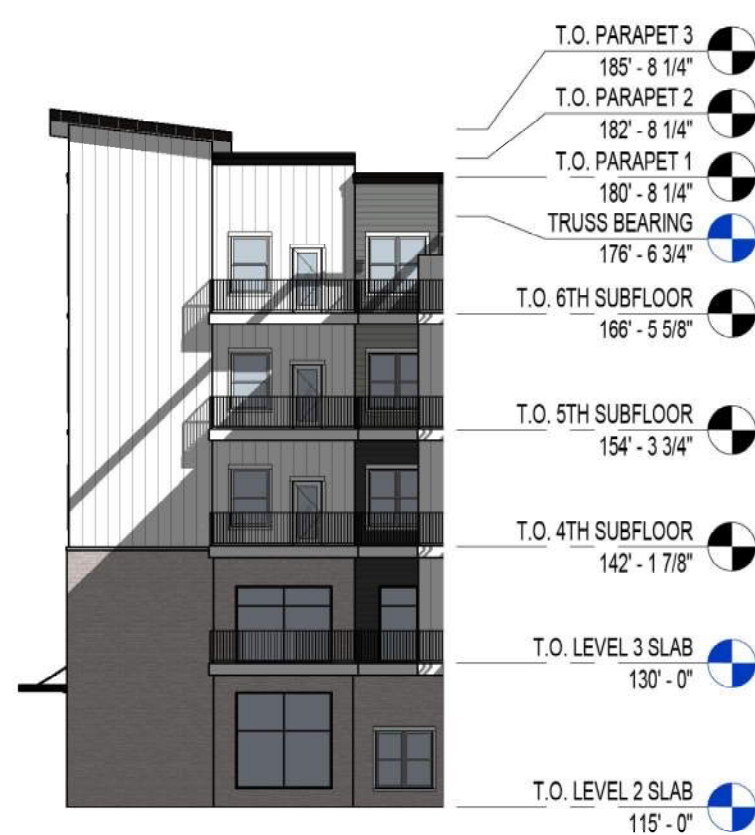
1 WEST ELEVATION
1/16" = 1'-0"



8 SOUTH ELEVATION - CENTER LEG WEST
1" = 20'-0"



7 SOUTH ELEVATION - WEST LEG
1" = 20'-0"



6 SOUTH ELEVATION - CENTER LEG EAST
1" = 20'-0"



5 SOUTH ELEVATION - EAST LEG
1" = 20'-0"



2 COURTYARD 1 - SOUTH ELEVATION
1/16" = 1'-0"



1 COURTYARD 1 - NORTH ELEVATION
1/16" = 1'-0"



4 COURTYARD 1 - WEST ELEVATION
1/16" = 1'-0"



3 COURTYARD 1 - EAST ELEVATION
1/16" = 1'-0"

GENERAL INFORMATION:

The proposed Infinity 360 Apartments development will be constructed near the intersection of E 37th Terrace Court S and S Jackson Drive in Independence, Missouri. The Jackson County Parcel number is 34-200-01-37-00-0-00-000. The 11.67-acre site is in the NE quarter of section 20, township 49N, range 31W. Refer to **Appendix A-1** for the project site plan. The property is currently undeveloped. The proposed project will consist of a podium-style apartment building, open space, parking, and an on-site detention basin.

METHODOLOGY:

The sewer capacity design criteria consist of the City of Independence's currently adopted Code of Ordinances, Chapter 20, Article 9, Sec. 20.09.002 and 20.09.003.

EXISTING CONDITION ANALYSIS:

As previously indicated, the site is currently undeveloped with grassland and wooded cover in some locations. Existing sewer lines run along the west and north sides of the boundaries. A map of the existing city sewers within proximity of the site is included in **Appendix A-2**.

The sewer line serving the Pepperwood Apartments (east of the site) runs along the proposed Infinity Apartment's north side. It begins as an 8" VCP pipe, transitions to a 12" PVC pipe, and then combines with the existing sewer on the west side before running north under the railroad tracks.

An 8" PVC sewer line runs north along the west property boundary, serving only the Sunterra Springs facility.

The sewer line for the Independence Ridge apartments (west of the site) runs northwest, crosses the railroad tracks, then turns back east to combine with the existing and proposed sewer lines from the subject property. This combined line flows north into an inverted siphon with 6" and 12" components. The City is currently reviewing options for improving this and the interceptor immediately downstream.

PROPOSED CONDITION ANALYSIS:

The proposed project will consist of a new podium-style apartment building, open space, parking, and an on-site detention basin. There will be 1-4 story apartment building constructed on site. Due to the type and size of development, sewer mains no larger than 8" are anticipated for serving the overall site.

Final design grading has not been completed yet, but with the site's topography, the proposed drainage pattern of the site is not likely to change from that of the pre-developed drainage pattern.

As this study is part of an overall preliminary development plan submittal, no engineering design has been completed on the proposed sewers. However, an estimate based on site topography

conditions has been assumed and was used as basis for the pipe calculations found in the Capacity Analysis in **Appendix A-4**.

The table below shows the minimum hourly peak flow rate calculations for the existing, proposed, and future sewers affecting this site. This table can also be found in the Capacity Analysis in **Appendix A-4**.

MINIMUM HOURLY PEAK FLOW RATE CALCULATIONS				
LAND USE	OUTGOING PIPE SIZE (IN.)	AREA (AC.)	SEWER CAPACITY FLOW FACTOR (CFS/AC.)	MIN. HOURLY PEAK FLOW RATE (CFS)
MULTI-FAMILY (EXISTING, PEPPERWOOD APTS)	8	21.1	0.02	0.42
MULTI-FAMILY (EXISTING, INDEPENDENCE RIDGE)	8	25.07	0.03	0.75
MULTI-FAMILY (PROPOSED)	8	11.67	0.03	0.35
COMMERCIAL (OTHER)	12	81.85	0.02	1.64
COMMERCIAL (SUNTERRA SPRINGS)	8	3.35	0.02	0.07
FUTURE A (C-2 COMMERCIAL)	TBD	23.5	0.02	0.47
FUTURE B (R-6 RESIDENTIAL)	TBD	6	0.03	0.18
FUTURE C (R-6 RESIDENTIAL)	TBD	5.6	0.03	0.17
FUTURE D (C-2 COMMERCIAL)	TBD	5.6	0.02	0.11
FUTURE E (R-6 RESIDENTIAL)	15	10.0	0.03	0.30
FUTURE F (C-2 & R-6)	TBD	6.1	0.025	0.15
FUTURE G (R-18 RESIDENTIAL PUD)	TBD	14.2	0.03	0.43

A total peak flow to the site outfall location once full build out (including 71 acres of future development) is complete is determined to be 5.04 cfs. The amount of flow added by our proposed development accounts for 0.35 cfs of that flow.

SUMMARY & CONCLUSION:

The proposed Infinity 360 Apartments development will be constructed near the intersection of E 37th Terrace Court S and S Jackson Drive in Independence, Missouri. The proposed project will consist of a new multi-family apartment building, open space, parking, and an on-site detention basin.

Analysis of the proposed site shows a capacity of the immediate, existing 15” downstream sewer (ID #2713) to be 3.58 cfs. After full build out of the proposed site, an additional 0.35 cfs will be added to the system. This is within acceptable tolerances at this location.

A larger issue occurs downstream (ID #2716) of the siphon with a limiting capacity of 1.56 cfs due to slope in the 15” pipe. This accounts for a much larger buildout area that includes this project site. The anticipated flow rate for full buildout is 5.04 cfs. The Drainage Area Map in **Appendix A-3** and the Capacity Analysis in **Appendix A-4** provide clarification on the multiple outfall locations examined in this study.

The City is reviewing options for improvement of the aforementioned downstream interceptor. Once a potential solution is determined, the owner will work with the city under the Independence Cost Share Ordinance Sec. 20.09.016 to construct improvements.

GENERAL INFORMATION:

The proposed Infinity 360 Apartments development will be constructed near the intersection of E 37th Terrace Court S and S Jackson Drive in Independence, Missouri. The site is in the NE quarter of section 20, township 49N, range 31W. Refer to **Appendix A-1** for the project location map. The property is currently undeveloped. The proposed project will consist of an apartment building, open space, parking, and an on-site detention basin.

The 11.67-acre site drains north, mostly into an existing detention basin, and eventually into Crackerneck Creek and the Little Blue River.

The site soils are largely classified as below, and the soils map can be seen in **Appendix A-2**.

Snead-Urban land complex, hydrologic soil rating D

Wiota silt loam, hydrologic soil rating C

Udarents-Urban land-Oska complex, hydrologic soil rating C

Sibley-Urban land complex, hydrologic soil rating C

The development will utilize the existing detention basin on site. The City does not have an existing analysis of what is presently utilizing the basin and how it is performing, so McClure will make best assumptions using GIS data to determine what may be draining to it. The detention basin will be analyzed to confirm it can detain the proposed development's storm water runoff and release it at a rate that is equal to or less than the existing peak runoff rate for the 10- and 100-year storm events. The basin will also detain the 1.37" water quality for the site's area flowing to the basin. The basin's outfall structure will be analyzed, and modified if needed, to release the water quality volume over a 40-hour period.

METHODOLOGY:

The stormwater management design criteria consist of the City of Independence's currently adopted APWA Standard Specifications and Design Criteria Section 5600 and the MARC BMP Manual. Runoff volumes and hydrographs were generated using the SCS TR-55 method within Bentley's PondPack. Rainfall rates match those noted in NOAA ATLAS-14, which stipulates the 24hr rainfall amount to be 3.0 inches for the 100% (1-year) storm, 3.6 inches for the 50% (2-year) storm, 5.4 inches for the 10% (10-year) storm and 8.6 inches for the 1% (100-year) storm.

EXISTING CONDITION ANALYSIS:

As previously indicated, the site is currently undeveloped with grassland and wooded cover in some locations. The site currently drains north towards an existing basin which then drains north, going under the railroad and into Crackerneck Creek and then the Little Blue River. Refer to **Appendix A-4** for the existing drainage area map.

The below table shows the existing basin characteristics and weighted curve numbers.

Basin Characteristics - Existing Site							
Drainage Area	Total Area (acres)	Grassland (Good, C) CN = 74	Grassland (Good, D) CN = 80	Woods- Grass Combination (Good, C) CN = 72	Woods- Grass Combination (Good, D) CN = 79	Impervious CN = 98	Weighted CN
A-1	10.63	4.39	4.37	0.60	1.27	0.00	77.0
A-2	1.04	0.46	0.52	0.06	0.00	0.00	76.9

A time of concentration of 8.1 minutes was determined for drainage area A-1, and 9.6 minutes for drainage area A-2.

The following table shows the pre-developed peak flow rates analyzed at point of interest A, as shown in **Appendix A-4**.

	EXISTING PEAK FLOWS
Design Storm	(cfs)
10 Year	21.65
100 Year	30.68

PROPOSED CONDITION ANALYSIS:

The proposed project will consist of a new apartment building, open space, parking, and an on-site detention basin. The existing on-site detention basin has been determined to have capacity for the proposed development's increased storm runoff while remaining below the pre-development 10- and 100-year peak flow rates and volume, as well as reducing any potential impacts to downstream bodies of water. Modifications to the detention basin's control structure will be necessary and will occur with the proposed development to meet the City's requirements. Refer to **Appendix A-4** for the proposed drainage area map.

Final design grading has not been completed yet, but with the site's topography, the proposed drainage pattern of the site is not likely to change from that of the pre-developed drainage pattern.

The table below shows the proposed basin characteristics and weighted curve numbers.

Basin Characteristics - Proposed Site								
Drainage Area	Total Area (acres)	Impervious CN = 98	Open Space (Good, D) CN = 80	Grassland (Good, C) CN = 74	Grassland (Good, D) CN = 80	Woods- Grass Combination (Good, C) CN = 72	Woods- Grass Combination (Good, D) CN = 79	Weighted CN
A-1	10.73	4.37	3.21	2.36	0.34	0.32	0.13	85.8
A-2	0.94	0.00	0.48	0.14	0.26	0.06	0.00	78.6

A time of concentration of 8.3 minutes was determined for drainage area A-1, and 8.3 minutes for drainage area A-2.

Required Detention:

Due to the increase in runoff from the developed condition, detention will be required. The existing on-site detention basin will be analyzed with the final design. From a preliminary analysis, there is additional storage available to meet the development’s needs. Modifications will be required to the existing basin’s control structure to meter the release rates and detain the water quality volume for the required period.

The tables below show the existing versus proposed peak flows and volumes without modifications to the existing drainage basin and control structure.

	EXISTING PEAK FLOWS	PROPOSED PEAK FLOWS
Design Storm	(cfs)	(cfs)
10 Year	21.65	23.24
100 Year	30.68	31.46

	EXISTING VOLUME	PROPOSED VOLUME
Design Storm	(ac-ft)	(ac-ft)
10 Year	2.84	3.62
100 Year	5.65	6.61

BEST MANAGEMENT PRACTICES (BMP’S):

BMP’s are required per the City’s design criteria and will be implemented on this development. Design will abide by the MARC/APWA Manual of Best Management Practices.

The pre-development’s area-weighted curve number is 77 and the post-development’s area-weighted curve number is 85. With a change in curve number of 8, the level of service required is 6.2 per the sliding scale method. Refer to **Appendix A-5** for the BMP calculations.

CORPS OF ENGINEERS REQUIREMENTS:

N/A

FEMA REQUIREMENTS:

Per FEMA maps 29095C0311G, this site does not lie within a FEMA established floodplain or floodway.

SUMMARY & CONCLUSION:

The proposed Infinity 360 Apartments development will be constructed near the intersection of E

37th Terrace Court S and S Jackson Drive in Independence, Missouri. The proposed project will consist of an apartment building, open space, parking, and an on-site detention basin.

Stormwater runoff from the proposed development will be controlled utilizing the existing on-site detention basin. The basin has been determined in preliminary analysis to have storage capacity for the development's increase in runoff. The basin's control structure will need modifications to control the 10- and 100-year storm events peak release rates per the City's requirements. BMP's will be required to treat water quality and will be designed per the City's requirements.

INTRODUCTION

The proposed Infinity 360 Apartments development is a 360-unit, multi-family development consisting of a single four-story apartment building with two-stories of underground parking. The proposed development is located in the northwest quadrant of the intersection of S Jackson Drive & 37th Terrace in Independence, Missouri. The approximate location of the proposed development is shown in the Google Earth image below.



The existing property is vacant and is bordered to the north by railroad tracks and to the west by Sunterra Springs Rehabilitation Center and apartment homes.

This study analyzes the traffic impacts on the surrounding roadway network for the *Existing*, *Existing + Site*, and *Future + Site* traffic-volume scenarios.

EXISTING CONDITIONS

Existing Traffic Volumes: Existing AM and PM peak-hour traffic volumes at the following intersections were via video camera during the hours of 7:00-9:00 AM and 4:00-6:00 PM on Tuesday, April 23, 2024:

- Jackson Drive & 37th Terrace
- 37th Terrace & Sunterra Springs Drive
- 37th Terrace & Arrowhead Avenue

The counts were processed by Miovision Technologies, Inc. and can be found in the Appendix. In general, the AM peak hour generally occurred from 7:15 – 8:15 AM, and the PM peak hour generally occurred from 4:15 – 5:15 PM. The Existing AM and PM peak-hour volumes are shown on **Figure 1**.

Existing Roadway Network: Current roadway characteristics near the study area are summarized in **Table 1**.

Table 1: Existing Roadway Characteristics

Roadway	Classification	Section	Median Type	Posted Speed Limit
Jackson Drive	Major Arterial	4-Lane	Median-Divided	35 mph
37 th Terrace	Collector	2-Lane	Undivided	30 mph
Arrowhead Avenue	Collector	4-Lane	Undivided	Not Posted - 25 mph

*Classifications as listed in the City's Thoroughfare Plan

The intersection of Jackson Drive & 37th Terrace is currently operating under traffic signal control. Left-turn lanes are provided on all approaches to the intersection. Full pedestrian accommodations are provided on all legs of the intersection with pedestrian signal heads and pushbuttons. The intersection of 37th Terrace & Arrowhead Avenue is currently operating under two-way stop control on the minor-road approaches. Arrowhead Lane is four lanes south of 37th Terrace and two lanes north of 37th Terrace.

A sidewalk is currently present along the west side of Jackson Drive along the frontage of the property. A shared-use path is provided on the east side of Jackson Drive. A sidewalk is present on the north side of 37th Terrace approximately 200' west of Jackson Drive, then stops and resumes at the Sunterra Springs property.

RideKC has an existing bus route along 37th Terrace with a stop just west of Sunterra Springs, as well as a route along Jackson Drive.

PROPOSED CONDITIONS

Proposed Land Use: The proposed Infinity 360 Apartments multi-family development includes 360 apartment units in a single, four-story building. The site plan for the proposed development is shown on **Exhibit 1**.

Proposed Access Plan: The development will be served by two full-access driveways; one on Jackson Drive and one on 37th Terrace. **Table 2** summarizes the access locations. Note: Distances are taken from the center of the intersection.

Table 2: Proposed Site Access

Access Name	Intersecting Roadway	Access Type	Access Location
Drive 1	Jackson Drive	Full Access	Approx. 775' north of 37 th Terrace
Drive 2	37 th Terrace	Full Access	Approx. 355' west of Jackson Drive

It should be noted that Drive 2 is only approximately 100' east, center to center, from the Sunterra Springs driveway, which is not an ideal spacing for adjacent driveways. However, the volumes into and out of the Sunterra Springs driveway were less than 10 vehicles per hour during the peak hours and would not be expected to cause regular conflict.

Intersection Sight Distance: Intersection sight-distance measurements were taken in the field at the locations of the proposed site driveways. Based on AASHTO's *A Policy on Geometric Design of Highways and Streets*, the amount of sight distance that is desirable for a 35-mph road (Jackson Drive) is 390' for a left-turning vehicle (Case B1) and 335' for a right-turning vehicle (Case B2). The amount of sight distance that is desirable for a 30-mph road (37th Terrace) is 335' for a left-turning vehicle (Case B1) and 290' for a right-turning vehicle (Case B2).

The results of the intersection sight distances recorded in the field are summarized below. It should be noted that if available sight distance was well over the recommended value, a field measured value of ">distance" is recorded below. If the sight-distance requirements were not easily reached by simple observation, actual distances were recorded.

Jackson Drive & Proposed Drive 1 (North Drive)

	<u>AASHTO Recommended</u>	<u>Field Measured</u>
Left-Turning Vehicle	390'	>390'
Right-Turning Vehicle	335'	685'



37th Terrace & Proposed Drive 2 (South Drive)

	<u>AASHTO Recommended</u>	<u>Field Measured</u>
Left-Turning Vehicle	335'	495'
Right-Turning Vehicle	290'	>290'



Trip Generation: The estimated trip generation for the proposed Infinity 360 Apartments development was based upon the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Handbook* for Land Use 221-Multi-Family (Mid-Rise). **Table 3** depicts the trip generation for the site.

Table 3: Proposed Trip Generation

Land Use	Qty	Unit	ADT (VPD)	AM Peak Hour (VPH)			PM Peak Hour (VPH)		
				TOTAL	IN	OUT	TOTAL	IN	OUT
221 – Multifamily Housing (Mid-Rise)	300	DU	1,634	147	34	113	141	86	55

Trip Distribution: Estimates of the expected trip distribution to and from the Infinity 360 Apartments development were based upon the available and planned street network and existing traffic flow. The trip-distribution patterns that were utilized are as follows:

- To the north via Jackson Drive 5%
- To the south via Jackson Drive 40%
- To the east via 37th Terrace 20%
- To the west via 37th Terrace 35%

Existing + Site Traffic Volumes: The expected development-related traffic volumes were added to the existing volumes and were assigned to the existing and planned street system. The *Existing + Site* AM and PM peak-hour volumes are shown on **Figures 2 & 3**, respectively.

Future + Site Traffic Volumes: Historical ADT traffic volumes from the years 2016-2050 as shown in the Mid America Regional Council (MARC) model were analyzed to determine an appropriate

growth rate for a future 20-year design volume. The results indicated a fairly flat growth rate. However, due to the potential for development still occurring in the area, a growth rate of 2% per year for 20 years was utilized. The site-generated traffic volumes from Infinity 360 Apartments development were added to these background future traffic volumes to develop the *Future + Site* AM and PM peak-hour traffic volumes and are shown **Figures 4 & 5**, respectively.

ANALYSES

A series of intersection capacity analyses were completed at the study intersections to determine the expected levels of service, the lengths of delays, and the vehicle queues experienced by drivers. The study intersections were analyzed based upon the 7th Edition of the Transportation Research Board’s (TRB) *Highway Capacity Manual*. A description of the level-of-service criteria used in these analyses is shown below:

Level of Service Definitions		
Level of Service	Signalized Intersection Average Control Delay (sec/veh)	Unsignalized Intersection Average Control Delay (sec/veh)
A	<10	<10
B	<20	<15
C	<35	<25
D	<55	<35
E	<80	<50
F	≥80	≥50

The amount of control delay is assigned a level of service based on driver acceptance with LOS “A” representing little or no delay and LOS “F” representing long delays. The queues shown on the figures represent the 95th percentile queue, or the queue that has only a 5% chance of being exceeded during the peak hour. All capacity analysis output is included in the Appendix attached to this report. It should be noted that all completed analyses utilized the Synchro 12 software package.

Existing Traffic Conditions: **Figures 6 & 7** depict the results of the completed analyses for the existing AM and PM peak-hour traffic volume scenarios. As shown on the figures, all individual movements at the study intersections currently operate at LOS “C” or better with minimal queuing.

Existing + Site Traffic Conditions: As shown on **Figures 8 & 9**, all individual movements at the study intersections would be expected to operate at LOS “C” or better with minimal queuing with the addition of the Infinity 360 Apartments development.

Turn Lane Warrants

Left-turn and right-turn lane warrants were analyzed in conjunction with MoDOT's *Access Management Guidelines* for the proposed driveway intersections and can be found in the Appendix. No turn lanes would be warranted for the *Existing + Site* traffic volume scenario.

Future + Site Traffic Conditions: The results of the capacity analysis for the *Future + Site* traffic volume scenario are shown on **Figures 10 & 11**. As shown on the figures, all individual movements at the study intersections would be expected to operate at LOS "C" or better during the *Future + Site* volume scenario.

Turn Lane Warrants

Left-turn and right-turn lane warrants were analyzed in conjunction with MoDOT's *Access Management Guidelines* for the proposed driveway intersections and can be found in the Appendix. No turn lanes would be warranted for the *Future + Site* traffic volume scenario.

SUMMARY & RECOMMENDATIONS

This traffic study summarizes the anticipated traffic impacts of the proposed Infinity 360 Apartments development.

Left-turn and right-turn lane warrants at the driveway intersections were analyzed in conjunction with MoDOT's *Access Management Guidelines*, and no turn lanes would be warranted at either site driveway.

It should be noted that the site plan shows a full-access driveway that would require a median break along Jackson Drive. Although a northbound left-turn lane is not warranted due to traffic volumes at this intersection, a median break without a dedicated turn lane is not recommended as drivers would not be expecting a left-turn driver slowing down to make the turn on a divided roadway without a left-turn lane present. There is an existing bridge just north of the intersection and a significant retaining wall on the east side of Jackson Drive that would make it difficult to construct a northbound left-turn lane. If a dedicated left-turn lane is not feasible, the driveway access should be limited to right-in/right-out access.

In general, acceptable traffic operations can be expected in and around the proposed development with the addition of the Infinity 360 Apartments development. The development traffic will have minimal impact on the traffic operations in the study area. No improvements would be required.

We appreciate the opportunity to serve you on this very important project. Please feel free to contact us if you should have any questions.

Respectfully submitted,
Merge Midwest Engineering, LLC

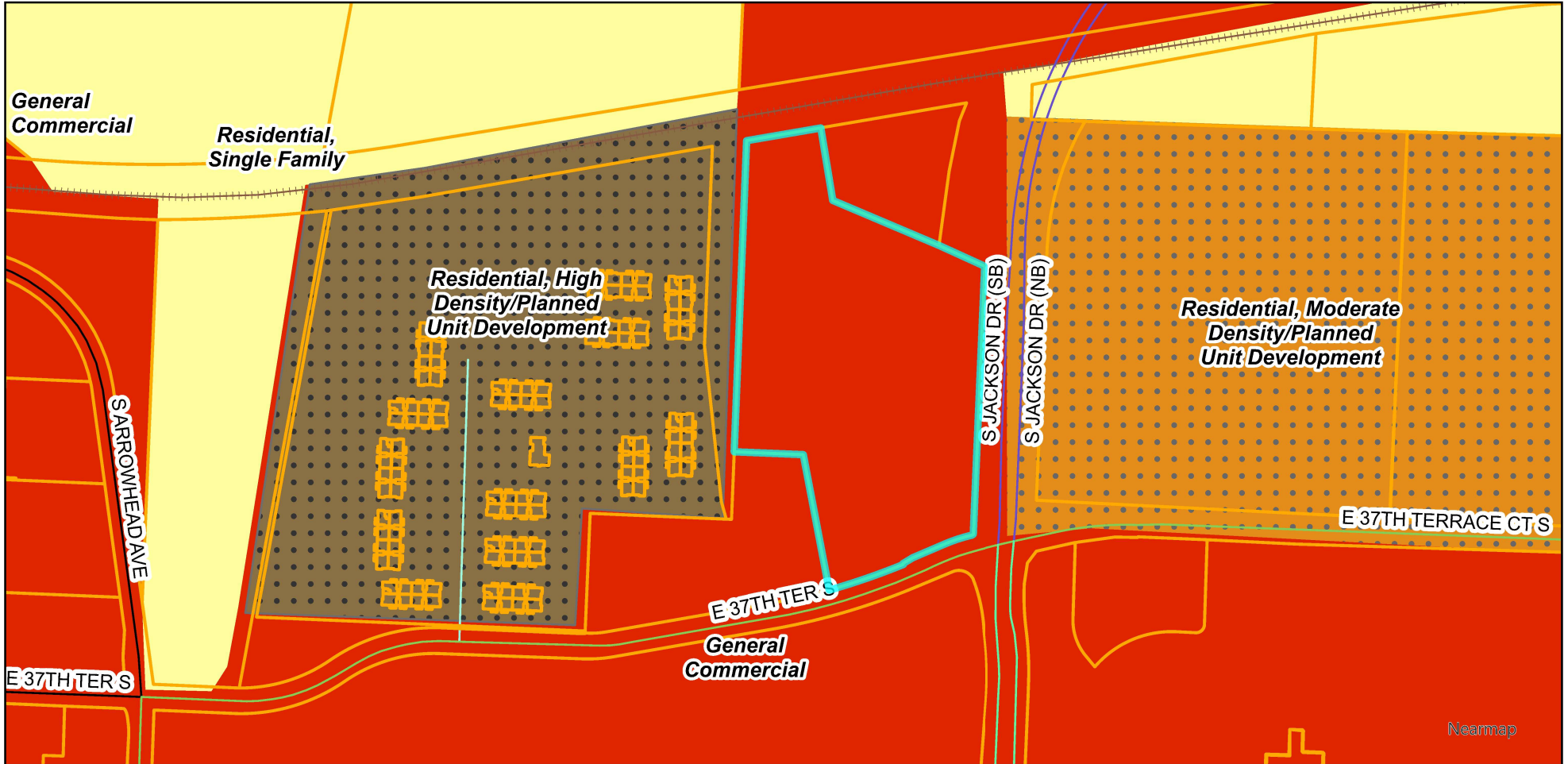


Janelle M. Clayton, P.E., PTOE
Manager / Co-Owner

Zoning Map

19300 E 37th Terr S

Case #25-125-02



Legend

Parcels

Zoning District

- C-2
- R-18/PUD
- R-30/PUD
- R-6

N

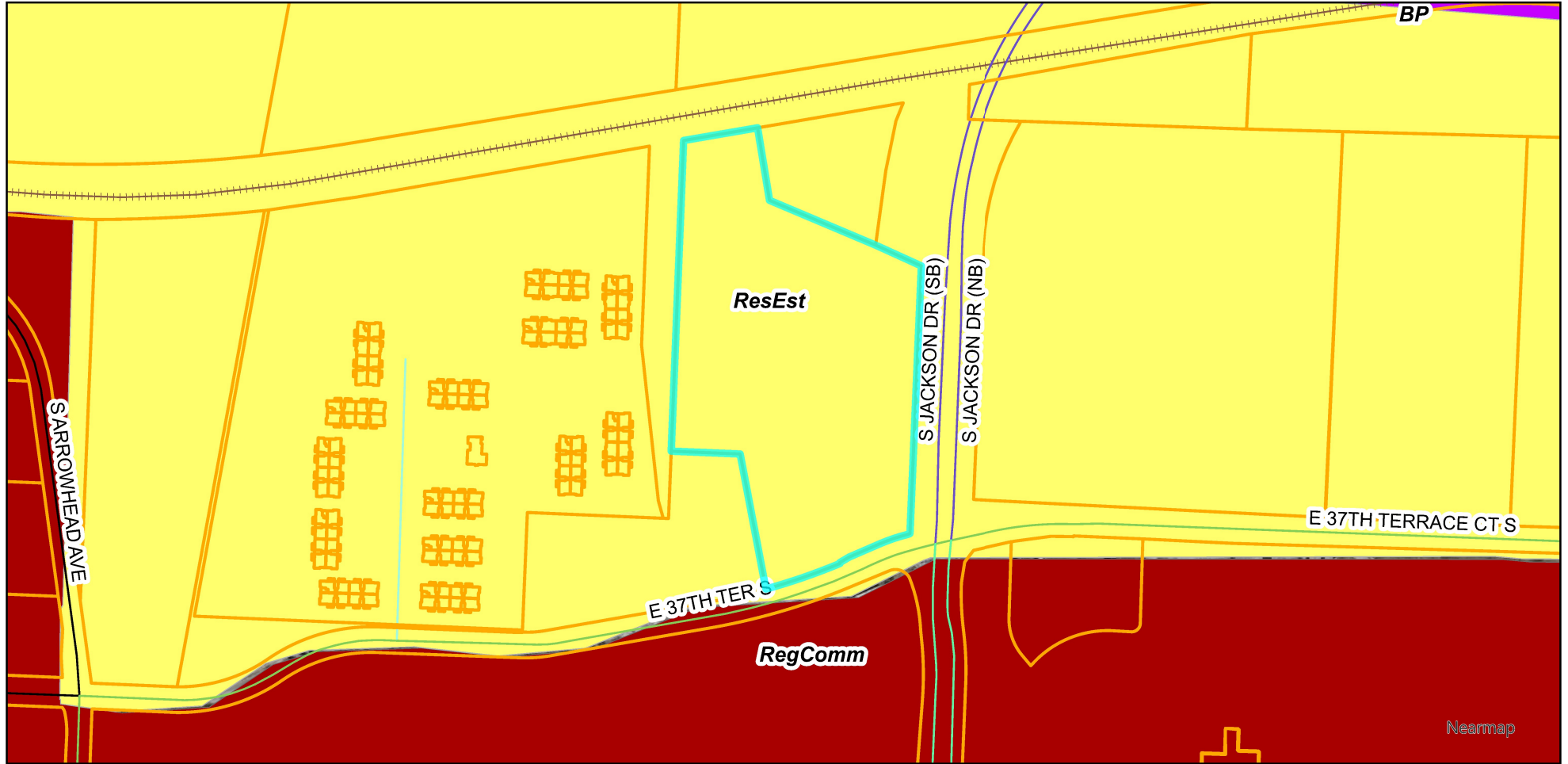
0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: June 24, 2025

Comprehensive Plan Map

19300 E 37th Terr S

Case #25-125-02



Legend

Parcels	Comprehensive Plan
	Residential Neighborhoods
	Regional Commercial
	Business Park

N

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: June 24, 2025

MEETING DATE: June 24, 2025,

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3712 S Crysler Ave – Short-Term Rental

CASE NUMBER/REQUEST: Case 25-400-06 – Short-Term Rental – 3712 S Crysler Ave – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 3712 S Crysler Ave

APPLICANT: Michael Fry

APPLICANT ADDRESS: 2118 NW Killarney Ln, Lee’s Summit, Mo 64081

PROPERTY OWNER/RESPONSIBLE AGENT: Michael Fry

OWNER ADDRESS: 2118 NW Killarney Ln, Lee’s Summit, Mo 64081

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed June 4, 2025
- Notification signs were posted on the property June 6, 2025

FURTHER ACTION:

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

RECOMMENDATION

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

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

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

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 3712 S Crysler Ave

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

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

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

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

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

Property History:

The subject site is defined as Lot 7 of the Redford Lawn No. 2 subdivision recorded in 1943. At the time of recording, Redford Lawn No. 2 subdivision was located outside of the city limits of Independence and would be annexed in 1956. Upon adoption of the Zoning Ordinance, the subject site was assigned an R-1 (Single-Family) zoning designation in 1965. Since that time, the property has maintained a single-family residential zoning classification.

County records indicate the applicant obtained ownership of the property in December of 2022. At the time of application, the property owner listed the subject dwelling as a short-term rental without a permit. On May 12, 2025, in response to an application for short-term rental approval, staff required the property owner to discontinue operations. However, the applicant failed to deactivate their listing from booking platforms, until June 9, 2025.

Physical Characteristics of Property:

Located on the West side of Crysler Ave, North of 39th Street, the lot is ±17,971 ft² in size. The lot slopes down in the rear and has a Westerly aspect. County records indicate the dwelling was constructed in 1955 and contains ±1,536 ft² of living area. The façade is composed of white lap siding. The dwelling consists of a main story, attached garage, and basement. All three bedrooms are located on the main level. A detached accessory structure is located in the rear of the property and is ±1,800 ft² in size. There are two driveways providing parking areas for this property.

Characteristics of the Area:

Surrounded by single-family residential homes, the area was developed throughout a broad range of time--neighboring subdivisions having been recorded from the early 1940's through the late 1970's. As such, homes in the surrounding area consist of a variety of ages, characteristics and designs.

Parking:

The subject site is supplied with two driveways. One driveway on the North side of the subject site provides ample space for one (1) vehicle. A shared driveway along the Southern property line extends into the rear yard and provides ample space for two (2) vehicles. At least three (3) parking spaces are available on this site.

Unruly Guest/Security:

The applicant has indicated a subscription to a noise monitoring service called Alertify. The installation of a continuous noise monitoring device will need to be confirmed by City staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

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

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

EXHIBITS

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

3712 S Crysler Ave Independence MO 64055

STR License

Submitted

Application number	A00149	Applicant name	Michael Fry
Application date	2025-04-26		

> Collapse details

Submitted

Send license

Edit

Property Address
3712 S CRYSLER AVE INDEPENDENCE MO 64055

Parcel Number
33320075400000000

Permit Held By
Property Manager

Rental Structure
Single family

Permit Holder

First Name
Michael

Last Name
Fry

Company Name
Assets and Real Estate, LLC

Mailing Address

Property Owner(s)

Property Owner #1

First Name
Michael

Last Name
Fry

Company Name
Assets and Real Estate, LLC

Mailing Address

Property Owner #2

First Name
Jill

Last Name
Fry

Mailing Address

Property Manager

First Name
Michael

Last Name
Fry

Company Name
Assets and Real Estate, LLC

Mailing Address

Responsible Agent

First Name
Michael

Last Name
Fry

Company Name
Assets and Real Estate, LLC

Mailing Address

Verification Documents

Floor Plan [floor_plan_2025-04-26-202144.pdf](#)

Evacuation Plan [fire_safety_2025-04-26-202144.pdf](#)

Parking Plan [parking_spaces_2025-04-26-202144.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Possible Violations

⚠ Permit Number Not Displayed in Listing

📍 866148897346722466

Add Note

Notes

Add

Total number of parking spaces available on the property? ^

3

What is your proposed total occupancy? ^

6

Is street parking allowed? ^

Yes

Please provide your Noise Management Plan: ^

We have subscribed to the noise monitoring service called Alertify

Please provide your Trash Disposal & Collection Plan: ^

AAA Disposal, weekly on Monday

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

Airbnb, VRBO



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: June 4, 2025

Case Number: 25-400-06

Dear Property Owner:

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

Address of proposed Short-Term Rental: 3712 S Crysler Ave

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Jill and Michael Fry

Phone: (425)308-9536 / (425)327-0584

E-Mail: tricoachjill@hotmail.com / michaeltfry@hotmail.com

Planning Commission Meeting Date: June 24, 2025 at 6:00 p.m.

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

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

Gabriel Glaser

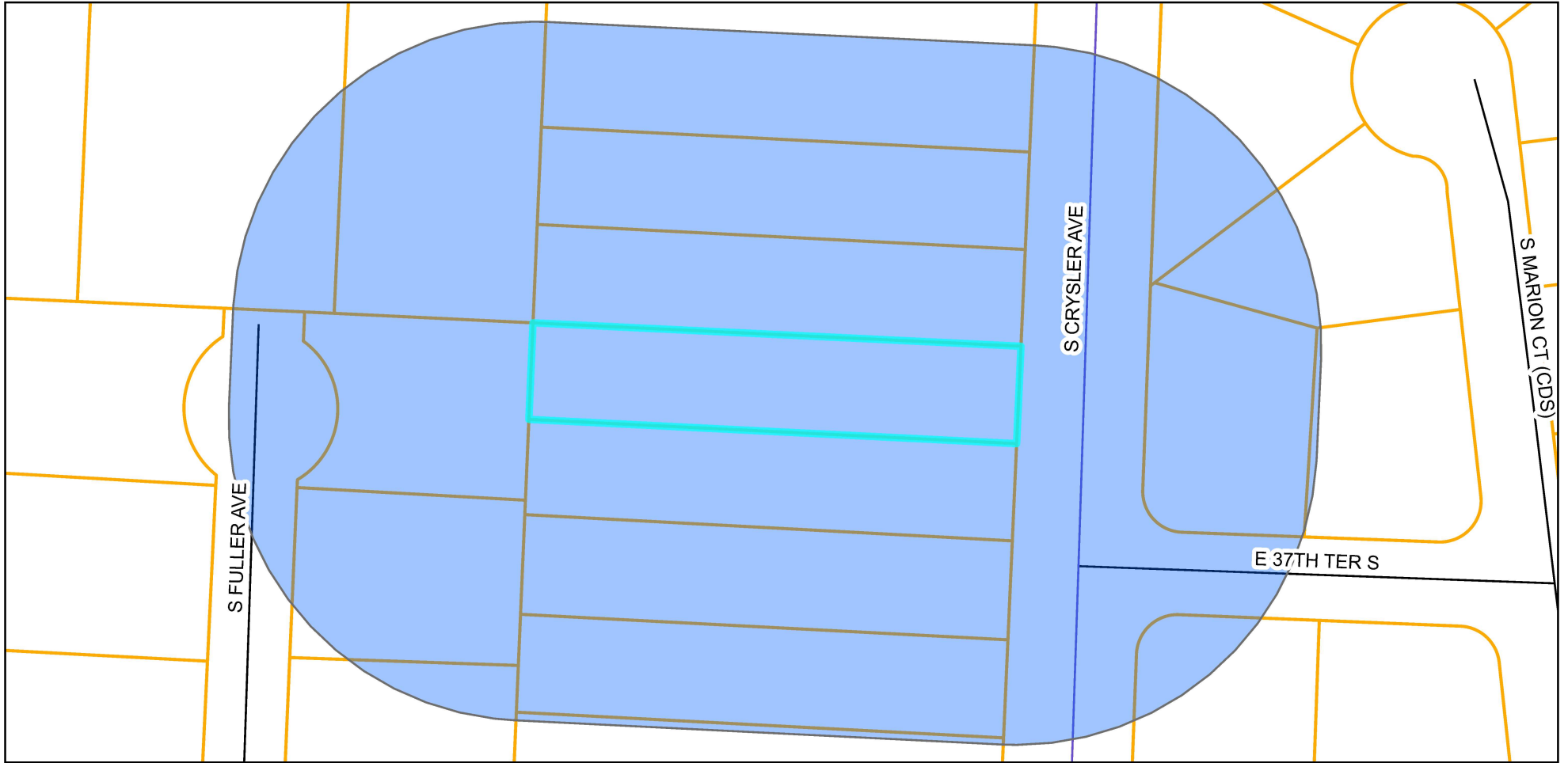
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
12011 E 37TH ST S	BROWNING MARK & PENNY	12011 E 37TH ST S	INDEPENDENCE	MO	64052
12207 E 37TH ST S	SMALLEY DANIEL R & CRYSTAL	12207 E 37TH ST S	INDEPENDENCE	MO	64052
12400 E 37TH TER S	EVANS KENNETH R & THERESA J	12400 E 37TH TERRACE	INDEPENDENCE	MO	64055
12401 E 37TH TER S	KIMBROUGH JONNY D & MERCEDITA V	12401 E 37TH TER S	INDEPENDENCE	MO	64055
3620 S MARION CT	MCGUIRE JARED & ANNDELL	3620 MARION CT	INDEPENDENCE	MO	64055
3700 S MARION CT	MATTSON TODD F	3700 MARION CT	INDEPENDENCE	MO	64055
3704 S MARION CT	MIDDLETON MICHAEL P	3704 MARION CT	INDEPENDENCE	MO	64055
3706 S CRYSLER AVE	REDFORD CHARLES E, SR, TRUSTEE OF THE REDFORD CHARLES E, SR, TRUST DATED 3/19/21	3706 S CRYSLER AVE	INDEPENDENCE	MO	64055
3710 S CRYSLER AVE	KILLHAM LAURA J	PO BOX 1152	BLUE SPRINGS	MO	64013
3712 S CRYSLER AVE	FRY MICHAEL & JILL	2118 NW KILLARNEY LN	LEES SUMMIT	MO	64081
3716 S CRYSLER AVE	TURLEY KEVIN S & EVA J	3716 S CRYSLER AVE	INDEPENDENCE	MO	64055-3114
3718 S CRYSLER AVE	EDICK THOMAS G & KIM	3718 S CHRYSLER	INDEPENDENCE	MO	64055
3720 S CRYSLER AVE	SLOAN LIVING TRUST DATED 01/05/2021	3200 SW DAMON LN	LEES SUMMIT	MO	64082
3729 S FULLER AVE	RICHARDS JACKSON & KAYTLYN	3729 S FULLER AVE	INDEPENDENCE	MO	64052
3735 S FULLER AVE	RICH TERRY L	3735 S FULLER	INDEPENDENCE	MO	64055
3741 S FULLER AVE	CALDARELLO VICTORIA J	3741 S FULLER AVE	INDEPENDENCE	MO	64052



Notification Area Map

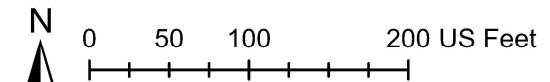
3712 S Crysler Ave

Case #25-400-06



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: June 24, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-06

I, Cheryl Wrisinger, of lawful age being first duly sworn upon oath, state:

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

These notices were mailed on the 4 day of June, 2025.

Cheryl Wrisinger

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 4th day of June, 2025.

Miranda L Rice

Notary Public

March 12, 2028

Commission Expiration Date

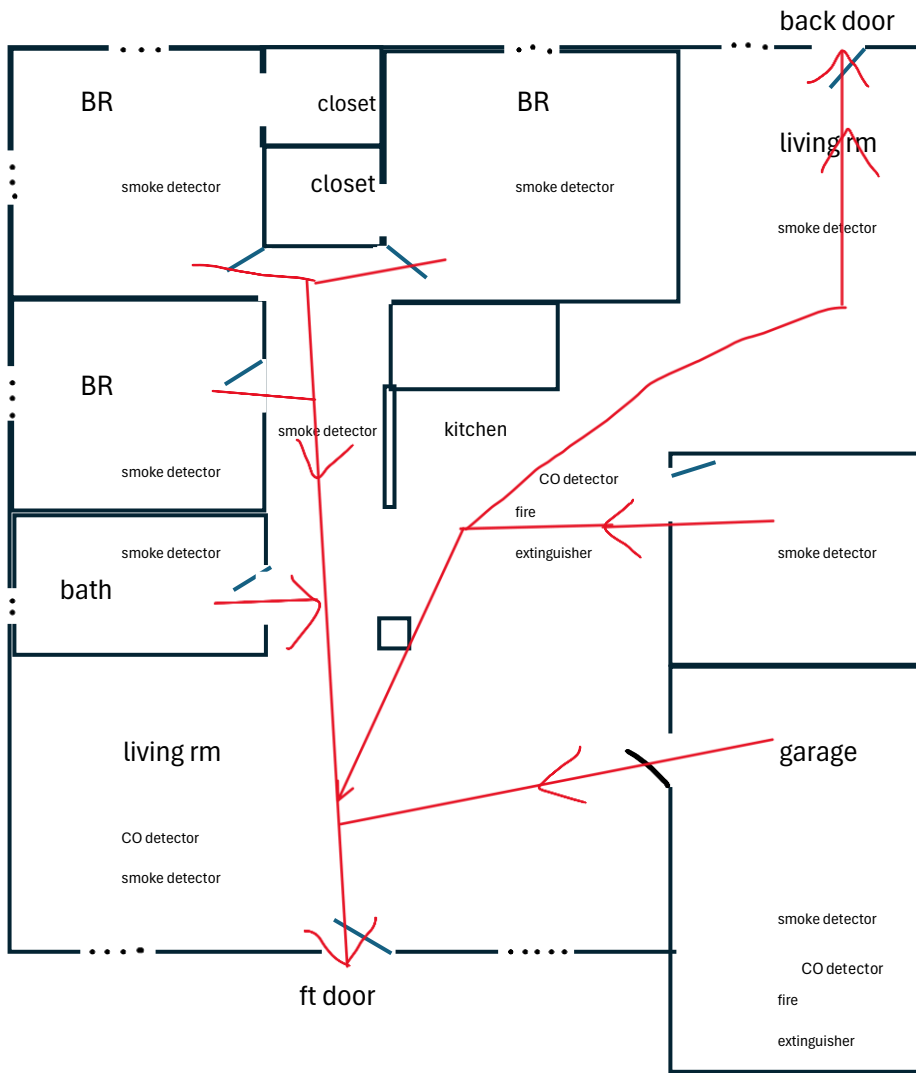


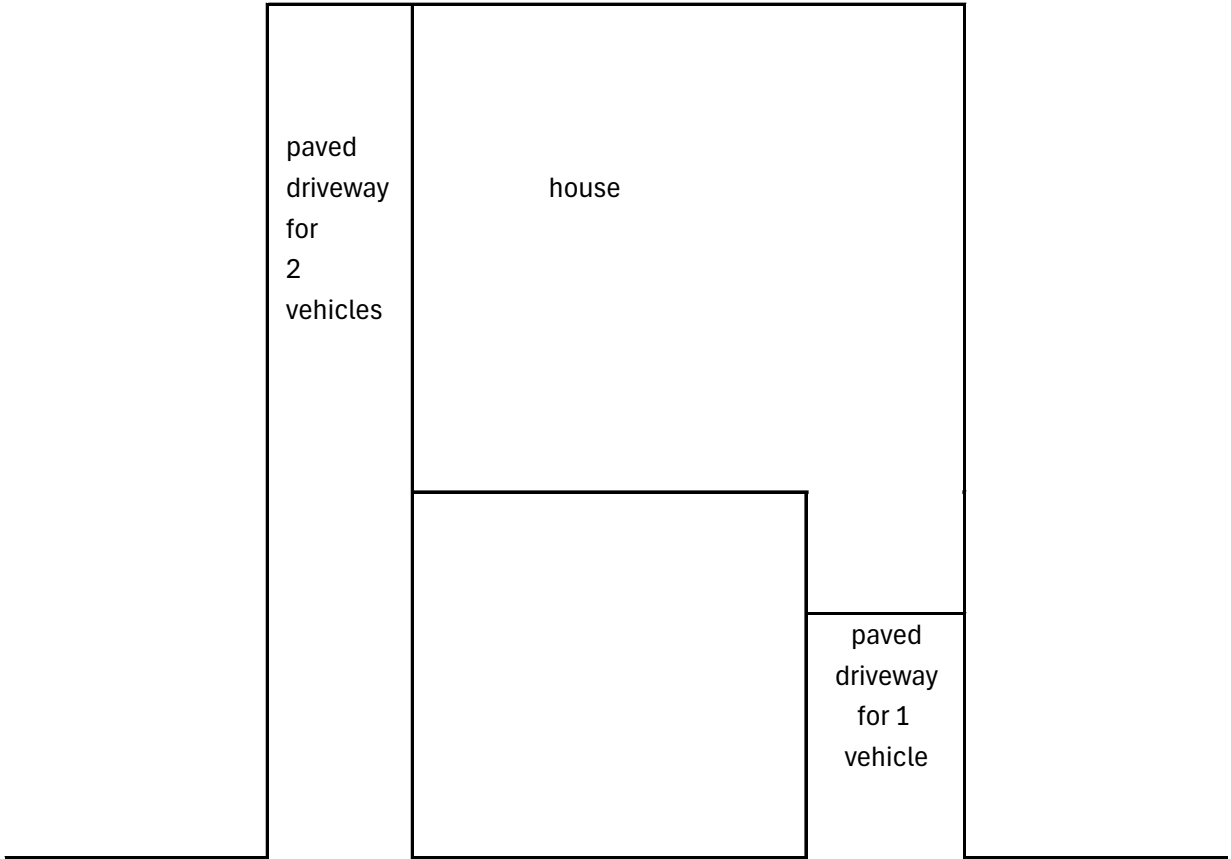
BRUCE A. RICE
Notary Public - Notary 2002
State of Indiana
Commission Expires March 15, 2005
Commission Number 12971018

Michael J. Rice

March 15, 2002





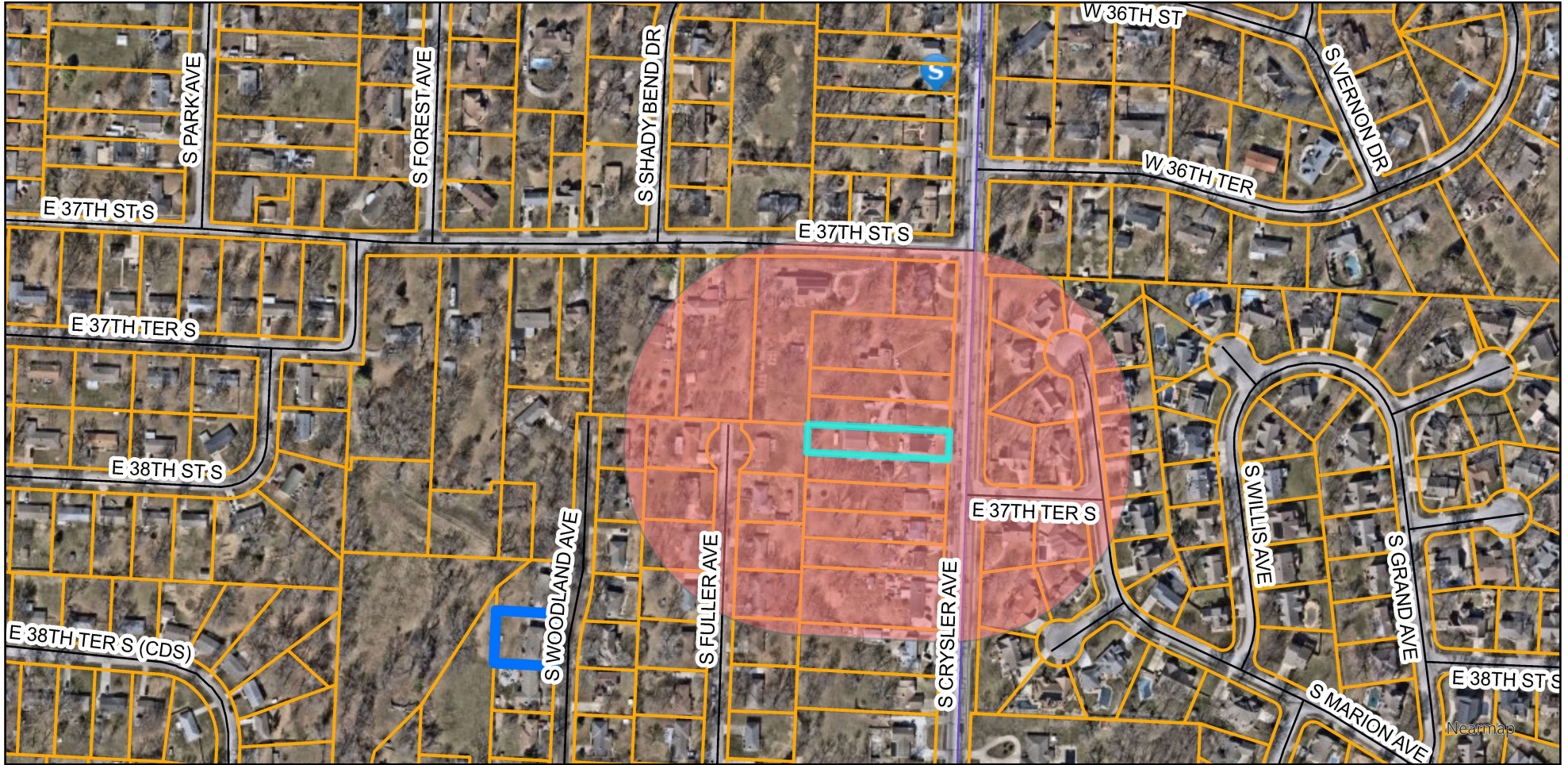


S CRYSLER AVE





Nearest Short Term Rental

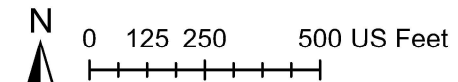
3712 S Crysler Ave

Case #25-400-06



Legend

-  500 ft Site Separation Req.
-  Proposed STR
-  Parcels
-  Short Term Rentals



Prepared For: Planning Commission
Meeting Date: June 24, 2025

MEETING DATE: June 24, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3804 S Woodland Ave – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-07 – Short-Term Rental – 3804 S Woodland Ave** – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 3804 S Woodland Ave

APPLICANT: Donna Collums

APPLICANT ADDRESS: 8406 S Outer Belt Rd, Oak Grove, Mo 64075

PROPERTY OWNER/RESPONSIBLE AGENT: Donna Collums

OWNER ADDRESS: 8406 S Outer Belt Rd, Oak Grove, Mo 64075

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed June 4, 2025
- Notification signs were posted on the property June 6, 2025

FURTHER ACTION:

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

RECOMMENDATION

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

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to eight (8) persons total.
5. The maximum number of bedrooms shall be four (4).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

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

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 3804 S Woodland Ave

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

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

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

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

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

Property History:

The subject site is defined as Lot 8 of the Resurvey of Nativity Manor subdivision recorded in 1961. At the time of recording, the subject site was already located within City limits, having been annexed in 1956. Upon adoption of the Zoning Ordinance, the subject site was assigned an R-1 (Single-Family) zoning designation in 1965. Since that time, the property has maintained a single-family residential zoning classification.

County records indicate the applicant obtained ownership of the property in November of 2024. The subject site is not currently being listed on any booking platforms.

Physical Characteristics of Property:

The subject lot is ±14,516 ft² in size. County records indicate the dwelling was constructed in 1962 and contains ±1,831 ft² of building area. Recent real estate records indicate the dwelling contains ±3,662ft² of living area—1,831ft² above ground and 1,831ft² below ground. The façade is composed of variegated brick. Three bedrooms are located on the main level and an additional bedroom is located on the basement level.

Characteristics of the Area:

This stretch of Woodland Avenue is located on the North side of 39th Street between Blue Ridge Boulevard on the West and Chrysler Avenue on the East. Surrounded by single-family residential homes, the area was developed throughout a broad range of time--neighboring subdivisions having been recorded from the early 1940's through the late 1970's. As such, homes in the surrounding area consist of a variety of ages, characteristics and designs.

Parking:

The subject site is supplied with an 80 ft long, two-car wide driveway. There is enough off-street parking to accommodate four (4) vehicles, satisfying the City's parking requirement.

Unruly Guest/Security:

The applicant has indicated a subscription to Minut noise monitoring service. The installation of a continuous noise monitoring device will need to be confirmed by City staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

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

This application follows the density limitations of the City Code.

EXHIBITS

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



3804 S Woodland Ave Independence MO 64052

STR License

Submitted



Application number	A00150	Applicant name	Donna Collums
Application date	2025-04-27		



> Collapse details



Submitted

Send license

Edit



Property Address
3804 S WOODLAND AVE INDEPENDENCE MO 64052

Permit Held By
Owner



Parcel Number
33320071500000000

Rental Structure
Single family

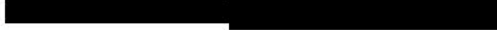
Permit Holder

First Name
Donna

Last Name
Collums



Mailing Address

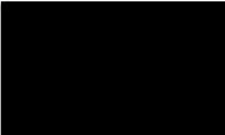


Property Owner(s)

Property Owner #1

First Name
Donna

Last Name
Collums



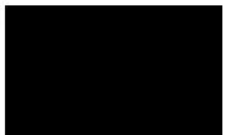
Mailing Address



Property Manager

First Name
Donna

Last Name
Collums



Mailing Address



Responsible Agent

First Name
Donna

Last Name
Collums



Mailing Address



Verification Documents

Floor Plan

[floor_plan_2025-04-27-203308.jpeg](#)

[floor_plan_2025-04-27-203308.jpeg](#)

Evacuation Plan

[fire_safety_2025-04-27-203308.jpeg](#)

[fire_safety_2025-04-27-203308.jpeg](#)

Parking Plan

[parking_spaces_2025-04-27-203308.jpeg](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?

6

Possible Violations

We found no violations for this property

Add Note

Notes

Add



What is your proposed total occupancy? ^

10

Is street parking allowed? ^

Yes

Please provide your Noise Management Plan: ^

We will be posting all quiet hours and penalties for violating the city of Independence noise ordinances in the STR when occupied by guests and we will also be using noise monitoring devices.

Please provide your Trash Disposal & Collection Plan: ^

We have Ted's trash service, trash will be taken out after every cleaning and put in the dumpster in the garage and put out at the curb once a week for Ted's trash service to pick up.

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

Airbnb, VRBO, Booking.com, Resolve



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: June 4, 2025

Case Number: 25-400-07

Dear Property Owner:

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

Address of proposed Short-Term Rental: 3804 S Woodland Ave

Total Maximum occupancy: Eight (8) guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Donna Collums

Phone: (816)716-3562

E-Mail: lizjane0@gmail.com

Planning Commission Meeting Date: June 24, 2025 at 6:00 p.m.

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

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

Gabriel Glaser

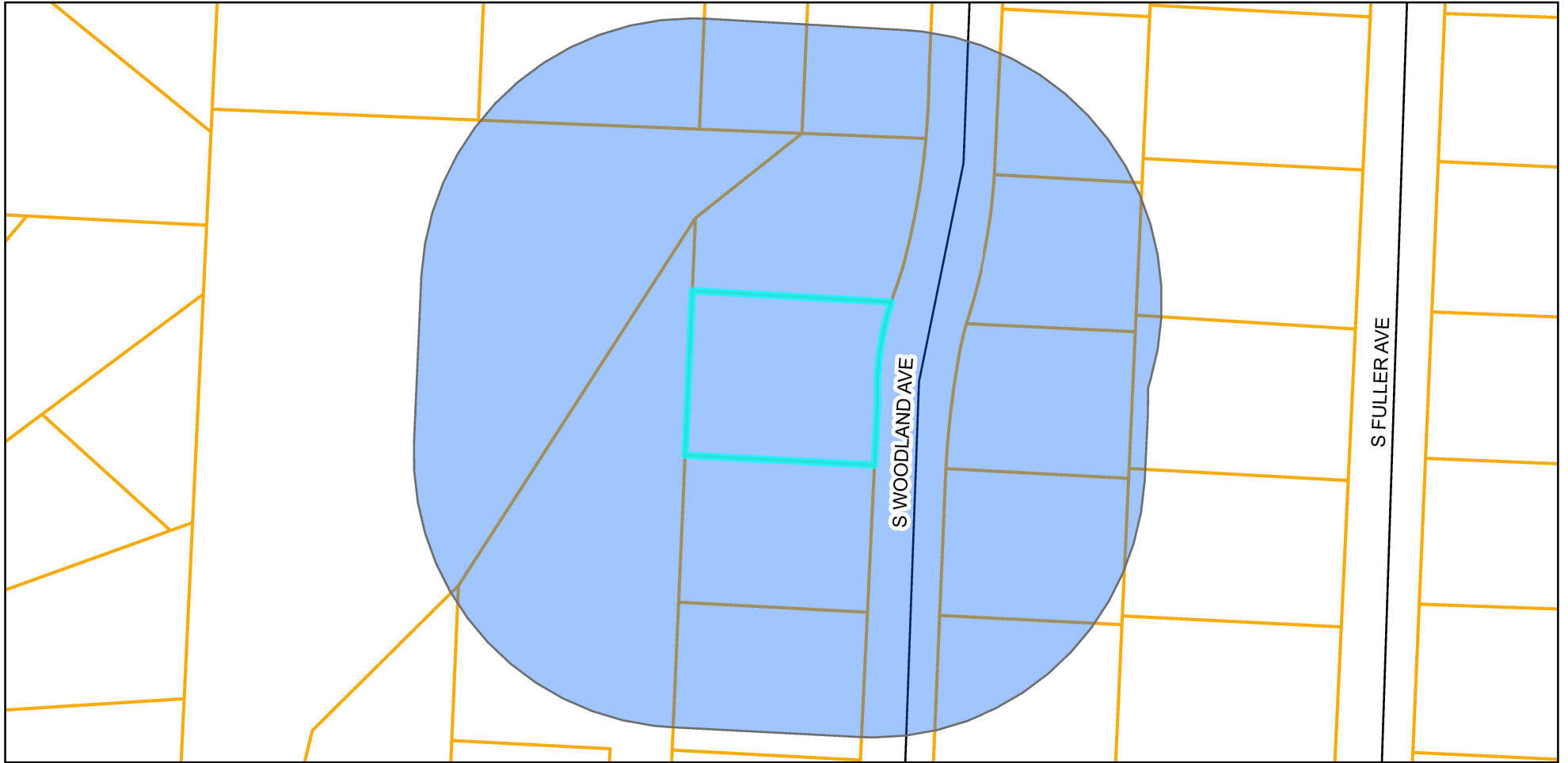
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
11806 E 39TH ST S	HEISER DANIEL & CORLETT KRISTEN	11806 E 39TH ST	INDEPENDENCE	MO	64052
11810 E 39TH ST S	REVOCABLE TRUST OF WILLIAM G	3804 S WOODLAND AVE	INDEPENDENCE	MO	64052
3716 S WOODLAND AVE	DONE PAUL M & DONE IMELDA L	3716 S WOODLAND AVE	INDEPENDENCE	MO	64052
3725 S WOODLAND AVE	ARRIA MICHAEL J & AMY C	3725 S WOODLAND AVE	INDEPENDENCE	MO	64052
3800 S FULLER AVE	SADLER PRESTON S	3800 S FULLER AVE	INDEPENDENCE	MO	64052
3800 S WOODLAND AVE	RCN PROPERTIES LLC	10 WYCKLOW ST	OVERLAND PARK	KS	66207
3803 S WOODLAND AVE	STONIC DANIELLE L	3803 S WOODLAND AVE	INDEPENDENCE	MO	64052
3804 S WOODLAND AVE	DUDLY AND LYNNE COLLUMS LIVING TRUST DATED 04/22/2025	8406 S OUTER BELT RD	OAK GROVE	MO	64075
3806 S FULLER AVE	OWENS CEDRICK C & XAVIERA J	3806 S FULLER AVE	INDEPENDENCE	MO	64052
3807 S WOODLAND AVE	RICKHEIM RICHARD THOMAS & LORI BETH	3807 S WOODLAND AVE	INDEPENDENCE	MO	64052
3810 S WOODLAND AVE	CAUGHT LOOKING PROPERTIES LLC	19020 S RIDGEVIEW RD	OLATHE	KS	66062
3812 S FULLER AVE	LOPEZ MIGUEL A	3812 S FULLER AVE	INDEPENDENCE	MO	64052
3812 S WOODLAND AVE	BRADLEY A AND JEANETTE L CREWS TRUST DATED AUGUST 24, 2021	3812 S WOODLAND AVE	INDEPENDENCE	MO	64052
3827 S WOODLAND AVE	RANALLO PATRICK P	3827 S WOODLAND	INDEPENDENCE	MO	64052
3837 S WOODLAND AVE	TEMPO PROPERTIES LLC	15301 W 87TH STREET PKWY STE B35	LENEXA	KS	66219
PUBLIC OWNED	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050



Notification Area Map

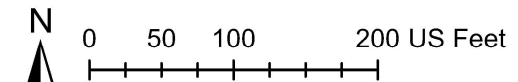
3804 S Woodland Ave

Case #25-400-06



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: June 24, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-07

I, Cheryl Wrisinger, of lawful age being first duly sworn upon oath, state:

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

These notices were mailed on the 4 day of June, 2025.

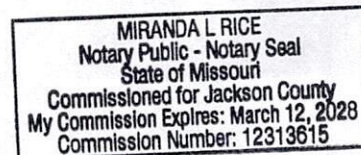
Cheryl Wrisinger

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 4th day of June, 2025.

Miranda L Rice
Notary Public

March 12, 2028
Commission Expiration Date



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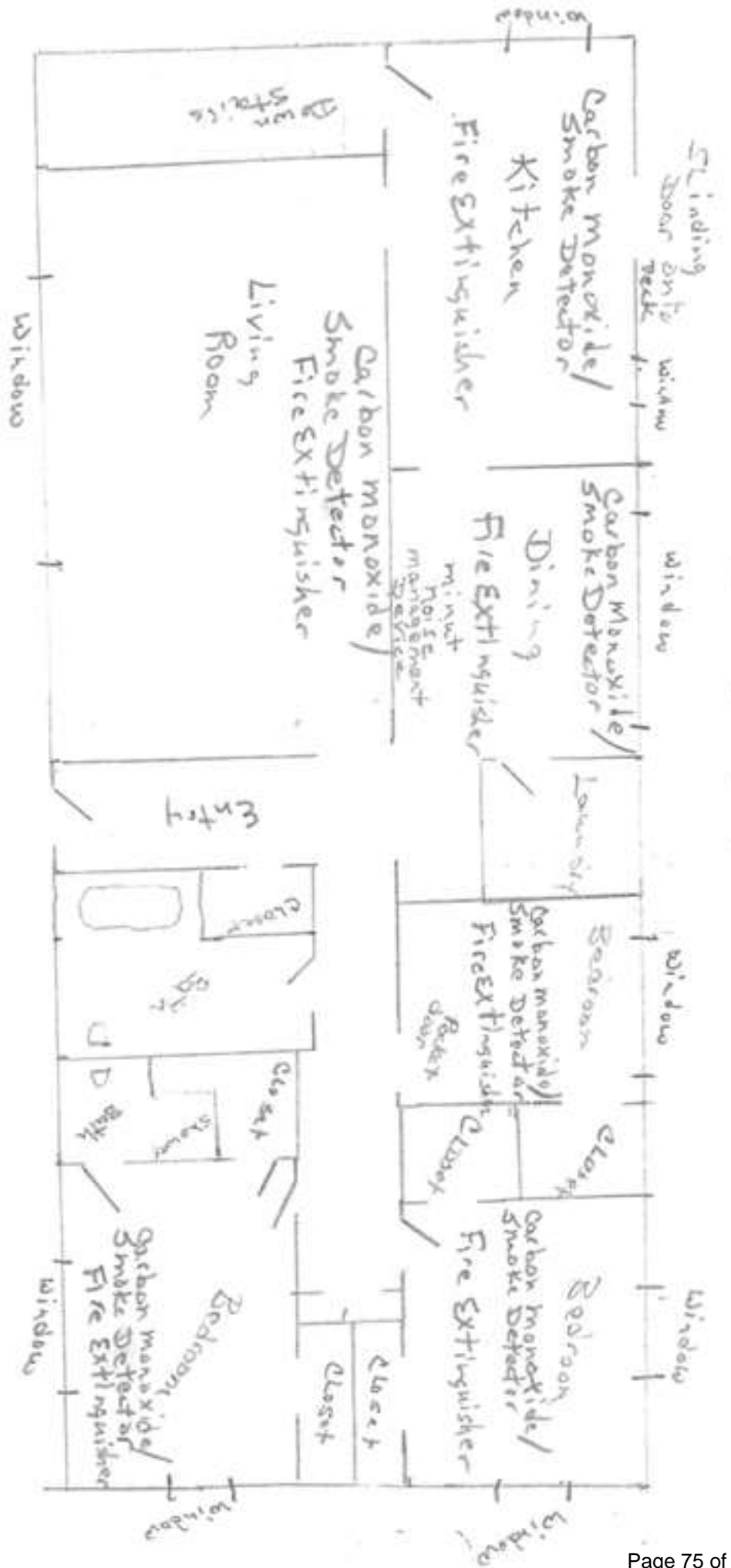
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Commissioner for Jackson County
State of Missouri
My Commission Expires March 15, 2026
Commission Number: 231215

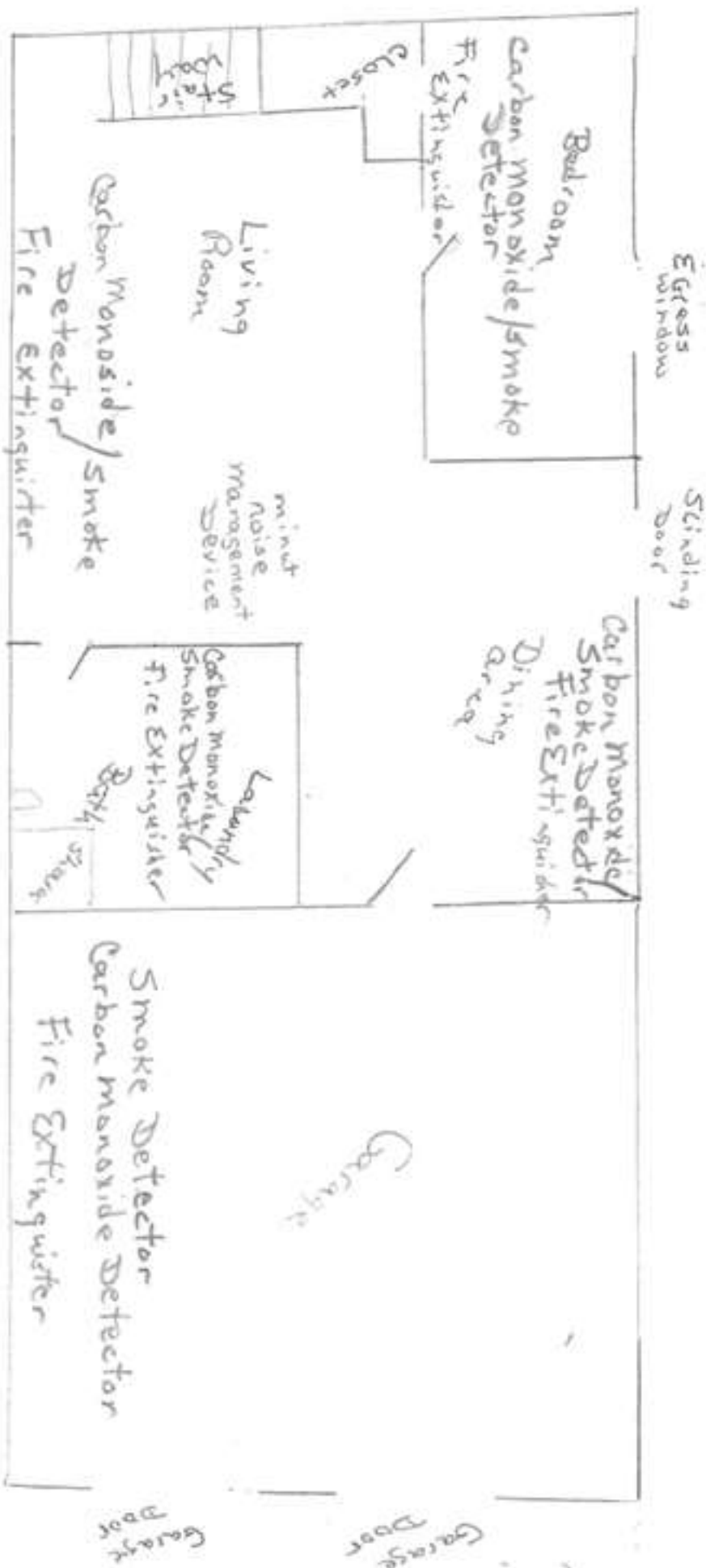
Floor Plan upstairs



3204 S. Woodland Ave.
 Independence MO. 64052

Donna Lynne Collins
 816-716-3562

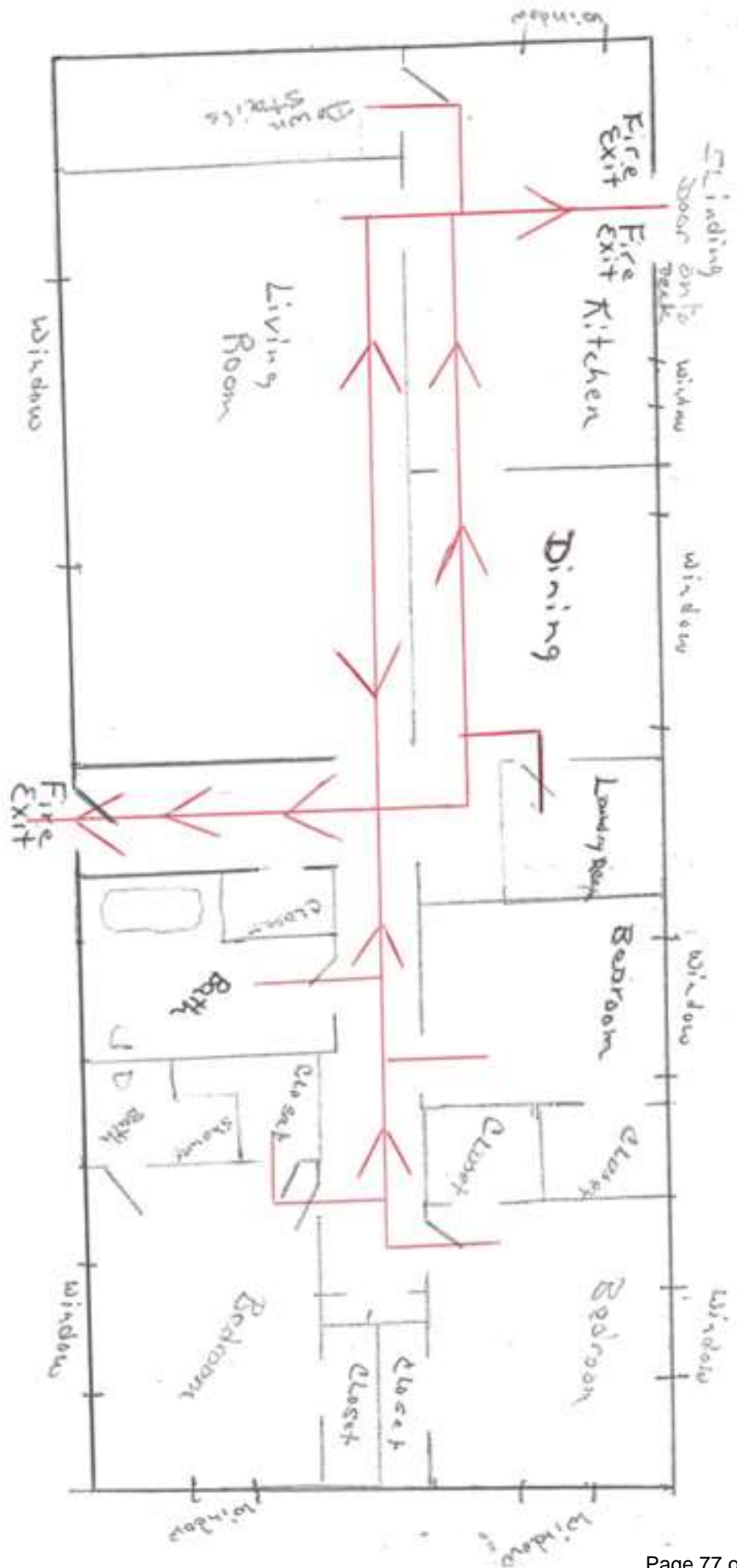
Floor Plan Downstairs



3804 S. Woodland Ave.
 Independence MO. 64052

Donna Lynne Collins
 816-714-3562

UPstairs Exit Plan

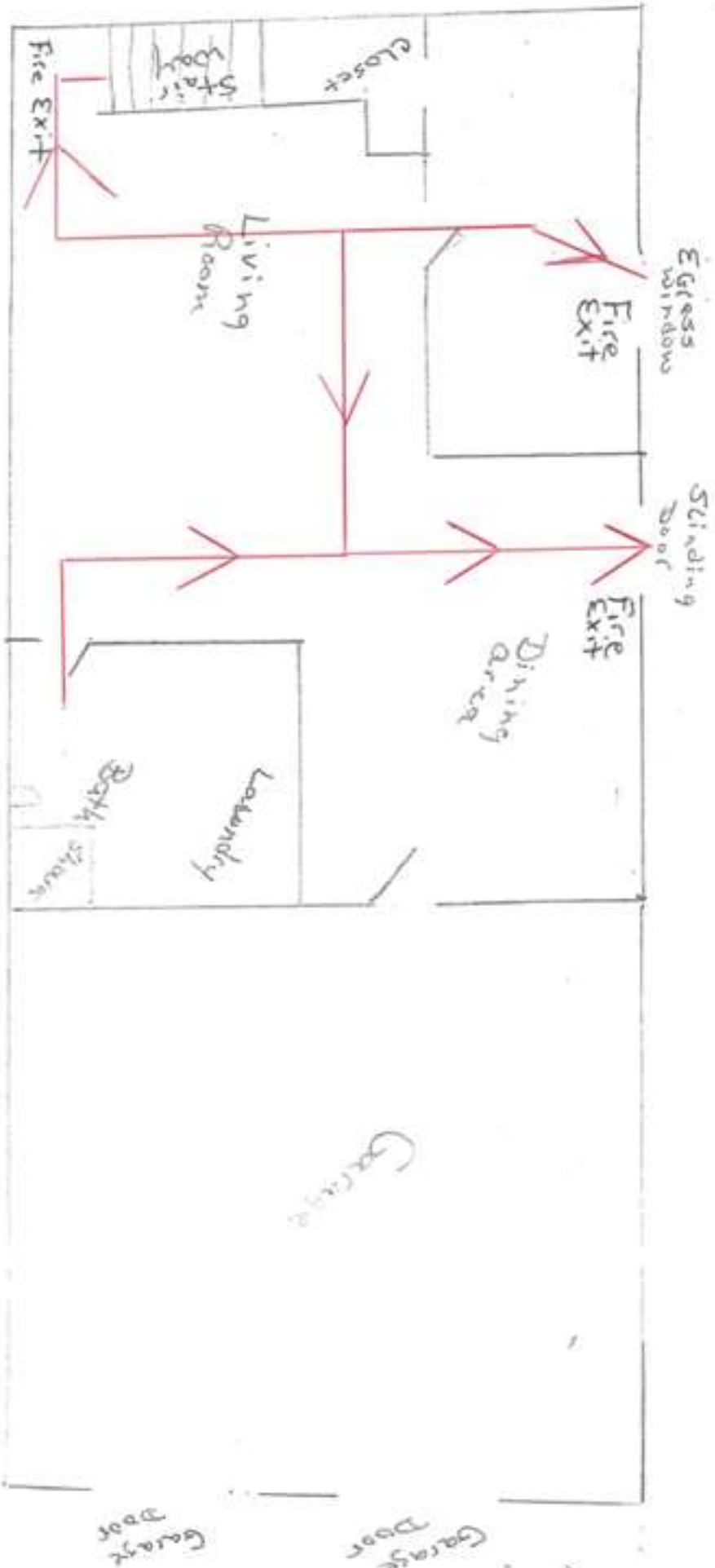


3804 S. Woodland Ave
Independence, MO. 64052

Donna Lynne Collins

816-716-3562

Basement Exit Plan



3804 S. Woodland Ave.
Independence, MD. 64052

Donna Lynne Collins
816-716-3562

Parking Plan

3204 S Woodland Ave Independence, MD 67052

Street Parking for 2 cars

20' wide
drive

80' long

paved Drive
For 4 additional
Vehicles

24' Parking

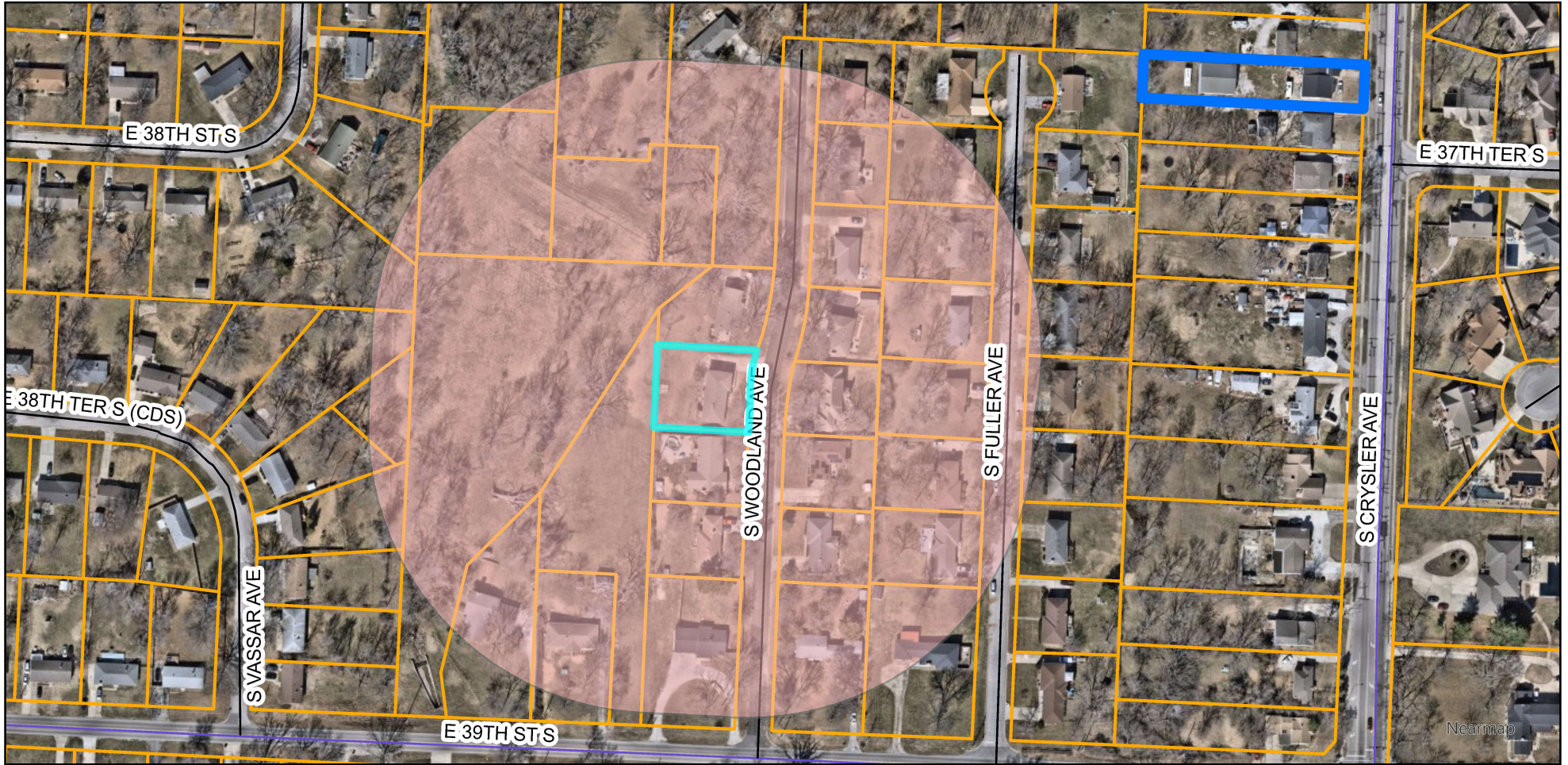
House

Donna Lynne Collins
816-716-3562

Nearest Short Term Rental

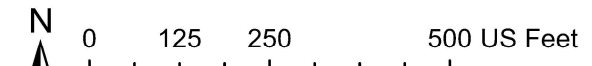
3804 S Woodland Ave

Case #25-400-07



Legend

- 500 ft Site Separation Req.
- Proposed Short Term Rental
- Short Term Rentals
- Parcels



Prepared For: Planning Commission
Meeting Date: June 24, 2025