



Planning Commission

July 15, 2025 6:00 PM,

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

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

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

1. **Planning Commission Minutes – June 24, 2025**
2. **Case 25-600-03 - Special Sign Permit – 11601 E. US 40 Highway** – A request by Wal-Mart for approval of a special sign.

PUBLIC HEARINGS

1. **Case 25-100-15 – Rezoning – 201 E. Partridge Avenue** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) and C-1 (Neighborhood Commercial) to C-1 (Neighborhood Commercial).
2. **Case 25-200-05 – Special Use Permit – 11037 E. Winner Road** – A request by Englewood Market to operate a convenience store.

ROUNDTABLE - NEXT MEETING JULY 29, 2025

ADJOURNMENT



Planning Commission Minutes

June 24, 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 6/24/2025, 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. Absent - .

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

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.

CASE WITHDRAWN

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

Gabe Glaser noted this case has been withdrawn.

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.

Staff Presentation

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

In response to Commissioner Nesbitt's question, Mr. Arroyo stated the updated Housing Study showed we still had room for close to 700 new apartments. He noted this was approved last year but has changed significantly. Mr. Arroyo said the previously approved apartments throughout the City are accounted for in the number of units needed per the Housing Study. Commissioner Nesbitt asked if there are EV chargers and expressed concern that they are not required.

Applicant Comments

Jason Osborne, 1526 Grand Blvd, Kansas City, stated he represents the Architecture firm and explained this has remained undeveloped because of the topography. Mr. Osborne said with the previous approved plan, they would have had to bring in too much fill. He stated they worked with planning staff to bring a better plan forward. Mr. Osborne noted they have more green space with this plan and will have more parking per unit than the previous plan. He stated this development team is focused on providing quality housing and would be market based on pricing.

In response to Commissioner O'Neill's question, Mr. Osborne stated their engineers have looked at this design and they believe they can handle any water concerns.

In response to Commissioner Nesbitt's question, Mr. Osborne said this structure is similar to the new Legends 267 apartments and the Oxbow Apartments in North Kansas City. Mr. Osborne noted this is strictly residential land and will be at the upper end of the middle price point. Mr. Osborne said each apartment will have individual water and electric meters and that equipment will be on the roof. He said although there is no requirement for EV charging stations, they do plan to have a couple.

In response to Chairwoman Wiley's question, Mr. Osborne said amenities will most likely include a fitness center, tranquility quarter, courtyard, coffee station, group area and community area for resident events.

In response to Commissioner Ashbaugh's question, Mr. Osborne said this will have a large courtyard with an amenity deck that includes a pool, grills, a walking track and playground. Mr. Osborne said there will not be a pickleball court because of the noise and noted there will be elevators for residents.

Public Comments

No public comments.

Motion

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

OTHER BUSINESS

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

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.

Mr. Glaser noted the City received a valid protest petition from those within 185 feet of the property and the Planning Commission would be making a recommendation to the City Council.

In response to Chairwoman Wiley's question, Mr. Glaser stated Business License staff did find this business operating illegally and told them to cease operations. After a second request to cease operation, they contacted staff and started this approval process.

Applicant Comments

Michael Fry, 2118 NW Killarney Lane, Lee's Summit, explained that there is a pole barn in the back of the property that they use for boat storage. He said they were not aware that a license was required to run a Short-Term Rental. Mr. Fry said they didn't know they could turn off new reservations when they were first contacted by the City. He said this would be great for the community. Mr. Fry said they've put a new roof on the house and said they've made lots of improvements to the property. He said in the first couple of months they did have someone that had a party, so they no longer allow one-night or same-day reservations. Mr. Fry said they have a 5-star rating and haven't had any parties since making those changes.

Commissioner Nesbitt noted to Mr. Fry that if this is approved the county taxes will move to a commercial rate.

In response to Commissioner Young's question, Mr. Fry said the room behind the garage is used for the washer and dryer and a pantry.

In response to Chairwoman Wiley's question, Mr. Fry said they purchased the house next door and have plenty of parking. He said he talks to the neighbor to the south of this property and

hasn't had any issues with her. He said he has had issues with a neighbor to the north.

In response to Commissioner Ashbaugh's question, Mr. Fry said the protest petition may be because of the one party that was held there, but he's not sure.

Public Comments

No public comments.

Motion

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

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

Staff Presentation

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

In response to Chairwoman Wiley's question, Mr. Glaser stated this applicant has not been operating.

Applicant Comments

Dudley and Lynn Collums, 8406 S Outer Belt Road, Oak Grove, stated they are available for any questions. Ms. Collums said this is a great house and in a great location close to the stadiums. She stated all of her kids have a short-term rental, so they figured they need one too.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING JULY 15, 2025

Chairwoman Wiley noted Commissioner Torres will be out of the country, so the Election of Officers will be the second meeting in August.

Chairwoman Wiley stated Commissioner Young is on the FIFA Committee and will provide the Commissioners some information via email.

Chairwoman Wiley said the application for Wally's will be pushed out about six weeks and will not be before the Planning Commission in July as originally planned.

ADJOURNMENT

The meeting was adjourned at 7:09 p.m.

MEETING DATE: July 15, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Wal-Mart Sign at Blue Ridge Crossing

CASE NUMBER/REQUEST: **Case 25-600-03 - Special Sign Permit – 11601 E. US 40 Highway – A**
request by Wal-Mart for approval of a special sign.

APPLICANT: Lora Trent, Springfield Sign

PROPERTY ADDRESS: 11601 E US 40 Hwy

SURROUNDING ZONING/LAND USE:

North: R-6 (Single-Family Residential) / Single-Family Neighborhood

South: Kansas City, Mo / Single-Family Neighborhood

East: C-2 (General Commercial) / Restaurant

West: Kansas City, Mo / Financial Institution

RECOMMENDATION

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

1. A building permit shall be submitted in accordance with Section 14-504-05.
2. The sign shall be modified in accordance with submitted plans.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

The applicant requests to modify an existing pole/pylon sign located at 11601 E US 40 Hwy. This development is bisected by city boundaries. The location of the existing pole sign is within Independence city limits, while Wal-Mart is located outside the city limits of Independence.

Whereas Section **14-504-13-A.** permits pole and pylon signs in the western portion of Independence, the subject site is located outside of the western portion of Independence defined as that portion of the City located north of Interstate 70, and west of the centerline of Lee's Summit Road. And, as such, the existing sign is considered legal nonconforming and subject to regulations of Section **14-800-13.** The applicant proposes to replace the top cabinet of the existing sign. This proposed modification does not fall under approved alterations for nonconforming signs and requires Planning Commission review and approval, in accordance with Section **14-708-02.**

ANALYSIS

Elevations and Landscaping:

The elevations of the pole sign will remain largely unchanged. A new cabinet will replace the existing top cabinet, and cladding will be added to fill in empty space. The maximum height of the pole sign is 39'-2.5". The area of the new sign cabinet will be 205.48 ft².

Landscaping will be installed surrounding the base of the sign as required by code. Renderings of landscaping for this sign have been added to the applicant's plans.

Historic and Archeological Sites:

The subject site is not located within any historical and/or archaeological sites.

CIP Investments:

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

REVIEW CRITERIA

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

1. **The purpose and intent of the article** – *The request will permit the applicant to modify the existing sign in accordance with their plans, providing for adequate business identification and encouraging the effective use of signs for businesses in Independence.*
2. **Use of the facility** – *The proposed modification of the existing sign does not substantially alter its messaging. The use of the property will be unaffected.*
3. **Size of the site** – *Lot 1A of the Blue Ridge Crossing subdivision is bisected by city boundaries. The portion of Lot 1A located within Independence, and in which the subject sign is located within, contains ±3.53 acres. Whereas the entirety of Lot 1A, in which Wal-Mart is located within, contains ±20.41 acres.*
4. **Height of the sign** – *The elevations indicate the height of the new sign will be 39'-2.5".*
5. **Number, size, and height of signs on the surrounding properties** – *The existing subject sign serves both Wal-Mart and Lowe's and is visible from US 40 Highway and Interstate 70. Most of this commercial district consists of wall signs, with the exception of a monument sign serving McDonald's. There is however a pole sign similar in design serving Blue Ridge Tower off Blue Ridge Boulevard. Additionally, a unified monument sign serving the commercial subdivision is located off Sterling Avenue.*
6. **Number, size, and height of signs previously approved for similar uses within the community** – *A unified sign plan for the Hartman Heritage commercial subdivision was recently approved by Planning Commission. That sign consisted of a masonry base and multiple sign cabinet spaces for the various commercial tenants located within the commercial subdivision.*
7. **Surrounding zoning and land uses** – *The surrounding properties within Independence city limits are designated a C-2 (General Commercial) zoning classification. Much of this commercial subdivision is located within Kansas City boundaries and is commercial in nature.*
8. **Topography of the site** – *The location of the sign is designed to be visible from Interstate 70 as it passes over US 40 Highway.*

9. **Any other factor relating to:**

- a. The physical character of the sign, excluding content except for obscenity – *The proposed sign is not out of character with type of land use.*
- b. Its physical relationship to the principal building and site – *The proposed modifications to the existing sign will not significantly alter its design and fits within the character of the commercial subdivision.*
- c. Any unique visibility considerations – *The proposed modifications to the existing sign will not significantly alter what's existing. There are no concerns related to potential sight obstructions or visibility.*

EXHIBITS

- 1. Application
- 2. Sign Plan
- 3. Zoning Map
- 4. Comprehensive Plan Map

Application Type (check all that apply)

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

Project Information and Location

Wa-Mart / Wal-Mart Real Estate Business Trust

Project Name

11601 E US Hwy 40 Kansas City, MO 64133

Project Address/Location

0	153,938 SQ. FT.	1A	
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2		Retail	Retail
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Applicant

Lora Trent Springfield Sign

Name Company

Owner

Charity Sanchez Wal-Mart Real Estate Business Trust

Name Company

Architect/Engineer/Surveyor/Other: _____

Architect/Engineer/Surveyor/Other: _____

Name Company

Name Company

Address

Address

Phone Email

Phone Email

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

Lora Trent 4/24/25

Applicant's Signature Date

Charity Sanchez 5/27/2025

Owner's Signature Date

1 SIGN-PLACEMENT

SCALE: 1/8"=1'



DAYVIEW

SIGN SQUARE FOOTAGE:
9'-2" X 22'-5" = 205.48 SF

2 SIGN-EXISTING



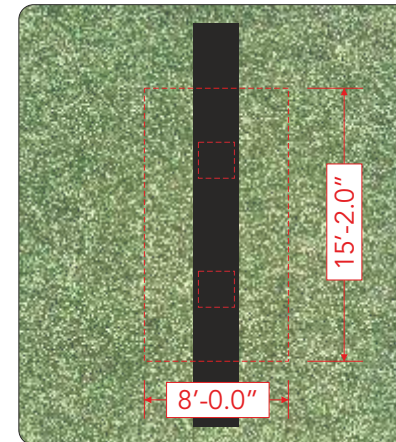
MISSING CLADDING



NIGHTVIEW

3 LANDSCAPING

SCALE: 3/32"=1'



14-504-14-A. Freestanding Signs.
1. Landscaping must be installed around the base of freestanding signs. Such landscaping may consist of shrubs, perennial/annual flowers, and groundcover. The required landscape area must be a minimum of three feet in width on all sides of the sign base.
2. Poles or pylons used to support freestanding signs must be covered or concealed by a decorative cover hat is architecturally compatible with character of principal buildings on the site

DETAILS: INFO

- REMOVE EXISTING TOP CABINET

A - D/F INTERNALLY ILLUMINATED BLEED FACE CABINET
- WHITE FLEX FACE
- VINYL GRAPHIC OVERLAY TO MATCH, 1ST SURFACE APPLIED
- CABINET PAINTED DURANODIC BRONZE

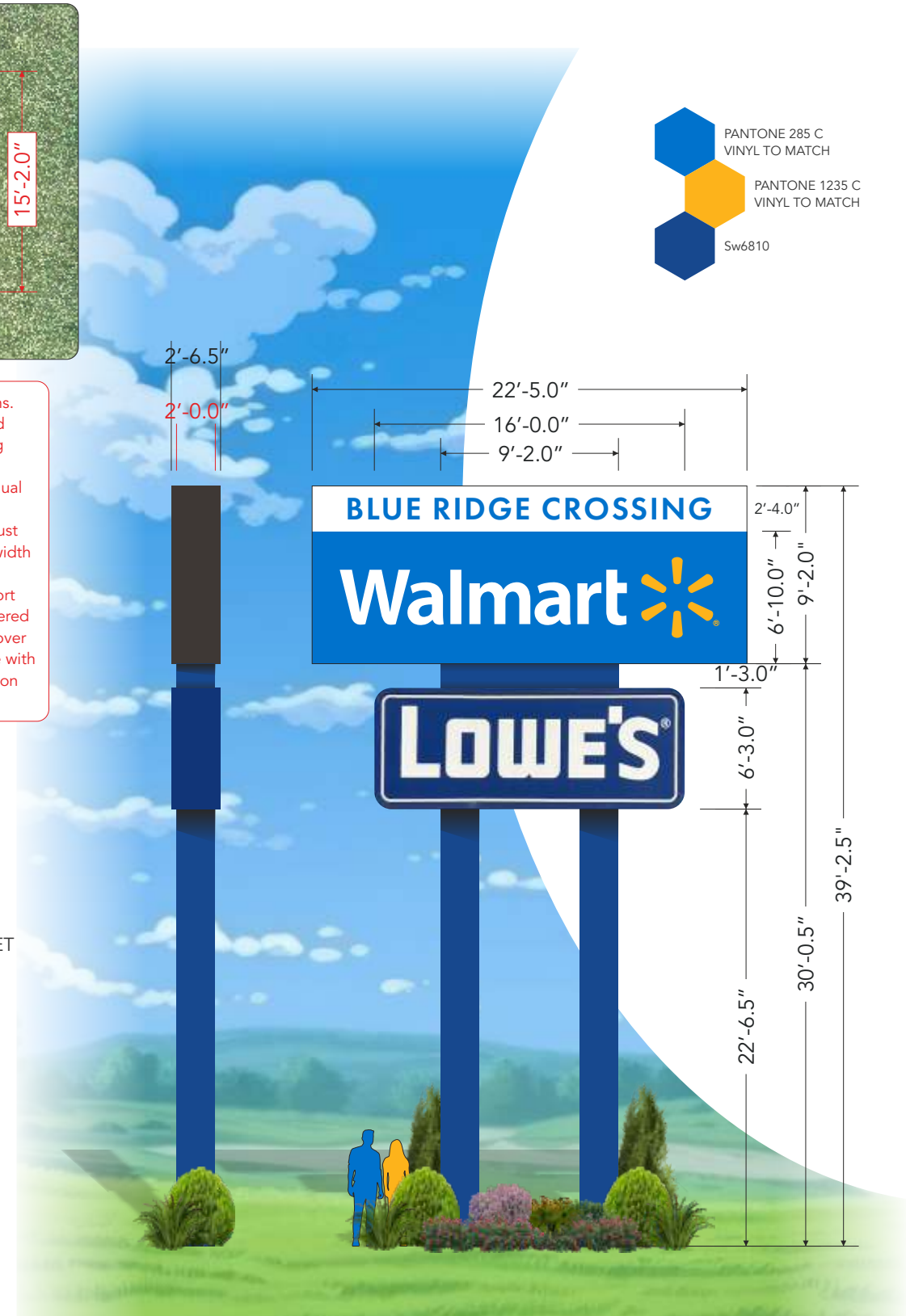
B - NEW ALUMINUM CLADDING TO FILL SPACE BETWEEN CABINETS
- PAINTED Sw6810

C - "LOWE'S" CABINET TO STAY AS IS

D - REPLACE MISSING CLADDING ON POST
- 9' X 2' (WIDTH DIMENSION STILL NEEDED)
- PAINT SW6810

4 SIGN-DETAILS

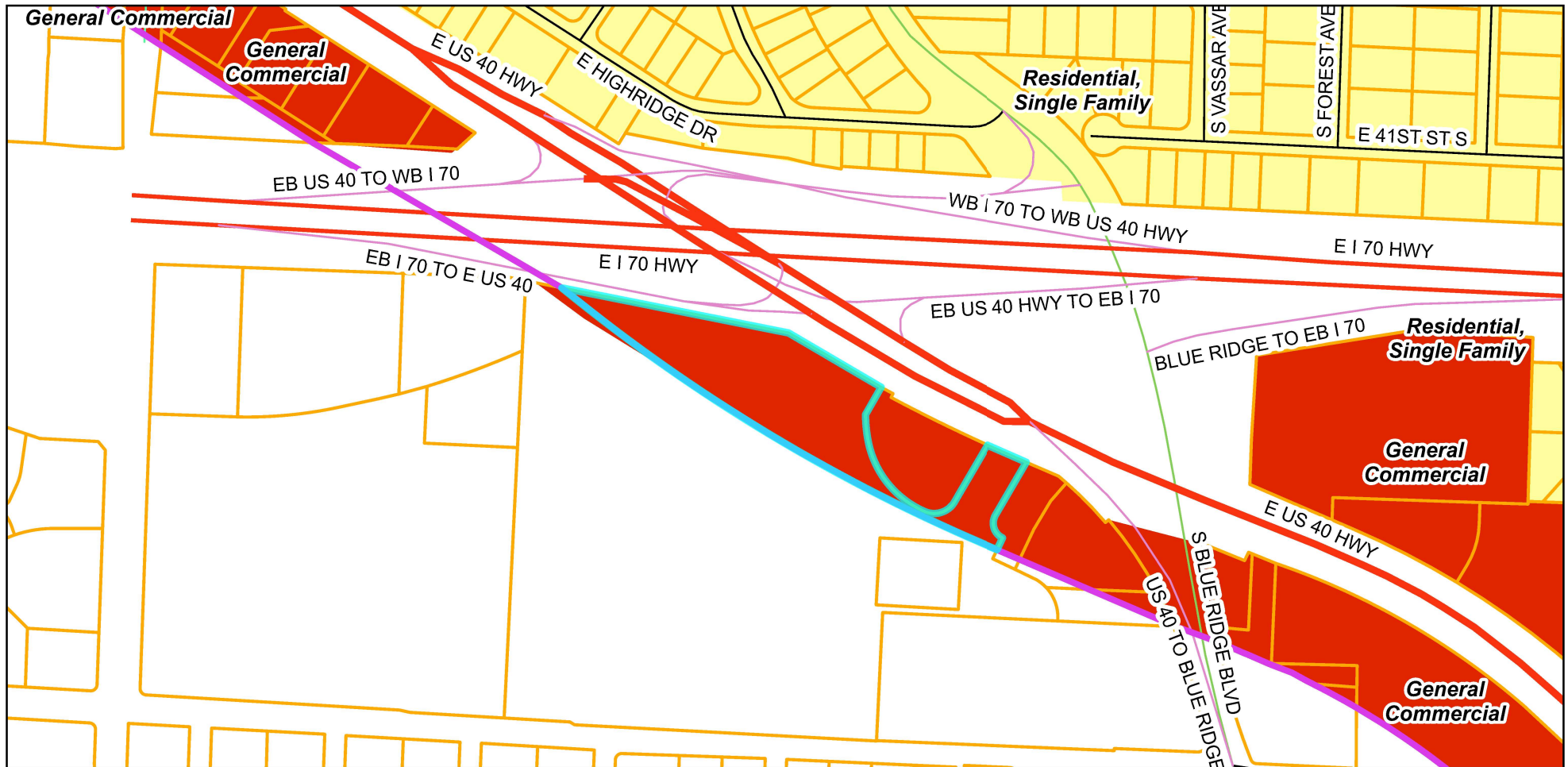
SCALE: 1/8"=1'



Zoning Map

11601 E US 40 Hwy

Case #25-600-03



Legend

- City Limits
- Parcels
- Zoning District C-2
- Zoning District R-6

0 250 500 1,000 US Feet

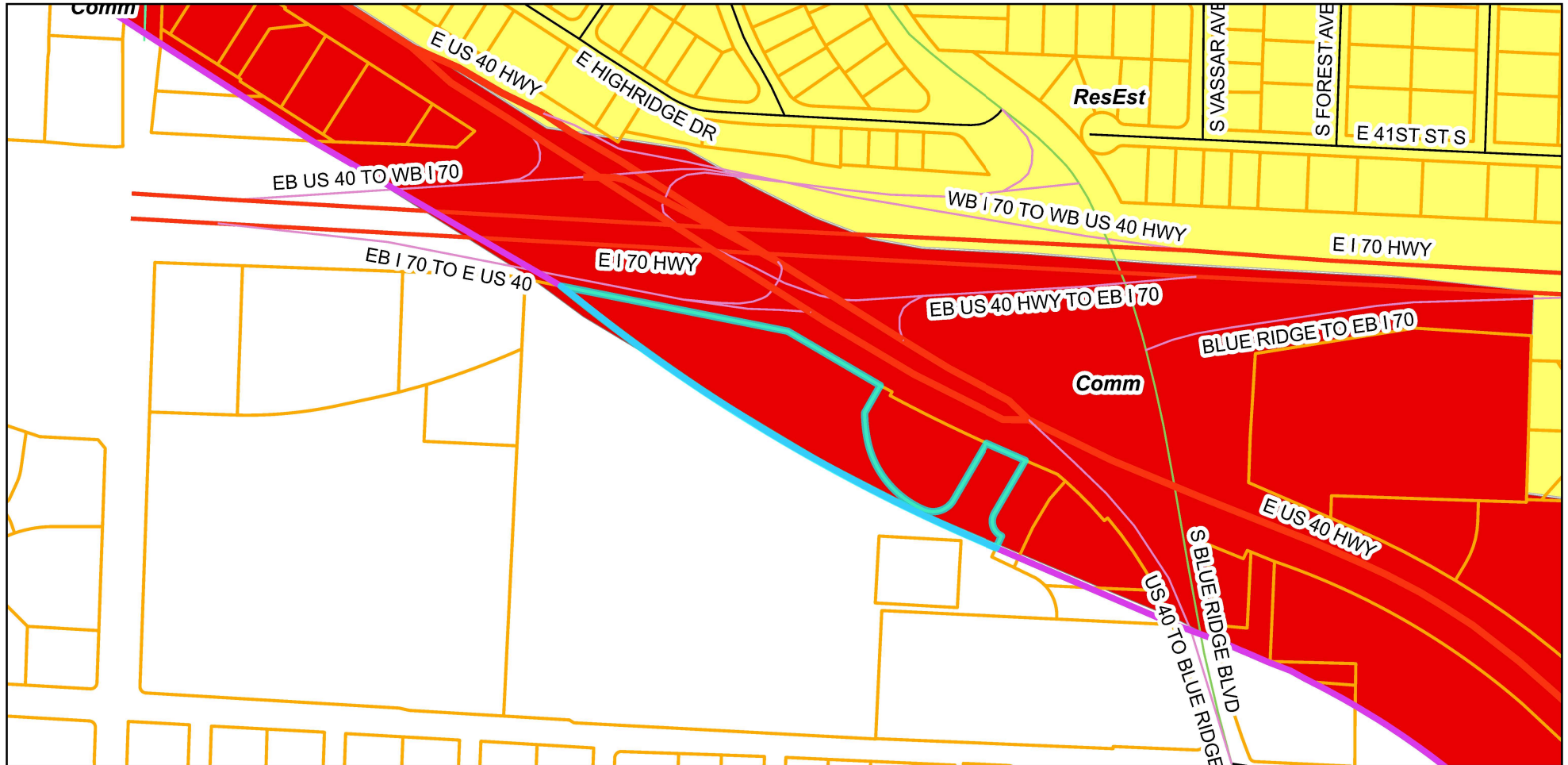
Prepared For: Planning Commission
Meeting Date: July 15, 2025



Comprehensive Plan

11601 E US 40 Hwy

Case #25-600-03



Legend

- City Limits
- Parcels

Comprehensive Plan

- Residential Neighborhoods
- Community Commercial

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: July 15, 2025



MEETING DATE: July 15, 2025

STAFF: Brian L. Harker, Planner

PROJECT NAME: Rezoning for Front Yard Fencing

CASE NUMBER/REQUEST: **Case 25-100-15 – Rezoning – 201 E. Partridge Avenue** – A request to rezone the property at 201 E. Partridge Avenue from R-18/PUD (Moderate Density Residential) and C-1 (Neighborhood Commercial) to C-1 (Neighborhood Commercial).

APPLICANT/OWNER: Vlad Skots

PROPERTY ADDRESS: 201 E. Partridge Avenue

SURROUNDING ZONING/LAND USE:

North:	C-1 (Neighborhood Commercial) R-18/PUD (Moderate Density Residential/Planned Unity Development)	Restaurant Condominiums
South:	C-2 (General Commercial)	Kansas City Southern Railroad Auto Dealership
East:	R-18/PUD (Moderate Density Residential/Planned Unit Development)	Bellevista Condominiums
West:	C-1 (Neighborhood Commercial)	Parking Lot

PUBLIC NOTICE:

- Letters to property owners – June 20, 2025
- Public Notice published in the Independence Examiner – June 28, 2025
- Signs posted on property – June 27, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on August 18, 2025 and the public hearing/second reading on September 2, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Vlad Skots to rezone property at 201 E. Partridge Avenue from C-1 (Neighborhood Commercial) and R-18 (Moderate Density Residential) to C-1 (Neighborhood Commercial).

Current Zonings:	C-1 (Neighborhood Commercial) and R-18/PUD (Moderate Density Residential/Planned Unit Development)	Proposed Zoning:	C-1 (Neighborhood Commercial)
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Current/Continued Use: Office Building

Zoning History:

The subject site is composed of a portion of Lot 9 of the Commissioners' Plat of Oldham Estates (recorded in 1910), and an unplatted tract of land. It is approximately 55,000 ft² (1.23 ac) in size.

Upon adoption of the Zoning Ordinance, in 1965, the subject site was designated an M-1 (Light Manufacturing) zoning classification. City Council adopted Ordinance No. 4831, in December of 1977, amending the zoning classification of the subject site to C-P-1 (Planned, Neighborhood Commercial) and R-P-3 (Planned, Moderate Density Residential). The zoning district boundary related to this rezoning bisected the subject site.

Real estate records indicate the subject site was developed in 1986 and consists of a four-story building containing approximately 30,300 ft² of floor area. The site is supplied with 87 parking spaces.

Upon the adoption of the Unified Development Ordinance, in 2009, the zoning classification for the subject site was updated to C-1 (Neighborhood Commercial) and R-18/PUD (Moderate Density Residential/Planned Unit Development). The zoning classification of the subject site has remained a mix of commercial/residential since City Council adopted Ordinance No. 4831 in 1977.

Proposal:

The applicant seeks to rezone the property, which has two zonings, to entirely C-1 to eliminate the residential zoning of the building's east parking lot. The purpose of creating the single zoning on the lot is to clear the encumbrances for getting a building permit and variance for a proposed wrought-iron fence that will enclose the property including the front parking lot. Approval of the variance will not eliminate the requirement to maintain the opaque screen (no mesh) on the east side of this property.

Physical Characteristics of Property:

The property contains a four-story, red brick office building with bands of dark tented windows. The property has east and north side parking lots. The east parking lot is on the portion of the property that is zoned R-18/PUD. The structure and the north parking lot are on the portion of the property zoned C-1.

Characteristics of the Area:

There are both residential and commercial uses in vicinity of the property. To the north of the property lies a Chinese restaurant, to the west lies an underutilized parking lot, to the east is a community of residential condominiums and to the south is the Kansas City Southern Railroad, and beyond that an automobile dealership.

ANALYSIS

Consistence with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan’s objective to, “Increase Jobs.” Rezoning this property will ensure continued commercial use.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Community Commercial uses. The Tools and Policies to promote business and jobs, looks to, “facilitate development-ready sites.” The construction of this structure was in the mid-1980’s.

Sub-Area Plans:

This property is in the Noland Now Plan area.

Zoning:

The proposed R-18/PUD (Moderate Density Residential) zoning classification allows for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). The western half of the property is zoned C-1 (Neighborhood Commercial). Allowed uses include offices, retail shops, hair salons, services, restaurants and various other related uses.

Historic and Archeological Sites:

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

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

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

CIP Investments:

There are no CIP investments planned for this section of the S. Noland Road corridor at this time.

REVIEW CRITERIA

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

- 1. Conformance of the requested zoning with the Comprehensive Plan.**
The Comprehensive Plan envisions Community Commercial uses for the area. Commercial zoning is appropriate given the existing development pattern of the site and area.
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
The property is within the Noland Now Plan area.
- 3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**
The proposed zoning is already established for the existing structure and will be compatible with the surrounding properties.
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**

Again, the proposed zoning is already established for the existing structure. This is to rezone the east parking lot.

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

The structure and use of the property is already established. Again, this is to rezone the east parking lot.

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

The property is occupied.

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

The rezoning should have no detrimental effect on area properties. There are no new uses.

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

If the rezoning is denied, the property owners and buyers may have trouble obtaining building permits to make improvements (like fencing).

EXHIBITS

1. Narrative
2. Application
3. Notification Letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Site Plan
8. Proposed steel fence
9. Aerial Imagery
10. Comprehensive Plan map
11. Zoning map



Commercial/Industrial/Flex/Retail/Office/Land/Investment Realtors and Property Management

President
Myron W. Haith

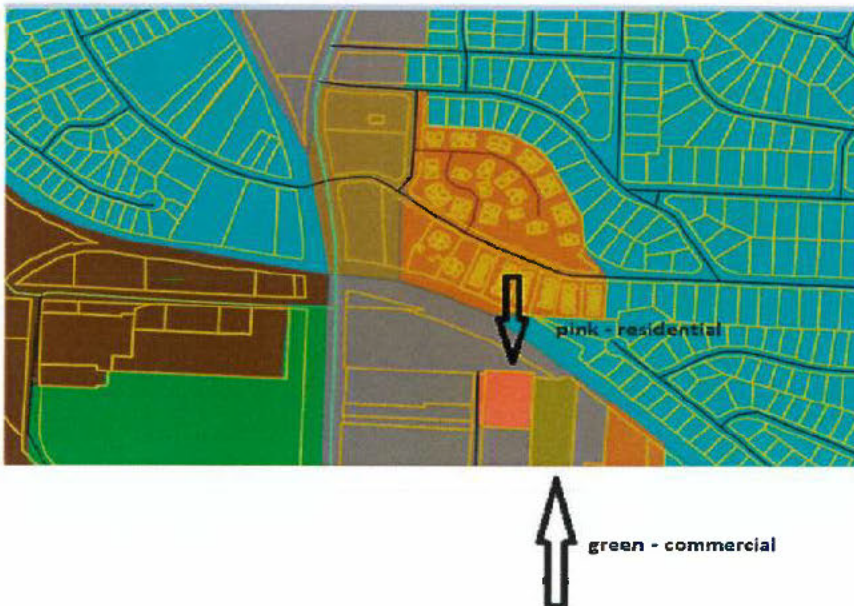
Managing Principal
Joshua S. Haith

Bond Business Center

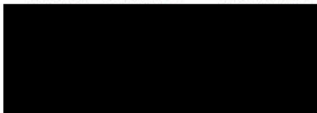


Cover Sheet

This letter certifies as an attachment to the Re-zoning application. The current parcel is grandfathered one portion of the parcel as residential and the other portion commercial. The owner requests to have the entire parcel re-zoned as commercial as this is the only usage being maintained. No parking spaces or building contained on the parcel is available to the adjacent neighbors.



Thank you
Vlad Skots – Owner



Application Type (check all that apply)

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

Project Information and Location

Plaza 201 Re-Zoning

Project Name

201 E. Partridge Ave Independence, MO

Project Address/Location

55,078	1.26	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
1/2 of zoning residential	Entire zoning commercial	1/2 Res / 1/2 Comm	Entire land commercial
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Applicant

Carolyn Dino USKO, Inc.

Name	Company

Architect/Engineer/Surveyor/Other: N/A

Name	Company

Address

Phone Email

Owner

Vlad Skots VS Capital, LLC

Name	Company

Architect/Engineer/Surveyor/Other: N/A

Name	Company

Address

Phone Email

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


 Applicant's Signature

5/13/25
 Date

Vladimir Skots
 Owner's Signature

05/13/2025
 Date

Appendix B - Property Owner Notification Letter City of Independence, Missouri

Date: 6/20/2025

Case No. 25100-15

Dear Property Owner:

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

Proposed Case Type (Check One):

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

Proposed project description: Rezone half of parcel from
Residential to commercial

Applicant: VS Capital, LLC

Location of Property: 201 E. Partridge

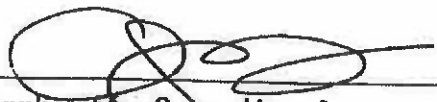
Planning Commission Meeting Date: July 15, 2025, at 6:00 p.m.

City Council Meeting Date: _____, 20____, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

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

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

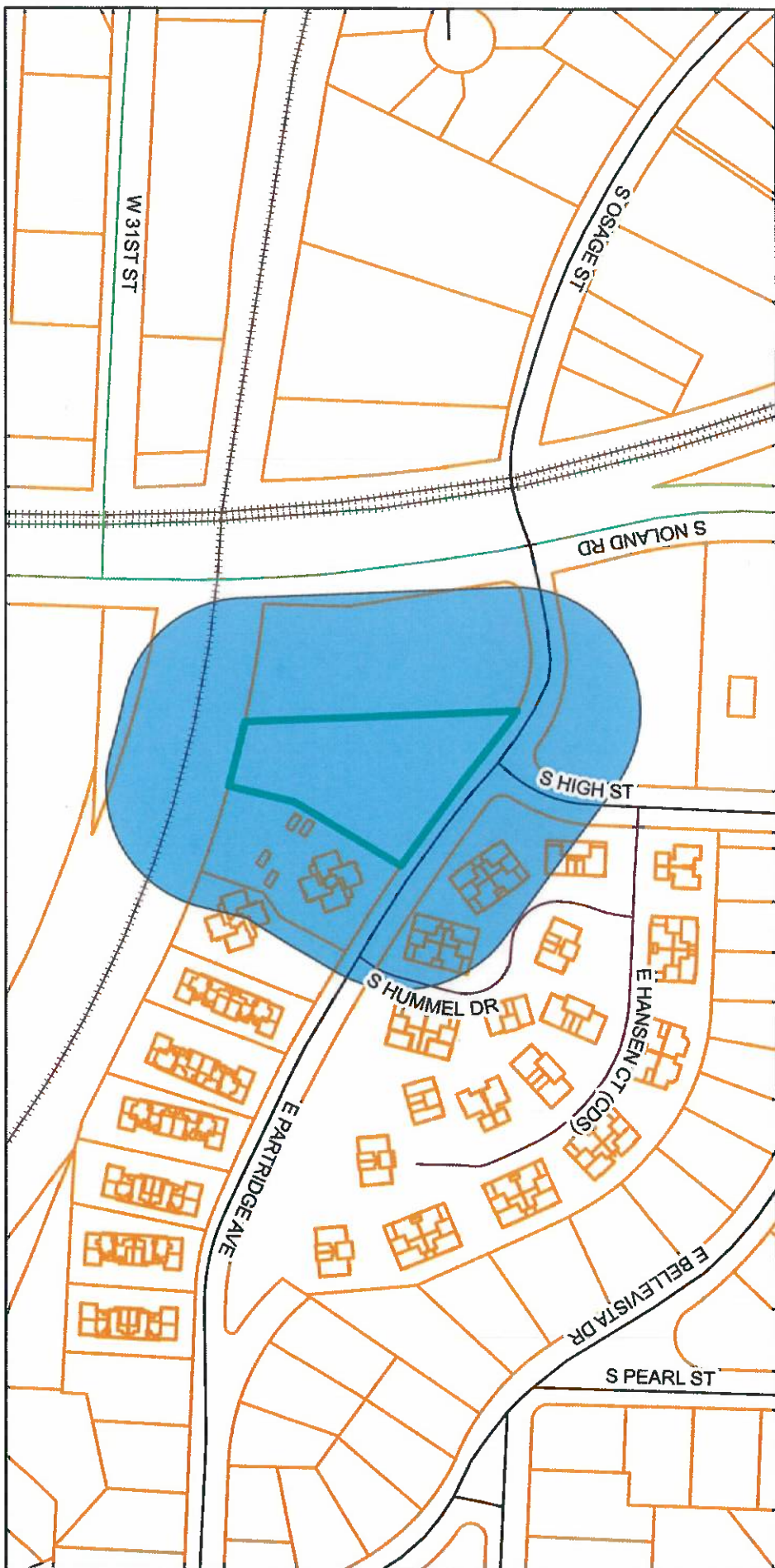

Applicant (or Owner/Agent)

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

Property Address	Property Owner	Owner Address	City	State	ZIP Code
2002 S HUMMEL DR	OSIEK BRIAN M & SHERRY L	17303 E 6TH TER CT N	INDEPENDENCE	MO	64056
2003 S HIGH ST	PITTS EVELYN L	2003 S HIGH ST UNIT 30	INDEPENDENCE	MO	64055
2004 S HUMMEL DR	ELGAN CONNIE LE	2004 S HUMMEL DR	INDEPENDENCE	MO	64055
2005 S HIGH ST	PREJEAN DOROTHY	2005 S HIGH ST	INDEPENDENCE	MO	64055
2006 S HUMMEL DR	DOWNEY DONNA L	2006 S HUMMEL DR	INDEPENDENCE	MO	64055
2007 S HIGH ST	HATTON CINDY LANE	2007 S HIGH ST	INDEPENDENCE	MO	64055
2008 S HUMMEL DR	NICHOLAS SANDRA MICHELLE & ROBERT JR	2008 S HUMMEL DR	INDEPENDENCE	MO	64055
201 E PARTRIDGE ST	VS CAPITAL LLC	11290 POINT EAST DR STE 200	RANCHO CORDOVA	CA	95742
2010 S HUMMEL DR	COGBURN DEBORAH & WILLIAMSON PAUL	2010 S HUMMEL DR	INDEPENDENCE	MO	64055
2012 S HUMMEL DR	MCGRAW CAROL R-TRUSTEE	2012 S HUMMEL DR	INDEPENDENCE	MO	64055
2014 S HUMMEL DR	WILLIAMS JULIA M	2014 S HUMMEL DR	INDEPENDENCE	MO	64055
220 E PARTRIDGE ST	JOY SUZIE TRUST DATED 04/14/2017	220 E PARTRIDGE ST	INDEPENDENCE	MO	64055
222 E PARTRIDGE ST	REEDER SHARLEEN	222 E PARTRIDGE ST	INDEPENDENCE	MO	64055
230 E PARTRIDGE ST	ASHLEY VERONICA	230 PARTRIDGE AVE	INDEPENDENCE	MO	64055
232 E PARTRIDGE ST	LESH RALPH F & LESH JANIS D	232 E PARTRIDGE ST	INDEPENDENCE	MO	64055
2931 S NOLAND RD	LIANG PROPERTY LLC	2931 S NOLAND RD	INDEPENDENCE	MO	64055
3001 S NOLAND RD	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050
301 E PARTRIDGE ST	FISHER TIMOTHY	303 E PARTRIDGE AVE # 1 UNIT 45	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST	GAMBLE JOHN S	301 PARTRIDGE	J INDEPENDENCE	MO	64055
301 E PARTRIDGE ST	STICKNEY DEBRA	301 E PARTRIDGE ST APT L	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT A	HAMILTON RICHARD G	301 E PARTRIDGE APT A	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT B	O'ROURKE BETTY J & HOLM LINDA	301 E PARTRIDGE AVE UNIT B	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT C	PETERS DEBRA A	301 E PARTRIDGE ST	C INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT D	STARKE GARY R	301 E PARTRIDGE AVE UNIT D	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT E	CARMICHAEL DEBORA L	301 E PARTRIDGE ST UNIT 29	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT F	SIMCOSKY MARK A & PATRICIA E	301 E PARTRIDGE ST	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT G	NASH NANNETTA B	301 E PARTRIDGE G	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT H	CALDERONE STEPHEN	301 E PARTRIDGE AVE UNIT H	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT I	EGGERS MARGARET L	301 E PARTRIDGE AVE APT 1	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT J	GAMBLE JOHN S	301 E PARTRIDGE AVE # J	INDEPENDENCE	MO	64055
301 E PARTRIDGE ST UNIT K	KIMBROUGH FRANKLIN D & SUZANNE B	11288 COUNTY ROAD 99	LILLIAN	AL	36549
301 E PARTRIDGE ST UNIT L	STICKNEY DEBRA	301 E PARTRIDGE ST APT L	INDEPENDENCE	MO	64055
303 E PARTRIDGE AVE UNIT L	ROUSH GARY D	303 E PARTRIDGE AVE UNIT L	INDEPENDENCE	MO	64055
303 E PARTRIDGE ST UNIT A	DAVIS DIANE M	303 E PARTRIDGE ST	INDEPENDENCE	MO	64050
303 E PARTRIDGE ST UNIT D	FENSOM WILLIAM F & GEORGIANNA F	303 E PARTRIDGE AVE	INDEPENDENCE	MO	64055
303 E PARTRIDGE ST UNIT E	EHRLICH DONALD B & NANCY M	303 PARTRIDGE AVE E	INDEPENDENCE	MO	64055
303 E PARTRIDGE ST UNIT H	ANDRADE ANTONIO OMAR SOLORZANO	303 E PARTRIDGE UNIT H	INDEPENDENCE	MO	64055
303 E PARTRIDGE ST UNIT I	FISHER TIMOTHY	303 E PARTRIDGE AVE # 1 UNIT 45	INDEPENDENCE	MO	64055
3101 S NOLAND RD	3101 S NOLAND INDEPENDENCE LLC	7450 E PROGRESS PL	GREENWOOD VILLAGE	CO	80111
CA RESIDENTIAL	BELLEVISTA CONDOMINIUM ASSOC	1354 FRANKLIN ST	ALTAMONTE SPRINGS	FL	32701-7924
CA RESIDENTIAL	BELLEVISTA CONDO ASSOC	311 E PARTRIDGE AVE	INDEPENDENCE	MO	64055

Notification Area Map

201 E Partridge Ave



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

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

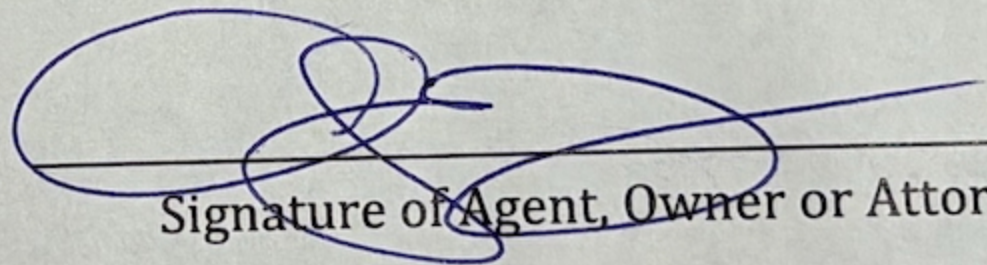
COUNTY OF JACKSON

Case No. 25100-15
Case No. 25-999-05

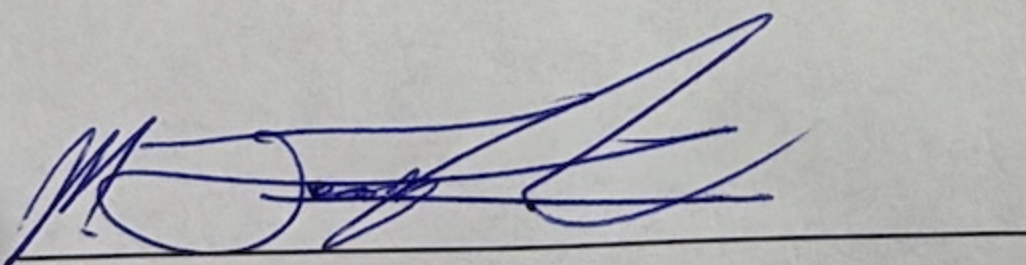
I, Carolyn Dino, of lawful age being first duly sworn upon oath, state:

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.**

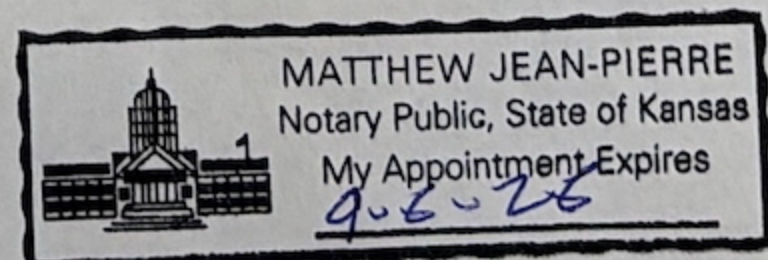
These notices were mailed on the 24 day of June, 2025.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 24th day of June, 2025.


Notary Public

9/6/26
Commission Expiration Date

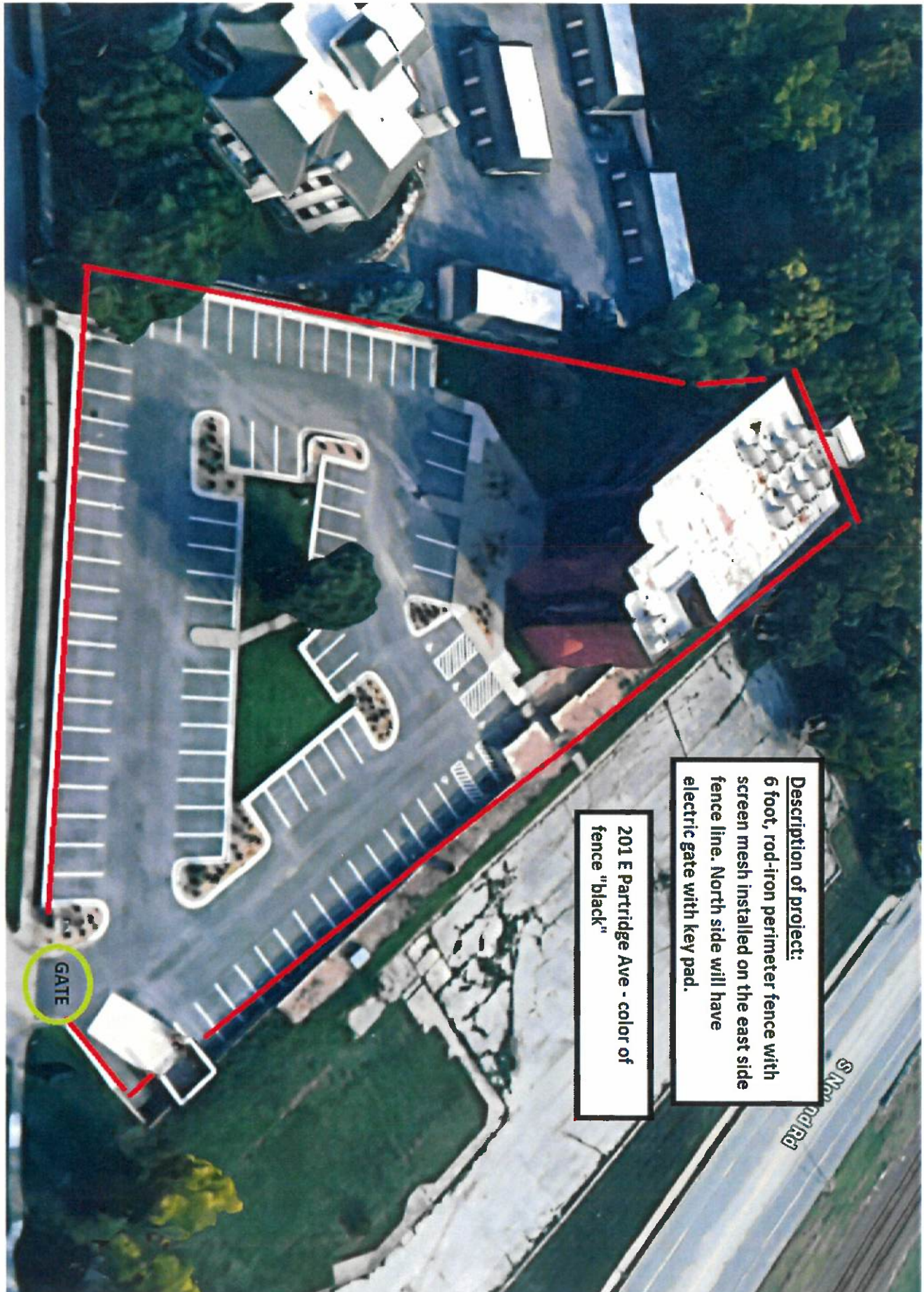


CLASSIC™



Experience traditional grace.

The extended pickets — topped with arrow-pointed spears — of this classic style capture the look of traditional wrought iron fencing. Single, double and arched walk gates are also available to match this style.



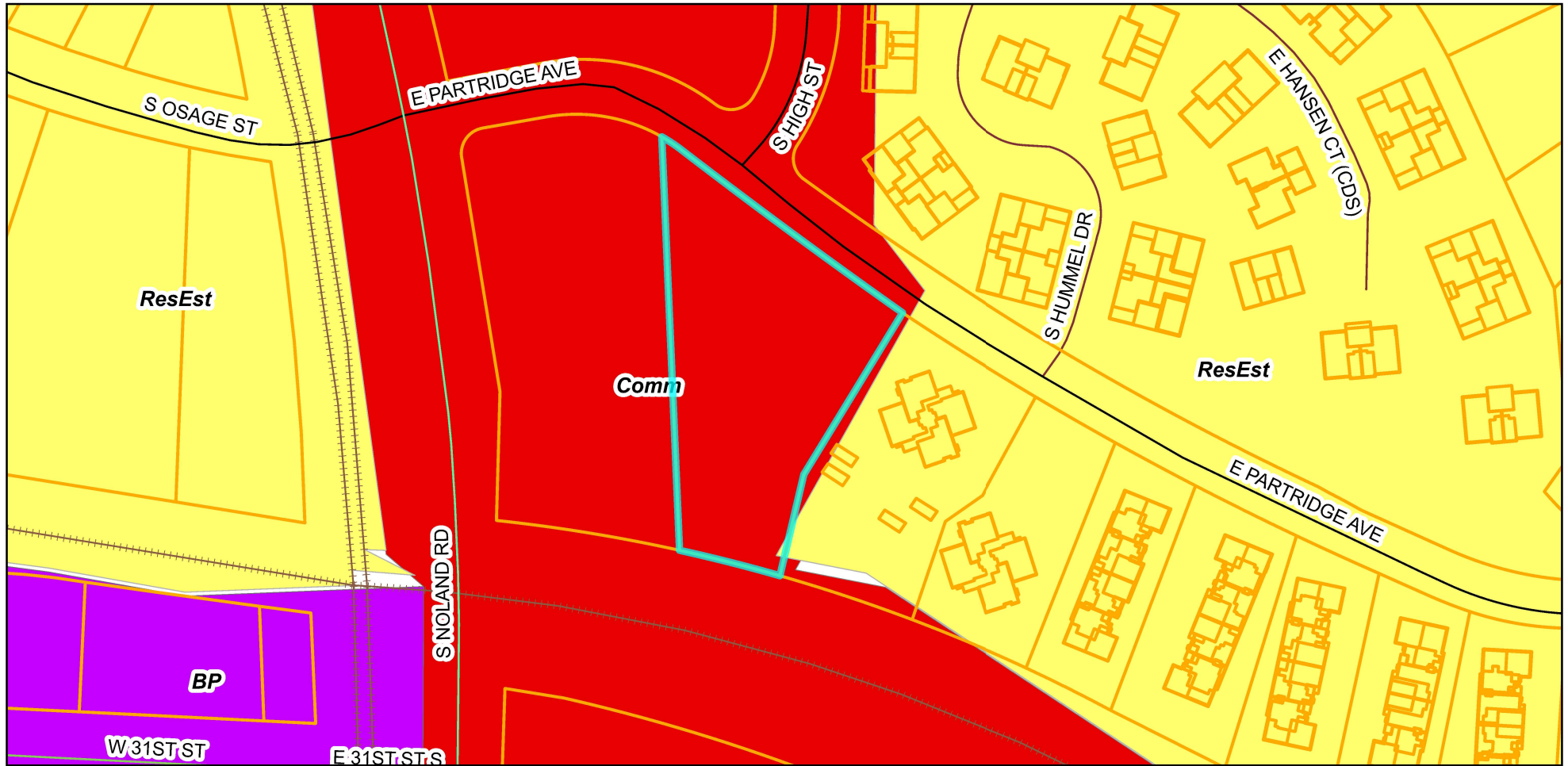
Description of project:
6 foot, rod-iron perimeter fence with screen mesh installed on the east side fence line. North side will have electric gate with key pad.

201 E Partridge Ave - color of fence "black"

Comprehensive Plan

201 E Partridge Ave

Case #25-100-15



Legend

Parcels

Comprehensive Plan

- Residential Neighborhoods
- Community Commercial
- Business Park

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

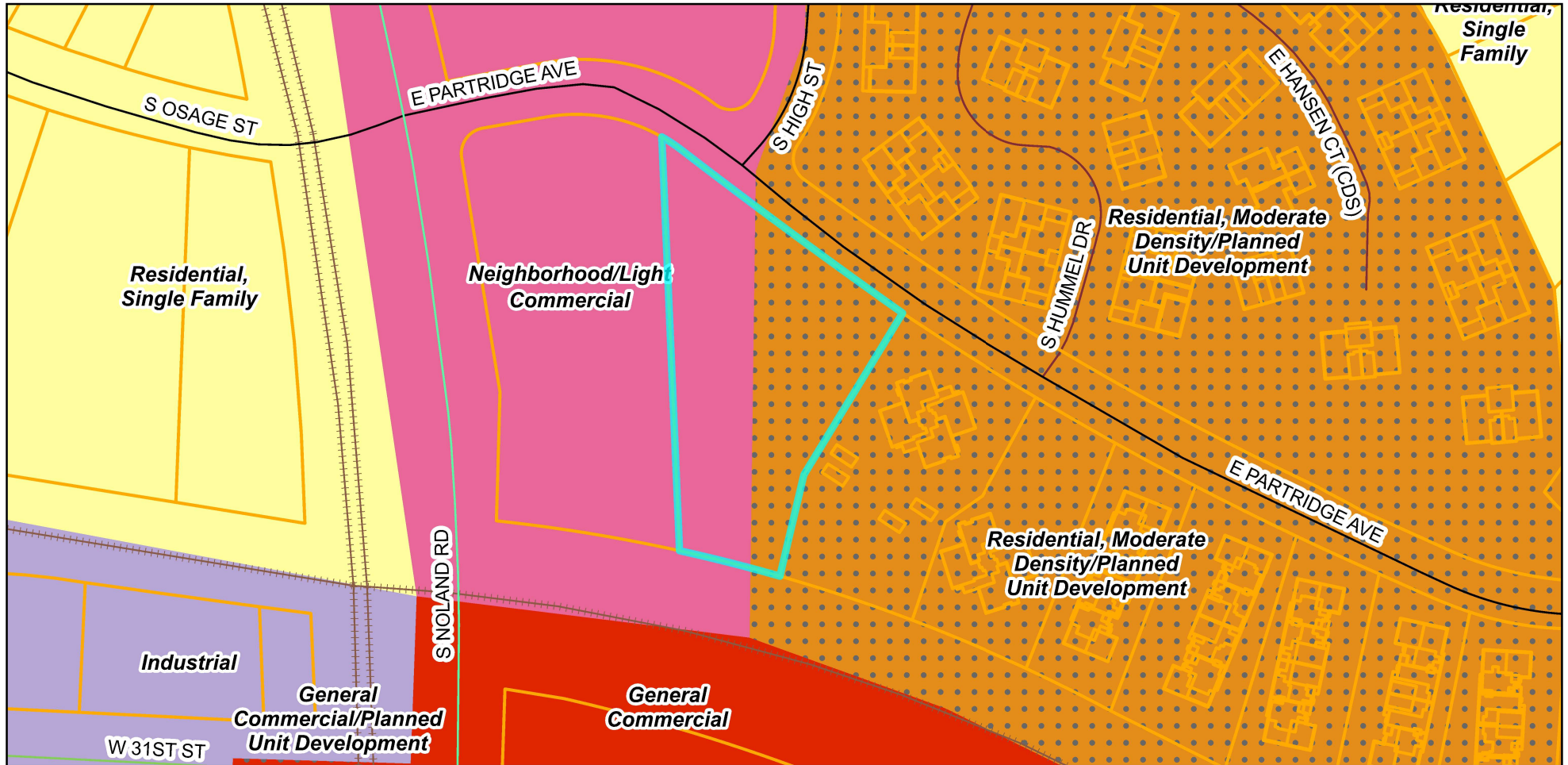
Prepared For: Planning Commission
Meeting Date: July 15, 2025



Zoning Map

201 E Partridge Ave

Case #25-100-15



Legend

Parcels	C-2	R-18/PUD
Zoning District	C-2/PUD	R-6
C-1	I-1	

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

Prepared For: Planning Commission
Meeting Date: July 15, 2025



MEETING DATE: July 15, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: Englewood Market

CASE NUMBER/REQUEST: **Case 25-200-05 – Special Use Permit – 11037 E Winner Rd** – A request by Englewood Market to operate a convenience store.

APPLICANT: Ali Hassan, Blue Market, LLC

OWNER: John R Dillon

PROPERTY ADDRESS: 11037 E Winner Rd

SURROUNDING ZONING/LAND USE:

North: Arts District / General Retail, and Personal Services
East: Arts District / Medical Service (Dentist)
South: Arts District / Nonprofit Educational Institution
West: Arts District / Personal Services, and Museum

PUBLIC NOTICE:

- Letters to property owners – June 25, 2025
- Public Notice published in the Independence Examiner – June 28, 2025
- Signs posted on property – June 27, 2025

FURTHER ACTION:

Following action by the Planning Commission, this special use request is scheduled for first reading by the City Council on August 18, 2025 and the public hearing/second reading on September 2, 2025.

RECOMMENDATION

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

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

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

Current Zoning: Arts District

Current Use: Vacant

Proposed Use: Convenience Store

Square Footage of Commercial Space: 2,250ft²

Zoning History:

The subject site is part of Lot 1 Block 6 of the Englewood subdivision recorded in 1886. At the time of recording, the subject site was located outside of the corporate limits of Independence. It was later annexed in 1948.

Upon the adoption of the Zoning Ordinance in 1965, the property was designated a C-2 (General Commercial) zoning classification. In 1980, the city adopted amendments to the Zoning Ordinance and the zoning classification of the subject site remained C-2 (General Commercial). In 2011, the City Council adopted Ordinance No. 17795 changing the zoning district classification of the subject site to ARTS (Arts District).

Proposal:

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

The applicant has provided a floor plan indicating the sale of prepackaged goods, refrigerated groceries, fountain drinks, and site-prepared food. The applicant's description of the use states the hours of operation will be from 6 am to 11 pm 7 days a week, deliveries will be via the rear parking lot between 6 am and 10 am, outdoor lighting includes LED fixtures will full cut-offs to direct the light downward as well as a monitored alarm system.

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

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

Physical Characteristics of Property:

This parcel contains a total area of approximately 8,400 ft². The site is comprised of a multi-tenant commercial building. City records indicate a total of four commercial suites within this commercial building. County records indicate the structure was built in 1940.

An existing tenant space, approximately 2,250 ft² in size, is intended to be used for the convenience store. The commercial space consists of a kitchen, display shelves, walk-in cooler, and a soda fountain.

The subject site lies at the corner of Winner Road and Harvard Avenue. The primary entrance to the commercial space is located off Winner Road.

Characteristics of the Area:

The subject site is located along Winner Road within the Arts District. This area contains a multitude of commercial spaces and land uses including general retail; personal services; office space; art galleries; restaurants; and museum and cultural centers.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

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

Comprehensive Plan Tools and Policies for the Current Designation:

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

Historic and Archeological Sites:

The subject site is not located within any historical and/or archaeological sites.

Public Utilities:

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

Floodplain/Stream Buffer:

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

CIP Investments:

Winner Road Complete Streets is planned for fiscal year 2025-2026 and plans to improve both vehicular and non-motorized mobility by connecting existing sidewalks, placing crosswalks and new pedestrian signals, and adding bike lanes to Winner Road from US 24 Highway to Hedges Avenue.

Parking and Sidewalks:

Street parking is available for businesses located in the Arts District. An existing parking lot is located in the rear of the multi-tenant commercial building.

REVIEW CRITERIA

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

1. **Compatibility of the proposed use with the character of the neighborhood.**
The proposed convenience store fits within the character of the neighborhood. The existing commercial space can accommodate this proposed use.
2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**

The Arts District zoning classification is intended to preserve and enhance the area as a center for a variety of retail, business services, housing and office uses and to promote a strong pedestrian character. The proposed convenience is compatible with the purpose of the Arts District zoning classification.

3. **The impact of the proposed use on public facilities.**

No adverse impacts to public facilities are expected.

4. **The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**

The subject site could accommodate the proposed use.

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

No detrimental effects are foreseen for the use of enjoyment of property in the area.

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

No environmental harm caused by the proposed use is foreseen. The convenience store will be located within an existing commercial space.

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

The proposed use is in the vicinity of a mix of personal services, cultural centers and museums, and neighborhoods. This proposed use fits within the character of the existing neighborhood.

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

The applicant has indicated they will agree to comply with all use regulations prescribed by Section 14-426 relating to convenience stores.

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

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

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

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

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

The proposed convenience store may add a long-term commercial tenant to this Arts District corridor, aiding in the sustainability and revitalization of the area.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Site Plan
8. Floor Plan
9. Store Menu Image
10. Zoning Map
11. Comprehensive Plan Map

Blue Mart IIc

11037 E Winner Rd Independence, Mo 64052

816-585-4933

06/23/2025

Cover Letter for Retail Store

Dear City of Independence

I am submitting this cover letter as part of our application to open and operate a new convenience store located at 11037 E Winner Rd Independence, Mo 64052. The store will offer standard convenience items as well as fresh hot food, including fried chicken and fish. In response to your request, we've provided the following additional information:

- **Hours of Operation:**
Monday–Sunday: 6:00 AM – 11:00 PM
- **Plan for Delivery of Retail Goods:**
Delivery trucks will access the site using the rear parking lot. All deliveries will be made during non-peak business hours (between 6:00 AM and 10:00 AM) to minimize disruption. Drivers will unload directly through the designated rear service door, which leads into the stockroom.
- **Outdoor Lighting Plan (Section 14-426-04):**
Our lighting plan includes full cut-off LED fixtures at all building entrances, parking areas, and around the perimeter to enhance visibility and public safety while complying with city lighting standards.
- **Alarm System Plan (Section 14-426-06):**
We will install a monitored security alarm system, including intrusion detection, motion sensors, and exterior cameras. This system will be professionally monitored 24/7 to ensure safety and loss prevention.
- **Compliance with Use Regulations (Section 14-426):**
The store will comply with all relevant city use regulations, including:
 - An automatic door lock system after hours
 - Height strip decals at entrances
 - No loitering signage posted visibly

- Clearly lit and visible entry/exit points
- **Walk-in Cooler Usage:**
The walk-in cooler at this location will be used strictly for soft drinks, juice, water, energy drinks.

Please let us know if there is any additional information or clarification we can provide. We look forward to working with the city and moving this project forward in full compliance with your guidelines.

Sincerely,

Blue mart llc

11037 E Winner Rd Independence, Mo 64052

Application Type (check all that apply)

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

Project Information and Location

Project Name: Englewood Market

Project Address/Location: 11037 E Winner Rd

Sq. Ft. of Building: ± 4,800 ft² Acreage: 2,000 ft² Number of Lots/Tracts: 1 Stream Buffer (Yes or No): No

Existing Zoning: ARTS Proposed Zoning: - Existing Land Use: Vacant Proposed Land Use: Convenience Store

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

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

Contact Information

Applicant

Owner

Name: Ali Hassan Company: Blue Mart LLC Name: John R Dillon ~ landlord

Architect/Engineer/Surveyor/Other: _____

Architect/Engineer/Surveyor/Other: _____

Name

Company

Name

Company

Address

Address

Phone

Email

Phone

Email

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

Applicant's Signature

Date

Owner's Signature

Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 06/25/2025

Case No. 25-200-05

Dear Property Owner:

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

Proposed Case Type (Check One):

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

Proposed project description: CONSTRUCTION OF GROCERY STORE WITH
COMMERCAIL KITCHEN

Applicant: ALI HASSAN, OWNER (BLUE MART LLC)

Location of Property: 11037 E WINNER ROAD

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

City Council Meeting Date: SEPT. 2ND, 2025, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

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

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.



Applicant (or Owner/Agent)

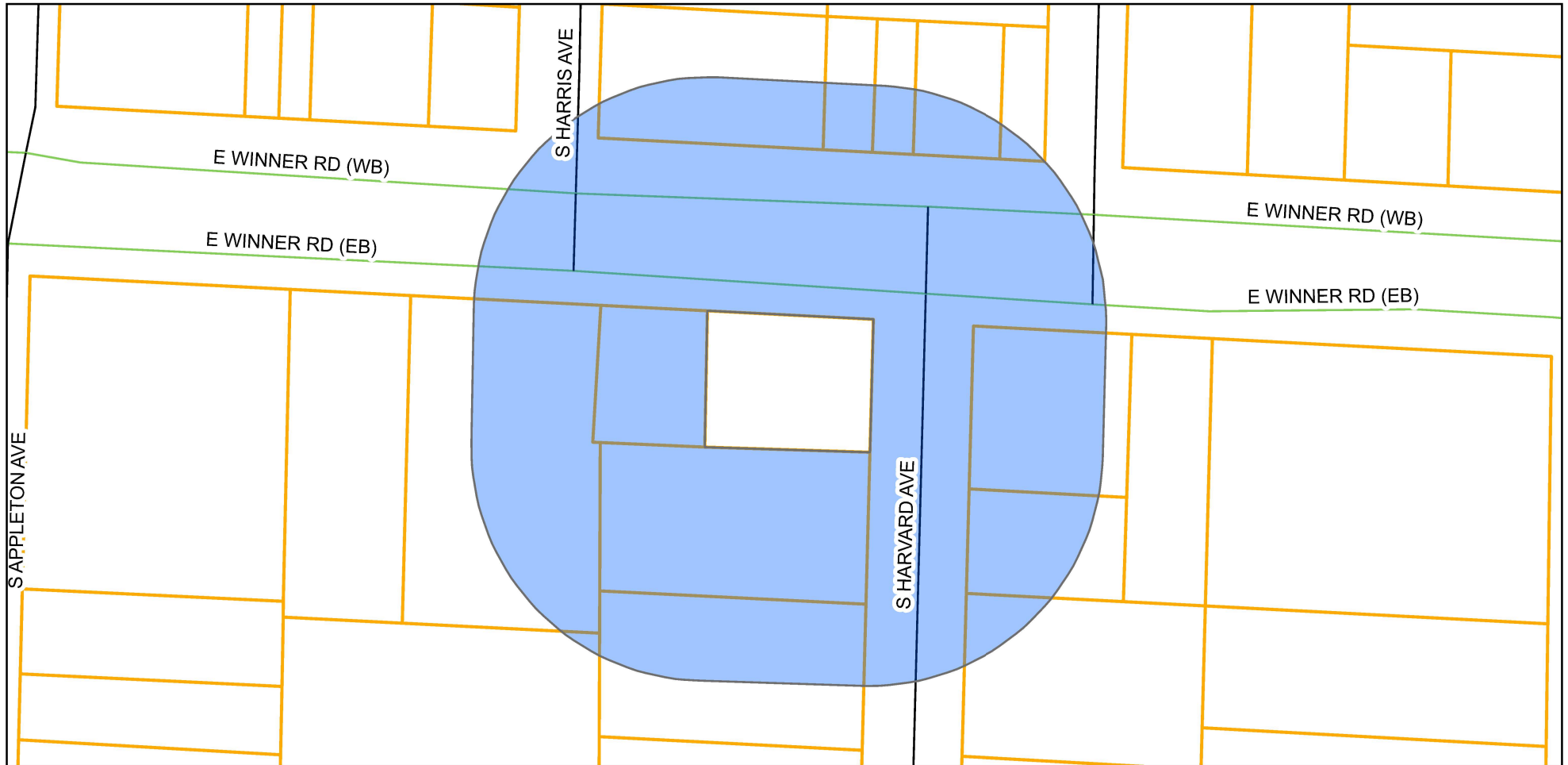
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
10923 E WINNER RD	WILLIAMS WADE H III-TRUSTEE	13001 WORNALL RD	KANSAS CITY	MO	64145
11000 E WINNER RD	IRON REALTY COMPANY LLC	1725 S HARRIS	INDEPENDENCE	MO	64052
11014 E WINNER RD	LAWRENCE LYMAN R JR	11014 E WINNER RD	INDEPENDENCE	MO	64052
11016 E WINNER RD	E & P INVESTMENT CO	4501 N HICKORY LN	KANSAS CITY	MO	64116
11020 E WINNER RD	THREE TRAILS TRADING POST & OUTPOST LLC	715 S PARK ST	INDEPENDENCE	MO	64052
11025 E WINNER RD	BAMBAM TRUST DATED 02-23-2023	8530 LAMAR	OVERLAND PARK	KS	66207
11026 E WINNER RD	DAVIS MARK R & MCDONALD RANDY L	11026 E WINNER RD	INDEPENDENCE	MO	64052-3865
11105 E WINNER RD	BEAUREGARD MICHAEL J & TERRI A	11105 WINNER RD	INDEPENDENCE	MO	64052
1802 S HARVARD AVE	DILLON JOHN R	2504 SW STILL MEADOWS LN	BLUE SPRINGS	MO	64015
1808 S HARVARD AVE	AMERICAS FAMILY LEARNING CENTER	1808 HARVARD	INDEPENDENCE	MO	64052
1810 S HARVARD AVE	JOHNSON BRIAN D & SARAH A	1819 N CHATHAM CIR	KANSAS CITY	MO	64154
1811 S HARVARD AVE	MARTINEZ GLORIA	702 S CRYSLER AVE	INDEPENDENCE	MO	64052
1815 S HARVARD AVE	COOMES BRANDON T	1815 S HARVARD AVE	INDEPENDENCE	MO	64052

Notification Area Map

11037 E Winner Rd

Case #25-200-05



Legend

-  Notification Area
-  Parcels



0 40 80 160 US Feet

Prepared For: Planning Commission
Meeting Date: July 15, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-200-05

I, ALI HASSAN, of lawful age being first duly sworn upon oath, state:

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

These notices were mailed on the 25TH day of JUNE, 2025.

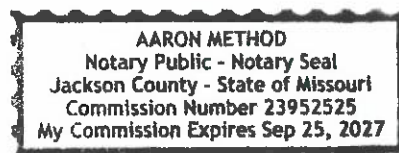


Signature of Agent, Owner or Attorney

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

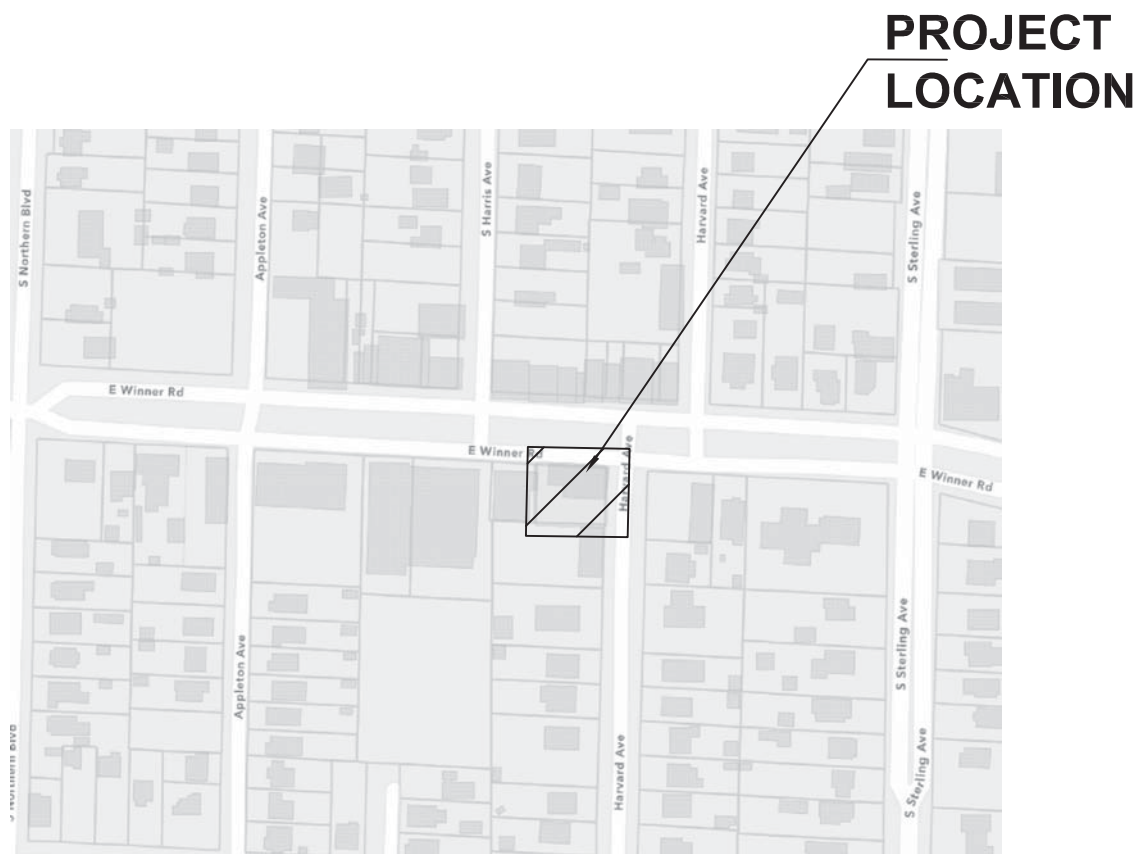


Notary Public



Sep 25, 2027

Commission Expiration Date



LOCATION PLAN

FIRE HYDRANT:

THE FIRE HYDRANT IS LOCATED IN THE EAST MEDIAN OF WINNER AND HARVARD INTERSECTION.

UTILITIES:

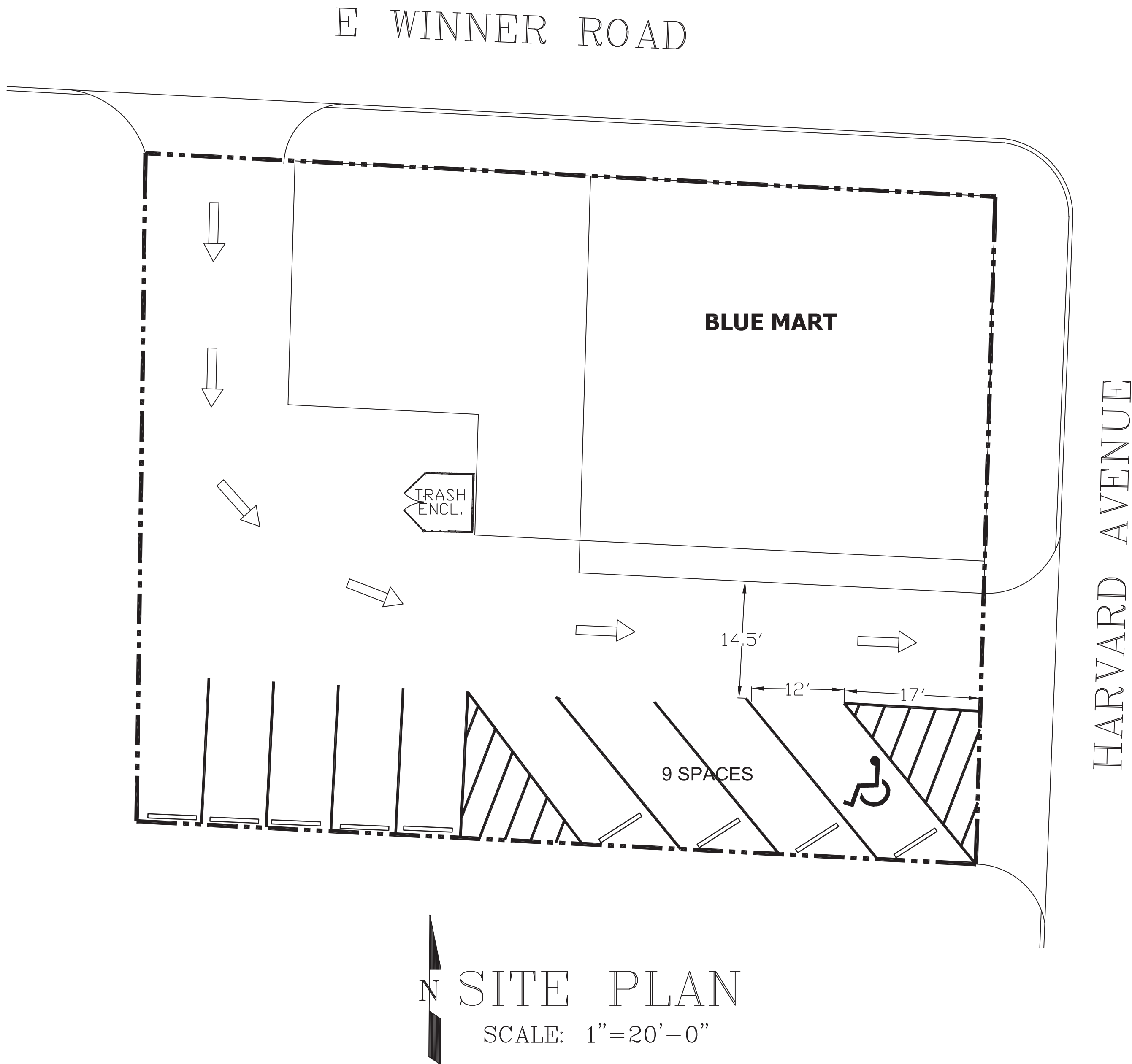
THE PREMISES HAS EXISTING WATER, SEWER AND GAS CONNECTIONS AND THESE SHALL BE USED FOR THE NEW USE. THE ELECTRIC SERVICE IS 400 AMPS AND IS ADEQUATE FOR THE NEW USE. ALSO THERE IS EXISTING GREASE INTERCEPTOR AND SAMPLING MANHOLE ALONG THE SOUTH PROPERTY LINE AND THESE SHALL BE CLEANED AND REPORT PROVIDED TO INSPECTION DEPARTMENT BEFORE CERTIFICATE OF OCCUPANCY.

NOTE:

THE PREMISES WAS PREVIOUSLY A CHURCH AND BEFORE THAT A RESTAURANT, THE PARKING LOT IS IN GOOD CONDITION AND WILL REQUIRE RE-STRIPING.

THE ELEVATION OF THE FINISHED FLOOR SHALL BE 100.00.

THERE ARE 9 EXISTING PARKING SPACES BEHIND THE BUILDING AND ALSO CITY NEIGHBORHOOD PARKING (22 SPACES) IN FRONT OF THE BUILDING.



CODE ANALYSIS

GOVERNING CODES:	
- INTERNATIONAL BUILDING CODE,	2018
- INTERNATIONAL MECHANICAL CODE,	2018
- NATIONAL ELECTRIC CODE,	2017
- INTERNATIONAL PLUMBING CODE,	2018
- INTERNATIONAL FIRE CODE,	2018
- AMERICAN NATIONAL STANDARD, ANSI A117.1,	2009

CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	M
PREVIOUS USE - CHURCH	A2

AREAS & OCCUPANT LOADS

BUILDING AREA:	
BLUE MART	2,250 SQ. FT.
OCCUPANT LOAD	
GROCERY STORE 2250 SFT @ 60 SFT/PERSON	= 38 PERSONS
TOTAL OCCUPANT LOAD	= 38 PERSONS
REQUIRED EXIT WIDTH:	
DOORS = 0.2 x 38 PERSONS = 7.6"	
SO, MAIN EXIT REQUIRED = 1. PROVIDED = 2	
WIDTH SHOWN = 3' ENTRANCE, REAR ENTRANCE = 3'	

LIST OF DRAWINGS	
No.	Description
CODE ANALYSIS	
A0	CODE ANALYSIS & SITE PLAN
ARCHITECTURAL DRAWINGS	
A1	GENERAL FLOOR PLAN
A2	REFLECTED CEILING & FINISH PLAN
MEP DRAWINGS	
E1	LIGHTING & POWER PLAN
M1	MECHANICAL PLAN
M2	HOOD PLAN & DETAILS
MEP1	MEP SPECIFICATIONS AND NOTES
P1	UNDERGROUND PLUMBING AND DETAILS

LEGAL DESCRIPTION

ENGLEWOOD; PT OF LOT 1 BLK 6 DAF: BEG AT PT ON N LI

Date	Description	No.
05/06/2025	SUBMITTED FOR CITY APPROVAL	

BLUE MART GROCERY STORE

11037 E WINNER ROAD
INDEPENDENCE, MISSOURI

INNOVATIVE
DESIGN &
RENOVATION

8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

STATE OF MISSOURI
DARRYL WARREN
ARCHITECT
NUMBER
A-2001023626
05/07/2025

CODE ANALYSIS
& SITE PLAN

Project number	2025-125
Drawn by	KRB
Checked by	DWH

A0



BLUE MART

11037 E WINNER RD INDEPENDENCE, MO 64052

1



CLASSIC CHEESE BURGER MEAL

WITH MEAL-\$8.99
INCLUDES FRIES & 16OZ DRINK
WITHOUT MEAL: \$6.99

2



BBQ BURGER MEAL

WITH MEAL-\$8.99
INCLUDES FRIES & 16OZ DRINK
WITHOUT MEAL: \$6.99

3



CHICKEN CHEESE BURGER MEAL

WITH MEAL-\$8.99
INCLUDES FRIES & 16OZ DRINK
WITHOUT MEAL: \$6.99

4



CHICKEN TENDER MEAL-4PC

WITH MEAL-\$9.99
INCLUDES FRIES & 16OZ DRINK
WITHOUT MEAL: \$7.99

5



FISH & FRIES

\$9.99
INCLUDES FRIES & 16OZ DRINK

6



HOT WINGS MEAL

WITH MEAL-\$9.99
INCLUDES FRIES & 16OZ DRINK
WITHOUT MEAL: \$7.99

Zoning Map

11037 E Winner Rd

Case #25-200-05



Legend

Parcels

Zoning District

- ARTS
- C-2
- O-1
- R-12
- R-30/PUD

0 50 100 200 US Feet

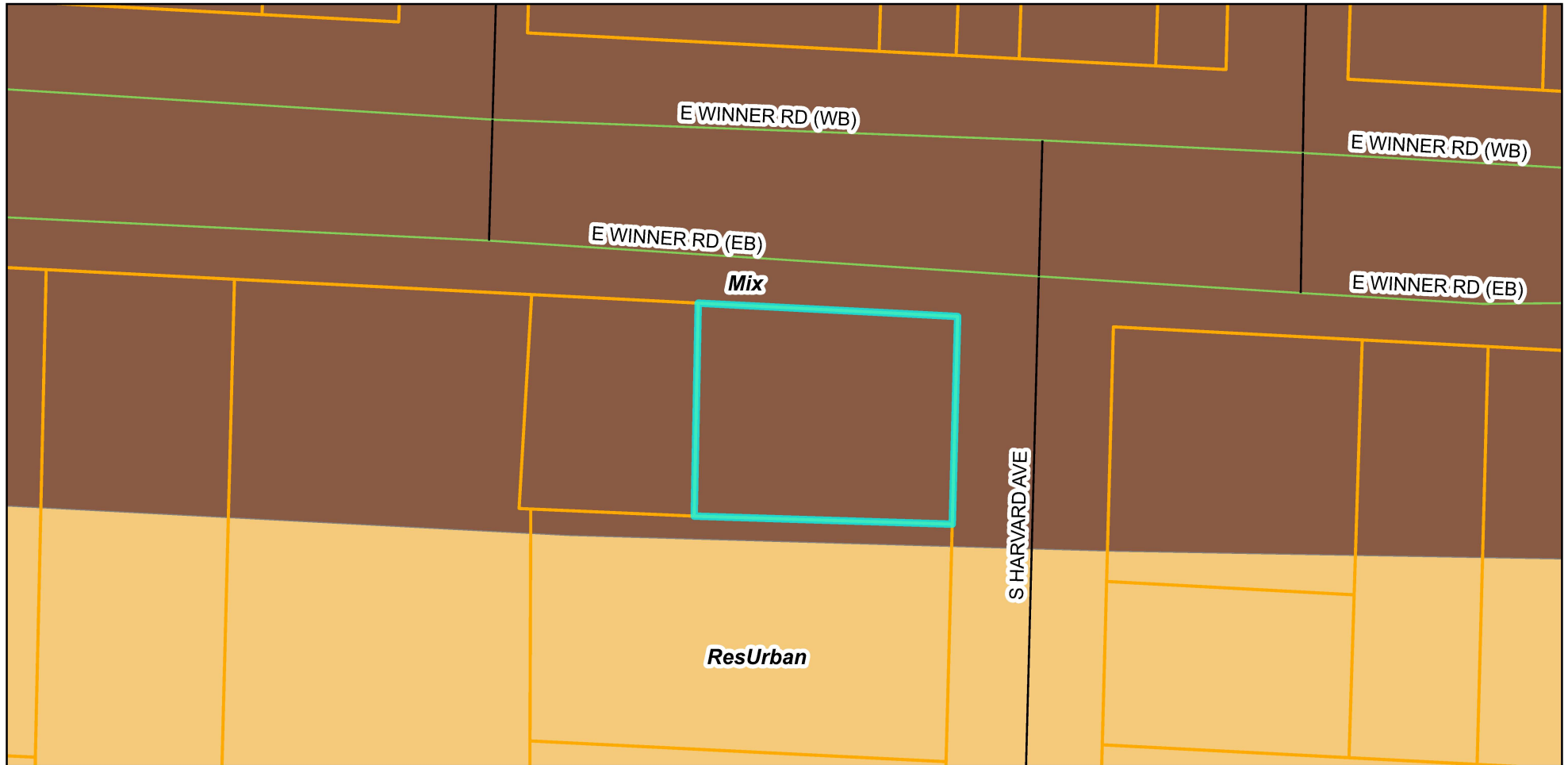
Prepared For: Planning Commission
Meeting Date: July 15, 2025



Comprehensive Plan

11037 E Winner Rd

Case #25-200-05



Legend



Parcels

Comprehensive Plan

-  Residential Urban Neighborhoods
-  Mixed Use

0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: July 15, 2025

