



## Planning Commission

July 29, 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 – July 15, 2025**
2. **Case 25-320-03 – Final Plat – Little Blue Estates, Plat 1B** – A request for approval of a Final Plat located west of Jackson Drive and north of Necessary Road.

### PUBLIC HEARINGS

1. **Case 25-125-03 – Rezoning/PUD – 1316 S. Osage Street** – A request to rezone the property at 1316 S. Osage Street from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a Preliminary Development Plan.
2. **Case 25-200-08 – Special Use Permit – 3417 S. Denton** – A request for a Special Use Permit to operate a Bed & Breakfast.
3. **Case 25-175-03 – UDO Amendment #74 – Historic Square District** – A request to amend the Unified Development Ordinance relating to the Historic Square District.

### OTHER BUSINESS

1. **Case 25-400-09 – Short-Term Rental – 1308 N. Vista Drive** – A request to operate a Short-Term Rental.

**ROUNDTABLE - NEXT MEETING AUGUST 12, 2025**

Info Only - Case 25-100-16 – Rezoning – 2310 S. Harvard – was withdrawn.

**ADJOURNMENT**



# INDEPENDENCE \* MISSOURI \*

A GREAT AMERICAN STORY

## Planning Commission Minutes

July 15, 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 7/15/2025, 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, Michael Young. Absent - Jose Torres.

### 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.

Commissioner Nesbitt requested Case 25-600-03 be pulled off the Consent Agenda.

#### 1. **Planning Commission Minutes – June 24, 2025**

#### Motion

Commissioner Dan O'Neill made a motion to approve the Amended Consent Agenda.

Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

#### 2. **Case 25-600-03 - Special Sign Permit – 11601 E. US 40 Highway** – A request by Wal-Mart for approval of a special sign.

In response to Commissioner Nesbitt's question, Mr. Glaser explained why a special sign permit is required for this application.

### **Motion**

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

### **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).

### **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 explained that this is a corrective rezoning.

In response to Commissioner Nesbitt's question, Mr. Glaser stated the fence will be considered by the Board of Adjustment on Thursday.

### **Applicant Comments**

Lila Skots, 404 NE Pavillion Dr, Grain Valley, stated fencing is one of the goals because of several issues they've had with homeless and crime on the property.

In response to Commissioner Nesbitt's question, Ms. Skots said the primary reason for the rezoning is because of the crime in the area, including loitering, illegal dumping and a recent shooting.

In response to Commissioner O'Neill's question, Ms. Skots said they're requesting the fence be between 4 to 6 feet tall.

### **Public Comments**

Steven Calderone, 301 E. Partridge, stated he's against the fence and stated there is a homeless camp in the area. He stated he has signed petitions for those who live at 301 Partridge who are against their request for a fence.

### **Commissioner Comments**

Chairwoman Wiley noted that the Planning Commission is only looking at the zoning and not details about the fence.

In response to Commissioner Ashbaugh's question, Mr. Arroyo explained the fence for residential buffer will still be required. Mr. Arroyo said the Board of Adjustment will discuss and decide on the fence in the front of the lot.

### **Motion**

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt

seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-200-05 – Special Use Permit – 11037 E. Winner Road** – A request by Englewood Market to operate a convenience store.

### **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**

Ali Hassan 700 Lakeshore Drive, Raytown, stated

Cosum Hassan 11307, stated they plan to sell fast hot food like fried chicken and fish, drinks, small grocery items and snacks. He said after talking with the Englewood Neighborhood District, they have decided not to sell liquor and tobacco and they will not be open after 9 p.m.

### **Public Comments**

Tammy Parsons, 11100 E. Winner Road, stated she lives in Englewood and owns a business in Englewood. She stated Englewood already has a convenience store and a diner where people can get hot fast food. Ms. Parsons said she's concerned about traffic and trash in the area and stated she doesn't believe Englewood needs another convenience store.

Teresa Dorsch, 1817 S. Appleton Ave, stated she's not really for or against having a new business in Englewood, but she is worried about another convenience store in Englewood. She said when they met with the Hassan's, they also agreed to not have any games of chance. She said they also were not aware that this business would be in the Arts District.

In response to Chairwoman Wiley's question, Mr. Hassan said being in the Arts District they would want to have a very nice sign and would talk to the building owner to see if they could paint the outside. Mr. Hassan also noted they would like to sell the work of local artists.

### **Commissioner Comments**

In response to Commissioner Ashbaugh's question, Mr. Arroyo said Englewood has a special zoning district. Mr. Arroyo said because this is a Special Use Permit, there could be conditions added pertaining to what can be sold and what time they could close at night.

### **Motion**

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 4, No 2, Abstained 0.

**ROUNDTABLE - NEXT MEETING JULY 29, 2025**

**ADJOURNMENT**

*The meeting was adjourned at 7:02 p.m.*

**MEETING DATE:** July 29, 2025

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Little Blue Estates, Plat 1B

**CASE NUMBER/REQUEST:** **Case 25-320-03 – Final Plat – Little Blue Estates, Plat 1B** – A request for approval of a Final Plat located west of Jackson Drive and north of Necessary Road.

**APPLICANT/OWNER:** Kevin Stallings, D&D Residential Development, LLC

**PROPERTY LOCATION:** S. Quail Drive two blocks North of E. Necessity Road

**SURROUNDING ZONINGS/LAND USES:**

- North:** R-6 (Single-Family Residential)...large, undeveloped school district tract
- South:** R-6 (Single-Family Residential)...Little Blue Estates, 1<sup>st</sup> Plat
- East:** R-6 (Single-Family Residential)...large, undeveloped school district tract
- West:** R-6 (Single-Family Residential)...undeveloped school district tract

**FURTHER ACTION:**

Following action by the Planning Commission, this final plat request is scheduled for council First read on August 18, 2025 and second read September 2, 2025.

**RECOMMENDATION**

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

1. Name the plat, “Little Blue Estates, Plat 1B,” at the top and in the text.
2. From south to north, address the properties as, “2117, 2121, 2125 and 2129 S. Quail Drive
3. The Municipal Services Director signature block should be removed and a Municipal Services Engineer block for Alexander Lopez should be created.
4. Include a note of the plat, “According to the FEMA Flood Insurance Rate Map Number 29095C0304G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. Base flood elevations determined.”

**PROJECT DESCRIPTION & BACKGROUND INFORMATION**

**PROJECT DESCRIPTION:** Kevin Stallings requests Final Plat approval of Little Blue Estates, Plat 1B located west of N. Jackson Drive and north of E. Necessary Road.

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

**Current Use:** Undeveloped tract

**Proposed Use:** 0.7882 acres +/-

**Background and Proposal:**

This proposal, Little Blue Estates, Plat 1B, is a four-lot extension to the first phase of what was to be a three-phase project that will consist of 93 lots and 2 common tracts. Tract B, constructed in a later phase, will contain a community swimming pool. Tract A, which is located southeast of the development along the north side of Necessary Road, will provide the location for stormwater detention basin. Again, the single-family residential lots will contain homes with a price point from \$450,000 to \$550.00. Footprints will range from 1,500 to 1,800 square feet. There will be reverse 1½ story models, ranch models and 2-story models.

**Physical Characteristics of Property:**

The four proposed lots and the accompanying Quail Drive right-of-way is on a relatively level portion of the property. All four lots will abut Independence School District property envisioned for the development of a future high school. The north lot would abut Quail Drive frontage to contain the driveway to the proposed school. The applicant is creating a segment of right-of-way for Quail Drive that will align Quail Drive in the First Plat with the right-of-way to the east of Little Blue Elementary and north of this Plat 1B.

**Characteristics of the Areas:**

Flanking the four lots to the east, north and west is all Independence School District Property. There are no plans currently to develop the flat field to the west. The field to the north and to the east is the proposed site of a future high school. The remainder of the proposed Little Blue Estates subdivision is to the south.

**ANALYSIS**

**Historic and Archeological Sites:**

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

**Public Utilities:**

Power and Water utilities are available in the rights-of-way and easements abutting the property. A Sanitary Sewer line abuts the northern edge of the 1<sup>st</sup> Plat and runs southward toward Eagle Court that is being relocated. Another line is located near Old Mill Avenue in the Prairie Landing addition.

**Floodplain/Stream Buffer:**

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

**Storm Water:**

In conjunction with Phase 1, the detention basin (Tract A) is to be constructed, in accordance with Chapter 20 of the City Code, to detain stormwater for all phases of the project.

**Public Improvements and Access:**

Access to Little Blue Estates – Plat 1B will be from the south via Necessary Road (reached through Prairie Landing) and from the north via Qual Drive.

**CIP Investments:**

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

**Covenants (CC&R's):**

A copy of the CC&Rs was recorded with the first final plat.

**EXHIBITS**

1. Application
2. Narrative
3. Letter of Vacation
4. Final Plat 1 B
5. Modified Preliminary Plat
6. Quail Drive ROW Align Materials



Date: 06-16-2025

City of Independence, Missouri  
Community Development  
Planning Department

## **APPLICANT COVER LETTER**

### **RE: Little Blue Estates, 2<sup>nd</sup> Plat**

Little Blue Estates, 2<sup>nd</sup> Plat is a proposed 4-Lot Subdivision Plat located at the south end of S. Quail Drive where it abuts the north line of Little Blue Estates, 1<sup>st</sup> Plat.

The owner intends to sell lots and build homes on these four lots as part of the Little Blue Estates Development.

All infrastructure and utilities are under construction and available to the subject property.



May 10, 2023

Municipal Services

City of Independence

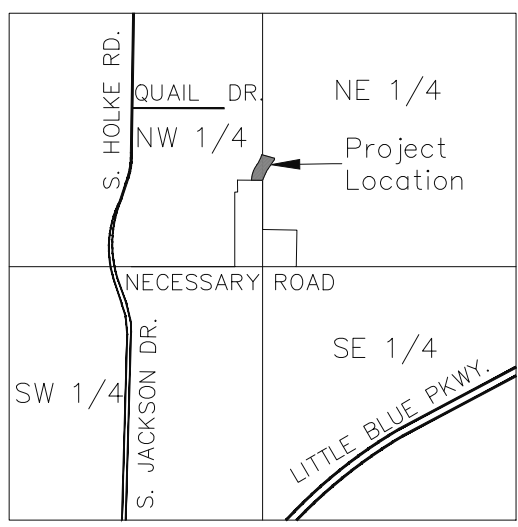
RE: Letter of Purpose

Right of way Vacation and Dedication for Quail Drive

Little Blue Estates Project

The purpose of the vacation and rededication of southern portion of right of way of Quail Drive, as shown on the plat, Replat of Lot 1 of ISD East Elementary Center-Lot 1, is to realign the right of way with Quail Drive, as shown on the plat, Little Blue Estates, First Plat, which shifted Quail Drive to the west to accommodate for lots on both sides of Quail Drive.

# Final Plat LITTLE BLUE ESTATES, 2ND PLAT IN THE NE 1/4 & NW 1/4, SECTION 9-T49N-R31W INDEPENDENCE, JACKSON COUNTY, MISSOURI



**LOCATION MAP**  
SECTION  
9-T49N-R31W  
Scale 1" = 2000'

**MISSOURI STATE PLANE COORDINATE TABLE**  
GEODETIC DATA-NAD 1983 (West Zone)  
1 METERS = 3,280.8333 FEET  
2003 ADJUSTMENT PROJECT GRID FACTOR: 0.9999132

Coordinates shown hereon are Grid Coordinates listed in feet and were derived from GPS observations referenced to Missouri Department of Natural Resources Monument JA-63

PLAT CORNER NUMBER	NORTHING (Y) COORDINATE	EASTING (X) COORDINATE
JA-63	1064760.514ft	2839230.116ft
PC-1	1060497.08ft	2834450.36ft
PC-2	1060501.55ft	2834435.49ft
PC-3	1060656.07ft	2834393.95ft
PC-4	1060763.29ft	2834450.86ft
PC-5	1060721.68ft	2834581.92ft
PC-6	1060709.46ft	2834581.30ft
PC-7	1060597.62ft	2834499.84ft
PC-8	1060544.02ft	2834472.16ft

**PLAT LEGEND**  
R = Radius  
L = Arc Length  
Δ = Delta / Central Angle  
ITB = Initial Tangent Bearing  
C/L = Centerline  
U/E = Utility Easement  
R/W = Right-of-Way  
PC = Plat Corner Number

**PROPERTY DESCRIPTION - PLAT BOUNDARY**

Containing 34,334 square feet or 0.7882 acres more or less

All that part of the North Half of Section 9, Township 49 North, Range 31 West of the Fifth Principal Meridian, now in the City of Independence, Jackson County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of said Section 9; thence North 02°54'30" East along the East line of the Southeast Quarter of said Northwest Quarter a distance of 893.65 feet to the Southeast corner of REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER and the Northeast corner of LITTLE BLUE ESTATES, 1ST PLAT, both being subdivisions of land in said City, County and State and the POINT OF BEGINNING; thence North 87°46'10" West along the South line of said LOT 1 and the North line of said LITTLE BLUE ESTATES, 1ST PLAT a distance of 115.01 feet to the East Right-of-way line of South Quail Drive, as now established; thence along said East Right-of-way line Northerly and Northeasterly along a curve to the right whose initial tangent bears North 02°55'15" East, having a radius of 270.00 feet, a central angle of 35°38'07" and an arc length of 167.93 feet to a point of reverse curvature; thence Northeasterly and Northerly along said reverse curve to the left being tangent to the last described course, having a radius of 330.00 feet, a central angle of 21°11'56" and an arc length of 122.10 feet; thence South 72°22'58" East a distance of 137.51 feet; thence South 02°54'30" West a distance of 12.23 feet; thence South 36°04'02" West a distance of 138.37 feet; thence South 27°18'25" West a distance of 60.34 feet; thence South 24°54'49" West a distance of 51.76 feet to the POINT OF BEGINNING.

**DEDICATION**

The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as:

"LITTLE BLUE ESTATES, 2ND PLAT"

**EASEMENT DEDICATION**

An easement is hereby granted to Independence, Missouri, and unto its successors and assigns, to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, electrical, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land designated utility easements (U/E), where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from buildings and any other obstructions which will interfere with the agents and employees of Independence, Missouri from going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works/Engineering. The Grantor, on behalf of himself, his heirs, assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2005), any right to request restoration of rights previously transferred and vacation of the easements herein granted.

**STREETS**

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby so dedicated.

**BUILDING LINES**

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building shall be built between this line and the lot line nearest thereto. All lots shall have a minimum 25' front yard setback, 5' side yard setback and 20' rear yard setback.

**EXECUTION**

IN TESTIMONY WHEREOF: D & D Residential Development, LLC, a Missouri Limited Liability Company, has caused these presents to be signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
D & D Residential Development, LLC

Kevin S. Stallings, (Managing Member)

**ACKNOWLEDGMENT:**

STATE OF MISSOURI )  
COUNTY OF JACKSON ) SS

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned Notary Public, personally appeared Kevin S. Stallings, who being by me sworn did say that he is the Managing Member of D & D Residential Development, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said Limited Liability Company as the free act and deed of said Limited Liability Company.

IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

My Commission Expires: \_\_\_\_\_  
Notary Public

**CITY OF INDEPENDENCE APPROVALS**

This certifies that the within plat of LITTLE BLUE ESTATES, 2ND PLAT was submitted and approved by the City Council and Mayor of the City of Independence, Missouri pursuant to Ordinance No. \_\_\_\_\_

**APPROVED BY:**

Tom Scannell  
Community Development Director

Lisa Phelps  
Municipal Services Director

Susanne Holland  
City Clerk

**COUNTY APPROVALS**

Jackson County Assessment Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY, that the minor subdivision plat of "LITTLE BLUE ESTATES, 2ND PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

**SURVEYOR'S NOTES**

- A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83), West Zone, holding the East line of the SE 1/4 of the NW 1/4 of Section 9, Township 49 North, Range 31 West as North 02°54'30" East.
- Record Sources Include The Following:
  - Subdivision Plats: Replat of Lot 1 of ISD East Elementary Center, ISD East Elementary Center, Lot 1 and Tract A, Prairie Landing 1st Plat, Little Blue Estates 1st Plat.
  - Warranty Deed Doc. No. 200410031732, Warranty Deed Doc. No. 200410061291

**MONUMENTATION**

- Found section corner monumentation as noted hereon.
- Set 5/8" x 24" rebar with aluminum cap number 2580 unless noted otherwise.

Note: Upon completion of construction 1/2" x 24" rebar with plastic cap number 2580 shall be set at rear lot corners and at street centerline control points. Plus cuts on the prolongation of side lot lines shall be set in concrete curb face.

POINT OF COMMENCING  
SE Corner, NW 1/4,  
Section 9-T49N-R31W  
Found 1/2" Iron Bar

Project No: 21164  
Drawn By: JBL  
Checked By: JBL  
Date: 07-14-2024  
Scale: 1" = 20'  
File Name:  
21164-2ND PLAT  
Certificate of Authority:  
Missouri - 2002026538  
Kansas - LS-154

**FINAL PLAT**  
**LITTLE BLUE ESTATES, 2ND PLAT**  
**INDEPENDENCE, JACKSON COUNTY, MISSOURI**

PREPARED FOR:  
D & D RESIDENTIAL DEVELOPMENT, LLC  
P.O. BOX 7014  
LEE'S SUMMIT, MISSOURI 64064

DATE	NUMBER	REVISION	BY:	APPROVED:

**LOVELACE & ASSOCIATES**  
Land Surveying - Land Planning  
929 SE 3rd Street Lee's Summit, Missouri 64063  
Phone: (816) 347-9997 Fax: (816) 347-9979

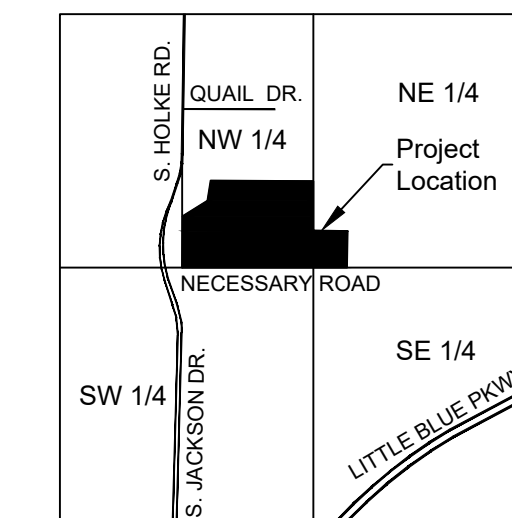
FINAL PLAT  
SHEET 1 OF 1

PRELIMINARY PLAT

# "LITTLE BLUE ESTATES"

## LOTS 1 THRU 93, TRACTS A & B

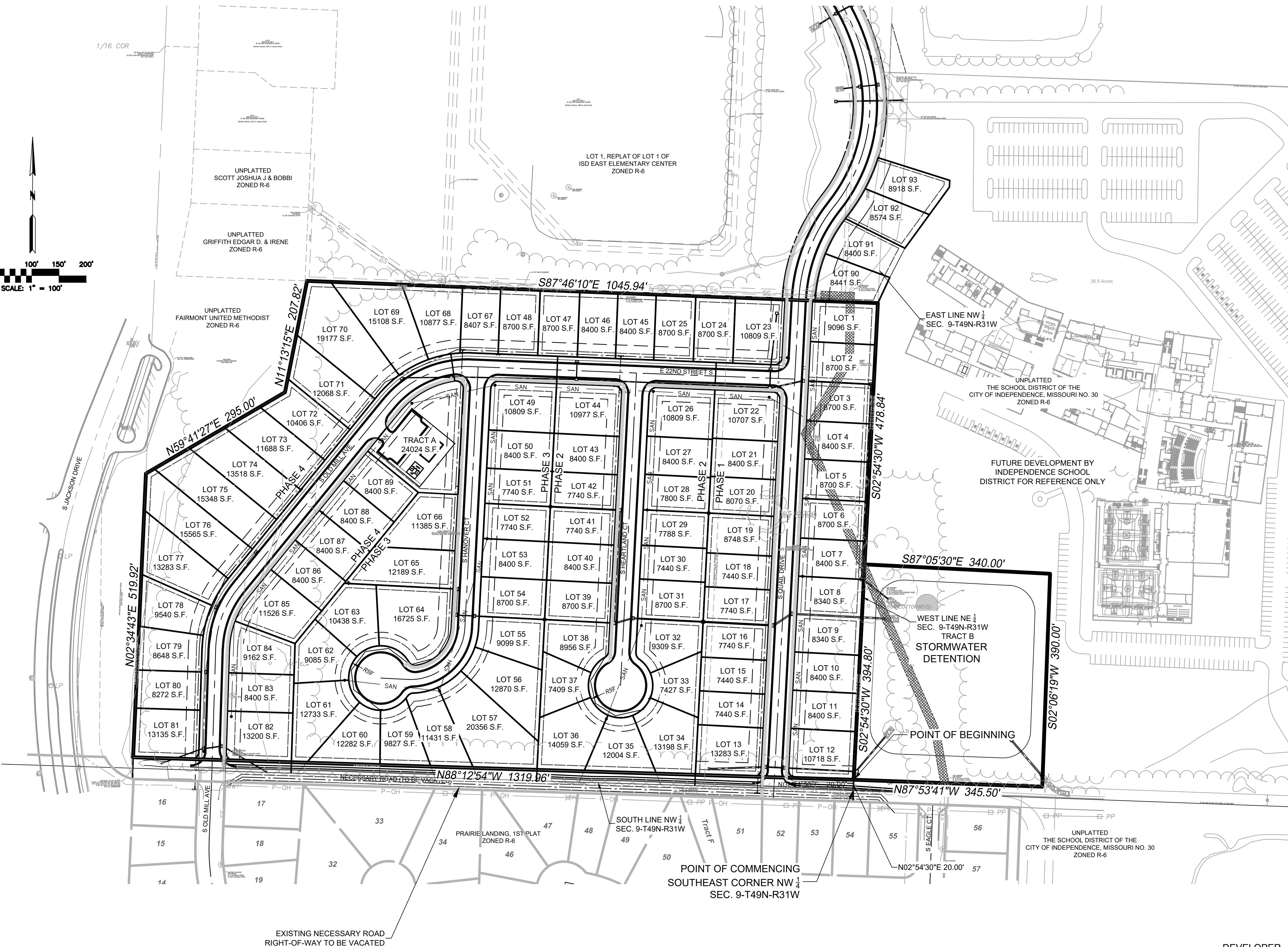
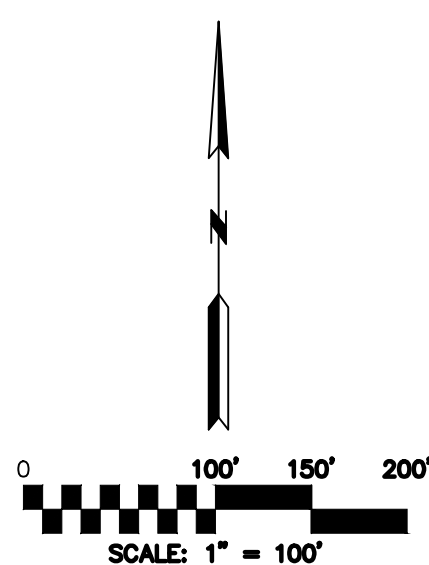
ALL THAT PART OF THE SE 1/4 NW 1/4 AND THE SW 1/4 OF THE NE 1/4,  
SECTION 9, TOWNSHIP 49 NORTH, RANGE 31 WEST,  
IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP  
SECTION 9-T49N-R31W  
Scale 1" = 2000'

**SHEET INDEX**

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



**LEGAL DESCRIPTION:**

All that part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter in Section 9, Township 49 North, Range 31 West in the City of Independence, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Southeast Corner of the Northwest Quarter of said Section 9; thence North 02 degrees 54 minutes 30 seconds East, a distance of 20.00 feet to the North right-of-way line of Necessary Road, as now established and the POINT OF BEGINNING; thence North 88 degrees 12 minutes 54 seconds West, along the South line of said Northwest Quarter and the North right-of-way line of Necessary Road, as now established, a distance of 1255.90 feet; thence North 33 degrees 00 minutes 48 seconds East, a distance of 110.07 feet to the East right-of-way line of said Necessary Road; thence North 02 degrees 34 minutes 43 seconds East, along said East right-of-way line, a distance of 429.52 feet; thence North 59 degrees 41 minutes 27 seconds East, a distance of 295.00 feet; thence North 11 degrees 13 minutes 15 seconds East, a distance of 207.82 feet, to the South line of LOT 1, REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER; thence South 87 degrees 46 minutes 10 seconds East, along said South line of LOT 1, a distance of 1045.94 feet, to the East line of said Northwest Quarter; thence South 02 degrees 54 minutes 30 seconds West, along said East line of the Northwest Quarter, a distance of 478.84 feet; thence South 87 degrees 05 minutes 30 seconds East, a distance of 340.00 feet; thence South 02 degrees 06 minutes 19 seconds West, a distance of 390.00 feet, to the South line of the Northeast Quarter of said Section 9; thence North 87 degrees 53 minutes 41 seconds West, along the South line of said Northeast Quarter, a distance of 345.50 feet, to the POINT OF BEGINNING. Containing 1,219,870.1 sq. ft. or 28.004 acres total.

**NOTES:**

1. Tracts "A and B" are intended for open space and shall be owned and maintained by the Little Blue Estates Home Owners' Association.
2. Lots 1 through 46 will be constructed in the First Phase. Lots 47 through 67 will be constructed in the Second Phase. Lots 68 through 89 will be constructed in the Third Phase.
3. Developer will construct infrastructure as needed to support the phasing shown on this plan. This would include items such as storm sewer, water distribution, and sanitary sewer. These items will be shown and detailed on the construction plans.
4. According to the FEMA Flood Insurance Rate Map Number 29095C0304G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. Base flood elevations determined.
5. Maintenance of each lot will be provided by the individual lot owner.

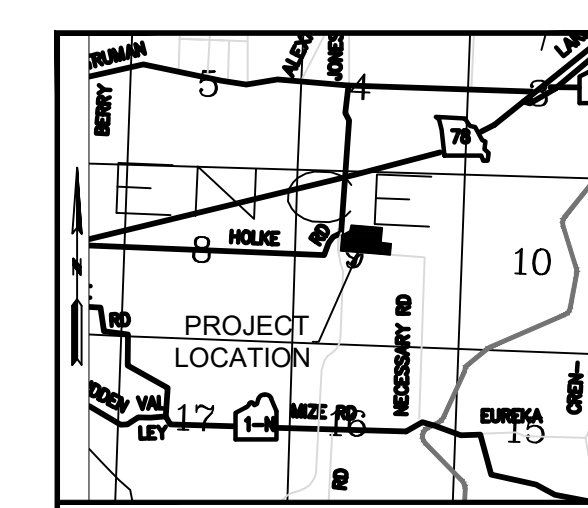
NO.	BY	REVISION
1	SPW	RWS
2	SPW	RWS
3	SPW	RWS
4	SPW	RWS



**g Inc**  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E20100873 (MO.) / E-1736 (KS.) / LS 201905467

**PRELIMINARY PLAT**  
TITLE SHEET  
LITTLE BLUE ESTATES  
LOTS 1 THRU 89, TRACTS A, B, & C  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

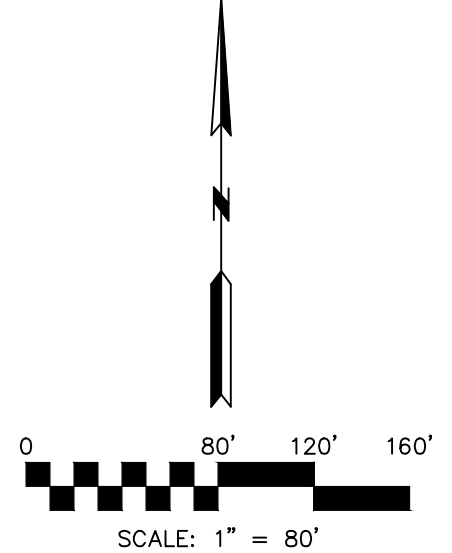


VICINITY MAP  
NOT TO SCALE

**DEVELOPER**  
D & D DEVELOPMENT  
1100 NE DELTA SCHOOL ROAD  
LEE'S SUMMIT, MO 64064  
(816) 223-7159  
CONTACT - KEVIN STALLINGS

**ENGINEER**  
Hg CONSULT, INC.  
CONTACT - KEVIN STERRETT  
1533 LOCUST STREET  
KANSAS CITY, MO. 64108  
(816) 703-7098

X-REF. NO.	21-021 Base
DRAWING NO.	21-021 Preliminary Plat
DATE	March 28, 2022
JOB NO.	21-021
SHEET OF	3



**STREETS:**

The right-of-way width of all public streets within the development shall be 50 feet as required for residential streets and shall have a street width of 28 feet, back of curb to back of curb. Existing Necessary Road from Old Mill Avenue to South Eagle Court shall be widened to have a pavement width of 24 feet with a 4 foot shoulder.

**DRIVEWAY RESTRICTIONS:**

No driveways will be allowed to access Necessary Road.

**BUILDING SETBACKS:**

All lots shall have a minimum 25' front yard setback, 5' side yard setback, and 20' rear yard setback.

**SIDEWALKS:**

Sidewalks shall be the responsibility of the individual lot owners. Sidewalk location shall be shown on the final plat.

**SANITARY SEWERS:**

A complete and useable sanitary sewer system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, DNR, and City of Independence Standards. A portion of the existing sanitary sewer will be re-aligned as part of this development to incorporate the proposed lots. All proposed sanitary sewer lines shall be 8" PVC, SDR-26.

**STORM WATER MANAGEMENT SYSTEM:**

A storm sewer or drainage system shall be provided to adequately serve the subdivision. The enclosed storm sewer system shall have the capacity to handle storm water runoff for a 10-year storm at a "c" of 0.51. The storm water system shall also be capable of routing through the development the additional runoff from a 100-year storm. Additional runoff is the amount of storm water that cannot be carried by the enclosed system. Surface swales shall be provided over storm sewers to carry additional runoff. Where a sewer runs parallel to a street, the street shall serve as the surface swale. Storm water detention to be provided as required.

**ZONING:**

Property is currently Zoned R-6.

**EASEMENTS:**

Utility, drainage, grading easements and landscape easements shall be provided on the final plat upon completion of the construction plans.

**LANDSCAPE REQUIREMENTS:**

All landscaping shall meet section 14-503 of the current UDO for the City of Independence. No Bufferyards are required because all adjacent properties are also zoned R-6.

**WATER DISTRIBUTION SYSTEM:**

A complete water distribution system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, AWWA, and City of Independence Standards. Project water distribution system shall connect to the existing 8" lines in the SW quadrant of the intersection of Necessary Road and S Old Mill Ave and the SW quadrant of the intersection of Necessary Road and S Eagles Ct. All proposed water lines shall be 8" DIP.

**PROJECT DATA:**

Proposed Use - Single Family  
Project Area - 29.6 acres  
Number of Lots - 89

**COMMON AREA:**

Tract A to be open space/landscape area  
Tract B to be used for Pool & Playground  
Tract C to be used for storm water detention

**EROSION CONTROL:**

The developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of the individual lot owner at such time as the lot owner takes possession of the lot.

NO.	BY	REVISION
4	SPW	SHOW FUTURE INDEPENDENCE SCHOOL DISTRICT ENTRANCE
3	SPW	SHOW NECESSARY ROAD WADITION
2	SPW	PEP CITY'S COMMENTS
1	SPW	PEP CITY'S COMMENTS
	SPW	SUBMITTED TO CITY OF INDEPENDENCE
	SPW	DATE 07/11/22



R. KEVIN STIERRETT, MO E-26440  
July 11, 2025

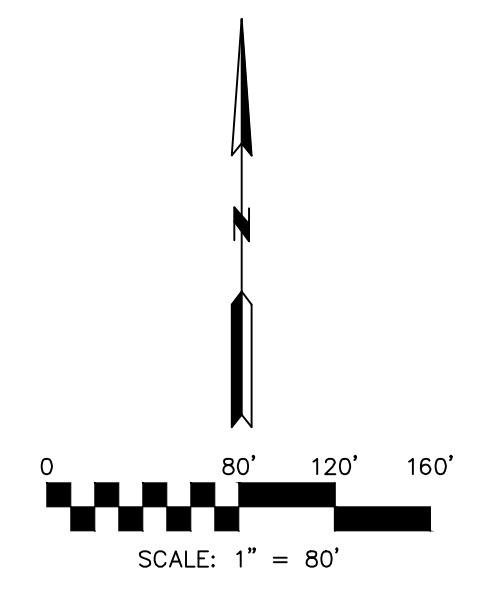
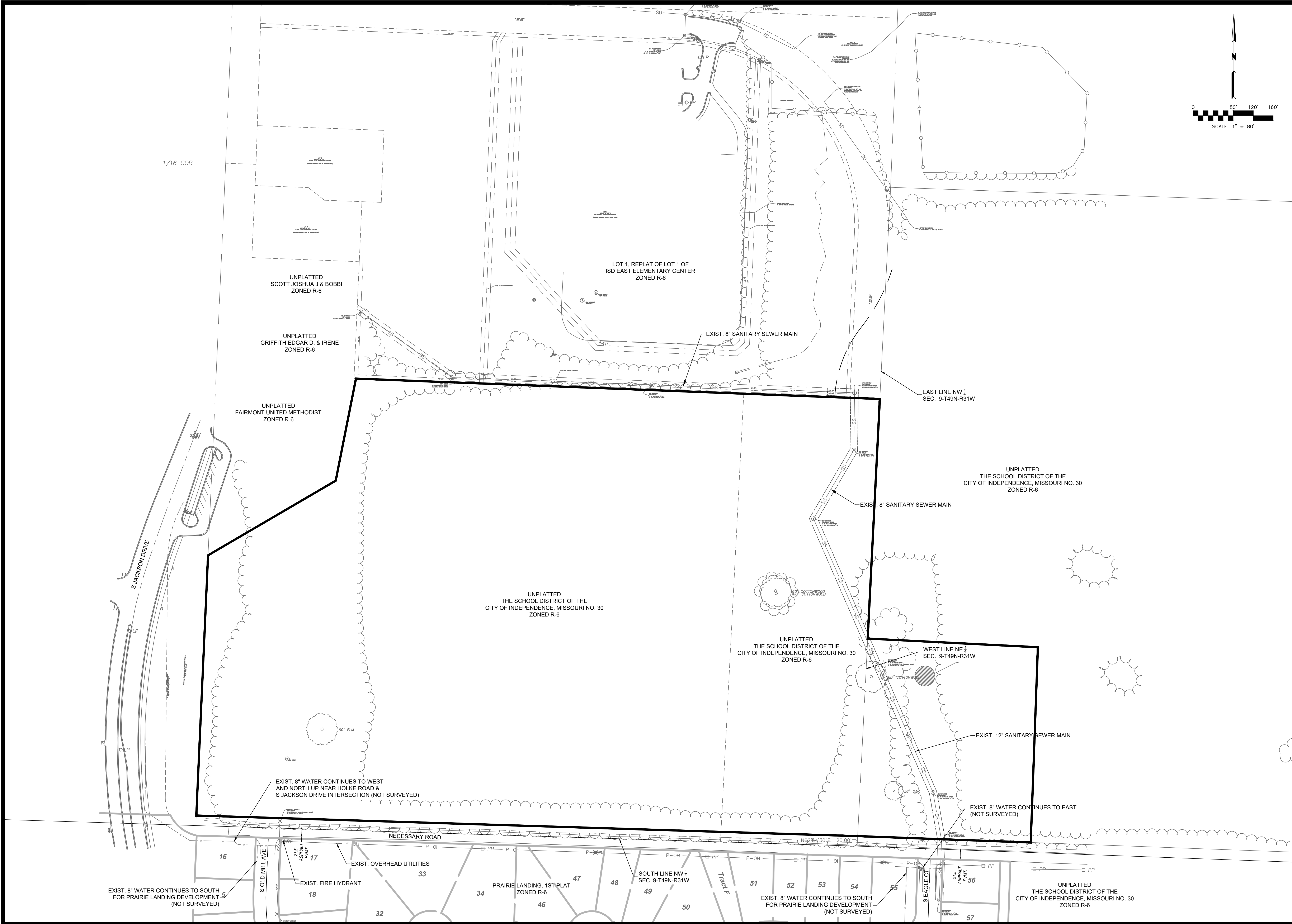
**g Inc**  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019054567

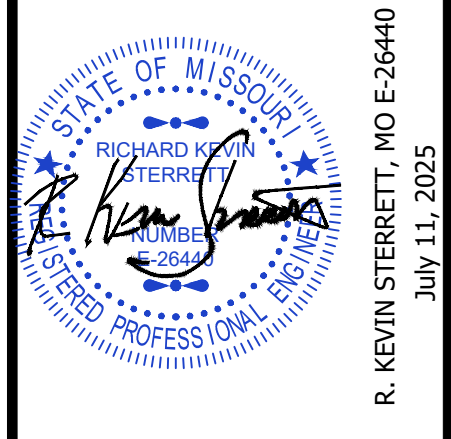
**PRELIMINARY PLAT**  
PRELIMINARY PLAT SHEET

**LITTLE BLUE ESTATES**  
LOTS 1 THRU 89, TRACTS A, B, & C  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF. NO. 21-021 Base	
DRAWING NO. 21-021 Preliminary Plat	
DATE March 28, 2022	
JOB NO. 21-021	
<b>2</b> SHEET OF <b>3</b>	



NO.	BY	DATE	REVISION
4	SPW	07/11/25	SHOW FUTURE INDEPENDENCE SCHOOL DISTRICT ENTRANCE
3	SPW	07/17/24	PER NECESSARY ROAD WADATION
2	SPW	06/17/23	PER CITY'S COMMENTS
1	SPW	05/20/22	PER CITY'S COMMENTS
	SPW	04/01/22	SUBMITTED TO CITY OF INDEPENDENCE



R. KEVIN STERRETT, MO E-26440  
July 11, 2025

**ig** consult  
Inc  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

**PRELIMINARY PLAT**  
EXISTING CONDITIONS  
LITTLE BLUE ESTATES  
LOTS 1 THRU 89, TRACTS A, B, & C  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 21-021 Base	
DRAWING NO. 21-021 Preliminary Plat	
DATE March 28, 2022	
JOB NO. 21-021	
<b>3</b> SHEET OF <b>3</b>	

**DESCRIPTION**

**Proposed Right-of-Way Re-Alignment – South Quail Drive**

Containing 26,505 square feet or 0.6085 acres more or less

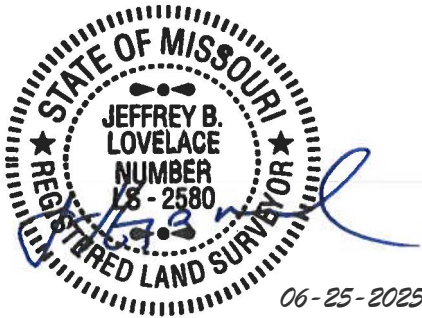
All that part of Lot 1, REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER, a subdivision of land in the City of Independence, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of said REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER; thence North 87°46'10" West along the South line thereof a distance of 115.01 feet to the to the **POINT OF BEGINNING**; thence continuing North 87°46'10" West along said South line a distance of 60.00 feet; thence departing said South line North 02°54'30" East a distance of 0.65 feet; thence Northerly and Northeasterly along a curve to the right having a radius of 330.00 feet, a central angle of 35°38'52" and an arc length of 205.32 feet to a point of reverse curvature; thence along said reverse curve to the left being tangent to the last described course, having a radius of 270.00 feet, a central angle of 48°39'47" and an arc length of 229.32 feet to the Westerly Right-of-way line of South Quail Drive as it currently exists; thence North 79°53'35" East a distance of 60.00 feet to the Easterly Right-of-way line of said South Quail Drive; thence Southerly and Southwesterly along a curve to the right whose initial tangent bears South 10°06'25" East, having a radius of 330.00 feet, a central angle of 48°39'47" and an arc length of 280.28 feet to a point of reverse curvature; thence Southwesterly and Southerly along said reverse curve to the left being tangent to the last described course, having a radius of 270.00 feet, a central angle of 35°38'07" and an arc length of 167.93 feet to the **POINT OF BEGINNING**.



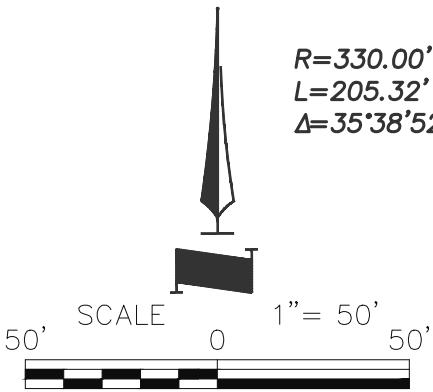
Lot 1  
 Replat of Lot 1  
 of ISD East Elementary Center

Grantor:  
 The School Dist of the City Indep No 30  
 201 N Forest Ave Indep, Mo 64050



S. QUAIL DRIVE  
 PROPOSED RIGHT-OF-WAY  
 RE-ALIGNMENT  
 AREA = 26,505 S.F.

LINE 1 (L1)  
 N02°54'30"E, 0.65'



R=330.00'  
 L=205.32'  
 Δ=35°38'52"

R=270.00'  
 L=229.32'  
 Δ=48°39'47"

R=330.00'  
 L=280.28'  
 Δ=48°39'47"  
 ITB=S10°06'25"E

N79°53'35"E  
 60.00'

Existing S. Quail Drive  
 60' Right-of-Way

Tract A,  
 Replat of Lot 1  
 of ISD East  
 Elementary Center

E. Line, Replat of Lot 1 of ISD East Elementary Center

Unplatted  
 The School Dist of  
 the City Indep No 30

S. Quail Drive  
 Existing 60' Right-of-Way  
 (To be Vacated)

R=270.00'  
 L=167.93'  
 Δ=35°38'07"

S. Line, Replat of Lot 1 of  
 ISD East Elementary Center

Unplatted

(Future)  
 Lot 23,  
 Little Blue Estates  
 1st plat

60.00'  
 N87°46'10"W

P.O.B. N87°46'10"W  
 115.01'

(Future)  
 Lot 1,  
 Little Blue Estates  
 1st plat

P.O.C.  
 SE Corner,  
 Replat of Lot 1 of ISD  
 East Elementary Center

SR 1  
 OF 1

EXHIBIT

LOVELACE & ASSOCIATES  
 Land Surveying - Consulting Services  
 929 SE 3rd Street  
 Lee's Summit, Missouri 64063  
 Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 21164  
 Drawn By: JBL  
 Checked By: JBL  
 Date: 01-19-2023  
 Scale: 1" = 50'  
 File Name:  
 21164-RW EXHIBITS

RIGHT-OF-WAY EXHIBIT  
**S. QUAIL DRIVE  
 PROPOSED RIGHT-OF-WAY  
 RE-ALIGNMENT**  
 INDEPENDENCE, JACKSON COUNTY, MISSOURI

Prepared For:  
 D & D RESIDENTIAL  
 DEVELOPMENT, LLC  
 P.O. BOX 7014  
 LEE'S SUMMIT, MO. 64064



<b>Current Zoning:</b>	R-6 (Single-Family Residential)	<b>Proposed Zoning:</b>	R-6/PUD (Single-Family Residential/Planned Unit Development)
------------------------	---------------------------------	-------------------------	--

**Current and Continued Use:** Church Facility

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

**Property History:**

The current R-6 zoning (and its similar antecedents) has been in place since 1965. This is overwhelmingly a single-family residential area, while religious and educational uses are classified as residential uses as well. Portions of the church were constructed from the 1950s through the 1990s.

**Proposal:**

Narhex Properties recently acquired the church and plans to lease it to two users, a church congregation and the Render’s Hope Day School and Daycare Center. The center will serve the parishioners and other area families during the week. The Day School will utilize approximately 3,400 square feet of the 19,000 square foot structure for 7 classrooms.

**Physical Characteristics of Property:**

The existing structure and parking lot are located on an approximately 87,000-square foot, multiple lot property located approximately a quarter block south of Southside Boulevard between Spring Street and Osage Street. The building lays at the northwest corner of the lot. There is a large front lawn with a few trees east of the building along Osage Street and a small green space behind the building along Spring Street. The remainder of the property is largely a paved parking surface with a couple of grassy islands

**Characteristics of the Area:**

The surrounding neighborhood is entirely single-family residential in nature (mostly bungalows and small ranches). The homes, dating from the 1920s to the 1960s, are on individual, vegetated lots along two quiet residential streets.

**ANALYSIS**

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

A related goal from the Independence for All Strategic Plan is to ‘achieve livability...through quality neighborhoods.’

**Comprehensive Plan Tools and Policies for the Current Designation:**

This site, along with all the properties in the vicinity, is designated for ‘Residential Established Neighborhoods’ by the City’s Comprehensive Plan. The related, ‘Tool and Policy,’ would be to, “Identify areas within Established Neighborhoods where Infill Development would be appropriate”.

**Sub-Area Plans:**

The property is not located within a sub-plan area.

**Zoning:**

As noted previously, this site has had single-family zoning since at least 1965. Permitted R-6 (Single-Family Residential) uses include single-family homes, churches, schools, home-based child-care, government buildings, parks, cemeteries, home gardens, and field crops. The proposed R-6/PUD (High Density Residential/Planned Unit Development), zoning classification could allow for childcare center; an operation with more than 20 children.

**Parking and Driving Surface:**

The parking lot is accessible via two driveways off Spring Street and off Osage Street. The lot is broken up by two green medians on the west. There are 109 parking spaces (seven are handicapped spaces). Two of the handicapped spaces will need to be turned into one van-accessible handicapped space.

**Building Elevation and Footprint:**

The existing building façades and footprint are not being expanded or changed. No new construction is anticipated.

**Building Floor Plan and Spaces to be Used:**

The daycare center will use approximately 3,400 square feet of the 19,000-square foot building, in seven classrooms, for 49 students. Four of the classrooms will be upstairs and three will be in the basement. There is a 1,200 square foot kitchen, which will need to be reviewed by the health department during the building permit process. There will also be a storage area, and the basement rooms planned to be tornado shelters. The applicant has provided an evacuation plan.

**Historic and Archeological Sites:**

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

**Public Utilities:**

Water, sanitary sewer, and electrical services are already present on this property.

**Floodplain/Stream Buffer:**

This property is not in a federally identified flood zone or city designated Stream Buffer zone.

**Landscaping/Screening:**

Given no new construction on the property is planned (save the children’s fenced play area), no additional landscaping will be required.

**CIP Investments:**

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

**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 City’s Comprehensive Plan envisions, “Residential Established Neighborhood,” uses in this area.*

2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**  
*This type of application is not expressly addressed in this section as it is not a new development, but it could ensure “that development can be conveniently, efficiently and economically served by existing and planned utility services”.*
3. **The nature and extent of Common Open Space in the PUD.**  
*The green space indicated by this application is not, “common space,” but is the church’s lawn.*
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**  
*There is no real, “common space,” provided with this application, the applicant’s landlord owns the entire property.*
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**  
*There is no real, “common space,” space provided with this application.*
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 exists or provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**  
*The existing structure was designed and used by a congregation larger than the users of this secondary use. No changes to the existing site layout is proposed.*
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.**  
*Since this property has existed for many years, if rezoned, it is not expected that adverse impacts would occur on the neighboring properties.*
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**  
*The existing structure was designed to be used by a congregation larger than the users of this secondary use.*
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 situation requires R-6/PUD zoning because R-6 zoning is for only family or group daycare and not a daycare center.*
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 PUD will not expand the footprint of this church property.*

## **EXHIBITS**

1. Application
2. Narrative

3. Notification letter
4. Address List
5. Notification area map
6. Mailing affidavit
7. Aerial Photograph
8. Revised Drawing
9. Floor Plan
10. Comprehensive Plan map
11. Zoning map

**Application Type (check all that apply)**

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input checked="" 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**

Project Name: Ronder's Hope Day School

Project Address/Location: 1316 S Osage St Independence, MO 64055

Sq. Ft. of Building <u>R-6</u>	Acreage <u>R-6 (PUD)</u>	Number of Lots/Tracts <u>1</u>	Stream Buffer (Yes or No) <u>No</u>
Existing Zoning	Proposed Zoning	Existing Land Use <u>Church</u>	Proposed Land Use <u>daycare Center</u>

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

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

**Contact Information**

**Applicant**  
Michael Jones Pastor

**Owner**  
Darren Griffith Northex Properties

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.

[Signature] 7-14-25  
Applicant's Signature Date

[Signature] 5-21-25  
Owner's Signature Date

Application for Rezoning 1316 S Osage St., Independence, MO 64055

Applicant Name: Render's Hope Day School and Daycare Center

Zoning Commission:

We have acquired the church at 1316 S Osage St, which we plan to use for two major functions in the community. 1) Religious Worship Services and Community Outreach, and 2) a Pre-School & Day Care Center during the week. This will help support a need for families and our parishioners. We have attached the ground layout and a picture of the areas that will be used in the building for the daycare center.

If you need any additional information, please contact our Director, Sebrina Jones, at

Property Owner Notification Letter  
City of Independence, Missouri

Date: July 8, 2025

Case No. 25-125-03

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
- Preliminary Development Plan
- Special Use Permit

Proposed project description: Request for a PUD for a daycare center.

Applicant: Rendles Hope Day School + Daycare

Location of Property: 1316 S. Osage St

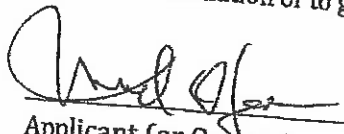
Planning Commission Meeting Date: July 29, 2025, at 6:00 p.m.

City Council Meeting Date: September 15, 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)

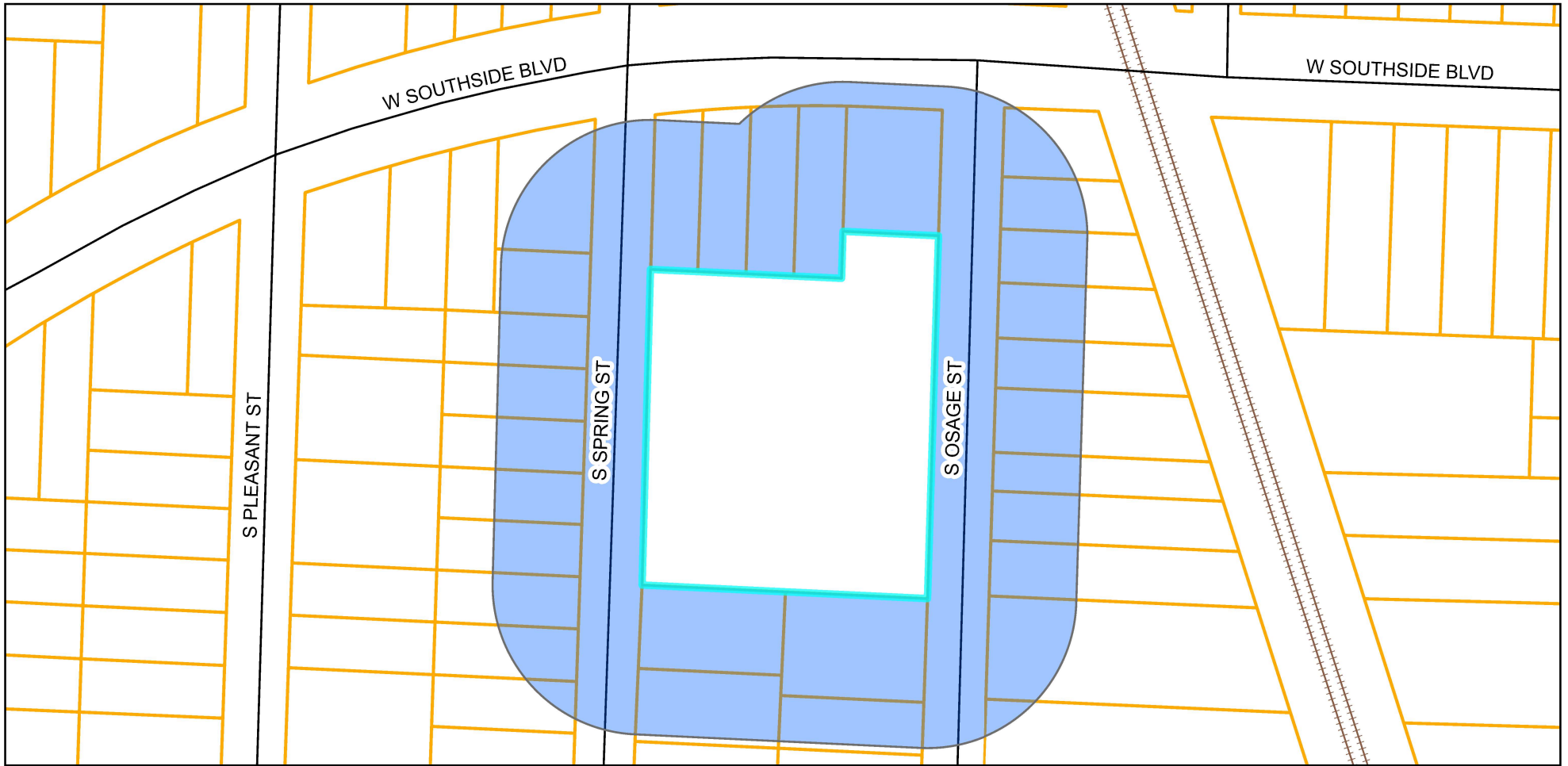
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1303 S OSAGE ST	LANDES DONNIE F & FREDNA K	PO BOX 520086	INDEPENDENCE	MO	64052
1309 S OSAGE ST	ACOSTA JOSE RAFAEL & DEL ROSARIO HERCULES MARIA	1309 SW OSAGE ST	INDEPENDENCE	MO	64055
1310 S SPRING ST	PERRY EMMA J	1310 S SPRING ST	INDEPENDENCE	MO	64055
1315 S OSAGE ST	BIRK ELLIE	1315 S OSAGE ST	INDEPENDENCE	MO	64055
1316 S SPRING ST	SLOAN KELLY	1316 S SPRING ST	INDEPENDENCE	MO	64055
1319 S OSAGE ST	FRIEDRICH DENNIS A	210 NW SPRUCE ST	LEES SUMMIT	MO	64064
1320 S SPRING ST	HENDERSON ELI	1320 S SPRING ST	INDEPENDENCE	MO	64055
1325 S OSAGE ST	BROWN SHONEITTA M	1325 S OSAGE	INDEPENDENCE	MO	64055
1326 S SPRING ST	MODERN ROOTS RENOVATION LLC	711 N 11TH ST	ST LOUIS	MO	63101
1327 S OSAGE ST	WHEELER ELVIN L & NENA M	1327 S OSAGE ST	INDEPENDENCE	MO	64055
1328 S SPRING ST	SIERKS HANNA ALISHA	1328 S SPRING ST	INDEPENDENCE	MO	64055
1329 S OSAGE ST	HICKEY KENNETH	1329 S OSAGE ST	INDEPENDENCE	MO	64055
1330 S SPRING ST	ARMITAGE STREET PROPERTIES LLC	433 N CRESTWAY ST	WICHITA	KS	67208
1331 S OSAGE ST	BAILEY DAVID & COLISTA	1331 S OSAGE	INDEPENDENCE	MO	64055
1332 S SPRING ST	VALDEPENA CINDY M	1332 S SPRING	INDEPENDENCE	MO	64055
1334 S SPRING ST	STEVENSON CELESTA S	1334 S SPRING ST	INDEPENDENCE	MO	64055
1335 S OSAGE ST	QUALITY SERVICE OF KANSAS CITY LLC	PO BOX 212	BLUE SPRINGS	MO	64013
1339 S SPRING ST	WILSON MARCIA L & WILBUR N	1407 S SPRING ST	INDEPENDENCE	MO	64055
1340 S OSAGE ST	KIRTLEY DUNCAN	1340 S OSAGE ST	INDEPENDENCE	MO	64055
1400 S SPRING ST	BAZE HARLEY G & JANICE J	1400 S SPRING	INDEPENDENCE	MO	64055
1401 S OSAGE ST	KRAUS ZACHARY & JERABEK O'TILLIA	1401 S OSAGE ST	INDEPENDENCE	MO	64055
1402 S OSAGE ST	PERFECTO PROPERTIES LLC	312 W 2ND ST	CASPER	WY	82601
1407 S SPRING ST	WILSON WILBUR N & MARCIA L	1407 S SPRING ST	INDEPENDENCE	MO	64055
229 W SOUTHSIDE BLVD	WELLS HAROLD D & KIMBERLY	229 W SOUTHSIDE BLVD	INDEPENDENCE	MO	64068
303 W SOUTHSIDE BLVD	COCHNEUER ANASTASIA M C	303 W SOUTHSIDE BLVD	INDEPENDENCE	MO	64055
309 W SOUTHSIDE BLVD	SMITH TYLER	309 W SOUTHSIDE BLVD	INDEPENDENCE	MO	64055
311 W SOUTHSIDE BLVD	HOSMAN SARA	311 W SOUTHSIDE	INDEPENDENCE	MO	64055
317 W SOUTHSIDE BLVD	COOK PROPERTY 2 LLC	31103 E LITCHFORD RD	GRAIN VALLEY	MO	64029
327 W SOUTHSIDE BLVD	AJ REAL ESTATE REHABS, LLC	327 W SOUTHSIDE BLVD	INDEPENDENCE	MO	64055
401 W SOUTHSIDE BLVD	CHAPMAN JANICE KAY	401 W SOUTHSIDE BLVD	INDEPENDENCE	MO	64055

# Notification Area Map

1316 S Osage St

Case #25-125-03



## Legend

-  Notification Area
-  Parcels

Prepared For: Planning Commission  
Meeting Date: July 29, 2025



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-125-03

I, Michael Jones, Sr., 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.**

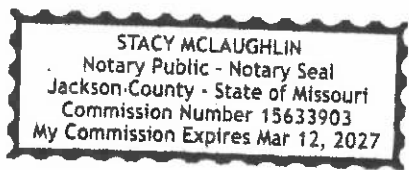
These notices were mailed on the 9<sup>th</sup> day of July, 2025.

[Signature]  
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 9<sup>th</sup> day of July, 2025.

[Signature]  
Notary Public

03/12/2027  
Commission Expiration Date





# Zoning Map

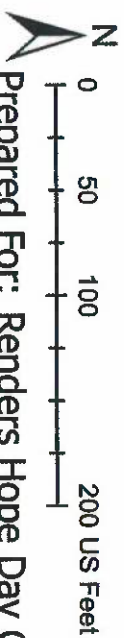
1316 S Osage St

Case #25-125-03



**Legend**

 Parcels



Prepared For: Renders Hope Day Care

*Fence 6" / 72 inches Tall*

USE RHD'S

B-bathroom  
C-Classroom

X You Are Here

Fire Escape Route

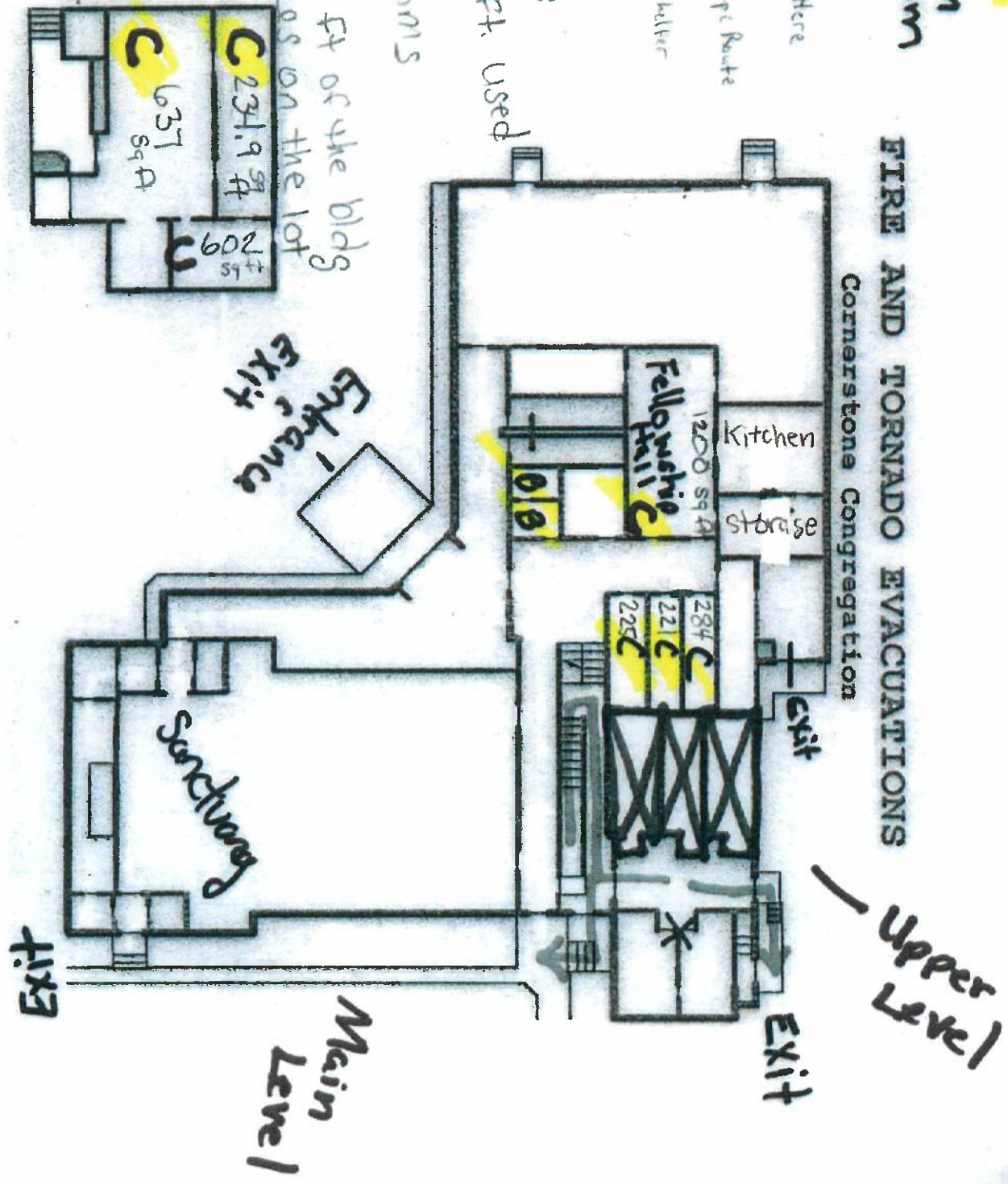
Tornado shelter

49 students  
3,403.9 sq. ft. used  
7-Class rooms

19,000 square ft of the bldg  
150 parking spaces on the lot

Basement  
Tornado shelter located in the Basement

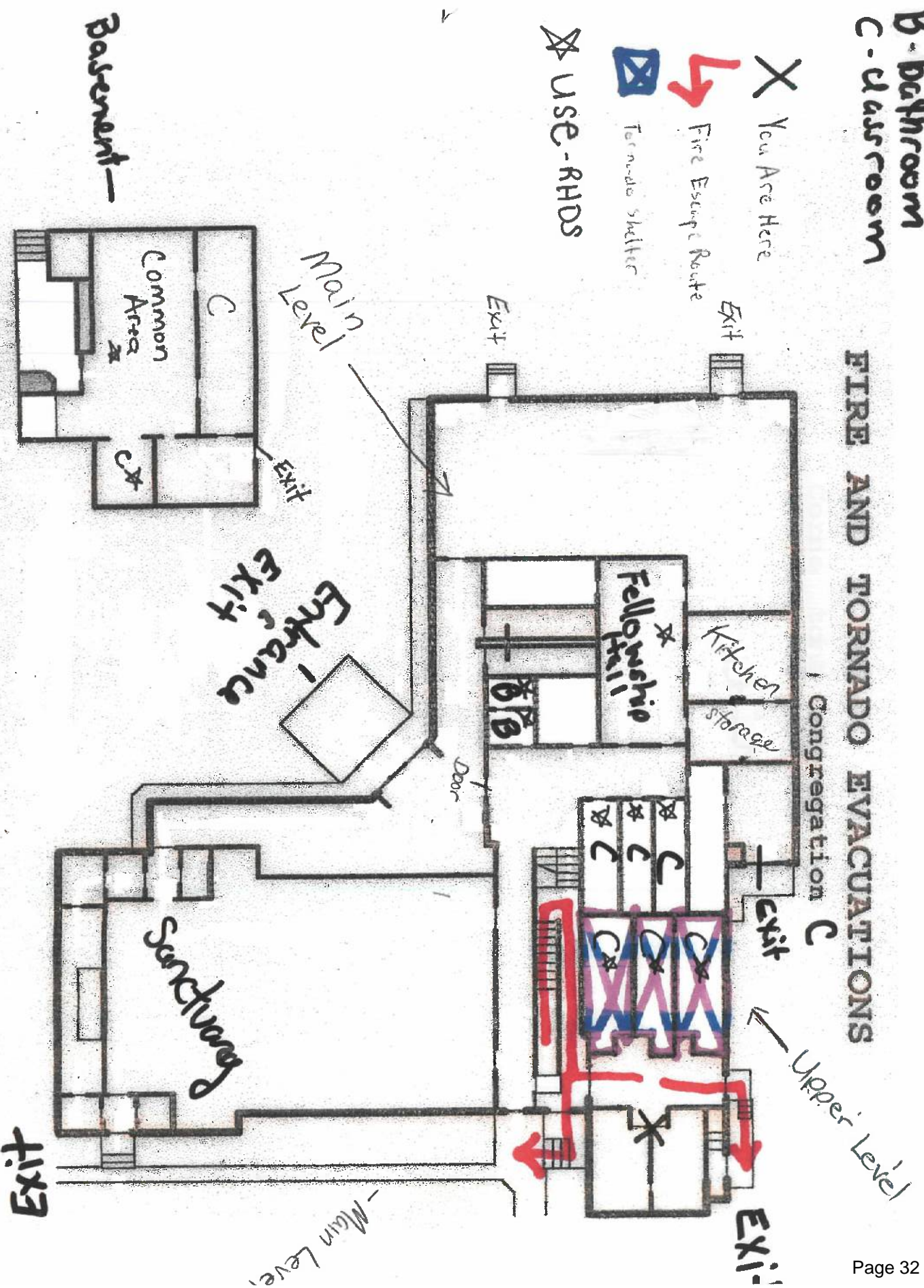
FIRE AND TORNADO EVACUATIONS  
Cornerstone Congregation



B - bathroom  
C - Classroom

FIRE AND TORNADO EVACUATIONS

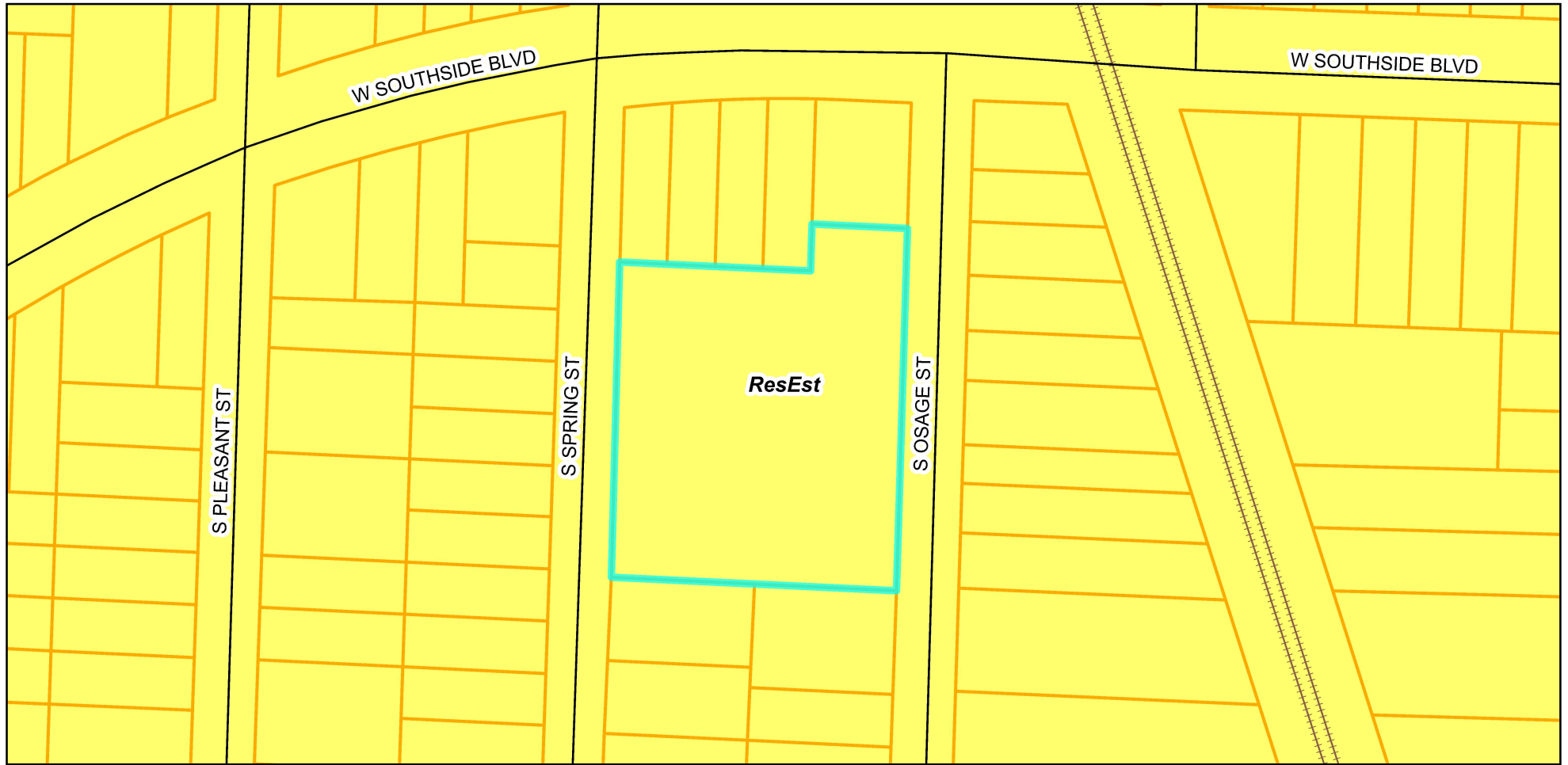
- X You Are Here
- ↳ Fire Escape Route
- ☒ Tornado Shelter
- ☆ USE - RHDS



# Comprehensive Plan

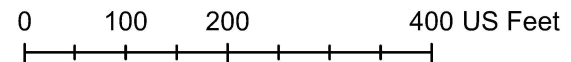
1316 S Osage St

Case #25-125-03



## Legend

-  Parcels
  -  Residential Neighborhoods
- Comprehensive Plan



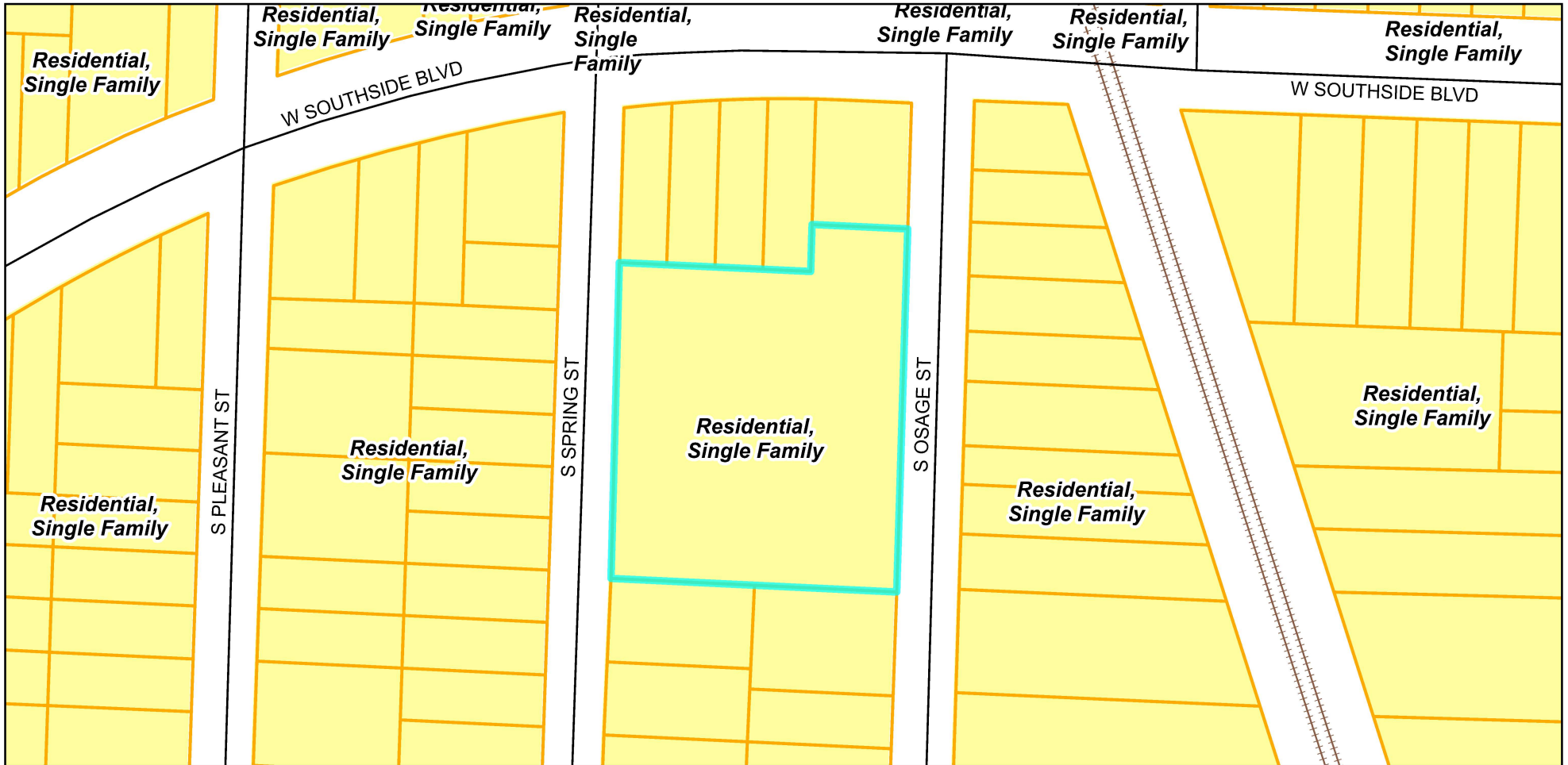
Prepared For: Planning Commission  
Meeting Date: July 29, 2025



# Zoning Map

1316 S Osage St

Case #25-125-03

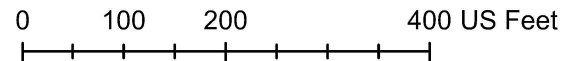


## Legend

Parcels

Zoning District

R-6



Prepared For: Planning Commission  
Meeting Date: July 29, 2025



**MEETING DATE:** July 29, 2025

**STAFF:** Brian L. Harker, Planner

**PROJECT NAME:** Bed and Breakfast Air B&B

**CASE NUMBER/REQUEST:** Case 25-200-08 – Special Use Permit – 3417 S. Denton – A request for a Special Use Permit to operate a Bed & Breakfast.

**APPLICANT/OWNER:** MacKenzie Lance

**PROPERTY ADDRESS:** 3417 S. Denton Road

**SURROUNDING ZONINGS/LAND USES:**

**NSEW:** R-6 (Single-Family Residential)...single-family houses

**PUBLIC NOTICE:**

- Letters to property owners – July 10, 2025
- Public Notice published in the Independence Examiner – July 12, 2025
- Signs posted on property – July 11, 2025

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on September 2, 2025 and the public hearing/second reading on September 15, 2025.

### RECOMMENDATION

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

1. The Bed and Breakfast shall obtain a business license in accordance with all City Codes and comply with Section 5.01.004 (Article 1, Chapter 5) of the City Code. The business license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards required by Section 14-420 of the City Code.
3. Bed and Breakfast will comply with Article 3, Chapter 5 of the City Code.
4. The Bed and Breakfast shall secure refuse collection services from a collector who is licensed to be operating within in the City of Independence.
5. The Bed and Breakfast shall provide the following:
  - a. Map to identify escape routes;
  - b. Carbon Monoxide detection as required by code;
  - c. Child-proofed electrical outlets;
  - d. Emergency contact information for the owner or manger shall be provided to each guest and posted in each guest room;
  - e. Fire extinguishers as required by code;

- g. Smoke detectors as required by code.
- 6. The BnB will have only 4 adults (8 total) guests at a time.
- 7. The gravel pad, north of the driveway, must be paved and there will be no street parking.

**PROJECT DESCRIPTION & BACKGROUND INFORMATION**

**PROJECT DESCRIPTION:** A request by MacKenzie Lance for a Special Use Permit to operate a Bed and Breakfast

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

**Current Use:** Single-Family Home

**Proposed Use:** Bed and Breakfast

**Building Sq Ft:** 1,814-square feet

**Zoning History:**

The proposed Bed and Breakfast is located in a subdivision of ranch and split-level homes built in the 1950s. This one car garage house has been a single-family residential use its entire existence.

**Proposal:**

The Bed and Breakfast can accommodate four adult guests. The applicants intend to operate on the AirB&B platform. Being close to the stadiums, the applicants are looking forward to welcoming sports fans to their operation. Because the applicants will be living in the home’s basement, they will be able to monitor guests.

**Physical Characteristics of Property:**

The property features a single-car wide, two-car depth driveway, lending to a single-car garage. The existing gravel pull-off area, north of the driveway, will be paved for continued use as parking. The rear of the house features a walkout basement.

The applicants’ living space in the basement will have their own bedroom, bathroom, living room, laundry/mud room and spare bedroom that they use as a gym. Upstairs will be the shared kitchen, two bedrooms, living room and bathroom.

**Characteristics of the Area:**

The well-maintained neighborhood has a mix of ranch and split-level homes. The neighborhood itself is predominantly single-family with a church property to the southwest.

**ANALYSIS**

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

A related goal from the Independence for All Strategic Plan is to ‘increase economic prosperity of the community.’

**Comprehensive Plan Tools and Policies for the Current Designation:**

The City Comprehensive Plan recommends Residential Established Neighborhood uses for this site. This Guiding Land Use Principle, most relevant to this particular situation, would be to, “reserve the integrity of existing neighborhoods and the historic nature of older neighborhoods.”

**Historic and Archeological Sites:**

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

**Public Utilities:**

All utilities are present on the site and operational.

**Floodplain/Stream Buffer:**

The property is not in a federally designated flood zone, or a city defined Stream Buffer area.

**Inspections, Trash Collection and Safety Provisions:**

The property will need to meet all applicable permitting and Fire and Life Safety Inspection requirements. The applicants are compliant with all applicable provisions of Section 14-420 of the Unified Development Ordinance (UDO). Trash collection will be provided by Teds Trash. The applicant will include an Escape Route Map and an Emergency Contact Sheet to post on the property. The will provide carbon monoxide detectors, smoke detectors, the required fire extinguishers and child-proofed electrical outlets.

**CIP Investments:**

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

**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.**  
*This is a residential neighborhood comprised primarily of single-family dwellings. The use of this house, as a Bed and Breakfast, should be compatible with this established neighborhood.*
- 2. The extent to which the proposed use is compatible with the adjacent zoning and uses.**  
*A Bed and Breakfast should have minimal impact on the area.*
- 3. The impact of the proposed use on public facilities.**  
*All public facilities are in place here and this proposed use is not expected to be a significantly higher consumer of water, sanitary sewer or electrical services.*
- 4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.**  
*This Special Use Permit would allow an additional land use not already permitted in this R-6 residential district.*
- 5. The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.**  
*A Bed and Breakfast is not expected to affect any of these issues.*
- 6. The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**  
*As this is a developed site, these concerns should not be an issue.*
- 7. The extent to which there is a need for the use in the community.**

*With the home's accessibility to the Jackson County Sports Complex, per the applicant, there appears to be a need for this type of business.*

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

*If approved for a Special Use Permit meeting all conditions, the application appears to satisfy the requirements of Section 14-420 of the Unified Development Ordinance (UDO).*

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

*This is an long existing property, all public facilities are in place and operational.*

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

*The City's Comprehensive Plan envisions Residential Established Neighborhood uses for this residential property.*

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

*This Special Use Permit may create additional investment opportunity that provides vitality to help maintain the character of the neighborhood.*

**EXHIBITS**

1. Application
2. Narrative
3. Notification Letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Floor Plan Denton B
8. Parking Plan
9. Escape Routes
10. Comprehensive Plan Map
11. Zoning Map

**Application Type (check all that apply)**

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input checked="" 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**

Bed and Breakfast

Project Name

3417 S Denton Road Independence, MO 64052

Project Address/Location

1,814	0.39	1	N/A
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-6	N/A	Single-Family Residential	N/A
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 checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input 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**

MacKenzie Lance

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Name \_\_\_\_\_ Company \_\_\_\_\_

---

Phone \_\_\_\_\_ Email \_\_\_\_\_

**Owner**

MacKenzie Lance

---

Name \_\_\_\_\_ Company \_\_\_\_\_

---

Phone \_\_\_\_\_ Email \_\_\_\_\_

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

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Address \_\_\_\_\_

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Phone \_\_\_\_\_ Email \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

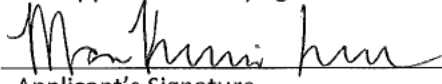
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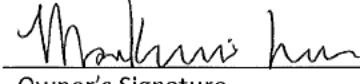
Address \_\_\_\_\_

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Phone \_\_\_\_\_ Email \_\_\_\_\_

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

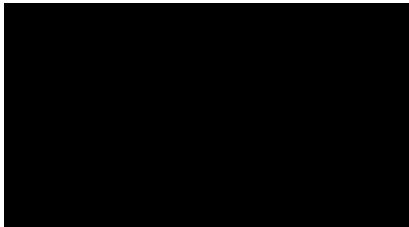
 06/10/25  
 Applicant's Signature Date

 06/10/25  
 Owner's Signature Date

# Bed & Breakfast at 3417 S Denton Rd

## Contact

MacKenzie Lance



## Dear Planning Commission and City Council of Independence, MO,

My fiancé and I occupy the downstairs living area of our home, including our own bedroom, bathroom, living room, laundry/mud room, and a spare room we use as our home gym. Upstairs, we will share the kitchen with the guests of our bed and breakfast. Also upstairs we have two bedrooms, where guests will stay. Guests will each have access to their own private bedroom, and share the living room and bathroom.

When we stayed in bed and breakfasts along our road trip across the country, we met hosts and other guests from all backgrounds. This inspired us to continue meeting new people, welcoming them to our home and our city. Being close to the stadiums, we are also excited to bring fans of our beloved teams right to the heart of it all.

We are compliant with all applicable provisions of Section 14-420 of the UDO.

We have secured refuse collection services through Ted's Trash Service, Inc.

We have attached the escape routes map which we will provide to each guest and post in each guest room.

We have attached the emergency contact sheet which we will provide to each guest and post in each guest room.

We have carbon monoxide detectors, smoke detectors, and fire extinguishers as required by code.

We have child-proofed the electrical outlets.

Thank you for taking the time to review our application. We look forward to talking with you.

Sincerely,

MacKenzie Lance and Aidan Calfee

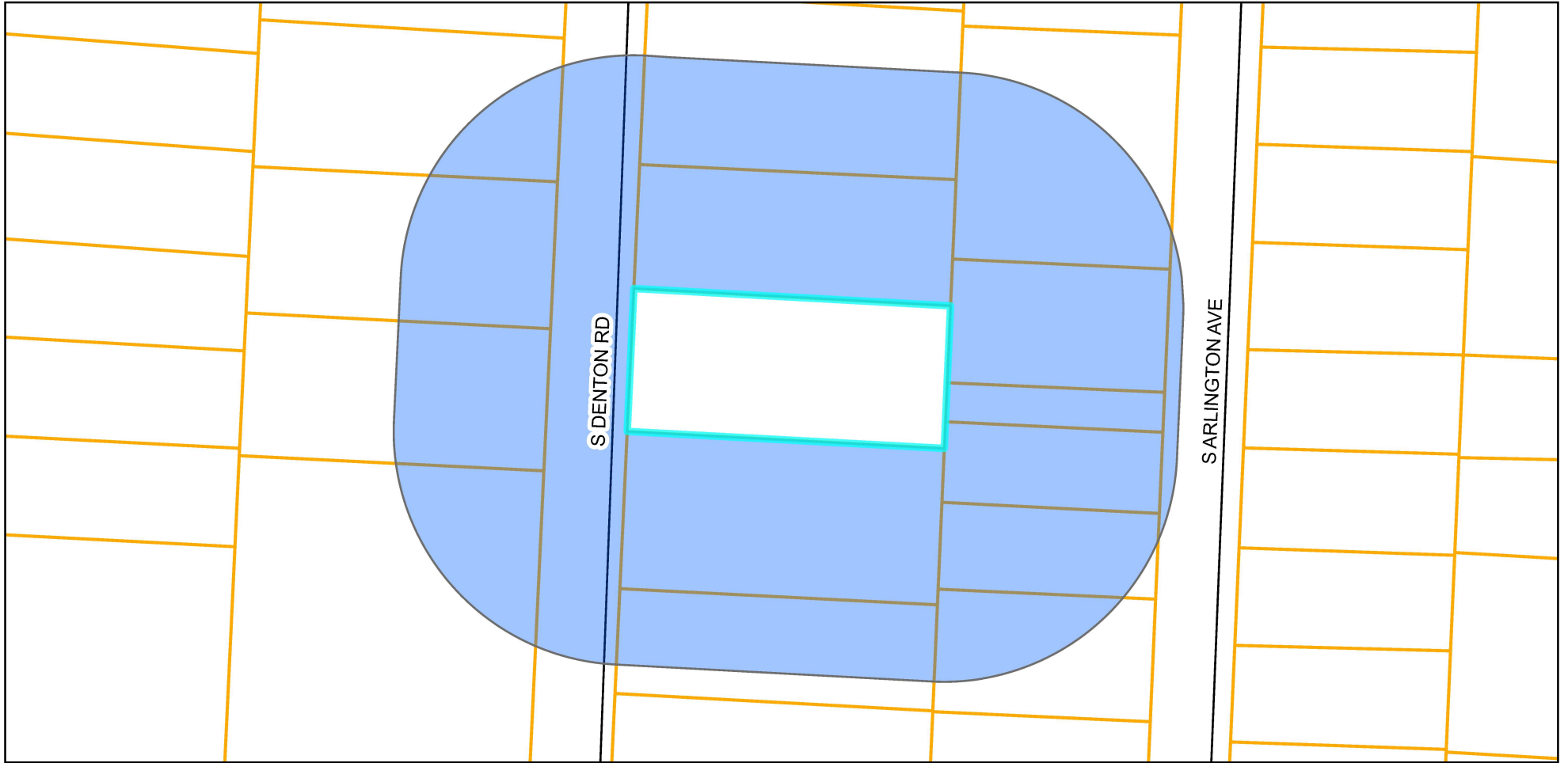


Property Address	Property Owner	Owner Address	City	State	ZIP Code
3413 S DENTON RD	TINDER SON O	3413 S DENTON RD	INDEPENDENCE	MO	64052
3415 S DENTON RD	MCCLAIN STEVEN M & REBECCA A	3415 DENTON AVE	INDEPENDENCE	MO	64052
3418 S ARLINGTON AVE	PAGE AVA & ARNOLD ADDISON	3418 S ARLINGTON AVE	INDEPENDENCE	MO	64052
3419 S DENTON RD	BECK BRIAN M	3419 S DENTON RD	INDEPENDENCE	MO	64052
3420 S DENTON RD	JAMES WILLARD D	PO BOX 153	ODESSA	MO	64076
3421 S DENTON RD	SWINNEY DANEIL V & CHANTAL T COATS	3421 DENTON RD	INDEPENDENCE	MO	64052
3422 S ARLINGTON AVE	HANKINS MYRON A SR & DIANE Y	3422 S ARLINGTON AVE	INDEPENDENCE	MO	64052
3424 S ARLINGTON AVE	THE GALEN SHARP TRUST DATED 05-24-2024	3424 S ARLINGTON AVE	INDEPENDENCE	MO	64052
3424 S DENTON RD	RIPLEY BURTON & SHERENE	3424 DENTON RD	INDEPENDENCE	MO	64052
3426 S DENTON RD	LOPEZ LAZARO JOBANY BENITEZ	3426 S DENTON RD	INDEPENDENCE	MO	64052
3428 S ARLINGTON AVE	PACE OPPORTUNITIES LLC	7243 TRANQUIL PL	TUJUNGA	CA	91042
9320 E 35TH ST S	BLUE RIDGE BAPTIST CHURCH	9320 E 35TH ST	INDEPENDENCE	MO	64052

# Notification Area Map


3417 S Denton Rd

Case #25-200-08



## Legend

-  Notification Area
-  Parcels

0 50 100 200 US Feet  


Prepared For: Planning Commission  
Meeting Date: July 29, 2025



# Property Owner Notification Affidavit

STATE OF MISSOURI

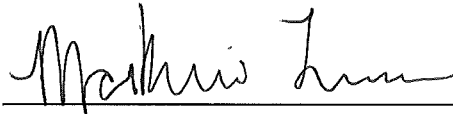
COUNTY OF JACKSON

Case No. #25-200-08

I, Mackenzie Lance, 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 10 day of July, 2025.



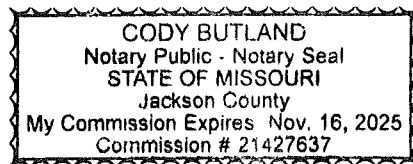
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 2025.

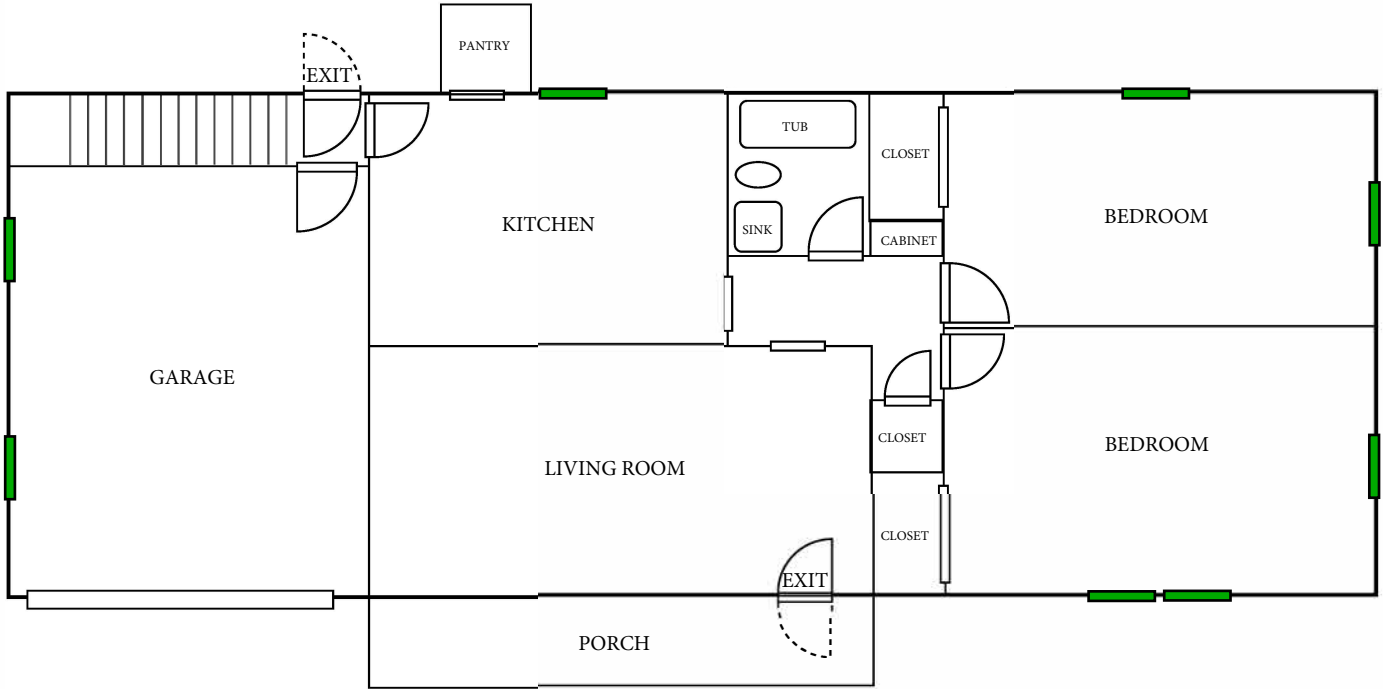


Notary Public

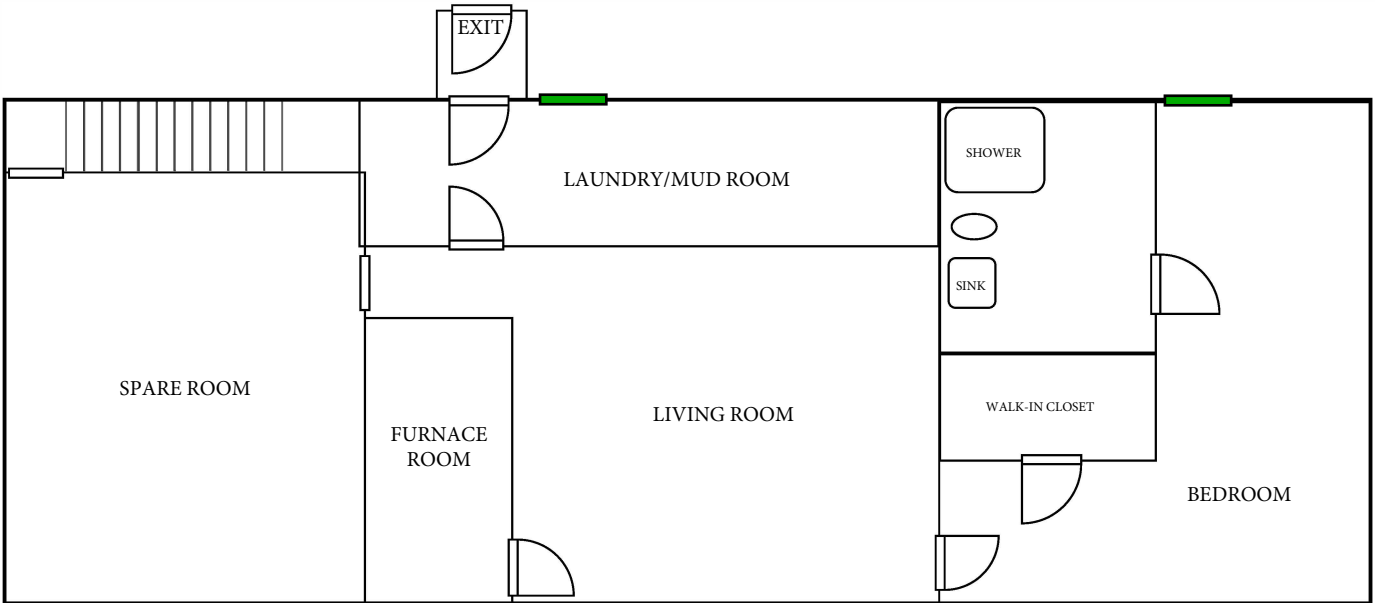
11/16/25  
Commission Expiration Date



# MAIN LEVEL



# BASEMENT LEVEL



1 Car Garage

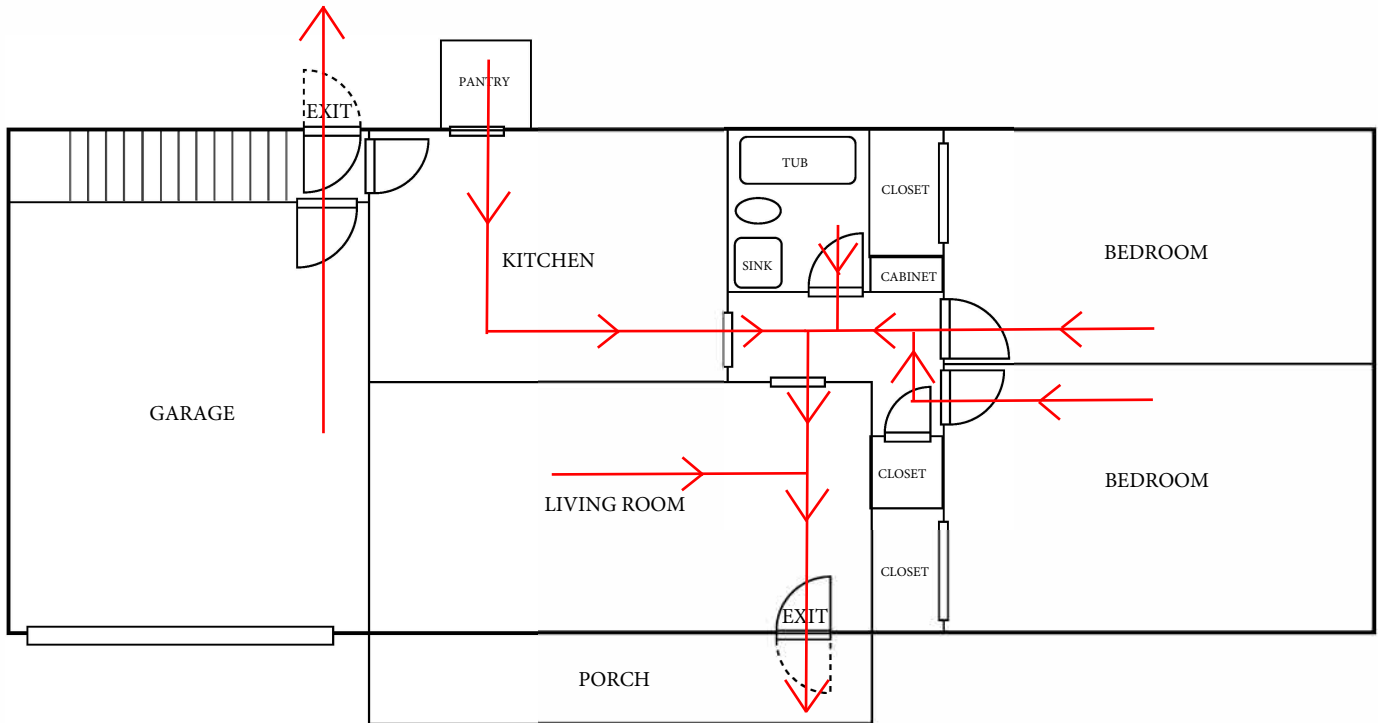
Paved Driveway  
for 2 additional  
vehicles

*Paved*

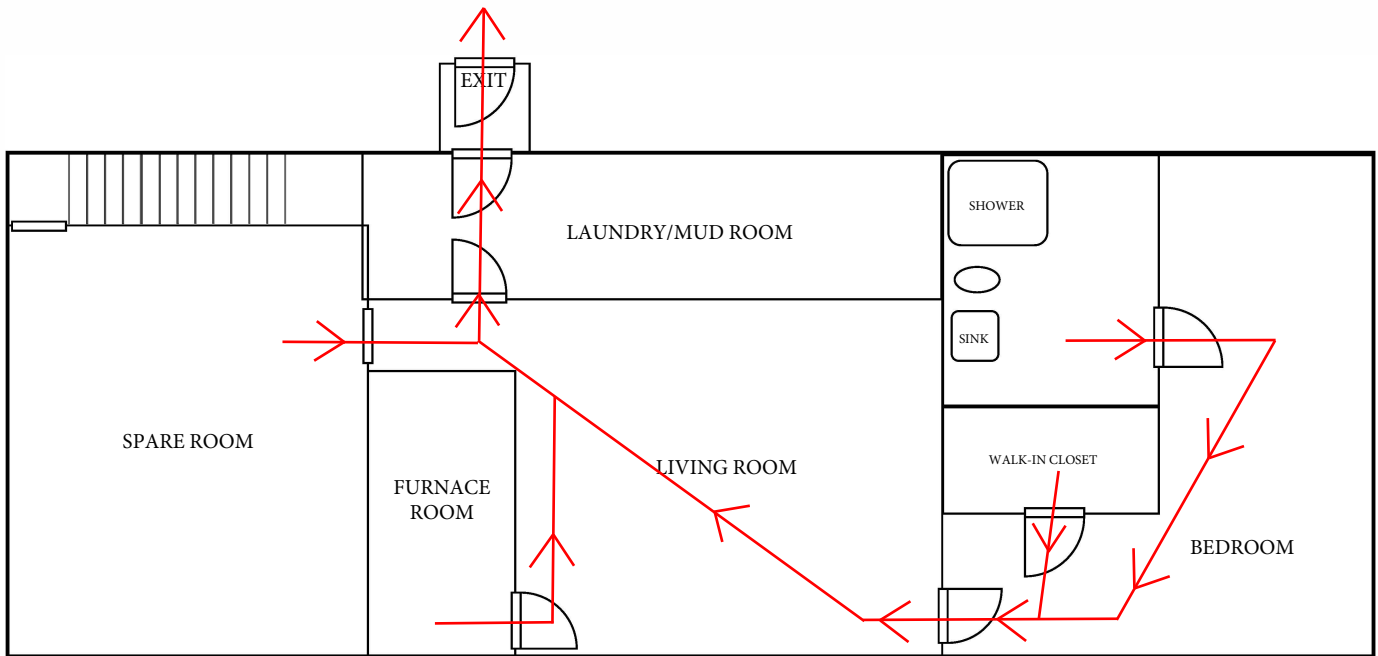
~~Gravel~~  
parking  
space for  
1 vehicle

S Denton Road

# MAIN LEVEL



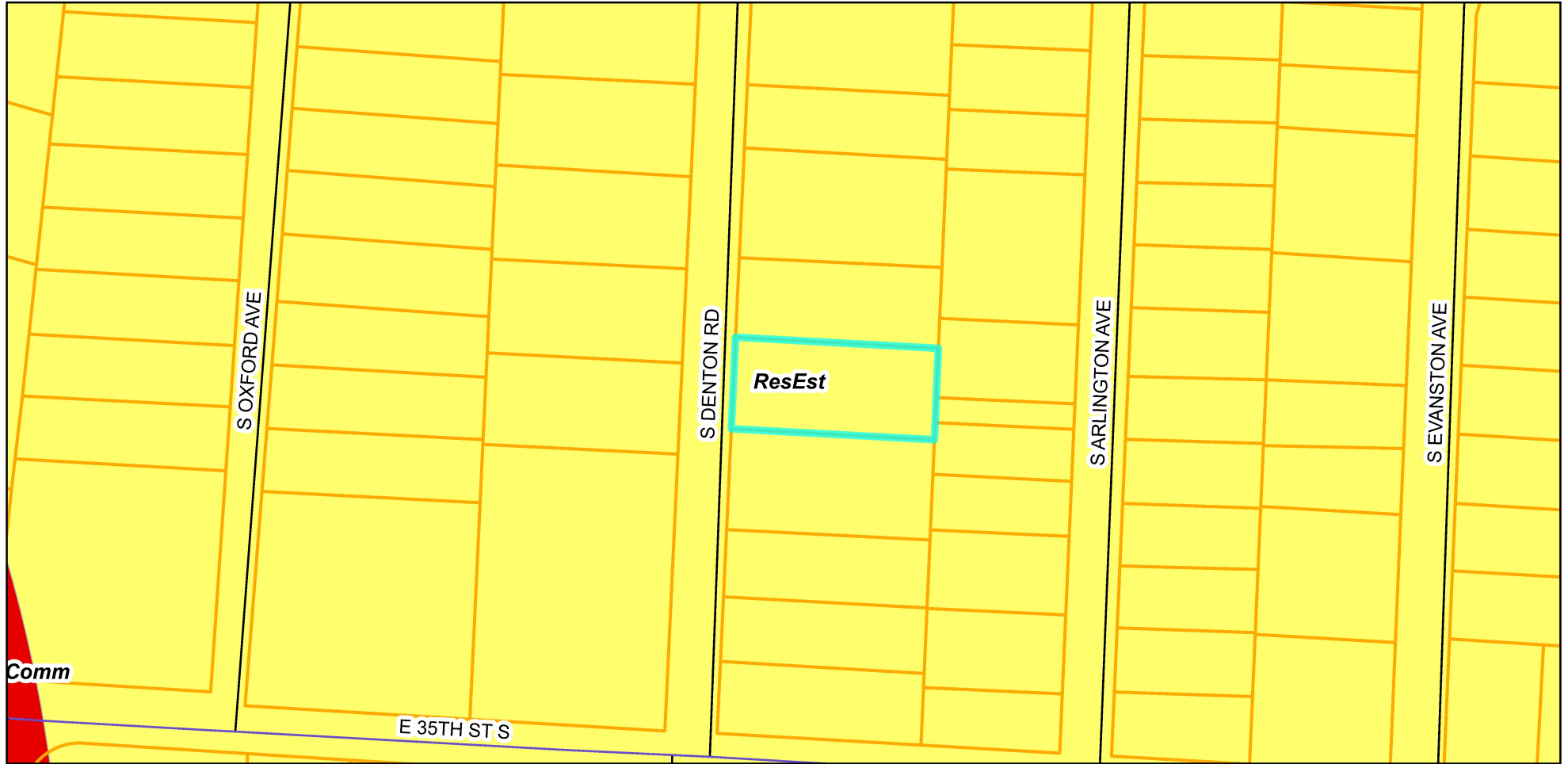
# BASEMENT LEVEL



# Comprehensive Plan

3417 S Denton Rd

Case #25-200-08



## Legend


 Parcels

### Comprehensive Plan

 Residential Neighborhoods

 Community Commercial

0 100 200 400 US Feet



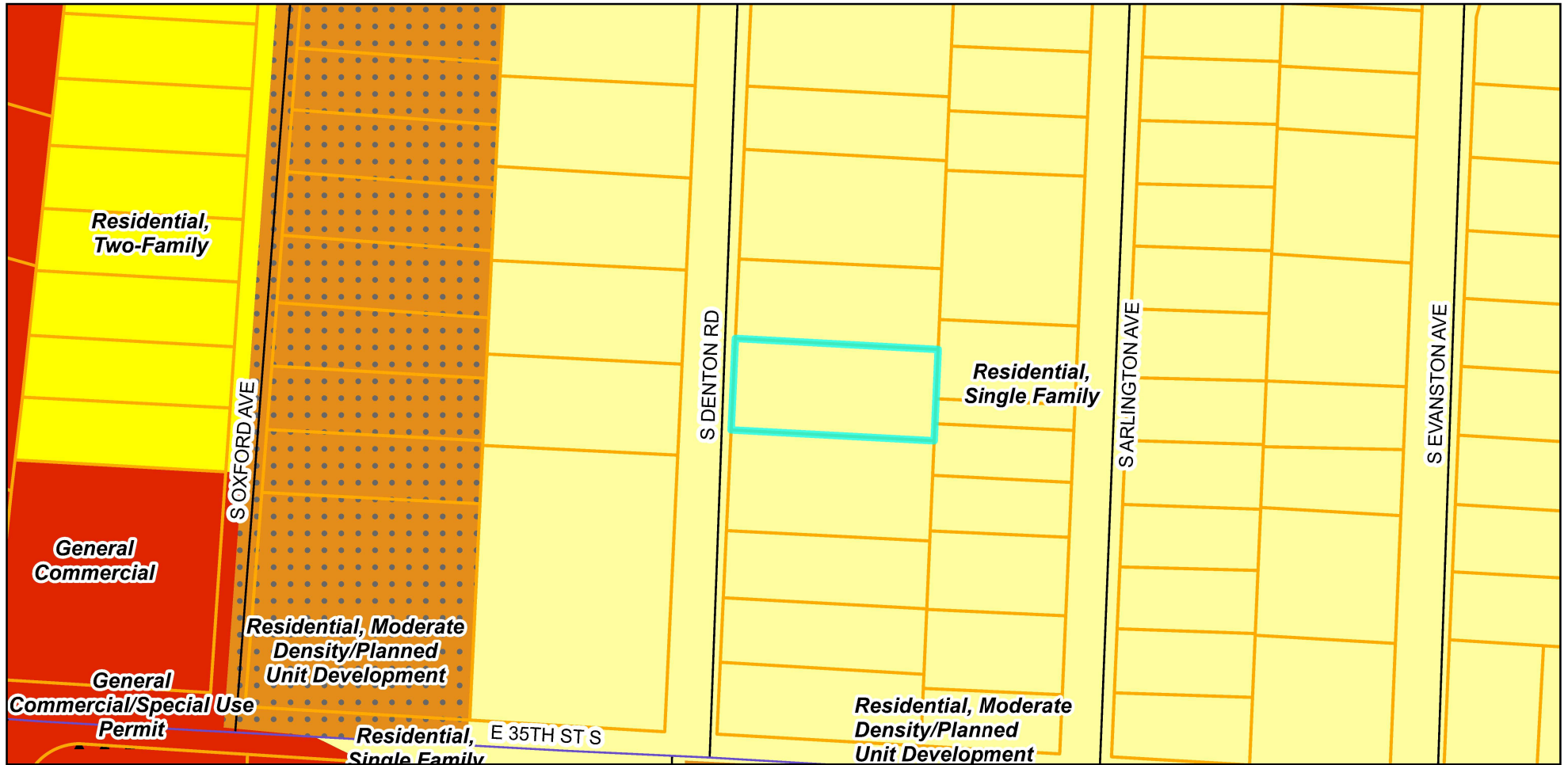
Prepared For: Planning Commission  
Meeting Date: July 29, 2025









# Zoning Map

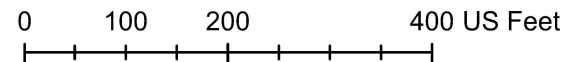
3417 S Denton Rd

Case #25-200-08



## Legend

-  Parcels
-  C-2/SUP
-  R-6
- Zoning District**
-  R-12
-  C-2
-  R-18/PUD



Prepared For: Planning Commission  
Meeting Date: July 29, 2025



**MEETING DATE:** July 29, 2025

**STAFF:** Tom Scannell, Community Development Director

**PROJECT NAME:** UDO Amendment #74

**CASE NUMBER / REQUEST:** Case 25-175-03 – UDO Amendment #74 – Historic Square District – A request to amend the Unified Development Ordinance relating to the Historic Square District.

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**APPLICANT:** City of Independence

**PUBLIC NOTICE:**

- Public notice published in Independence Examiner – July 8, 2025

**FURTHER ACTION:**

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on September 2, 2025 and the public hearing/second reading on September 15, 2025.

### RECOMMENDATION

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

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

The City proposes Amendment #74 to the Unified Development Ordinance (UDO) to amend the existing Historic Square District regulations.

**BACKGROUND & HISTORY:**

In December 2024, the City Council passed Resolution #24-795 adopting the Reshaping the Square Redevelopment Plan. The redevelopment planning process is a result of recommendations from multiple planning efforts including the Downtown Redevelopment Coordination Committee Report (2018); Imagine Independence: Comprehensive Plan (2018); Downtown Streetscape Action Plan (2020); and Truman Connected Plan (2020). The City determined a need to redevelop downtown Independence, which has been the City’s commercial center since the City was founded in 1827.

The Plan culminated into a detailed vision and implementation to encourage consistent and sustainable future development within the Square District. Participation and input were gathered through a community and stakeholder driven process. This plan serves those interests and the overall future of downtown Independence and the Square District.

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One of the implementation steps recommended in the Plan is the need to establish a Downtown District that creates a set of development and redevelopment standards designed to closely align with the objectives outlined in this Plan. This district will create a set of development standards designed to closely align with the objectives outlined in the Redevelopment Plan. By establishing clear guidelines, the district will ensure that new projects contribute to the overall vision for the area, promoting cohesive and sustainable growth. The district should foster a streamlined development review process that encourages reinvestment, rehabilitation, redevelopment, and development of vacant sites.

The existing HSQ District was included in the UDO when it was adopted in 2009; this district was based on the 2005 Independence Square Revitalization Plan which had a focus more on facade upgrades, repurposing, or infill on empty lots with the intent of strengthening its historical architecture influence and style. Unfortunately, this District was never implemented and has become out of date with current market conditions and the recently adopted Reshaping the Square Redevelopment Plan.

### **Proposed HSQ District**

The HSQ District is intended to be applied to the Independence Square generally between Pleasant Street to the west, Walnut Street to the south, Truman Road to the North and the railroad tracks to the East of Noland Road. The purpose of the District is intended to preserve and enhance the unique character of the City's historic square area. It aims to create a vibrant, artistic, safe, and bustling downtown filled with new residents, thriving eateries, and entertainment where friends and family can enjoy their surroundings. This district is an active center of living and commerce, showcasing the history and architecture unique to Independence.

The District establishes subdistricts to identify distinct place types as well as regulating land uses within the Square area. The subdistricts are:

- a) Historic Square. This subdistrict is intended to preserve and reinforce the traditional pattern of development within and directly adjacent to the downtown square. This district emphasizes active first-floor commercial activities.
- b) Downtown Transition. This subdistrict is intended to enable a variety of commercial, mixed-use, and residential uses in a compact, walkable setting. The design standards within this district are more flexible to accommodate a broader range of uses, including adaptive reuse.
- c) Downtown Neighborhood. This subdistrict provides an opportunity to allow a range of compact, "middle" housing types such as townhomes, walkups, and compact single-family homes to support access to the goods and services offered by adjacent areas. This subdistrict is residential in nature and reinforces the walkability of the area.

The HSQ outlines development standards for residential, non-residential and mixed-use developments. The residential development standards promote housing variety in the Downton Neighborhood subdistrict, establishes standards based on building type (e.g., detached house,

townhome, multi-unit house, etc.), regulates height, lot size, and setbacks and provides standards for ADUs.

The HSQ district outlines development framework that establishes design standards based on specific block frontages with the purpose of preserving the historical design patterns of the Square. In doing so, the Downtown Transition areas have flexibility while promoting walkability and urban design. The HSQ outlines building height and setback requirements, building massing and façade composition and allowed architectural materials. Some key elements addressed include alleyway access and activation, building transparency (i.e., windows), building entrance design, signage and landscaping. The HSQ seeks to promote active outdoor spaces along the streetscape and activate alleyways as usable spaces.

This amendment is a key step in the implementation of Reshaping the Square master plan and creates a set of redevelopment standards designed to closely align with the objectives outlined in this Plan.

#### **EXHIBITS**

1. Section 14-901 HSQ District

## ***14-901 HSQ, HISTORIC DOWNTOWN SQUARE DISTRICT***

### **14-901-01 Intent & Applicability**

**14-901-01-A. Intent.** The Historic Downtown Square district (“HSQ”) is a special-purpose zoning classification intended to preserve and enhance the unique character of the City's historic square area. It aims to create a vibrant, artistic, safe, and bustling downtown filled with new residents, thriving eateries, and entertainment where friends and family can enjoy their surroundings. This district is an active center of living and commerce, showcasing the history and architecture unique to Independence.

**14-901-01-B. Application.** The HSQ district establishes standards that vary from the underlying base zoning. If the provisions of the district are inconsistent with Chapter 14 of Independence’s Code of Ordinances, the provisions of this district apply. If the provisions of the district are inconsistent with a Historic overlay district (“HD”), the provisions of the historic overlay district apply. Existing Planned Unit Development (“PUD”) districts are exempt from the HSQ overlay district standards. However, new PUD districts shall comply with the HSQ district.

- a) *Façade Changes.* Compliance with this article applies to façade changes to existing buildings.
- b) *New Development.* Compliance with this article applies to all new buildings constructed within this district.
- c) *Enlargements and Expansions.* Full compliance with this article applies only to the exterior enlargement or expansion area.
- d) *Change of Use or Occupancy.* Compliance with use standards apply whenever the use or occupancy of a property changes.
- e) *Signs.* Compliance with the sign standards in the HSQ district and any standards of Article 14-504 that are not inconsistent with this Section apply when a sign permit is required.

**14-901-01-C. Approvals.** The Director will process applications for façade changes, new development, enlargements, expansions, change of use or occupancy, and signs that conform fully with the standards in this Section through the procedures of Sections 14-705 and 14-708 of the Unified Development Ordinance. However, applications that require additional reviews and approvals (including Planning Unit Development, Historic Overlay District review, variances, and special use permits) must comply with the procedures set forth in Article 7.

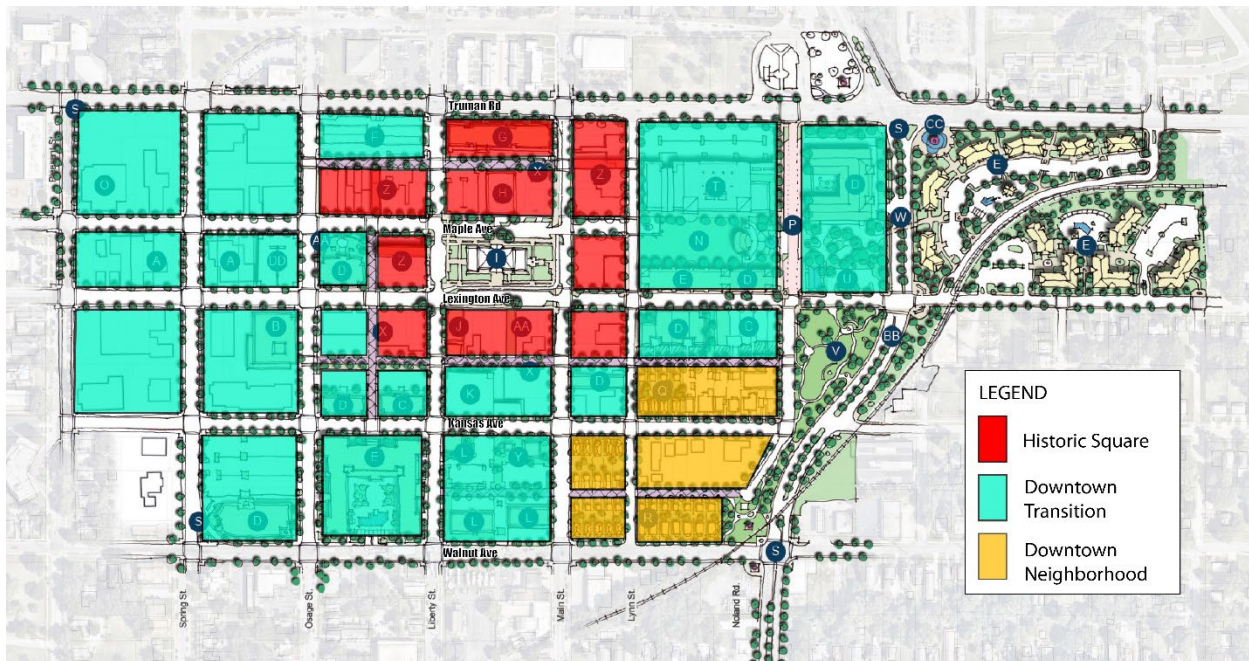
**14-901-01-D. Exemptions.** The Director may approve of deviations and exemptions from the standards of this district provided alternative compliance meets the intent of the HSQ District.

## 14-901-02 Allowed Uses

**14-901-02-A. Use Table.** The column of Table 901-1 lists the groups, categories and types allowed and are further defined in Article 14-200. Uses are allowed in the HSQ district in accordance with Table 901-1, below.

**14-901-02-B. Sub-District Descriptions.** Map 901-1 delineates the district boundaries of the Historic Square District and is considered to be part of the official Zoning Map.

- a) *Historic Square.* This sub-district is intended to preserve and reinforce the traditional pattern of development within and directly adjacent to the downtown square. This district emphasizes active first-floor commercial activities.
- b) *Downtown Transition.* This sub-district is intended to enable a variety of commercial, mixed-use, and residential uses in a compact, walkable setting. The design standards within this district are more flexible to accommodate a broader range of uses, including for adaptive reuse.
- c) *Downtown Neighborhood.* This sub-district provides an opportunity to allow a range of compact, “middle” housing types such as townhomes, walkups, and compact single-family homes to support access to the goods and services offered by adjacent areas. This sub-district is residential in nature and reinforces walkability of the area.



*Map 901-1. Allowed Uses: Subdistrict Map*

**14-901-02-C. Permitted Uses.** Uses identified with a "P" are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance. Principal uses must be within structures that meet the definition of a "building", and may not be permitted within mobile homes, camper trailers, or portable facilities on skids, wheels, or other moveable devices.

**14-901-02-D. Permitted Uses with Minimum Use Standards.** Uses identified with a "C" are permitted as-of-right, subject to compliance with the use standards referenced in the right column of Table 901-1, and all other applicable standards of this development ordinance.

**14-901-02-E. Special Uses.** Uses identified with an "S" may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

**14-901-02-F. Prohibited Uses.** Uses not listed and those identified with a "-" in are expressly prohibited.

**14-901-02-G. Supplemental Standards.** The "Supplemental Standards" column of Table 901-1 identifies use-specific standards that apply to some uses. Compliance with those standards is required.

**TABLE 901-1: USE DISTRICTS & ALLOWANCES**

	Use Sub-Districts			Supplemental Standards
	Historic Square	Downtown Transition	Downtown Neighborhood	
<b>RESIDENTIAL</b>				
Household Living				
Detached House – Small Lot			P	14-901-04 Residential Development Standards
Townhome		S	P	
Two-Unit House		S	P	
Multi-Unit House		S	P	
Apartments – Small Walkup (12 units or less)	S	P	P	14-901-03 Mixed-Use & Nonresidential Development Standards
Apartments – Greater than 12 units	S	P		
Mixed-Use Building	P	P		
Group Living*	C/S	C/S	C/S	
* Excludes Residential Group homes as defined by Sec. 14-200-02-A, par. 2, which are allowed as detached houses.				
<b>PUBLIC/CIVIC</b>				
Library/Cultural Exhibit	P	P	P	
Basic Utilities	P	P	P	
Colleges	P	P		
Community Service	C/S	C/S	C/S	
Daycare	P	P	C/S	
Medical Centers	P	P	—	
Parks and Open Areas	P	P	P	
Religious Institutions	P	P	P	
Schools	P	P	P	
<b>COMMERCIAL</b>				
Adult Business	—	—	—	
Animal Service		P		
Sales and grooming	P	P	—	
Veterinary	P	P	—	
Other	—	—	—	
Commercial Outdoor Recreation	C/S	P	—	
Commercial Parking, Non Accessory	—	S	—	
Commercial Parking, Accessory	—	P	—	
Eating and Drinking Establishments	P	P	—	

**TABLE 901-1: USE DISTRICTS & ALLOWANCES**

	Use Sub-Districts				Supplemental Standards
	Historic Square	Downtown Transition	Downtown Neighborhood		
Tavern or nightclub	P	S	—		Maximum gross floor area: 5,000 sq. ft.
All other eating/drinking establishments	P	P	—		
Drive-in and drive-through facilities	—	S	—		
Entertainment and Spectator Sports			—		
Indoor small venue (1—149 capacity)	P	P	—		
Indoor medium venue (150—499 capacity)	P	S	—		
Indoor large venue (500+ capacity)	S	S	—		
Outdoor (all sizes)	S	S	—		
Financial Service			—		
Pawn shop	—	—	—		
Short-term loan service	—	—	—		
All other financial services	P	P	—		
Food and Beverage Retail Sales	P	S	—		
Lodging			—		
Bed and Breakfast	P	P	—		
Hotel/motel	P	S	—		
Short Term Rentals	P	P	P		14-424 - Short-Term Rental
Medical Service	P	P	—		
Office	P	P	—		
Personal Improvement Service	P	P	—		
Quick Vehicle Servicing	—	—	—		
Repair or Laundry Service	P	P	—		
Retail Sales and Service	P	P	—		Retail uses may not occupy more than 15,000 square feet of gross floor area on any single floor, unless it is a grocery store or otherwise permitted by the Director.
Sports and Recreation, Participant			—		
Indoor	P	P	—		
Outdoor	—	S	—		

**TABLE 901-1: USE DISTRICTS & ALLOWANCES**

	Use Sub-Districts				Supplemental Standards
	Historic Square	Downtown Transition	Downtown Neighborhood		
Mini-storage Facilities	—	—	—		
Vehicle Repair	—	—	—		
Mobile Food Vending	C/S	C/S	—		Sec. 5.01.027
<b>INDUSTRIAL</b>					
Manufacturing, Production and Industrial Service					
Artisan	P	P	—		
Limited	—	C/S	—		
General	—	—	—		
Outdoor Storage of goods or materials	—	—	—		
Vehicle Sales and Services	—	—	—		
<b>OTHER</b>					
Wireless Communication Facility	S/C	C/S	C/S		Section 14-410
Outdoor Storage of goods or materials	—	—	—		
Agriculture	—	—	—		
Aviation and Surface Passenger Terminals	—	—	—		
Detention Facilities	—	—	—		
Mining	—	—	—		
Rail Lines and Utility Corridors	C/S	C/S	—		

## 14-901-03 Mixed-Use & Nonresidential Development Standards

14-901-03-A. Development Standards – Generally. The development standards of this section apply to all development within the HSQ district, except for residential buildings of 12 units or less. Residential buildings of 12 units or less shall comply with Section 14-901-04. The lot and building standards are determined based upon the property's proximity to the historic square. Properties that abut the Historic Square frontage area must comply with the associated standards set forth in Table 901-2 below.



Map 901-2. Frontage Areas Map

**TABLE 901-2: MIXED-USE & NONRESIDENTIAL DEVELOPMENT STANDARDS**

	Frontage Types	
	Historic Square	Downtown Transition
<b>Lot Size [1]</b>		
Lot Size (maximum)	1 acre	3 acres
<b>Height (maximum) [2] [6]</b>	4 stories*	6 stories
<i>*Residential Mixed Use and Hotels may have a height bonus of an additional two stories, with a maximum height of 6 stories.</i>		
<b>Frontage &amp; Setbacks [3]</b>		
Building Frontage (minimum)	65%	50%
Front Lot Line (minimum and maximum)	0 – 5 ft	0 – 20 ft
Exterior/Street Setback (maximum)	10 ft	20 ft
Interior Side Setback (maximum) [4]	5 ft	10 ft
Street Side Setback (maximum)	10 ft	20 ft
Rear Yard Setback (minimum)	0 ft	10 ft
Rear Yard Setback (abutting alley) (minimum)	0 ft	5 ft
Rear Yard Setback (abutting residential) (minimum)	15 ft	15 ft
<b>Massing &amp; Façade Composition Standards</b>		

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**TABLE 901-2: MIXED-USE & NONRESIDENTIAL DEVELOPMENT STANDARDS**

First Floor Transparency	60% - 90%	40% - 65%
Upper Floor Transparency	15 – 45%	15 – 45%
Wall Plane Limits (maximum)	80 linear feet; and 500 s.f.	100 linear feet; and 1,000 s.f.
Maximum Spacing of Entrances [5]	1 per 50 ft	1 per 75 ft

Notes: “Ft” = feet, “s.f.” = square feet

[1] If a lot touches the Historic Square Frontage on any side, the Lot Dimension standards of that frontage type must be followed.

[2] If a lot touches the Historic Square Frontage on any side, the height limitations of the Historic Square Frontage apply within a setback of 50 feet. For the purposes of this ordinance, height shall be measured from the highest elevation curb of the abutting street adjacent to the subject property

[3] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to 14-901-05-C. Usable Open Spaces.

[4] Non-street setbacks shall be as specified by the building code for each building class.

[5] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance on the Historic Square Frontage.

[6] For the purposes of this section, building stories shall be measured as the part of the building between the surface of one floor and the surface of the floor above, or if there is no floor above, that part of the building which is above the surface of a floor and the ceiling next above. Residential building stories shall be 9 to 14 feet in height, and nonresidential building stories shall be 12 to 20 feet in height. The space under a sloping roof that has a line of intersection of the roof and wall face not more than 2 feet above the floor level and in which the possible floor area with head room of 5 feet or less is at least 40% of the total floor area of the story directly beneath.

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**14-901-03-B. Frontage & Setback Exceptions & Adjustments.** The following exceptions apply to all development within the HSQ district:

- a) *All Projections.* Any projections over public rights of way or any similar area designed for pedestrian circulation, such as bay windows, balconies, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs, may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 3 feet from any lot line. Projections shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, access drive, or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
- b) *Utility Equipment.* Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than three feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be in easements or rights-of-way, subject to the design standards of those specific authorizations.
- c) *Entrances.* Entrances such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entrances shall not encroach on any easement; encroachments must ensure a minimum of 5 feet of passable sidewalk width.
- d) *Usable Open Space Frontage.* Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 5-2.

**14-901-03-C. Height Exceptions & Adjustments.** The following are exceptions to the height limits in Table 901-2:

- a) Building elements integral to the design and construction of the building, such as parapet walls and false mansards, may extend up to 6 feet above the roof deck of a flat roof.
- b) Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are cumulatively less than 20 percent of the building footprint must match the building height.

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- c) Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes, provided they are screened according to the standards of this section.
  - d) Accessory site structures (such as flag poles, monuments, or water towers) may have a height limit of 50 feet, but shall be setback at least 1/3 its height from the property line.

**14-901-03-D. Ground-Floor Transparency.** Buildings shall have the percentage of openings specified in Table 901-2 based on the following:

- a) The transparent façade must be comprised of windows between 4 and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display area.
- b) The bottom of any window or product display window used to satisfy these transparency requirements may not be more than 4 feet above the adjacent sidewalk.
- c) Transparent facades must be comprised of clear, non-reflective windows.
- d) Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum transparency requirements, if they are internally illuminated and are at least 2 feet in depth.
- e) On corner lots, the ground-floor transparency requirement applies along the front of the building; any building wall abutting or facing an exterior lot line shall have a minimum transparency of 30 percent.

**14-901-03-E. Doors and Entrances.**

- a) Primary entrances shall provide direct public access from the adjacent rights-of-way. Properties abutting the Historic Square frontage must provide at least one primary entrance on that frontage.
- b) On corner lots, corner entrances are required unless waived by the Director.
- c) Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.
- d) Buildings that abut an alleyway must have at least one secondary entrance per building.
- e) The entrance width may not exceed 12 feet or 5 percent of the building's street-facing facade width. The entrance depth may not exceed the entrance width; and the entrance may not exceed 2 stories in height.
- f) A principal entrance shall be marked by one or a combination of elements:
  - 1. A single-story architectural emphasis such as canopies, porticos, overhangs, or arches.
  - 2. Display windows that frame and emphasize the entry.
  - 3. Architectural details such as tile work or other similar material changes.
  - 4. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.

**14-901-03-F. Façade Composition & Articulation.**

- a) Façades shall be broken into smaller components, establishing a base, body, and top of the building, by one or a combination of the following techniques at intervals specified in Table 901-2:
  - 1. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections of at least 1 foot, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
- b) Façade Composition. Table 901-3 establishes Primary Materials ("PM"), Secondary Materials ("SM"), and Prohibited Materials ("-"). Primary Materials are allowed on all stories of a structure. Secondary Materials may be used as accent on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements. In addition to the allowed materials of Table 901-3, the following standards shall apply:

1. When a specific material cannot be readily classified, the Director is authorized to determine the most similar, thus most appropriate, material based the appearance, durability, method of installation, and location of the material. The Director may also reference relevant information provided by the International Building Code.
2. Preservation or restoration of original facade materials is desired in existing structures. Applied 'faux' facades or other not permitted non-original materials are not desired.
3. Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.
4. Painting masonry shall be considered on a case-by-case basis. The Director may consider relevant information when making the decision.



**TABLE 901-3: ALLOWED ARCHITECTURAL MATERIALS**

Material	Front and Street Side	Side and Rear
Brick	PM	PM
Stone	PM	PM
Cast Stone	PM	PM
Façade Glass [1]	SM	PM
Terra Cotta	PM	PM
Tile	PM	PM
Concrete	SM	PM
Stucco	SM	PM
Metal	SM	SM
Wood	SM	SM
Fiber Cement	-	SM
Fiberglass Replication	SM	SM
Concrete Masonry Unit	-	SM
Split Faced Block	-	SM
Glass Block	-	SM
EIFS	-	SM

[1] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 901-2 are exempt from the maximum façade coverage area for secondary materials.

## 14-901-04 Residential Development Standards

**14-901-04-A. Residential Buildings.** Permitted residential buildings of 12 units or less in the HSQ district must comply with the lot and building standards of Table 901-4, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 901-4 and applicable exceptions to the standards can be found in Article 14-202. The Residential Building Types are defined below:

- a) Detached House – Small Lot. A residential building designed for one primary dwelling unit on a lot that is more compact than conventional standards.
- b) Townhome. An attached residential unit that is part of a multi-unit building designed to accommodate three to eight dwelling units. Each unit is separated by a common sidewall with a side-by-side configuration, and each has its own private entrance.
- c) Two-Unit House. A residential building designed to accommodate two primary dwelling units, with an outward design, scale and appearance similar to a Detached House. Variants of this type are primarily based on context, and how the frontage is designed to be compatible with the neighborhood character. They include side-by-side, up-down, or front-back configurations.
- d) Multi-Unit House. A residential building designed to accommodate two to four dwelling units. They include side-by-side, walkup, or front-back configurations.
- e) Apartments – Small Walkup. A small scale, multi-unit residential building designed on a small or moderate-sized lot in an urban neighborhood or mixed-use setting composed of 12 units or less per building. The building is accessed by a common lobby entrance at building frontage and arranged to integrate into the block structure of a neighborhood.

**TABLE 901-4: RESIDENTIAL BUILDING STANDARDS**

	Detached House – Small Lot	Townhome (up to 8 units per building)	Two-Unit House	Multi-Unit House (2-4 units)	Apartments – Small Walkup
<b>Lot Size</b>					
Lot area (minimum)	2,500s.f.	1.5K s.f. per unit	4K s.f. per building	4K s.f. per building	6K s.f. per building
Lot area (maximum)	5,000s.f.	4K s.f. per unit	8K s.f. per building	12K s.f. per building	14K s.f. per building
Lot width (minimum)	25 ft	20-35 per unit	40 ft	40 ft	50 ft
<b>Maximum Height [2]</b>					
	2.5 stories	2.5 stories	2.5 stories	2.5 stories	3 stories
<b>Setbacks</b>					
Front Lot Line (maximum)	10 ft	30 ft	30 ft	35 ft	35 ft
Interior Setback (minimum)	5 ft	5 ft [1]	7.5 ft	7.5 ft	10 ft
Corner Side Setback (minimum)	15 ft	15 ft	15 ft	15 ft	10 ft

Notes: "Ft" = feet, "s.f." = square feet

[1] Row houses and side-by-side multi-unit houses (i.e., duplex), may be platted for individual ownership of the unit and lot, with a 0' interior side setback.

[2] For the purposes of this section, building stories shall be measured as the part of the building between the surface of one floor and the surface of the floor above, or if there is no floor above, that part of the building which is above the surface of a floor and the ceiling next above. Residential building stories shall be 9 to 14 feet in height, and nonresidential building stories shall be 12 to 20 feet in height. The space under a sloping roof that has a line of intersection of the roof and wall face not more than 2 feet above the floor level and in which the possible floor area with head room of 5 feet or less is at least 40% of the total floor area of the story directly beneath.

**14-901-04-B. Accessory Dwelling Units ("ADU").** Where permitted, secondary dwelling units accessory to the principal residential use are subject to the following standards:

- a) One accessory dwelling unit is allowed per lot.
- b) ADUs shall be located within the principal building (such as an attic or basement apartment), or within an existing detached accessory building.

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- c) The accessory dwelling shall not exceed 50% of the living area of the principal dwelling unit, or 1,200 square feet, whichever is less.
  - d) Accessory dwelling units must meet all city building codes.
  - e) The property owner shall occupy either the principal or accessory dwelling as their permanent residence. A certificate of occupancy shall be issued by the city prior to use as a dwelling unit.
  - f) The accessory dwelling shall be clearly subordinate to the principal dwelling through the location of parking, access, building entrances and other design features that accommodate the dwelling. Only one entrance to the ADU may be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street on which the primary structure is addressed. Exterior stairways shall not be constructed on the front of the primary structure.
  - g) The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.
  - h) No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.
  - i) The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.
  - j) The ADU may be served by the existing primary structure's sewer and water connections and water meter, provided the services are adequate. The water meter size shall not be increased for the purpose of serving the ADU. This provision may be waived by the Director if water and sewer connections are determined to be inadequate.
  - k) The land on which the ADU is located shall not be subdivided or otherwise segregated in ownership from the primary structure or the land on which the primary structure is located.
  - l) Detached ADUs are considered accessory structures and shall comply with the regulations set forth in 14-400 - ACCESSORY USES AND STRUCTURES.

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## 14-901-05 Site Design Standards

**14-901-05-A. Vehicle Parking Facilities.** Where the construction, expansion, or alteration of parking occurs, the following standards shall apply:

- a) *Understated Parking Required.* Parking facilities shall not directly abut the same street as the primary entrance of principle buildings within the HSQ district. Any off-street parking provided must be located behind, within, or under the building. When the depth of the lot is insufficient to meet these requirements, parking facilities may be located to the side of the building, provided that it does not occupy more than 30 percent of the lot's primary street frontage and is screened according to the standards provided in Section 14-901-06.
- b) *Vehicle Access.* Access drives, when provided, must be taken from alleys or secondary streets, not abutting the Downtown Square frontage where available. Access may come from the primary street if the Director finds that no access alternatives exist. Driveways and access points shall be a minimum of 20 feet in width, or include two access points of at least 10 feet in width, to accommodate two-way vehicle circulation. Alternative access plans may be approved administratively by the Director when topographical or site conditions constraints exist. Alternative access plans must provide equivalent circulation and traffic mitigation as the requirements above and not obstruct pedestrian access or flow along the street frontage.
- c) *Off-Street Parking Minimums.* No off-street parking is required for nonresidential uses less than 4,000s.f. Residential buildings of 12 units or more are required to provide off-street parking at a rate of 0.5 spaces per unit, unless the residential units are located inside a building that fronts on the Historic Square frontage
- d) *Off-Street Parking Maximums.* Where off-street parking is required, no use shall provide more than 150% of the minimum parking ratios provided in Section 14-501-13, unless documented evidence of actual parking demand based on studies of similar uses in similar contexts is accepted by the Director.
- e) *On-Street Parking Credit.* All on-street parking within 600 feet of any lot frontage shall count towards the parking requirement at a rate of 0.33 space for every one on-street spaces. In situations where on-street parking does not extend more than 100 feet beyond the subject property, on street parking abutting the lot may count towards the parking requirement at a rate of 0.67 spaces for every one space. The street must be paved, with sidewalks that are ADA accessible. An on-street parking space shall not be counted if it is restricted in its use as a designated loading, taxi, or other special use zone or if parking is prohibited for more than five hours in any 24-hour period.
- f) *Public Parking Credit.* Any parcel with boundaries within 1,000 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two required parking spaces.
- g) *Shared Parking.* Required parking may be reduced for any site containing multiple uses, or for adjacent sites with different uses, to reflect different peak parking periods associated with the uses. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues. The agreement shall be recorded with each participating property. A shared agreement may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.
- h) *Bike Parking.* All on-site bicycle parking may reduce the required vehicle parking at a rate of one space for every four bicycle parking spaces up to a maximum of 15% of the required vehicle parking.

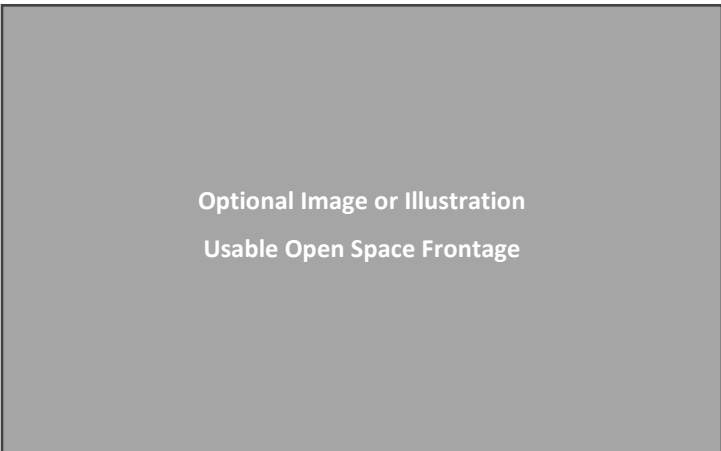
**14-901-05-B. Alleys.** An alley is a narrow accessway typically provided at the rear of residential lots and commercial areas, providing necessary vehicular access to garages or other parking areas. Alleys also support service accommodations, such as utilities, drainage, and trash pick-up. Newly constructed alleys shall be at least 18 feet wide to accommodate slow moving two-way vehicular access and emergency vehicles. Lots abutting alleys may include pedestrian-oriented improvements and modifications to the space, subject to the following standards:

- a) Entrances facing an alley may be designed as storefronts, incorporating the elements pertaining to façade design standards of Table 901-2. Rear setback requirements may be adjusted to accommodate usable open spaces, subject to the standards of 14-901-05-C.
- b) Lights may be installed at a minimum of 14 feet above the pavement and include an accessible shut-off switch for emergencies.
- c) Landscaping elements containing noninvasive plant species are encouraged but shall not encroach into the alley's right-of-way. Plants shall not damage masonry or paving surfaces.
- d) Signs must comply with 14-901-07 Signs.
- e) Movable seating may encroach up to 4 feet into the alleyway during tenant business hours. Seating must be easily movable to maintain vehicular and emergency access, and must not encroach within the right-of-way outside business hours.
- f) Temporary use and closure of public alleys shall require a special event permit by the City of Independence.



**14-901-05-C. Usable Open Spaces.** Table 901-5 provides minimum required open space standards for new buildings. The setback requirements may be adjusted to accommodate usable open spaces along a streetscape or alleyway, such as patios, courtyards, outdoor recreational areas, and outdoor entertainment venues. Open spaces must follow the following site design standards:

- a) Open space must directly abut the streetscape or an alley.
- b) Open space shall not exceed 30% of the total lot frontage.
- c) Open space shall be at least 15 feet in all directions. Open space shall not exceed 20,000 square feet.
- d) Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.
- e) Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.
- f) Open space shall be designed as active social space and shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways.



- g) At a minimum, open space shall be designed to include two of the following elements: Movable furniture; Interactive art installation; Planters with seasonal or ornamental plantings; Water element such as a fountain; Shade elements.

**TABLE 901-5: REQUIRED OPEN SPACE**

Building Size (Footprint)	Required Open Space [1]
Under 5,000 s.f.	No minimum requirement
5,000 – 10,000 s.f.	5% of the building footprint
10,001 – 40,000 s.f.	10% of the building footprint
Over 40,000 s.f.	15% of the building footprint

[1] The requirement for open space in residential and mixed-use buildings with greater than 12 units per building may count up to 50% or of the required space through private spaces only accessible to the unit, such as balconies or interior courtyards. If private balconies are counted, each space must contain at least 4 feet of depth and 8 feet of width.

### 14-901-06 Streetscape, Landscaping & Screening

**14-901-06-B. Sidewalks.** Sidewalks are required for all developments and must be constructed in accordance with the Public Works Manual.

- a) Sidewalks are required to be constructed and shall be at least 10 feet wide, and include a clear walking path at least 5 feet wide, a pedestrian buffer zone between the building frontage and the walking path, and a planting zone for street between the walking path and the curb. Part of the sidewalk width may be located on private property. The sidewalk dimension shall be measured from back of curb to building facades or parking lot screening and other landscaping.
- b) When the existing sidewalk width is less than 12 feet, structures shall be allowed no closer than 12 feet from the back of the curb. The required sidewalk width may be reduced by approval of the Director, based on the historic building setback line of existing adjacent building(s) within the Historic Square frontage or a historic district. In no case shall the setback be reduced below 9 feet from the back of the curb unless on-street parking exists between the building and the street.
- c) When the existing sidewalk width is greater than the bare minimum of 12 feet, the sidewalk environment shall be designed to meet functional and aesthetic goals. New development shall not reduce or encroach upon the existing sidewalk width.
- d) A clear distance (unobstructed width) of at least 5 feet is required for all sidewalks along public streets.



**14-901-06-A. Street Trees.** Street trees are required along all city streets in HSQ district. Larger projects which require modifications to the public sidewalks abutting the parcel boundaries must install street trees when reconstructing the public right-of-way. Where the public sidewalk is reconstructed, the following standards apply:

- a) One tree shall be provided for every 25 to 40 feet street frontage. This requirement is measured and calculated for each individual street frontage, not from an overall street frontage for the development. The Director may approve a master street tree plan that varies from this requirement to allow for driveways, utilities, and intersection visibility requirements.
- b) Larger shade trees with spreading canopies or branches are desirable where possible. Species of street trees within the public rights-of-way shall comply with Section 14-503-17 and Section 13.02.011 of the City Code.

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- c) Street trees shall be planted between the curb and the walking path of the sidewalk. When automobile traffic lanes are immediately adjacent to the curb, new street trees must be planted at least 3 feet from the edge of the roadway.
  - d) Street trees, tree grates and other landscaping shall be maintained and irrigated by the adjacent property owner. If the adjacent property owner fails to maintain the adjacent street trees and other landscaping, the City may perform the required tree and other landscaping work at the abutting property owner's expense. If overhead power lines are present, street trees shall be limited to a mature height of 25 feet to avoid conflict with utility lines and maintenance crews.
  - e) Where tree grates are installed, they shall be ADA compliant and have a similar size and material as tree grates found in adjacent developments.

**14-901-06-B. Screening, Fencing & Walls.** Uses and development in the HSQ district are subject to other standards including the following:

- a) *Mechanical/Utility Equipment.* Dumpsters shall not be visible from the public right-of-way. Dumpsters and ground level mechanical/utility equipment must be in the rear yard or can be in the side yard if setback 10 feet from street. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking. Mechanical equipment on roofs must be screened from the ground level of nearby streets and residential areas. Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building. Cell phone transmission equipment shall be blended in with the design of roofs.
- b) *Fencing & Freestanding Walls.* Fencing and freestanding walls shall be between 36 and 72 inches in height, and shall be fabricated using steel, iron, concrete, stone, or brick. Fences must meet or exceed 80 percent transparency. Barbed-wire, razor wire, metal sheeting, wood picket, stockade, chain link fencing, or similar materials are prohibited fencing materials in the HSQ District. The finished side of the fence or wall shall face the adjacent property or the street.
- c) *Retaining Walls.* Retaining walls shall not exceed 48 inches in height and must be constructed of brick, precast concrete, cast-in-place concrete-textured, stone or cast stone.
- d) *Screening for Unbuilt Frontages.* For any non-building portion of the lot frontage, or where buildings are setback more than 20 feet and the setback does not include Usable Open Space, additional trees shall be planted along the property line at the same interval to fill the void with vertical landscape elements. Any vehicular parking area permitted within 30 feet of the street shall be screened from the street edge with a two and one-half foot to four-foot wall or ornamental fence complementing the materials of the building, a dense landscape hedge, or a combination of both.

## 14-901-07 Signs

**14-901-07-A. Sign Types & Allowances.** All signage must receive approval of a sign permit, and shall comply with the following standards:

TABLE 901-6: SIGN TYPES & ALLOWANCES		
Sign Type [1]	Number	Size
Wall Signs	1 sign per tenant with exterior entrance (multi-tenant building) – otherwise 3 signs per façade maximum	35% of façade area maximum
Awning or Canopy	Signs As allowed by Code	30 s.f. maximum
Marquee Signs	1 per tenant space	24 s.f. per face
Projecting Signs	1 per tenant space [2]	30 s.f. maximum
Monument Signs	Prohibited [14-901-07-B]	
<p>[1] All signs located on ground level shall be direct illuminated or backlit using LED lighting (“halo lit”). Signs on the second story and above may be direct illumination, internal illumination or halo lit. Sign lighting shall not exceed 1-foot candle onto the public rights-of-way as measured from the property line.</p> <p>[2] Multi-tenant buildings may combine projecting sign allowances into a single, multi-tenant projecting sign not exceeding 30 s.f.</p>		

**14-901-07-B. Monument Signs.** Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage or the site is an official local or national historic landmark or a contributing building within an official local or national historic district. Where permitted, monument signs shall comply with the following standards:

- a) Monument signs shall not exceed 20 square feet in area and 4 feet in height.
- b) On interior lots, monument signs shall be set back a minimum of 5 feet from the property line. On corner lots, monument signs shall be set back a minimum of 10 feet from the property line or a distance back as necessary to meet sight triangle restrictions as determined by the city’s traffic engineer.
- c) The sign must be attached to or incorporated into a freestanding wall or retaining wall.
- d) When attached to a wall or fence, monument signs shall not project more than 3 inches from the face of the wall or fence.
- e) Monument signs shall be set upon a solid base of material and constructed of primary materials matching the principal building. The area surrounding the monument sign shall be landscaped.

**14-901-07-C. Wall Signs.** Wall signs shall be permanently attached to the building and parallel to its surface, and shall comply with the following:

- a) Wall signs shall be die cut and/or channel letter signs.
- b) Signs located on the ground level of the building shall be pin-mounted.
- c) Raceway-mounted channel letter signs are allowed on the second story and above.
- d) Raceways shall be painted or designed to match the material on which the sign is affixed.

**14-901-07-D. Roof Signs.**

- a) Supporting structure for a roof sign must comply with all applicable engineering and code requirements.
- b) Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments.

- 
- c) Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade.
  - d) The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

**14-901-07-E. Historical Signs.** Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the Heritage Commission. In no case shall a pylon sign be considered a historical sign.

**MEETING DATE:** July 29, 2025

**STAFF:** Gabe Glaser, Planner

**PROJECT NAME:** 1308 N Vista Dr – Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 25-400-09 – Short-Term Rental – 1308 N. Vista Drive** – A request to operate a Short-Term Rental.

**PROPERTY ADDRESS:** 1308 N Vista Dr

**APPLICANT:** Marshall Crose

**APPLICANT ADDRESS:** 400 S Borgman Rd, Buckner, Mo 64016

**RESPONSIBLE AGENT:** Mason Crose

**OWNER ADDRESS:** 400 S Borgman Rd, Buckner, Mo 64016

**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 July 10, 2025
- Notification signs were posted on the property July 11, 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 1308 N Vista Dr

**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 364 of the Farview Heights subdivision recorded in 1959. At the time of recording, the subject site was outside of city limits and would be annexed in 1962. Upon adoption of the Zoning Ordinance in 1965, the subject site was assigned an R-1 (Single-Family) zoning designation. Since that time, the property has maintained a single-family residential zoning classification.

The subject site is not currently being listed on any booking platforms.

### Physical Characteristics of Property:

The subject lot is approximately 10,000 ft<sup>2</sup> in size. County records indicate the dwelling was constructed in 1961 and contains approximately 1,050 ft<sup>2</sup> of living area. The dwelling is a ranch-style house with a gable roof. The façade is composed of lap siding with green shutters and contains three bedrooms.

### Characteristics of the Area:

The subject site is located in northeast Independence. Surrounded by single-family residential homes, the area was developed throughout the late 50's and early 60's. Homes in the surrounding area are part of the Farview Heights subdivision and are similar in characteristics, age, and design.

### Parking:

The subject site has a 2-two 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 Waste Management. Refuse is collected on a weekly basis.
- **Property listing** - The property will be listed on AirBNB.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **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

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



# 1308 N Vista Dr Independence MO 64056

STR License

Submitted

Application number	A00152	Applicant name	Marshall Crose
Application date	2025-05-21		

> Collapse details

Submitted

Send license

Edit

Property Address  
1308 N VISTA DR INDEPENDENCE MO 64056

Parcel Number  
16520050900000000

Permit Held By  
Property Manager

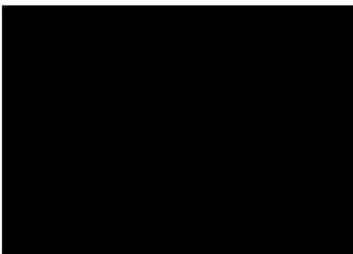
Rental Structure  
Single family

## Permit Holder

First Name  
Marshall

Last Name  
Crose

Company Name  
Crose Rental LLC

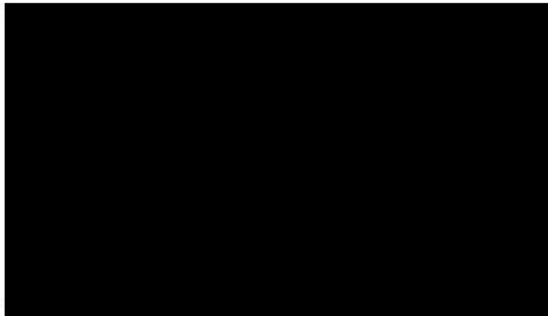


## Property Owner(s)

### Property Owner #1

First Name  
Wanda

Last Name  
Crose

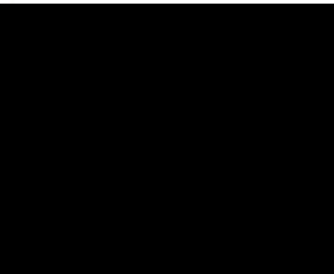


## Property Manager

First Name  
Marshall

Last Name  
Crose

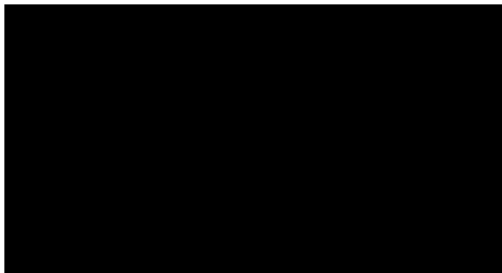
Company Name  
Crose Rental LLC



## Responsible Agent

First Name  
Mason

Last Name  
Crose



### Possible Violations

We found no violations for this property

### Add Note

Notes

Add



## Verification Documents

Floor Plan

[floor\\_plan\\_2025-05-22-025037.jpeg](#)

Evacuation Plan

[fire\\_safety\\_2025-05-22-025037.jpeg](#)

Parking Plan

[parking\\_spaces\\_2025-05-22-025037.jpeg](#)

## Supplemental Questions


Collapse all 

**What is the total number of bedrooms?** 

3

**Total number of parking spaces available on the property?** 

4

**What is your proposed total occupancy?** 

8

**Is street parking allowed?** 


Yes

**Please provide your Noise Management Plan:** 

To ensure a peaceful stay for everyone, we kindly request that you respect the city of Independence's quiet hours (10 pm to 8 am) by keeping noise levels to a minimum(Under 50dB). Failure to comply may result in early termination of your stay.

**Please provide your Trash Disposal & Collection Plan:** 

Your trash bin is located on the northeast corner of the driveway. Please use it for standard household waste. On [Day of the week], trash pickup day, please move the trash bin to the end of the driveway for collection.

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

Airbnb



**INDEPENDENCE**  
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: July 9, 2025

Case Number: 25-400-09

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: 1308 N Vista Dr

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: CROSE MERRILL L & WANDA M

Phone: (816)728-3598

E-Mail: ml373r@aol.com

Planning Commission Meeting Date: July 29, 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*

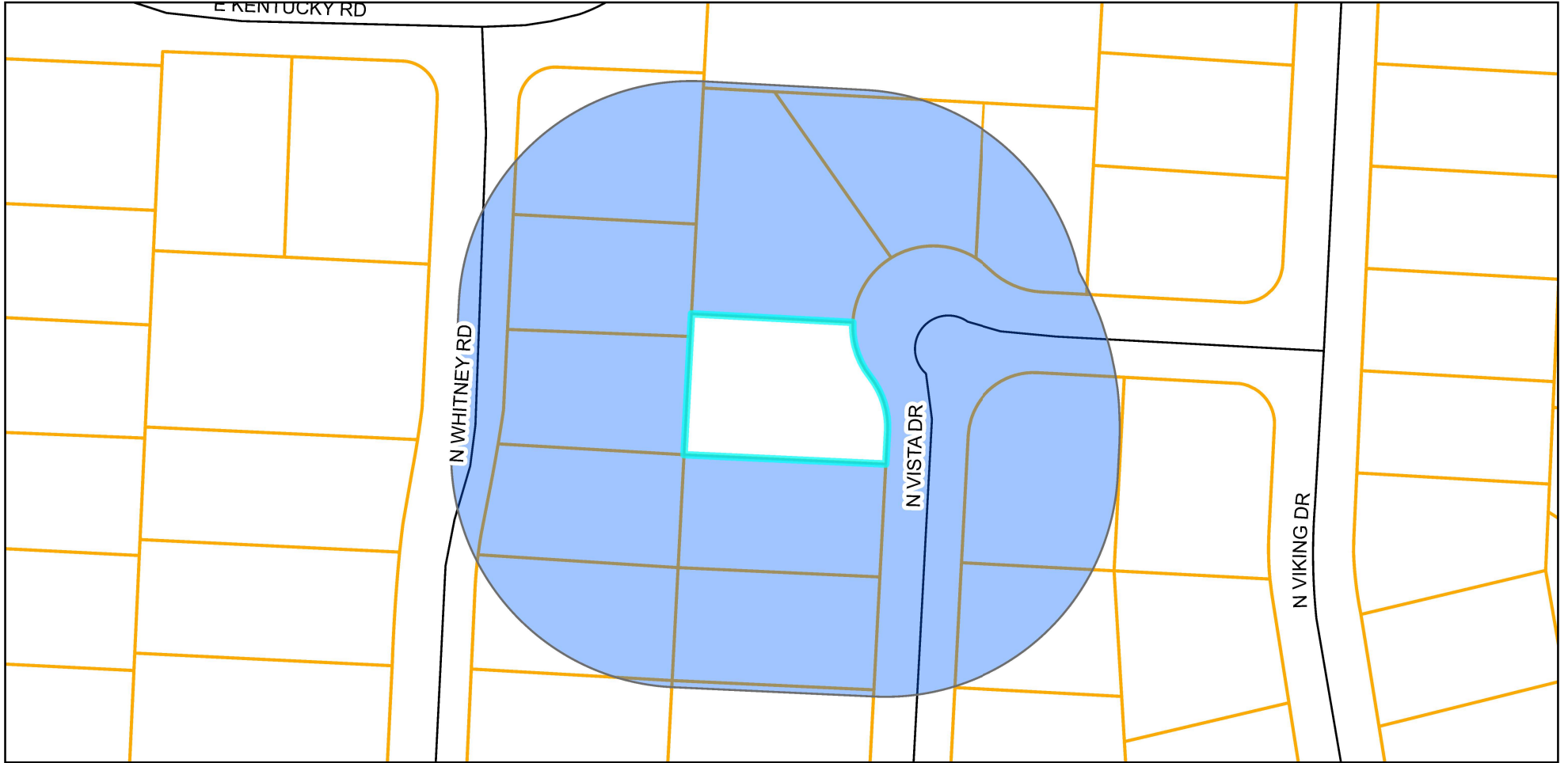
Gabriel Glaser  
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1302 N VISTA DR	MCINTOSH MARK D & ROXANN E	1302 VISTA DR	INDEPENDENCE	MO	64056
1303 N WHITNEY RD	BRADLEY COLLEEN SUE	1303 N WHITNEY RD	INDEPENDENCE	MO	64056
1304 N VISTA DR	KAUFFMAN D'ANN	5355 S JENNINGS CT	INDEPENDENCE	MO	64055
1305 N VISTA DR	WENO ROBERT E LEE & KAREN KAY	1305 VISTA DR	INDEPENDENCE	MO	64056
1305 N WHITNEY RD	BROUGHTON DONNA MAE	1305 WHITNEY RD	INDEPENDENCE	MO	64056
1306 N VISTA DR	HANSEN CYNTHIA	1306 N VISTA DR	INDEPENDENCE	MO	64056
1307 N WHITNEY RD	NICO ENTERPRISES LLC	5001 CENTENNIAL BLVD # 50956	COLORADO SPRINGS	CO	80904
1308 N VISTA DR	CROSE MERRILL L & WANDA M	2021 N BLUE MILLS RD	INDEPENDENCE	MO	64058
1309 N VISTA DR	FONTEINSTAD 4 LLC	9000 LEES SUMMIT RD	KANSAS CITY	MO	64139
1309 N WHITNEY RD	GONZALES SARAH MICHELLE	1309 N WHITNEY RD	INDEPENDENCE	MO	64056
1310 N VIKING DR	VELAZQUEZ ZARABIA ALDO	1310 N VIKING DR	INDEPENDENCE	MO	64056
1310 N VISTA DR	MONACO EDWIN E & KNIGHT CHERYL A	1310 N VISTA DR	INDEPENDENCE	MO	64056
1311 N WHITNEY RD	GONZALES THERESA	1311 WHITNEY	INDEPENDENCE	MO	64056
1312 N VISTA DR	WINTER ROCK LLC	2127 OLYMPIC PKWY STE 1006	CHULA VISTA	CA	91914
1313 N WHITNEY RD	WOOD CIERRA	1313 N WHITNEY RD	INDEPENDENCE	MO	64056
1314 N VISTA DR	MCBEE PROPERTIES LC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
18005 E KENTUCKY RD	ETHRIDGE RONALD	18005 E KENTUCKY RD	INDEPENDENCE	MO	64058

# Notification Area Map

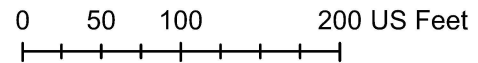
1308 N Vista Dr

Case #25-400-09



## Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission  
Meeting Date: July 29, 2025



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-09

I, Miranda Rice, of lawful age being first duly sworn upon oath, state:

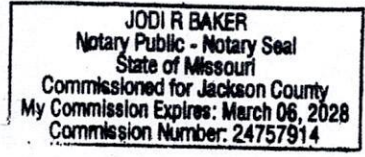
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 10th day of July, 2025.

Miranda J Rice  
Signature of Agent, Owner or Attorney

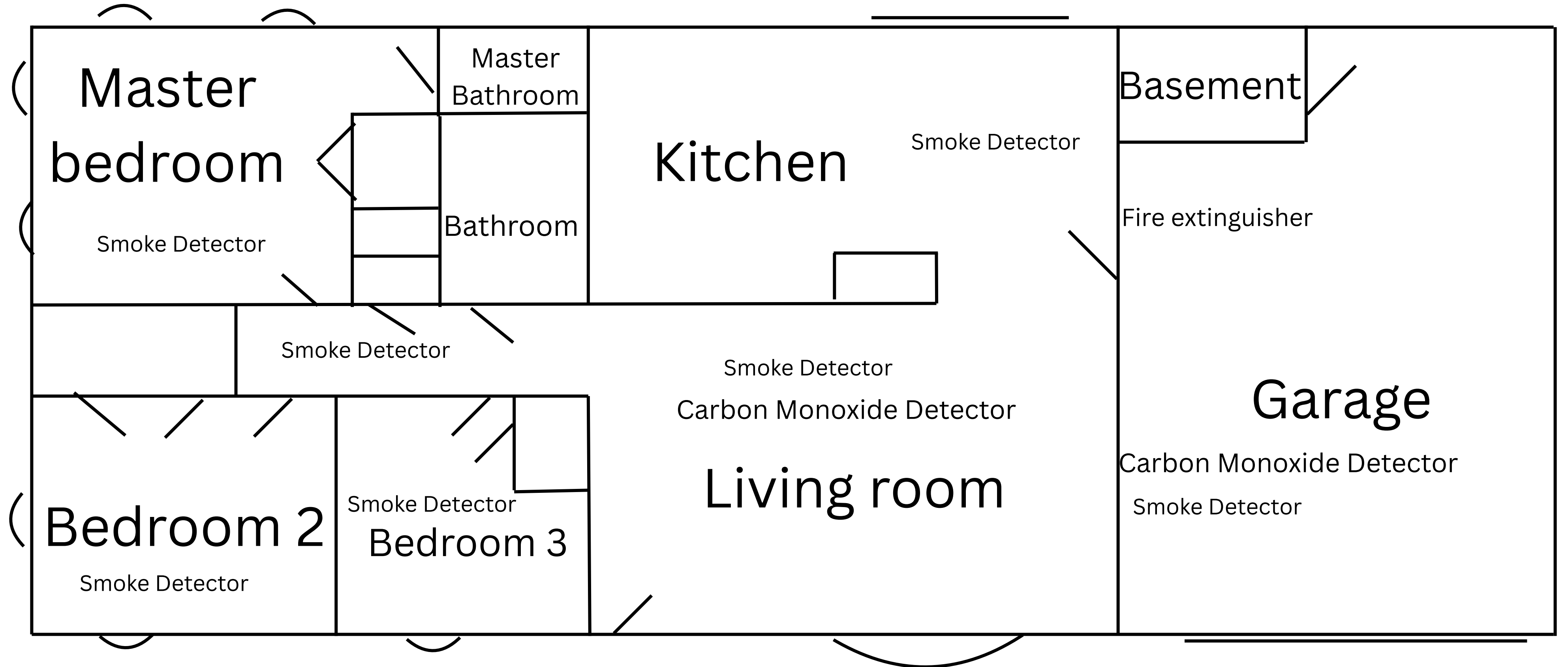
Subscribed and sworn to before me this 10 day of July, 2025.

Jodi R Baker  
Notary Public



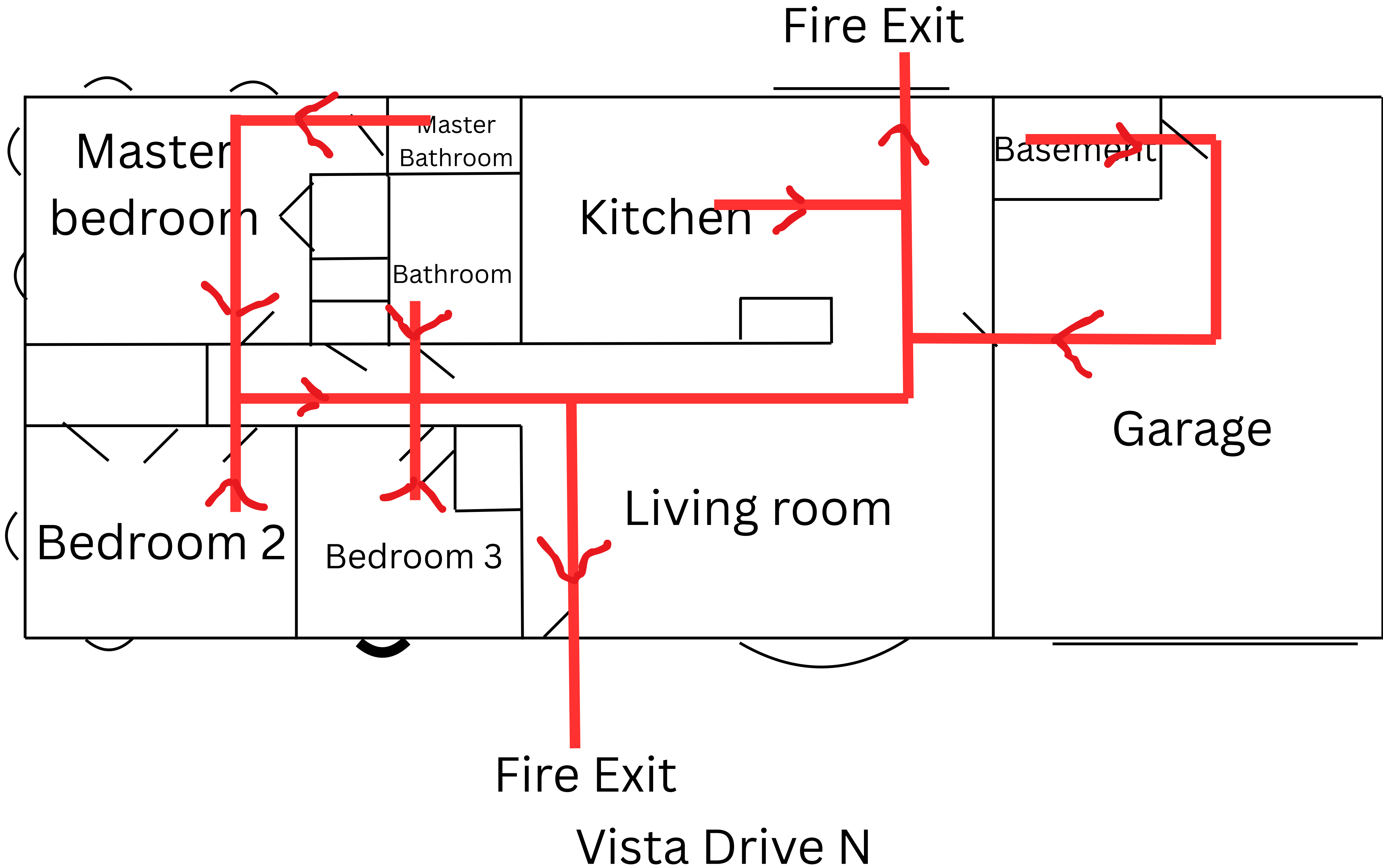
March 6, 2028  
Commission Expiration Date

# Floor Plan

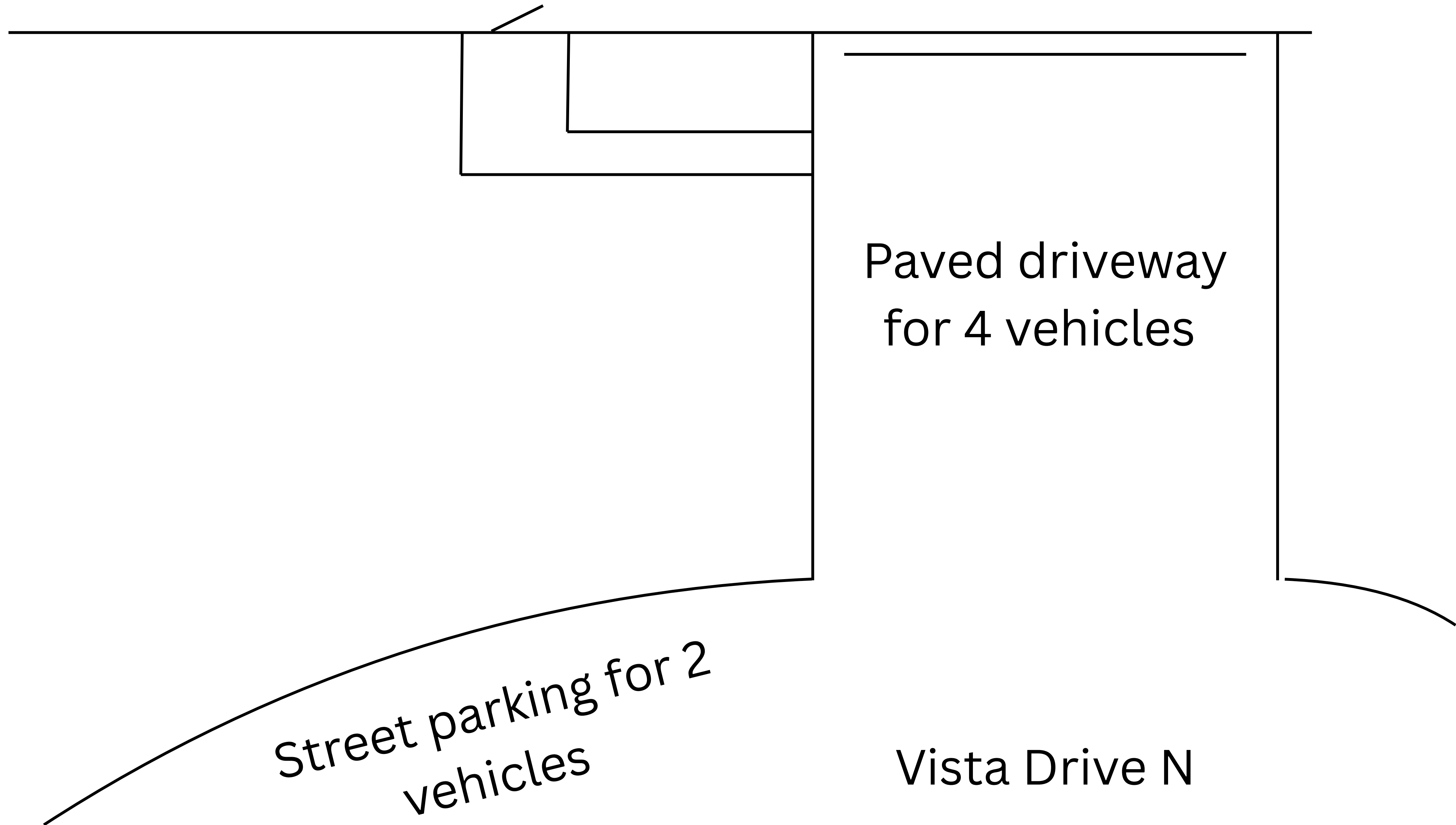


Vista Drive N

# Evacuation Plan



# Parking Plan



Paved driveway  
for 4 vehicles

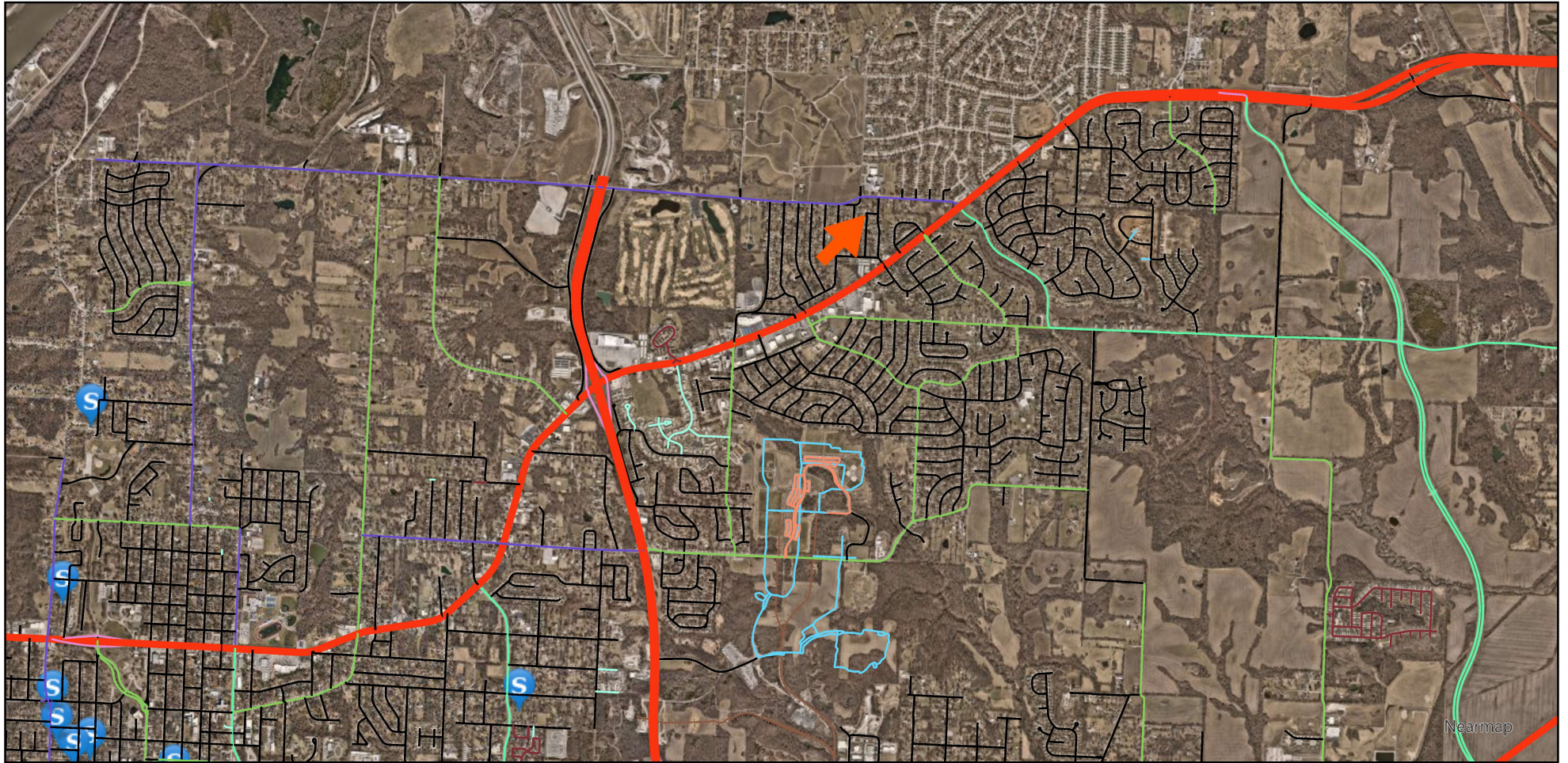
Street parking for 2  
vehicles

Vista Drive N

# Nearest Short Term Rental


1308 N Vista Dr

Case #25-400-09



## Legend

 Short Term Rentals

 Subject Site

0 2,500 5,000 10,000 US Feet

Prepared For: Planning Commission  
Meeting Date: July 29, 2025

