



Planning Commission

August 12, 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 29, 2025**

PUBLIC HEARINGS

1. **Case 25-100-17 – Rezoning – 710 & 720 W Maple Ave** – A request to rezone the properties from R-30 (High Density Residential) and C-2 (General Commercial) to R-6 (Single Family Residential).
2. **Case 25-400-04 – Short-Term Rental – 2322 S. Sterling Ave** – A request to operate a Short-Term Rental.

ROUNDTABLE - NEXT MEETING AUGUST 26, 2025

ADJOURNMENT



Planning Commission Minutes

July 29, 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 7/29/2025, 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 to pull Case 25-320-03 from the Consent Agenda.

1. **Planning Commission Minutes – July 15, 2025**

Motion

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

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.

In response to Commissioner Nesbitt's question, Mr. Harker stated there were four additional plats added.

Motion

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

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.

Staff Presentation

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

In response to Commissioner Nesbitt's question, Mr. Harker stated the owner leases the property to the church. Mr. Harker noted the purpose of this rezoning/PUD is due to the number of children, not the intended use.

Applicant Comments

Michael Jones, 1316 S. Osage, stated they are under a lease to purchase contract with the owner. He noted the church runs a preschool program and they are a non-profit organization. He noted the church recently moved, and they are looking to move their preschool over to this new location. Mr. Jones said they focus on children who have been displaced or are in foster care.

In response to Commissioner Nesbitt's question, they are not interested in enrolling more than 49 students and noted they have other locations around the metro.

Public Comments

David Bailey, 1331 S. Osage, stated this church is in a very busy area with lots of crime and homeless people. He stated he believes this is a nuisance and is not fit for the neighborhood. He said they are a for-profit business and it should only be a church.

Mr. Jones stated they moved their church into this location in May and have done a lot of clean-up on the property. He said the outdoor play time will be during the day when most people are at work. Mr. Jones said they will be installing security cameras and have recently started towing abandoned vehicles to clean up the area.

In response to Commissioner Nesbitt's question, Mr. Jones said the fence will be on the Osage side. He also noted the Health Department has been out and they are close to being able to obtain a permit.

In response to Commissioner Ashbaugh's question, Mr. Jones said there will be additional

lighting installed with their security system.

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Harker stated there hasn't been any new construction, so a lighting plan wouldn't be required or reviewed.

Motion

Commissioner Edward Nesbitt made a motion to add a condition that a lighting plan be submitted and approved by staff. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

Commissioner Edward Nesbitt made a motion to approve the case, with the conditions stated by staff and the condition added by the Planning Commission. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. Case 25-200-08 – Special Use Permit – 3417 S. Denton – A request for a Special Use Permit to operate a Bed & Breakfast.

Staff Presentation

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

In response to Chairwoman Wiley's question, Mr. Harker explained the difference between a Bed & Breakfast and a Short-Term Rental. He noted if the owner lives in the house, it's a Bed & Breakfast.

In response to Commissioner Nesbitt's question, eight was suggested because of the option for people to bring children. Commissioner Nesbitt questioned if there would be enough parking for the homeowner and guests. He's also concerned that this would not have an accessible parking area.

Applicant Comments

MacKenzie Lance, 3417 S. Denton, stated only she would have access to the garage. She noted she is planning to pave the gravel area for one guest vehicle.

In response to Commissioner Nesbitt's question, Ms. Lance said the spare room is under the garage. He noted to Ms. Lance that he will be requesting a larger driveway as a condition of approval.

Public Comments

No public comments.

Commissioner Comments

After discussion, the Planning Commissioners agreed that condition 6 should be amended that

only 6 guests (4 adults, 6 total) be allowed at one time. Condition 7 should be amended to require the driveway be widened to 30-feet from the street to the garage.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with conditions as stated by staff and amended by the Planning Commission. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

With a vote from the Planning Commission, Case 25-400-09 was heard before Case 25-175-03.

OTHER BUSINESS

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

Staff Presentation

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

Commissioner Nesbitt said short-term rentals really need to have accessible parking spaces and he'd like to see the driveway widened. Mr. Glaser reviewed the parking standards and noted short-term rentals are not required to be ADA-compliant.

Applicant Comments

Wanda Crose, 2021 Blue Mills Road, stated they have several long-term rentals and are interested in trying a short-term rental.

Marshall Crose, stated he'd like to get his kids involved with cleaning and mowing/upkeep of the house. He said he thinks the driveway is appropriate for the house and neighborhood.

Public Comments

Ed Monaco, 1310 S. Vista Drive, said he's concerned about a constant flow of people in and out all the time.

Mr. Crose said they will have a noise monitoring device and he's only 20 minutes away should there be any issues at the residence.

Commissioner Comments

Commissioner Ashbaugh noted it may not make sense for this house to have an accessible parking spot.

City Attorney Langford noted it would not be appropriate to add a condition to require an accessible parking space for short-term rentals without the Council's direction.

Motion

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

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.

Staff Presentation

Tom Scannell presented the case. Mr. Scannell stated 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.

Mr. Scannell noted 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.

Mr. Scannell stated 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.

Chairwoman Wiley questioned if she could vote on this case due to her working on the Square Master Plan. Mr. Langford stated she did not need to recuse from voting.

Chairwoman Wiley questioned if the City is giving up anything by doing this amendment. Mr. Scannell said it should be easier for revitalization and the City would not be giving anything up. Mr. Scannell stated the Master Plan did account for the demolition of City Hall and the Police Department.

In response to Commissioner Nesbitt's question, Mr. Scannell reviewed what changes there would be within the HSQ District. He noted the transition zone would allow for more flexibility that it could be residential or non-residential. Mr. Scannell said this is only a UDO Amendment and does not have any tax incentives.

Commissioner O'Neill said it sounds like this will make zoning easier for developers.

Public Comments

No public comments.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING AUGUST 12, 2025

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

Commissioner Nesbitt stated he would like staff to look into the driveways for short-term rentals and bed and breakfast. Mr. Scannell said staff could look into parking and report back to the Planning Commission.

In response to Commissioner Ashbaugh's question, Mr. Scannell said if there is a site plan, light standards do apply.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

MEETING DATE: August 12, 2025

STAFF: Brian L. Harker, Planner

PROJECT NAME: West Maple Avenue Rezoning

CASE NUMBER/REQUESTS: **Case 25-100-17 – Rezoning – 710 & 720 W Maple Ave** – A request to rezone the properties from R-30 (High Density Residential) and C-2 (General Commercial) to R-6 (Single Family Residential).

APPLICANT: John P. Roberts

OWNERS: Landrock Signature Homes, LLC
Reed and Daughter, LLC

PROPERTY ADDRESSES: 710 and 720 W. Maple Avenue

SURROUNDING ZONINGS/LAND USES:

- North:** R-30/PUD (High Density Residential/Planned Unit Development)...apartment buildings and parking lot
- South:** C-2 (General Commercial)...office building and visitor's center
- East:** O-1 (Office Residential)...apartment building
- West:** C-2 (General Commercial) and R-6 (Single-Family Residential)...office building

PUBLIC NOTICE:

- Letters to property owners – July 21, 2025
- Public Notice published in the Independence Examiner – July 26, 2025
- Signs posted on property – July 25, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on September 15, 2025 and the public hearing/second reading on October 6, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by John P. Roberts to rezone the properties located at 710 and 720 W. Maple Avenue from R-30/PUD (High Density Residential/PUD) and C-2 (General Commercial) to R-6 (Single-Family Residential).

Current Zonings:	R-30/PUD (High Density Residential/Planned Unit Development) and C-2 (General Commercial)	Proposed Zonings:	R-6 (Single-Family Residential)
-------------------------	---	--------------------------	---------------------------------

Current Uses: multiple-family residence

New Uses: single-family residences

Zoning History:

This area was annexed by the City of Independence in 1851. The properties included in these applications to be rezoned were platted as the James F. Moor’s Addition on November 30, 1847. They were built on Lots 8 and 7 on Maple Avenue (previously referred to as Rock Street).

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, 710 W. Maple Avenue was zoned R-4 (Apartments), and 720 W. Maple Avenue was zoned C-3 (Commercial). In 1980, the labels were changed to R-4 (High Density Residential) and C-2 (General Commercial). The city adopted its Unified Development Ordinance (UDO) (Ordinance No. 17339) in 2009, and the R-4 (High Density Residential) zoning was converted to R-30/PUD (High Density Residential/Planned Unit Development).

Proposal:

John P. Roberts seeks to rezone the residential lots that are part of these applications to R-6 (Single-Family Residential) to restore and update the interiors of 710 and 720 t W. Maple to be more functional while keeping the use single family. This downzoning will better conform with the existing land use and character of the neighborhood.

Physical Characteristics of Properties:

The eastern-most house, located at 710 W. Maple Avenue and built in 1903, is a yellow, two-and-a-half story, Foursquare style home with a large front porch the width of the structure. The property also has an accessory building abutting the alley. The corner lot home abutting Maple Avenue and Union Street, built in 1888, is a two-and-a-half story, red brick, Queen Anne home. It has an accessory garage (with a second floor) accessed from the alley. Both houses set well back on their respective lots.

Characteristics of the Area:

To the north of 710 W. Maple Avenue, there is a three-story apartment building and to the north of 720 W. Maple Avenue there is another multiple-family residence facing Union Street (originally built as a single-family residence) and a parking lot. There are offices and a visitor’s center for the Remnant Church of Jesus Christ of Latter-Day Saints in an old public-school building across Maple Avenue. West, across from Union Street, is an old service station that is now an insurance office. East of the properties are more apartments. Single-Family properties lie further to the northwest, northeast and east.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan’s objective, “Stabilize and revitalize neighborhoods.” Rezoning these properties will ensure they remain single-family residential in use.

Comprehensive Plan Tools and Policies for the Current Designation:

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

Construction of this neighborhood predominantly took place in the middle to late 1800’s. Rezoning these properties retains the character of the neighborhood by aligning the homes zoning with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:

These properties are in the Midtown Truman 353 area.

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, etc.). Currently, 710 W. Maple Avenue is zoned C-2 (General Commercial) and allows for offices, retail shops, hair salons, light auto repair, restaurants and various other related uses. The house at 720 W. Maple Avenue is zoned R-30/PUD (High Density Residential/Planned Unit Development), a zoning classification that allows for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, home-based daycare, etc.).

Heritage Commission Review:

The properties are located within the Truman Heritage District and the Harry S. Truman National Historic Landmark District. Their proposed zoning will be heard before the City’s Heritage Commission on August 5, 2025.

Driveways, Garages and Access:

Driveway access to the two-story accessory garage for the house at 720 W. Maple Avenue will be from the rear alley. A second-floor apartment will not be permitted. A driveway on the east side of 710 W. Maple Avenue provides direct access from the street for that property.

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

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

Public Improvements:

No public improvements will be required.

CIP Investments:

There are no CIP Investments planned for this area at this time.

REVIEW CRITERIA

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

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

The Comprehensive Plan envisions Residential Urban Neighborhood uses for the area. Staff concurs single-family residential zoning is appropriate given the existing neighborhood pattern.

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

The properties are in the Midtown Truman 353 area which call for the preservation of single family uses and revitalize the area.

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

There are nearby R-6 zoned properties with single-family homes to the northwest, northeast and the block to the east.

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

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

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

The C-2 and R-30/PUD zoning are not as compatible with most of the existing housing stock and uses along W. Maple Avenue corridor as R-6 zoning would be.

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

Both properties had been unoccupied until recent months.

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

The rezoning should have no detrimental effect on area properties.

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

*If rezoning is denied, the property owners cannot restore the structures. Future buyers may have trouble obtaining mortgages and making improvements. In addition, rezoning this area will reduce nonconformity, in accordance with City Code **Article 8, Chapter 14**.*

EXHIBITS

1. Cover Letter 710
2. Cover Letter 720
3. Application 710
4. Application 720
5. Notification Letter
6. Address List
7. Notification Area Map
8. Affidavit
9. Exhibits
10. Historical Documents
11. Comprehensive Plan Map
12. Zoning Map

BRIEF PROJECT SUMMARY

According to historical records the house at 710 W Maple is known as the Fox/Raymond/Ott house.

This house is located a little over one block from the Harry S Truman home and is inside the original Harry S Truman National Historical Landmark District that was established in 1971 by the National Park Service. The house is also located inside the Truman Heritage District that was established by the City of Independence.

Historical records show that the house was probably built in the late 1880's (according to Jackson County assessment records the home was built in 1903). Historical records identify this home as a contributing two and one-half story wood frame Queen Anne architectural style dwelling. Given the prominent architectural features of the house we believe that this house should be classified as a contributing two and one-half story American Four Square architectural style dwelling. There is a second contributing building on the property which is a double car garage which according to historical records dates from the early 1910's.

The house was originally built as a single family residence. At some undetermined point in time the house was converted into a two family residence; one family on the main floor and one family on the second floor. A second front door entrance was added to the home to accommodate this new property use. A previous owner, at an undetermined point in time, gutted the complete interior of the home.

The structural components of the house appear to be in fair condition with the exception of some floor joists in the southeast corner of the home on the 1st, 2nd and 3rd floors. All of the remaining components of the house are in extremely poor condition including, but not limited to: roof, siding, windows, interior has been gutted, mechanical, plumbing and electrical. A review of the pictures from the original filing by the National Park Service for the establishment of the National Landmark District in 1971 all the way to the present time will illustrate a house that has been openly exposed to the elements, severely neglected, and has not been maintained for an extended period of time. The condition of the detached garage parallels the condition of the house. This house has been slated by the City of Independence to be demolished if the property is not restored.

In general, the plan includes:

- restoring the exterior of the home to the American Four Square style version of the home
- updating the interior of the home to be functional and compatible with today's lifestyle while at the same time being mindful of the past interior features of the home
- returning the home to a single family use

This home is subject to an application from the Missouri Department of Economic Development for State Historic Tax Credits. The home is subject to a pending application for a Building Permit at the City of Independence.

BRIEF PROJECT SUMMARY

According to historical records the house at 720 W Maple is known as the Watson House.

This house is located a little over one block from the Harry S Truman home and is inside the original Harry S Truman National Historical Landmark District that was established in 1971 by the National Park Service. The house is also located inside the Truman Heritage District that was established by the City of Independence.

Historical records show that the house was probably built in the late 1880's (according to Jackson County assessment records the home was built in 1888). Historical records identify this home as a contributing two / three story brick dwelling, Queene Anne architectural style home. There is a second contributing building on the property which is a detached garage.

The house was originally built as a single family residence.

In general, the future plan includes:

- restoring portions of the exterior of the home to the Queene Anne architecture style version of the home
- updating portions of the interior of the home to be functional and compatible with today's lifestyle while at the same time being mindful of the past interior features of the home
- returning the home to a single family use

This home is subject to an approved application from the National Park Service for Federal Historic Tax Credits. The home is subject to a pending application for a Building Permit at the City of Independence.

Application Type (check all that apply)

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

Project Information and Location

710 W Maple

Project Name

710 W Maple, Independence, MO 64050

Project Address/Location

2,440	.24	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-30	R-6	Single Family	Single Family
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

John P Roberts

Owner

LandRock Signature Homes LLC

Name	Company	Name	Company

Phone	Email	Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company	Name	Company
Address	Address	Phone	Email

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

 Applicant's Signature	6/24/25 Date	 Owner's Signature	6/24/25 Date
--	-----------------	---	-----------------

Application Type (check all that apply)

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

Project Information and Location

720 W Maple

Project Name

720 W Maple, Independence, MO 64050

Project Address/Location

4,950	.3991	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2	R-6	Single Family	Single Family
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

John P Roberts

Owner

Read & Daughter LLC

Name Company

Name Company

Phone Email

Phone Email

Architect/Engineer/Surveyor/Other: _____

Architect/Engineer/Surveyor/Other: _____

Name Company

Name Company

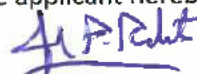
Address

Address

Phone Email

Phone Email

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


Applicant's Signature Date 6/24/25


Owner's Signature Date 6/24/25

July 21, 2025

RE: Case No 25-100-17
710 W Maple Ave and 720 W Maple Ave

Dear Property Owner:

This letter is to notify you that an application for rezoning has been submitted to the Independence Planning Commission and the Independence City Council.

The applicant, on behalf of LandRock Signatures, LLC, the owner, is proposing to rezone 710 W Maple Avenue, Independence, MO from R-30 High Density Residential zoning to R-6 Residential zoning. The applicant intends to rehab and use the property for a single family residence.

The applicant, on behalf of Read & Daughter LLC, the owner, is proposing to rezone 720 W Maple Avenue, Independence, MO from C-2 Commercial zoning to R-6 Residential zoning. The applicant intends to rehab and use the property for a single family residence.

Case No 25-100-17 is scheduled to be on the agenda and heard at the Independence Planning Commission meeting at 6:00 pm on August 12, 2025. The Independence Planning Commission meeting is held at the Independence City Council Chambers, City Hall, 111 E Maple Avenue, Independence, Missouri 64050

Case No 25-100-17 is scheduled to be on the agenda and heard at the Independence City Council meeting at 6:00 pm on October 6, 2025. The Independence City Council meeting is held at the Independence City Council Chambers, City Hall, 111 E Maple Avenue, Independence, Missouri 64050

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

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

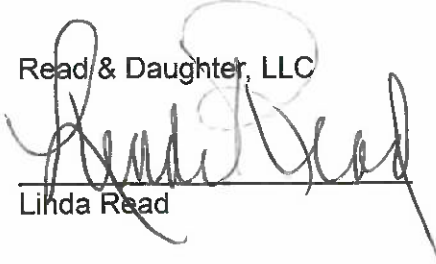
REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get a copy of a petition, please contact the Planning staff at 816-325-7421.

Applicant and
LandRock Signature Homes, LLC



John P. Roberts

Read & Daughter, LLC



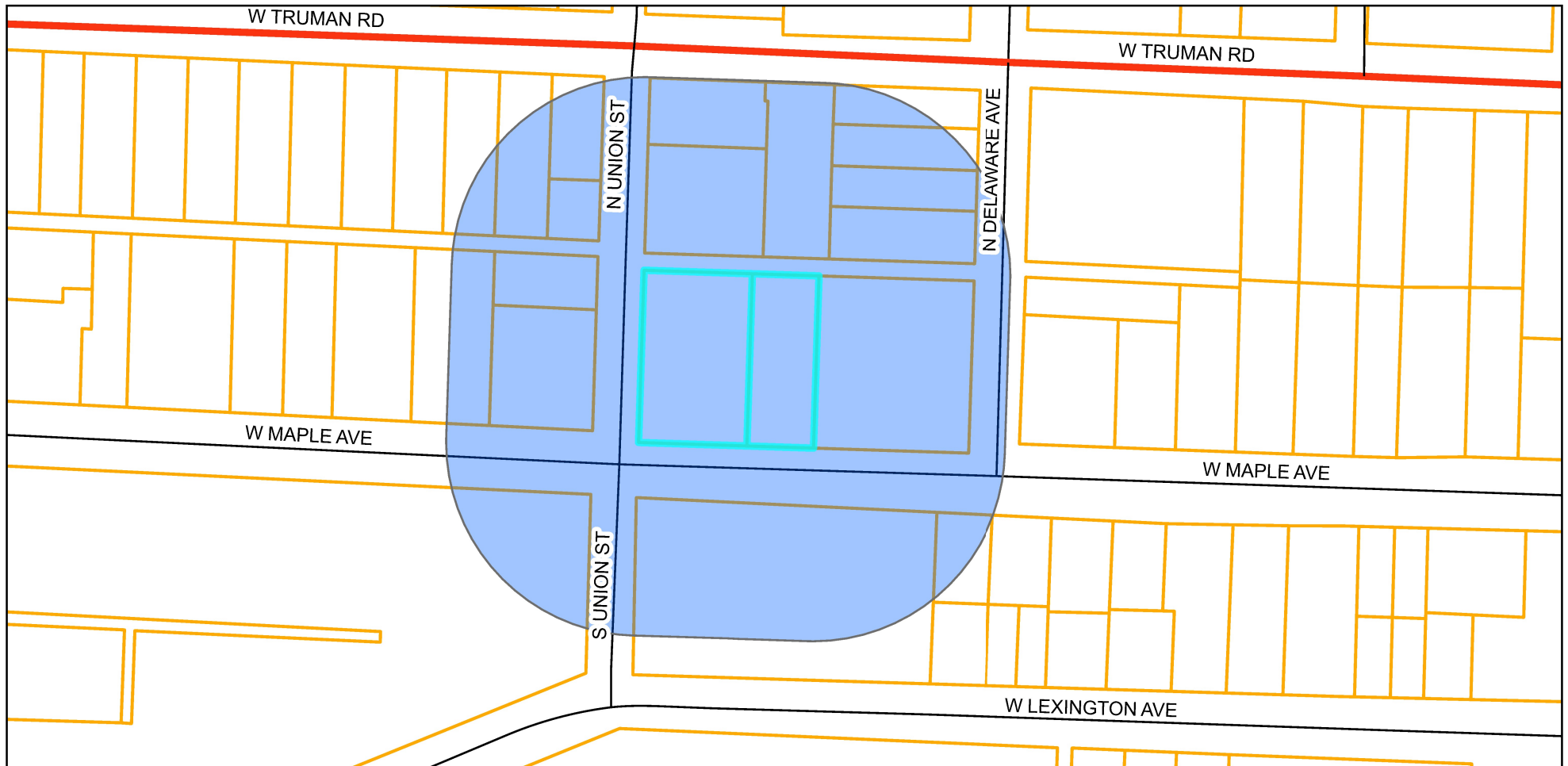
Linda Read

Property Address	Property Owner	Owner Address	City	State	ZIP Code
200 N DELAWARE AVE	MOTHERS REFUGE	14400 E 42ND ST S STE 220	INDEPENDENCE	MO	64055
210 N UNION ST	SQUARE ONE HOMES LLC	364 WAGON KNOB RD	ODESSA	MO	64076
216 N UNION ST	252 BONAIRE LLC	5245 VISTA BLVD	SPARKS	NV	89436
218 N DELAWARE AVE	CORNISH REBECCA JEAN	218 N DELAWARE ST	INDEPENDENCE	MO	64050
220 N DELAWARE AVE	MOON CARLA	220 N DELAWARE ST	INDEPENDENCE	MO	64050
224 N DELAWARE AVE	CONLEY AUSTIN & KIRSTEN	206 N LIBERTY ST	INDEPENDENCE	MO	64050
225 N UNION ST APT 1	MCCLEERY MALISSA	707 E ALBERT AVE	INDEPENDENCE	MO	64055
700 W MAPLE AVE	REMNANT CHURCH OF JESUS CHRIST OF LATTER	700 W LEXINGTON	INDEPENDENCE	MO	64050
701 W MAPLE AVE	MAPLE AVE APTS LLC	1386 HWY TT	BATES CITY	MO	64011
709 W TRUMAN RD APT 1A	SANDS PATRIOT PLACE LLC	7912 NW SCENIC DR	KANSAS CITY	MO	64152
800 W MAPLE AVE	TILTON TREVOR & AMANDA	364 WAGON KNOB RD	ODESSA	MO	64076
801 W MAPLE AVE	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050
803 W TRUMAN RD	SISK ANITA	1220 W OUTER RD	OAK GROVE	MO	64075
807 W TRUMAN RD	GENTRY JONI L	807 W TRUMAN RD	INDEPENDENCE	MO	64050
808 W MAPLE AVE	MACDONALD KATHRINA R & NATHAN S	227 W 1560 N	OREM	UT	84057
809 W TRUMAN RD	RENSING JESSE M	809 W TRUMAN RD	INDEPENDENCE	MO	64050

Notification Area

710 and 720 W Maple Ave

Case #25-100-17



Legend

-  Notification Area
-  Parcels

0 100 200 400 US Feet

Prepared For: Planning Commission
Meeting Date: August 12, 2025



AFFIDAVIT

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

CASE NO: 25-100-17

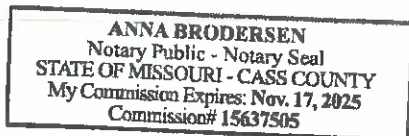
I, John P. Roberts, of lawful age being first duly sworn upon oath, state:

That I am the applicant or owner 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 22nd day of July, 2025.

John P. Roberts, Applicant or Owner

Subscribed and sworn to before me this 22nd day of July, 2025.



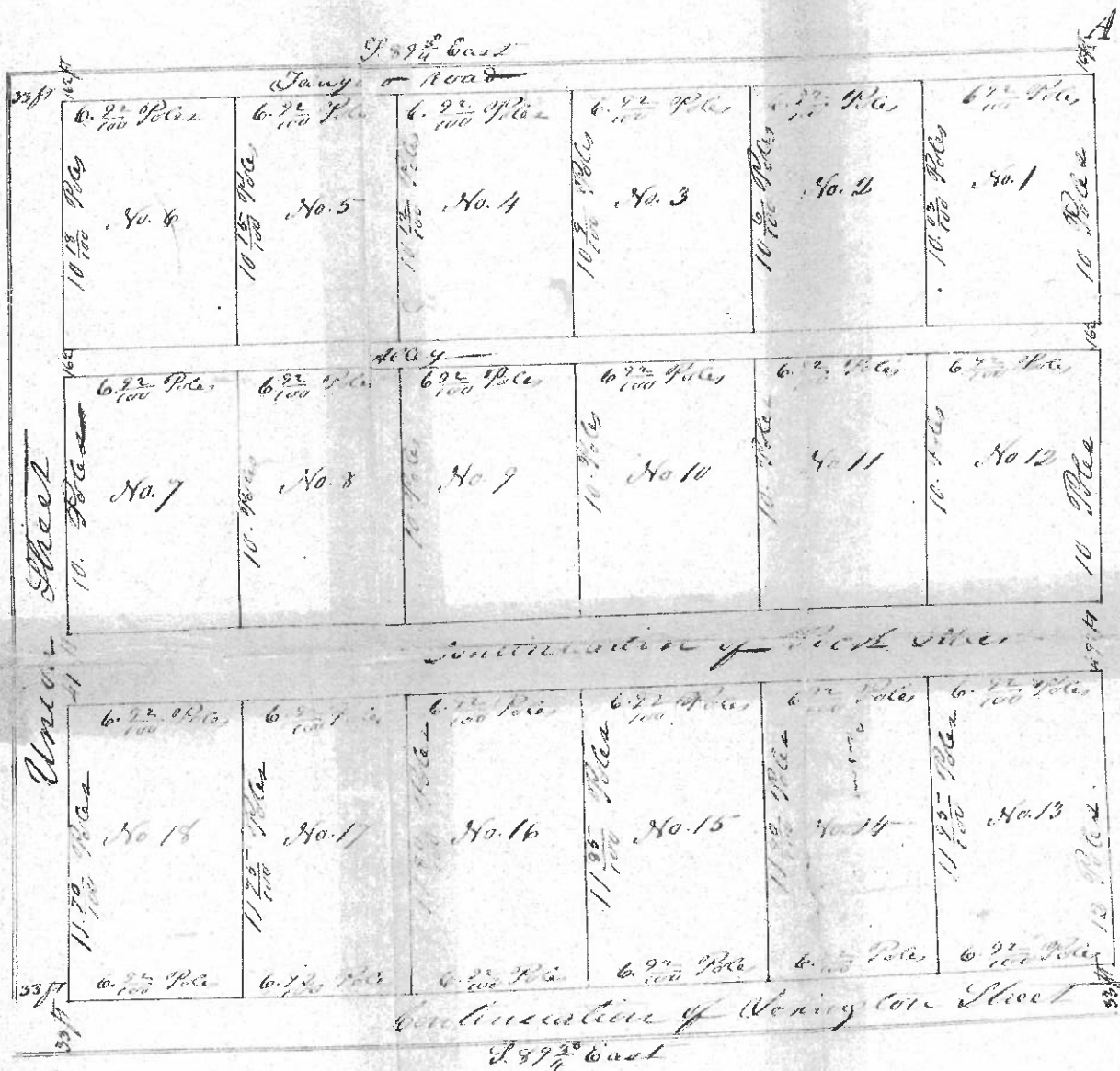
Notary Public

James H. Moore's Addition
To

U.S.

The town of Independence

Course 36^o East



Reference - The size of the lots is represented by figures in poles & run
width of poles at their sides & ends. The width of the street
by figures in feet. The point A is the Northwest corner of the
lot known as Independence

June 10th 1846

Geo. W. Rhodes Junr

Book 4. # ~~12~~ 3.

Moore, Adm.
And.

Moore
Addition to
Independence

5861

Place of Court
October 1877
Wm. C. Moore
Adm.

State of Missouri,
County of Cole 3 Do it remembered that on
this twenty ninth day of September in the year
of our Lord eighteen hundred and forty seven before
the undersigned clerk of the circuit court within
and for the County of Cole aforesaid, personally
appeared Benjamin F. Hickman Attorney in
fact for the said County of Cole and he being
within legal age and of sound mind and being
be the said clerk of the said Court for
the use and purposes therein contained

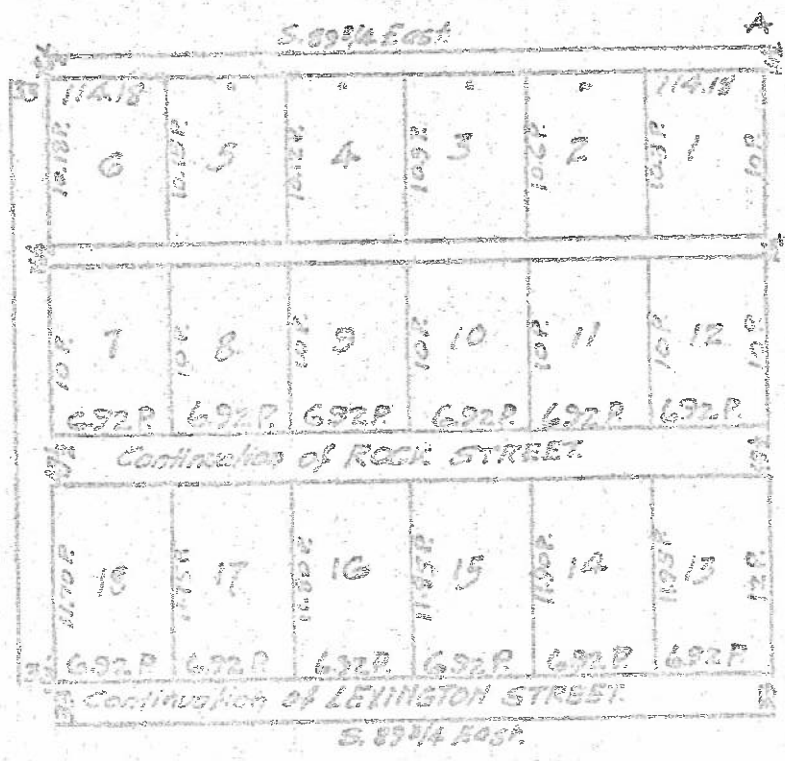
In testimony whereof I have here
unto set my hand and seal
of said Court at office in the
City of Jefferson this day and
date above written

J. Jefferson

References: The size of the Lots is represented by figures in poles at their sides and ends. The width of the Streets by figures in feet. The point A is the Northwest corner of the Old Town of Independence.
n June 20th., 1843. (Signed), Geo. W. Rhoades, Survy'r.

State of Missouri
County of Cole ss.
Be it remembered that on this 29th day of September A.D. 1847, before the undersigned clerk of the Circuit Court, within and for the County of Cole aforesaid, personally appeared Benjamin F. Hickman, Attorney in fact for James F. Moore, and acknowledges within additional plat as said attorney to be the act and deed of the said Moore for the uses and purposes therein contained.
In testimony whereof I have hereunto set my hand and seal of said Court at office in City of Jefferson this day and date above written.
(Seal) (Signed), G. A. Parsons, Clerk.

THE BUCHANAN ABSTRACT CO.
INDEPENDENCE, MO.



JAMES F MOORE'S ADDITION

To the Town of

INDEPENDENCE

Scale 4 Rods to an Inch. Variation 8 1/2° East



References. The size of the lot is represented by figures in
 Poles and Dimensions of Poles at their sides and ends. The main
 of the street by figures in feet. The first & is the first lot
 corner of the lot town of Independence. (Signed)
 June 10th 1846. Geo. H. Andrews

3

State of Missouri } ss

County of Holt }

Be it remembered that on this twenty seventh day of September
in the year of our Lord One thousand eight hundred and Forty seven before the undersigned
Clerk of the Circuit Court within and for the County of the aforesaid premises
appeared Benjamin F. Dickinson, attorney in fact for James F. Allen and
acquainted with additional this is not known to be the act and deed of
the said Allen for the use and payment thereof contained

In testimony whereof I have hereunto
set my hand and seal of said Court
at Jefferson in the County of Jefferson this
day and date above written (signed)
C. A. Perkins Clerk

Subscribed and sworn to by
James F. Allen
Clerk

Witness my hand and seal of said Court
this day and date above written
C. A. Perkins Clerk

HARRY S TRUMAN HISTORIC DISTRICT

United States Department of the Interior, National Park Service

Page 126

National Register of Historic Places Registration Form

History/Significance: The Maplewood Apartments was constructed around 1929, during a decade of accelerated apartment construction in Independence. James Oliver Hogg designed this building; George E. Randall constructed it. It replaced a large wood-frame dwelling occupied by several tenants in the early 1900s, including members of the Anderson family (Charles and Mary E. Anderson and Ernest Anderson) as well as other renters. The Maplewood Apartments had six apartments on each of three floors (in the early 1950s). Although the majority of residents were men, a few women, probably mostly widowed, resided at the Maplewood (in the 1950s). The Maplewood Apartments is nearly identical in design to its neighboring The Maples at 625 West Maple Avenue.

709 West Maple Avenue

Classification: Contributing (1) [within original Truman NHL district]
Historic Name: Chrisman High School

Architectural Style: Classical Revival

Construction Date: 1917-1918/1929

Tax Identification: 26-340-12-08

Legal Description: Moore's Addition, all of lots 17 and 18 and part of lot 16

Description: Contributing three-story brick school; irregular in shape; roof form and materials concealed by parapet; red tapestry brick exterior with glazed terra cotta and cut stone details; aluminum windows; main entrance on West Maple Avenue has semi-circular arch over double leaf doors; concrete foundation with basement partially above ground on south side.

Alterations: A major brick addition was completed in 1929; aluminum windows added recently. Building occupies nearly three lots extending from West Maple Avenue to West Lexington Street. The lot slopes gently down to the rear (south), with lawn and some shade trees surrounding the building.

History/Significance: Bess and Harry Truman's daughter, Margaret, attended this high school from approximately 1938 to 1942. Part of the Chrisman High School stands on the site of the Independence High School, where Harry S Truman attended his third and last year of high school in 1900-1901. Truman frequented the Independence public library, which was located in the Independence High School from 1898 to 1908. The new Chrisman High School, built in 1917-1918, was named for Judge William Chrisman, one of Jackson County's pioneers and a leader in public education. In 1916, his daughter, Margaret O. Swope, of Independence, gave most of the land and an existing 1886 three-story brick building, formerly the home of her brother the late Judge George Lee Chrisman (who died in the spring of 1916) and Preston Roberts, to the city in memory of her father.

The property was valued at \$150,000. Independence contractor L. Crosby and Son constructed the new school for around \$81,000. Martin & Welch Hardware and Plumbing Company of Independence installed the heating and plumbing equipment. The new high school included a gymnasium (80 x 50 feet) with an overhead track, an auditorium with an oval self-supporting balcony, and numerous classrooms. Chrisman High School was completed in March 1918 and dedicated in May. The existing three-story building on the property was initially used as an annex to the new high school; it housed the art department. In 1929 contractors completed an addition to the school. The building ceased housing a public school around 1980 and soon after became home to Park College, a private church-sponsored school.

710 West Maple Avenue

Classification: Contributing (2) [within original Truman NHL district]
Historic Name: Fox/Raymond/Ott House

Architectural Style: Queen Anne

Construction Date: ca. 1890

Tax Identification: 26-340-02-06

HARRY S TRUMAN HISTORIC DISTRICT

United States Department of the Interior, National Park Service

Page 127

National Register of Historic Places Registration Form

Legal Description: Moore's Addition

Description: Contributing two- and one-half-story wood-frame dwelling; rectangular in shape; complex gabled and decorative brackets under slightly overhanging eaves, clad with composition shingles; asbestos shingle exterior; one-over-one double-hung sash synthetic windows, stained glass in some windows on facade; stone foundation with daylight basement.

Alterations: asbestos siding added.

The property also contains a contributing, gabled roof wood frame double-car garage in the rear, dating to the 1910s. The lot features a grass lawn, shrubbery along façade foundation, and shade trees.

History/Significance: Henry J. Ott and his wife Susan E. Shelton Ott purchased the house around 1926. Henry Ott was an uncle to Natalie Ott Wallace, who married Frank Wallace, a brother-in-law of Harry S Truman.

Born in 1855 to long-time Independence business and cultural leaders Christian and Louise Mohr Ott, Henry Ott was educated in Independence public schools. Active in Independence government and the business community, Henry served several terms as an Independence councilman. Henry Ott joined and, upon the death of Christian Ott, took over and operated his father's undertaking and furniture business. Near the end of his life, Henry Ott served as a director of the Chrisman-Sawyer Bank in Independence, presided over the Community Welfare League, and was an elder in the First Presbyterian Church. Henry Ott's wife, Susan Shelton Ott, was active in Independence social and cultural activities. She was a member of the Presbyterian Church and regent of the Missouri State and Independence chapter of the Daughters of the American Revolution. Susan Ott was a charter member of the Mary Paxton Study Club and the Browning Society, two Independence literary societies whose members included Truman family members. Following Henry Ott's death in 1930, Susan Ott continued to reside at 710 West Maple Avenue until her death in 1952.

The Raymond/Ott House was probably built in the late 1880s, just as a period of robust growth in Independence came to a close. Although the original owner and occupant is not yet known, S. Waters Fox, a civil engineer, as well as Effie Fox and Burton C. Fox, occupied the house for several years in the early 1900s. Otis J. Raymond and his wife, Bess H., bought property around 1910 and lived at 710 West Maple Avenue into the early 1920s. Raymond J. Otis had come to Independence in 1906 as a stockholder of the Independence Ice and Cold Storage Company. He soon sold his stock and established a lumber business on East Lexington Avenue, the O. J. Raymond Lumber Company, over which he presided for many years.

720 West Maple Avenue

Classification: Contributing (2) [within original Truman NHL district]

Historic Name: Watson House

Architectural Style: Queen Anne

Construction Date: ca. 1888

Tax Identification: 26-340-02-05

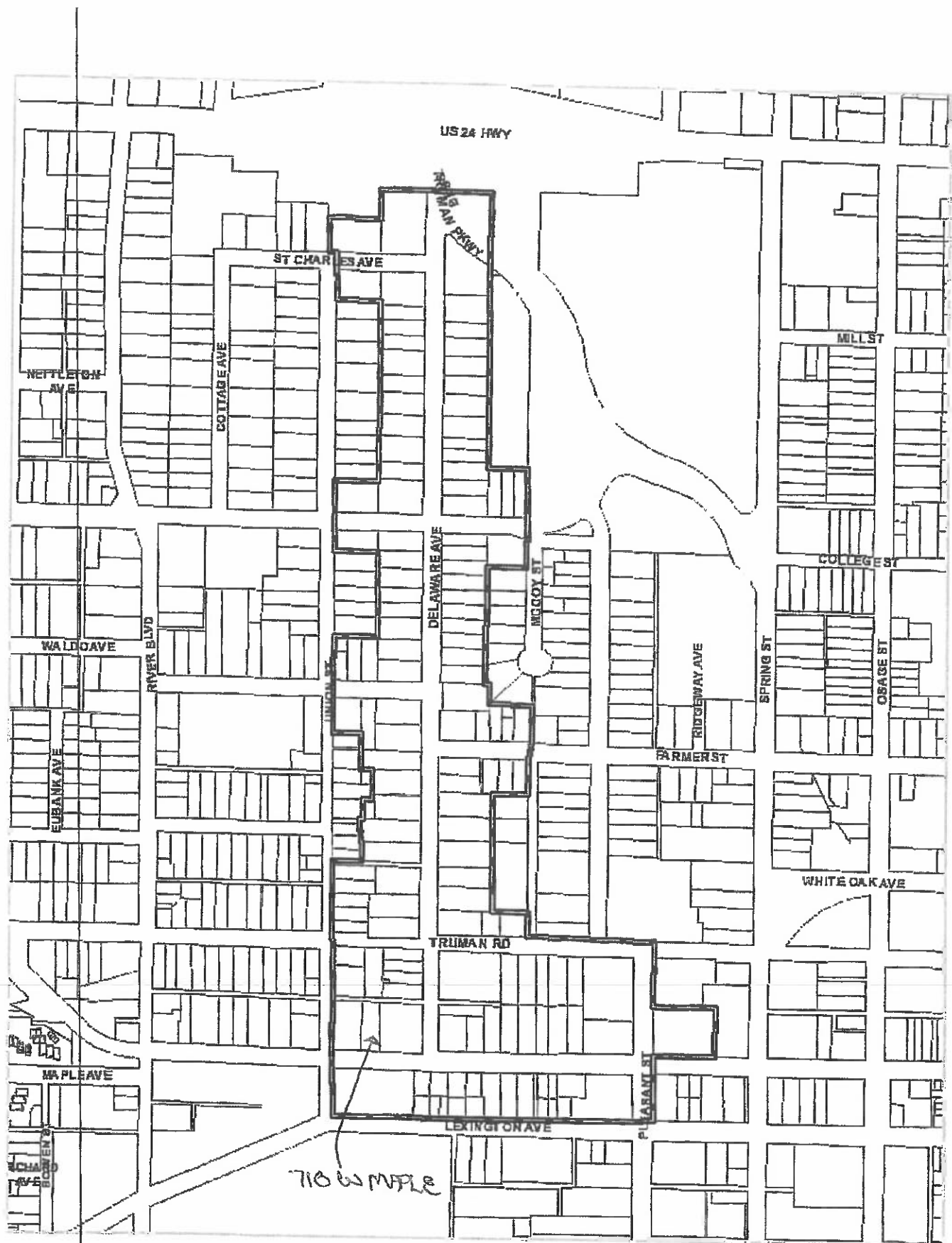
Legal Description: Moore's Addition, lot 7

Description: Contributing two- and three-story brick dwelling; irregular in shape; complex hipped roof with slate tiles; conical roof above oriel tower; red brick exterior with terra cotta details; one-over-one double-hung sash wood windows; some stained glass transoms; gabled roof porches on south and west elevations; cut stone and concrete (rear) foundation with daylight basement.

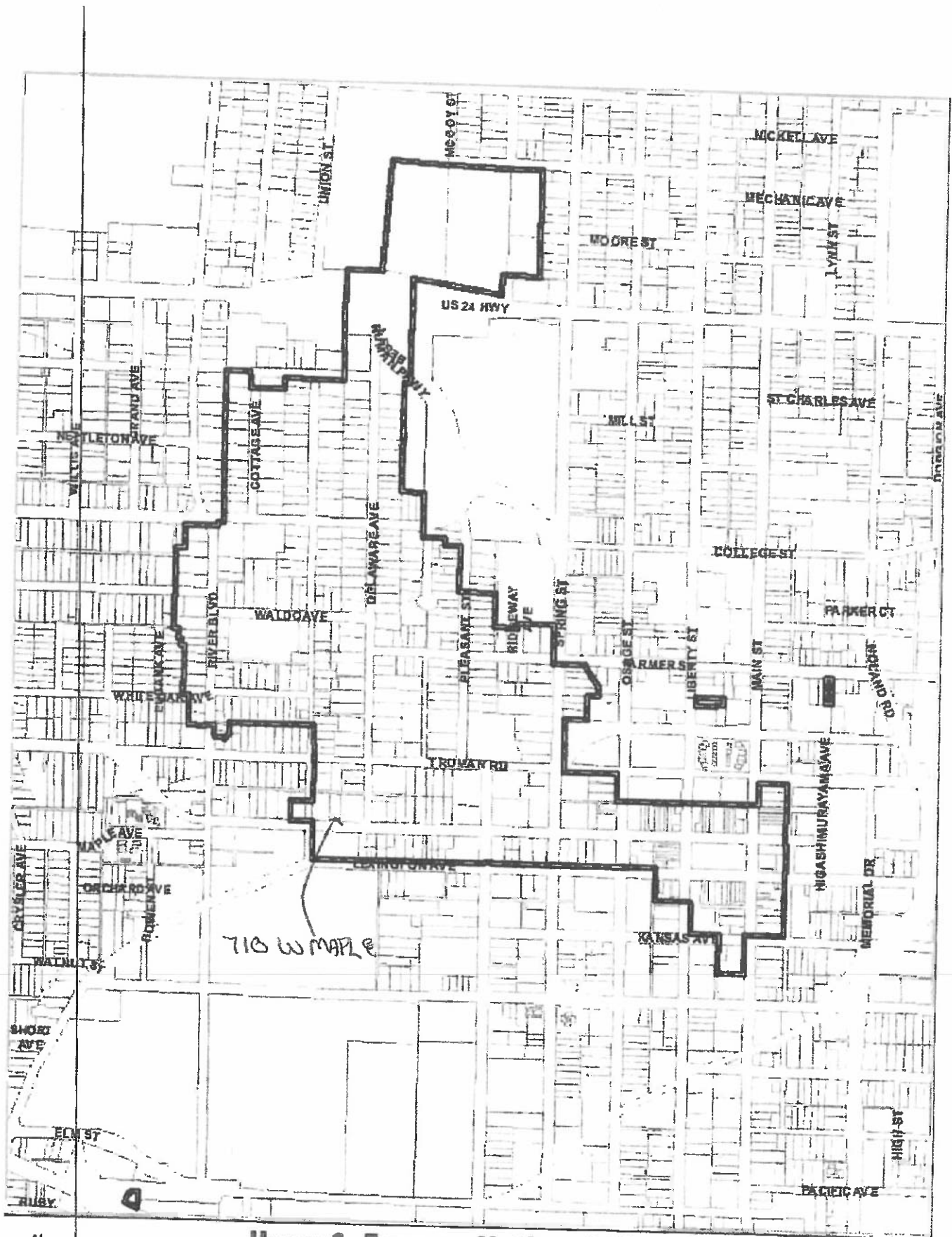
Alterations: one-story brick addition on north rear wall with wood balustrade above eaves.

Contributing one- and one-half-story wood-frame garage with one-story wood-frame attached garage on east elevation. Slightly elevated corner lot; many mature shrubs in yard as well as large shade trees.

History/Significance: Dr. Thomas J. Watson and his wife, Asenath E. Watson, built this brick Queen Anne



Truman Heritage (Local) District



1 inch = 700 feet

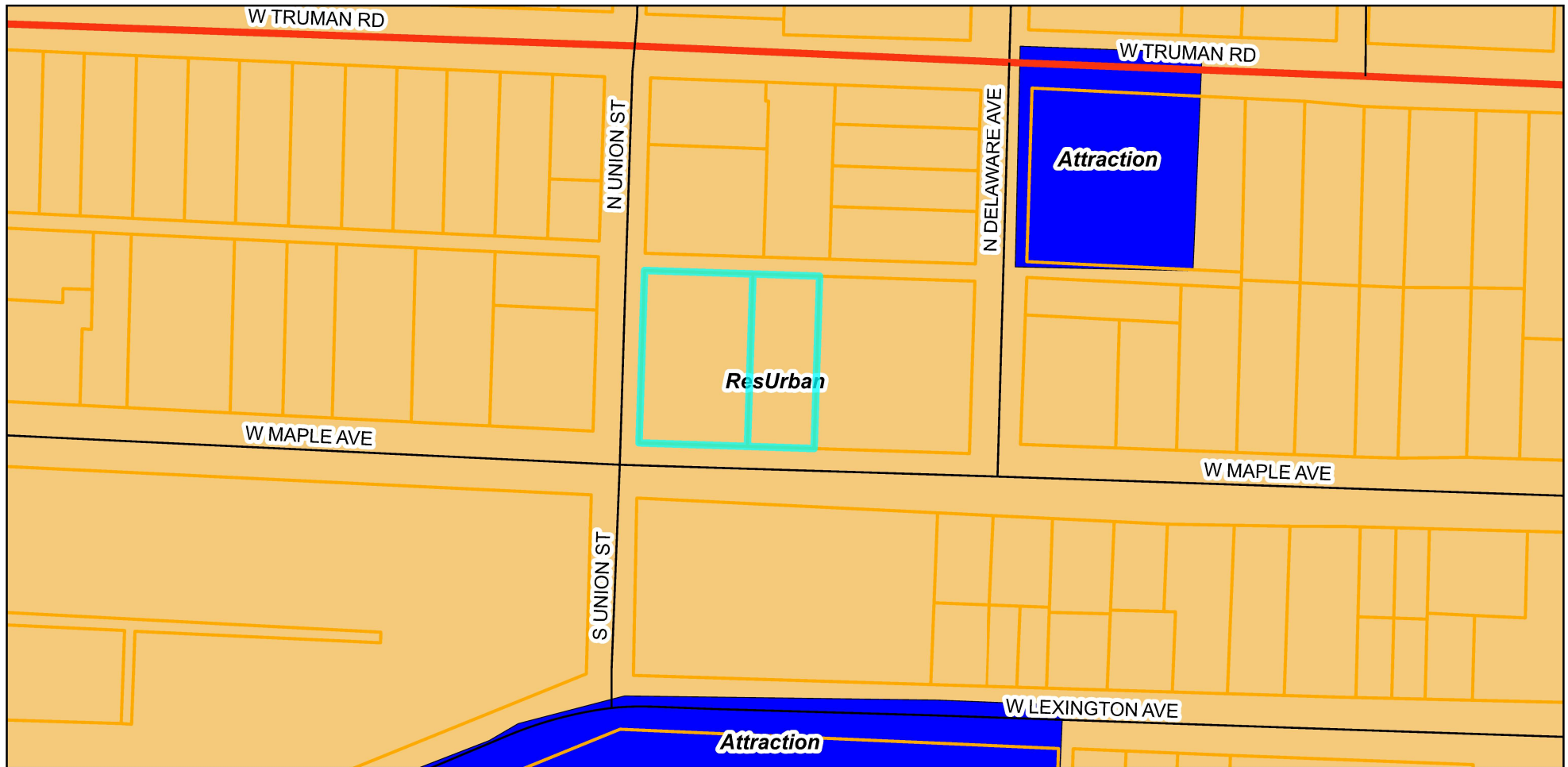
Harry S. Truman National Historic Landmark District

Chapter 3: Preservation Approaches

Comprehensive Plan

710 and 720 W Maple Ave

Case #25-100-17



Legend

 Parcels

Comprehensive Plan

 Residential Urban Neighborhoods
 Community Attractions & Tourism

0 100 200 400 US Feet

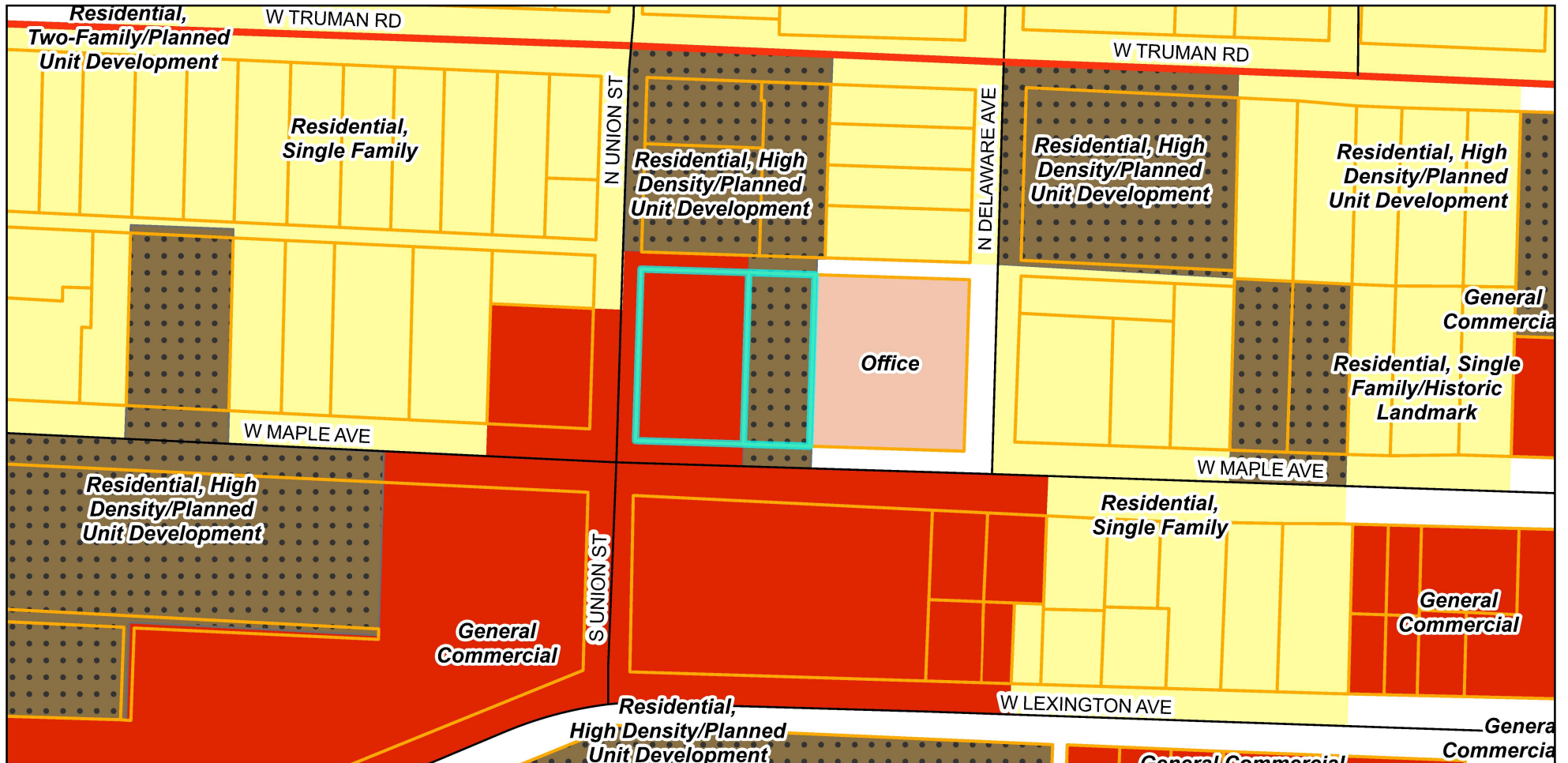

Prepared For: Planning Commission
 Meeting Date: August 12, 2025



Zoning Map

710 and 720 W Maple Ave

Case #25-100-17



Legend

Parcels	O-1	R-6/HL
Zoning District	R-30/PUD	
C-2	R-6	

0 100 200 400 US Feet

Prepared For: Planning Commission
Meeting Date: August 12, 2025



MEETING DATE: August 12, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 2322 S Sterling Ave – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-04 – Short-Term Rental – 2322 S Sterling Ave** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 2322 S Sterling Ave

APPLICANT: Alexander Valdes

APPLICANT ADDRESS: 2601 Oakley Ave, Kansas City, Mo 64127

RESPONSIBLE AGENT: Alexander Valdes

OWNER ADDRESS: 2601 Oakley Ave, Kansas City, Mo 64127

SUBJECT PROPERTY ZONING/LAND USE: R-12 (Two-Family Residential)/Single-Family Residential

SURROUNDING ZONINGS/LAND USES:

N: R-12 (Two-Family Residential) / Single-Family Residential

S: R-12 (Two-Family Residential) / Single-Family Residential

E: C-2 (General Commercial) / Retail Sales

W: R-12 (Two-Family Residential) / Single-Family Residential

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 21, 2025
- Notification signs were posted on the property July 25, 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 four (4) persons total.
5. The maximum number of bedrooms shall be two (2).

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 2322 S Sterling Ave

Current Zoning: R-12 (Two-Family Residential) **Current Use:** Single-Family

Former Zoning: Prior to 2009: R-2 (Two-Family Residential)

Prior to 1980: R-2 (Two-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 112 of the Englewood Highlands subdivision recorded in 1911. At the time of recording, the subject site was outside of city limits and would be annexed in 1948. Upon adoption of the Zoning Ordinance in 1965, the subject site was assigned an R-2(Two-Family) zoning designation. Since that time, the property has maintained a two-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 8,660 ft² in size. County records indicate the dwelling was constructed in 1926 and contains approximately 792 ft² of living area. The dwelling is a bungalow style house with white lap siding. The house features a predominantly open floor plan and contains two bedrooms.

Characteristics of the Area:

The subject site is located in west Independence. Single-family residential homes neighbor the subject site to the north, west and south. Homes in the surrounding area are part of the Englewood Highlands subdivision and are similar in characteristics, age, and design. This property is located south of the Sterling and 23rd Street intersection containing a variety of commercial uses, including retail sales, restaurants, and a gas station.

Parking:

The subject site has a single-car wide drive entrance off Sterling Avenue. The driveway runs along the side yard and warps around into the rear yard. There is enough off-street parking to accommodate at least two (2) vehicles, satisfying the City's parking requirement.

Unruly Guest/Security:

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

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted's Trash. Refuse is collected on a weekly basis.
- **Property listing** - The property will be listed on AirBNB.
- **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 two 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 and Fire Safety Plan
7. Parking Plan
8. Nearest Short-Term Rental Map

2322 S Sterling Ave Independence MO 64052

STR License

Submitted

Application number

A00146

Applicant name

Alexander Valdes

Application date

2025-03-13

>

Collapse details

Submitted

Send license

Edit

Property Address

2322 S STERLING AVE INDEPENDENCE MO 64052

Parcel Number

27640051700000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Alexander

Last Name

Valdes

Property Owner(s)

Property Owner #1

First Name

Alexander

Last Name

Valdes

Property Manager

First Name

Alexander

Last Name

Valdes

Responsible Agent

First Name

Alexander

Last Name

Valdes

Verification Documents

Floor Plan

[floor_plan_2025-03-13-172659.jpeg](#)

Evacuation Plan

[fire_safety_2025-03-13-172659.jpeg](#)

Parking Plan

[parking_spaces_2025-03-13-172659.jpeg](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

2

Possible Violations

ⓘ

Permit Number Not Displayed in Listing

🔒 39699568

Add Note

Notes

Add

Total number of parking spaces available on the property?



3

What is your proposed total occupancy?



5

Is street parking allowed?



No

Please provide your Noise Management Plan:



Minut

Please provide your Trash Disposal & Collection Plan:



Teds

Please provide all platforms that you plan to advertise on.



Airbnb



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: July 21, 2025

Case Number: 25-400-04

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: 2322 S Sterling Ave

Total Maximum occupancy: Four (4) guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Alexander Valdes

Phone: (816)808-4977

E-Mail: juanita_alcala@live.com

Planning Commission Meeting Date: August 12, 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

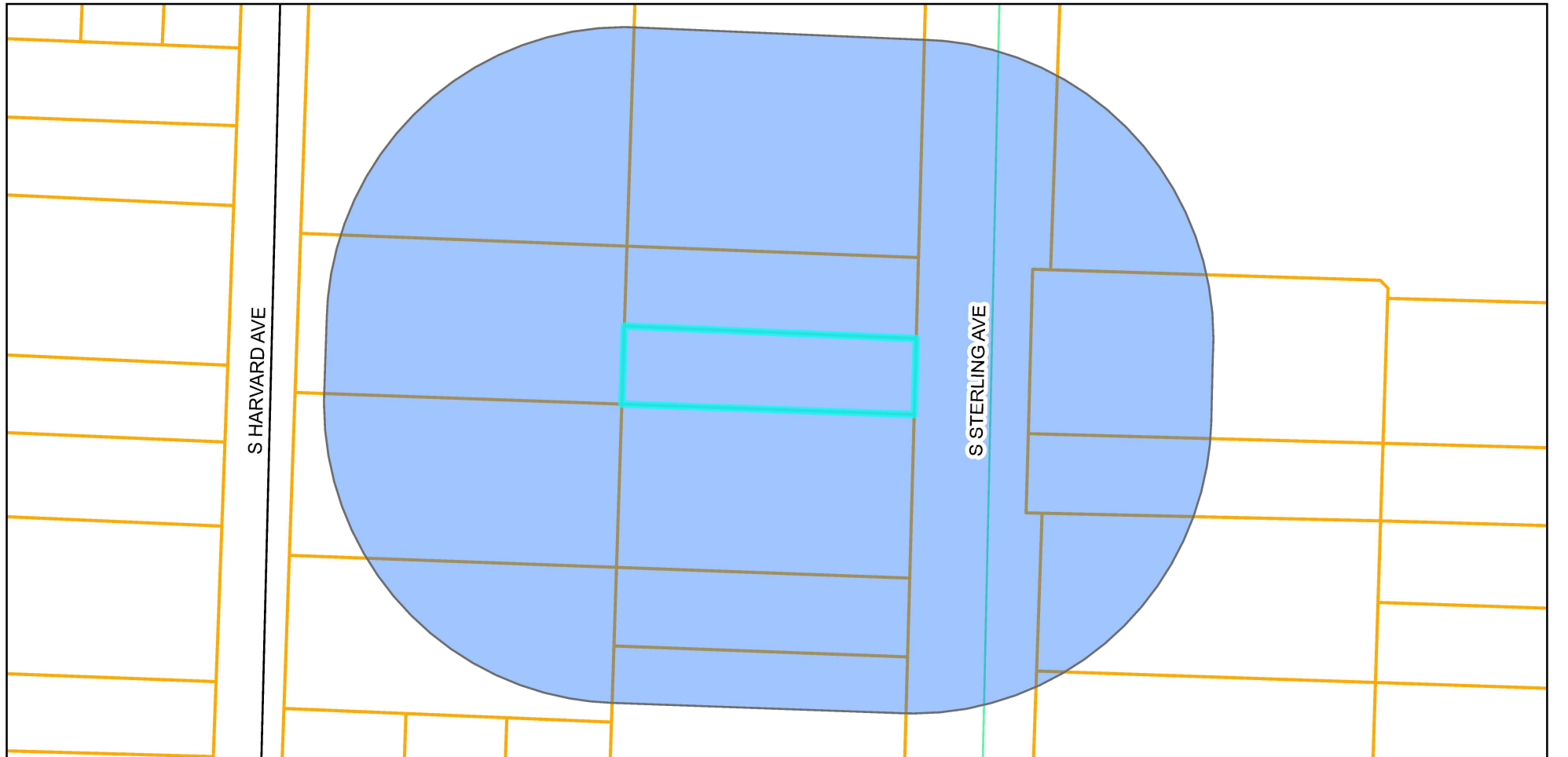
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
11109 E 23RD ST S	CASEYS MARKETING COMPANY	PO BOX 54288	LEXINGTON	KY	40555
11115 E 23RD ST S	GOLDEN ARCH LTD PTP	3921 BOLGER RD	INDEPENDENCE	MO	64055
2301 S STERLING AVE	PASSANTINO HOLDINGS LLC	4216 S HOCKER DR	INDEPENDENCE	MO	64055
2315 S HARVARD AVE	GAVARRETE GUIDO J	2315 HARVARD AVE	INDEPENDENCE	MO	64052
2317 S HARVARD AVE	RUIZ JESUS J	2317 HARVARD AVE	INDEPENDENCE	MO	64052
2320 S STERLING AVE	BAUTISTA K MICHELLE & ANTHONY	23211 S STALEY MOUND	PLEASANT HILL	MO	64080
2323 S HARVARD AVE	OVERCASH LORETTA G	2323 S HARVARD AVE	INDEPENDENCE	MO	64052
2324 S STERLING AVE	RODRIGUEZ YUDELKA & ABREU JOSE H	2324 S STERLING AVE	INDEPENDENCE	MO	64052
2327 S STERLING AVE	CONVENIENCE STORES PROPERTIES CORP	78 ALDERBROOK DR BLDG D	TOPSFIELD	MA	01983-2314
2328 S STERLING AVE	KC JANUARY LLC	1029 S CRYSLER AVE	INDEPENDENCE	MO	64052
2331 S STERLING AVE	SALINAS OMAR ANTONIO PORTILLO	10809 E 24TH ST S	INDEPENDENCE	MO	64052
2334 S STERLING AVE	HERNANDEZ JENNIFER A	3034 S SCOTT AVE	INDEPENDENCE	MO	64052

Notification Area

2322 S Sterling Ave

Case #25-400-04



Legend

-  Notification Area
-  Parcels

Prepared For: Planning Commission
Meeting Date: August 12, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-04

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

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

These notices were mailed on the 21 day of July, 2025.

Cheryl Wrisinger

Signature of Agent, Owner or Attorney

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

Miranda L. Rice

Notary Public

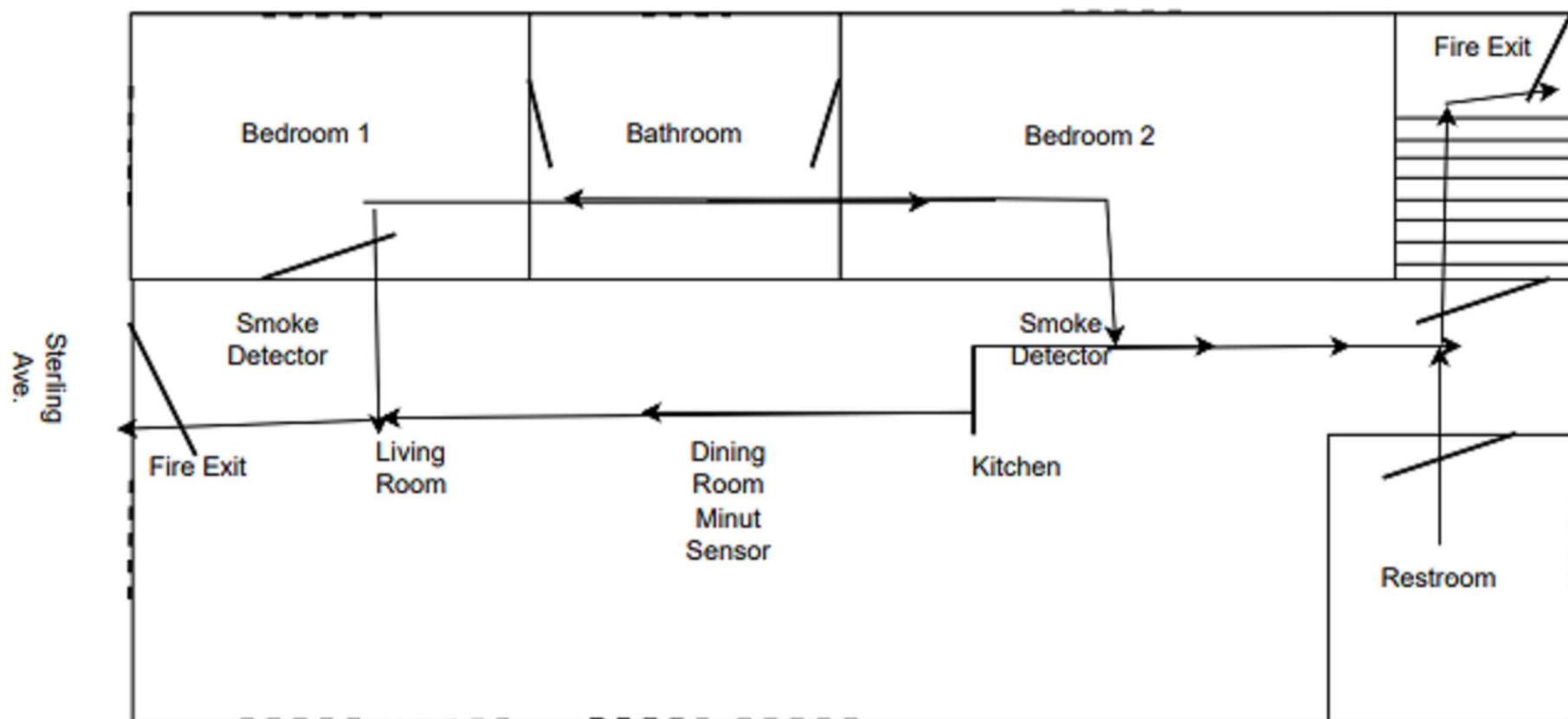
March 12, 2028

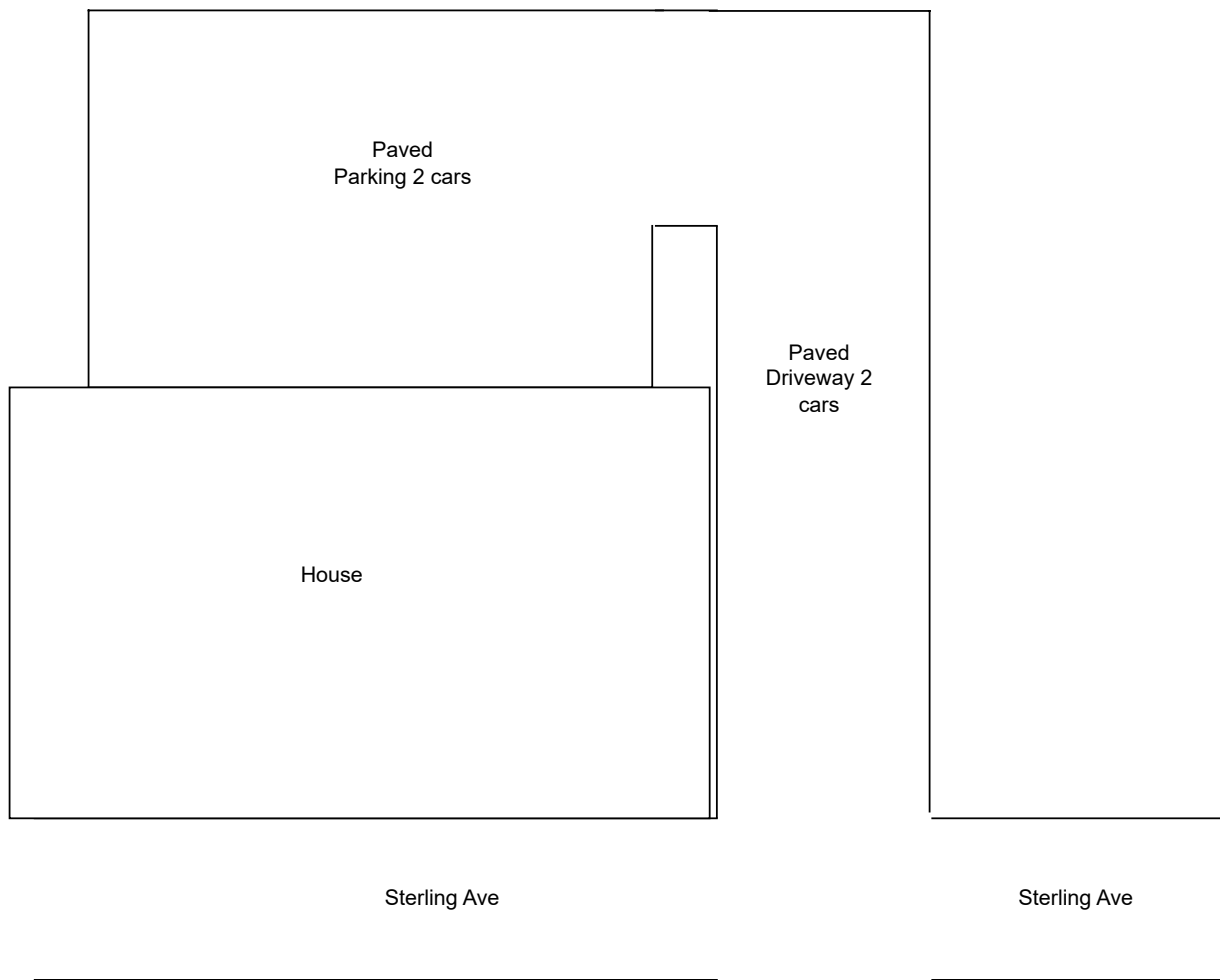
Commission Expiration Date



MISSISSIPPI
In the Office of the
State of Missouri
Commissioner of Jackson County
My Commission Expires March 15, 2026
Commission Number: 123456

Floor Plan





Nearest Short Term Rental

2322 S Sterling Ave

Case #25-400-04



Legend

-  Subject Site
-  Short Term Rentals

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: August 12, 2025

